Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, October 21, 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
	Director T. Weatherhead	Electoral Area K – In Person
COMMITTEE MEMBERS ABSENT	Director A. Davidoff	Electoral Area I
GUEST DIRECTOR	Director K. Page	City of Nelson
STAFF PRESENT	S. Horn	Chief Administrative Officer
	A. Wilson	General Manager of Development and Community Sustainability
	N. Wight	Planning Manager
	C. Scott	Planner
	D. Hawkins	Planner

S. Chezenko	Planner
Z. Giacomazzo	Planner
C. Feeney	Meeting Coordinator

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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 Boardroom
202 Lakeside Dr, Nelson

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9:00 a.m.

FREEDOM OF THE FLOOR
Moved and seconded,
And resolved:

That Director Page have Freedom of the Floor.

Carried

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 October 21, 2026 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The September 23, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item – 7.3 Darryl Steenhoff and Anita Szabo
Item – 7.4 Gregory Chacalias
Item – 7.5 David Goosen and Stacey Posnikoff

7. PLANNING & BUILDING

7.1 DEVELOPMENT VARIANCE PERMIT – GREEP
File No.: V2613J - Greep
3437 Broadwater Rd
(Wesley Greep)
Electoral Area J

The Committee Report dated October 7, 2026 from Sadie Chezenko, Planner 1, re: Development Variance Permit - Greep, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for a development variance permit to permit a 135m2 accessory building, whereas the bylaw limits accessory buildings to 100m2 and increasing the cumulative size of all accessory buildings on the lot from 200m2 to 250m2.

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 V2613J to Wesley Greep for the property located at 3747 Broadwater Road, RDCK Region and legally described as LOT A DISTRICT LOT 301A KOOTENAY DISTRICT PLAN 17267 (PID: 005-459-818) to vary Sections 707.7, 701.8 and 701.9 of Regional District of Central Kootenay Zoning Bylaw No. 1675 in order to allow that the maximum gross floor area of any accessory building or structure shall not exceed 135 square metres and to allow that

the cumulative gross floor area of all accessory buildings or structures shall no exceed 250 square metres and to allow a maximum height of 7.5 meters.

SUBJECT TO

a) The receipt of payment of the $2,000 surcharge for development applications arising from bylaw enforcement action pursuant to the Planning Procedures and Fees Bylaw No. 2457, 2015.

Carried

7.2 TEMPORARY USE PERMIT - THANKACHEN
File No.: T2603A - Thankachen
12541 Lewis Bay Road
(Applicant: Kristin Thankachen and Shaun Thankachen)
(Property Owner: Ethereal Conjunction Ltd)
Electoral Area A

The Committee Report dated October 5, 2026 from Zachari Giacomazzo, Planner, re: Temporary Use Permit - Thankachen, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the Temporary Use Permit (TUP) for the construction of accessory buildings on a vacant lot prior to establishing a single detached dwelling for principal use.

Staff answered the Committee's questions.

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 T2603A by Shaun Thankachen and Kristin Thankachen for the property located at 12541 Lewis Bay Road in Boswell and legally described as STRATA LOT 22, DISTRICT LOT 5027, KOOTENAY 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 SITE SPECIFIC FLOODPLAIN EXEMPTION - STEENHOFF
File No.: F2603HN – Steenhoff
260 Wilson Creek Rd E
(Darrell Steenhoff and Audrey Steenhoff)
Electoral Area H

Rural Affairs Committee
Referred from September 23, 2026 to October 21, 2026

The Committee Report dated October 7, 2026 from Zachari Giacomazzo, Planner, re: Site Specific Floodplain Exemption - Steenhoff, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the site specific flooplain exemption application which seeks relief from the floodplain setback requirements for a portion of Wilson Creek to authorize the unlawfully constructed single detached dwelling on the subject property.

The property owners' lawyer, Anita Szabo, provided a presentation to the Committee and both her and property owner Darrell Steenhoff were available to answer 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 APPROVE the issuance of a Site-Specific Exemption to *RDCK Floodplain Management Bylaw No. 2080, 2009*, for the existing unlawfully constructed development (primary residence) on LOT B, DISTRICT LOT 4877, KOOTENAY DISTRICT PLAN EPP30385, as described in the Staff Report “Site Specific Floodplain Exemption F2603HN”, dated October 7, 2026.
AND THAT As a condition of the Board’s approval of the site-specific exemption to *RDCK Floodplain Management Bylaw 2080, 2009* for the existing unlawfully constructed development (primary residence) on LOT B, DISTRICT LOT
4877, KOOTENAY DISTRICT PLAN EPP30385, as described in the Staff Report “Site Specific Floodplain Exemption F2603HN”, dated October 7, 2026, and subject to His Majesty the King in Right of the Province of British Columbia’s approval and execution, the property owners, at their own expense, prepare and register a modification of the Flood Covenant registered on February 14, 2002 under land title instrument KT16479 – Section 219 flood covenant, and in priority of charges of a financial nature, under section 219 of the Land Title Act, in favour of RDCK, with terms satisfactory to RDCK that will include but not be limited to:

1. a comprehensive waiver of liability, release and indemnification of RDCK;
2. an acknowledgement by the property owners of the dangers in building and occupying lands subject to flooding;
3. an acknowledgment and agreement by the property owners that disaster financial assistance funding is not available for the existing unlawfully

constructed development (primary residence) or any other buildings or structures or the contents of such primary residence and any other buildings and structures constructed or erected in contravention of the requirements of *RDCK Floodplain Management Bylaw 2080, 2009*, as may be amended or replaced from time to time;

