

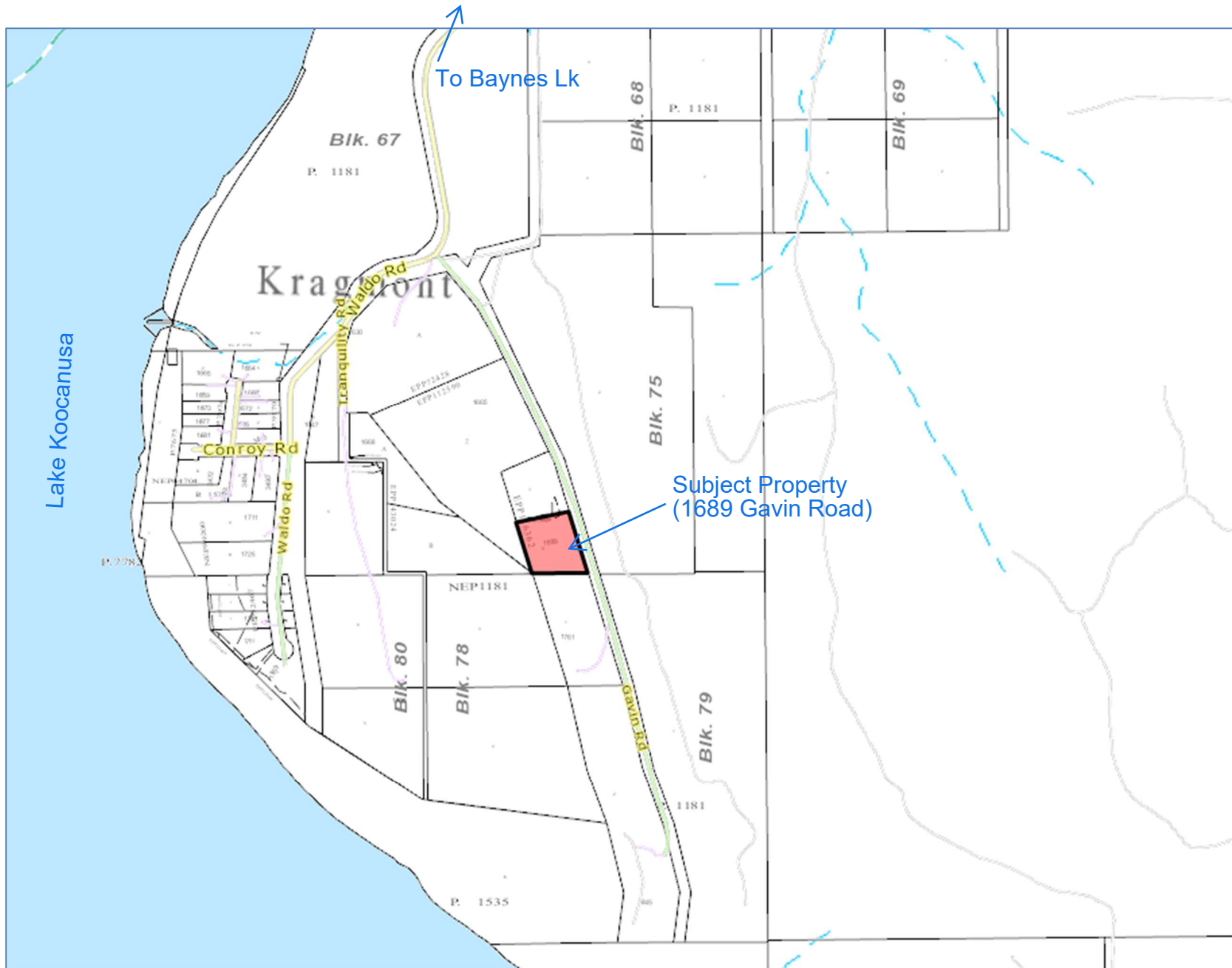
Permittee: Bradley Meidinger & Kymme Paul

