

DISTRICT OF INVERMERE BYLAW NO. 1686, 2026

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. 1686, 2026."

2. TEXT AMENDMENT

(a) THAT Section 2: Definitions of Zoning Bylaw No. 1145, 2002, is amended by replacing the following definition:

Secondary Suite means a self-contained dwelling unit located within a *building* or portion of a *building* completely separated from other parts of the *building* by a vertical fire separation in accordance with the *BC Building Code*. A *secondary suite* must be located in the portion of the *building* that is of residential occupancy only, that contains only one other *dwelling unit* and common spaces, and where both *dwelling units* constitute a single real estate entity. A *secondary suite* is comprised of one or more *habitable rooms* and contains only one cooking facility.

(b) AND THAT Section 3.14 of Zoning Bylaw No. 1145, 2002, be deleted in its entirety, and replaced with the following:

3.14 Secondary Suites are subject to the following regulations:

(a) *secondary suites* are permitted in *single-family dwellings*, *two-family* and *multi-family dwellings* where the *BC Building Code* permits.

(b) Secondary suites shall comply with all applicable requirements of the *BC Building Code*.

(c) only one *secondary suite* per *parcel* is permitted

(d) *secondary suites* may be permitted in an accessory building provided:

(i) the *parcel* contains a *principal dwelling unit*;

(ii) the *parcel* does not contain a *bed and breakfast*;

(iii) the *parcel* does not contain an existing *secondary suite*;
(iv) the accessory building and secondary suite comply with all applicable provisions of this Bylaw and the *BC Building Code*.

(e) a *single-family residential building* containing one or more boarders or lodgers or in which is being operated as a *bed and breakfast*, may not have a *secondary suite*.

(f) no *single-family residential building* containing a *secondary suite* may be subdivided, stratified or otherwise legally separated from the *single-family residential building* wherein contained.

3. 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 _____ 2026.
Read a Second Time this _____ day of _____ 2026.
Read a Third Time this _____ day of _____ 2026.

ADOPTED this _____ day of _____ 2026.

Mayor

Chief Administrative Officer

Certified a true copy of Zoning Amendment Bylaw No. 1686, 2026.
this _____ day of _____, _____

Corporate Officer