



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4**  
 ph: 250-352-8165 fax: 250-352-9300 email: rdck@rdck.bc.ca

**RDCK Planning File No. T2104F**  
**Temporary Use Permit Application**  
**Date: September 23, 2021**

You are requested to comment on the attached Temporary Use Permit Application for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS (PRIOR TO OCTOBER 23, 2021)**. If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 100 metres (328 feet) or greater of the subject property for review and comment.

**PRESENT USE AND PURPOSE OF THE PERMIT:**

The property is bounded by high density residential and open space land uses and zoning to the north, high density residential zoning to the south (i.e. Shannon Point subdivision), institutional uses (i.e. Provincial Ministry office building) to the west and residential uses to the east (both suburban and country residential zones). The site is currently undeveloped. The northeastern most portion of the lot lies within a Non Standard Flooding Erosion Area for Shannon Creek.

This Temporary Use Permit (TUP) seeks to allow for the construction of an accessory structure to provide cover over a recreation vehicle (i.e. travel trailer) prior to a principal residential use being established on the subject property.

**LEGAL DESCRIPTION & GENERAL LOCATION:**

LOT C PLAN EPP72601 DISTRICT LOT 4780 KOOTENAY LAND DISTRICT (PID: 030-351-626)  
 1953 Highway 3A, North Shore, Electoral Area 'F'

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
2.8 hectares (6.9 acres)	N/A	High Density Residential (R6F)	High Density Residential (HR)

**APPLICANT/AGENT:**

Mike Allan

**ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this TUP application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows: "If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

*Submitted electronically*

**STEPHANIE JOHNSON, PLANNER**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

TRANSPORTATION  
 West Kootenay District Office, Nelson  
 HABITAT BRANCH

REGIONAL DISTRICT OF CENTRAL KOOTENAY  
 DIRECTORS FOR:  
 A  B  C  D  E  F  G  H  I  J  K

FRONT COUNTER BC (FLNRORD)

- Nelson
- Cranbrook
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH
- HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

ALTERNATIVE DIRECTORS FOR:

- A  B  C  D  E  F  G  H  I  J  K
- APC AREA F
- RDCK FIRE SERVICES  
District Chief Nora Hannon – Kaslo, Balfour, Harrop, North Shore & Ymir  
District Chief George Hamm – Pass Creek, Ootischenia, Robson, Tarry's & Beasley  
District Chief Gord Ihlen – Crescent Valley, Passmore, Winlaw, Slocan & Blewett
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

INSERT COMMENTS ON REVERSE . . .

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**PLANNING FILE NO.: T2104F    APPLICANT: MIKE ALLAN**

Name:  Date:

Agency:  Title:

**RETURN TO:    STEPHANIE JOHNSON, PLANNER**  
**DEVELOPMENT SERVICES**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**BOX 590, 202 LAKESIDE DRIVE**  
**NELSON, BC V1L 5R4**  
[plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)






Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
 Box 590, 202 Lakeside Drive,  
 Nelson, BC V1L 5R4  
 Phone: 1-800-268-7325 www.rdck.bc.ca  
 maps@rdck.bc.ca

