



Development Variance Permit Application

Referral Form – RDCK File V2611Hs

Date: June 11, 2026

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 11, 2026). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

2528 HIGHWAY 6, SLOCAN PARK
 LOT 2 DISTRICT LOT 12098 KOOTENAY DISTRICT PLAN 4462
 010-839-712

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is in Slocan Park and is bisected by Highway 6 and the Slocan Valley Rail Trail. The western portion of the property borders the Slocan River. The entire property is within the Agricultural Land Reserve (ALR).

In 1976, the property owners received approval from the Agricultural Land Commission (ALC) to subdivide the parcel into two parcels as divided by the road and railway, but the subdivision was not completed at that time. The ALC approval however is still valid.

The applicant is proposing to subdivide the property now but has indicated that he cannot meet the septic requirements of the [RDCK Subdivision Bylaw](#) for the proposed western lot only. Thus, he is seeking relief from this requirement and is willing to register a Section 219 restrictive covenant to the title that limits the use of the land to agriculture and prohibits any non-agricultural buildings from being constructed.



AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
1.56 ha	Yes	n/a	n/a

APPLICANT: Burke Jones

Please provide your response via email.

If your agency’s interests are ‘Unaffected’ no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission’s recommendation which staff will collect from the meeting minutes.

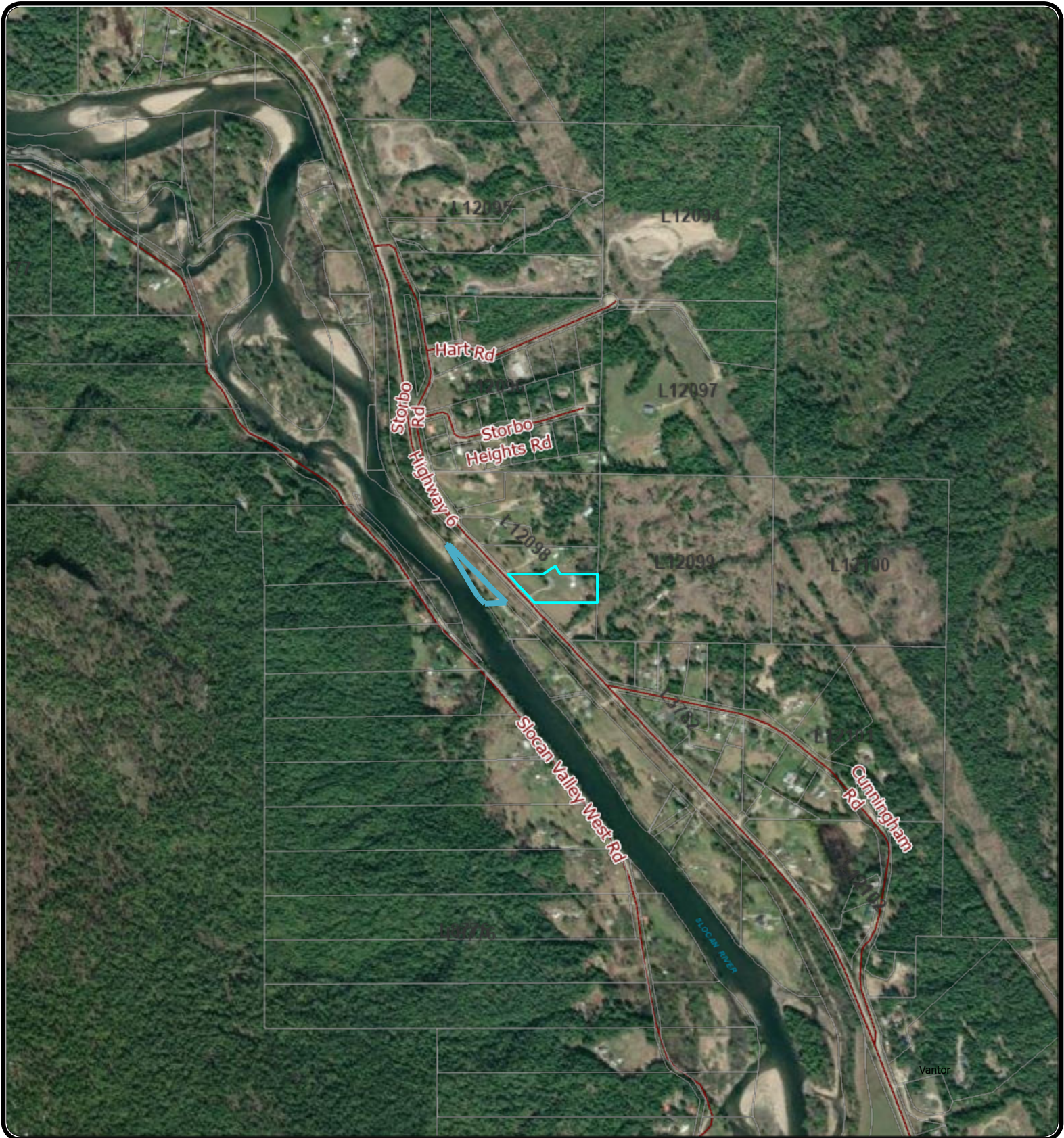
- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
- HABITAT BRANCH (Environment)
- FRONTCOUNTER BC (MFLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH, HBE TEAM
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
- A B C D E F G H I J K
- RDCK FIRE SERVICES
 - RDCK EMERGENCY SERVICES
 - RDCK BUILDING SERVICES
 - RDCK UTILITY SERVICES
 - RDCK RESOURCE RECOVERY
 - RDCK REGIONAL PARKS

