



Request for Decision Short Term Rental Temporary Use Permit

File No: STR 27-26
Date: April 28, 2026

- Subject:** STR TUP No. 27-26 (Fairmont Hot Springs / Jewell)
- Applicant:** Richard & Marilyn Jewell
- Agent:** N/A
- Location:** 5308 Columbia River Road, Fairmont Hot Springs
- Legal:** Lot 46, District Lot 40, Kootenay District, Plan 8377 (PID: 017-379-156)
- Proposal:** Short-Term Rental for a maximum occupancy of six (6) guests.
- Options:**
1. THAT Short Term Rental Temporary Use Permit No. STR 27-26 (Fairmont Hot Springs / Jewell) be granted.
 2. THAT Short Term Rental Temporary Use Permit No. STR 27-26 (Fairmont Hot Springs / Jewell) be refused.
- Recommendation:** **Option 1**

The STR Temporary Use Permit application meets all the mandatory requirements of the STR Temporary Use Policy. The proposed occupancy of six (6) guests aligns with the dwelling unit size. In addition, the parcel appears capable of accommodating the proposed short-term rental, with sufficient on-site parking, no outdoor amenities that may increase the level of noise or outdoor gatherings, and neighbouring properties are located only to the north and south

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- Property Information:**
- OCP Designation:** R-SF, Residential Low Density - includes single family residential subdivisions, duplexes and zoning that supports secondary suites.
- OCP Policies:** Fairmont Subarea
- The Residential Land Use Policies of the Fairmont Hot Springs and Columbia Lake Area OCP do not support rezoning to accommodate short-term rentals for tourist accommodation.
- Zone Designation:** R-1(A), Single Family Residential (A) Zone
- Parcel Area:** 0.137 ha (0.34 ac)
- ALR Status:** Not within ALR
- Type of Dwelling Unit:** Principal dwelling unit
- STR Policy Mandatory Criteria:**
- Off-Street Parking:**
- Required spaces: 4 (for up to 6 guests)
- Proposed spaces: 4

**STR Policy
Mandatory
Criteria cont'd:**

Occupancy Limit:

Maximum permitted under delegation authority: 10 guests
Proposed occupancy maximum: 6 guests
Proposed bedroom count: 3 bedrooms

**Additional
Information:**

- The proposed short-term rental meets the mandatory criteria identified in the Short-Term Rental Temporary Use Permit policy. At the December 12, 2025 Board of Directors meeting the Policy was amended to require that all future short term rental applications within Electoral Area F be considered by the Board of Directors.
- The submitted floor and fire safety plan provided with the application provide sufficient details to assess safety measures in place for the dwelling unit.
- The property is located along the mountainside section of the Fairmont Hot Springs Resort golf course.

**Permit
Conditions:**

- The requested maximum occupancy for the short-term rental is six guests at any given time.
- Only the principal dwelling may be used for the accommodation of short-term rental guests in accordance with the plans submitted in support of the application.
- The fire safety plan submitted in support of the application must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- Contact information for the responsible person identified by the applicant must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- All neighbours within 100 m of the property must be provided contact information for the responsible person identified by the applicant.
- Additional security requirements (per section 496 of the *Local Government Act*): None recommended.

Consultation:

Response(s) to Notice:

Sixteen (16) notices were mailed on April 2, 2026, to all property owners within 100 m. The notice was published in the Columbia Valley Pioneer on April 23, 2026.

Five (5) letters have been received, four of which are not in support of the proposal and one is in support (attached).

Documents

Attached:

- Permit
- Location Map
- Issued STRs Map
- Responses to Notice

RDEK Contact:

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