REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA A ADVISORY PLANNING AND HERITAGE COMMISSION
OPEN MEETING AGENDA

3:00PM PT
Monday, October 19, 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

Meeting ID: 915 5714 4774
Meeting Password: 290445

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

1. CALL TO ORDER
Chair Ryks called the meeting to order at ____ p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT
We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA
MOVED and seconded,
AND Resolved:

The Agenda for the October 19, 2026 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated

4. RECEIPT OF MINUTES

The September 21, 2026 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 Land Use Bylaw Amendment Application - Shopa

The Referral Package dated August 13, 2026 from Planner Zachari Giacomazzo, has been received.

Moved and seconded,
AND Resolved:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Land Use Bylaw Amendment Application to Lloyd Shopa for the property located 5495 Elsie-Holmes Road, Wynndel and legally described as LOT 1 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 3064 (PID: 015-035-867). LOT 8 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185 LYING WEST OF THE PUBLIC ROAD THROUGH THE SAID LOT EXCEPT PLAN NEP79199 (PID: 015-497-607). LOT 7 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185 LYING WEST OF THE PUBLIC ROAD THROUGH THE SAID LOT (PID: 015-497-551). THAT PART OF LOT 6 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185, LYING WEST OF THE PUBLIC ROAD SHOWN OF THE SAID PLAN (PID: 015-466-698).

Carried/Defeated

6. PUBLIC TIME

The Chair will call for questions from the public at ____ p.m.

7. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for November 16, 2026 at 3:00PM PT at the Gray Creek Hall.

8. ADJOURNMENT

MOVED and seconded,
AND Resolved:

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

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

Land Use Bylaw Amendment Application

Referral Form – RDCK File Z2605A

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013

Date: August 13, 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 SEPTEMBER 13, 2026).

PURPOSE OF THE BYLAW AMENDMENT:

The subject lands are 4 adjacent parcels in the unincorporated community of Wynndel.

The property owner is seeking a bylaw amendment to rezone the subject lands from Quarrry (Q) to Medium Industrial (M2) and to redesignate the subject lands from Quarry (Q) and Country Residential (RC) to Industrial (M). The purpose of the amendments is to facilitate the redevelopment of the subject lands as industrial lots that could accommodate a range of manufacturing, storage and repair type uses in the future.

In addition to the land use bylaw amendment the property owner will also be pursuing a separate subdivision application to revise the lot lines and reduce the total number of lots from 4 to 3. They have stated that the subdivision will create larger, more usable lots that better accommodate the topography of the site.

LEGAL DESCRIPTION & GENERAL LOCATION:

Elsie-Holmes Road, Wynndel, Electoral Area 'A'

Parcel 1: 5495 Elsie-Holmes Road, LOT 1 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 3064 (PID: 015-035-867)

Parcel 2: (No civic address) LOT 8 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185 LYING WEST OF THE PUBLIC ROAD THROUGH THE SAID LOT EXCEPT PLAN NEP79199 (PID: 015-497-607)

Parcel 3: (No civic address) LOT 7 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185 LYING WEST OF THE PUBLIC ROAD THROUGH THE SAID LOT (PID: 015-497-551)

Parcel 4: (No civic address) THAT PART OF LOT 6 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 2185, LYING WEST OF THE PUBLIC ROAD SHOWN OF THE SAID PLAN (PID: 015-466-698)

TOTAL AREA AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
7.3 hectare (18 acres)	n/a	Quarry (Q)	Quarry (Q) and Country Residential (RC)

APPLICANT: Lloyd Shopa

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.

ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

☒ MINISTRY OF TRANSPORTATION (WEST KOOTENAY)	FIRST NATIONS
☒ HABITAT BRANCH	☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)
☒ FRONT COUNTER BC (FLNRORD)	YAQAN NUʔKIY (LOWER KOOTENAY)

