

**Permittee:** Gabriela Rivard and Kenneth Warner

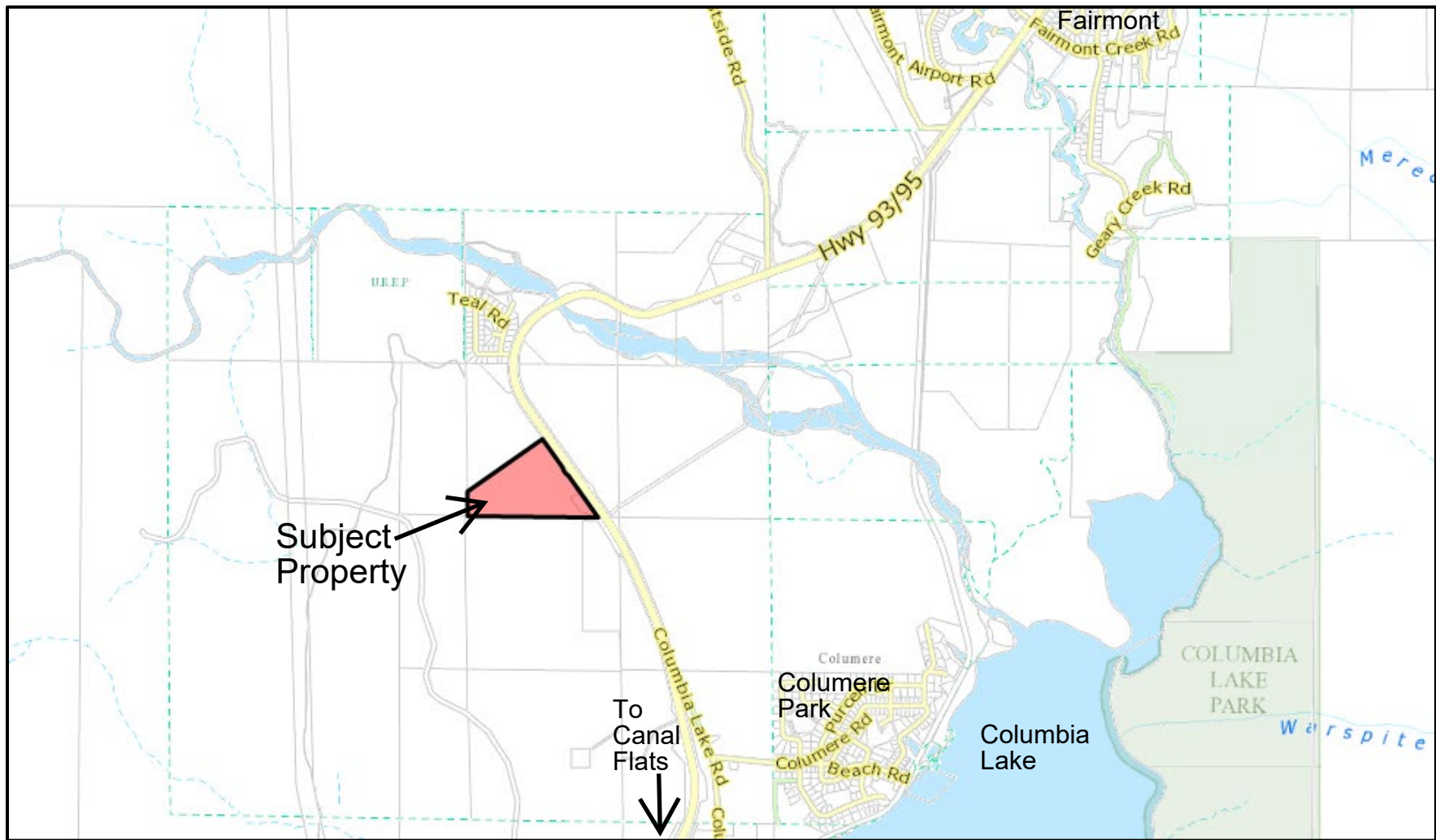
1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:  
  
