

DISTRICT OF INVERMERE BYLAW NO. 1654, 2024

A Bylaw to Amend “Zoning Bylaw No. 1145, 2002”

WHEREAS pursuant to the Local Government Act, Council may, by bylaw, amend the Zoning Bylaw;

AND WHEREAS the Council deems it desirable to amend the District of Invermere “Zoning Bylaw No. 1145, 2002”, as amended;

NOW THEREFORE the Council of the District of Invermere, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as District of Invermere “Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024.”
2. SECTION 2 DEFINITIONS REGULATIONS is hereby amended by adding the following sub-section:

“Short-Term Rental Accommodation Unit means temporary accommodation for one or more persons for not more than twenty-eight consecutive days but does not include such accommodation at a hostel; hotel; motel, or Bed & Breakfast.”

3. SECTION 3 GENERAL REGULATIONS is hereby amended by adding the following sub-section:

“3.18 Short-Term Rental Accommodation Unit/s

1. A business licence is required to operate any Short-Term Rental Accommodation Unit (STR) including those STRs authorized by a Temporary Use Permit (TUP).
2. Not more than eight guests will be allowed to stay in an STR at any time.
3. Not more than four bedrooms, and not more than two persons per bedroom, will be allowed in an STR.
4. Not more than one TUP or business licence will be issued per STR owner, meaning only one TUP or business licence will be issued for an approved STR operation per STR owner. An STR owner therefore shall not be issued an additional TUP or business licence for any other STR operation.
5. Building exterior noise monitoring system will be a licencing requirement for each STR unit.

6. *One dedicated off-street parking stall must be provided on-site for 1-4 guests in an STR, and two dedicated off-street parking stalls must be provided for 5-8 guests in the STR.*
7. *Off-site parking (i.e., parking of guests' vehicles on the street) is not permitted.*
8. *No outdoor pool/s will be allowed in any STR operation unless permitted by a TUP.*
9. *No tent, boat, motor vehicle, camper, trailer, or recreational vehicle may be used as an STR.*
10. *Each STR and associated real property must comply with the District of Invermere's bylaws regarding signage.*
11. *A person seeking a business licence for an STR operation must address the following to the satisfaction of the District of Invermere:*
 - a. *If the Premises where the Short-Term Rental Accommodation Unit will be located is in a Strata titled property or development pursuant to the Strata Property Act, the applicant must provide confirmation from the Strata Corporation that the Dwelling Unit may be used for Short-Term Rental Accommodation purposes under the bylaws of the Strata Corporation;*
 - b. *provide a completed Self-Evaluation Safety Audit & Attestation form at the time of making the application.*
 - c. *provide a floor plan at the entry ways to the Short-Term Rental Accommodation Unit identifying the location of smoke alarms and carbon monoxide alarms, fire extinguishers, fire exits, each Habitable Room, and the types of bed in each Habitable Room, including the location of any sofa beds;*
 - d. *state the maximum number of Guests that will be allowed at any given time in the Short-Term Rental Accommodation Unit;*
 - e. *specify the name and contact information for three Responsible Persons will be available for contact 24-hours a day during periods when the Short-Term Rental Accommodation Unit is occupied by Guests to respond to requests as follows:*
 - i. *within 30 minutes of a telephone call or leaving of a voicemail message, personal contact, or sending of a text message or email by a person designated by the District of Invermere in the event of a complaint or concerns about activities at a Short-Term Rental Accommodation Unit for which the Responsible Person has been designated in a Business Licence;*
 - ii. *within 30 minutes of a telephone call or leaving of a voicemail message, personal contact, or the sending of a text message, or email by a Guest who is staying in the Short-Term Rental Accommodation Unit.*
 - f. *provide any other information that may be required for the purposes of ensuring compliance with the District's bylaws and other enactments."*

4. **Short-Term Rental Accommodation Unit** is hereby added to the list of permitted uses in the respective sub-sections and Zoning schedules described below:
 - a. **“(u) Short-Term Rental Accommodation Unit”** in sub-section 5.15 of the C-1 Downtown Commercial Zone;
 - b. **“(w) Short-Term Rental Accommodation Unit”** in sub-section 5.16 of the C-2 Highway Tourist Commercial Zone;
 - c. **“(f) Short-Term Rental Accommodation Unit”** in sub-section 5.19 of the CT-1 Tourist Accommodation Zone;
 - d. **“(k) Short-Term Rental Accommodation Unit”** in sub-section 5.21 of the RES-1 Resort Recreation Zone;
 - e. **“(k) Short-Term Rental Accommodation Unit”** in sub-section 5.22 of the RES-2 Resort Accommodation and Recreation Zone;
 - f. **“(g) Short-Term Rental Accommodation Unit”** in sub-section 5.22(a) of the RES-2A Resort Accommodation and Recreation Zone;
 - g. **“(p) Short-Term Rental Accommodation Unit”** in sub-section 5.23 of the RES-3 Hotel Resort Zone; and
 - h. **“(f) Short-Term Rental Accommodation Unit”** in sub-section 5.23 of the R-3A Cluster Development - Medium Density Zone.

5. If any Part, Chapter, Division, section, subsection, paragraph, sentence, clause, phrase, or map of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

6. That the Mayor and Chief Administrative Officer are hereby empowered to do all things necessary to give effect to this bylaw.

Read a First Time this 27th day of February, 2024

Read a Second Time this 27th day of February, 2024

Second Reading Rescinded this 12th day of March, 2024.

Read a Second Time as Amended this 12th day of March, 2024.

A Public Hearing was held on this day of , 2024

Read a Third Time this day of , 2024

ADOPTED this day of , 2024

Mayor

Chief Administrative Officer

Certified a true copy of Bylaw No. 1654, 2024
this ____ day of _____, 2024.

Corporate Officer