DISTRICT OF INVERMERE
BYLAW NO. 1670, 2025

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. 1670, 2025."**

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- 7 COMPREHENSIVE DEVELOPMENT ZONE 7: ROCKY PEAK ENTERPRISS LTD.

Legal Description:	Parcel B (See V18646) Block G, District Lot 216, Kootenay District Plan NEP1013, PID: 010-626-476 (Subject Property)

3. TEXT AMENDMENT

THAT the following zone, Comprehensive Development Zone 7: Rocky Peak Enterprises Ltd. be added to Zoning Bylaw 1145, 2002.

Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1670, 2025 - Comprehensive Development Zone-7- Rocky Peak Enterprises Ltd.

Comprehensive Development Zone: CDZ-7
OCP Designation: Multi Family Residential

The intent of Bylaw No. 1670, 2025 is to rezone the subject property from R-2 Low Density Residential to a Comprehensive Development Zone (CDZ-7) to permit development of a ten-unit townhouse complex. The proposed development is intended to provide smaller, affordable rental units for the Invermere market. The proposed buildings would comprise six 1-bedroom units and four 2-bedroom units. The application is consistent with the Official Community Plan Land Use, Section 3.2 Residential which identifies the Subject Parcel as future Residential, High Density.

Comprehensive Development Zone – Rocky Peak Enterprises Ltd. (CDZ-7)

This zone is intended to accommodate and regulate the residential development of Parcel B, (See V18646) Block G District Lot 216 Kootenay District Plan 1013, PID: 010-626-476 (Subject Property) based on a comprehensive plan.

(1) **Permitted Uses:**

(a) Multiple Family Dwelling;

(b) Uses permitted under Section 3.3 of this Bylaw

(2) **Accessory Uses**

(a) Home Based Business with the exception of a Bed and Breakfast business which are not permitted.

(b) Other uses, buildings and structures accessory to a permitted use.

(3) **Regulations**

In the CDZ-7 Zone, 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 below and in the attached schedules.

Column 1 identifies the matter to be regulated. Column 2 establishes the regulations.

	COLUMN 1	COLUMN 2
(a)	Maximum number of dwelling units	Ten (10)
(b)	Minimum parcel size	1000 m^2
(c)	Minimum setbacks of Buildings and structures from:	
	Front parcel line	As per site plan, Schedule A
	Rear parcel line	As per site plan, Schedule A
	Interior side parcel line	As per site plan, Schedule A
	Exterior side parcel line	As per site plan, Schedule A
(d)	Maximum Building Height	12.5 m
(e)	Required Off-Street Parking:	
	• 1 Bedroom Dwelling Unit	1 per dwelling unit
	• 2 Bedroom Dwelling Unit	1 per dwelling unit

(4) **Other Regulations**

a) All persons carrying out a permitted use in the CDZ-7 zone shall comply with the relevant provisions of Sections 3 and 4 of this Bylaw.

b) No person shall use or permit the use of any portion of a parcel in the CDZ-7 zone for the wrecking and repair of vehicles or for the storage of derelict vehicles.

c) No person shall use or permit the use of any portion of a parcel in the CDZ-7 zone for the storage of vehicles, trailers, motorhomes, boats, or other recreational vehicles

d) Short term rentals, stays of less than 28 days, are not a permitted use in the CDZ -7 Zone

e) Secondary Suites are not permitted in the CDZ-7 Zone

5 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	2025
Read a Second Time this	day of	2025.
A Public Hearing was held on this	day of	2025.
Read a Third Time this	day of	2025.

ADOPTED this day of 2024.

_____ _____

Mayor Chief Administrative Officer

Certified a true copy of Zoning Amendment Bylaw No. 1670, 2025.
this _____ day of _____, _____

_____

Corporate Officer

Schedule A
Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1670, 2025
CDZ-7: Rocky Peak Enterprises Ltd.

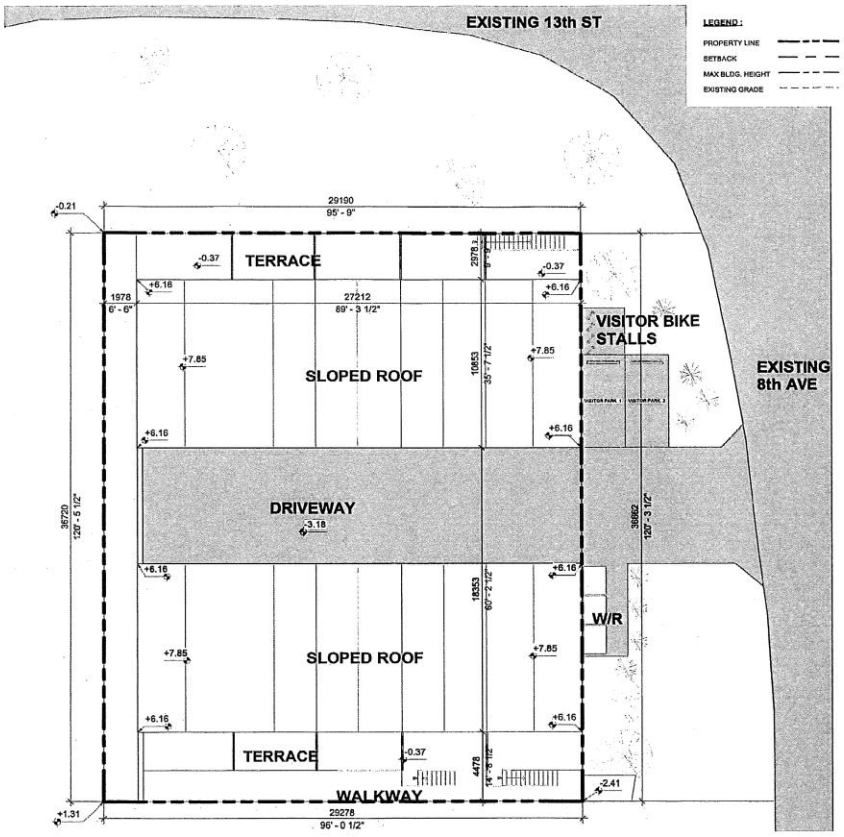

Figure 1 – Site Plan