**Legend**

-  Electoral Areas
-  RDCK Roads
-  Cadastre
-  Civic Address

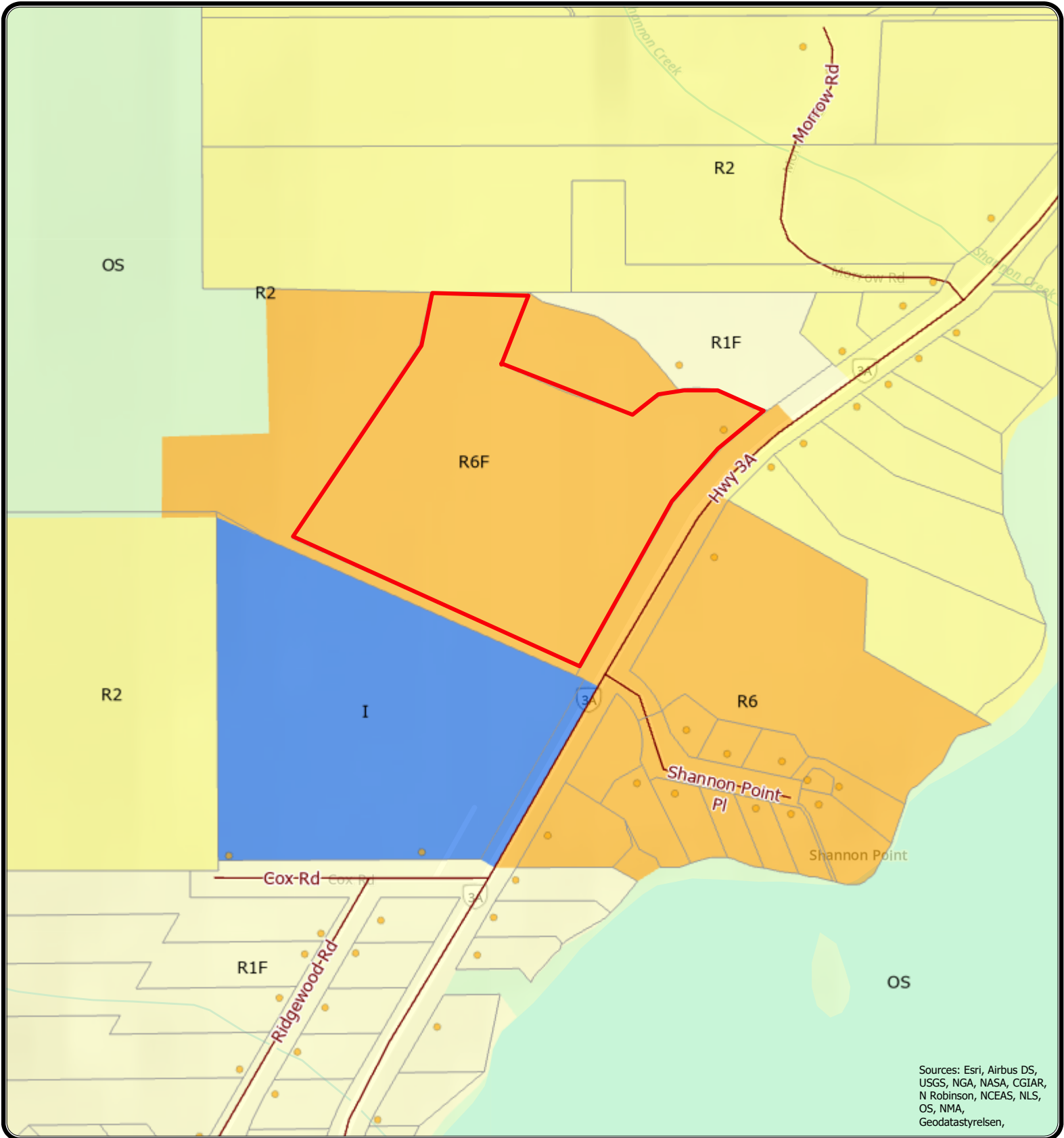
**Map Scale:**

1:4,514

Date: September 23, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



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### Zoning Class

- Institutional
- Open Space
- Residential 1
- Residential 2

### Legend

- Residential 6
- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

### Map Scale:

1:4,514

Date: September 23, 2021



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## Proposal Summary

The intent of this accessory building is to mainly shelter our travel trailer. We have purchased the shelter and the trailer together and it is part of our short-term plan to erect it at the property in question. We recognize the zoning does not naturally allow for these things to happen before the primary dwelling is constructed.

We are already in discussions with Thomas Lowe, a notable building designer in the area. We have secured his services to design our family home for the property. We are looking to be ready to build by Spring or Summer of 2022. The erection of this accessory structure will allow myself and our family to enjoy the property before and during the construction phase. I am a hands-on owner/builder type. This will help keep our family physically together as opposed to Dad being at the property and the rest of the family having no where to really be. For context, Lindsay and I have a young family of five with are kids being 5, 3, and 1 respectively.

