



REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA C ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING AGENDA

7:00PM PT
Monday, October 26, 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/91561897070?pwd=Rydjuj8adQa44BmPzLGDSA6ZRPPGH5.1>

Join by Phone:

+1 778 907 2071 Canada Toll-free

Meeting ID: 915 6189 7070

Meeting Password: 751950

In-Person Location: West Creston Hall – 1350 W Creston Road, Creston, BC, V0B 1G7

1. CALL TO ORDER

Director Vandenberghe called the meeting to order at ____ p.m.

2. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Member _____ nominated Member _____.

Member _____ nominated Member _____.

Member _____ nominated Member _____.

OPPORTUNITY FOR CANDIDATES TO ADDRESS THE COMMISSION

Two minutes per address.

VOTE BY SECRET BALLOT

RDCK Director Vandenberghe to distribute the ballots

3. DECLARATION OF ELECTED OR ACCLAIMED CHAIR

RDCK Director Vandenberghe ratifies the appointed Member _____ as Chair of the Area C Advisory Planning and Heritage Commission for 2026.

4. DESTROY BALLOTS

Moved and seconded,
And Resolved

That the ballots used in the election of the Area C Advisory Planning and Heritage Commission be destroyed.

Carried/Defeated/Referred

5. COMMENCEMENT OF APHC MEETING

Chair _____ assumed the Chair and called the meeting to order.

6. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

7. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the October 26, 2026 Electoral Area C Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

8. RECEIPT OF MINUTES

The August 14, 2025 Electoral Area C Advisory Planning and Heritage Commission minutes, have been received.

9. STAFF REPORTS

9.1 Bylaw Amendment Application

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

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Area C Advisory Planning Commission SUPPORT/NOT SUPPORT the Bylaw Amendment Referral for Area C.

Carried/Defeated/Referred

10. PUBLIC TIME

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

11. NEXT MEETING

The next Electoral Area C Advisory Planning and Heritage Commission Meeting is scheduled for November 9, 2026 at 7:00pm.

12. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area C Advisory Planning and Heritage Commission meeting be adjourned at ____ p.m.



REGIONAL DISTRICT OF CENTRAL KOOTENAY

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

7:30PM PDT

Thursday, August 14, 2025

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/91561897070?pwd=Rydjuj8adQa44BmPzLGDSA6ZRPPGH5.1>

Join by Phone:

+1 778 907 2071 Canada Toll-free

Meeting ID: 915 6189 7070

Meeting Password: 751920

In-Person Location: West Creston Hall – 1350 W Creston Road, Creston, BC, V0B1G7

COMMISSIONERS

Commissioner Joan McKenzie
Commissioner Allen McLaren
Commissioner Larry Rast
Commissioner Roger Chadwick

Electoral Area C, Chair
Electoral Area C
Electoral Area C
Electoral Area C

COMMISSIONERS ABSENT

Commissioner Lori Kepke
Commissioner Brian Churchill
Commissioner Ted Yarema

Electoral Area C
Electoral Area C
Electoral Area C

DIRECTORS

Kelly Vandenberghe

Electoral Area C, Director

STAFF

Rishab Gaba
Robin Baril

Planner 2
Meeting Coordinator

4 out of 7 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair McKenzie called the meeting to order at 7:34 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 August 14, 2025 Electoral Area C Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The April 8, 2025 Electoral Area C Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 Bylaw Amendment Referral Form

Rishab Gaba, Planner 2, gave an overview of the Amendments to Zoning Bylaw to include Amendments to Electoral Area C Comprehensive Land Use Bylaw No. 2317, 2013 on behalf of the Planning Department for the Commission. This update of the Zoning Bylaw is to bring consistency to the definitions of housing options in the Official Community Plan (OCP).

Rishab answered the Commission's questions.

MOVED and seconded,
AND Resolved:

That the Area C Advisory Planning Commission Support the Bylaw Amendment Referral Form – Amendments to Zoning Bylaw for Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013.

Carried

5.2 Bylaw Amendment Application – Referral Form

Rishab Gaba, Planner 2, gave an overview of the Bylaw Amendment Application – Referral form to include Amendments to Electoral Area C Comprehensive Land Use Bylaw No. 2317, 2013 on behalf of the Planning Department for the Commission. With the implementation of Bill 44 by the provincial government, RDCK is required to update the Zoning Bylaw to bring consistency in the wording of the Official Community Plan (OCP).

Rishab answered the Commission's questions.

MOVED and seconded,
AND Resolved that it be recommended to the Board:

That the Area C Advisory Planning Commission Support the Bylaw Amendment Application for the Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013.

Carried

6. PUBLIC TIME

No public present online or in-person.

7. NEXT MEETING

The next Electoral Area C Advisory Planning and Heritage Commission Meeting is scheduled for September 8, 2025 at 7:00 p.m.

ADJOURNMENT

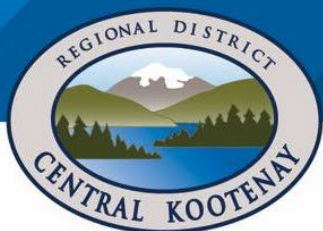
MOVED and seconded,
AND Resolved:

The Electoral Area C Advisory Planning and Heritage Commission meeting be adjourned at 8:04 p.m.

