



Request for Decision Bylaw Amendment Application

File No: P 719 551
Reference: Bylaw No. 2966 & 2967
Date: December 23, 2019

Subject: Bylaw No. 2966 & 2967 (Fairmont / FHRS)
Applicant: Fairmont Hot Springs Resort Ltd.
Agent: Richard Haworth
Location: 5060 & 5062 Hot Springs Road in Fairmont Hot Springs
Legal: Portions of Lot 4, DL 18, 46 & 4596, KD, Plan NEP20033
(PID: 017-935-920)

Proposal: To amend the OCP and zoning designations to permit multi-family dwellings and to recognize the current use of a portion of the property as part of the existing golf course.

Development Agreement: None.

- Options:**
1. THAT Bylaw No. 2966 cited as “Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 5, 2019 (Fairmont / FHRS)” be introduced.
 2. THAT Bylaw No. 2967 cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 357, 2019 (Fairmont / FHRS)” be introduced.
 3. THAT Bylaw No. 2966 cited as “Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 5, 2019 (Fairmont / FHRS)” not proceed.
 4. THAT Bylaw No. 2967 cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 357, 2019 (Fairmont / FHRS)” not proceed.

Recommendation: **Options #1 & #2**
Development of the subject site as proposed will add residential density and help provide a range of housing options within the community as well as contribute to the build out of the Resort.

Property Information: **Current OCP Designation:** R-SF, Residential Low Density includes single family residential subdivisions, duplexes and zoning that supports secondary suites.

**Property
Information –
cont'd:**

Proposed OCP Designation: RES-MU, Resort Mixed Use supports a variety of land uses including resort recreation, commercial accommodation, general commercial, multi-family residential and similar types of development.

OCP Policies:

- Except where otherwise noted, new residential development is generally directed to existing development nodes within the Fairmont Hot Springs subarea. Rural subdivision is generally not supported.
- New subdivisions of single family or greater density should be serviced by community water and sewer systems.
- Bylaw amendment applications for residential development should address the following:
 - a) compatibility of the proposed development with surrounding land uses, parcel sizes, local rural character and lifestyle;
 - b) access and proposed internal road networks;
 - c) demonstrate the use of Conservation Subdivision Design principles such as:
 - identify and establishing buffers from features such as riparian areas, wetlands, Class 1 ungulate winter range, wildlife corridors, wildlife habitat areas, natural hazard areas, woodlands and agricultural land;
 - clustering development into nodes of smaller lots in order to preserve larger contiguous environmentally sensitive areas and agricultural zones; and
 - utilizing compact neighbourhood design with dwelling units built in close proximity to each other to minimize the overall development footprint and required infrastructure.
 - integrate FireSmart principles.
- A mix of residential densities is supported in the Fairmont Hot Springs subarea.

Current Zoning:

EH-1, Employee Housing Zone, minimum parcel size of 1670 m²
RES-4, Resort Core Zone, no minimum parcel size requirement
R-2, Two Family Residential Zone, minimum parcel size of 700 m²

Proposed Zoning:

RES-2, Resort Recreation Zone, minimum parcel size of 0.5 ha
RES-3, Resort Lodge Zone, minimum parcel size of 0.5 ha
RES-4, Resort Core Zone, no minimum parcel size requirement

Parcel Size:

4.4 ha (10.9 ac)

Density:

Existing: 2 single family dwellings

**Property
Information –
cont'd:**

If the property was developed to the maximum potential under the current zone designations, it could permit the following:

- a) up to 12.5 employee housing dwelling units in the EH-1 zone, or
- b) 1 duplex in the R-2 zone or,
- c) A variety of dwelling unit types both residential and commercial, up to a maximum floor area ratio* of 3.5 on the RES-4 zoned portion of the lot (1.07 ha).

Proposed: The application includes a conceptual development sketch for the site which shows 31 dwelling units in multi-family style buildings such as fourplexes.

Potential: If the proposed zone designations are approved, they could permit:

- a) up to 60 dwelling units per gross hectare of useable site area within the proposed RES-3 zone (which calculates to approximately 110 +/- new dwelling units) and/or,
- b) A variety of dwelling types both residential and commercial on the 0.36 ha portion of RES-4, up to a maximum floor area ratio* of 3.5.

*Floor area ratio is the figure obtained when the gross floor area of all buildings on a parcel is divided by the area of the parcel).

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Low, within the Fairmont Hot Springs fire service area

BC Assessment: Business / Other (Recreation)

Water and Sewer Services: Fairmont Hot Springs Water Utility and Fairmont Hot Springs Sewer Services

**Professional
Studies:**

None

**Additional
Information:**

- There are currently two dwellings and a barn on the property. A portion of the existing golf course extends onto the property as well. The application states that the dwellings will be removed prior to development and the RES-2 zone will accommodate the existing golf course portion.
- All future multi-family development within the proposed RES-3 zone must be serviced by the Fairmont community water and sewer systems.
- The agent has indicated that there are no plans to develop the RES-4 zoned lands since this land is the access road to the resort's maintenance yard. The agent said the owner chose to rezone this portion to RES-4 simply because that's the same zone as the adjoining parcel to the north.

**Additional
Information –
cont'd:**

- The property to the north of the subject site is zoned to permit future development of employee housing.

Consultation:

Advisory Planning Commission:

APC Areas F & G: Support recommended

Referral Agencies:

- **Interior Health Authority:** Interests unaffected
- **Transportation & Infrastructure:** Interests unaffected
- **Environment:** A Qualified Professional should assess the site for species at risk, wildlife habitat features (e.g., nest trees), and develop mitigation measures to minimize development impacts on wildlife and habitat. Any fencing must be wildlife friendly:
 - Number 4 top wire 38-40 inches on slope to a max of 40 inches
 - Number 3 wire 30-32 inches
 - Number 2 wire 24-26 inches
 - Number 1 wire 18-20 inches except in areas with depressions use 15-18 inches
- **Ktunaxa Nation Council:** A 'Preliminary Field Reconnaissance' should be completed due to the proximity to the hot spring and the fact that no AOA's were ever done on the property.
- **Akisqnuq First Nation:** No response
- **Shuswap Indian Band:** No response
- **School District No. 6:** No response
- **Telus:** No response

**Documents
Attached:**

- Bylaws
- Location Map
- Land Use Map
- Proposal
- Conceptual Development Sketch from applicant

**RDEK
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