1. This Temporary Use Permit, notwithstanding any zoning bylaw, allows the temporary use on Lot B Block 74 District Lot 132 Kootenay District Plan EPP116362 (PID 031-614-540) in strict accordance with the terms and conditions herein.
2. The temporary use allowed by this Permit is to permit placement and seasonal residential use of two recreational vehicles, each with a deck, prior to a principal use being established on the property.
3. The use of the subject property shall be in substantial compliance with information provided in the Temporary Use Permit application received January 25, 2026.
4. This Permit shall expire three (3) years from the date of issuance.
5. This Permit is subject to compliance with all provincial legislation.
6. Prior to expiry of this Permit, the owners must either; a) establish a permitted principal use on the property (e.g.: receive a building permit for construction of a principal dwelling), or b) remove the RVs and decks from the property and comply with the RDEK South Country Zoning and Floodplain Management Bylaw No. 2320, 2011.
7. It is understood and agreed that this Permit does not imply approval for future rezoning to permit the structure.
8. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the property owner other than those in this Permit.
9. The development allowed by this permit is subject to all other RDEK Bylaws.

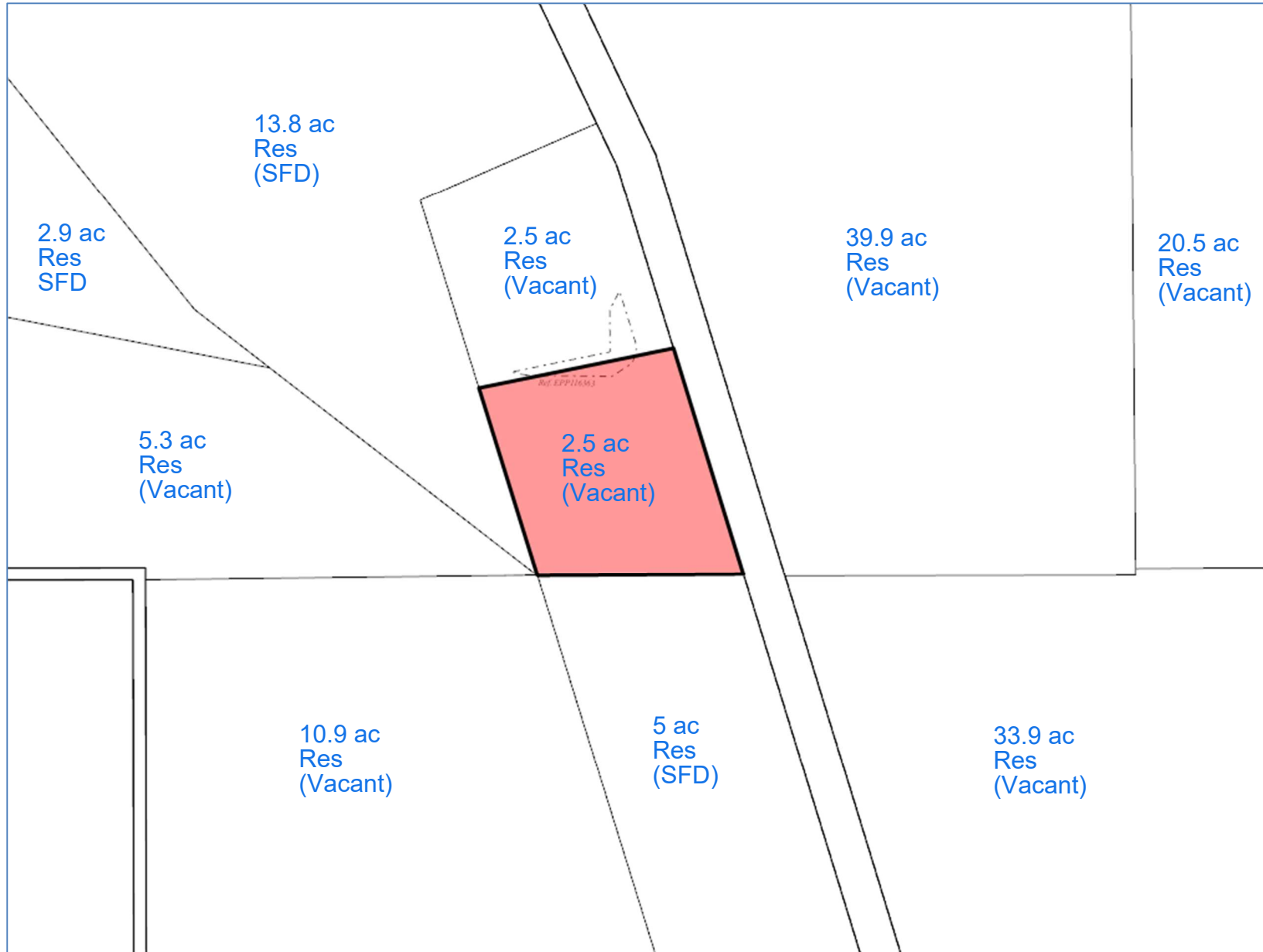
Authorizing Resolution No. _____ **adopted by the Board of the Regional District of East**
Kootenay on the _____ **day of** _____ **, 2026.**

