Regional District of Central Kootenay
RURAL AFFAIRS COMMITTEE MEETING
Open Meeting Minutes

Wednesday, March 19, 2025
9:00 a.m. PST
Hybrid Model - In-person and Remote
RDCK Board Room, 202 Lakeside Dr., Nelson, BC

COMMITTEE MEMBERS PRESENT	Chair 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
	Director A. Davidoff	Electoral Area I
	Director H. Hanegraaf	Electoral Area J
	Director T. Weatherhead	Electoral Area K – In-person
COMMITTEE MEMBERS ABSENT	Director W. Popoff	Electoral Area H
STAFF PRESENT	S. Horn	Chief Administrative Officer
	M. Morrison	Corporate Officer
	S. Sudan	General Manager of Development and Community Sustainability
	N. Wight	Planning Manager
	S. Chezenko	Planner
	R. Gaba	Planner
	Z. Giacomazzo	Planner
	U. Wolf	General Manager of Environmental Services
	J. Dupuis	Bylaw Supervisor

A. Grant	Grants Coordinator
C. Hopkyns	Corporate Administrative Coordinator 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).

Join by Video:
https://rdck-bcca.
zoom.us/j/97918675110?pwd=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.1

Join by Phone:
833 955 1088 Canada Toll-free

Meeting Number (access code): 979 1867 5110
Meeting Password: 527524

Location:
RDCK Head Office - Board Room, 202 Lakeside Dr, Nelson BC

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 March 19, 2025 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The February 19, 2025 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.1 - Larry Perepolkin

7. PLANNING & BUILDING

7.1 SUBDIVISION - AGRICULTURAL LAND RESERVE - PEREPOLKIN
File No.: A2404H
2505 Sorokin Road
(Nadine and Larry Perepolkin, Agent: Joshua Hango)
Electoral Area H

The Committee Report dated March 14, 2025 from Sadie Chezenko, Planner, re: Subdivision - Agricultural Land Reserve - Perepolkin, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding Agricultural Land Commission (ALC) application to subdivide the parcel into two lots within the Agricultural Land Reserve (ALR) at 2505 Sorokin Road in Krestova.

Larry Perepolkin, property owner, provided background to the Committee regarding the application and 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 A2404Hs for the proposed Subdivision in the Agricultural Land Reserve proposed by Joshua Hango for property located at 2505 Sorokin Road, Electoral Area 'H' and legally described as DISTRICT LOT 14517 KOOTENAY DISTRICT EXCEPT PLAN NEP74807 (PID: 007-135-777), AND FURTHER, the Committee supports this due to the soil capability at a Class 7, need for housing, and previous Agricultural Land Commission review that which indicated support.

Carried

7.2 FOR INFORMATION: RDCK PLANNING PROCEDURES AND FEES BYLAW AMENDMENT
File No.: 3012-AMD-2457
All Electoral Areas

The Committee Report - For Information dated March 19, 2025 from Rishab Gaba, Planner, re: Amendment of Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015, has been received.

Rishab Gaba, Planner, provided an overview to the Committee regarding Amendment Bylaw No. 3012, which, if adopted, will amend the "Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015." This amendment will formalize development approval information procedures as prescribed in Division 6 of Part 14 of the *Local Government Act.* These proposed changes will formalize an existing practice of requiring development approval information for certain applications in accordance with that section of the *Local Government Act* from which the authority is granted. The amendment establishes a standardized framework applicable to existing Official Community Plans (OCPs) with designated Development Approval Information Areas, as well as to future OCP updates and newly adopted OCPs, ensuring consistency across the RDCK. Its application is subject to the jurisdictional scope defined by the respective OCP.

Staff answered the Committee's questions. The Committee had a discussion regarding delegated authority. Staff will take the Directors' feedback from the meeting into consideration for the amendment of Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015.

RECESS/ RECONVENE **The meeting recessed at 10:14 a.m. for break and reconvened at 10:26 a.m.**

7.3 BYLAW 3009: RESPONSIBLE DOG OWNERSHIP
Electoral Areas A, B, C & H

The Committee Report dated March 19, 2025 from Sangita Sudan, GM Development and Community Sustainability, re: Bylaw 3009: Responsible Dog Ownership, has been received.

Sangita Sudan, GM Development and Community Sustainability and Jordan Dupuis, Bylaw Supervisor, provided an overview regarding Responsible Dog Ownership Bylaw. Staff is seeking Directors provide comments and feedback on the bylaw.

Staff answered the Committee's questions.

Moved and seconded,
And resolved:

That the Responsible Dog Ownership (RDO) Bylaw No. 3009, 2025 be read a FIRST time by content and sent for a legal review; AND FURTHER, that Directors provide comment and feedback on the bylaw, including whether to include patrols, leashing or dogs at large.

Carried

8. ENVIRONMENTAL SERVICES
No items.

9. PUBLIC TIME

The Chair called for questions from the public and members of the media at 11:18 a.m.

Public asked questions regarding the Official Community Plan Amendment Bylaw No. 3002 and Zoning Amendment Bylaw No. 3003:

1. The next steps that will be taken. The Chair shared that a report including all submission for consideration will be addressed at a future Board meeting.
2. Status of a second study. Staff shared all submissions will be submitted with the report.
3. The decision making process when there is conflicting professional opinions. The Chair shared based off the report staff provided highlights the risks and concerns and the Board will decide from there.

No media had question.

10. CLOSED

10.1 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:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Carried

10.2 Recess of Open Meeting

Moved and seconded,
And resolved:

The Open meeting be recessed at 11:31a.m. in order to conduct the Closed Board meeting and reconvened at 11:41 a.m.

Carried

11. RURAL ADMINISTRATION

11.1 COMMUNITY WORKS FUND APPLICATION – RDCK – ROSEBUD LAKE REGIONAL PARK UPGRADE AND MITIGATION PROJECT

File No.: 1850-20-CW-313
Electoral Area G

The Committee Report dated March 5, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - Rosebud Lake Regional Park Upgrade and Mitigation Project, has been received.

The Committee had a discussion regarding the application.

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

That the Community Works Fund application submitted by the RDCK for the RDCK-Rosebud Lake Regional Park Upgrade and Mitigation Project in the amount of $200,000.00 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area G to Regional Parks-Nelson, Salmo and Areas E, F and G Service S202.

Carried

9.2 COMMUNITY WORKS FUND APPLICATION – CBT PROPERTY CORP CRESTON RED GRAIN ELEVATOR

File No.: 1850-20-CW-313
Electoral Area A,B & C

The Committee Report dated March 5, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - CBT Property Corp – Creston Red Grain Elevator, has been received.

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

That the That the Community Works Fund application submitted by the CBT Property Corp for the CBT Property Corp – Creston Red Grain Elevator in the amount of $30,000.00 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area A,B,C.

Carried

12. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 11:47 a.m.

Carried

Approved by

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Chair Jackman, Chair