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.




RETURN TO: **SADIE CHEZNEKO, PLANNER**
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-1585
 Email: plandept@rdck.bc.ca

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

Map Scale:

1:18,056

Date: May 25, 2026







The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:9,028

Date: May 25, 2026







The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,514

Date: May 25, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Lakes and Rivers
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: May 25, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Agriculture Land Reserve
- Lakes and Rivers
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: May 25, 2026










The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

-  Flood Construction Levels - 1990
-  Lakes and Rivers
-  Streams and Shorelines
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:4,514

Date: May 25, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Parks and Rec
- Trails
- Lakes and Rivers
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: May 25, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

London Nehring
2528 Hwy 6 Slocan Park BC
Lot 2 District Lot 12098 Plan 4462
PID 010-839-712
Development Variance Permit Application

History:

The present owner bought the subject property in July 2006. He rented the house out and then started to camp on the proposed Lot B of the riverside of the lot, when he was in town for work and holidays. He moved a couple of fifth wheel RV's onto the lot at that time. One was for himself and the other was for guests.

Around 2010 one of the fifth wheel RV's was removed from the property and he skidded an Existing Storage/Washroom building over to the present location and connected it to an existing septic system that was installed under permit in 1974.

Present Day:

Mr. Nehring's tenants of the home on the east section of the property are interested in purchasing that section property on the eastside of the highway. He said this maybe possible if he can subdivide off the riverside section of the property.

RDCK Subdivision Bylaw 2159,2011

Part 9 SEWAGE Section 9.01

- Sentence a Each Lot be assessed on the basis of Type 1 (septic tank) treatment and trench disposal systems;
- Sentence b. Each lot must be self-contained, providing an initial and re placement sewage disposal area;
- Sentence c. Sewage holding tanks will not be considered an acceptable method of waste water disposal.

The proposed Lot A on the eastside of the Highway 6 can meet all the RDCK requirements of a subdivision.

The proposed Lot B on the Westside of the Highway 6 does not have sufficient area to provide the requirements of the RDCK Subdivision Bylaw 2159 2011 Part 9

On Tuesday May 12, 2026, I talked to the RDCK Planner Sadie Chezenko regarding this matter. She suggested that we apply for a Development Variance Permit to be able to complete the RDCK requirements for a RDCK Subdivision. 2159 2011

The required variance in the Subdivision Bylaw would be to remove the requirement to have a sufficient area on the new Lot B for two Type 1 Septic systems for a new home..

In consideration of this variance there would be required a to have a covenant put on the title of Lot B that would not allow any dwelling to be built or placed on this new riverside lot, making it basically a recreation lot.