Lot A District Lot 344 Kootenay District Plan 16473  
(PID: 007-935-391)
3. That Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023, Section 2.4(1)(a), be waived for proposed Lot 1 in a two lot subdivision.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the information submitted in the Development Variance Permit application received on January 29, 2026.
5. This permit is subject to the proposal complying with all other bylaw requirements.
6. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
7. This Permit is not a building permit.
8. This Permit is only valid if a covenant is registered at the time of subdivision registration with the conditions outlined in the Geotechnical Site Investigation Report completed by Groundtech Engineering in June, 2025.
9. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
10. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
11. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
12. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

**Authorizing Resolution No.** \_\_\_\_\_ **adopted by the Board of the Regional District of East Kootenay on the** \_\_\_\_\_ **day of** \_\_\_\_\_ **, 2026.**

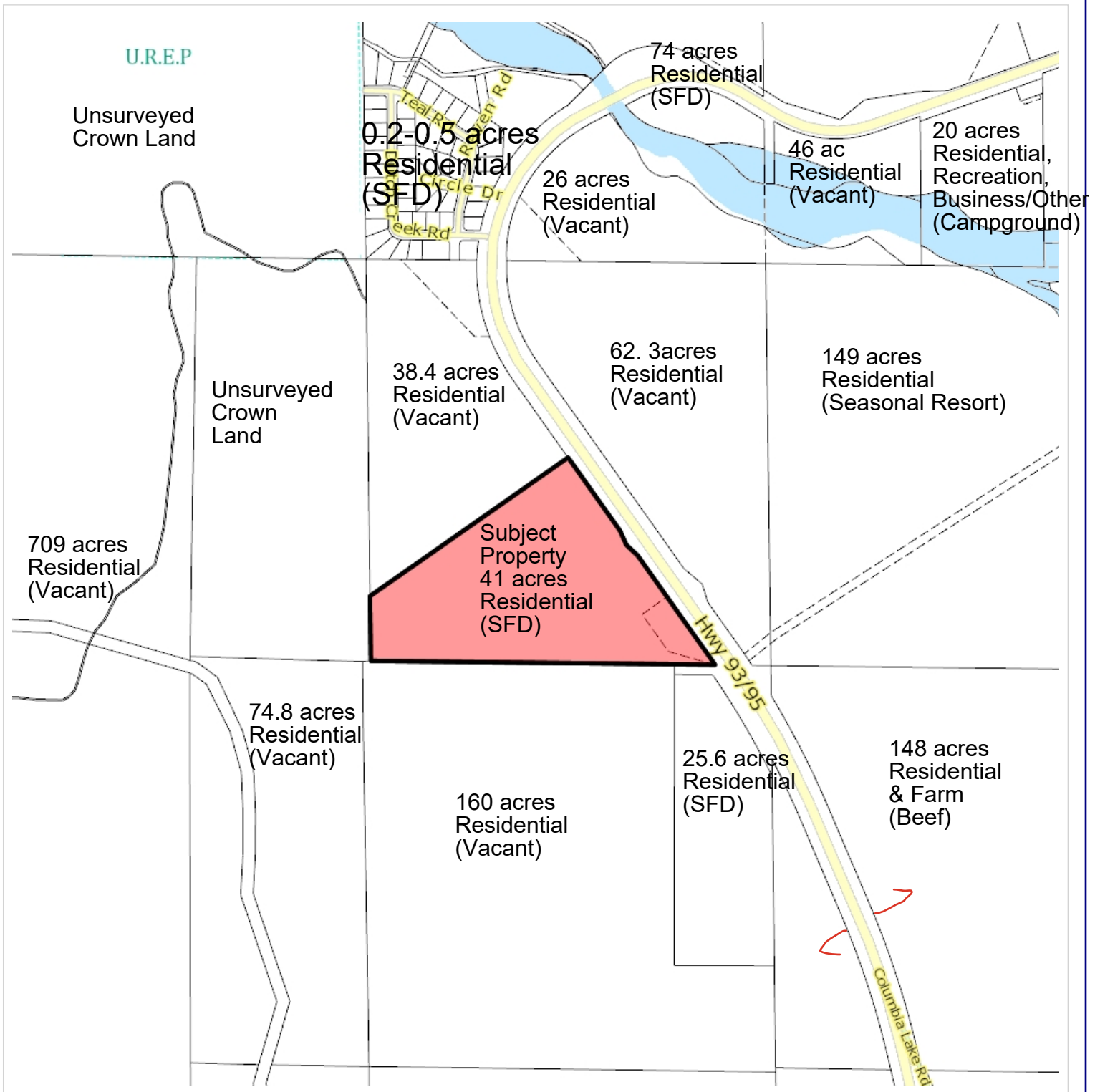
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**Tina Hlushak**  
**Corporate Officer**