Tina Hlushak
Corporate Officer

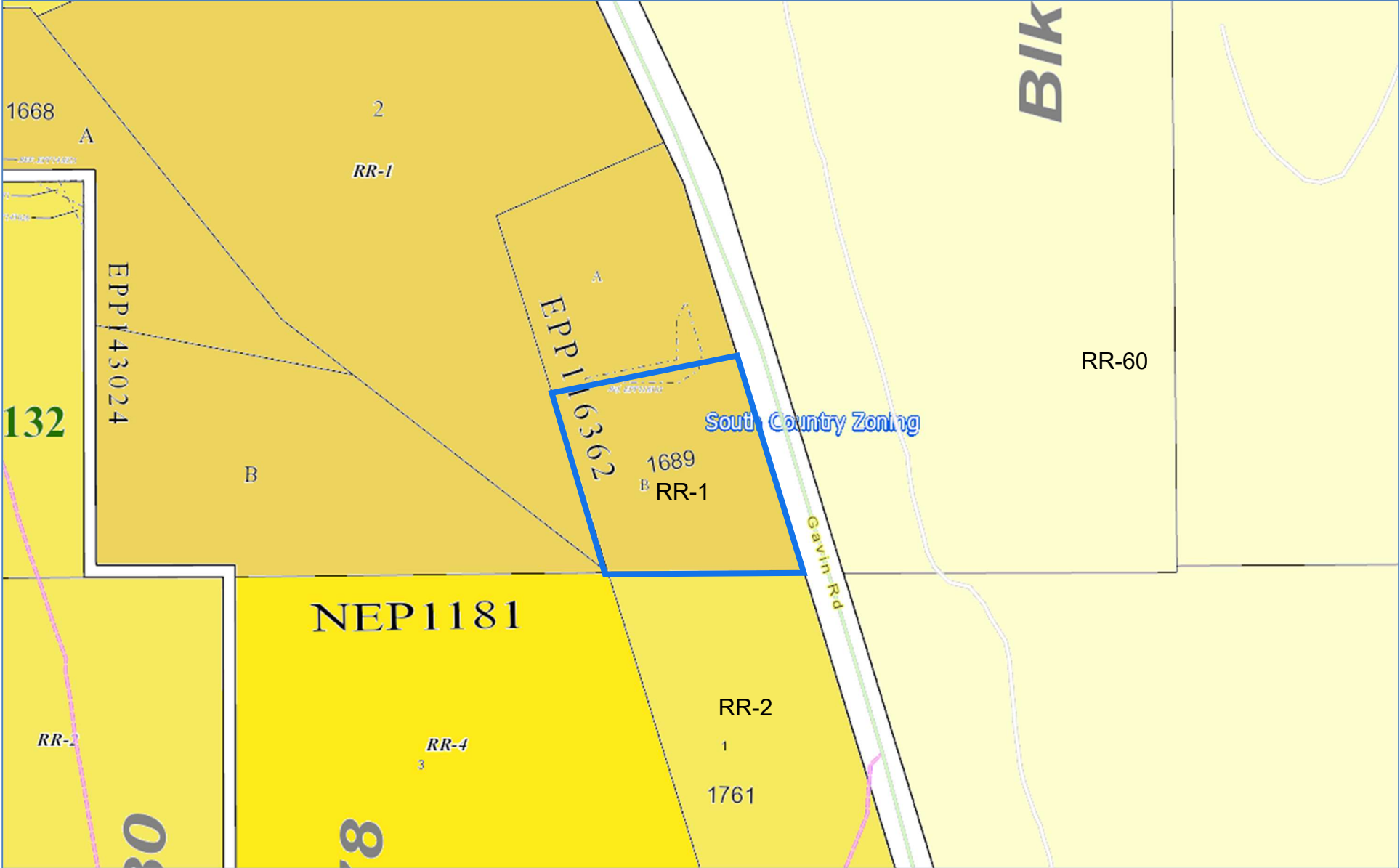
Location Map



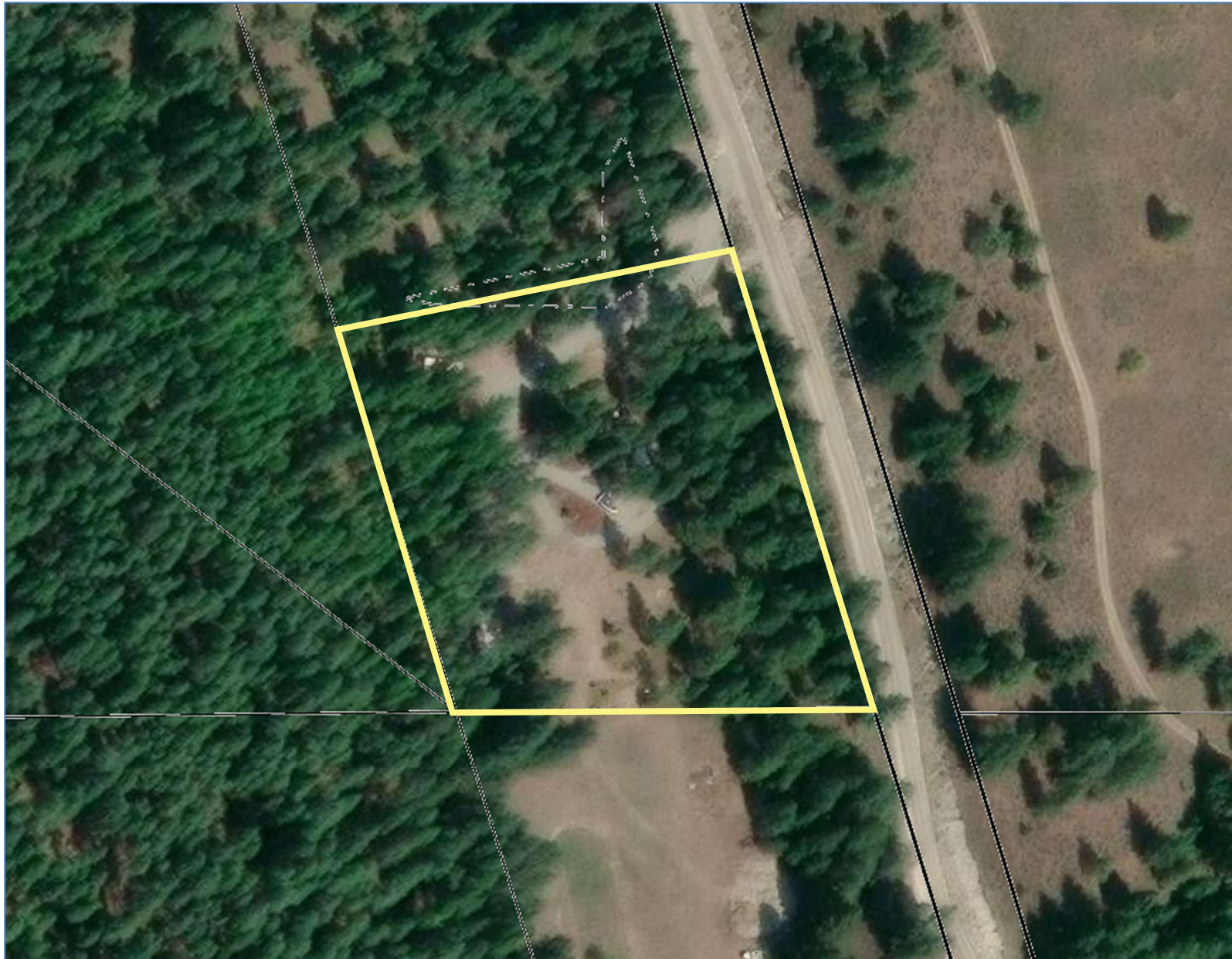
Land Use Map



Zoning Map



Aerial Photo



APPENDIX 2 (a)

Temporary Use Permit

Describe the temporary use and proposed reason(s) for making application:

Preface

I am applying for a temporary use permit to allow two temporary decks on two RVs as the following building permits were denied. (BP124603 & BP124604) (Railings will be installed if we are able to obtain a temporary use permit.)

I have owned property in Kragmont since the 1970's and my children spent much of their summers there with me and my parents. My husband and I have been BC residents since 2013 and now the children have children, who are enjoying their summers in Kragmont. Several years ago, my husband and I bought a lot in Kragmont, on Gavin Road. On this 2.41 acre lot, my daughter and her friends each have a trailer.

