



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, August 19, 2026

9:00 a.m.

Hybrid Model - In-person and Remote

COMMITTEE MEMBERS PRESENT

Director G. Jackman	Electoral Area A – In Person
Director R. Tierney	Electoral Area B – In Person
Director K. Vandenberghe	Electoral Area C – In Person
Director A. Watson	Electoral Area D – In Person
Director C. Graham	Electoral Area E
Director T. Newell	Electoral Area F
Director H. Cunningham	Electoral Area G – In Person
Director W. Popoff	Electoral Area H – In Person
Director A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J – In Person
Director T. Weatherhead	Electoral Area K – In-Person

GUEST DIRECTOR

Director A. McLaren-Caux Village of Nakusp

STAFF PRESENT

S. Horn	Chief Administrative Officer
A. Wilson	Acting General Manager of Development and Community Sustainability Initiatives
U. Wolf	General Manager of Environmental Services
E. Stout	Manager of Building and Bylaw
N. Wight	Planning Manager
Z. Giacomazzo	Planner
S. Chezenko	Planner
R. Gaba	Planner
S. Johnson	Planner

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:

9:00 a.m. PST

Join by Video:

<https://rdck-bc-ca.zoom.us/j/97918675110?pwd=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.1>

Join by Phone:

833 955 1088 Canada Toll-free

*6 to unmute or mute

*9 to raise or lower your hand

Meeting ID: 979 1867 5110

Meeting Password: 527524

In-Person Location:

RDCK Board Room

202 Lakeside Dr. Nelson

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9.00 a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

Moved and seconded,

And resolved:

The agenda for the August 19, 2026 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The July 15, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.3 – Tony Bagnoli

Item 7.4 – Joshua Hango & Lisa Pozin

Item 7.6 – Joel Comer

Item 7.7 – Pam Alloway & Maura Schadei

7. PLANNING & BUILDING

7.1 BUILDING BYLAW CONTRAVENTION – KENNY & COOK

File No.: 3135-20- B-786.04864.020

1254 Lakeview-Arrow Creek Road

(Timothy Kenny, Jagan Kenny & Stephen Cook)

Electoral Area B

The letter dated July 14, 2026 from Mike Morrison, Corporate Officer, re: Building Bylaw Contravention – Kenny & Cook, has been received.

- Erik Stout provided background to the Committee regarding the file and answered the Committee's questions.
- Property owner was not present.
- Chair Jackman thanked staff and referred the recommendation to Committee for consideration.

Moved and seconded,
And resolved:

That the following motion BE REFERRED to the September 23, 2026 Rural Affairs Committee meeting:

That the Corporate Officer of the Regional District of Central Kootenay be directed to file a Notice with the Land Title and Survey Authority of British Columbia, stating that a resolution has been made under Section 57 of the *Community Charter* by the Regional District Board relating to land at 1254 Lakeview- Arrow Creek Road, Electoral Area B, and legally described as LOT B, PLAN NEP74758, DISTRICT LOT 4595, KOOTENAY LAND DISTRICT; AND FURTHER, if an active Building permit or Building application is in place, that it be cancelled; and finally, that information respecting the resolution may be inspected at the office of the Regional District of Central Kootenay on normal working days during regular office hours.

Carried

7.2 BUILDING BYLAW CONTRAVENTION – SMAGH

File No.: 3135-20-B-786.02568.400-BP022662

3108 Highway 3

(Roop Smagh & Kulwant Smagh)
Electoral Area B

The letter dated July 15, 2026 from Mike Morrison, Corporate Officer, re: Building Bylaw Contravention – Smagh, has been received.

- Erik Stout provided background to the Committee regarding the file and answered the Committee's questions.
- Property owner was not present.
- Chair Jackman thanked staff and referred the recommendation to Committee for consideration.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Corporate Officer of the Regional District of Central Kootenay be directed to file a Notice with the Land Title and Survey Authority of British Columbia, stating that a resolution has been made under Section 57 of the *Community Charter* by the Regional District Board relating to land at 3108 Highway 3, Electoral Area B, and legally described as LOT 4, PLAN EPP36005, DISTRICT LOT 812, KOOTENAY LAND DISTRICT, PID 029-789-826; AND FURTHER, if an active Building permit or Building application is in place, that it be cancelled; and finally, that information respecting the resolution may be inspected at the office of the Regional District of Central Kootenay on normal working days during regular office hours.