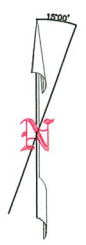
To alleviate any 'squatting' concerns, our family owns multiple properties in Nelson. Our primary residence is 120 West Richards St. We will be continuing to live there until the point where we can take occupancy of our new home. We will only be using the trailer on occasion when the weather is favourable, likely only during short durations during warmer months. We will also be utilizing the trailer when possible for camping trips as its primary function. It will remain in service. It is not getting blocked up or boarded in.

Our long-term goal is to revitalize this land as our lifelong family homestead. We are very much leaning towards sustainable, environmentally conscious decisions with the property. This structure will remain on site after our home is built and function in the same manner. There should be no remediation of the land necessary.

NOTES:

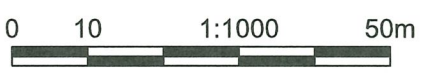
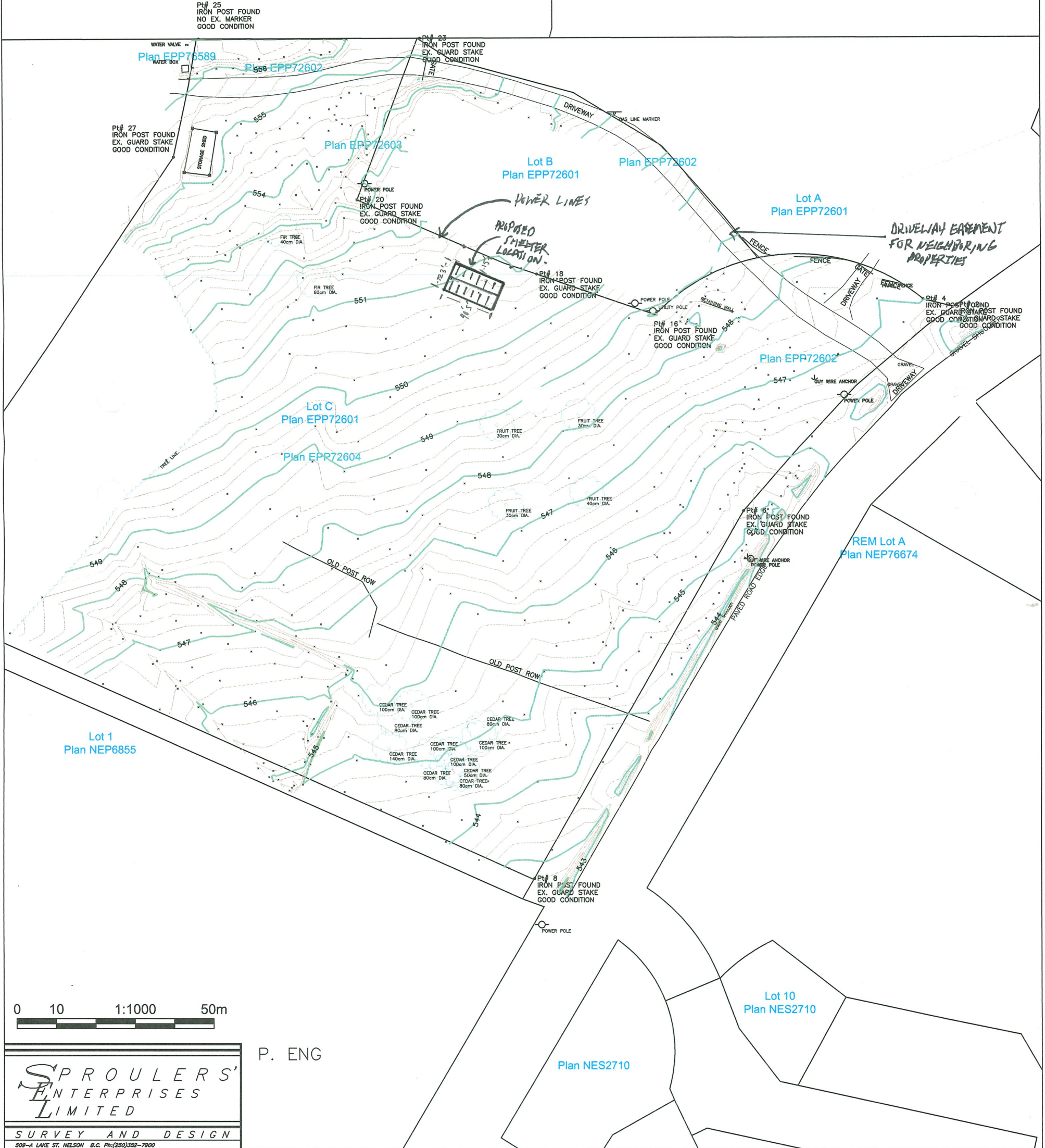
1. HORIZONTAL DATUM: UTM ZONE 11 NAD83 (CSRS)
2. VERTICAL DATUM: CGVD28(HT2.0)
3. GPS LOCATION EQUIPMENT: HEMISPHERE S321+
4. TOPOGRAPHIC SURVEY EQUIPMENT: LIECA TOTAL STATION  
SOFTWARE TO GENERATE DEM: CARLSON SURVEY 2020
5. THE UTM COORDINATES ARE DERIVED FROM GPS SURVEY TIE TO GEODETIC CONTROL MONUMENT 351833.
6. THIS PLAN SHOWS GRID MEASURED DISTANCES. TO COMPUTE GROUND LEVEL DISTANCES, SCALE BY A COMBINED SCALE FACTOR OF 1.00048.
7. CONTOUR INTERVAL IS 0.25m.
8. INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.
9. THIS DRAWING HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED. SPROULERS ENT. LTD., OR ITS EMPLOYEES ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.

