

Request for Decision Bylaw Amendment Application

File No: P 725 113
Reference: Bylaw Nos. 3404 & 3405
Date: June 26, 2025

Subject: Bylaw Nos. 3404 & 3405 (Fernie Alpine Resort / Currie Creek Developments)
Applicant: Currie Creek Developments Inc.
Agent: Big Block Construction / Kris Reynolds
Location: Resort Drive, Fernie Alpine Resort
Legal: Lot A, District Lot 8901, Kootenay District, Plan EPP141684
(PID: 032-462-743)

Proposal: To amend the OCP designation of a portion of the subject property and to amend the zoning designation of the entire property to accommodate a proposed townhouse-style multi-family development and make the designations consistent with developed multi-family at the Resort.

Development Agreement: None

- Options:**
1. THAT Bylaw No. 3404 cited as “Regional District of East Kootenay – Fernie Alpine Resort Official Community Plan Bylaw No. 2363, 2012 – Amendment Bylaw No. 5, 2025 (Fernie Alpine Resort / Currie Creek Developments)” be introduced.
 2. THAT Bylaw No. 3405 cited as “Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 117, 2025 (Fernie Alpine Resort / Currie Creek Developments)” be introduced.
 3. THAT Bylaw No. 3404 cited as “Regional District of East Kootenay – Fernie Alpine Resort Official Community Plan Bylaw No. 2363, 2012 – Amendment Bylaw No. 5, 2025 (Fernie Alpine Resort / Currie Creek Developments)” not proceed.
 4. THAT Bylaw No. 3405 cited as “Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 117, 2025 (Fernie Alpine Resort / Currie Creek Developments)” not proceed.

Recommendation: Options 1 & 2

The proposal is generally consistent with the location for multi-family development shown on the Resort’s 1998 Master Plan and the proposal will make this site consistent with the other multi-family developments in the area. Additionally, the natural topography in this location and the proposal for townhouse-style buildings instead of a larger condo-type building provide a transition in density.

**Property
Information:**

Current OCP Designations:

The westerly 1/2 of the property: R-SF, Resort Low Density supports single family or two-family residential subdivisions.

The easterly 1/2 of the property: R-MF, Resort Multi-Family which includes condominiums, townhouses, duplexes, single family residential units and indoor/outdoor recreational uses.

Proposed OCP Designation:

R-MF, Resort Multi-Family

OCP Policies (Residential):

- The Regional District will encourage a range of densities and housing mix within the plan area.
- The Regional District will encourage resort owners to monitor the housing needs of the community, consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi-permanent and seasonal residents of the resort.
- Dwelling units within the residential area may be used for tourist accommodation, and may be rented on a daily, weekly, or monthly basis.
- All multi-family development (three dwelling units or more) is designated a development permit area as shown on Schedule I, to ensure a high quality of design and where appropriate, to provide adequate buffering between lower density residential areas and multi-family developments.

Current Zoning:

RS-2A, Resort Residential Zone, minimum parcel size within this zone is 1670 m².

Proposed Zoning:

CG-8, Resort Commercial Zone, minimum parcel size within this zone is 1670 m².

Parcel Size: 0.938 ha (2.318 ac)

Density:

Current: Vacant

Proposed: 40 dwelling units in 10 townhouse-style buildings

Potential: Both the current RS-2A zone and the proposed CG-8 zone permit multi-family development of up to 60 dwelling units per gross ha of minimum usable site area.

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Low. Within the Fernie Rural Fire Protection Service area.

BC Assessment: Residential (vacant)

Property Information – cont’d: **Servicing:** Fernie Alpine Resort Utility Company community water and sewer

Professional Studies: None

Additional Information:

- The OCP amendment is requested to permit the proposed town-house style multi-family development to utilize the entire property.
- The current RS-2A zoning accommodates the same multi-family density as the proposed CG-8 zone however, the CG-8 zone includes commercial accommodation as a permitted use, which will exempt future owners from making an application for a Short Term Rental Temporary Use Permit (STR TUP) under the Policy adopted in 2023.
- The subject proposed multi-family site is within the area identified for multi-family development in the 1998 Master Plan and the proposed CG-8 zone is the same zone designation as all the other developed multi-family developments at Fernie Alpine Resort.

Consultation: **Advisory Planning Commission:**

Area A: The Commission recommends that the parcel be rezoned to permit multi-family (by amending the OCP designation of R-MF) and that the change to the CG-8 Resort Commercial Zone be refused.

Referral Agencies:

- **Interior Health Authority:** No response
- **Transportation & Transit:** The proponent will be required to complete a Simplified Transportation Design Report and Stormwater Management Plan to the satisfaction of the Ministry prior to receiving Ministry approval on rezoning of the lands. (Additional info is provided in the referral response attached).
- **Water, Land & Resource Stewardship:** Standard letter (attached)
- **Ktunaxa Nation Council:** No concerns
- **School District No. 5:** No response
- **Telus:** No issues

Documents Attached:

- Bylaws
- Location Map
- Land Use Map
- Aerial Map
- OCP Map
- Zoning Map
- Proposed Site Plan
- Conceptual Landscaping Plan
- Conceptual Building Design

RDEK
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