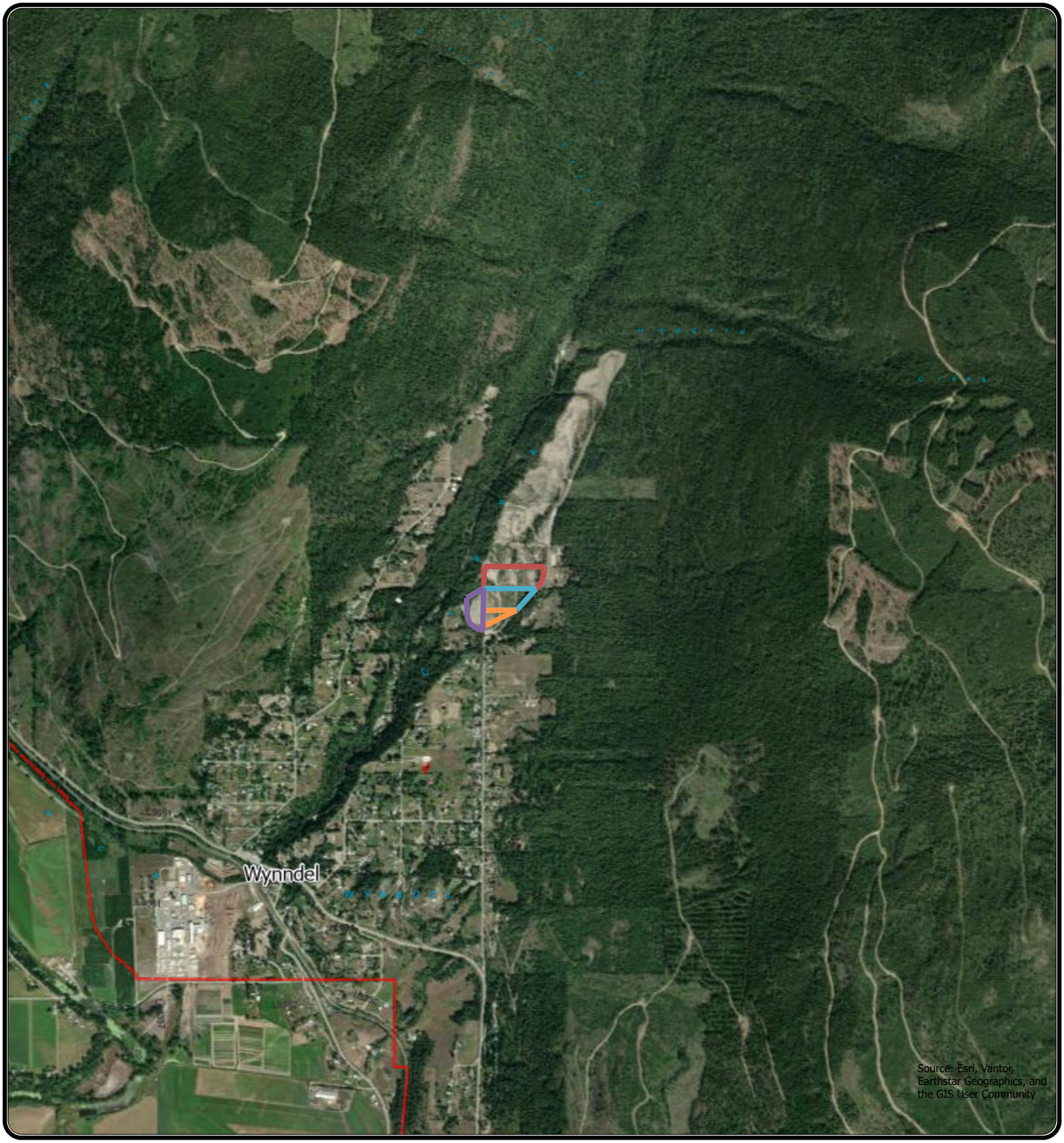
Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4
Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

☐ AGRICULTURAL LAND COMMISSION ☐ REGIONAL AGROLOGIST ☒ ENERGY & MINES ☒ MUNICIPAL AFFAIRS & HOUSING ☒ INTERIOR HEALTH HBE Team, Nelson ☐ KOOTENAY LAKES PARTNERSHIP ☒ ARCHAEOLOGY BRANCH ☒ SCHOOL DISTRICT NO. 8 ☒ WYNNDEL 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 ☒ APHC AREA A ☒ RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) ☒ RDCK EMERGENCY SERVICES ☒ RDCK BUILDING SERVICES ☐ RDCK UTILITY SERVICES ☒ RDCK REGIONAL PARKS ☒ RDCK FINANCE DEPARTMENT ☒ RDCK ENVIRONMENTAL SERVICES (RESOURCE RECOVERY)	ʔAKINK'UM‡ASNUQ‡IʔIT (TOBACCO PLAINS) ʔAKISQNUK (COLUMBIA LAKE) ʔAQ'AM (ST. MARY'S) ☐ OKANAGAN NATION ALLIANCE ☐ C'ƏC'ƏWIXAʔ (UPPER SIMILKAMEEN) ☐ KɬK'ƏR'MÍWS (LOWER SIMILKAMEEN) ☐ SNPÍNTKTN (PENTICTON) ☐ STQAʔTKWƏɬWT (WEST BANK) ☐ SUKNAQÍNX (OKANAGAN) ☐ SWÍWS (OSOYOOS) ☐ SPAXOMƏN (UPPER NICOLA) ☐ SHUSWAP NATION TRIBAL COUNCIL ☒ KENPÉSQT (SHUSWAP) ☐ QWʔEWT (LITTLE SHUSWAP) ☐ SEXQELTQÍN (ADAMS LAKE) ☐ SIMPCW ((SIMPCW) ☐ SKEMTSIN (NESKONLITH) ☐ SPLATSÍN (SPLATSÍN FIRST NATION) ☐ SKEETCHESTN INDIAN BAND ☐ TK'EMLUPS BAND ☐ 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, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
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

