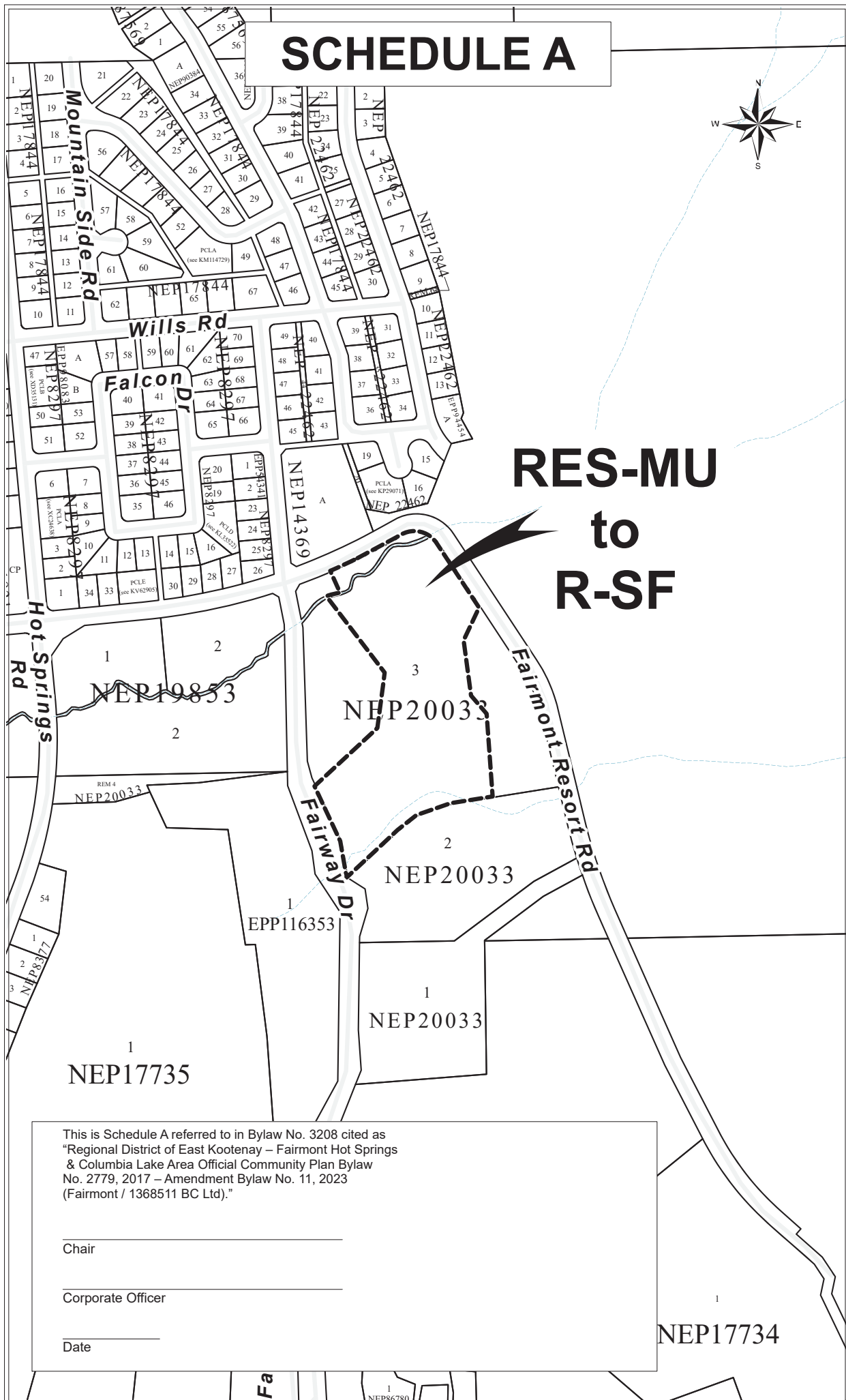
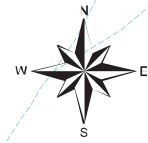


SCHEDULE A



**RES-MU
to
R-SF**

This is Schedule A referred to in Bylaw No. 3208 cited as
"Regional District of East Kootenay – Fairmont Hot Springs
& Columbia Lake Area Official Community Plan Bylaw
No. 2779, 2017 – Amendment Bylaw No. 11, 2023
(Fairmont / 1368511 BC Ltd)."

