



# Bylaw Amendment Application

Referral Form – RDCK File Z2603F  
Amendment to Zoning Bylaw No. 1675

Date: June 15, 2026

**You are requested to comment on the attached Bylaw Amendment for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 16, 2026). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.**

**PURPOSE OF THE BYLAW AMENDMENT:**

The purpose of this application is to facilitate the reduction of the minimum lot sizes for the purposes of a boundary adjustment subdivision where no new lots are created on the Northshore in Electoral Area ‘F’ near Nelson along Kootenay Lake.

The boundary between two properties is proposed to be shifted to create a panhandle for parcel 2, which currently does not have access to Johnstone Road. The panhandle is required for Nelson Hydro to service the property.



Figure 1: Pink is approximate new lot line.

The current and proposed lot sizes are as follows:

Parcel 1	Parcel 2
0.381 ha	0.224 ha
0.381 ha	0.224 ha (0.184 ha w/o panhandle)

While the lot sizes are not proposed to change, the zoning bylaw requires that no new lots be created that are under 0.4 ha. In accordance with the requirements of the subdivision bylaw, the panhandle portion of the lot is also not to be included as part of the required minimum lot size. Because both new lots are proposed to be under 0.4 ha, a zoning bylaw amendment is required to facilitate the reduction of the minimum lot sizes.

The current zoning for both parcels is Country Residential (R2) and the proposed zoning is Country Residential (R2) Site Specific. The only site specific change for each lot is the reduction of the minimum lot size from 1.0 ha to 0.381 ha and 0.184 ha.

**LEGAL DESCRIPTION & GENERAL LOCATION:**

**Parcel 1**

442 Johnston Road, Electoral Area ‘F’  
BLOCK 12 DISTRICT LOT 370 KOOTENAY DISTRICT PLAN 2091  
005-641-993

**Parcel 2**

No address, Electoral Area ‘F’  
LOT 13 DISTRICT LOT 370 KOOTENAY DISTRICT PLAN 2091 EXCEPT PARCEL 1 (REFERENCE PLAN 108355I)  
014-086-522

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
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0.381 ha 0.224 ha	N/A	Country Residential (R2)	Country Residential (CR)
<b>APPLICANT/AGENT:</b> Joshua Hango, BCLS			
<p><b>Please provide your response via email.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>			
<b>SADIE CHEZENKO, PLANNER</b> <b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b>			
<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input type="checkbox"/> SCHOOL DISTRICT NO. <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER) REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> APHC AREA <input checked="" type="checkbox"/> RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK REGIONAL PARKS		FIRST NATIONS <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE) ?AQ'AM (ST. MARY'S) <input checked="" type="checkbox"/> OKANAGAN NATION ALLIANCE <input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN) <input type="checkbox"/> K?K'ƏR'MÍWS (LOWER SIMILKAMEEN) <input checked="" type="checkbox"/> SNPÍNTKTN (PENTICTON) <input type="checkbox"/> STQA?TKWƏ?WT (WEST BANK) <input checked="" type="checkbox"/> SUKNAQÍN?X (OKANAGAN) <input checked="" type="checkbox"/> SWÍWS (OSOYOOS) <input checked="" type="checkbox"/> SPAXOMƏN (UPPER NICOLA) <input type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL <input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP) <input type="checkbox"/> QW?EWT (LITTLE SHUSWAP) <input type="checkbox"/> SEXQELTQÍN (ADAMS LAKE) <input type="checkbox"/> SIMPCW ((SIMPCW) <input type="checkbox"/> SKEMTSIN (NESKONLITH) <input type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION) <input type="checkbox"/> SKEETCHESTN INDIAN BAND <input type="checkbox"/> TK'EMLUPS BAND <input checked="" type="checkbox"/> SINIXT CONFEDERACY	

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](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: SADIE CHEZENKO, 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](mailto:plandept@rdck.bc.ca)





# RDCK Map



Vantor



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

### Map Scale:

1:2,257

Date: December 4, 2025



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.

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Box 590, 202 Lakeside Drive,  
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### Legend

- Building Footprints
- RDCK Streets
- Flood Construction Levels - 1990
- Cadastre - Property Lines
- Electoral Areas
- Address Points

