

BYLAW NO. 3404

CORPORATE OFFICER

SCHEDULE A

R-SF to R-MF

This is Schedule A referred to in 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)."

Chair

Corporate Officer

Date

Date _____

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3405

A bylaw to amend Bylaw No. 829 cited as “Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990.”

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 829;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be 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).”
2. The designation of Lot A, District Lot 8901, Kootenay District Plan EPP141684, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from RS-2A, Resort Residential Zone to CG-8, Resort Commercial Zone.

READ A FIRST TIME the _____ day of _____, 2025.

READ A SECOND TIME the _____ day of _____, 2025.

READ A THIRD TIME the _____ day of _____, 2025.

APPROVED by the Ministry of Transportation and Transit the day of , 2025.

ADOPTED the day of , 2025.

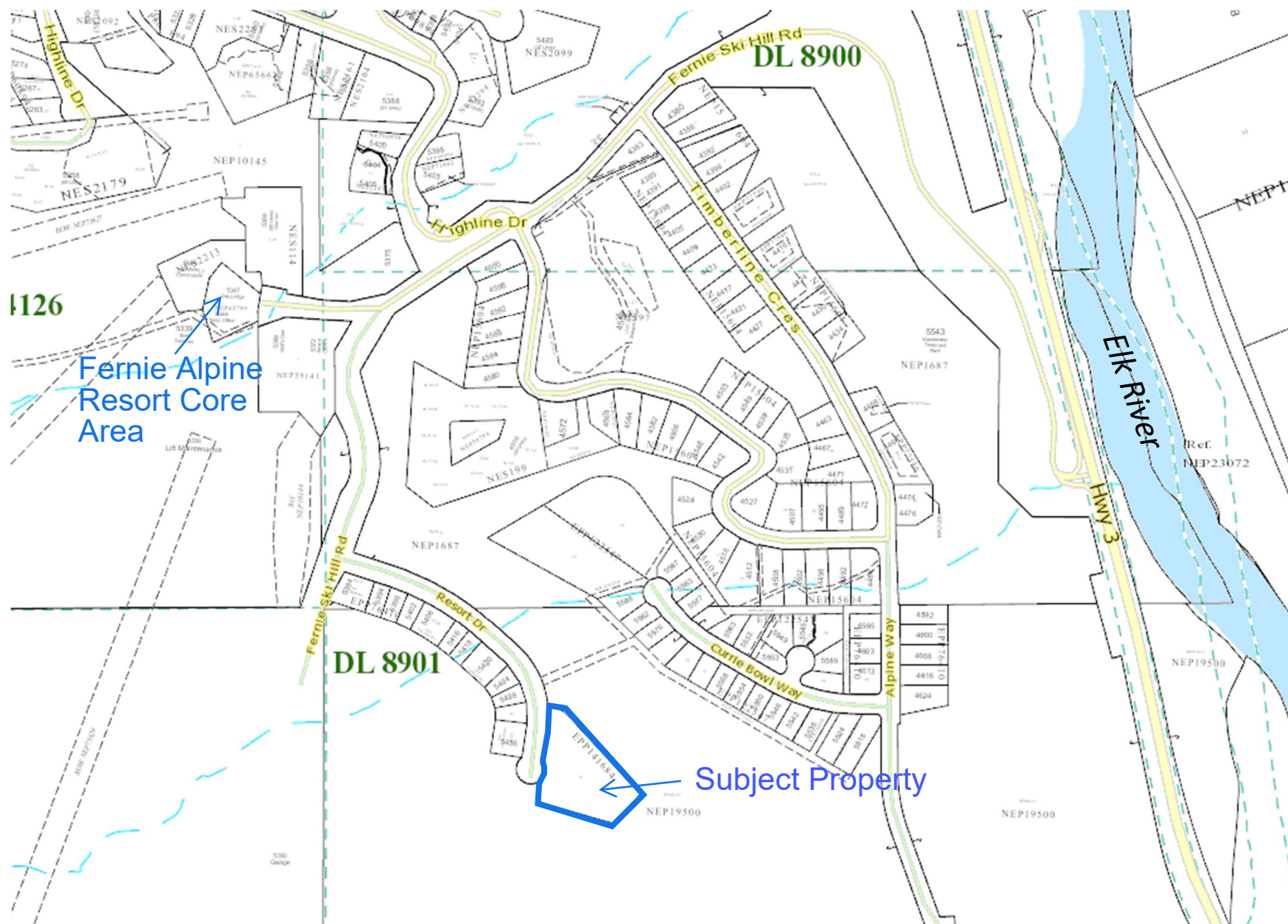
CHAIR

CORPORATE OFFICER

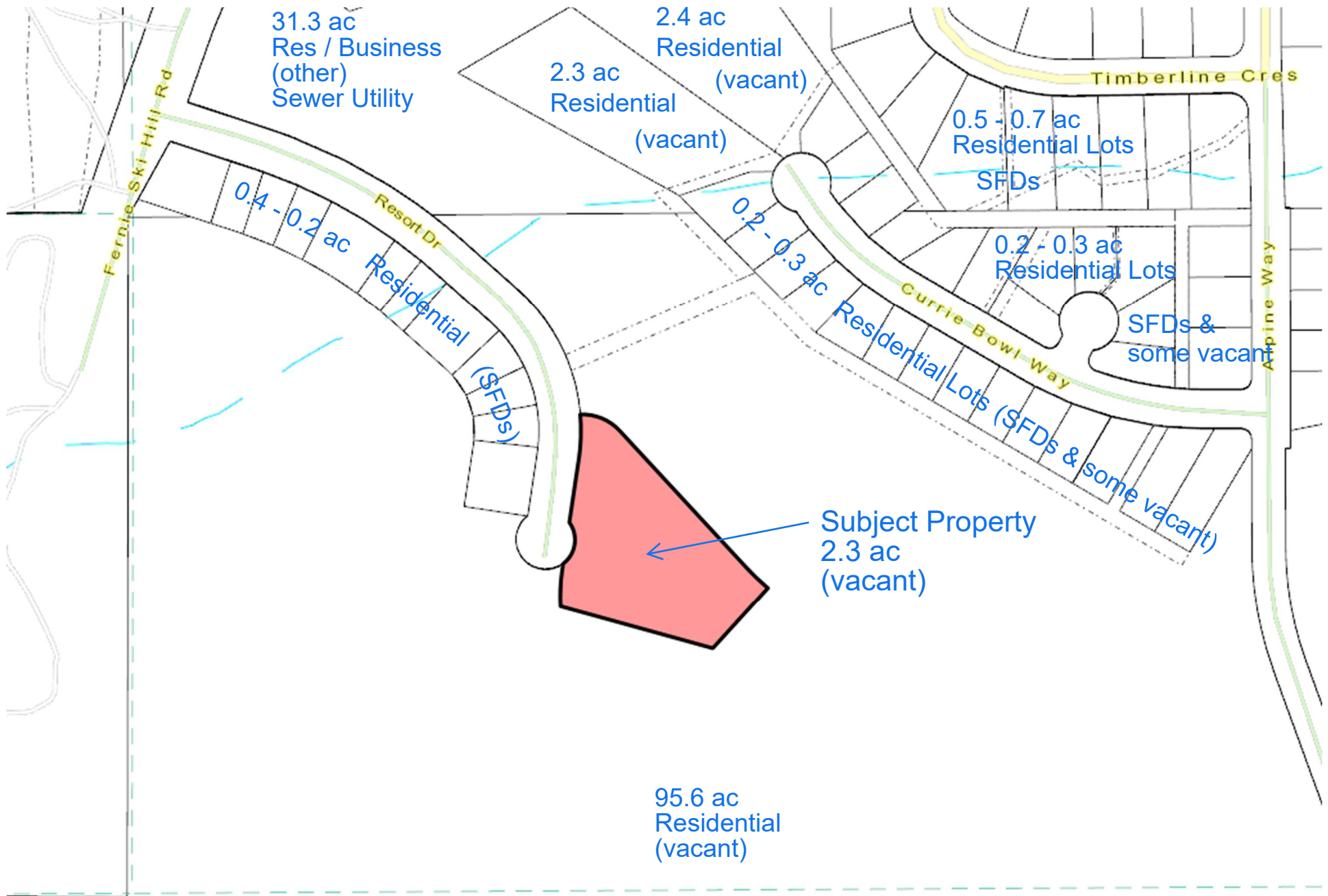
A detailed zoning map of the Fernie Alpine Resort and Currie Creek Developments. The map shows various lots, roads, and zoning designations. Key roads include Fernie Ski Hill Rd, Timberline Cres, Currie Bowl Way, and Resort Dr. Lots are numbered and color-coded: yellow for residential (RES), green for commercial (COM), and blue for industrial (IND). Zoning designations include NES199, NES97, NES15604, EPP122547, EPP141684, and EPP76410. A north arrow is located in the top left corner. A legend in the bottom right corner explains the color coding and symbols used on the map.

