



Temporary Use Permit Application

Referral Form – RDCK File T2603A

Date: August 14, 2026

You are requested to comment on the attached TEMPORARY USE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 15, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

12541 Lewis Bay Road, Boswell, BC, Electoral Area 'A'

STRATA LOT 22 DISTRICT LOT 5027 KOOTENAY DISTRICT STRATA PLAN NES75 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (PID: 030-857-741)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is part of a Strata Subdivision in Boswell on the East Shore of Kootenay Lake. Please note that there is a related Environmentally Sensitive Development Permit (ESDP) application (DP2609A) that has been submitted to facilitate restoration of the riparian area on the same property.

This Temporary Use Permit (TUP) Application has been submitted to authorize the property owners to construct accessory buildings/structures (deck and storage buildings) on the property prior to establishing a principal use (dwelling). The TUP would authorize the property owners to have accessory buildings/structures on the subject property while they plan to build a single detached dwelling.

At this time, the TUP would be considered for a 3 year term.

AREA OF PROPERTY AFFECTED

0.14 ha (0.36 acres)

ALR STATUS

n/a

ZONING

Country Residential (R2)

OCP

Country Residential (RC)

APPLICANT: Shaun Thankachen and Kristin Thankachen

Please provide your response via email.

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 permit.

☒ MINISTRY OF TRANSPORTATION AND TRANSIT

☒ HABITAT BRANCH

☒ FRONTCOUNTER BC

☒ ARCHAEOLOGY BRANCH

☐ AGRICULTURAL LAND COMMISSION

☐ REGIONAL AGROLOGIST

☐ ENERGY & MINES

☐ MUNICIPAL AFFAIRS & HOUSING

☒ INTERIOR HEALTH, HBE TEAM

☐ SCHOOL DISTRICT NO.

☐ WATER SYSTEM OR IRRIGATION DISTRICT

☒ UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☐ J ☐ K

ALTERNATIVE DIRECTORS FOR:

☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☐ J ☐ K

☒ APHC AREA 'A'

