



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**AREA A ADVISORY PLANNING AND HERITAGE
COMMISSION
OPEN MEETING AGENDA**

**1:00PM PST (2:00PM MST)
Thursday, March 07, 2024
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://nelsonho.webex.com/nelsonho/j.php?MTID=ma8302f8ad6665d0c12a49788af56afa3>

Join by Phone: 604-449-3026

Meeting Number (access code): 2773 997 7464

Meeting Password: z6CxTGnWM76 (96298469 from phones)

In-Person Location: Gray Creek Hall

1. CALL TO ORDER

Chair March called the meeting to order at ____ 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 March 07, 2024 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated

4. RECEIPT OF MINUTES

The February 01, 2024 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

Process note: This item does not require a motion.

5. STAFF REPORTS

Process note: For all application items, the Chair will first introduce the item. The applicant (if present) will then be given a brief opportunity to speak to their application and answer questions from the commission. Once the applicant has finished speaking, the Chair will ask that the applicant sit back from the commissioners table and be silent during further discussion. The commission will then deliberate on the application including making a motion to support or not support. Votes are decided by majority (51%). A draft motion is included in the agenda for convenience. Note that the APHC does not make decisions on applications, but rather, they make recommendations (provide advice) to the Board. Once a motion has been carried, the Chair will inform the applicant that they may leave if they wish, although they are welcome to stay as a member of the public.

5.1 Development Variance Permit Application – V2402A -Jeff Shatzko

The Referral Package dated February 27, 2024 from Planner Zachari Giacomazzo, has been received. This application seeks to vary provisions of [Comprehensive Land Use Bylaw no. 2315, 2013](#)

Moved and seconded,

AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Jeff Shatzko for the property located 4481 Highway 3A, Wynndel and legally described as LOT 2 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 9520, EXCEPT PART INCLUDED IN PLAN 10068

Carried/Defeated

5.2 Development Variance Permit Application – 1068616 BC LTD. c/o Ken Crowe

The Referral Package dated March 01, 2024 from Planner Stephanie Johnson, has been received. This application seeks to vary provisions of [RDCK Subdivision Bylaw no. 2159, 2011](#)

Moved and seconded,

AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Ken Crowe for the property located 129 Boulder Beach Road, Kootenay Bay and legally described as LOT 5 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 811, EXCEPT PARTS INCLUDED IN PLANS 3062, 16541, R127, NEP60734, NEP68076, NEP69201 AND NEP72451

Carried/Defeated

6. NEW BUSINESS

6.1 Agricultural Policy Background

Provincial Policy

The [Agricultural Land Reserve \(ALR\)](#) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. The ALR protects approximately 4.6 million hectares of agriculturally suitable land across British Columbia. The [Agricultural Land Commission \(ALC\)](#) is the administrative tribunal that adjudicates applications in the ALR while prioritizing and protecting the ALR land base and its use for agriculture. See the attached presentation titled “Agricultural Land Reserve and Commission Overview” dated March 2023. Also, for reference, the [Agricultural Land Commission Bylaw Review Guide](#) and [The ALC Policy Statement Concerning the Role of Elected Officials](#)

RDCK Policy

In 2022, the RDCK Board adopted bylaw changes in Areas A, B and C. This was the result of the RDCK wide [Agriculture Policy Review](#). The purpose of this project was to consider current legislation, existing plans and best management documents, as well as, input from farmers, technical advisors and the public to amend Official Community Plans and Zoning Bylaws with the goal of supporting farming and protecting farmland in the Regional District. See also, the attached “Committee Report” dated January 06, 2022.

In 2010, the RDCK launched a one-year project to develop an Agricultural Area Plan. [The Agriculture Area Plan](#) was published in 2011. The intent of the plan was to define the RDCK’s role with respect to agriculture, encompassing the entire region and anticipating future changes. The recommendations of the plan were organized around the three main goals:

1. To identify priority actions to support the viability of farming in the District
2. To ensure that the agricultural capability of the area is realized and protected
3. To foster a secure food supply for the region

See also, two presentations attached providing more context on agriculture in the RDCK. The first is “Analysis of ALR sale transactions in the RDCK, 2006 – 2018” dated June 08, 2020 which highlights the increasing price of ALR land. The second is “Agricultural land in the West Kootenay” dated April 08, 2016 which looks at local agricultural potential and climate change.

This information is being provided as background. There is not currently any agricultural policy projects underway for Area A.

7. PUBLIC TIME

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

8. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for April 04, 2024 at 1:00PM PST (2:00PM MST) at the Gray Creek Hall.

ADJOURNMENT

MOVED and seconded,

AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at ___ p.m.