REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA A ADVISORY PLANNING AND HERITAGE COMMISSION
OPEN MEETING MINUTES

3:00PM
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

*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 Shawn Ryks	Electoral Area A, Chair
Commissioner Michella Moss	Electoral Area A
Commissioner Julie March	Electoral Area A

COMMISSIONERS ABSENT

Commissioner Branca Lewandowski	Electoral Area A

DIRECTORS

Gary Jackman	Electoral Area A, Director

STAFF

Zachari Giacomazzo	Planner
Robin Baril	Meeting Coordinator

PUBLIC
L. Shopa Applicant

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

1. CALL TO ORDER
Chair Ryks called the meeting to order at 3:00 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

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.

- The application is to re-zone 4 land parcels that are zoned Quarry to instead be zoned Light to Medium Industrial
- Interior Health Authority (IHA) initially had some concerns with the Medium Industrial zoning and what is permitted for those uses.
- Overall intention is still do an Industrial zone, which is still going to be more restricted as the re-zoning moves through the process.
- Permitted uses that are going to impact ground water and air pollution concerns in the area are going to be restricted completely as to comply to IHA concerns of water and air quality being impacted.
- Properties are in good location, out of sight lines from neighbouring properties with good access points in and out of each parcel.
- Subdivision process will follow, discussions with Ministry of Transportation and Transit (MOTT) have already begun, applicant is following correct procedures.
- Covenant on land may be required by MOTT with a traffic study in the future.
- Applicant is doing due diligence to ensure that small businesses that would be positive for the community be allowed within the medium to light industrial zoning.

MOVED and seconded,
AND Resolved:

That the Area A Advisory Planning Commission SUPPORT the Land Use Bylaw Amendment Application subject to site specific restrictions as agreed between applicant and staff 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

6. PUBLIC TIME

Chair Ryks called for questions from the public at 3:39 p.m.

There were no questions or comments from the public.

7. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for November 16, 2026 at 3:00pm.

8. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at 3:42 p.m.

Carried

Digitally approved by:

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Shawn Ryks, Chair