☒ RDCK FIRE SERVICES

☒ RDCK EMERGENCY SERVICES

☒ RDCK BUILDING SERVICES

☐ RDCK UTILITY SERVICES

☐ RDCK RESOURCE RECOVERY

☐ RDCK REGIONAL PARKS

FIRST NATIONS

☐ KTUNAXA NATION COUNCIL

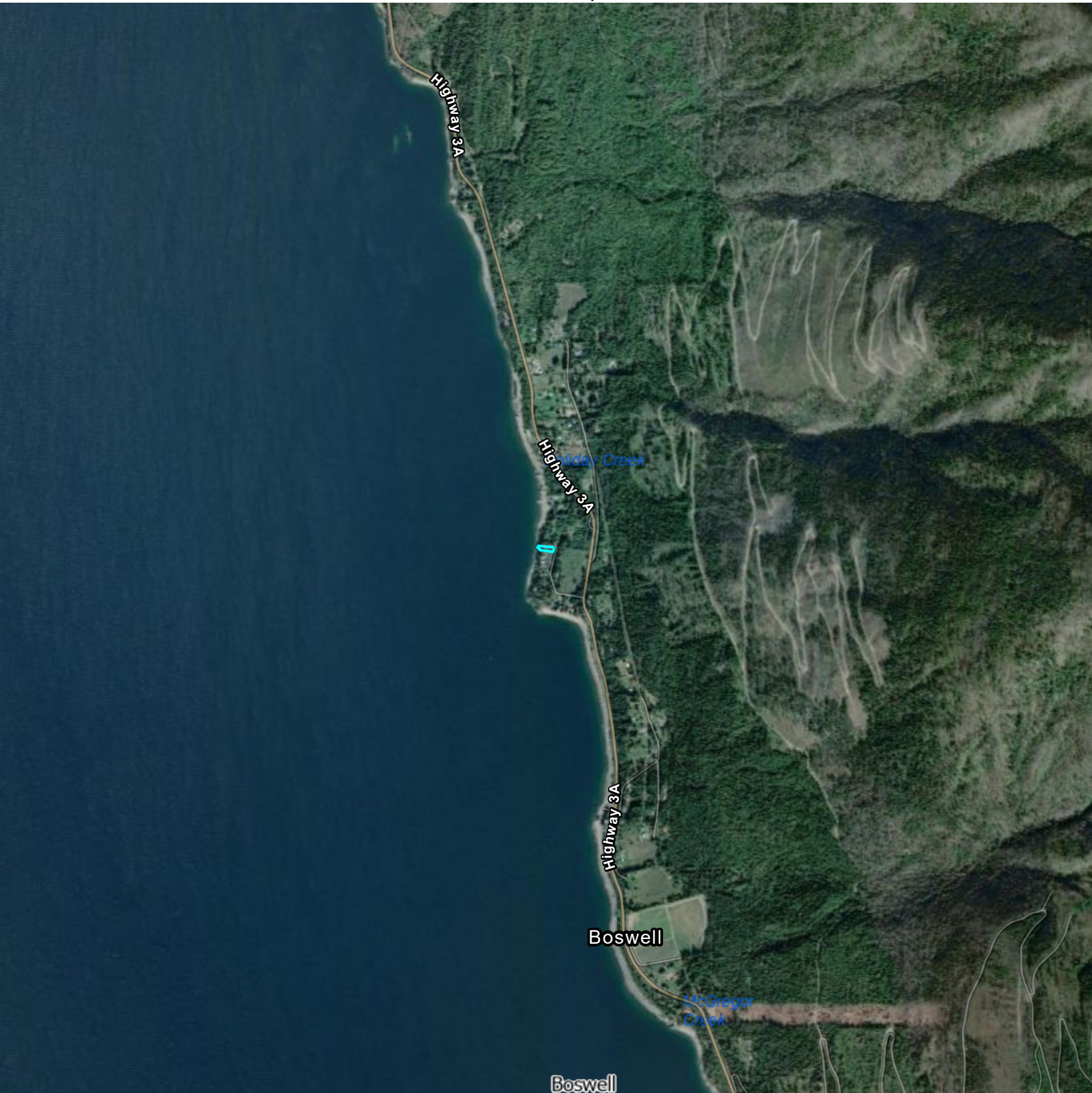
Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

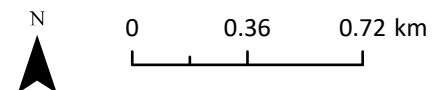
	YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE) ?AQ'AM (ST. MARY'S)
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees 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, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RDCK Map