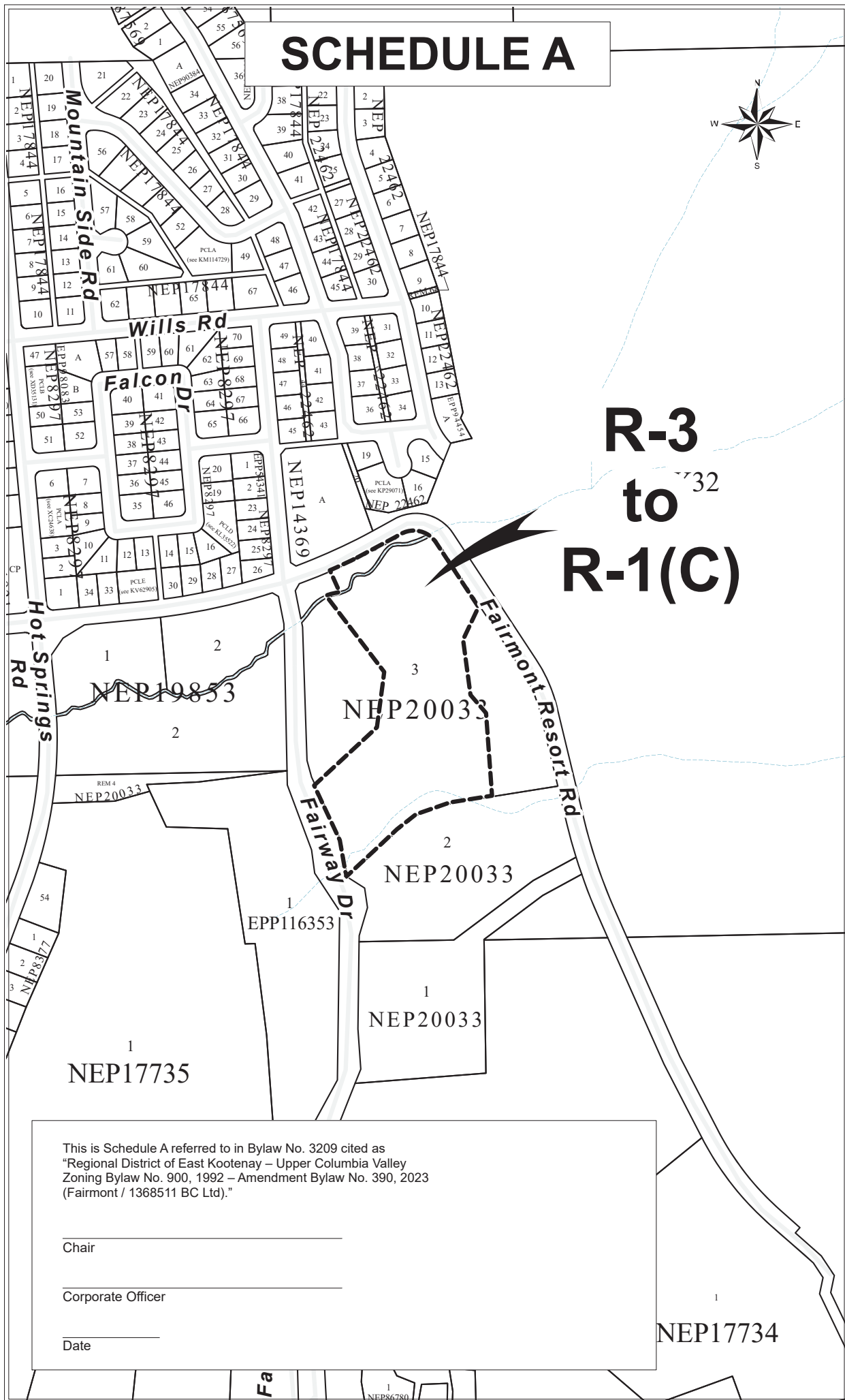
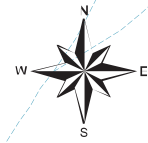
Chair

Corporate Officer

Date

NEP17734

SCHEDULE A



**R-3
to
R-1(C)**

This is Schedule A referred to in Bylaw No. 3209 cited as
 "Regional District of East Kootenay – Upper Columbia Valley
 Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 390, 2023
 (Fairmont / 1368511 BC Ltd)."