Carried

7.3 DEVELOPMENT VARIANCE PERMIT - BAGNOLI
10862 Sanca Park Road
(Irene & Antonio Bagnoli)
Electoral Area A

The Committee Report dated August 05, 2026 from Sadie Chezenko, Planner , re: Development Variance Permit - Bagnoli, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Development Variance Permit application to reduce the front setback to facilitate the construction of an accessory building.

Property owner, Tony Bagnoli, was available to answer questions.

Staff answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2612A to Irene and Antonio Bagnoli for the property located at 10862 Sanca Park Road, Electoral Area A and legally described as LOT 7, DISTRICT LOT 913, KOOTENAY DISTRICT PLAN 8037 (PID: 012-078-255) to vary Section 18.17 of Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013 in order to permit a 0.0 metre setback from the front lot line and a 2.17 metre setback from the side lot line whereas the bylaw requires a 7.5 metre setback from the front lot line and a 2.5 metre setback from the side lot line.

Carried

7.4 LAND USE BYLAW AMENDMENT - HANGO

File No.: Z2603F - HANGO

Parcel 1: 442 Johnston Road; Parcel 2: No Address

(Applicant: Joshua Hango; Property Owners: Parcel 1: Janis & Robert Lindsay - Parcel 2: Lisa Pozin)

Electoral Area F

The Committee Report dated August 04, 2026 from Sadie Chezenko, Planner, re: Land Use Bylaw Amendment - Hango, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the land use bylaw amendment to facilitate a boundary adjustment subdivision.

The applicant, Joshua Hango, answered the Committee's questions.

The Committee had a discussion regarding the Restrictive Covenant for riparian protection and staff answered questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3087, 2026 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST, SECOND and THIRD reading by content.

And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3087, 2026 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

Carried

7.5 NON FARM USE IN THE AGRICULTURAL LAND RESERVE - RDCK (CRESTON DYKING DISTRICT)

File No.: A2607C

2012 Kootenay River Road

(Applicant: RDCK c/o Mark Crowe; Property Owners: Creston Dyking District)

Electoral Area C

The Committee Report dated August 4, 2026 from Zachari Giacomazzo, Planner, re: Non-Farm Use in the Agricultural Land Reserve - RDCK (Creston Dyking District), has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding an Agricultural Land Commission application for a Non-Farm Use within the Agricultural Land Reserve to authorize the RDCK to establish a regional park on the subject property.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2607C for the purposes of a Non- Farm Use in the ALR proposed by Mark Crowe on behalf of the RDCK Parks Department for the property located at 2012 Kootenay River Road, Electoral Area C and legally described as THAT PART OF DISTRICT LOT 13567 BEING THE DRAINAGE CHANNEL RESERVES AND DYKES SHOWN ON PLAN 1859 AND THOSE PARTS OF THE SAID LOT LYING BETWEEN THE DYKES AND THE BOUNDARIES OF THE SAID LOT (PID: 016-494-440);

AND FURTHER; that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

7.6 INCLUSION IN THE AGRICULTURAL LAND RESERVE - COMER

File No.: A2605B - COMER

1993 Airport Road

(Applicant: Joel Comer - Town of Creston; Property Owners: Town of Creston)

Electoral Area B

The Committee Report dated July 24, 2026 from Zachari Giacomazzo, Planner, re: Inclusion In The Agricultural Land Reserve - Comer, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the Agricultural Land Commission (ALC) application to include lands within the Agricultural Land Reserve (ALR). The subject property is the site of the Creston Valley Regional Airport lands on the southeast corner. The purpose of the application is to compensate for lands that are proposed to be excluded from the ALR within the Town of Creston.

The applicant, Joel Comer, provided background to the Committee regarding the application and answered the Committee's questions.