Place Names

Electoral Areas

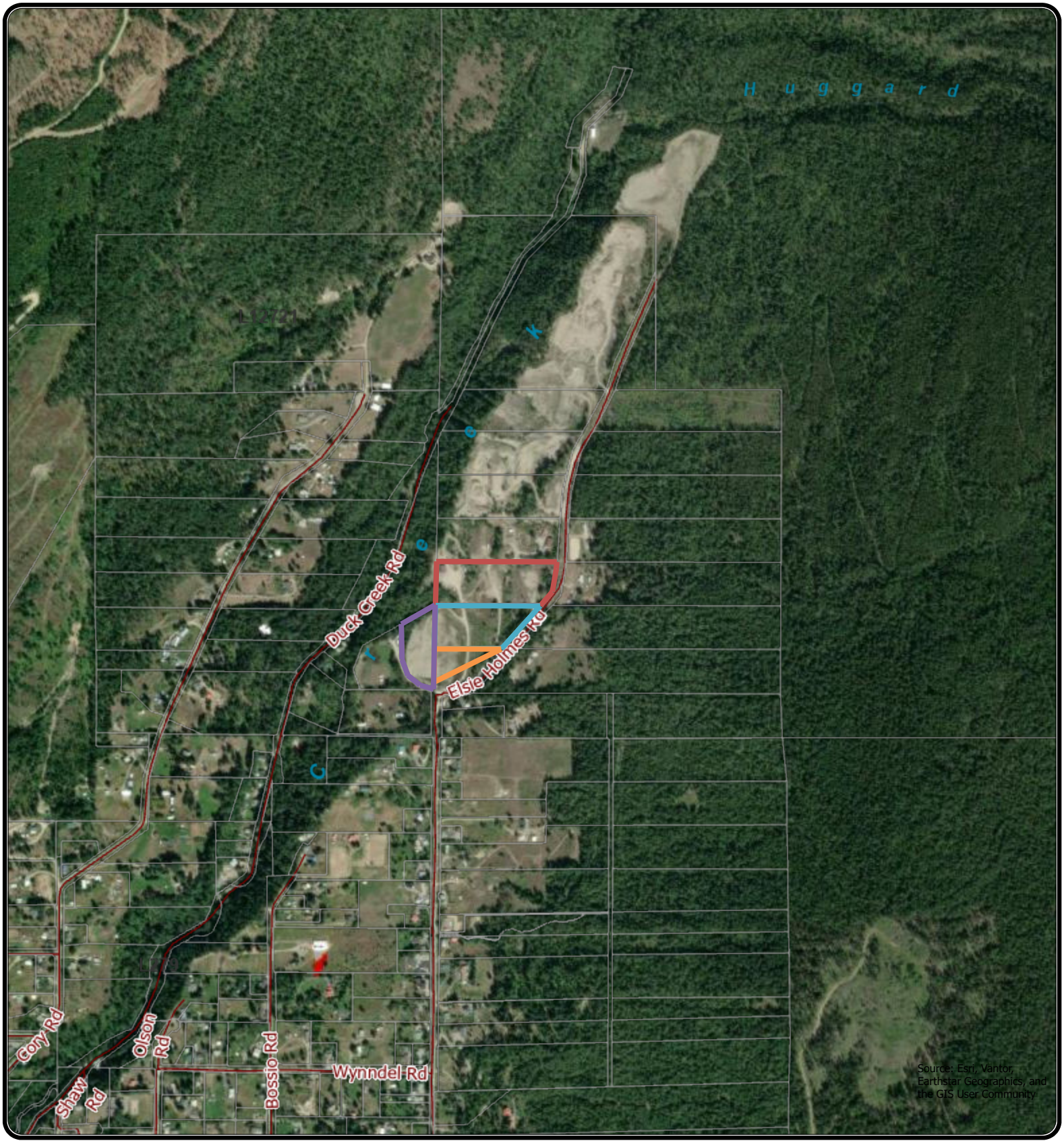
Map Scale:

1:36,112

Date: July 23, 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 ommissions 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

Map Scale:

1:18,056

Date: July 23, 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 ommissions 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

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

Map Scale:

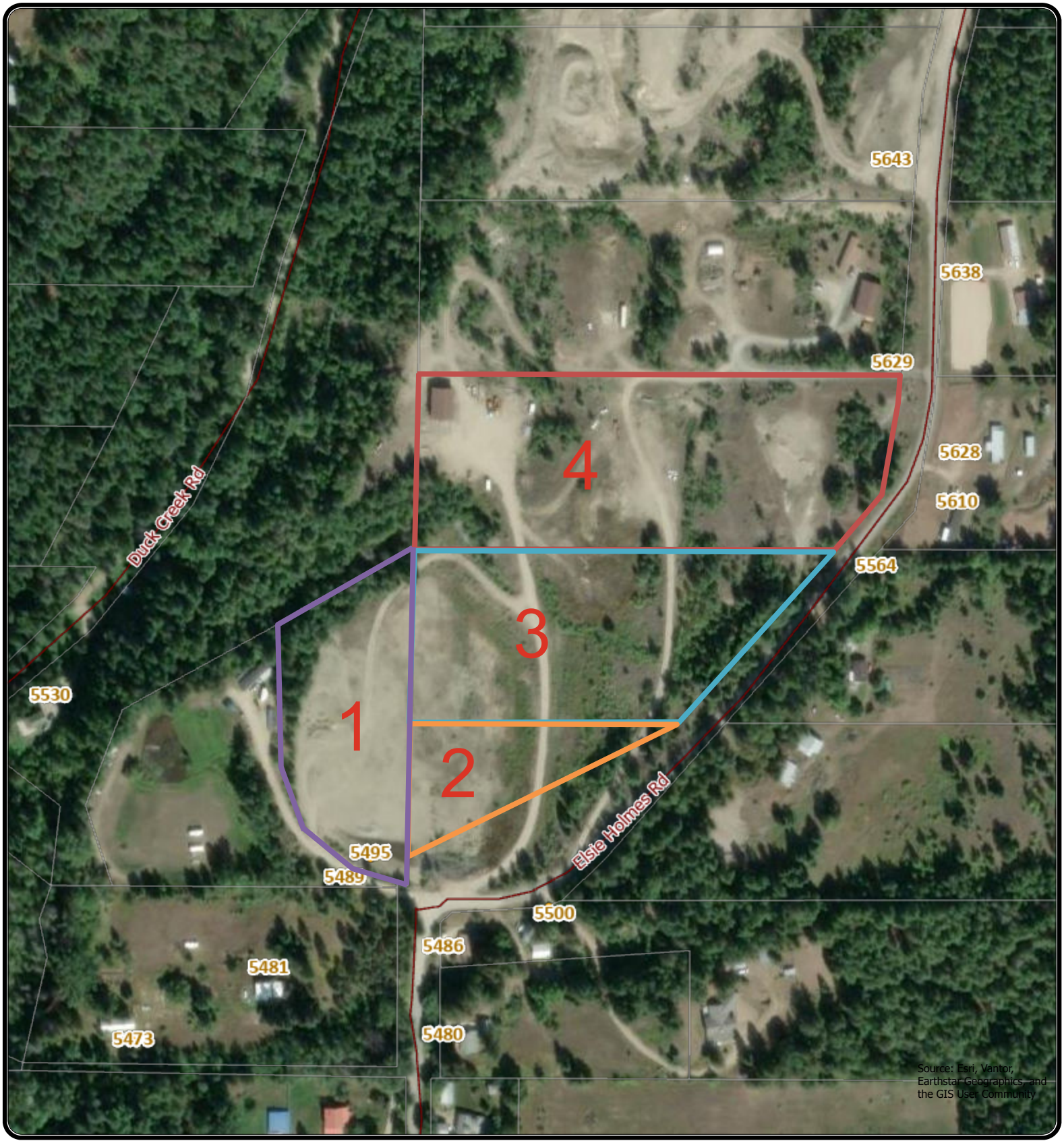
1:9,028

Date: July 23, 2026

N W E S

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 ommissions 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

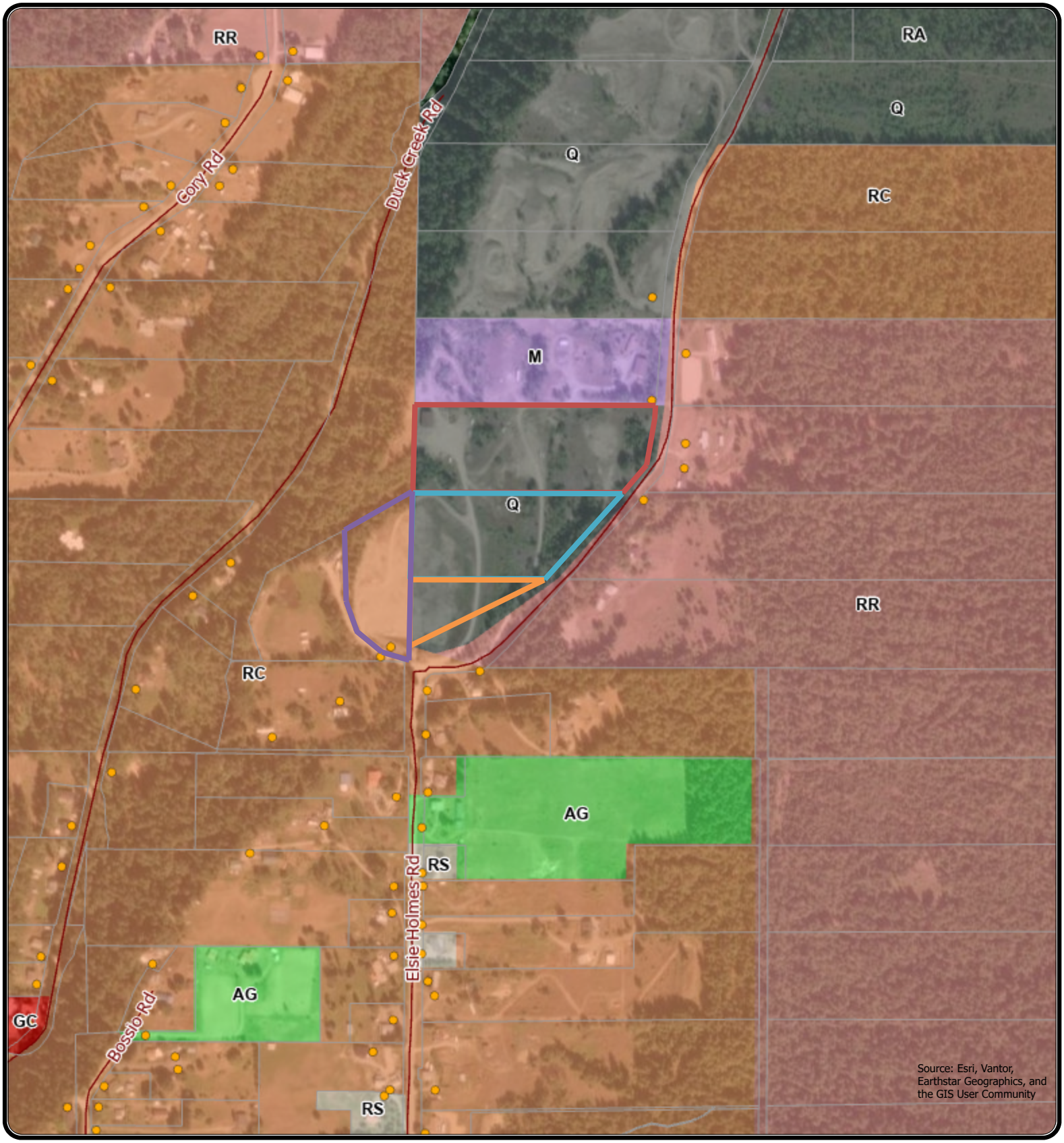
Map Scale:

1:4,514

Date: July 23, 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 ommissions 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

Official Community Plan

- Agriculture
- Commercial
- Country Residential
- Industrial
- Resource Area

Legend

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

Map Scale:

