

Request for Decision Temporary Use Permit

File No: P 726 207
Reference: TUP 4-26
Date: April 21, 2026

Subject: TUP No. 4-26 (Kragmont / Meidinger and Paul)
Applicant: Bradley Meidinger and Kymme Paul
Location: 1689 Gavin Road, Kragmont, south of Baynes Lake
Legal: Lot B Block 74 District Lot 132 Kootenay District Plan EPP116362
(PID: 031-614-540)

Proposal: To permit a deck on each of two RVs which are placed on a vacant property and seasonally occupied prior to a principal use being established on the property.

Options:

1. THAT Temporary Use Permit No. 4-26 (Kragmont / Meidinger and Paul) be granted.
2. THAT Temporary Use Permit No. 4-26 (Kragmont / Meidinger and Paul) be refused.
3. THAT Temporary Use Permit No. 4-26 (Kragmont / Meidinger and Paul) be granted for three years and that renewal be subject to a building permit having been issued for construction of a principal residence on the property.

Recommendation: Option 2

The bylaw regulations are intended to uphold the character of residential areas especially where there is elevated pressure from recreational users. A principal use (e.g. a dwelling) should exist on the property prior to accessory structures being permitted for RVs.

Property Information: **OCP Designation:** SH, Small Holdings which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

OCP Policies:

- The permitted number and placement of recreational vehicles on residential property for personal use will be regulated through the zoning bylaw to minimize the conflict between the recreational and residential use of property in the plan area. Applications for additional recreational vehicles on residential property will not generally be supported.
- Connection to an approved sewage disposal system under the Sewerage System Regulation of the Health Act is encouraged on any parcel on which a recreational vehicle is seasonally occupied or

**Property
Information
cont'd:**

intended to be seasonally occupied, and where a recreational vehicle park is not a permitted use.

- An application for a Temporary Land Use Permit will be considered in relation to:
 - demonstration that the use is temporary or seasonal in nature;
 - compatibility with the existing land use;
 - compatibility with surrounding land use;
 - potential conflict with agricultural or resource based activities;
 - potential conflict with adjacent land uses;
 - potential impact on fish or wildlife habitat;
 - provision of adequate servicing for water and sewage disposal;
 - duration of the proposed temporary land use; and
 - relevant policies within other sections of this plan.
- The Permit may be issued subject to conditions such as, but not limited to:
 - the buildings, structures, or area of land that may be used for the temporary use;
 - the period of applicability of the permit;
 - required site rehabilitation upon cessation of the use;
 - other business or operating conditions to mitigate the impacts of the temporary use.

Zoning Designation: RR-1, Rural Residential (Estate) Zone, which has a minimum parcel area requirement of 1 ha.

Parcel Size: 1.0 ha (2.47 ac)

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Moderate and high, within the Baynes Lake Fire Protection Area

BC Assessment: Residential (Vacant)

Water / Sewer Services: The application indicates there is a septic holding tank with capacity for two RVs and it gets pumped by a professional contractor. The applicant has also indicated that, when the septic system is designed for their house, it will be sized to accommodate the 2 RVs.

Holding tanks are not an approved method of sewage disposal within the RDEK.

Flood Hazard Rating: The property is not identified as having any flood hazard.

**Professional
Studies:**

None

Additional Information:

- Up to 2 RVs are permitted to be stored, placed and/or seasonally occupied within the South Country Zoning Bylaw area prior to the principal use being established on the property. No structures are permitted to be attached to or accessory to the RVs (decks, screened rooms, roof structures, etc) unless the principal use of the property has been established (e.g. a main dwelling, farm operation etc).
- Recreational vehicles must be sited in accordance with the setback requirements for accessory buildings and structures in the zone in which they are located.
- The applicant states that they have owned property in Kragmont since the 1970s and generations of their family have spent their summers there.
- Building permit applications for the decks have been submitted by the applicants.
- The applicants state that the decks are required because the steps provided with the RVs are steep and unstable for small children and grandparents. The stable deck surfaces provide a measure of safety when navigating the entrance and exit of the RVs.
- The applicants also state that they are planning to construct a garage and dwelling unit on the property soon and they have been investigating the 'Owner/Builder' requirements and will be considering building plans for the structure.

Consultation:

APC Area B: Support is recommended for a two-year term only, to give the owners time to plan and build a dwelling.

Response(s) to Notice: Eight (8) notices were mailed on March 31, 2026 to all property owners within 100 m of the subject property. A notice was also published in the April 23, 2026 issue of the Advertiser. No responses were received and no notices were returned as undeliverable.

Documents Attached:

- Permit
- Location Map
- Land Use Map
- Zone Designation Map
- Aerial Photo
- Letter from the Applicant
- Site Plan
- Site Photos
- Example Deck Plan

RDEK Contact:

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