We are asking for a temporary use Permit for the following reasons:

- 1) Each of the trailers on the property have a professionally designed and built, temporary deck. The deck, on each trailer, is not attached to a permanent foundation but instead sits on concrete footers. The decks were designed to be easily removed without becoming a permanent addition to the land.
- 2) The decks were designed to improve safety as the steps provided with the RVs are steep and unstable. These two sets of RV stairs provide a greater hazard as the topography of the lot is somewhat bowl shaped. This means that if the deck was on the ground, there would be steep stairs from the trailer door to the deck. With small children, the deck off the trailer exterior doors, provides a measure of safety for the children, parents, and grand parents, navigating the immediate exit from the trailer. Fall prevention has been a significant consideration in the design of these decks. (Please see Appendices 4 and 5)
- 3) My husband and I are planning to build a garage and single dwelling unit, on this property, soon. (I understand with a house on the property; these decks would then conform with the current land use bylaws.) We are investigating the requirements to obtain Owner Builder Authorization and will begin this spring to investigate the layout and design of the garage and house. The use of at least one of the trailers may then change as supervision of construction may require an onsite resident.

APPENDIX 2 (b)

Describe the existing use of this land:

This lot is used for recreational purposes. My daughter, her husband and two children own one trailer and her friends with two children, own the other trailer. As mentioned above, this use may change as house building plans progress.