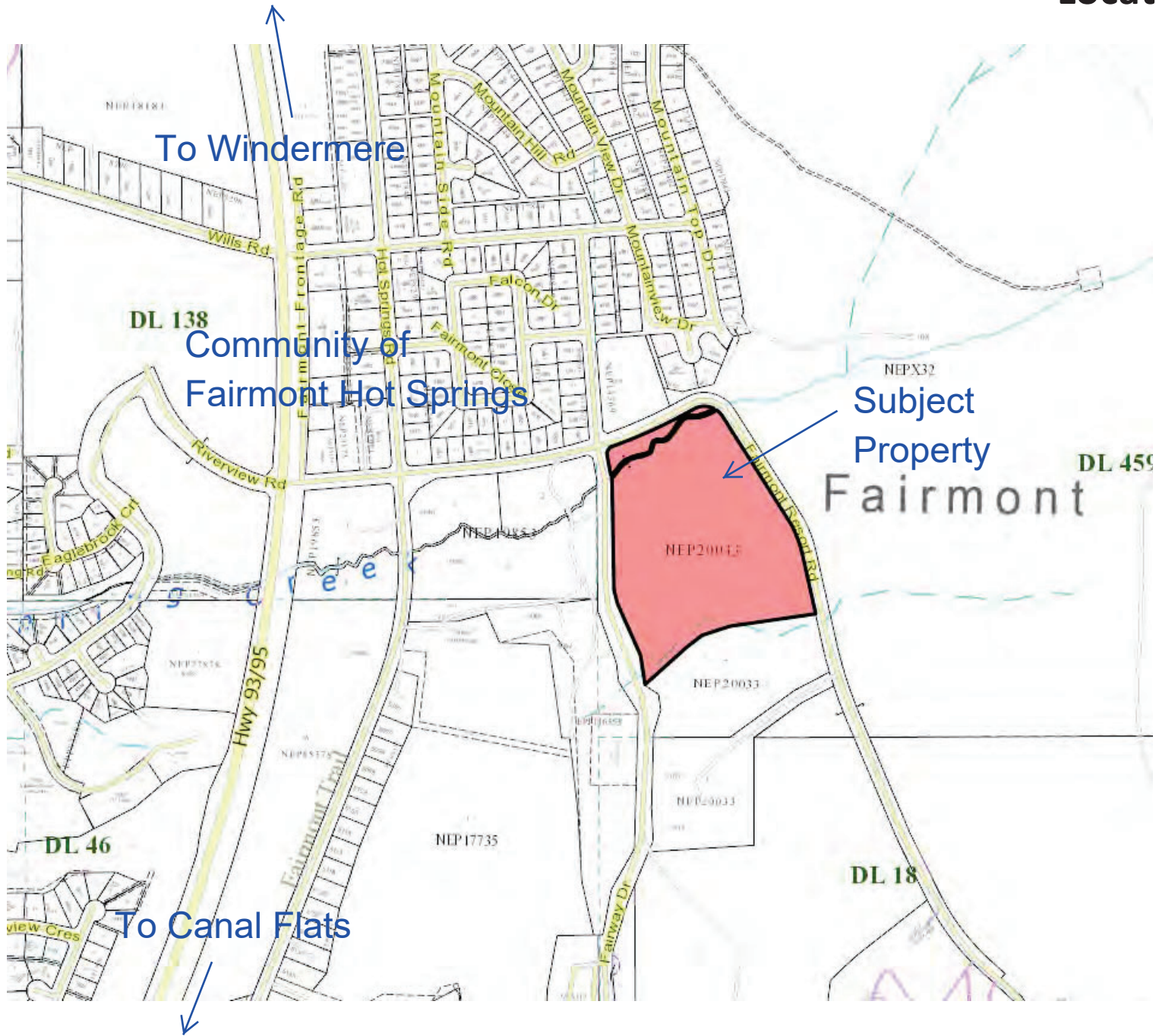
Chair _____

Corporate Officer _____

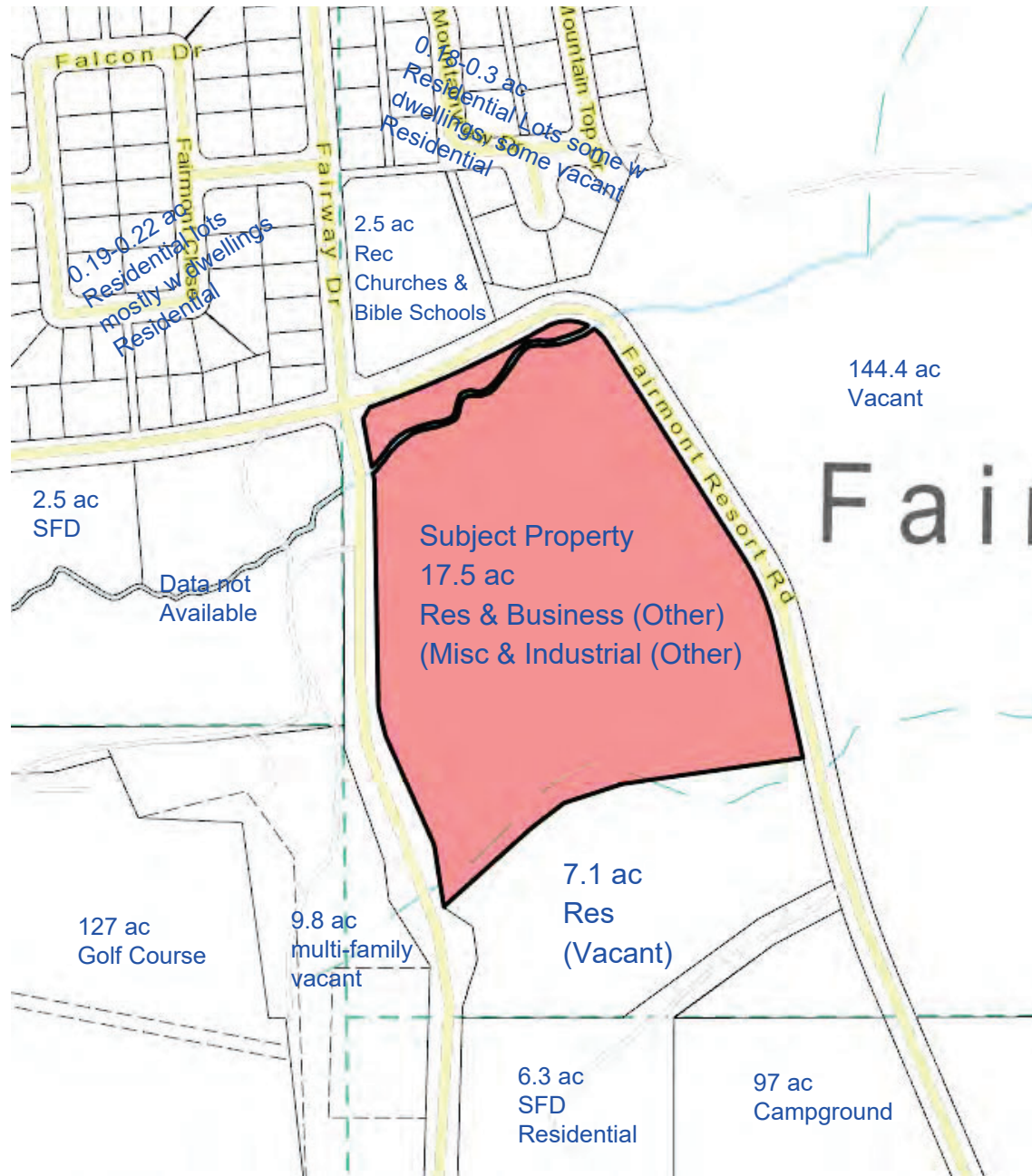
Date _____

NEP17734

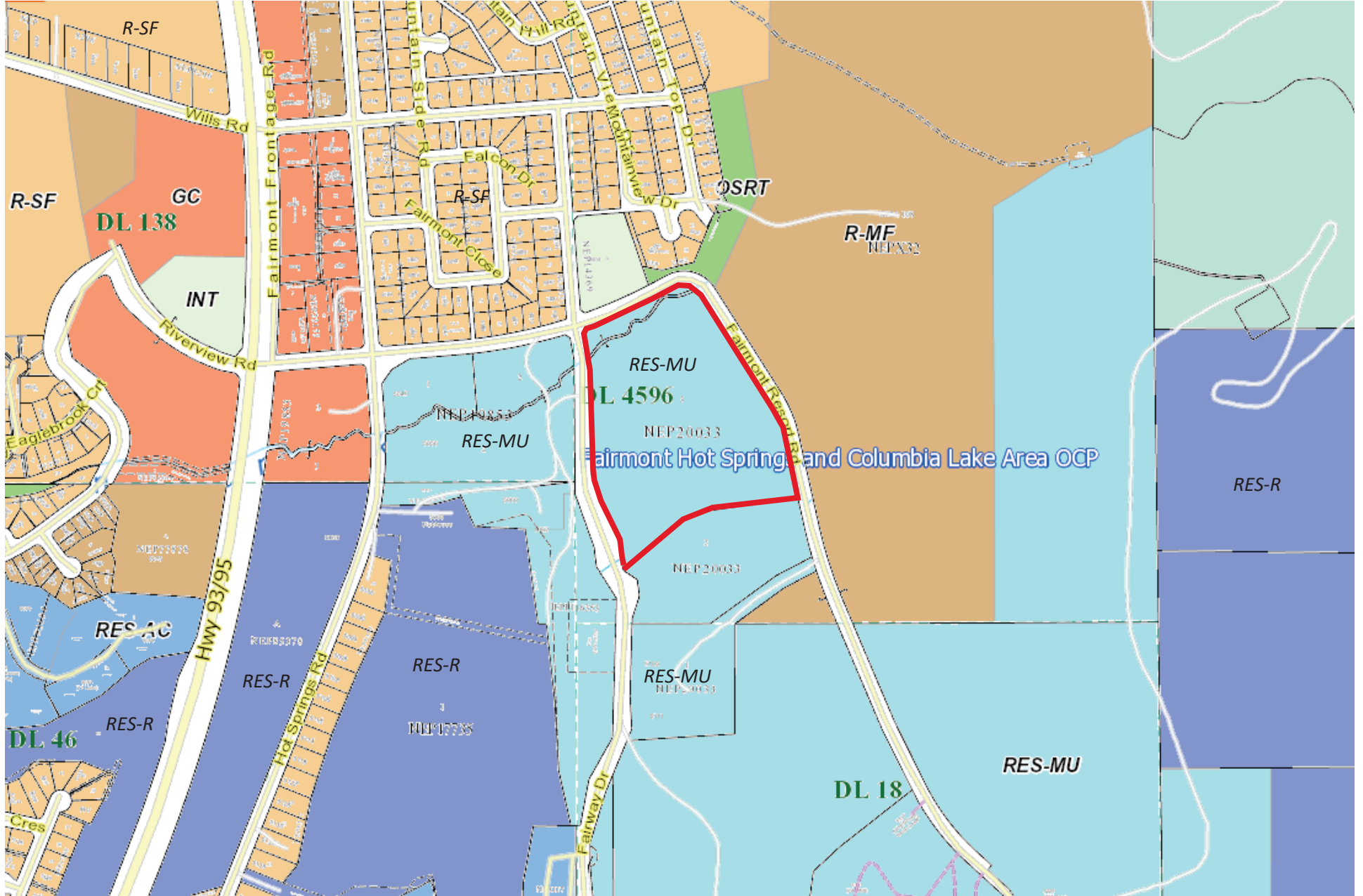
Location Map



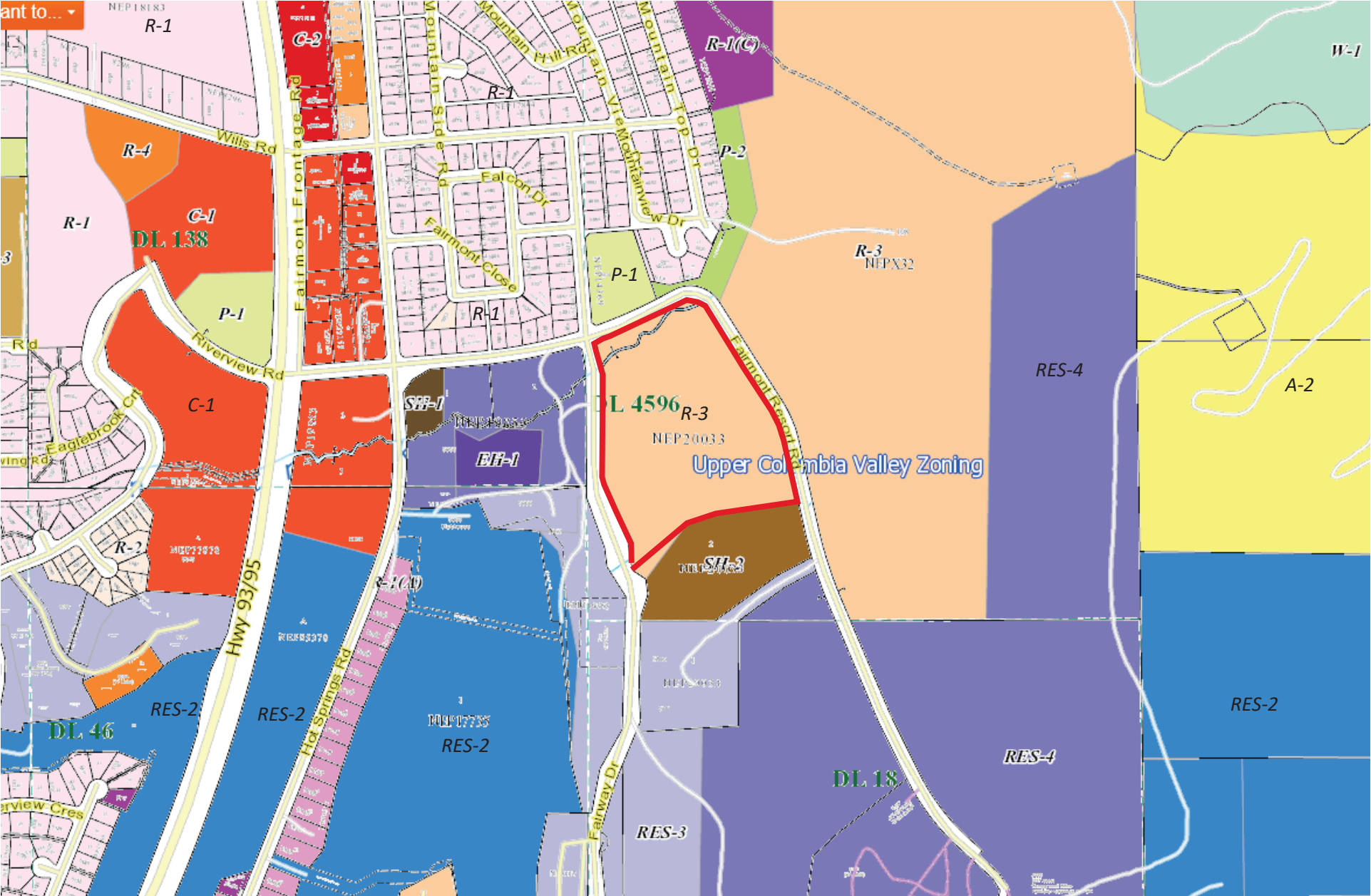
Land Use Map



OCP Designation Map



Zoning Map



Aerial Photo



Tracy,

I have updated the subdivision letter to the current proposal. The sections you are referencing are below:

The subject property is undeveloped. There are no buildings or structures on the lands.

