

File: RZ 23.02
March 13, 2024



PUBLIC HEARING NOTICE

Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024.

The Council of the District of Invermere gives notice that it will meet and hold a Public Hearing, on Thursday April 4th, 2024, at 6:00 pm MT, at the Columbia Valley Centre, 646 - 4th Street, Invermere, BC to consider an application by the Métis Nation British Columbia (MNBC). to amend the land use and zoning designation of the following property:

Civic Address: 1102 – 13th Street (property identified as “Site” on the map below.)

Legal Description: Lot 2, District Lot 1092, Kootenay District Plan NEP15924,
PID: 009-047-239 (the Subject Property)



Application Intent: The intent of the application received by Council is to support amendments to the Official Community Plan (OCP) and Zoning Bylaws to allow for the development of a four-storey rental residential building with approximately 36 rental units and a separate 3,000-square-foot community gathering and office space building on the subject property. The Bylaw amendments necessary to support the application are as follows:

OCP Amendment Bylaw No. 1658, 2024 proposes a change the land use designation of the North portion of the Subject Property in Invermere's OCP Bylaw No. 1495, 2015 Residential Map 3.2 (as amended) from PLANNED RESIDENTIAL to MULTI FAMILY RESIDENTIAL (HIGH DENSITY) and;

A change to the Land Use Plan – Parks, Pathways, and Institutional Map 3.3 of OCP Bylaw No. 1495, 2015 on the South portion of the Subject Property from PLANNED RESIDENTIAL to PUBLIC INSTITUTIONAL

Zoning Amendment Bylaw No. 1659, 2024 proposes a change in the zoning of the Subject Property from R-2 LOW DENSITY RESIDENTIAL to CDZ- 6 COMPREHENSIVE DEVELOPMENT ZONE 6: MNBC.

A copy of proposed OCP Bylaw Amendment Bylaw No. 1658, 2024 and Zoning Bylaw Amendment Bylaw No. 1659, 2024 and related documents may be inspected at the District of Invermere Municipal Office at 914 – 8th Avenue, Invermere, BC between the hours of 8:30 am to 4:30 pm from March 14, 2024, to April 4, 2024. The proposed bylaws may also be inspected online at the District of Invermere website: <https://invermere.net/news/>

Persons who wish to comment on the proposed bylaws and amendments, can submit them in one of the following ways:

- Mailed or hand delivered to the District of Invermere Office at 914 – 8th Avenue, PO Box 339, Invermere, BC V0A 1K0, provided they are received by the Corporate Officer not later than 12:00 pm MT, Wednesday April 3, 2024
- Email to corporateservices@invermere.net received by 12:00 pm MT, Wednesday April 3, 2024
- Facsimile to 250-342-2934 received by 12:00 pm MT, Wednesday April 3, 2024
- By attending the Public Hearing on Thursday April 4th at 6:00 pm MT

Written comments received will be distributed to Council for their consideration at the public hearing. Those members of the public in attendance at the hearing will be allowed to make presentations to Council or present written submissions respecting matters contained in the proposed bylaws.

If you have questions or require more information, please contact the District of Invermere at (250) 342-9281 extension 1228 or by email to info@invermere.net.

Rory Hromadnik
Director of Development Services



**Neighbourhood Roundtable Discussion – Virtual Session
Regarding 1102 – 13th Street - Development Proposal.
March 20, 2024, 6:00 to 7:00 pm MT**

On behalf of the Métis Nation British Columbia (MNBC) and our project team, you are invited to attend our Neighbourhood Roundtable Discussion on Wednesday, March 20, 2024. This virtual session will provide an opportunity for us to introduce the project team, share information about the proposal, and collect your feedback. Please join us from 6:00pm -7:00pm for a short presentation followed by a Q&A to answer any questions and hear your thoughts on the proposal. We look forward to hearing your feedback!

To join, please follow the directions below:

1. Visit the Zoom Website or App: <https://zoom.us/join>
2. Enter the Meeting ID: 929 1171 8955
3. Click Join
4. Enter the Password: 458181

Or scan the QR Code below using the camera app on your phone:

