



Committee Report

Date of Report: September 12, 2026
Date & Type of Meeting: September 23, 2026, Rural Affairs Committee
Author: Sadie Chezenko, Planner
Subject: TEMPORARY USE PERMIT
File: T2602F – Doucet
Electoral Area/Municipality F

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and Regional Board to consider authorizing a Temporary Use Permit (TUP) in Electoral Area 'F' for the construction of two accessory buildings on a lot prior to establishing a principal residential use.

Staff recommend that the Board direct staff to provide notice of their intention to consider approval of this TUP at a future Board meeting.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Ryan Doucet

Property Location: 5775 Woodland Drive, Taghum, Electoral Area 'F'

Legal Description: LOT 2 DISTRICT LOT 5922 KOOTENAY DISTRICT PLAN NEP61991 TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4 PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS) PID: 024-165-751

Property Size: 0.61 hectares (1.47 acres)

Zoning Class: Suburban Residential F (R1F) in RDCK Zoning Bylaw No. 1675, 2004

OCP Designation: Suburban Residential (SR) in Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

Site Context

The subject property is in Taghum in Electoral Area 'F.' It is designated for Suburban Residential (SR) use and similarly zoned Suburban Residential F (R1F) in RDCK Zoning Bylaw no. 1675, 2004. The area surrounding the property is designated Suburban Residential (SR) and Country Residential (CR) and most properties are used for residential purposes.

The subject property is accessed off Woodland Drive and a common access lot and is within the service area of the Taghum Improvement District (TID). The property slopes upward to the north and is presently vacant other than a partially constructed accessory building.



Figure 1 – Location Map

Development Proposal

The purpose of the application is to authorize the construction of two accessory buildings prior to the establishment of a principal use on the subject property.

The two accessory buildings proposed are an 8.92m² (96ft²) shed and an 11.15m² (120ft²) studio space. The applicant indicated that the buildings would serve as a dedicated workspace and as tools and building materials storage. He indicated that having these buildings will help facilitate the future development of his residence.

The applicant began construction on one accessory building but has since stopped construction while he awaits a decision on this application.



Figure 2: Site Plan

Site Visit

A site visit was conducted on September 02, 2026. The figures below show the property and the partially constructed accessory building.



Figure 3: Subject Property



Figure 4: Accessory Building

Land Use Considerations

Official Community Plan (OCP)

The OCP identifies that temporary uses may be authorized by the Regional Board through the TUP process. It states that the use should be temporary and not negatively impact surrounding properties or the environment. The OCP designates the property for suburban residential use, which is consistent with the long-term development plans for the property.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	☐ Yes	☒ No	Financial Plan Amendment:	☐ Yes	☒ No
Debt Bylaw Required:	☐ Yes	☒ No	Public/Gov't Approvals Required:	☐ Yes	☒ No

The application fee has been paid in full pursuant to the Planning Fees and Procedures Bylaw No. 2457, 2015.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Under Section 493 of the Local Government Act (LGA), the Board has the authority to issue a TUP by resolution to designated land within Official Community Plans (OCP's) where temporary uses are allowed.

The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

3.3 Environmental Considerations

None anticipated.

3.4 Social Considerations:

None anticipated.

3.5 Economic Considerations:

None anticipated.

3.6 Communication Considerations:

Public and Neighbour Notice

In accordance with Schedule 'G' of the *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, a 'Notice of Development' sign was placed on the subject property. Notice of this proposal was sent via mail to owners and tenants of all parcels within 100 meters of the subject property. The proposal and relevant information was also posted to the RDCK Active Applications page where all current planning applications are made available to the public. Staff received calls requesting information on the proposal but no formal responses were received.

Agency Referral Responses

In accordance with Schedule 'G' of the *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, planning staff referred the application to all applicable Regional District departments, government ministries and agencies for a period of thirty (30) days. Responses are attached to this report as Attachment B.