# Location Map



# Land Use Map



Notes:

425 0 213 425 Meters

Scale = 1 : 17,000



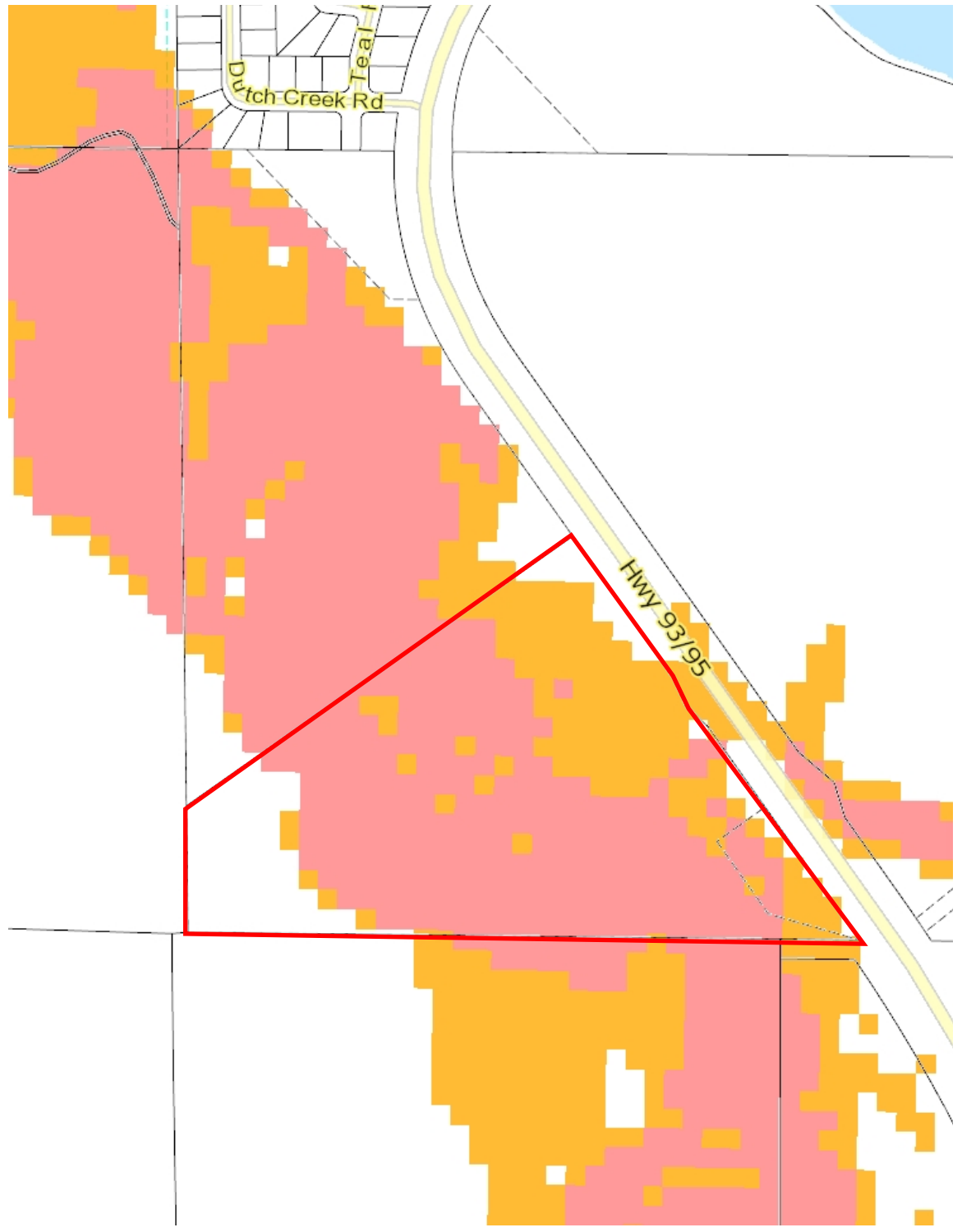
THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# Slope Hazard Map