 Electoral Areas

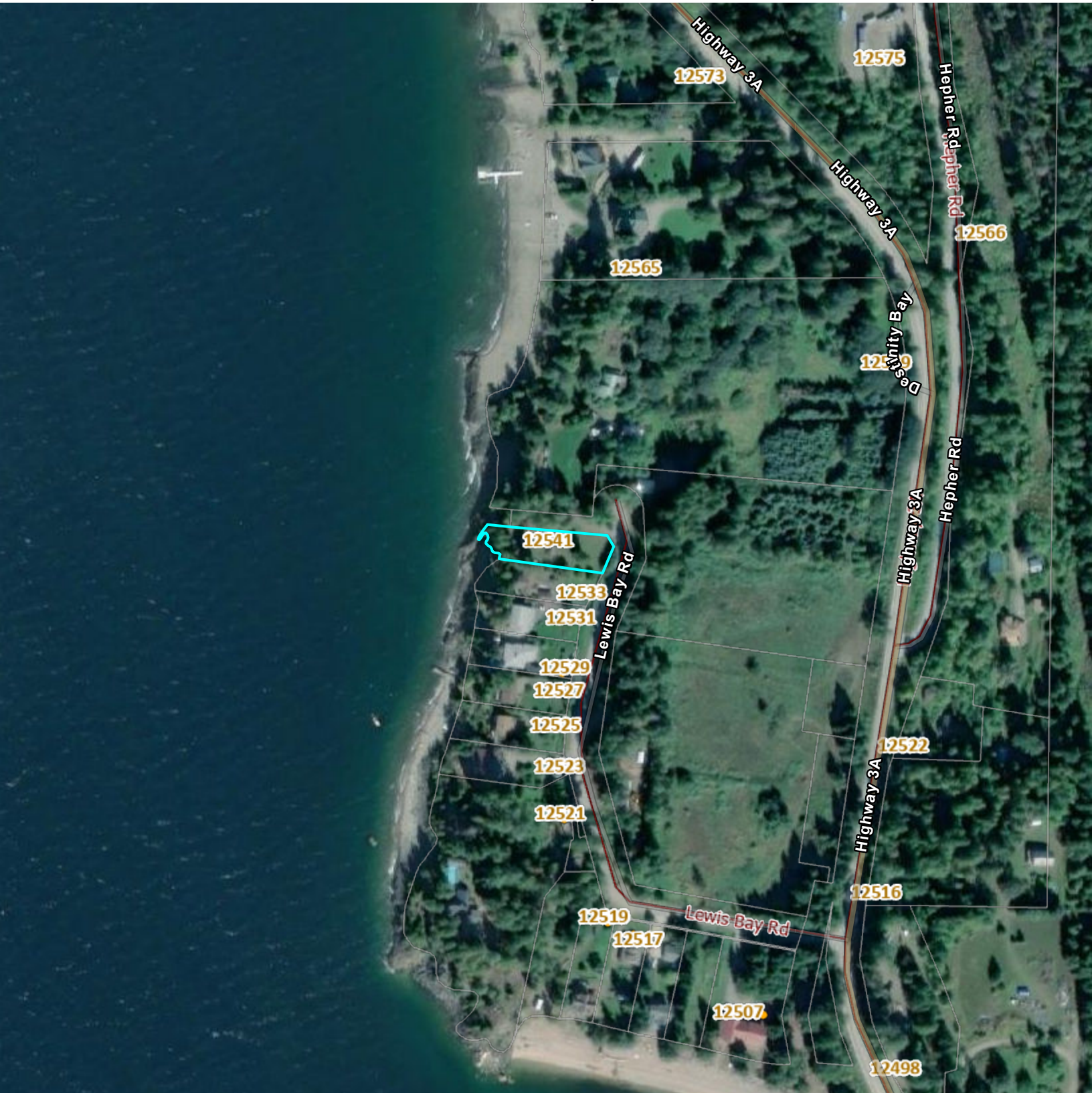


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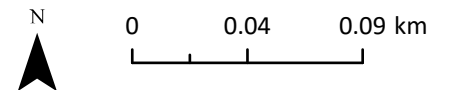


The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

RDCK Map



- Address Points
- Cadastre Property Lines
- RDCK Streets
- Electoral Areas



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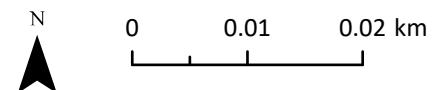