Date _____

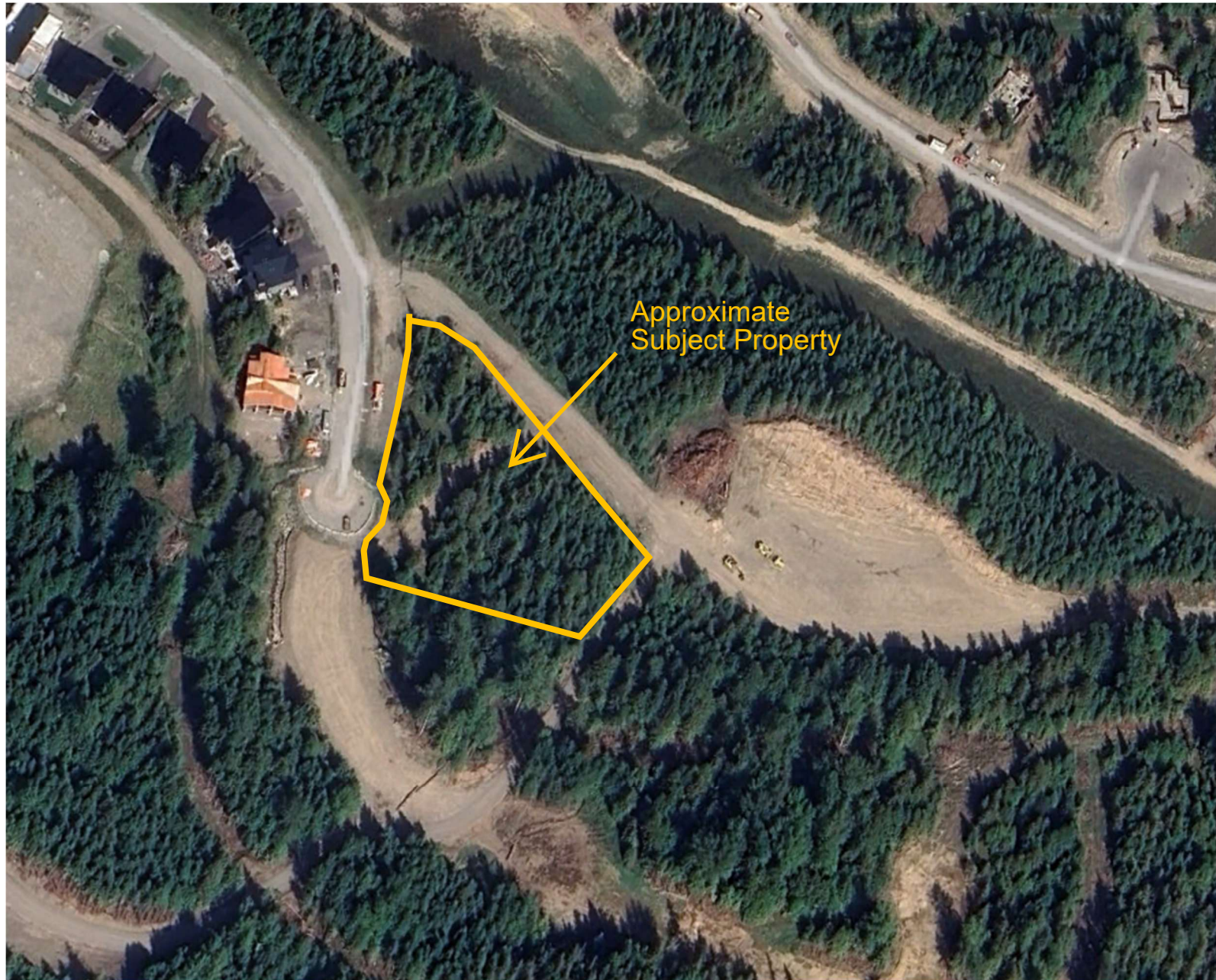
Location Map



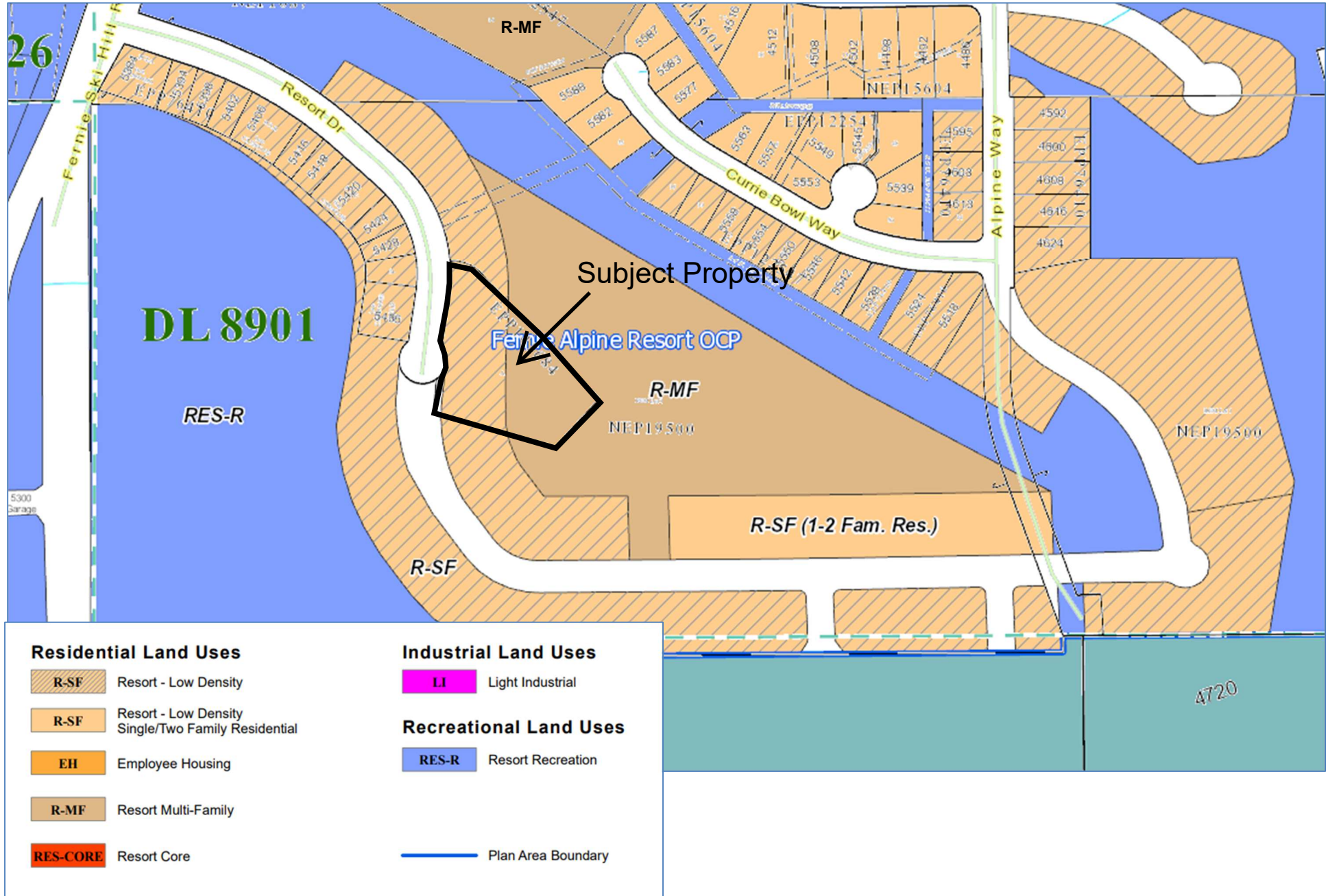
Land Use Map



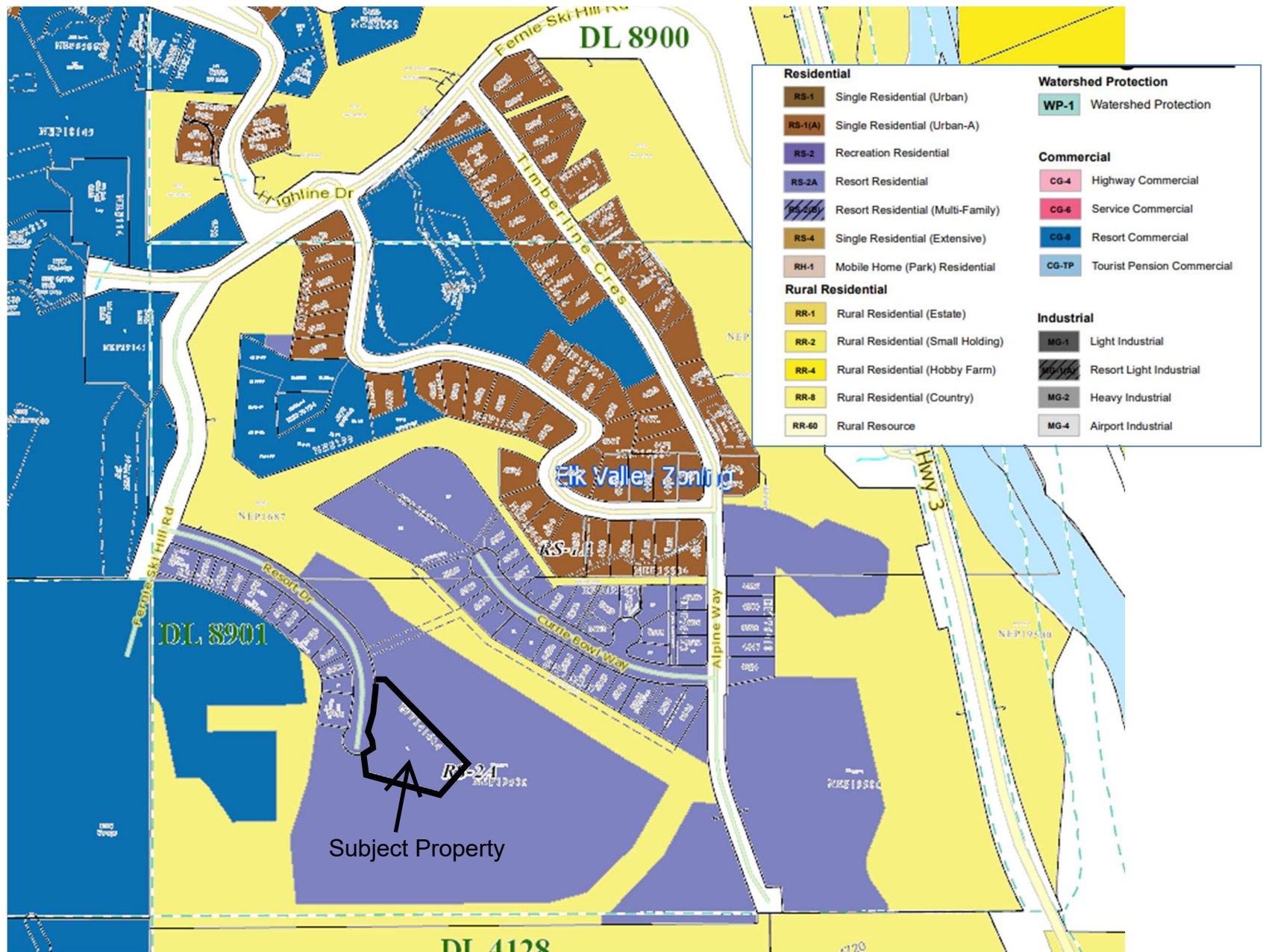
Aerial Photo