## Legend

- Slope Hazard
- Slope 15-29.9%
- Slope >30%



Notes:

161 0 81 161 Meters

Scale = 1:6,440



THIS MAP IS NOT TO BE USED FOR NAVIGATION

# SUBDIVISION PLAN OF PART OF LOT A DISTRICT LOT 344 KOOTENAY DISTRICT PLAN 16473

PLAN EPP150216

BCGS 82J.031



The intended plot size of this plan is 560 mm in width by 432 mm in height (C Size) when plotted at a scale of 1:2000.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11.

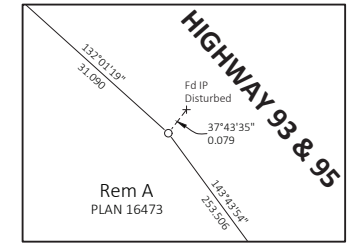
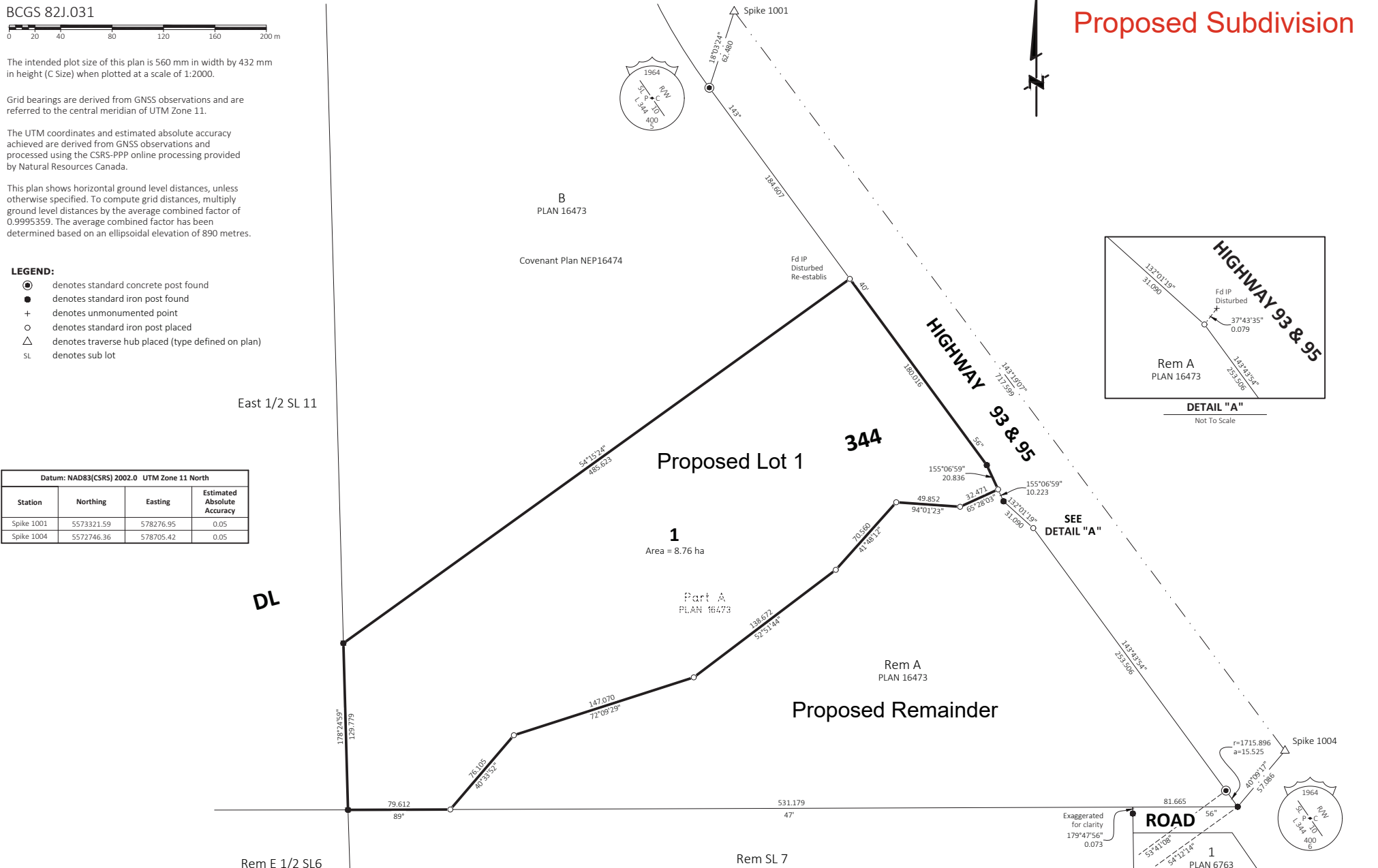
The UTM coordinates and estimated absolute accuracy achieved are derived from GNSS observations and processed using the CSRS-PPP online processing provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995359. The average combined factor has been determined based on an ellipsoidal elevation of 890 metres.