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RDCK Map



- Address Points
- Cadastre Property Lines
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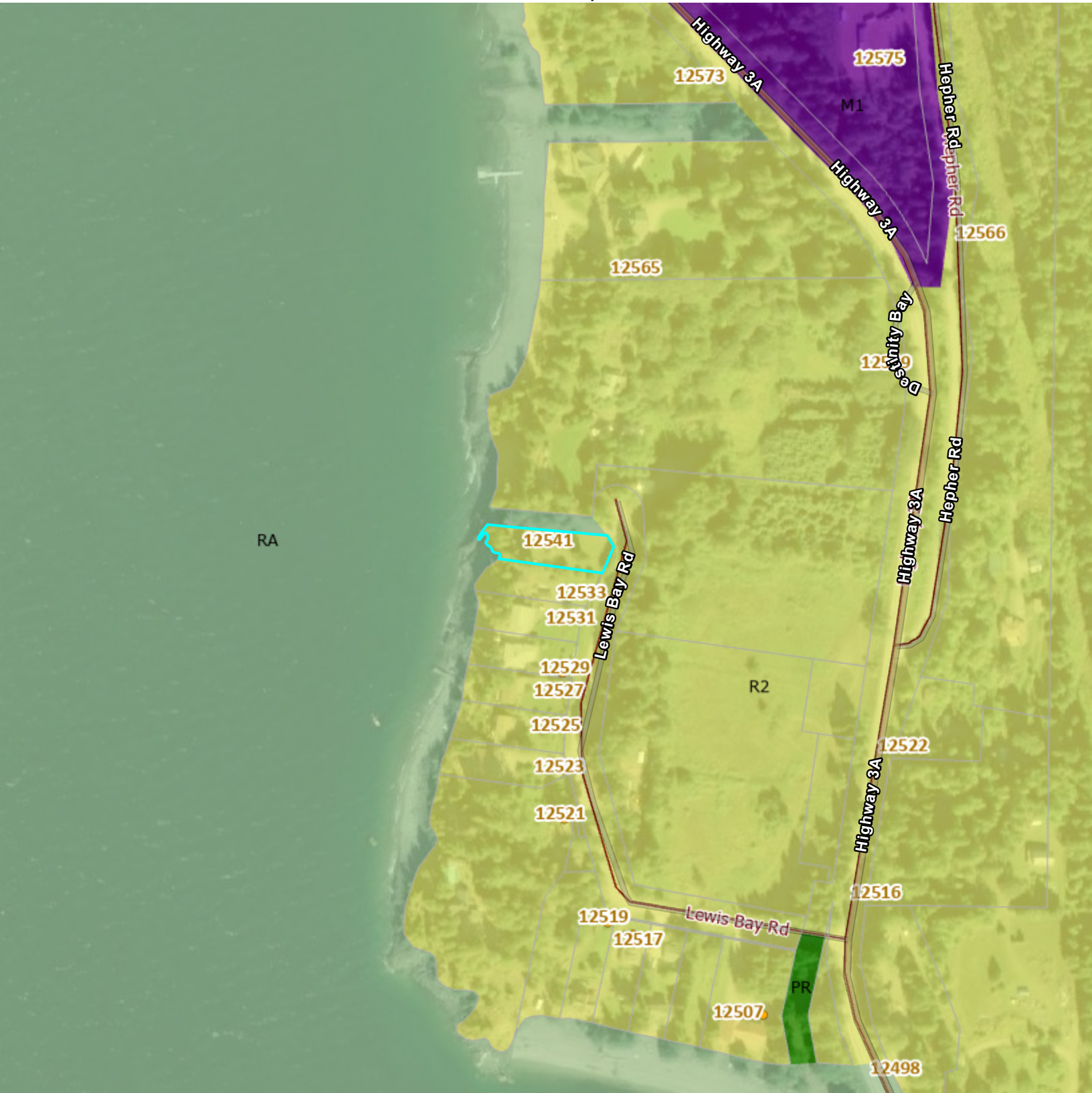


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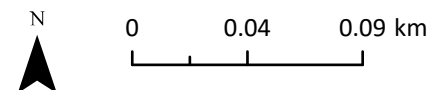


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RDCK Map



- | | |
|--|--|
|  Address Points |  Parks and Recreation |
|  Cadastre Property Lines |  Residential 2 |
|  RDCK Streets |  Resource Area |
| Zoning |  Electoral Areas |
| Class | |
|  Industrial | |



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Size: 8.5 x 11"

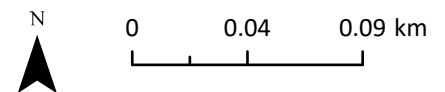


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RDCK Map



- | | |
|-------------------------|----------------------|
| Address Points | Industrial |
| Cadastre Property Lines | Parks and Recreation |
| RDCK Streets | Resource Area |
| Official Community Plan | Electoral Areas |
| Country Residential | |