Carried

Digitally approved by,

Joan McKenzie, Chair



Bylaw Amendment Application

Referral Form

Amendment to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013,

Date: August 24, 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 24, 2026**). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW AMENDMENT:

The proposed amendments update the Official Community Plans and Schedule A of applicable land use bylaws to align policy with residential zoning changes adopted in 2024 and related updates made in 2026. The amendments form part of the RDCK's ongoing response to provincial housing legislation, including Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023.

The amendments modernize residential terminology, support accessory dwelling units, clarify residential policy direction, and remove regulatory details such as density and minimum lot size provisions where those matters are more appropriately addressed through zoning.

Amendment Bylaw	Official Community Plan Bylaw
Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025	Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

Link to the full text of existing bylaws : <https://www.rdck.ca/development-sustainability/development-community-sustainability-services/community-planning/official-community-plans-comprehensive-land-use-bylaw-zoning-bylaws/>

Enclosed with this referral package are the following documents:

- Drafts of the proposed bylaw amendment;
- Concurrence Tables, which present a side-by-side comparison of the current policies and the proposed amendments, including rationale; and
- A map identifying Electoral Areas within the RDCK that are currently subject to Official Community Plans (OCPs).

LEGAL DESCRIPTION & GENERAL LOCATION:

The proposed bylaw amendments apply to the communities in Electoral Area 'C' of the Regional District of Central Kootenay (RDCK), which are subject to the Official Community Plans. The area includes various communities, as illustrated in Attachment C.

AREA OF PROPERTY AFFECTED
n/a

ALR STATUS
The proposed amendments apply to properties both within and outside the ALR.

APPLICANT/AGENT:
RDCK Planning Department

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.

Rishab Gaba, PLANNER 2

REGIONAL DISTRICT OF CENTRAL KOOTENAY

- ☐ TRANSPORTATION West Kootenay
- ☐ HABITAT BRANCH
- ☐ FRONT COUNTER BC (FLNRORD)
- ☐ AGRICULTURAL LAND COMMISSION
- ☐ REGIONAL AGROLOGIST
- ☐ ENERGY & MINES
- ☐ MUNICIPAL AFFAIRS & HOUSING
- ☐ INTERIOR HEALTH HBE Team, Nelson
- ☐ KOOTENAY LAKES PARTNERSHIP
- ☐ SCHOOL DISTRICT NO. 8, 10, 20
- ☐ WATER SYSTEM OR 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 C
- ☐ RDCK FIRE SERVICES
- ☐ RDCK EMERGENCY SERVICES
- ☐ RDCK BUILDING SERVICES
- ☐ RDCK UTILITY SERVICES
- ☐ RDCK REGIONAL PARKS

FIRST NATIONS

- ☐ KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
- ☐ OKANAGAN NATION ALLIANCE
 - ☐ C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - ☐ KŁK'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - ☐ SNPÍNTKTN (PENTICTON)
 - ☐ STQA?TKWƏ?WT (WEST BANK)
 - ☐ SUKNAQÍN (OKANAGAN)
 - ☐ SWÍWS (OSOYOOS)
 - ☐ SPAXOMƏN (UPPER NICOLA)
- ☐ SHUSWAP NATION TRIBAL COUNCIL
 - ☐ KENPÉSQT (SHUSWAP)
 - ☐ QW?EWT (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: **RISHAB GABA, PLANNER 2**
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1548
Email: rgaba@rdck.bc.ca

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3043

A Bylaw to amend Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013* be amended as follows:

- A. That the Background subsection of section 4.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Unit Residential designations in the Plan area.

Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Unit Residential (R6).

- B. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:

10. Directs that the principal use shall be single detached or duplex housing.

- C. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:

13. Directs that the principal use shall be single detached or duplex housing.

14. Supports an accessory dwelling unit as an accessory use.

- D. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:

Attachment A

17. directs that the principal use shall be single detached or duplex housing.

- E. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:

20. Directs that the principal use be single detached, duplex or multi-unit housing.

21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.

22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.

24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).

- F. That the Natural Environment Policies subsection of Section 9.0 Natural Environment be amended as follows:

19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.

- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025."**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

Attachment A

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

DRAFT

Concurrence Table

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi- Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Family Residential designations in the Plan area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi- Unit Residential designations in the Plan area.	Clarify and modernize.
4.0 RESIDENTIAL Background	Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Family Residential (R6).	AMEND Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi- Unit Residential (R6).	Clarify and modernize.
4.0 RESIDENTIAL Suburban Residential (RS) Policies	10. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 10. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.