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## Official Community Plan

- Country Residential
- Open Space
- Parks and Recreation

### Legend

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

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## Zoning Class

- Open Space
- Parks and Recreation
- Residential 1
- Residential 2

## Legend

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

## Map Scale:

1:2,257

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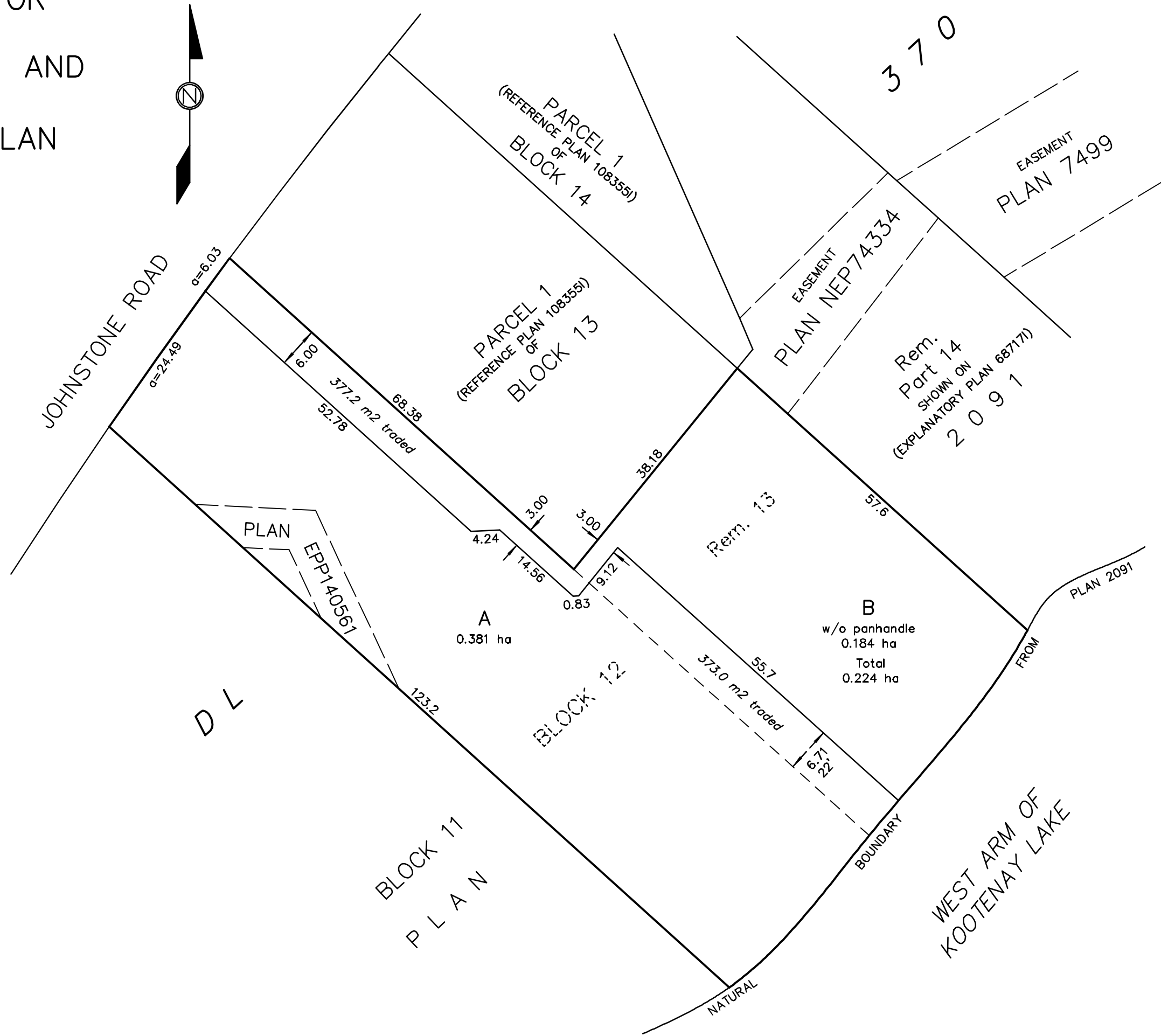
SUBDIVISION APPLICATION PLAN FOR  
 LOT LINE ADJUSTMENT BETWEEN  
 BLOCK 12 DL 370 KD PLAN 2091 AND  
 LOT 13 DL 370 KD PLAN 2091  
 EXCEPT PARCEL 1 (REFERENCE PLAN  
 1083551).

Scale 1:600



**LEGEND**

Dimensions derived from Plan 2091.  
 All dimensions are metric.



Drawing date: October 24, 2025.



May 20, 2026

My File 2817  
MOTI file 2025-04868  
RDCK File S2539F

Regional District of Central Kootenay  
Box 590, 202 Lakeside Drive  
Nelson, B.C.  
V1L 5R4

Attn: **Plan Dept.**

Re: Zoning amendment to  
Rem Lot 13 & Blk 12 DL 370 KD Plan 2091  
442 Johnstone Road, Nelson, BC

This application is for a zoning amendment to allow a subdivision (lot line adjustment).

The current zoning is Country Residential (R2) and current OCP is also Country Residential (CR).

The existing bylaw to be amended is Section 603(3). This states that even with a lot line adjustment creating no additional lots, that no lot under 0.20 ha is to be created. There will be no change to the OCP.

The new zoning will allow for a site specific R2 zone that allows a minimum lot size of 0.18 ha.

This will allow for a lot line adjustment that remedies a land locked parcel. The lot line adjustment is part of a land swap with the adjacent property. The swap provides a panhandle out to Johnstone Road. This panhandle is the only way forward for Nelson Hydro to allow electrical servicing to be installed to the parcel. With electric servicing being provided to the land locked and vacant parcel, a residence can now be built. Or even just the lot sold for other purposes.

The effects to the west of the parcel are significant as this is the parcel engaged in the land swap. This parcel is going to trade the panhandle area for more waterfront land that is more naturally part of this lot's yard.

The effects of the lot line adjustment to the east are negligible, but a proposed house/build may affect the owners for a few months.

Should you have any questions or require anything further do not hesitate to call me at [REDACTED]

Yours truly

Joshua G. Hango, B.C.L.S.