# SITE PLAN SURVEY MAP



REM Lot 2  
Plan NEP1505

Lot 1  
Plan NEP5323



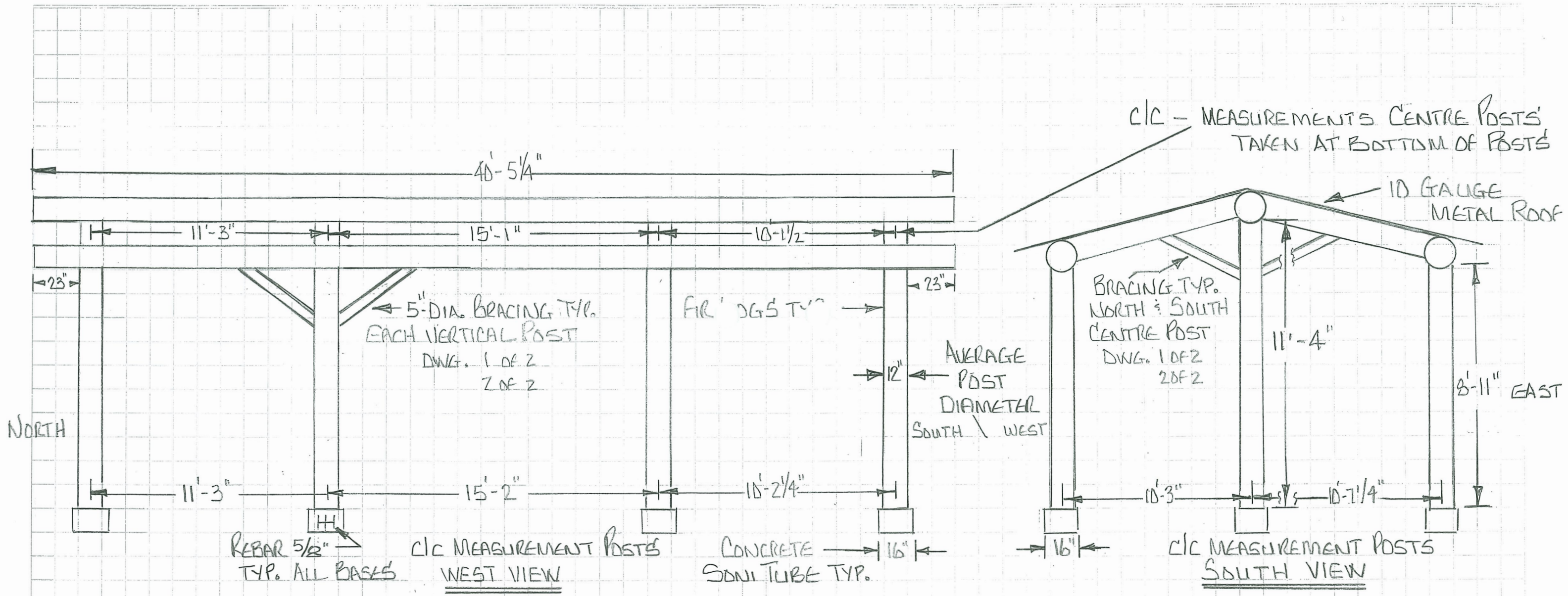
P. ENG

**SPROULERS' ENTERPRISES LIMITED**  
SURVEY AND DESIGN  
509-A LAKE ST. NELSON B.C. PH: (250)352-7000

SCALE: 1:1000	REV.	UTM			
TITLE: FIELD SURVEY PLAN OF LOT C PLAN EPP72601		SURVEY BY: CS/LS	REVISION	INTL	DATE