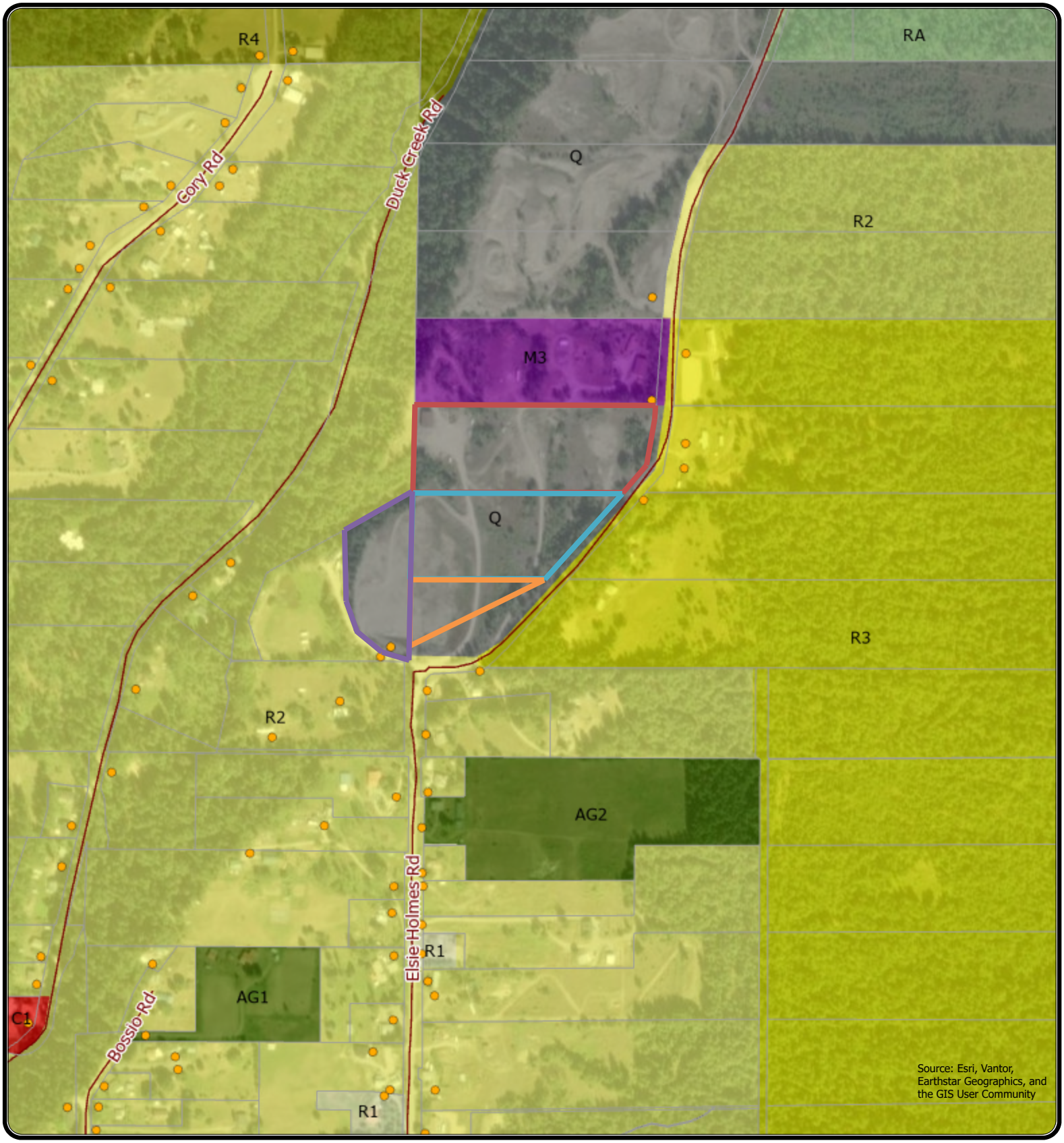
1:9,028

Date: July 23, 2026

N W E S

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 ommissions 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

Zoning Class

- Agriculture
- Commercial
- Industrial
- Quarry
- Residential 1
- Residential 2
- Residential 3
- Residential 4
- Resource Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:9,028

Date: July 23, 2026

N W E S

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 ommissions 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

Development Permit Areas

- Environmentally Sensitive
- Industrial

Legend

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

Map Scale:

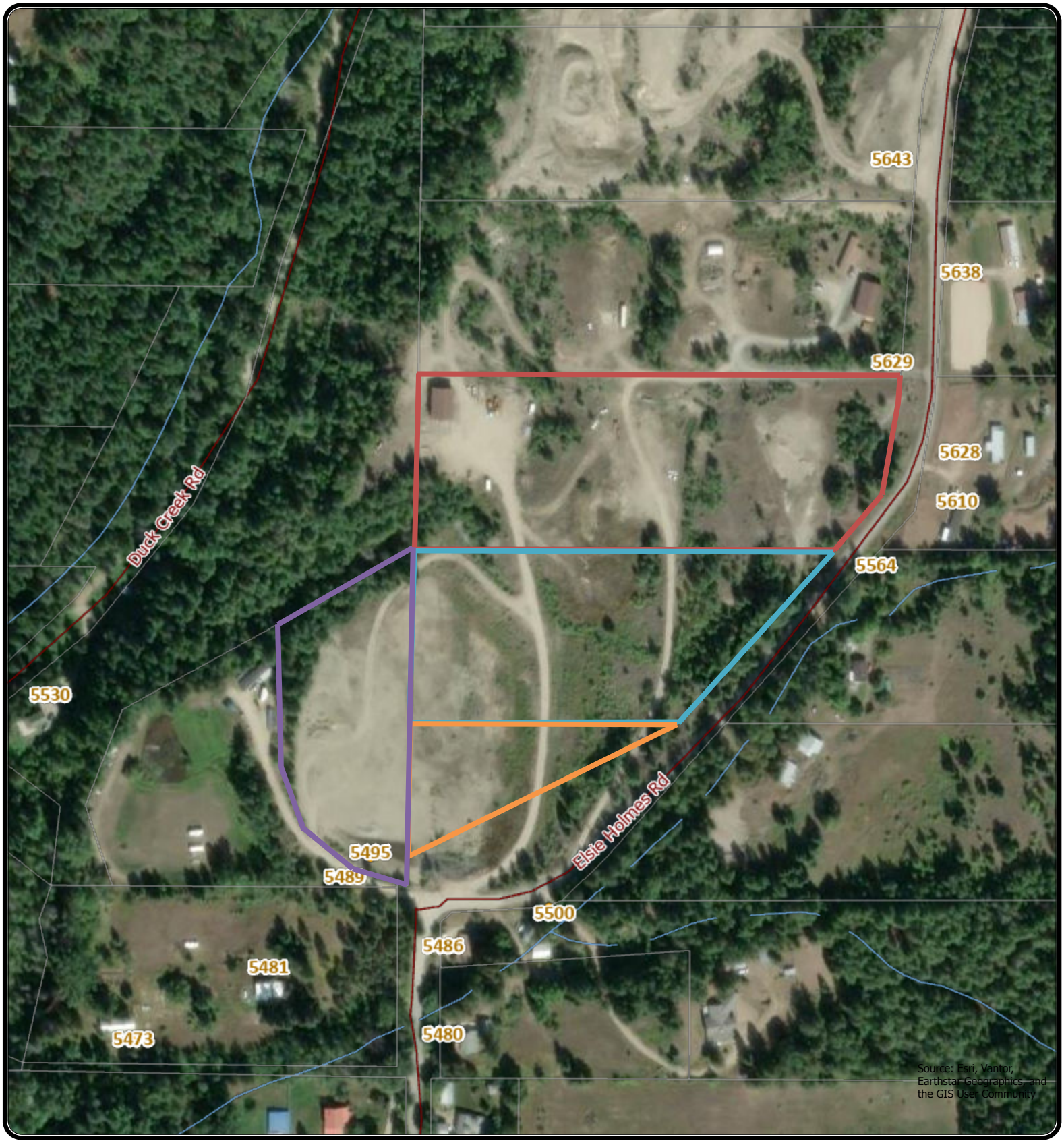
1:9,028

Date: July 23, 2026

N W E S

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 ommissions 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

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

Map Scale:

1:4,514

Date: July 23, 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 ommissions 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

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

Map Scale:

1:9,028

Date: July 23, 2026

N W E S

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 ommissions on this map.

Proposal Summary – Elsie Holmes Road

Shopa's Excavating is proposing to rezone four lots on Elsie Holmes Road from **Quarry** to **Medium Industrial** and to reconfigure the subdivision from **four lots to three lots**. One of the lots is currently designated **Country Residential** under the Official Community Plan (OCP).

The proposed subdivision layout will create larger, more usable parcels that better accommodate the site's topography and provide greater flexibility for future development.

Rezoning the properties from Quarry to Medium Industrial will eliminate the potential for asphalt production and other quarry-related processing activities adjacent to a residential area. We recognize that the possibility of an asphalt plant has been a longstanding concern for both the RDCK and local residents.

The proposed change is expected to reduce heavy truck traffic and eliminate many of the impacts commonly associated with quarry operations, including processing noise, dust, and odors along Elsie Holmes Road.

Our intention is to market the properties to businesses that require larger parcels and space for workshops, storage, parking, and accessory residential use. Examples include boat repair, woodworking and furniture manufacturing, vehicle restoration, electrical contractors, plumbing contractors, and similar trades. These types of businesses generally generate lower traffic volumes, operate more quietly, and create fewer off-site impacts than uses permitted under the current quarry zoning.

The rezoning will also allow for residential development on the parcels while expanding opportunities for local business growth. Given the longstanding shortage of industrial-zoned land in the valley, we believe this proposal will provide valuable opportunities for existing businesses looking to expand, as well as new businesses and residents seeking to relocate to the area.

Thank you,

Lloyd Shopa

Shopa's Excavating Ltd

Proposed boundary adjustment

RDCK Map

Plan prepared by applicant

Legend

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

Map Scale:
1:2,257

Date:
July 20, 2026

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

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

Existing Zone

37.0 QUARRY (Q)

Permitted Uses

1. Land, buildings and structures in the Quarry (Q) zone shall be used for the following purposes only:
   Concrete Batch Plant
   Quarries
   Asphalt Plant
   Gravel Pits
   Processing of Aggregate Mined on site:
   - preliminary grading
   - crushing
   - screening
   - washing

   Accessory Uses:
   - Accessory Buildings or Structures
   - Caretaker Suite
   - business office

Development Regulations

2. The minimum site area shall be five (5) hectares.
3. The minimum setback for any processing operation shall be 100 metres from any lot line.
4. Landscaping shall comply with the requirements of Sections Section 18.0 (93 to 106).

