



REQUEST FOR DECISION

TO: Mayor and Council

Date: March 17, 2022

FROM: Rory Hromadnik, Director of
Development Services

Meeting Date: March 22, 2022

SUBJECT: Proposed OCP and Zoning Bylaw Amendments – The Board of Education
of School District No. 6 (Rocky Mountain)

RECOMMENDATIONS: BE IT RESOLVED THAT Council receives District of Invermere Official
Community Plan Amendment Bylaw No. 1616, 2022 and Zoning Bylaw
Amendment Bylaw No. 1617, 2022, which bylaws propose amending
respectively the land use designation and the zoning of the lands legally
described as:

Parcel A (See XC1829) Block I, District Lot 1092, Kootenay District
Plan 1052, PID: 012-977-055 (the subject property)

from *Single Family Residential* land use designations to *Public
Institutional* land use designation; and

from *RR-1 Rural Residential* and *RR-2 Rural Resource* zoning to *P-1 Public
Institutional* zoning;

AND THAT the District of Invermere Official Community Plan Amendment
Bylaw No. 1616, 2022 and Zoning Bylaw Amendment Bylaw No.1617,
2022 receive first and second reading;

AND FURTHER THAT a Public Hearing be held.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

The District's CAO supports the recommendations.

PURPOSE:

The purpose of the application is to seek Council's consideration of bylaws to amend:

- Official Community Plan Bylaw No. 1495, 2015 Chapter 3 by changing the land use designation on the subject property from *Single Family Residential* (per Section 3.2) to *Public Institutional* (per Section 3.3); and,
- Zoning Bylaw No. 1145, 2002 Section 5.2 (1) Schedule A-1 (spatial zoning map) by changing the zoning of the subject property from *RR-1 Rural Residential* and *RR-2 Rural Resource* zoning to

P-1 Public Institutional zoning to support the future replacement of the Eileen Madson Primary School.

COUNCIL STRATEGIC PRIORITIES ALIGNMENT: This application is not a current Council Strategic Priority.

BACKGROUND and COMMENTS:

The subject property has had an interesting recent history. Cardel Resorts owned it in 2006 and proceeded through an Official Community Plan (OCP) and Zoning Bylaw amendment process which attracted significant attention and input from within the community for a large mixed housing development, including non-market affordable housing units, which Council approved by way of OCP Amendment Bylaw 1308, 2006 and Zoning Amendment Bylaw 1309, 2006. However, no development applications were received under the revised land use and zoning and on July 29, 2008, Cardel Resorts submitted a letter withdrawing their intention to proceed with the development. The letter was received by Council at the August 12, 2008 Regular Meeting of Council and at that time direction was given to begin the down zoning process which was undertaken by staff and resulted in the land use designations and zoning that exists today.

The Board of Education of School District No. 6 (Rocky Mountain) recently bought the property and submitted applications to amend the land use designations and zoning to support future school development on the site. The vision of School District No. 6 for the site is for the replacement of the Eileen Madson Primary School. Immediate development is not being proposed at this time.

Site Location Map:



FINANCIAL

The Official Community Plan and Zoning Bylaw amendment application fees of \$1500 have been paid. Subject to Council's consideration and readings of the bylaw amendments, the applicant will be responsible for any advertising and notification costs.

POLICY

This proposal is supported by the Imagine Invermere Official Community Plan policy and Community Sustainability Plan policy.

Support within OCP Goal 1 – Section 2.4 – Building a complete Community:

- The District will support opportunities for training, education or self improvement that will enhance the community's creativity and economic stability. The District will support the Rocky Mountain school District, COTR, or any private or public training institution in any endeavour that will promote the area, encourage continued learning, career advancement and community well-being.

Support within ICSP - Land Use and Natural Areas

- Moves towards the description of success; "The community of Invermere is compact, with a distinct urban boundary and well-understood limits to growth. Smart growth strategies and principles guide development planning and decisions."

ORGANIZATIONAL IMPLICATIONS:

Staff will prepare, notices for mail out to Property owners located within 100m of the subject property, a public hearing notice to be advertised in two consecutive issues of the Columbia Valley Pioneer, and schedule a public hearing regarding the two bylaws. The public consultation process is expected to require approximately 10 hours of staff time and attendance at a public meeting.

ALTERNATIVES:

1. Council could choose not to support the proposed recommendations and refuse the applications for Official Community Plan Land Use and Zoning Bylaw amendments.
2. Council could choose to refer the proposed recommendations to a Committee of the Whole for further discussion and a site visit.

SUMMARY & CONCLUSIONS:

Staff recommends that District of Invermere Official Community Plan Amendment Bylaw No. 1616, 2022 and Zoning Bylaw Amendment Bylaw No.1617, 2022 proceed to the notification stage and that a Public Hearing be scheduled.

Prepared by: Rory Hromadnik
Director of Development Services

Reviewed by: Andrew Young, MCIP, RPP
Chief Administrative Officer

Attachment:

1. RZ 22.01 Application
2. District of Invermere Official Community Plan Amendment Bylaw No.1616, 2022
3. District of Invermere Zoning Bylaw Amendment Bylaw No.1617, 2022