The 17 proposed single family lots range from 0.10 ha (0.25 acre) to 0.25 ha (0.61 acre) with the average lot being approximately 0.15 ha (0.35 acre).

The two lots proposed for future strata development are 1.32 ha (3.3 acres) and 1.17 ha (2.9 acre).

Proposed Lot 19 may be further subdivided in the future to create five additional single-family lots.

Lots 2 – 18 will each have a 1/22 interest in the common lot. Lot 17 will have 5/22 interest in the common lot with the intent to subdivide this parcel in the future and assign each of the lots created at that time with 1/22 interest in the common lot.

Proposed Lot A and Lot B are intended for strata subdivision for development of townhomes consistent with the R-3 zoning on the property.

The property is not currently serviced with water or sewer. All single-family lots will be serviced with community water and community sewer. The parcels proposed for future strata development will be serviced when further subdivided.

Coldspring Creek bisects this property. The RDEK is currently undertaking work to reduce the debris torrent hazard on this creek. The subdivision proposed has been submitted based on the approximate fan boundary identified by the RDEK. All single family lots currently proposed, except for a small area at the rear of proposed Lot 17 and Lot 18 are outside the fan boundary. That portion of proposed Lot 17 and Lot 18 within the fan are unbuildable due to required setbacks.

We are proposing a covenant over proposed Lot 19 and proposed Lot A to restrict any development until the RDEK completes the Coldspring Creek works, and these portions of the property are deemed safe for development.