AREA: SHANNON POINT		SURVEY DATE: 06/03/21	Ⓒ		
DWG.NO. 1		DESIGN BY:	Ⓑ		
SHEET 1 OF 1		DRAWING BY: CS	Ⓐ		

# STRUCTURE PLANS

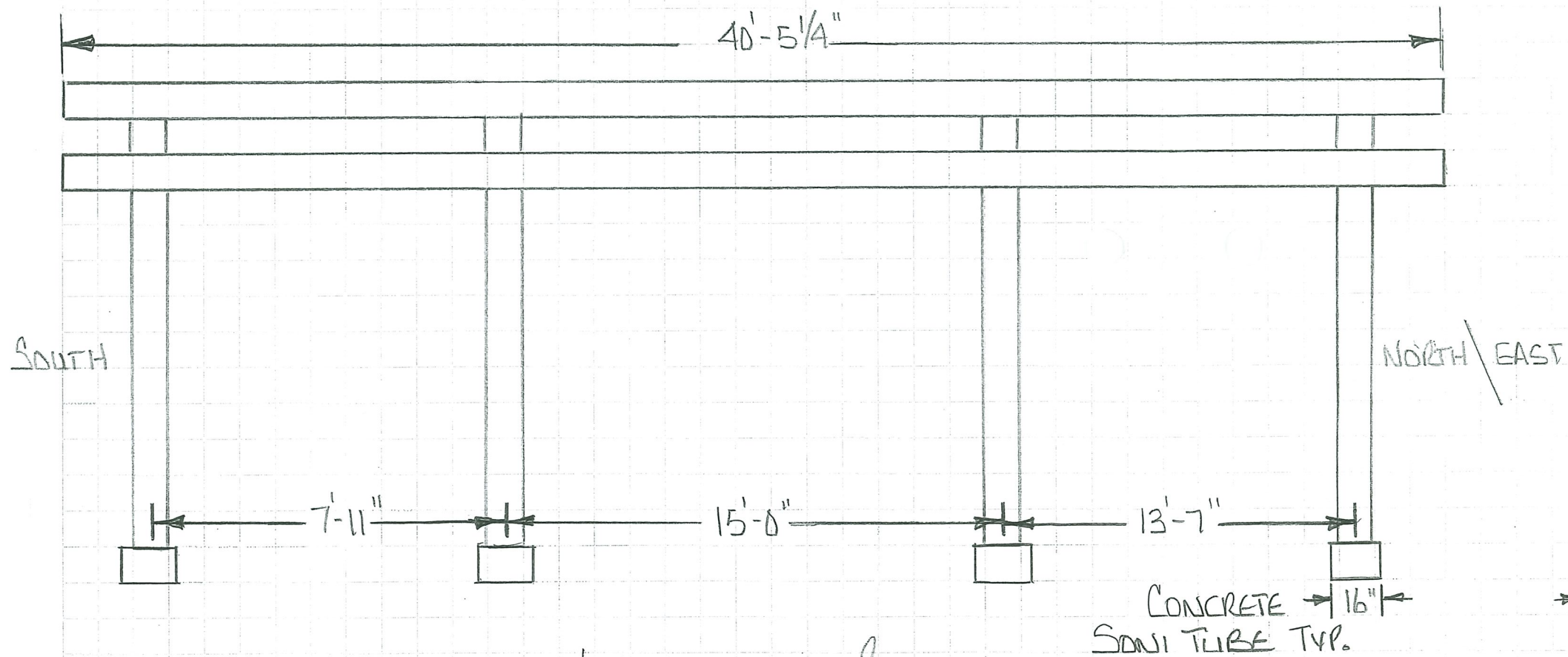
	DATE: 7/06/2021	BY: R.S.
SUBJECT: MIKE & LINDSEY ALLAN	JOB:	
LAKE STRUCTURE	Page 1 of 2	