3.7 Staffing/Departmental Workplace Considerations:

Should the Regional Board resolve to provide the public with a 'Notice of Permit' staff will prepare the notification and publish it in the local paper, pursuant to Section 494 of the Local Government Act.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: SUMMARY

Planning Discussion

The proposed TUP would allow the construction of two accessory buildings prior to establishing a residence on the subject property. The TUP would provide the ability for the applicant to have a dedicated workspace and tool and material storage space for up to three years.

There were no significant concerns raised by the public, RDCK departments or other agencies with respect to this proposal. Other than the request for this temporary use, the proposal is consistent with the OCP and zoning.

For the reasons noted above, staff recommend that the Board proceed with directing staff to undertake the statutory notification requirements to advance this TUP application.

Option 1

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2602F by Ryan Doucet for the property located on 5775 Woodland Drive, Taghum, Electoral Area 'F' and legally described as LOT 2 DISTRICT LOT 5922 KOOTENAY DISTRICT PLAN NEP61991 TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4 PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS) (PID: 024-165-751).

Option 2

That NO FURTHER ACTION be taken regarding the issuance of Temporary Use Permit application T2602F by Ryan Doucet for the property located on 5775 Woodland Drive, Taghum, Electoral Area 'F' and legally described as LOT 2 DISTRICT LOT 5922 KOOTENAY DISTRICT PLAN NEP61991 TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4 PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS) (PID: 024-165-751).

SECTION 5: RECOMMENDATIONS

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2602F by Ryan Doucet for the property located on 5775 Woodland Drive, Taghum, Electoral Area 'F' and legally described as LOT 2 DISTRICT LOT 5922 KOOTENAY DISTRICT PLAN NEP61991 TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4 PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS) (PID: 024-165-751).

Respectfully submitted,

Sadie Chezenko, Planner 1

CONCURRENCE

Planning Manager – Nelson Wight **Approved**

Acting Manager of Development and Community Sustainability – Amy Wilson **Approved**

Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENTS:

Attachment A – Draft Temporary Use Permit

Attachment B – Referral Responses



Temporary Use Permit

T2602F (Doucet)

Date:

Issued pursuant to Section 492 of the *Local Government Act*

TO: Ryan Doucet

ADMINISTRATION

1. This Temporary Use Permit (TUP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically authorized by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Temporary Use Permit (TUP), and any plans and specifications attached to this Permit that shall form a part thereof.
3. This Temporary Use Permit (TUP) is not a Building Permit.

APPLICABILITY

4. This TUP is issued for the following purpose:
5. This TUP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 5775 Woodland Drive, Taghum, Electoral Area 'F'

Legal: LOT 2 DISTRICT LOT 5922 KOOTENAY DISTRICT PLAN NEP61991 TOGETHER WITH A 1/3 SHARE IN COMMON LOT 4 PLAN NEP61991 (SEE PLAN AS TO LIMITED ACCESS)
PID (024-165-751)

CONDITIONS

6. This TUP authorizes the following use of the above mentioned lands for a period not to exceed three (3) years from the date of issuance or at the date of expiry:
7. This TUP is issued subject to the following conditions:
 - a. The temporary use shall be limited to two accessory structures on the subject parcel, prior to the construction and establishment of the principal residential use and building on the subject property.
 - b. The accessory structures shall not contain a dwelling unit.

- c. The accessory structures shall not be used for commercial or industrial purposes.
- d. It is understood and agreed that the Regional District of Central Kootenay has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with the Permittee other than those contained in this Permit.
- e. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
- f. It is understood and agreed that this Permit does not imply approval for future rezoning of the subject property for the specified use.
- g. This Permit shall expire three (3) years from the date of issuance.

Authorized resolution *[enter resolution number]* passed by the RDCK Board on the day of ,
20 .