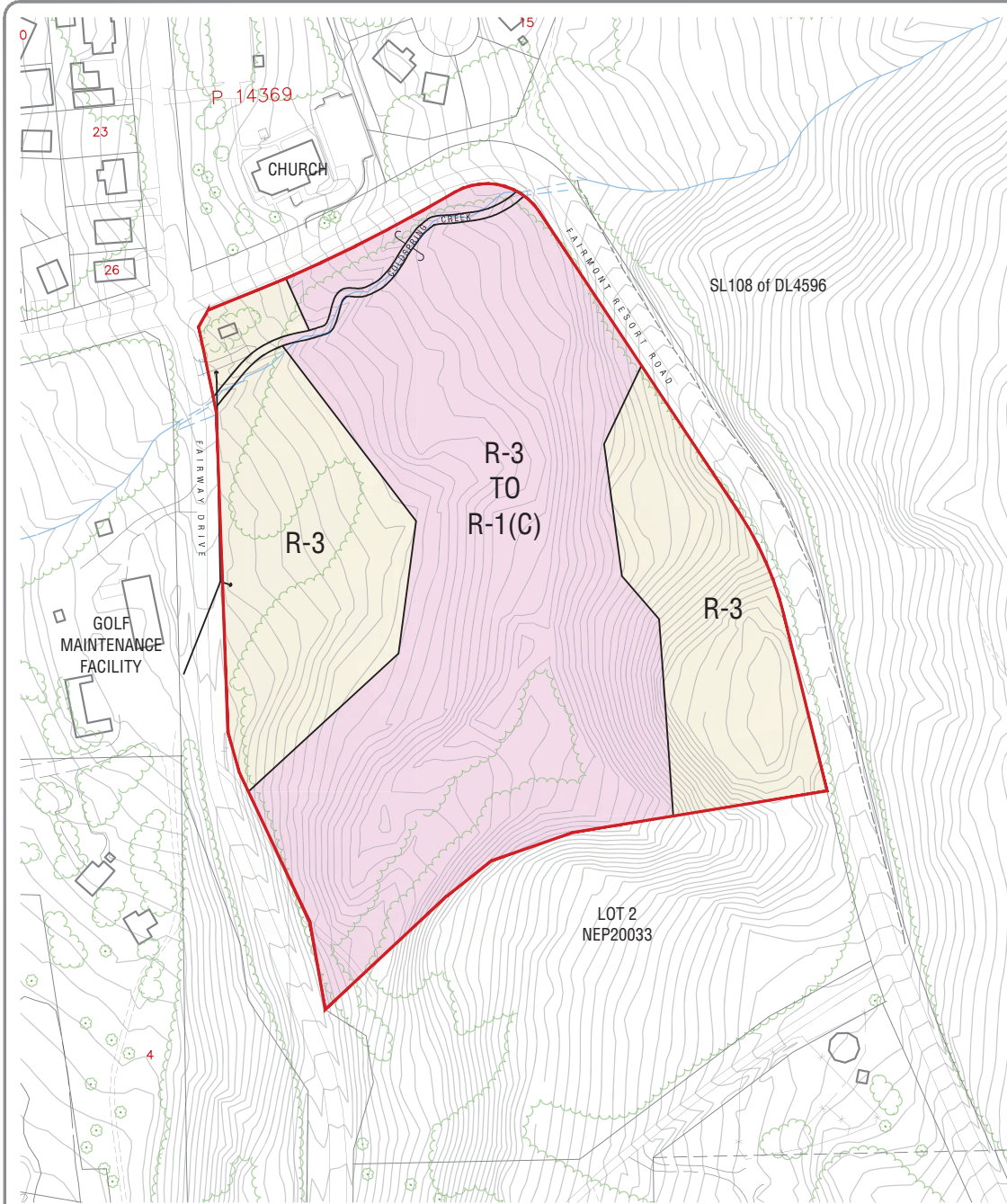
Thanks,
Richard Haworth

HAWORTH | Development
Consulting

PO Box 223, Suite 203, 926 – 7th Avenue,
Invermere, BC V0A 1K0

PROPOSED ZONING AMENDMENTS

- R-3 Multiple Family Residential - Medium Density
- R-1(C) Single Family Residential (C)