4. reference to, attachment of and conditions of the Apex Geoscience Consultants Ltd.'s April 2, 2026 Flood Hazard Assessment and, if possible, Crowsnest Engineering's February 14, 2025 Technical Memorandum - Post-Construction Hazard Assessment Report that includes certification that the subject lands, and the existing unlawfully constructed development (primary residence) on the subject lands, may be used safely for the intended purpose; and
5. with respect to any redevelopment at the end of the building lifespan, any future reconstruction of the existing unlawfully constructed development (primary residence) must meet the flood construction levels and setback requirements in force at the time of redevelopment; and
6. the property owners:
    a. preparing an emergency plan to account for scenarios such as the loss of access via East Wilson Creek Road due to embankment erosion or structural failure of the existing unlawfully constructed development (primary residence)'s patio area spread foundations and roof of the patio area; and, in an effort to possibly mitigate risks in the event of severe hydrogeomorphic events, including debris flooding, avulsion, or deep inundation, occurring within a 200-year period; and
    b. continually monitoring the primary residence's structural integrity, which includes:
        i. annual inspections of the foundation system, slabs, and other structural elements of the primary residence annually, preferably during late summer when water levels are lower;
        ii. using measurement tools such as laser level and tape measures to assess the primary residence's performance under actual service loading; and
        iii. engagement of a qualified professional engineer for detailed assessments if significant changes are identified during routine inspections in an effort to ensure that risk evaluations remain accurate and relevant.

Carried

7.4 LAND USE BYLAW AMENDMENT - CHACALIAS

File No.: Z2604B - Chacalias
4580 44th Street
(Gregory Chacalias)
Electoral Area B

The Committee Report dated October 5, 2026 from Zachari Giacomazzo, Planner, re: Land Use Bylaw Amendment - Chacalias, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the application for a land use bylaw amendment to rezone the property from Neighbourhood Commercial (C1) to Agriculture 1 (AG1) and redesignate the property from General Commercial (GC) to Agriculture (AG) in order to better reflect the existing and future use of the property as residential.

The property owner, Gregory Chacalias, provided a background to the Committee regarding the application and 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 *Electoral Area 'B' Comprehensive Land Use Amendment Bylaw No. 3092, 2026* being a bylaw to amend *Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013* is hereby given FIRST and SECOND reading by content and referred to a public hearing.
AND THAT the Board of Directors considers the process for minor OCP Amendments, as outlined in RDCK Policy No. 400-02-19 (OCP Consultation Policy), to be appropriate consultation for the purpose of *Section 475 of the Local Government Act;*
AND THAT, in accordance with *Section 477 of the Local Government Act*, the Board of Directors has considered *Amendment Bylaw No. 3092, 2026*, in conjunction with its Financial and Resource Recovery Plans;
And Further;
That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, the Director of Electoral Area 'B' is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Carried

7.5 LAND USE BYLAW AMENDMENT - POSNIKOFF
File No.: Z2602I- Posnikoff
1625 Highway 3A
(Stacey, Mary, John & Brian Posnikoff)

Electoral Area I

Rural Affairs Committee
Referred from September 23, 2026 to October 21, 2026

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.

The property owners, David Goosen & Stacey Posnikoff, provided background to the Committee regarding the property and were available to answer the Committee's questions.

The Committee had a discussion regarding the absence of a water supply for the third residence and staff answered the Committee's questions.

Moved and seconded,
And resolved:

That the following motion **BE REFERRED** to the December 17, 2026 Rural Affairs Committee meeting:

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

Defeated

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

That Regional District of Central Kootenay *Zoning Amendment Bylaw No. 3080, 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. 3080, 2026* until the following items have been obtained:
- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).
- Proof of sufficient volume of potable water for the proposed third residence that is intended to be built on the property.

Carried

RECESS/ RECONVENE The meeting recessed at 10:45 a.m. for and reconvened at 10:57 a.m.

7.6 AREA D COMMUNITY PLANNING PROJECT - PHASE 2 RECOMMENDATIONS
File No.:10\5100\20\D_Ainsworth\2026 Project
Electoral Area D
Services Impacted: Planning and Land Use/S104

The Committee Report dated October 21, 2026 from Dana Hawkins, MCIP, RPP, Planner 2, re: Area D Community Planning Project – Phase 2 Recommendations, has been received.

Dana Hawkins, Planner 2, provided an overview of the Area D Community Planning Project which builds on work completed in 2021 to facilitate land use discussions between the RDCK and Area D communities. The project aims to gather community input on land use needs, with the goal of informing future updates to the Area D Comprehensive Land Use Bylaw, including potential expansion of zoning to additional communities.

Staff answered the Committee's questions.

Moved and seconded,
And resolved:

That the following motion **BE REFERRED** to the December 17, 2026 Rural Affairs Committee meeting:

That the Board direct staff to continue to Phase 2 of the Area D Community Planning Project as recommended in the Area D Community Planning Project – Phase 2 Recommendations staff report dated October 21, 2026.

Carried

7.7 FOR INFORMATION: PLANNING SERVICES QUARTERLY REPORT (Q3)
New Application and Referrals
(July to September 2026)
All Electoral Areas

The Report dated July to September 2026 from the Planning Department, re: Planning Services Quarterly Report, has been received.

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair will call for questions from the public and members of the media at 11:14 a.m.

No public or media had questions.

The Committee thanked Chair Jackman for his years of service as Chair on the Rural Affairs Committee.

11. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 11:15 a.m.

Carried

Digitally Approved

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Garry Jackman, Chair