

“Legal Proceedings” as prescribed by the Local Government Act

Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1684, 2025

The District has provided notice as to a public hearing to consider opinions related specifically to Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1684, 2025.

The proposed bylaw forms part of the legislative requirement to update the Imagine Invermere Official Community Plan (OCP) to address 20-year housing needs, as required under Section 473.1 of the *Local Government Act*, and to align the OCP with the District’s 2024 Interim Housing Needs Report (HNR).

The proposed bylaw amendments include:

- Updated statistical information related to current and future housing needs.
- New objectives and policies, and amendments to existing policies to:
 - increase the amount of housing permitted in residential areas, and
 - provide greater land-use flexibility across the community.
- Updated and consolidated land-use definitions.
- Updates to OCP land-use designation maps.

The Public Hearing notice prepared and advertised and stated:

- The time and date of the hearing – **November 24, 2025, 6:00pm**
- The place of the hearing: **The Columbia Valley Centre located at 646 - 4th Street, Invermere B.C.**
- In general terms, the purpose of the bylaws would be: **To amend the OCP policies, land-use designations, mapping, and definitions to align the OCP with the District of Invermere’s 2024 Interim Housing Needs Report, address long-term housing supply and affordability, and enable a wider range of residential and mixed-use housing opportunities throughout the municipality.**
- The land or lands that are subject of the proposed zoning amendment **As the proposed OCP amendments are municipality-wide, all lands within the District of Invermere affected by OCP policy are included.**
- The place, dates and times when copies of the bylaw were available to be inspected was; **The Invermere District Invermere web site <https://invermere.net/news/> from November 3rd, 2025 to November 24th, 2025 and at the Invermere District Office, 914-8th Avenue Invermere B.C. from during regular business hours, 8:30 am to 4:30 pm.**
- The notice was published in not less than 2 consecutive issues of a newspaper, the last publication to appear not less than 3 nor more than 10 working days before the public

hearing. - **The notice of this hearing was published in the Columbia Valley Pioneer November 6th, 2025, and November 13th, 2025.**

- **1 Letter** was received prior to the Public Hearing which Council has received for their consideration. The letter suggested the District revisit certain RR-1 parcels and publicly owned lands for high-density development to support affordability, avoid sprawl, and make better use of centrally located properties.

Rory Hromadnik
Director of Development Services
District of Invermere
914 8th Avenue
PO Box 339
Invermere BC V0A 1K0

via email Nov 21, 2025

Dear Sir,

RE: OCP Update Bylaw No. 1684, 2025 - Input for Public Hearing

Urban Sprawl and High-Density Rhetoric

The OCP update specifically mentions the imperative for high-density development in order to avoid urban sprawl and to encourage affordable housing.

Walkability to downtown, schools and hospital are also trumpeted as reasons for high densities. I observed with great interest a three-ring circus when the District approved a small parcel on 13th Street for high density development. The afore-mentioned rhetoric was a big part of the misguided justification for that project, but what's done is done. It will be most interesting to see how that project comes to life and the resulting traffic nightmare on 13th Street. Yes, some consultant provided a report to state that it would have no material effect on traffic.

I have been observing the lack of a push for high-density residential in the context of some properties well inside Invermere that still carry an RR-1, Rural Residential, designation. I do understand that it is a grandfathered use which is really not fair when the District allows STR's and Airbnb in R-1 zones. Why are R-1 zones not given the same grandfathered protection? Oh yeah, it must be the license fees and added staff that trump the peaceful and quiet enjoyment of R-1 Areas.

Using the old adage of 'what's good for the goose must be good for the gander' perhaps it is time to be rid of Rural Residential property centrally situated within Invermere.

So I would like to direct your attention to an area that I lovingly refer to as the Triangle. I am referring to the RR-1 parcels serviced by 7th Street and 10th Street west of 13th Avenue. I see that the OCP Update is changing the zoning of those parcels from RR-1 to R-1 but not to High-Density Residential. All this chatter about high-density and yet we have Rural Residential property right in town with great walkability to schools, hospital and downtown. Three and four story buildings in that location would not disrupt too many neighbours, quite unlike the 13th street fiasco.

I strongly urge a revisit to that area as potential for high-density residential development. I will leave it to you to confirm, but my guess is there is 20+/- acres of RR-1 and R-1 land within the Triangle which could be used for high density residential purposes. If the District wants to demonstrate fairness about its desire for affordability, proximity to essential services and no urban sprawl, then high density designation for that area must be seriously considered. Otherwise it is merely targeted double-speak!

I do hope that existing property owners in the Triangle will appreciate that High Density Residential designation in the OCP Update potentially adds much monetary value to the area and a significant benefit to owners in the long-term.

District Property

The previous section refers to properties that are privately owned. But how about publicly owned lands, basically meaning the District of Invermere's holdings which by the way are exempt from BC Property Taxes.

When the public engagement process for high density on the 13th Street parcel was on-going I had taken the time to make folks aware of much better alternatives for such projects. My input was basically ignored.

I had three areas in mind for high-density development but the first one was the Triangle which is privately owned and dealt with in the previous section.

The second one that I had in mind is the NW corner of the Athalmer 10 acre parcel, owned by the District of Invermere which is now called Lakeside Park. It's new OCP designation will be Tourist Recreation, basically an extension across 3rd Avenue of the Point of View

Condominiums. Now I actually think that it is a bad idea to add to the chaos caused by the Airbnb's and STR's at Point of View so perhaps the District will reconsider and add it to the adjacent park lands. I can't imagine anyone wanting to live next to a sewage pump house with its potentially wonderful odours, not to mention the sewer servicing problems in Athalmer.

The third one, and my absolute favourite, is the old Community Hall site which is basically used as a Parking Lot but is designated as Commercial Mixed Use in the OCP Update. It is smack dab in the middle of town, bounded by 10th Street to the north, 8th Avenue to the west, 11th Street to the south and a laneway to the east. I think that it is about 1.7 acres. Can you possibly imagine a better use for that land than as high-density residential which could include affordable units and small retail? Rather than zero property tax land it would generate a lot of income which in turn should reduce the mill rates for everyone. It would not disturb any of the surrounds as there are no single family properties around it. My inquiries about that land to District management and staff have usually been met with a blank look or abject silence. I really wonder what the Council bosses have in mind for that most under-utilized and perfectly located piece of land.

Thank you for the opportunity to provide input to the OCP Update Process, albeit at the last minute.

Sincerely,

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