Mr. Nehring's intentions for the new lot is to leave the fifth wheel RV Unit on the property along with the existing 14' x 24' Storage/Washroom structure so he can still come and camp on the property when time permits.

Back in the 1990's this section of the subject property was designated Mobile Home Park by the BC Tax Assessment Branch because there had previously been Two mobile homes on the property.

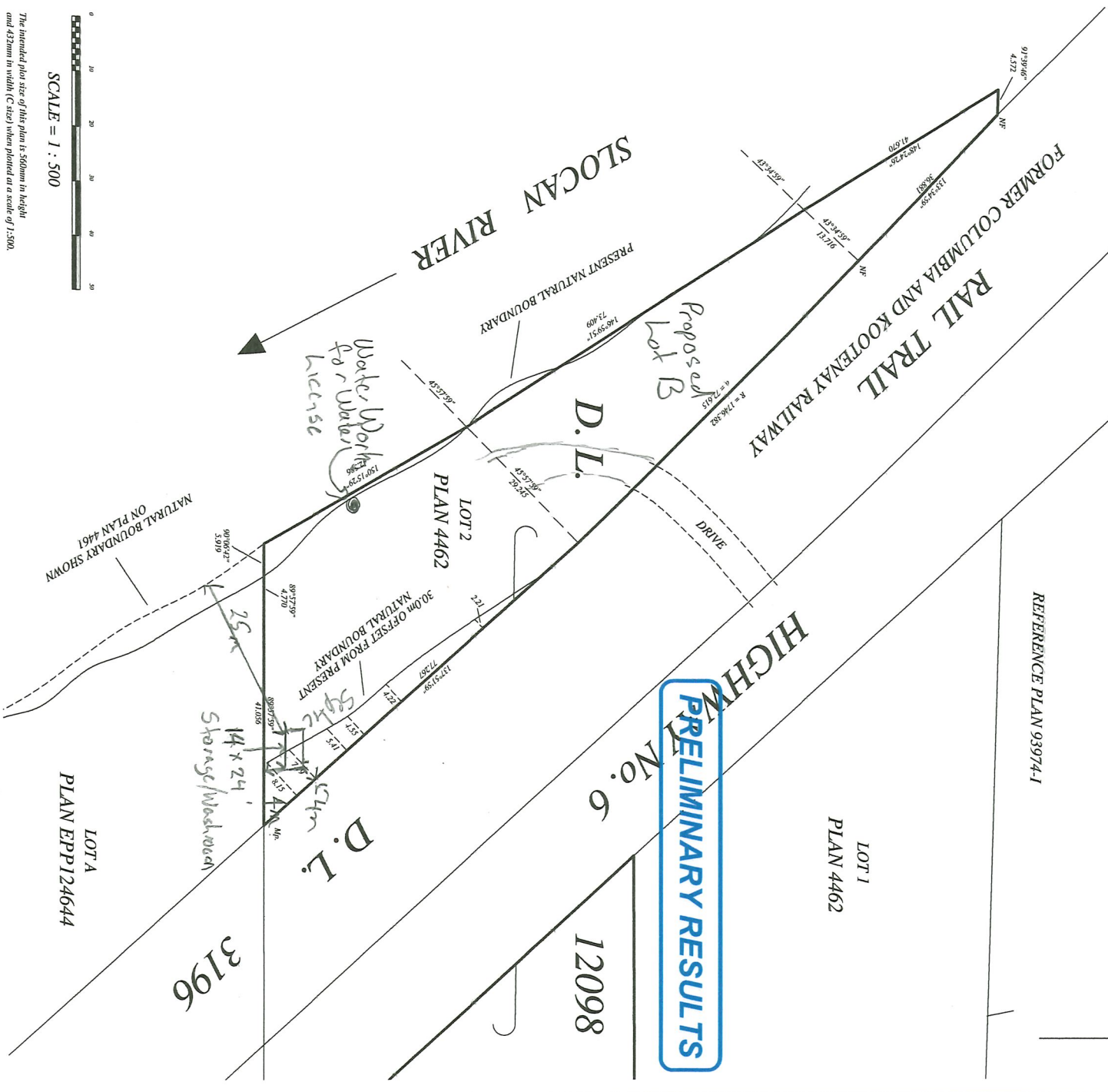
Since Mr. Nehring bought the property in 2006 it has been used as a campsite for Mr.Nehring

