

DISTRICT OF INVERMERE

BYLAW NO. 1662, 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. 1662, 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. 1661, 2024 - Comprehensive Development Zone-6 -Metis

OCP Designation: Multi Family Residential (High Density)

The purpose of the CDZ-6 – Comprehensive Development Zone 6 is to provide for residential development, providing a mix of one-, two-, and three-bedroom units. Development is to be of high-quality design and in an appropriate scale and harmony with the character of the surrounding community. This zone applies to **LOT 2, DISTRICT LOT 1092, KOOTENAY DISTRICT, PLAN 15924**, based on a comprehensive plan.

(1) Permitted and Accessory Uses:

(a) Principal Uses:

i. Apartment

(b) Accessory Uses:

i. Home Based Business

ii. Amenity Spaces

(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 schedule.

(3) Maximum number of buildings

(a) As per Schedule “A” – Site Plan.

(4) Density

(a) Maximum density is one hundred (100) 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)	3.0 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 for parcels	30%
Maximum Principal Building and Structure Height	13.0 m

(6) Minimum lot area

(a) 16,000 sq ft

(7) Off-Street Parking and Loading

The following regulations shall apply to the CD-6 zone

Parking Type	Minimum Parking Rate
Vehicle spaces	1 stall per dwelling unit
Bicycle spaces	Class 1 – 1 space per dwelling unit Class 2 – 0.25 spaces per dwelling unit

- (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 some 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 CD-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. 1662, 2024” CD-6: CVMA / MNBC.
- (c) No person shall use or permit the use of any portion of a parcel in the CD-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 9th day of July 2024.

Read a Second Time this 9th day of July 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. 1662, 2024.
this _____ day of _____, _____

Corporate Officer

Schedule A
Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024
CDZ-6: Metis

