



## REPORT FOR DECISION

**Report Date: March 12, 2024**

**Meeting Date: March 12, 2024**

**TO: Mayor and Council**

**FROM: Andrew Young, MCIP, RPP  
Chief Administrative Officer, and  
Rory Hromadnik, Director of Development Services**

**SUBJECT: OCP and Zoning Bylaw Consequential Amendments to support Business Licencing Bylaw**

### **RECOMMENDATIONS:**

#### **BE IT RESOLVED THAT COUNCIL:**

1. Rescinds the second reading given on February 27, 2024 to “Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024” and gives a new second reading to a revised version of “Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024.”
2. Rescinds the second reading given on February 27, 2024 to “Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024” and gives a new second reading to a revised version of “Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024.”
3. Directs that a Public Hearing be held to provide opportunity for persons who consider they may be affected by the bylaws described above – namely Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024 – to make representations to the District of Invermere Council before adoption of these bylaws.

#### **CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:**

*The District’s CAO supports the recommendations.*

#### **PURPOSE:**

To present revised versions of the following bylaws to Invermere Council for new second readings:

- Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024; and
- Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024

#### **COUNCIL’S STRATEGIC PRIORITIES ALIGNMENT:**

*Preparation and consideration of this report is consistent with Council’s Strategic Priorities – which were revised and adopted in January 2024.*

## **BACKGROUND and COMMENTS:**

Since the Fall 2021, Invermere Council has received many reports and background information regarding the operation of Short-Term Rental Accommodation Units (STRs) in Invermere, as well as potential options to help regulate them. In the Fall 2023, after considering different regulatory approaches as well as public input, Invermere Council gave direction to District staff to employ two approaches to regulate STRs; the first being business licences to help regulate STRs where Invermere's Zoning Bylaw permits them, the second being Temporary Use Permits (TUPs) combined with business licences to regulate STR operations in Invermere's single-family residential and low-density residential areas. Otherwise STR operations are not permitted in Invermere's single-family residential and low-density residential areas.

## **Recent Directions:**

At the Regular Council meeting held on February 27, 2024 Invermere Council adopted the District's new Business Licencing Bylaw No. 1647, 2023 which includes provisions to regulate the operation of STRs. At the same meeting Council gave first, and second readings to: "Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024" and "Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024." Invermere Council also requested that amendments be prepared to clarify two of the provisions in the bylaws.

## **Revisions:**

- Condition #4 in the OCP amendment, and Subsection #4 of Section 3.18 in the Zoning Bylaw amendment, be revised from: "Not more than one TUP or business licence will be issued per STR owner" to "A property owner or beneficial owner, whether the property is owned personally or through a company, will be issued a maximum of one STR TUP with a maximum of one STR unit on the legal parcel. And further, two or more separate STR units are not permitted on the same legal parcel."

## **And**

- Condition #5 in the OCP amendment, and Subsection #4 of Section 3.18 in the Zoning Bylaw amendment, be revised from: "Noise Monitoring System will be a licencing requirement for each STR unit" to "Building exterior noise monitoring system will be a licencing requirement for each STR unit."

A copy of the revised versions of "Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024" and "Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024" are attached to this report (Attachments #1 and #2).

## **FINANCIAL, POLICY & ORGANIZATIONAL IMPLICATIONS:**

There are no immediate financial, policy, or organizational implications for the District arising from this report. Lastly, an updated bylaw adoption and implementation timeline is attached to this report (Attachment #3).

**ALTERNATIVES:**

As alternatives to the recommendation/s in this report, Invermere Council could select one or more of the following:

1. Receives this report and refer these matters to a Committee of the Whole meeting for further review and discussion.
2. Receives this report and take no further action on this matter (not recommended).

**SUMMARY & COMMENTS:**

Strong support has been shown in the Invermere community for regulating the operation of Short-Term Rental Accommodation Units (STRs) in the District of Invermere. It is recommended that Invermere Council supports the recommendations in this report.

**Prepared by: Andrew Young, MCIP, RPP**  
**Chief Administrative Officer**

**Rory Hromadnik, RPF**  
**Director of Development Services**

**Attachments:**

1. Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1653, 2024 revised
2. Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1654, 2024 revised
3. Anticipated Timeline - Bylaw Adoption & Implementation Process