Site Plan

APPENDIX 3



APPENDIX 5

Trailer 1 Picture 1



Trailer 1 Picture 2

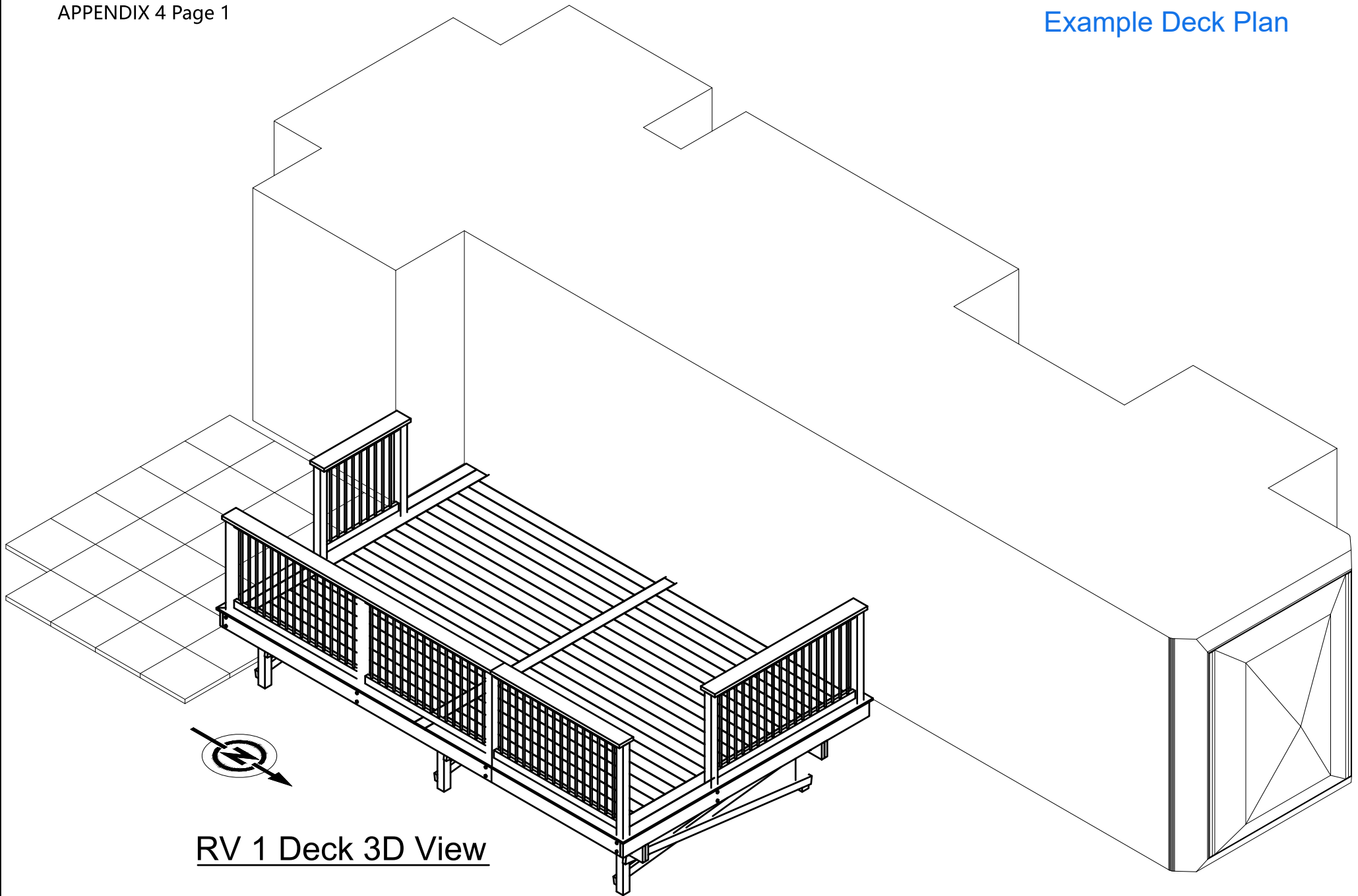


Trailer 2 Picture 1



Trailer 2 Picture 2





RV 1 Deck 3D View

PROPERTY
031-614-540
EPP116362
LOT B