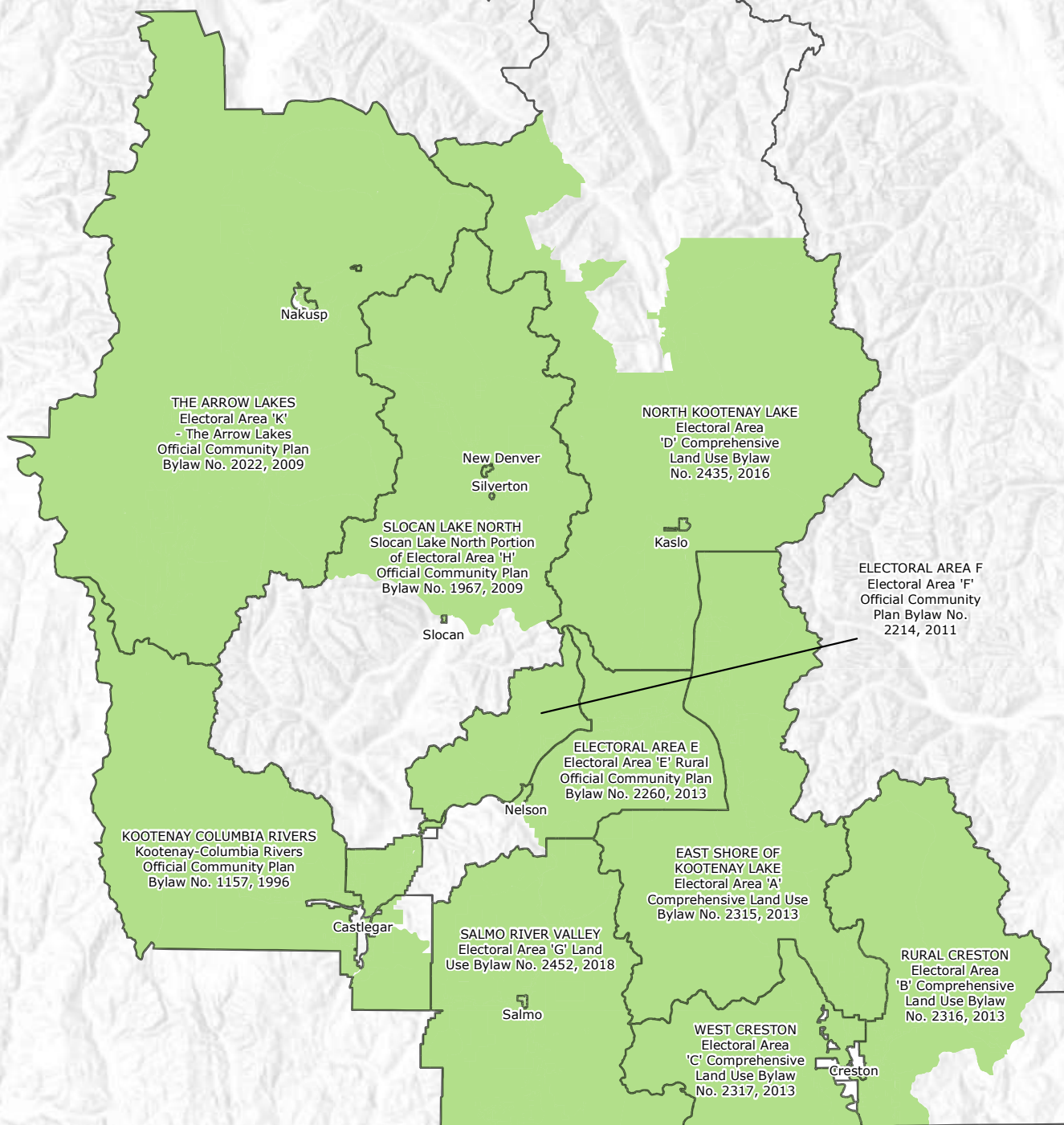
Concurrence Table

4.0 RESIDENTIAL Country Residential (RC) Policies	13. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 13. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	14. Will allow for one dwelling unit per parcel and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 14. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
4.0 RESIDENTIAL Rural Residential (RR) Policies	17. Directs that the principal use shall be one-family or two-family dwelling.	AMEND 17. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	20. Directs that the principal use be one-family, two-family or multi-family residential.	AMEND 20. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	21. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	AMEND 21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	Clarify and modernize.
4.0 RESIDENTIAL	22. Directs that multi-family residential developments be restricted to a maximum of two-	AMEND 22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject	Clarify and modernize.

Concurrence Table

Multi-Unit Residential (RH) Policies	stories and be subject to the provision of community water and/or waste water disposal.	to the provision of community water and/or waste water disposal.	
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	23. Encourages that multi-family residential developments may include accessory or incidental commercial use.	AMEND 23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Recognizes that multi-family residential policies will be applicable to both Manufactured Home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	AMEND 24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	Clarify and modernize.
9.0 NATURAL ENVIRONMENT Natural Environment Policies	19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance where necessary with the Local Government Act.	AMEND 19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.	Clarify and modernize.

Attachment C



RDCK Areas with OCP

- Electoral Areas
- Official Community Plan Coverage

0 20 40
Kilometres

Thursday, February 8, 2024
Datum/Projection: NAD83/UTM Zone 11N
Created By: Chenoa McLean

The map data shown are approximate representations for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.