The Committee had a discussion regarding the application and staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2605B for the purposes of an ALR Inclusion application proposed by The Town of Creston for the property located at 1993 Airport Road, Electoral Area B and legally described as BLOCK A, SECTION 13, TOWNSHIP 7, KOOTENAY DISTRICT (PID: 009-724-991);

AND FURTHER; that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

7.7 AGRICULTURAL LAND COMMISSION REFERRAL - ALLOWAY

File No.: A2608C - ALLOWAY

1348 West Creston Road

(Applicant: Pam Alloway - West Creston Community Hall Society; Property Owner: The Regional District of Central Kootenay)

Electoral Area C

The Committee Report dated August 5, 2026 from Sadie Chezenko, Planner, re: Agricultural Land Commission Referral - Alloway, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for non-farm use within the Agricultural Land Reserve to continue the development of a fire hall on the subject property.

The applicants, Pam Alloway and Maura Schadei, provided background to the Committee and were available to answer questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2608C for the proposed non-farm use in the Agricultural Land Reserve proposed by Pam Alloway for the property located on 1348 West Creston Road, Electoral Area C and legally described as LOT 818, KOOTENAY DISTRICT (PID: 012-864-803);

and that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

**RECESS/
RECONVENE**

The meeting recessed at 10:29 a.m. for a break and reconvened at 10:40 a.m.

7.8 LAND USE AMENDMENT BYLAW: ENVIRONMENTAL DEVELOPMENT PERMIT AREA (DPA) ENFORCEMENT

**File No.: 10\5110\20\COMPLIANCE AND ENFORCEMENT\DEVELOPMENT PERMIT ENFORCEMENT
Electoral Area G**

The Committee Report dated August 19, 2026 from Corey Scott, RPP, MCIP, Planner, re: Environmental Development Permit Area (DPA) Enforcement, has been received.

Nelson Wight, Planning Manager, provided an overview to the Committee regarding the Regional District of Central Kootenay Electoral Area G Land Use Amendment Bylaw No. 3025, 2026 and answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That *Regional District of Central Kootenay Electoral Area 'G' Land Use Amendment Bylaw No. 3025, 2026* being a bylaw to amend the *Regional District of Central Kootenay Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is considered consistent with the RDCK "2026-2030 Financial Plan" and RDCK "Resource Recovery Plan", pursuant to Section 477(3)(a) of the *Local Government Act*.

Carried

7.9 FOR INFORMATION: OFFICIAL COMMUNITY PLAN UPDATES - 2026

**File No.: 10\5110\20\Provincial Housing Changes\OCP Policy Alignment
Electoral Areas A, B, C, D, F, G, J, & K**

The Committee Report dated March 23, 2026 from Rishab Gaba, Planner, re: For Information: Official Community Plan Updates - 2026, has been received.

Rishab Gaba, Planner, provided an overview to the Committee regarding the amendments to the Official Community Plans (OCPs) and Schedule A of land use bylaws. The amendments update residential terminology and policies for example, supporting accessory dwelling units and replacing “multi-family” with “multi-unit” housing. They also remove regulatory details, such as density and minimum lot size provisions, that are better addressed through zoning, while aligning the OCPs with zoning changes adopted in 2024 and recent changes made in 2026.

Staff answered the Committee’s questions.

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

9.1 COMMUNITY WORKS FUND APPLICATION – RDCK – GOAT CANYON PARK DEVELOPMENT

**File No.: 1850-20-CW-Goat Canyon Park Development
Electoral Area B**

The Committee Report dated August 6, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK-Goat Canyon Park Development, has been received in the addenda.

The Committee had a discussion, and staff answered the Committee’s questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK- Goat Canyon Park Development in the total amount of \$1,000,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area B as an internal transfer to S201 Regional Parks Creston and Areas B and C.

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S201 Regional Parks Creston and Areas B and C to INCREASE Transfer from Community Works by \$1,000,000 and INCREASE Capital Expenditures by \$1,000,000.00.

Carried

9.2 COMMUNITY WORKS FUND APPLICATION – RDCK – YAHK FIREHALL LIGHTING REPLACEMENT

**File No.: 1850-20-CW-Yak Firehall Lighting Replacement
Electoral Area B**

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK-Yahk Firehall Lighting Replacement, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Yahk Firehall Lighting Replacement in the total amount of \$15,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area B as an internal transfer to Service S148 Fire Protection-Area B (Yahk, Kingsgate).

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S148 Fire Protection Area B (Yahk, Kingsgate) to INCREASE Transfer from Community Works by \$15,000 and INCREASE Capital Expenditures by \$15,000.

