



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, September 23, 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 – In Person
Director H. Cunningham	Electoral Area G – In Person
Director W. Popoff	Electoral Area H – In Person
Director H. Hanegraaf	Electoral Area J – In Person
Director T. Weatherhead	Electoral Area K – In-Person

COMMITTEE

MEMBERS ABSENT

Director A. Davidoff	Electoral Area I
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STAFF PRESENT

S. Horn	Chief Administrative Officer
A. Wilson	Acting General Manager of Development and Community Sustainability Initiatives
E. Stout	Manager of Building and Bylaw
N. Wight	Planning Manager
Z. Giacomazzo	Planner
S. Chezenko	Planner
C. Hopkyns	Corporate Administrative Coordinator – Meeting Coordinator

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 September 23, 2026 Rural Affairs Committee meeting be adopted with the removal of Item No. 12.1 Site-Specific Exemption - Steenhoff, before circulation.

Carried

5. RECEIPT OF MINUTES

The August 19, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.3 – Michelle Kooznetsoff

Item 7.6 – Allie Batchelor

7. PLANNING & BUILDING

7.1 CANCEL - BUILDING BYLAW CONTRAVENTION - SHEA & MACLEAN

File No.: 3130-20-F-707.08366.140-BP029406

4515 Beasley West Road

(Joseph Shea & Christine Maclean)

Electoral Area F

The Memorandum dated September 15, 2026 from Erik Stout re: Cancellation-Notice on Title – Shea & Maclean, has been received.

- Erik Stout provided background to the Committee regarding the file.
- 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 be authorized to remove the Notice on Title relating to 4515 Beasley West Road, Electoral Area F, currently owned by Joseph Jon Shea and Christine Nancy Maclean, and property legally described as LOT B, PLAN NEP21605, DISTRICT LOT 7066, KOOTENAY LAND DISTRICT PID 018-931-146, the RDCK Building Department has confirmed that the stair guardrail deficiencies have been rectified.

Carried

7.2 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

Rural Affairs Committee

Referred from August 19, 2026 to September 23, 2026

The letter dated August 24, 2026 from Erik Stout re: Building Bylaw Contravention – Kenny & Cook, has been received.

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

- Erik Stout provided an update 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 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

7.3 LAND USE BYLAW AMENDMENT - GLADE GENERAL STORE LTD

File No.: Z2405I – GLADE GENERAL STORE LTD

2347 Highway 3A

(Glade General Store LTD)

Electoral Area I

The Committee Report dated September 09, 2026 from Sadie Chezenko, Planner, re: Land Use Bylaw Amendment, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for a land use bylaw amendment to rezone a property to allowing the addition of a café.

The property owner, Michelle Kooznetsoff, was available to answer the Committee's questions.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3083, 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. 3028, 2025 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

7.4 LAND USE BYLAW AMENDMENT - POSNIKOFF

File No.: Z2602I- POSNIKOFF

1625 Highway 3A

(Stacey, Mary, John & Brian Posnikoff)

Electoral Area I

The Committee Report dated September 09, 2026 from Sadie Chezenko, Planner, re: Land Use Bylaw Amendment - Posnikoff, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for a land use bylaw amendment to allowing a third residence to be constructed on the subject property.

Moved and seconded,
And resolved:

That the following motion BE REFERRED to the October 21, 2026 Rural Affairs Committee meeting:

That the Board take no further action regarding Regional District of Central Kootenay Zoning Amendment Bylaw No. 3080, 2026.

Carried

7.5 TEMPORARY USE PERMIT - DOUCET

File No.: T2602F – Doucet

5775 Woodland Drive

(Ryan Doucet)

Electoral Area F

The Committee Report dated September 12, 2026 from Sadie Chezenko, Planner, re: Temporary Use Permit - Doucet, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Temporary Use Permit (TUP) for the construction of two accessory buildings on a lot prior to establishing a principal residential use.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2602F by Ryan Doucet for the property located on 5775 Woodland Drive, Electoral Area 'F' and legally described as LOT 2, DISTRICT LOT 5922, KOOTENAY DISTRICT PLAN NEP61991, TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4, PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS) (PID: 024-165-751).

Carried

7.6 AGRICULTURAL LAND COMMISSION REFERRAL - BATCHELOR

File No.: A2610I - BATCHELOR

1993 Highway 3A

(Allie & Jarred Batchelor)

Electoral Area I

The Committee Report dated September 9, 2026 from Sadie Chezenko, Planner, re: Agricultural Land Commission Referral - Batchelor, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for Placement of Fill within the Agricultural Land Reserve (ALR) with is proposing the placement of 35m³ of fill which is required to facilitate an accessory dwelling unit (ADU) on the property.

The property owner, Allie Batchelor, provided background to the Committee regarding the property.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2610I for the proposed Placement of Fill in the Agricultural Land Reserve proposed by Allie Batchelor and Jarred Batchelor for the property located at 1993 Highway 3A, Electoral Area I and legally described as LOT 2, DISTRICT LOT 1239, KOOTENAY DISTRICT PLAN 857, EXCEPT PART OUTLINED RED ON EXPLANATORY PLAN 35476I (PID: 016-022-181);

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

Carried

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 9:30 a.m.

No media or public had questions.

11. CLOSED

11.1 Meeting Closed to the Public

Moved and seconded,
And resolved:

In the opinion of the Board - and in accordance with Section 90 of the Community Charter - the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the Community Charter, the meeting is to be closed on the bases identified in the following subsections:

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Carried

**RECESS/
RECONVENE**

The meeting recessed at 9:30 a.m. for break and reconvened at 9:41 a.m.

11.2 Recess of Open Meeting

Moved and seconded,
And resolved:

The Open meeting be recessed at 9:41 a.m. in order to conduct the Closed Rural Affairs Committee meeting.

Carried

12. PLANNING & BUILDING CONTINUED**12.1 SITE SPECIFIC FLOODPLAIN EXEMPTION – STEENHOFF****File No.: F25603HN – Steenhoff****260 Wilson Creek Road East****(Darrell & Audrey Steenhoff)****Electoral Area H**

Item removed.

ADJOURNMENT

Moved and seconded,

And resolved:

The meeting be adjourned at 10:51 a.m.

Carried

Garry Jackman, Chair