M1 zone included for information because the M2 zone authorizes all the permitted uses of the M1 zone

30.0 LIGHT INDUSTRIAL (M1)

Permitted Uses

1. Land, buildings and structures in the Light Industrial (M1) zone shall be used for the following purposes only:
   Building Supply Stores and Yards
   Car Washes
   Commercial Workshops:
   - machine shops
   - welding shops
   - government garages and workshops
   Contractors' Offices, Shops and Yards
   Construction, Sales, Repair and Storage of:
   - boats
   - trailers
   - prefabricated buildings
   Food Processing
   Light Manufacturing Including:
   - finished wood products
   - fibreglass products
   - canvas products
   - finished concrete products
   - ceramic products
   Manufactured Home and Trailer Sales
   Micro Cultivation, Cannabis
   Micro Processing, Cannabis
   Nursery, Cannabis
   Recycling Depot
   Repair Shops
   Sales, Rental and Servicing of:
   - motor vehicles
   - equipment;
   Service Stations
   Standard Cultivation, Cannabis
   Standard Processing, Cannabis
   Trucking depot / warehouse
   Veterinary Clinics
   Warehousing:
   - mini warehouses
   - cold storage plants
   - feed and seed storage and distribution

   Accessory Uses:

- Accessory Buildings or Structures
- Caretaker Suite
- business office

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The maximum site coverage permitted shall be 50 percent of the lot area.
4. Excepting a fence, no building or structure may be located within:
   a 15 metres of the front or exterior side lot lines
   b 4.5 metres of the rear or interior side lot lines; or
   c 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
5. The maximum height of any structure on a lot shall be 15 metres.
6. Landscaping shall comply with the requirements of Section 18.0 (93 to 106).
7. An Industrial Development Permit is required for developments on industrial zoned land.

Proposed zone

31.0 MEDIUM INDUSTRIAL (M2)

Permitted Uses

1. Land, buildings and structures in the Medium Industrial (M2) zone shall be used for the following purposes only:
   All uses permitted in the Light Industrial (M1) zone
   Auto wrecking, Junkyards, Salvage and Scrap Metal Yards
   Machine Shops and Parts Manufacturing
   Sheet Metal Shops
   Wood Product Manufacturing

   Accessory Uses:
   - Accessory Buildings or Structures
   - Caretaker Suite
   - business office

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The minimum site area for building supply stores and storage, trucking depots, warehousing, auto wrecking, junk yards, scrap metal yards and storage and wood product manufacturing shall have a minimum site area of 1.5 hectares.
4. The maximum site coverage permitted shall be 50 percent of the lot area for buildings and structures and 75 percent for outside storage of materials.
5. No building or structure except a fence may be located within:
   a 15 metres of the front or exterior side lot lines;
   b 4.5 metres of the rear or interior side lot lines; or
   c 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
6. The maximum height of any structure on a lot shall be 15 metres.
7. Landscaping shall comply with the requirements of Section 18.0 (93 to 106).
8. An Industrial Development Permit is required for developments on industrial zoned land.

6.0 COMMERCIAL AND INDUSTRIAL

Background

This section outlines the objectives and policies for General Commercial, Tourist Commercial and Industrial designations in the Plan Area.

Most of the commercial and business needs within the Plan Area are met within the City of Nelson or Town of Creston and existing commercial nodes in selected areas of Riondel, Boswell, Crawford Bay, Gray Creek, Sirdar and Wynndel. However, several service establishments, eating and tourist accommodation facilities, and retail outlets exist throughout the Plan Area. In addition there are many home-based businesses within the area that are vital to the liveability and economic and social sustainability of area communities.

Small scale industrial operations exist throughout the Plan Area, but are generally concentrated in and around Highway 3A. These activities are provided for under the Industrial land use designation. The principal industrial activity in the area is primarily orientated toward primary and secondary resource processing related to quarry operations, forestry and agriculture, and machine and equipment repair and storage.

Commercial Objectives

1. To recognize the important role that varied livelihoods and a vibrant economy play in the community's unique character.
2. To maintain and encourage a diverse and creative community by providing a wide range of opportunities and locations for earning a living that are compatible with, and can take advantage of, the protection and preservation of the area's beauty and character.
3. To recognize the value of tourism to the Plan Area by preserving and protecting the natural environment and promoting Electoral Area 'A' and the region.
4. To promote the area for new clean business and industry for people who are drawn to the area for lifestyle reasons.
5. To recognize and retain traditional resource-based livelihoods such as recreation, agriculture, and forestry while maintaining and protecting their land bases to support sustainable management practices for the communities that may develop zoning.
6. To provide for commercial activities servicing the needs of local communities.

7. To minimize land use incompatibility between commercial activities and surrounding land uses by requiring screening and landscaping of new commercial developments.
8. To ensure that the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan Area.
9. To encourage home based occupations that do not harm the residential character of communities.
10. To protect the character and integrity of quiet residential and rural neighbourhoods.
11. To encourage the incubation of small businesses by allowing owner based businesses to operate in place by expanding the home based business definition where there are no negative impacts to air, noise, access or neighbouring residents.
12. Tourist Commercial land use designations should be applied to parcels that have a combination of tourist commercial, residential and/or agricultural uses that perpetuate the character of the area. On land in the Agricultural Land Reserve, commercial uses would be ancillary to permitted agricultural uses.

Industrial Objectives

13. To ensure there is opportunity for industrial uses that support the local economy.
14. To accommodate industrial uses compatible with rural character that does not adversely affect the natural environment.
15. To minimize conflict between industrial land uses and other adjacent land uses by requiring screening and landscaping of new industrial sites.
16. To protect lands having recoverable deposits of sand and gravel from adjacent uses that would limit or prohibit extraction, and to identify on mapping, lands having recoverable deposits of sand and gravel.
17. To minimize conflicts between sand and gravel processing operations and adjacent land uses.
18. To consider long term community land use needs before aggregate mining begins in order to facilitate the preparation of reclamation plans.
19. To ensure new proposed mining operations have significant public input prior to development to ensure issues can be resolved to the satisfaction of the public and the operator.
20. Areas noted as Mine Remediation (MR) in the community of Riondel are intended to transition to other land use designations once the remediation is complete.