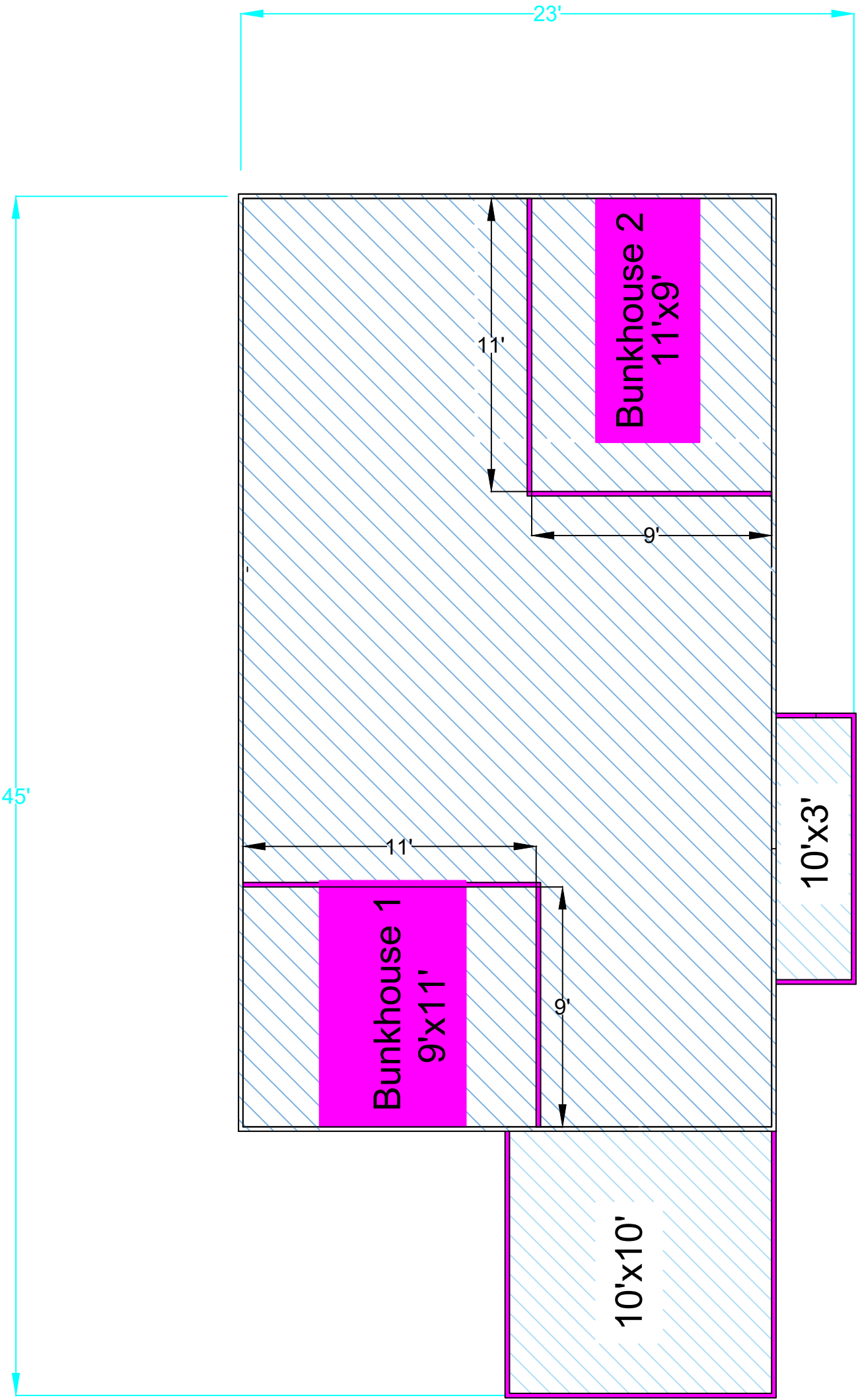
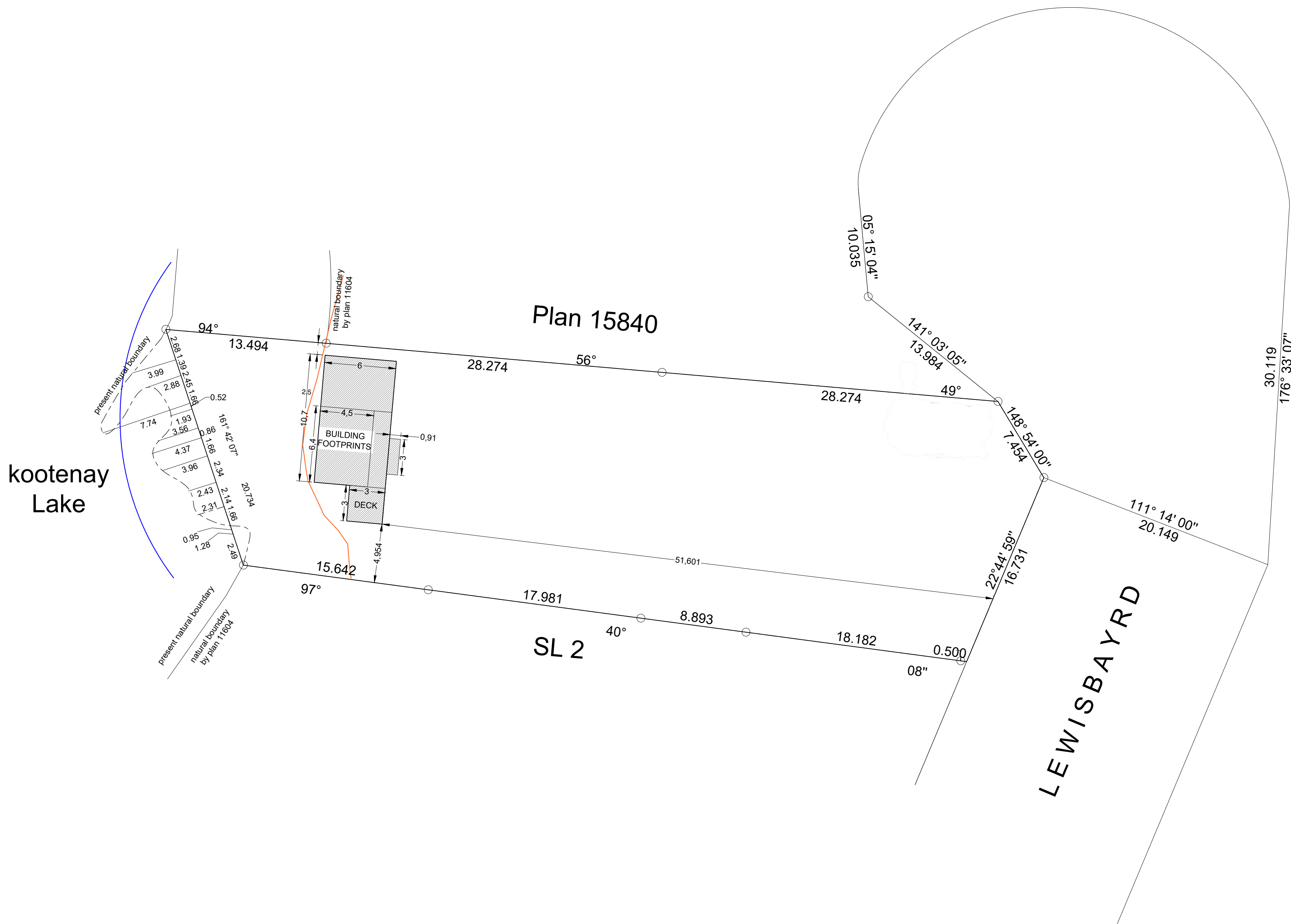
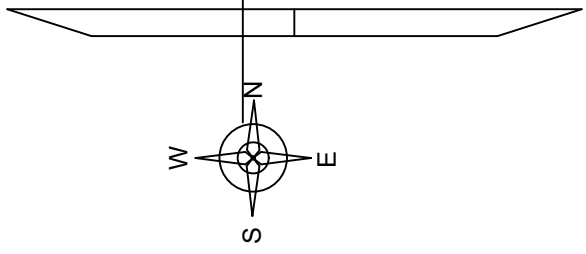


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Site Plan

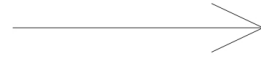
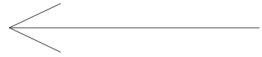


LEGENDS	
Symbol	Details
	Kootenay Lake High Water Mark (HWM)
	15 m Environmentally Sensitive Development Permit Area (ESDPA)

Address:
STRATA LOT 21,20 LEWIS BAY
RD DISTRICT KOOTENAY

Lot Area: 1,245 m2
Building Footprint: 75.9 m2
Building Footprint: 1.638 m2

BUNKHOUSE 2



GENERAL NOTES	
S.NO	DESCRIPTION
1	Main Beam: 3-ply 2x10 (Run East-West) B1
2	Joists Cross Beam: 2-ply 2x10 (Run North-South) J1
3	Joist 2x10 (Run West-East)
4	Concrete Piles 12"x12" and 48" deep showing with (C1)
5	All footings centered under beams.
6	Varify all Dimensions and site conditions before construction
7	East side of the Deck elevation (13" above grade concrete pile)
8	West side of the Deck elevation (36" above grade concrete pile)

Deck Plan-A

