

DISTRICT OF INVERMERE

BYLAW NO. 1659, 2024

A bylaw to amend the Zoning Bylaw 1145, 2002.

WHEREAS pursuant to the *Local Government Act*, Council may, in a zoning bylaw, divide the municipality into zones and regulate within a zone the use of the land, buildings and structures;

AND WHEREAS the Council deems it desirable to amend Bylaw No. 1145, cited as "the District of Invermere Zoning Bylaw No. 1145, 2002".

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

1. CITATION

THAT this Bylaw may be cited for all purposes as "**Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024.**"

2. MAP AMENDMENT

THAT the attached schedule "A" official zoning map referred to in section 5.2 of Bylaw 1145 as schedule "A-1" is amended by changing the designation of the property legally described below from R-2 LOW DENSITY RESIDENTIAL to CDZ- 6 COMPREHENSIVE DEVELOPMENT ZONE 6: MNBC.

Legal Description: LOT 2, DISTRICT LOT 1092, KOOTENAY DISTRICT
PLAN NEP15924 PID: 009-047-239

3. TEXT AMENDMENT

THAT the following zone, Comprehensive Development Zone 6: MNBC, be added to Zoning Bylaw 1145, 2002.

Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024 - Comprehensive Development Zone-6 -Institutional / Multifamily Residential

OCP Designation:Institutional / Multi Family Residential

This zone is intended to accommodate and regulate the development of a mixed use, institutional / residential development on Lot 2, District Lot 1092, Kootenay District Plan NEP15924 PID: 009-047-239 which will include a Community, Assembly Building, and a Multi Family Residential apartment building based on a comprehensive plan.

Comprehensive Development Five Zone: CDZ-6

OCP Designation: Institutional / Multi Family Residential

The purpose of the CDZ-5 – Comprehensive Development Zone 6 is to provide for infill residential development with an assembly, community building to create a mix of single family and two-family and three family residential units that are supported by a community assembly building reflecting the Metis Nation Culture that complements the

surrounding community. Development is to be of high-quality design and in an appropriate scale and harmony with the character of the surrounding community.

(1) Permitted and Accessory Uses:

Building - Residential	Building – Community Assembly
Principal Uses: - Apartment Accessory Uses: - Home Based Business - Amenity Spaces	Principle Uses: - Assembly Uses Accessory Uses: - Office

(2) Regulations

In the CD Zone 6 – CVMA / MNBC, no building or structure may be constructed or placed, and no plan of subdivision approved which contravenes the regulations contained in the zone, as described in the attached schedules.

(3) Maximum number of buildings

(a) As per schedule “A” – Site Plan.

(4) Density

(a) One hundred and fifty (150) units per hectare

(5) Size, Shape, and Siting of Buildings and Structures

Development Regulation	Minimum/Maximum
Minimum Setbacks for all buildings from:	
Parcel Line, South (13 th Street)	4.5 m
Parcel Line, North (laneway dedication)	3 m
Parcel Line, East (11 th Ave)	2.0 m
Parcel Line, West (adjacent to single-family home)	2.0 m
Parcel Line, West (adjacent to walk-out basement)	3.0 m
Maximum Parcel Coverage	40%
Maximum Principle Building and Structure Height	15.0 m

(6) Minimum lot sizes

(a) 16,000 sq ft

(7) Off-Street Parking and Loading

The following regulations shall apply to the CDZ-6 Zone

Use	Minimum Parking Rate
Assembly Use and Office	1 Parking Stall per 10 people occupancy
Residential (Multi-Family Dwellings)	1 Stalls per Unit
Bicycle Spaces	Class 1 – Minimum of 1 outdoor bicycle parking space for each unit. Class 2 – 25% of Class 1 count.

- (a) Class 1 Bicycle Parking means secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area.
- (b) Class 2 Bicycle Parking means a short-term visitor bicycle parking facility that may offer security, and may be partially protected from the weather, for example a bicycle rack at a building’s entrance.
- (c) Bicycle parking spaces shall be a minimum of 0.6m in width, a minimum of 1.8m in length and shall have a vertical clearance of at least 2m.

(8) Other Regulations

- a) All persons carrying out a permitted use in the CDZ-6 Zone shall comply with the relevant provisions of Sections 3 and 4 of this Bylaw.
- b) Development site plan shall be consistent with Schedule “A” Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024” CDZ-6: CVMA / MNBC.
- c) No person shall use or permit the use of any portion of a parcel in the CDZ-6 zone for the wrecking and repair of vehicles nor for the storage of derelict vehicles.

4. SEVERABILITY:

If any portion of this bylaw is found invalid by a court of competent jurisdiction, the invalid portion is severed without affect on the remaining portions of the bylaw.

Read a First Time this	day of	2024
Read a Second Time this	day of	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 Zoning Amendment Bylaw No. 1659, 2024.
this ____ day of _____, _____

Corporate Officer

Schedule A
Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024
CDZ-6: CVMA / MNBC

