

Public Hearing Report – Bylaw Nos. 2966 & 2967 Fairmont / FHSR

This report is submitted to the Board of Directors of the Regional District of East Kootenay pursuant to Section 464 of the *Local Government Act*.

The public hearing for 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 / FHSR) and Bylaw No. 2967 cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 - Amendment Bylaw No. 357, 2019 (Fairmont / FHSR)” was held on January 28, 2020 at 4:00 pm at Fairmont Hot Springs Resort, Pine Room.

The following Regional District representatives attended the public hearing:

Director Susan Clovechok, Electoral Area F
Director Gerry Wilkie, Electoral Area G
Tracy Van de Wiel, Planning Technician 2

The notice for the hearing was published in the Columbia Valley Pioneer on January 16 and 23 2020; and the East Kootenay Extra on January 23, 2020. Forty (40) notices were sent to neighbouring property owners and occupiers on January 10, 2020 by regular mail with no notices returned as undeliverable.

Staff gave an overview of the amending bylaws and there was a question and answer period before the hearing.

Chair Clovechok convened the hearing at 4:07 pm and Regional District representatives were introduced.

Chair Clovechok advised those in attendance:

- to identify themselves and the property they own that may be affected by the Bylaw;
- that only those written and/or verbal presentations made at the hearing will be considered as part of the hearing report;
- that no written or verbal submissions will be allowed subsequent to the close of this hearing.

Bylaw No. 2966 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 5, 2019 (Fairmont / FHSR).”
2. The designation of part of Lot 4, District Lots 18, 46 & 4596, Kootenay District, Plan NEP20033, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from R-SF, Residential Low Density to RES-MU, Resort Mixed Use.

Bylaw No. 2967 provides for:

3. This Bylaw may be cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 357, 2019 (Fairmont / FHSR).”
4. The designation of parts of Lot 4, District Lots 18, 46 & 4596, Kootenay District, Plan NEP20033, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from EH-1, Employee Housing Zone, RES-4, Resort Core Zone and

R-2, Two Family Residential Zone, to RES-2, Resort Recreation Zone, RES-3, Resort Lodge Zone, and RES-4, Resort Core Zone.

Staff read the legal proceedings for the public hearing as set out by the *Local Government Act* and noted that a report of the hearing would be submitted to the Board at its February 14, 2020 meeting.

No written submissions were received prior to the hearing.

A couple of members of the public and two agents for the proponent attended the meeting and the following people spoke:

Dara Wilder, 5086 Hot Springs Road – Supports the proposal

Norbert Schab, 4939 Aspen Grove Place – Supports the proposal

Director Clovechok called three times for comments and since no other members of the public nor the proponents chose to speak, Chair Clovechok adjourned the hearing at 4:11 pm.

Chair Susan Clovechok
Electoral Area F

Tracy Van de Wiel
Planning Technician 2