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

Schedule 1: Subject Property



Schedule 2: Site Plan





Referral Responses- T2602F

Agency/Department/First Nation	Response
Crown Land Authorizations	Thank you for the opportunity to review. On behalf of Crown Lands, we have no concerns regarding this TUP on private land.
Ecosystems Section Head - Kootenay-Boundary Region Ministry of Water, Land & Resource Stewardship	See attached letter.
RDCK Building Department	A building permit for the studio building will be required.
RDCK Emergency Management	The EM Dept comments are that the areas in question are unaffected by any current concerns.
Ministry of Transportation and Transit (MOTT)	Thank you for the opportunity to review and provide comments on the above-noted application. The Ministry has no concerns with the proposed Temporary Use of a shed and studio. The Ministry does have concerns over the 'current parking' area and the location of the proposed septic as shown in the Temporary Use Application referral package. The 'current parking' area is in the same location as an Access Easement (Charge # LA127262) identified in Reference Plan NEP81904 registered on title. Immediately above this area is a second Access Easement (Charge # CA7957836) identified in Reference Plan EPP89040 registered on title. These two easements are in place to ensure the continued and uninterrupted access for 5783 and 5765 Woodland Drive. Parking of vehicles, storage of materials, etc are not permitted in this area. The proponent should review the charges on their title with a legal professional to ensure that they are not infringing on the easement agreement. The referral package does not specify how far away the septic field is away from the south property line. The proponent should take steps to ensure that the planned location for the septic field does not encroach over the easement area. It is recommended that the proponent review and update their proposed lot layout to show the easement area, to find a more

	suitable parking location outside of the easement area and to ensure the planned septic location does not conflict with parking or the access easements. Update: The site plan has been revised to address these comments.
Taghum Improvement District (TID)	The TID does not object to this TUP as long as the following conditions are met: 1) Outstanding water connection fees of \$150.53 are paid prior to any construction; and, 2) The proposed accessory buildings will not be connected to the TID water system. Update: The applicant has addressed these comments from TID.



July 5, 2023

Greetings,

The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments:

1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to.
2. Changes in and about a “stream” [as defined in the [Water Sustainability Act](#) (WSA)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the [Water Sustainability Regulation](#). Authorized changes must also be compliant with the [Kootenay-Boundary Terms and Conditions and Timing Windows](#) documents. Applications to conduct works in and about streams can be submitted through [FrontCounter BC](#).
3. No “development” should occur within 15 m of the “stream boundary” of any “stream” [all as defined in the [Riparian Areas Protection Regulation](#) (RAPR)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of [RAPR](#) are required to ensure that all development is compliant with RAPR.
4. The federal [Species at Risk Act](#) (SARA) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are

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adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not present. Detailed site-specific assessments and field surveys should be conducted by a QP according to [Resource Inventory Standard Committee](#) (RISC) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific [Recovery Strategy or Management Plan](#) documents, and to ensure proposed activities will not adversely affect SEAR or their [Critical Habitat for Federally-listed Species at Risk \(Posted\)](#).

5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: [Natural Resource Best Management Practices - Province of British Columbia \(gov.bc.ca\)](#) and [Develop with Care 2014 - Province of British Columbia](#).
6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial [Wildlife Act](#) and the federal [Migratory Birds Convention Act](#). Guidelines to avoid harm to migratory birds can be found at: [Guidelines to avoid harm to migratory birds - Canada.ca](#). If vegetation clearing is required during the bird nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:

Bird Species	Least Risk Timing Windows
Raptors (eagles, hawks, falcons, & owls)	Aug 15 – Jan 30
Hérons	Aug 15 – Jan 30
Other Birds	Aug 1 – March 31

7. The introduction and spread of invasive species is a concern with all developments. The provincial [Weed Control Act](#) requires that an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: [Invasive species - Province of British Columbia](#). The [Invasive Species Council of BC](#)

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provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder's responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.

8. Section 33.1 of the provincial [Wildlife Act](#) prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.
9. If this referral is in relation to a potential environmental violation it should be reported online at [Report All Poachers & Polluters](#) (RAPP) or by phone at 1-877-952-RAPP (7277).
10. Developments must be compliant with all other applicable statutes, bylaws, and regulations.

If the references above do not address your concerns, please do not hesitate to reach out to me for further investigation into your concerns.

Kind Regards,



Shannon White, RPBio
Ecosystems Section Head - Kootenay-Boundary Region
 Ministry of Water, Land & Resource Stewardship
 778-520-2683 / Shannon.white@gov.bc.ca

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