



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, May 14, 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 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
Director A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J – In-person
Director T. Weatherhead	Electoral Area K – In-person

COMMITTEE MEMBERS

ABSENT

Director A. Watson	Electoral Area D
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GUEST DIRECTOR

L. Main	Village of Silverton
K. Page	City of Nelson

STAFF PRESENT

S. Horn	Chief Administrative Officer
Y. Malloff	Chief Financial Officer
S. Sudan	General Manager of Development and Community Sustainability
N. Wight	Planning Manager
S. Chezenko	Planner
R. Gaba	Planner
S. Johnson	Planner
Z. Giacomazzo	Planner

U. Wolf
T. Fehst
Jeannine Bradley
C.Hopkyns

General Manager of Environmental Services
Regional Fire Chief
Project Manager
Corporate Administration Coordinator -
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-bc-ca.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.

FREEDOM OF THE FLOOR

Moved and seconded,
And resolved:

That Director Main 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 May 14, 2025 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The April 16, 2025 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.1 - Marcie and Daniel Johnson

7. PLANNING & BUILDING**7.1 DEVELOPMENT VARIANCE PERMIT - JOHNSON**

File No.: V2416C - JOHNSON

2505 Goat River South Road

(Marcie and Daniel Johnson)

Electoral Area C

The Committee Report dated April 28, 2025 from Sadie Chezenko, Planner, re: Development Variance Permit - Johnson, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Development Variance Permit application that seeks to vary Sections 25(4), 25(5) and 25(6) of the Agriculture 2 zone in Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 as follows:

- Section 25(4): There shall be no maximum Farm Residential Footprint size;
- Section 25(5): There shall be no maximum Farm Residential Footprint depth;
- Section 25(6): The Maximum Gross Floor Area (GFA) of the Single Detached Housing is 319.0 square metres.

Property owners, Marcie and Daniel Johnson, were available to answer questions.

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 the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(4) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint size for this property only.

Carried

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(5) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint depth for this property only.

Carried

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(6) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow a maximum Gross Floor Area of the Single Detached Housing to be 319.0 square metres on this lot only.

Carried

7.2 NON FARM USE IN THE AGRICULTURAL LAND RESERVE - MARAR ORCHARDS LTD

File No.: A2505B – MARAR ORCHARDS LTD

3409 Highway 3

(Marar Orchards LTD.)

Electoral Area B

The Committee Report dated April 24, 2025 from Sadie Chezenko, Planner, re: Non-Farm Use in the Agricultural Land Reserve - Marar Orchards LTD., has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Agricultural Land Commission application for a Non-Farm Use within the Agricultural Land Reserve for the property located in Electoral Area B.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2505B for the purposes of a Non-Farm Use in the Agricultural Land Reserve (ALR) proposed by Marar Orchards LTD., INC.NO. BC1031504 for the property located at 3409 Highway 3, Electoral Area B, and legally described as LOT G, DISTRICT LOT 812, KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409 (PID: 015-973-816);

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

Carried

7.3 LAND USE BYLAW AMENDMENT – MAKI

File No.: Z2501F - MAKI

6102 Wills Road

(Judine and Wendell Maki)

Electoral Area F

The Committee Report dated April 29, 2025 from Sadie Chezenko, Planner, re: Land Use Bylaw Amendment, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the land use bylaw amendment to rezone the property from Country Residential (R2) to Country Residential (R2) Site Specific. The application would facilitate the proposed development of a 1,525 m2 indoor horse-riding arena for personal use for the property located at in Electoral Area F.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3028, 2025 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. 3028, 2025 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

Carried

7.4 FORESTRY REFERRAL - BC TIMBER SALES

File No.: 09\4340\30\2025\R2518GJK-BCTS-FR000121

Electoral Areas G, J & K

The Committee Report dated April 30, 2025 from Rishab Gaba, Planner, re: Forestry Referral, has been received.

Rishab Gaba, Planner, provided an overview to the Committee regarding the referral from BC Timber Sales for a series of proposed timber harvesting and road construction plans in the Kootenay Business Area affecting Electoral Areas G, J and K.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board direct staff to respond to BC Timber Sales regarding the BC Timber Sales Operating Plan 26, which includes timber harvesting and road construction plans in the Kootenay Lake Timber Sales Area, as described in the R2518GJK Forestry Referral – Rural Affairs Committee report dated April 30, 2025 and including comments from the Rural Affairs Committee from its meeting on May 14, 2025.

Carried

7.5 FOR INFORMATION: PLANNING SERVICES WORKPLAN REVIEW UPDATE All Electoral Areas

Rural Affairs Committee

Referred to the April 16, 2025 to May 14, 2025 for further discussion

At the April 17, 2025 Board meeting, the following resolution was passed:

245/25 That the Board consider using Local Government Climate Action Program (LGCAP) funding to support mandated land use planning.

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

The presentation from Planning Services, re: Planning Insights, has been received.

The Planning Services Existing Project List and the Official Community Plans Report, have been received.

Nelson Wight, Planning Manager, provided an overview to the Committee, sharing the two documents, Planning Services Existing Project List and Official Community Plans Report, were added for additional information.

The Committee had a discussion regarding the workplan review and staff answered questions.

Staff will bring back dates on workplan items to the June 18, 2025 Rural Affairs Committee meeting.

RECESS/ The meeting recessed at 9:55 a.m. for break and reconvened at 10:05 a.m.
RECONVENE

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

9.1 COMMUNITY WORKS FUND APPLICATION – RDCK – ARCHITECTURAL ASSESSMENT

File No.: 1850-20-CW-318

Electoral Areas A, B, C, D, E, F, G, H, I & J

The Committee Report dated April 17, 2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - RDCK - Architectural Assessment, has been received.

Uli Wolf, General Manager of Environmental Services, provided a summary to the Committee regarding Community Works Fund application submitted by RDCK for the project titled “RDCK-Architectural Assessment”, sharing the financial numbers in the report were incorrect, and the numbers in the application are correct.

DIRECTOR PRESENT: Director Page joined the meeting at 10:11 a.m.

Jeannine Bradley, Project Manager and Tristan Fesht, Regional Fire Chief, answered the Committee’s questions.

DIRECTOR ABSENT: Director Main left the meeting at 10:19 a.m.

Moved and seconded,
And resolved:

That Director Page have freedom of the floor.

Carried

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-Architectural Assessment in the amount of \$652,400.00 be approved and that funds be disbursed from Community Works Funds allocated from Electoral Areas A, B, C, D, E, F, G, H, I and J to the relevant RDCK Fire Service.

Carried

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:48 a.m.

No media or public had question.

12. ADJOURNMENT

Moved and seconded,

And resolved:

The meeting be adjourned at 10:49 a.m.

Carried

Digitally Approved

Chair Jackman, Chair