Positives:

- This covenant will stop any future owner from wanting to get a 15m relaxation of setback to build a residence 15m from the Slocan River. They could have a good argument, if they had put in a type 3 Septic field that would allowed it to be as close as 15m from the Slocan River High water mark. They also could put in a septic field across the highway on the other portion of the property.
- The proposed lot B on the river would have the same use as the past 20 years which is a recreation lot
- By having the Lot subdivided Provincial Government assessment values would increase.

SKETCH PLAN OF
 PART OF LOT 2 DISTRICT LOT 12098
 KOOTENAY DISTRICT PLAN 4462
 B.C.G.S. 82F.043

PRELIMINARY RESULTS



PRELIMINARY RESULTS

PRELIMINARY RESULTS

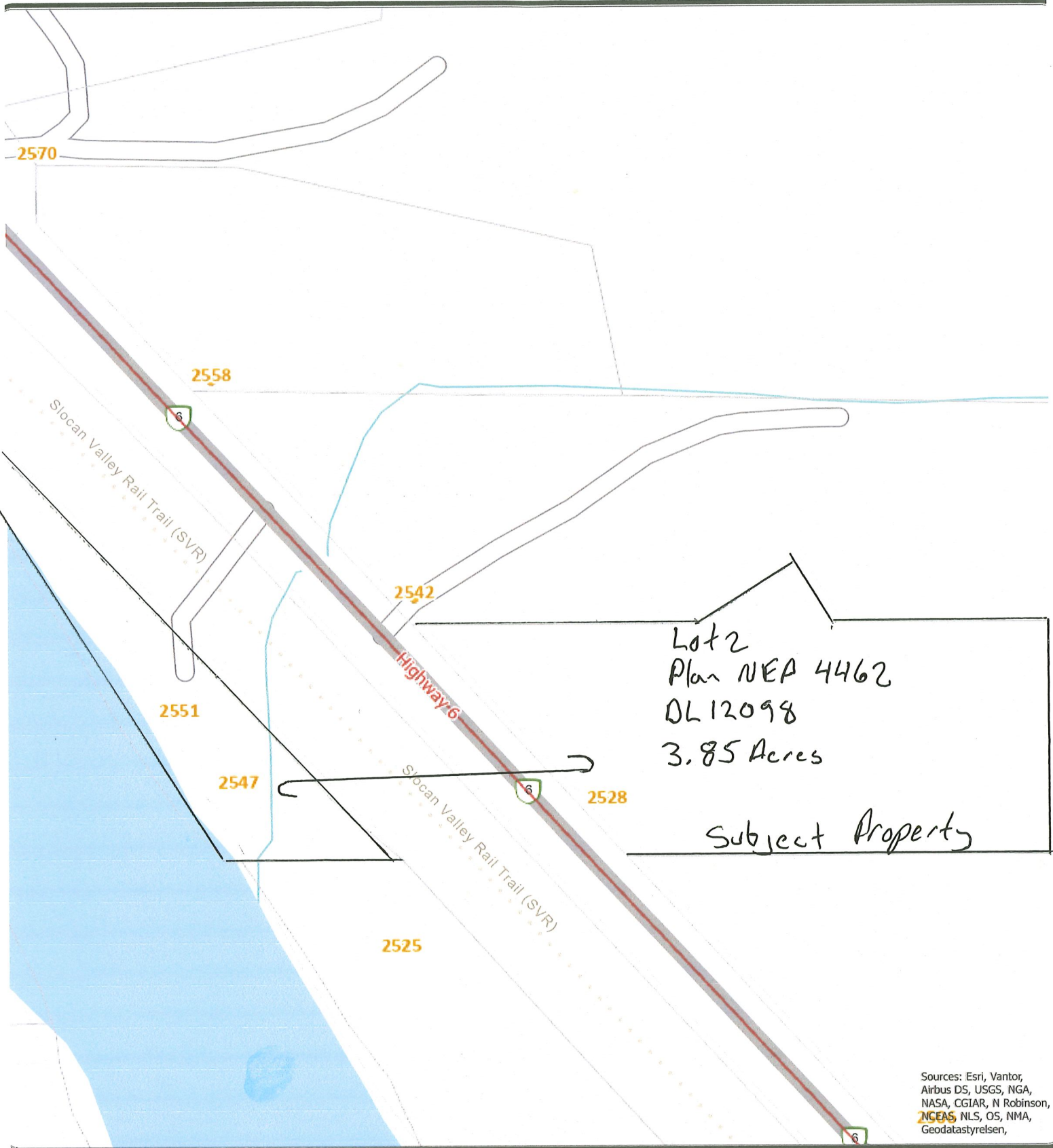


The intended plot size of this plan is 500mm in height and 432mm in width (C size) when plotted at a scale of 1:500.