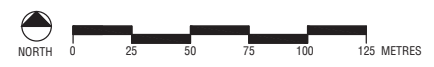
REVISIONS		
REV	DATE	DESCRIPTION

HIGHLAND WOODS

SCALE	AS NOTED
DATE	29 AUGUST 2022
ISSUED FOR	LAND USE AMENDMENT
PROJECT NUMBER	12288
DESIGN BY	RH
DRAWN BY	RH

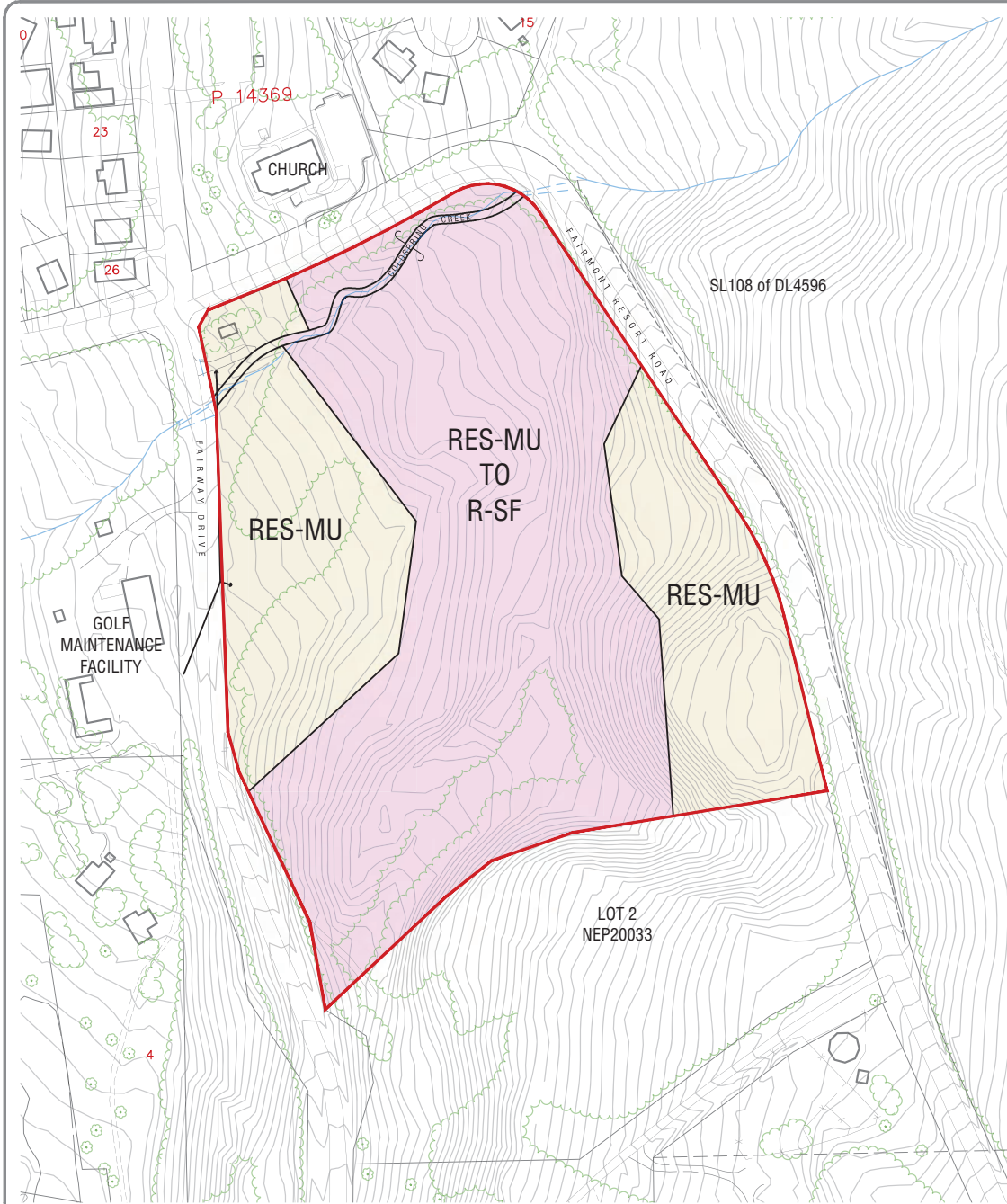
PROPOSED ZONING AMENDMENT

DRAWING NUMBER



PROPOSED ZONING AMENDMENTS

- R-3 Multiple Family Residential - Medium Density
- R-1(C) Single Family Residential (C)



REVISIONS	
REV	DESCRIPTION

HIGHLAND WOODS

FAIRMONT HOT SPRINGS BRITISH COLUMBIA FAIRMONT HOT SPRINGS RESORT LTD.	
SCALE	AS NOTED
DATE	29 AUGUST 2022
ISSUED FOR	LAND USE AMENDMENT
PROJECT NUMBER	12288
DESIGN BY	RH
DRAWN BY	RH

DRAWING TITLE
**PROPOSED OCP
AMENDMENT**

DRAWING NUMBER