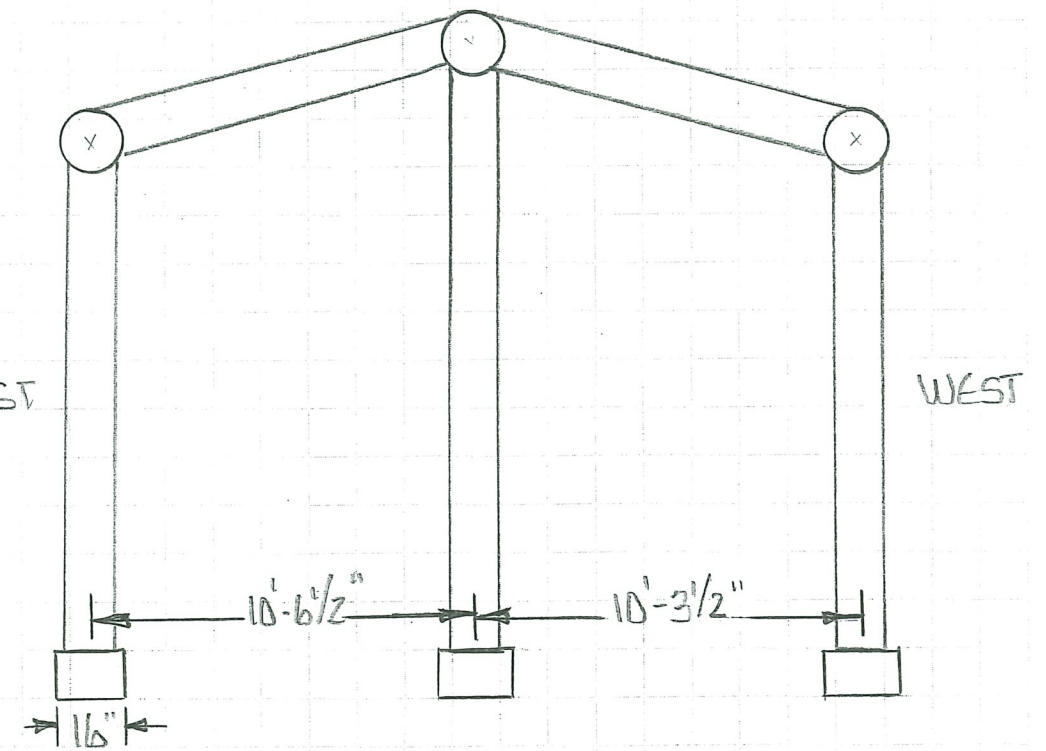


# STRUCTURE PLANS

	DATE: 7/06/2021	BY: R.S.
SUBJECT: MIKE & LINSEY ALLAN	JOB:	
LAKE STRUCTURE	Page 2 of 2	



C/C MEASUREMENT POSTS  
EAST VIEW



C/C MEASUREMENT POSTS  
NORTH VIEW

**DIVISION 23      HIGH DENSITY RESIDENTIAL (R6F)**

**Permitted Uses**

2300 Land, buildings and structures in the High Density Residential (R6F) zone shall be used for the following purposes only:

Dwellings:

One-Family

Accessory Uses:

Accessory Buildings and Structures

**Development Regulations**

2301

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	400 square metres	0.2 hectare	0.5 hectare

2 The maximum site coverage permitted shall be 60 percent of the lot area.

3 The minimum lot width shall be no less than 12 metres except those lots located on a radii and the minimum lot depth shall be no less than 25 metres.

4 Development in this zone may be subject to the requirements of a Development Permit.