



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**AREA A ADVISORY PLANNING AND HERITAGE
COMMISSION
OPEN MEETING MINUTES**

3:00PM

Monday, September 21, 2026

Hybrid Meeting

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

Join by Video:

<https://rdck-bc-ca.zoom.us/j/91557144774?pwd=yG19tegqcHLayPeWG9wCzFhIarzne4.1>

Join by Phone:

+1 778 907 2071 Canada Toll-free

*6 to unmute or mute

*9 to raise or lower your hand

Meeting ID: 915 5714 4774

Meeting Password: 290445

In-Person Location: Gray Creek Hall 15047 Highway 3A Gray Creek, BC

COMMISSIONERS

Commissioner Branca Lewandowski

Electoral Area A

Commissioner Michella Moss

Electoral Area A

Commissioner Julie March

Electoral Area A

COMMISSIONERS ABSENT

Commissioner Shawn Ryks

Electoral Area A, Chair

DIRECTORS

Gary Jackman

Electoral Area A, Director

STAFF

Zachari Giacomazzo

Planner

Rishab Gaba

Planner

Robin Baril

Meeting Coordinator

PUBLIC

Kristin Thankachen

Applicant

3 out of 4 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Director Jackman called the meeting to order at 3:05 p.m.

2. ELECTION OF CHAIR

Director Jackman called for Nominations of Interim Chair 3 times.

Member March nominated Member Moss

Member Lewandowski nominated Member Moss

Director Jackman ratifies the appointed Member Moss as Interim Chair of the Area A Advisory Planning and Heritage Commission.

3. COMMENCEMENT OF APHC MEETING

Interim Chair Moss called the meeting to order.

4. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

5. ADOPTION OF AGENDA

MOVED and seconded,

AND Resolved:

The Agenda for the September 21, 2026 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried

6. RECEIPT OF MINUTES

The May 11, 2026 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

7. STAFF REPORTS

7.1 Development Permit Application - Thankachen

The Referral Package dated August 14, 2026 from Planner Zachari Giacomazzo, has been received.

- Development has already begun on the property.
- Commission discussed the level of restoration that has been suggested by the Masse report.
- Homeowners are prepared to restore the vegetation that has been affected.
- Site plan shows the proposed deck outside of the affected environmental sensitive area.

MOVED and seconded,
AND Resolved:

That the Area A Advisory Planning Commission SUPPORT the Development Permit Application to Kristin and Shaun Thankachen for the property located 12541 Lewis Bay Road, Boswell and legally described as STRATA LOT 22 DISTRICT LOT 5027 KOOTANEY DISTRICT STRATA PLAN NES75 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (PID: 030-857-741).

Carried

7.2 Temporary Use Permit Application - Thankachen

The Referral Package dated August 14, 2026 from Planner Zachari Giacomazzo, has been received.

- Allow for temporary deck and storage buildings for a period of 3 years.
- Deck has been partially constructed.
- Homeowners have gotten a perk test done (for future septic field) and are planning on building a primary residence.
- Commission noted that prior to an additional Temporary Use Permit Application being applied for, staff would need to see an application for a primary residence.

MOVED and seconded,
AND Resolved:

That the Area A Advisory Planning Commission SUPPORT the Temporary Use Permit Application to Kristin and Shaun Thankachen for the property located 12541 Lewis Bay Road, Boswell and legally described as STRATA LOT 22 DISTRICT LOT 5027 KOOTANEY DISTRICT STRATA PLAN NES75 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (PID: 030-857-741).

Carried

7.3 Bylaw Amendment Application – Referral Form

The Referral Package dated August 24, 2026 from Rishab Gaba, Planner 2, has been received.

- This application identifies the language that is being modernized in the Official Community Plan (OCP).
- Both OCP and Amended Bylaw Zoning should match in their definitions and not allow for any inconsistencies. This includes simplifying the language to match in both documents.
- The Commission likes removing the regulations from the OCP and leaving those details to the Comprehensive Land Use Bylaw.
- The Commission wants to ensure that the community will have public input when OCP changes.

MOVED and seconded,
AND Resolved:

That the Area A Advisory Planning Commission SUPPORT the Bylaw Amendment Application – Referral Form.

Carried

8. PUBLIC TIME

No public present

9. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for October 19, 2026 at 3:00pm.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at 4:15 p.m.

Carried

Digitally approved by

Michella Moss, Interim Chair