Carried

9.3 COMMUNITY WORKS FUND APPLICATION – RDCK – RESOURCE RECOVERY UPGRADES

**File No.: 1850-20-CW-Resource Recovery Upgrades
Electoral Areas D, E & F**

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Resource Recovery Upgrades, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Resource Recovery Upgrades in the total amount of \$300,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area D, E & F as an internal transfer to Service S187 Refuse Disposal (Central Subregion).

Carried

**9.4 COMMUNITY WORKS FUND APPLICATION – RDCK – FIREHALL STRUCTURAL UPGRADES
ADDITIONAL FUNDS**

File No.: 318C-CW

Electoral Area G

The Committee Report dated August 5, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Firehall Structural Upgrades Additional Funds, has been received.

The Committee had a discussion to increase the grant amount.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Firehall Structural Upgrades Additional Funds in the total amount of \$200,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area G as an internal transfer to Service S136 Fire Protection - Area G (Ymir).

Carried

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S136 Fire Protection Area G – (Ymir) to INCREASE Transfer from Community Works by \$200,000 and INCREASE Capital Expenditures by \$200,000.

Carried

**9.5 COMMUNITY WORKS FUND APPLICATION – RDCK – SLOCAN VALLEY FIREHALL
INFRASTRUCTURE UPGRADES ADDITIONAL FUNDS**

File No.: 26-0521-CWF b)

Electoral Area H

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Slocan Valley Firehall Infrastructure Upgrades Additional Funds, has been received.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Slocan Valley Firehall Infrastructure Upgrades Additional Funds in the total amount of \$350,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area H as an internal transfer to Service S142 Fire Protection Area – Area H (Slocan Valley).

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S142 Fire Protection Area – Area H (Slocan Valley) to INCREASE Transfer from Community Works by \$350,000 and INCREASE Capital Expenditures by \$350,000.

Carried

9.6 COMMUNITY WORKS FUND APPLICATION – RDCK – TARRYS FIREHALL BAY EXPANSION
File No.: 1850-20-CW-Tarrys Firehall Bay Expansion
Electoral Area I

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK-Tarrys Firehall Bay Expansion, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Tarrys Firehall Bay Expansion in the total amount of \$50,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area I as an internal transfer to Service S137 Fire Protection Area I (Tarrys, Pass Creek).

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S137 Fire Protection Area I (Tarrys, Pass Creek) to INCREASE Transfer from Community Works by \$50,000 and INCREASE Capital Expenditures by \$50,000.

Carried

9.7 COMMUNITY WORKS FUND APPLICATION – RDCK – ROBSON FIREHALL FENCING & DOORS ADDITIONAL FUNDING

The Committee Report dated August 5, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Robson Firehall Fencing & Doors Additional Funding, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Robson Firehall Fencing & Doors Additional Funding in the total amount of \$17,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area J as an internal transfer to S138 Fire Protection Area J (Robson, Raspberry).

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2026 Financial Plan for Service S138 Fire Protection Area J (Robson, Raspberry) to INCREASE Transfer from Community Works by \$17,000 and INCREASE Capital Expenditures by \$17,000.

Carried

9.8 COMMUNITY WORKS FUND APPLICATION – RDCK – BURTON WATERLINE REPLACEMENT

**File No.: 1850-20-CW-Burton Waterline Replacement
Electoral Area K**

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Burton Waterline Replacement, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Burton Waterline Replacement in the total amount of \$200,000 be approved and that

funds be disbursed from Community Works Funds and allocated to Electoral Area K as an internal transfer to Service S252 Water Utility – Area K (Burton).

Carried

9.9 COMMUNITY WORKS FUND APPLICATION – RDCK – FAUQUIER WATERLINE REPLACEMENT

**File No.: 1850-20-CW-Fauquier Waterline Replacement
Electoral Area K**

The Committee Report dated August 4, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK Fauquier Waterline Replacement, has been received.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Fauquier Waterline Replacement in the total amount of \$200,000 be approved and that funds be disbursed from Community Works Funds and allocated to Electoral Area K as an internal transfer to Service S254 Water Utility – Area K (Fauquier).

Carried

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 11:10 a.m.

No media or public had questions.

11. ADJOURNMENT

Moved and seconded,

And resolved:

The meeting be adjourned at 11:10 a.m.

Carried

Approved

Garry Jackman, Chair