



PUBLIC HEARING NOTICE

Official Community Plan Amendment Bylaw No. 1661, 2024 And Zoning Bylaw Amendment Bylaw No. 1662, 2024

The Council of the District of Invermere gives notice that it will meet and hold a Public Hearing, on September 5, 2024 at 6:00 pm MT, at the Columbia Valley Centre located at 646 - 4th Street, Invermere, BC to consider an application by the Metis Nation British Columbia to amend the land use designation and zoning of the following property:

Civic Address: 1102 – 13th Street (property highlighted on the inserted 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 three-storey

rental residential building with approximately 41 rental units on the subject property. The Bylaw amendments necessary to support the application are as follows:

OCP Amendment Bylaw No. 1661, 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;

Zoning Amendment Bylaw No. 1662, 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. 1661, 2024 and Zoning Bylaw Amendment Bylaw No. 1662, 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 August 22, 2024, to September 5, 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 the Corporate Officer receive them not later than 12:00 pm MT, Wednesday September 4, 2024
- Email to corporateservices@invermere.net received by 12:00 pm MT, Wednesday September 4, 2024
- Facsimile to 250-342-2934 received by 12:00 pm MT, Wednesday September 4, 2024
- By attending the Public Hearing on Thursday September 5, 2024, 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