General Commercial (GC) Policies

The Regional Board:

21. Recognizes the regional commercial and service centre roles of the City of Nelson and the Town of Creston, therefore commercial development in Electoral Area 'A'

will primarily be oriented toward East Shore, neighbourhood, and tourist and traveller markets. Commercial and service nodes should occur throughout the Plan Area in a manner that services neighbourhood and tourist commercial needs.

22. Directs that the minimum lot size should be one (1) hectare unless serviced by a community water system. In areas where there is no associated zoning, this minimum lot size may vary if the area needed for an on-site septic system is less.
23. Supports that existing commercial uses shall be recognized and so designated.
24. Supports that small neighbourhood commercial facilities, with floor areas no greater than 500 square metres, may be permitted to provide for neighbourhood commercial requirements.
25. Directs that a landscape buffer shall be required to be installed and maintained on commercial properties adjacent to all properties that have a non-commercial or non-industrial designation and shall be in place prior to commencement of operation.
26. Encourages home occupations in all residential areas subject to protection of neighbourhood values.
27. Encourages that Bed and Breakfast operations shall be permitted in residential areas subject to protection of neighbourhood values.

Tourist Commercial (TC) Policies

The Regional Board:

28. Recognizes that land uses such as artisan crafts, marinas, golf courses, mixed use developments, tourist accommodations, zoos, galleries, restaurants, convenience stores, farmers markets, community sustainable agriculture and accessory use to tourist accommodations are appropriate for this designation.
29. Directs that for tourist accommodation, the minimum site area should be one (1) hectare for the first ten units with larger increments as unit numbers rise. For all other uses one (1) hectare should also be the minimum unless there is community sewer and water system provided. In areas where there is no associated zoning, this minimum site area may vary if the area needed for an on-site septic system is less.
30. Directs that associated residential use would generally be units or lots located away from a major frontage road to the main tourist commercial use and would have indirect access off a major frontage road. The exception would be for mixed use development where residential uses are situated on floors above the commercial use.
31. Supports that new Tourist Commercial activities may be considered on a site-by-site basis throughout the Plan Area.

32. Directs that new marinas over fourteen (14) slips will not be allowed without a sani-station, as per Provincial regulation, unless an existing sani-station is located within one kilometre of the proposed site.

Industrial (M) Policies

The Regional Board:

33. Recognizes that the principal use shall be industry.
34. Supports that existing legal industrial uses shall be recognized.
35. Encourages noise abatement techniques.
36. *Removed by Bylaw 2686*
37. Directs that all industrial land use designations should considered under the following criteria:
    a. a number of different industrial land use designations may be applied allowing differing levels of industrial activity;
    b. industrial activity shall be allowed on sufficiently large properties in a scale proportionate to the lot size;
    c. any application for industrial designation shall include an assessment of impact on local water flow patterns, groundwater and waste water disposal and shall show evidence of adequate water supply and waste disposal;
    d. the Province is requested to ensure industrial activities involving emission of toxic or irritant material meet the most stringent interpretation of its standards with specific regard for the protection of groundwater catchment areas, surface water and riparian areas and with respect to air-borne industrial pollutants;
    e. wherever possible, new industrial activity shall be located in close proximity and with direct access to a major roads;
    f. prior to commencement of industrial activity, a landscape buffer shall be required on industrial properties adjacent to all properties which have a non-industrial designation;
    g. all industrial activity parking and storage must be screened and wide buffers shall be left along roads and property lines; and
    h. signage and lighting should ensure maintenance of the rural landscape.
38. Shall consider a light industrial subdivision subject to good arterial highway access and subject to noise abatement and landscaping requirements and where land use conflicts are minimized.
39. Shall place priority on the extraction and processing of sand and gravel aggregate on lands having recoverable deposits and situated in locations having minimal conflicts

with adjacent land uses. Other development in conformity with long-term land uses proposed in Electoral Area 'A' may be considered after extraction is complete and rehabilitation has occurred. Areas designated for future settlement uses and which contain sand and gravel deposits should have the resource extracted prior to final development.

40. Directs that applications for re-designation for the processing of aggregate resources shall be evaluated on the basis of the following criteria:
    a. the extent of visual screening;
    b. the type of processing proposed;
    c. the prevailing wind direction;
    d. adjacent land uses;
    e. accessibility;
    f. a reclamation plan; and
    g. the characteristics of the aggregate deposit.
41. Encourages the phased rehabilitation of sand and gravel pits after extraction is complete pursuant to the *Mines Act*.
42. Encourages that access roads to new sand and gravel extraction and processing operations avoid use of streets that serve abutting residential development.
43. Directs that required setbacks for sand and gravel operations shall be identified through zoning, in those communities that may adopt a zoning bylaw and shall be related to the characteristics of the proposed development.
44. Directs that a landscape buffer shall be required to be installed and maintained on industrial properties adjacent to all properties which have a non-commercial or non-industrial designation and shall be in place prior to commencement of operation.
45. Directs that a Development Permit Area pursuant to Sections 488 and 499 of the *Local Government Act* shall be required for all significant industrial developments to ensure development compliments existing residential developments in the area.