**LEGEND:**

- denotes standard concrete post found
- denotes standard iron post found
- + denotes unmonumented point
- denotes standard iron post placed
- △ denotes traverse hub placed (type defined on plan)
- SL denotes sub lot

Proposed Subdivision



Datum: NAD83(CSRS) 2002.0 UTM Zone 11 North			
Station	Northing	Easting	Estimated Absolute Accuracy
Spike 1001	5573321.59	578276.95	0.05
Spike 1004	5572746.36	578705.42	0.05

East 1/2 SL 11

DL

Rem E 1/2 SL6

B  
PLAN 16473

Covenant Plan NEP16474

Proposed Lot 1

344

1  
Area = 8.76 ha

Proposed Remainder

Rem SL 7

SEE  
DETAIL "A"

Exaggerated  
for clarity  
179°47'56"  
0.073

ROAD

A Covenant in the name of Ministry of Transportation and Transit and the Regional District of East Kootenay and a Covenant in the name of the Regional District of East Kootenay pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

This plan affects land adjacent to a controlled access highway under Land Title Act Section 80.

This plan lies within the Agricultural Land Reserve.

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Transit.

MOTT File # 2023-05432

This plan lies within the Regional District of East Kootenay

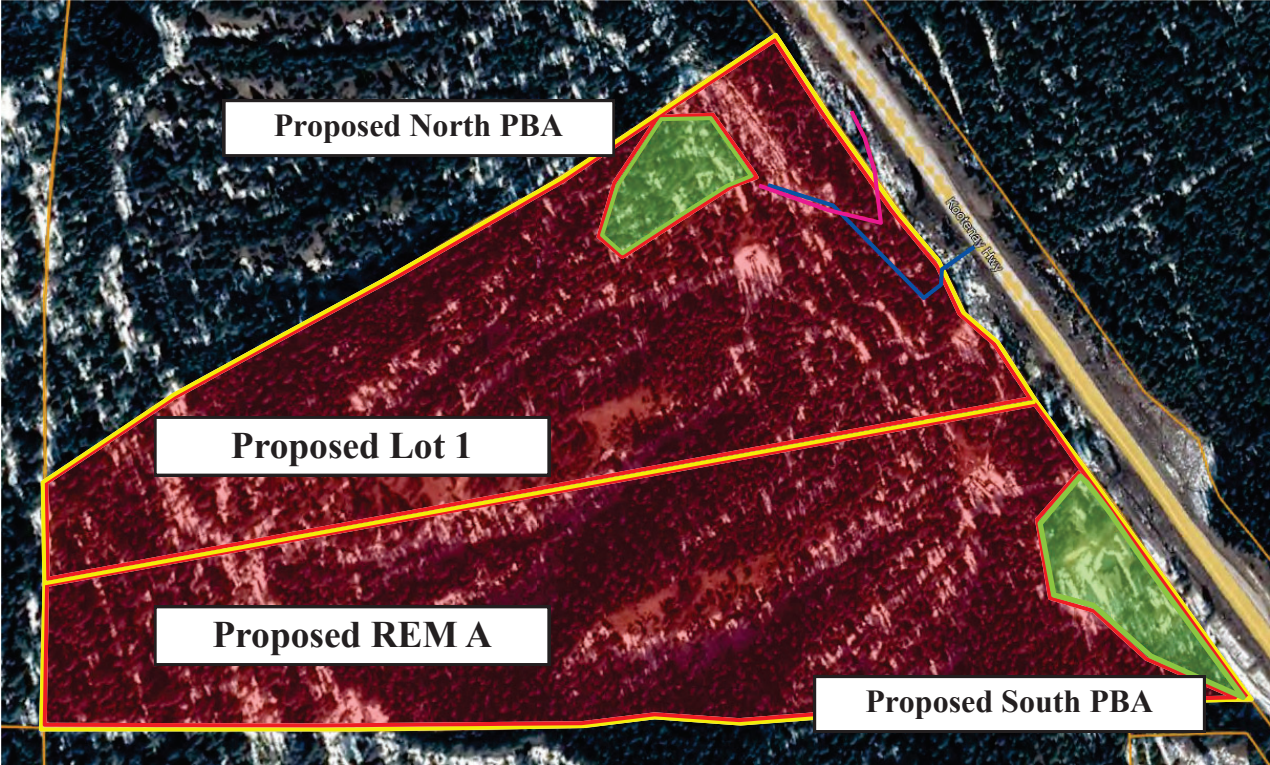
The field survey represented by this plan was completed on the 9th day of December, 2025.

W. Matthew T. Smienk, BCLS 1074

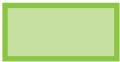



**Figure 7**

**Geohazard Zone Map**

Project:  
Geotechnical Site Investigation  
  
Proposed Subdivision  
Lot A, DL 344, KD Plan 16473  
Fairmont Hot Springs, BC



Legend:

- Geohazard Zone 1: 
- Geohazard Zone 2: 
- Proposed Lot Boundaries: 
- Potential Road Alignment 1: 
- Potential Road Alignment 2: 

Scale: NTS

File: 25m31fg

Groundtech Engineering Ltd.



# REFERENCE PLAN OF PART OF LOT 1 PLAN EPP150216; AND PART OF LOT A PLAN 16473 EXCEPT PLAN EPP150216; BOTH WITHIN DISTRICT LOT 344 KOOTENAY DISTRICT