- LEGEND**
- Denotes iron post found
 - △ Denotes stake placed
 - 4hp Denotes metal marker post

THE FIELD SURVEY REPRESENTED BY THIS PLAN
 WAS COMPLETED ON THE 18TH DAY
 OF AUGUST 2025.
 DARRIN B.C. CONNATY, B.C.L.S. 737

FILE # 2526 DARRIN B.C. CONNATY, B.C.L.S. 5094 LAKE STREET WILSON B.C.







Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 mans@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: April 30, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



Source: Esri, Vector, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri (Canada)



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maas@rdck.bc.ca

Legend

- ParcelMap BC - Crown Land
- Streams and Shorelines
- Trails
- District Lots
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

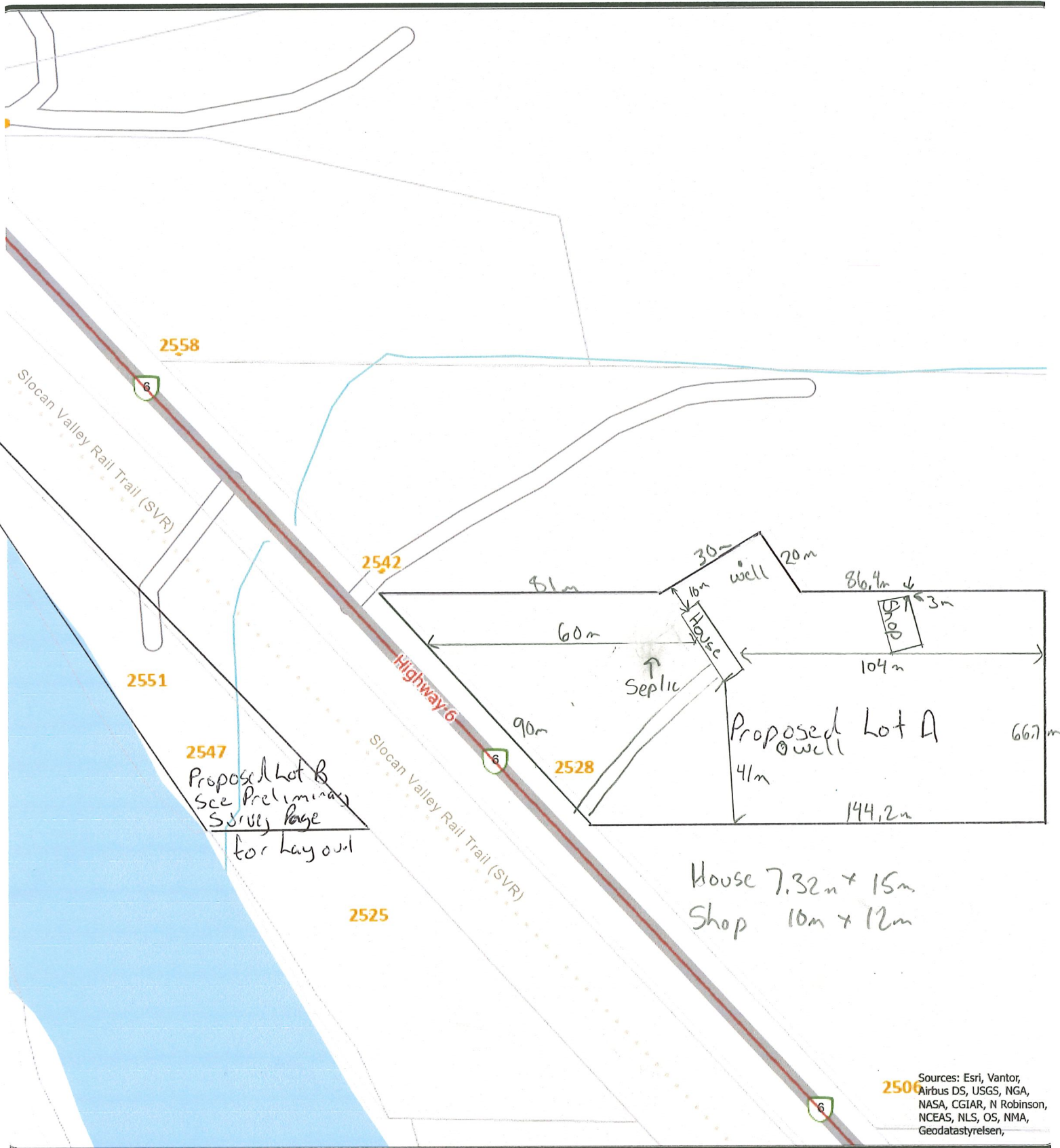
Map Scale:

1:2,257

Date: May 18, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 mans@rdck.bc.ca

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: May 20, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

British Columbia

Telephone (604) 294-5211

Land Commission

4333 Ledger Avenue, Burnaby, B.C., V5G 3T3

July 9, 1976

Reply to the attention of:
Joan Sawicki

Mr. Nick Markin
Slocan Park, B.C.

Dear Mr. Markin:

Re: Application #114-F-76-00557

This is to advise that the Provincial Land Commission has considered your application regarding land described as Lot 2, District Lot 12098, Plan 4462, K.D.

Pursuant to Section 11(4) of the Land Commission Act, the Commission, by Resolution #4157/76, allowed your application to subdivide the small portion of the above 3.85 acre lot lying west of the railway and highway, from the remainder.

This approval is granted provided that your subdivision is in substantial compliance with the sketch plan attached hereto and outlined in red.

The land referred to in the application is to remain in the Agricultural Land Reserve of the Regional District of Central Kootenay and is subject to the provisions of the Act and regulations except as provided by this approval.

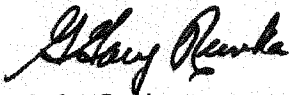
This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, bylaws, and decisions of responsible authorities which may apply to the land.

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Registry purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Titles to accept the application for deposit of the subdivision plan.

Please quote Application #114-F-76-00557 in any future correspondence.

Yours truly,



G.G. Ruhka
Chairman

cc: Regional District of Central Kootenay (178)
Approving Officer, Hwys., Nelson
R. Sampson, B.C. Assessment Authority

JMS/dj
encl

Minutes of the Provincial Land Commission

Meeting held at the B.C. Land Commission Office, 4333 Ledger Avenue,
Burnaby, B.C., on the 7th day of July, 1976.

Present: G.G. Runka Chairman
E.E. Barsby Commissioner
A.R. Garrish Commissioner
Don Knoerr Commissioner
Mary Rawson Commissioner

An application from Mr. Nick Markin under Section 11(4) of the Land Commission Act was considered for the property described as Lot 2, District Lot 12098, Plan 4462, K.D., more particularly shown on plans submitted to the Commission with application #114-F-76-00557, requesting permission to subdivide the small portion of the above 3.85 acre lot lying west of the railway and highway, from the remainder.

IT WAS

MOVED BY: Commissioner Barsby
SECONDED BY: Commissioner Knoerr

4157/76

THAT the application be allowed.

The property referred to in the application is to remain in the Agricultural Land Reserve of the Regional District of Central Kootenay and is subject to the provisions of the Land Commission Act and regulations except as provided in this Order.

Carried.