Current OCP Designations



Current Zoning Designations





1 SITE PLAN
1" = 60'-0"

LANDSCAPE LEGEND

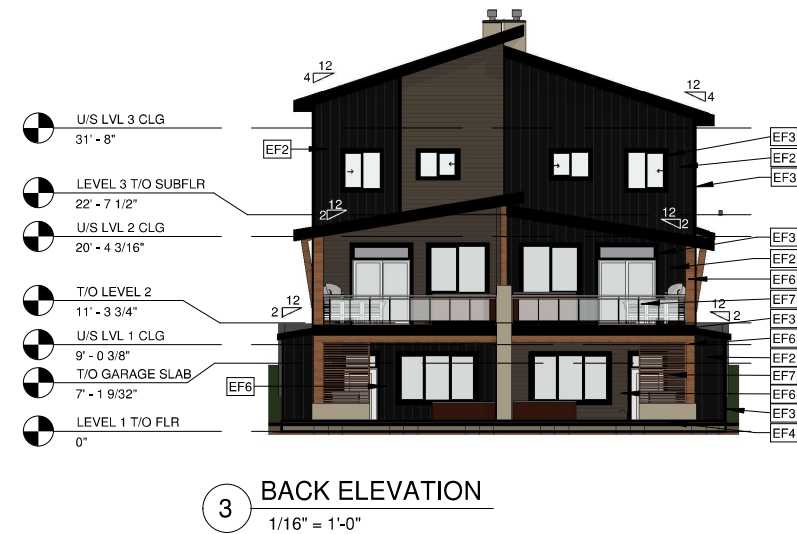
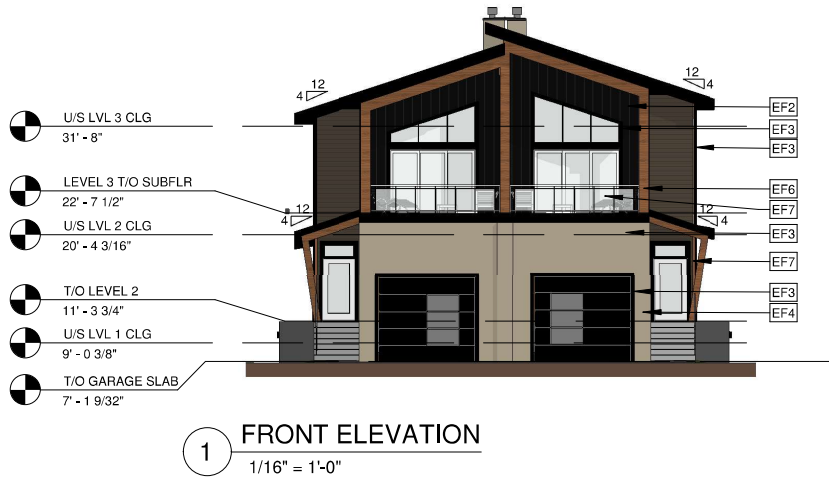
- EXISTING ROAD
- ASPHALT
- CONCRETE
- ROCK - TYPE TBD
- BOULDERS

*PLANTINGS TO BE CONSIDERED AT A LATER DATE.
PLANTS TO COMPLY WITH THE BC FIRESMART
LANDSCAPING BEST PRACTICES IN ORDER TO MITIGATE
RISKS FROM WILDFIRE



1 LANDSCAPE PLAN
1" = 60'-0"

Conceptual Building Design



EXTERIOR FINISHES LEGEND

EF1 - CEMENTITIOUS LAP SIDING - BLACK

EF6 - METAL CLADDED COL. & BEAMS - WOOD LOOK