PLAN EPP150217

## Covenant Areas

Pursuant to Section 99(1)(e) of the Land Title Act  
For Covenant Purposes

BCGS 82J.031



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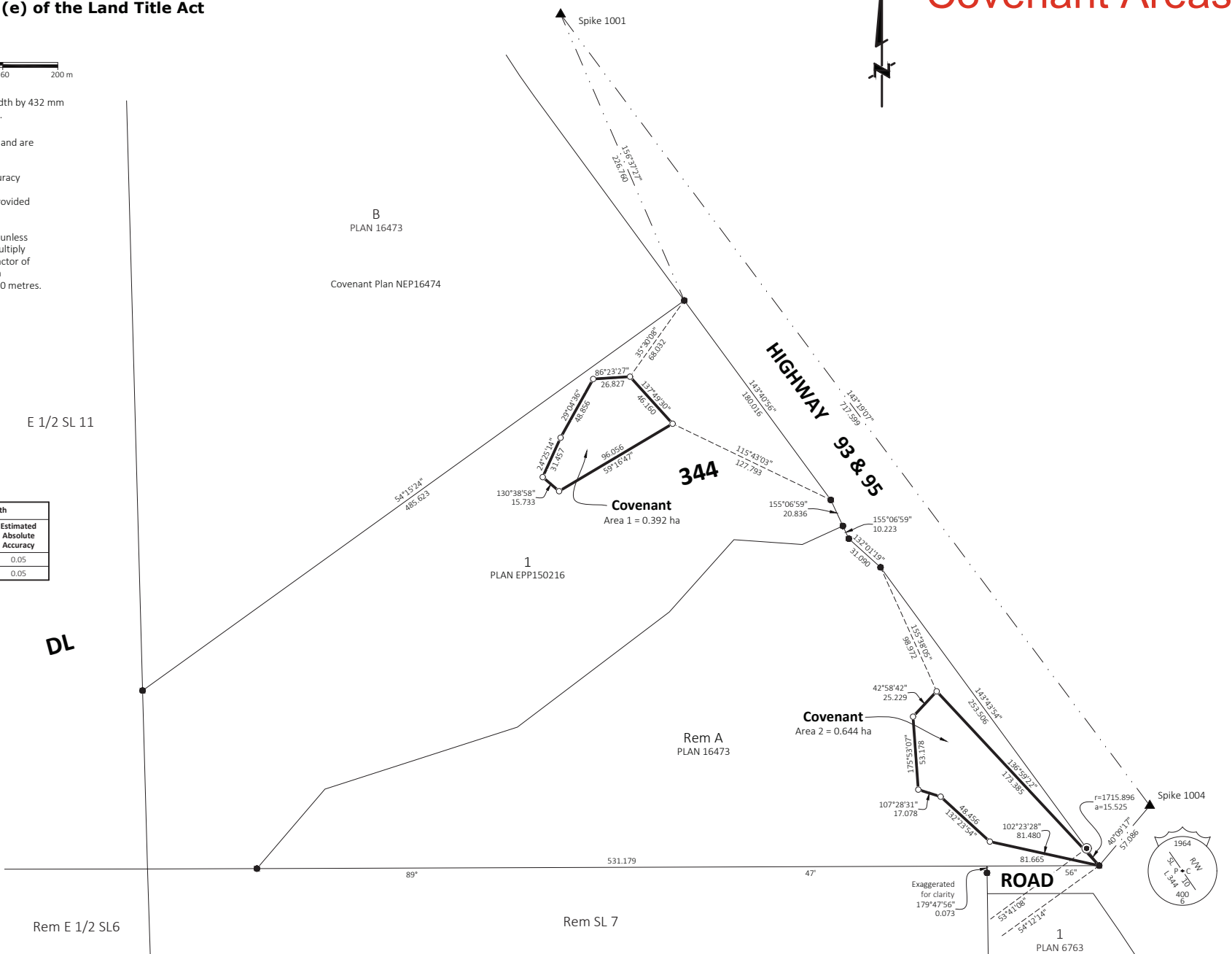
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BOOK OF REFERENCE		
PARCEL	DESCRIPTION	AREA
Lot 1, Plan EPP150216	Area 1	0.392 ha
Rem Lot A, Plan 16473	Area 2	0.644 ha
<b>TOTAL:</b>		<b>1.04 ha</b>



