



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, April 16, 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
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 A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J – In-person
Director T. Weatherhead	Electoral Area K

STAFF PRESENT

S. Horn	Chief Administrative Officer
S. Sudan	General Manager of Development and Community Sustainability
N. Wight	Planning Manager
S. Chezenko	Planner
U. Wolf	General Manager of Environmental Services
E. Stout	Manager of Building and Bylaw
C. Feeney	Corporate Administrative Assistant - Meeting Coordinator

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.](https://rdck-bcca.zoom.us/j/97918675110?pwd=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.1)

[zoom.us/j/97918675110?pwd=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.1](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 April 16, 2025 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

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

6. DELEGATIONS

Item 7.1 - Trueman

7. PLANNING & BUILDING

7.1 SUBDIVISION IN THE AGRICULTURAL LAND RESERVE - TRUEMAN

File No.: A2504D-TRUEMAN

1121 and 1125 Press Road

(William and Richard Trueman)

Electoral Area D

The Committee Report dated March 28, 2025 from Sadie Chezenko, Planner, re:
Subdivision in the Agricultural Land Reserve - Trueman, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Agricultural Land Commission (ALC) application for a subdivision within the Agricultural Land Reserve (ALR) in Electoral Area D. The parcel is 4.05 ha in size and the owners wish to subdivide it into two lots, approximately 2.75 ha and 1.25 ha in size.

Richard Trueman, property owner, provided background to the Committee and answered questions 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 A2504D for the proposed Subdivision in the Agricultural Land Reserve proposed by William and Richard Trueman for the property located at 1121/1125 Press Road, Electoral Area 'D' and legally described as LOT 26 DISTRICT LOT 8390 KOOTENAY DISTRICT PLAN 920 (PID: 012-226-742).

Carried

7.2 NON FARM USE IN THE AGRICULTURAL LAND RESERVE - COLUMBIA BASIN BROADBAND CORPORATION

File No.: A2503K – COLUMBIA BASIN BROADBAND CORPORATION C/O CHRISTOPHER PITTMAN

**Provincial Crown Land between Worthington Creek FSR and Dority Road
(Provincial Crown Land – Ministry of Water, Land and Resource Stewardship)
Electoral Area K**

The Committee Report dated March 31, 2025 from Sadie Chezenko, Planner, re: Non Farm Use In The Agricultural Land Reserve - Columbia Basin Broadband Corporation, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Agricultural Land Commission (ALC) application for a Non-Farm Use within the Agricultural Land Reserve (ALR) on Provincial Crown Land in Electoral Area K. The proposal is to install a telecommunications shelter on the site to allow residents of the area to access high speed internet.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2503K for the purposes of a Non-Farm Use in the ALR proposed by Christopher Pittman on behalf of Columbia Basin Broadband

Corporation for site located between Worthington Creek FSR and Dority Road in Edgewood, Electoral Area K as identified on Attachment C;

And that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

**7.3 FOR INFORMATION: PLANNING SERVICES WORKPLAN REVIEW UPDATE
All Electoral Areas**

The Committee Report dated April 16, 2025 from Nelson Wight, Planning Manager, re: Planning Services Workplan Review Update, has been received.

Nelson Wight, Planning Manager, presented to the Committee regarding the Planning Services workplan, reviewing the near term projects, remaining project items and next steps. The Committee discussed options to improve efficiency of the Planning workplan, including potential approaches to better align Official Community Plans and Bylaws for increased consistency.

Staff answered the Committee's questions.

**RECESS/
RECONVENE**

The meeting recessed at 10:37 a.m and reconvened at 10:45 a.m.

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

That the Board consider using Local Government Climate Action Program (LGCAP) funding to support mandated land use planning.

Carried

Moved and seconded,
And resolved:

That the following Item 7.3 For Information: Planning Service Workplan Review Update: All Electoral Areas BE REFERRED to the May 14, 2025 Rural Affairs Committee Meeting for further discussion.

Carried

DIRECTOR ABSENT: Director Newell left the meeting at 11:11 a.m.

**7.2 FOR INFORMATION: PLANNING SERVICES QUARTERLY REPORT
New Applications and Referrals (January-March 2025)**

All Electoral Areas

The Report dated January - March 2025 from the Planning Department, re: Planning Services Quarterly Report, has been received.

8. ENVIRONMENTAL SERVICES

No items.

DIRECTOR ABSENT: Director Watson left the meeting at 11:32 a.m. due to power outage

DIRECTOR PRESENT: Director Watson joined the meeting at 11:36 a.m.

9. RURAL ADMINISTRATION**9.1 COMMUNITY WORKS FUND APPLICATION – RDCK – WOODBURY FIRE HYDRANT AND GENERATOR INSTALLATION**

File No.: 1850-20-CW-316

Electoral Area D

The Committee Report dated April 1, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - RDCK - Woodbury Fire Hydrant and Generator Installation, has been received.

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-Woodbury Fire Hydrant and Generator Installation in the amount of \$85,400.00 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area D to Service S259 – Water Utility - Woodbury.

Carried

9.2 COMMUNITY WORKS FUND APPLICATION – RDCK – BALFOUR FIRE HALL STAND-BY GENERATOR PROJECT

File No.: 1850-20-CW-315

Electoral Area E

The Committee Report dated March 14, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - RDCK - Balfour Fire Hall Stand-By Generator project, has been received.

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-Balfour Fire Hall Stand-By Generator in the amount of \$15,000.00 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area E to Service S141 Balfour/Harrop Fire Protection.

Carried

9.3 COMMUNITY WORKS FUND APPLICATION – RDCK – DUHAMEL WATER SYSTEM – WELL PUMP REPLACEMENT

File No.: 1850-20-CW-317

Electoral Area F

The Committee Report dated April 3, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - RDCK - Duhamel Water System – Well Pump Replacement, has been received.

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-Duhamel Water System – Well Pump Replacement in the amount of \$50,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area F, and further that the Board of Directors approve an amendment to the 2025 Financial Plan for Water Utility –Area F (Duhamel) Service S248 to INCREASE the following line items:

- Community Works Grants by \$50,000,
- Transfer from Reserves by \$40,000,
- Transfer to Other Services by \$5,000,
- Capital expenses by \$85,000.

Carried

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 11:36 a.m.

No media or public had question.

12. ADJOURNMENT

Moved and seconded,

And resolved:

The meeting be adjourned at 11:37 a.m.

Carried

Digitally Approved By

Chair Jackman, Chair