E 1/2 SL 11

DL

Rem E 1/2 SL6

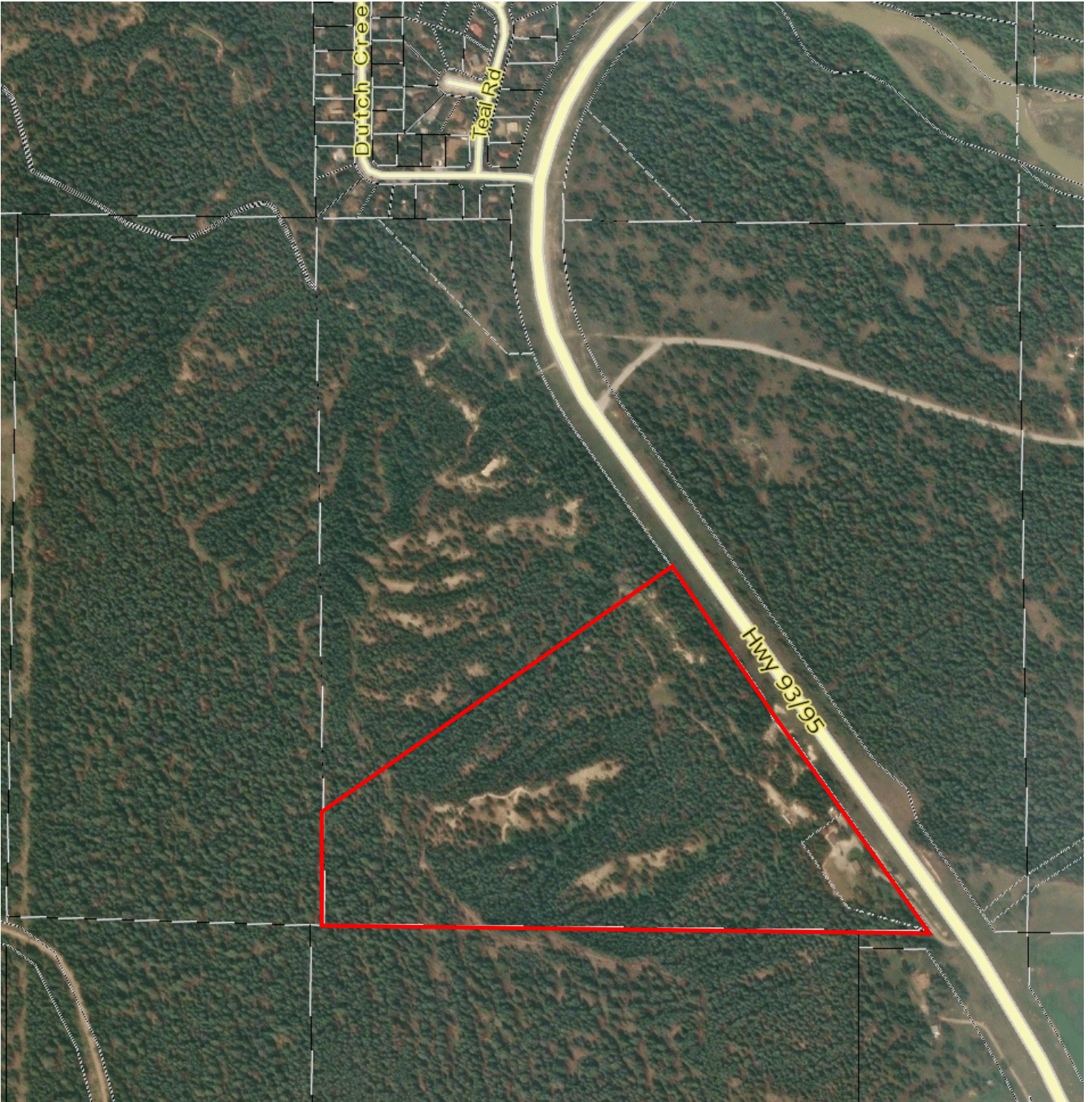
Rem SL 7

Rem A  
PLAN 16473

1  
PLAN 6763

Exaggerated for clarity  
179°47'56"  
0.073





Notes:

250 0 125 250 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 3-18-2026 10:30 AM

Scale = 1: 10,000



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