

Official Community Plan

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1.1 Purpose of the Official Community Plan

The purpose of the Village of Keremeos Official Community Plan (OCP) is to provide Council with a means of guiding future growth and development in an orderly, consistent and efficient manner. The OCP acts as a guide that Council refers to upon considering a land use or servicing issue. More specifically, the objectives and policies embodied in this document assist Council when making decisions respecting location of land uses and how these land uses should be serviced by roads, water, sewer, and other infrastructure.

The Goals and objectives of the Council of the Village Of Keremeos are:

- To improve Municipal and Private Sector Services
- To improve the Village Infrastructure
- To improve the visual appearance of the Village
- To foster pride in our Community
- To support existing businesses
- To attract new businesses
- To acquire new light industry
- To create new employment
- To acquire an RV Park within the Village
- To attract more tourism including off-season tourism
- To increase reserve funds
- To strive towards a better age-balanced community
- To keep property tax increases to a minimum
- To ensure that the Village has adequate equipment, and
- To look at expanding the Municipal Boundaries to acquire more land suitable for future development.

The Mission Statement of the Council of the Village Of Keremeos is;

To enable Keremeos Citizens to live in safety and security by providing ample amenities in social, economic and health services in a small community atmosphere.

It is important to note that the objectives and policies serve to guide future growth. As such, an OCP is not a regulatory document. Municipalities have other tools at their disposal to regulate growth and development (i.e. Zoning Bylaw, Subdivision and Development Servicing Bylaw).

In addition, an OCP provides a community vision for the residents and property owners of Keremeos. It outlines the anticipated form and character of their neighbourhoods and more generally the entire Village. Furthermore, the OCP informs developers and investors as to what type of development is desired and illustrates the preferred locations.

1.2 Legal Framework

The legal framework for the OCP is set out in the Local Government Act. The Act sets out a process for Council to adopt an OCP. As OCPs are municipal bylaws they are legal documents. As such this OCP has been prepared and adopted in accordance with the requirements of the Local Government Act. If Council wants to allow development that contravenes the OCP, Council must first amend the Plan, recognizing public input.

1.3 What a Plan Can and Cannot Do

In accordance with the Local Government Act, an OCP is a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the Plan.

The Local Government Act also prescribes the content of OCPs. Matters which must be dealt with within an OCP include:

- The appropriate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- The appropriate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites, and;
- Other matters that may, in respect of any plan, be required or authorized by the Minister.

In addition, an OCP must include policies respecting affordable housing, rental housing and special needs housing.

An OCP does not commit or authorize a municipality to proceed with any project that is specified in the plan. However, all bylaws enacted or works undertaken by Council after the adoption of an OCP shall be consistent with the Plan.

The Plan reflects community values which have been articulated by Council and the general public. The OCP can achieve consensus; yet for some issues, the OCP represents a compromise between opposing viewpoints.

1.4 The Planning Process

In order to amend the existing OCP, an orderly planning process was designed. A key element of the planning process was to ensure the general public and affected groups had input the amending process is outlined below.

Task 1: Council held several Committee of the Whole Meetings to review the existing Plan, and to propose amendments that were in keeping with the goals and objectives of Council, as well as with the wishes of its citizens.

Task 2: Council then selected and appointed a Select Committee to represent the community businesses and the public. This Committee reported its findings and recommendations to Council

Task 3: Council then reviewed and implemented the recommendations as part of its overall amending proposal.

Task 4: Several Ministries and Levels of Government including the Agricultural Land Commission, CAWS, and the RDOS were consulted. Their recommendations were then integrated into the draft proposal.

Task 5: A Public Meeting was called whereat the new OCP was presented. Council invited comments from individuals or interest groups.

Task 6: A Final Draft of the proposed new OCP was prepared.

Task 7: The new Bylaw was given the first three readings by Council

Task 8. A Legal Review was commissioned

Task 8: Revisions were made after a legal review

Task 9: A final public meeting was called

Task 10: The new bylaw was adopted, and the old OCP Bylaw repealed

Task 11: Municipal bylaws will be amended to compliment the new OCP

The objectives and policies embodied within this Community Plan are based on:

- Input from the general public;
- Discussions with Village Council and staff
- Input from government agencies and other public entities;

1.5 Structure of the Official Community Plan

The Plan is divided into seventeen sections. A brief description of each is outlined below.

1. ***Introduction*** - Introduces the Plan, its purpose, the legal framework, sets out what a Plan can and cannot do, outlines the planning process followed and explains the structure of the Plan.
2. ***The Land Use Strategy*** - Sets the guiding principles for planning and development, describes the general form and character of what the intent is of the plan.
3. ***Land Use Map Designations*** - Outlines the various land use designations on the Land Use Map.
4. ***Residential*** - Deals with the residential land use designations, as well as future residential areas, and affordable, rental and special needs housing.
5. ***Commercial*** - Sets out the location, form, character and type of commercial land uses.
6. ***Agriculture*** - Sets out objectives and policies related to lands within the Agricultural Land Reserve.
7. ***Parks and Trails*** - Describes the planned park system and trails network.
8. ***Environmentally Sensitive Areas*** - Sets out objectives and policies for environmentally sensitive areas.
9. ***Industrial*** - Deals with type and location of industrial land uses.
10. ***Institutional*** - Sets out objectives and policies for institutional uses.
11. ***Servicing and Phasing*** - Outlines objectives and policies pertaining to water, sewerage and drainage and associated phasing.
12. ***Transportation*** - Identifies existing and future major roads, sets out road hierarchies and desired road right-of-way widths. As well, walking and bicycling policies are outlined.
13. ***Heritage*** - States objectives and policies for heritage features within Keremeos.
14. ***Hazardous Areas*** - Sets out the objective and policies related to floodplain of the Similkameen River and the escarpment running east-west through the Village.
15. ***Sand and Gravel Resources*** - Outlines the objective and policies related to sand and gravel resources.

16. ***Development Permit Areas*** - Provides specific guidelines for development of certain areas.
17. ***Implementation*** - Outlines measures for implementing objectives and policies embodied within the Plan.

All sections, schedules, and maps within this Plan except for Section 1 - Introduction and the Background sub-sections, have force and effect in the Bylaw.

In addition to the background information provided in the original Plan, a complete documentation of the background research completed during the planning process is compiled into the "Background Report of the Official Community Plan".

THE GENERAL LAND USE STRATEGY

SECTION 2

2.1 The Purpose of the General Land Use Strategy

The purpose of including the General Land Use Strategy is to provide a mental sketch of how Keremeos should evolve over time. A General Land Use Strategy (i.e. the big picture) enables Council Members, staff, developers and the public to collectively envision what Keremeos can become. This should enable all participants to make day-to-day decisions that incrementally move towards the General Land Use Strategy.

2.2 The Land Use Strategy

The Keremeos Land Use Strategy is set out in the following community goal statements.

- Ensure the commercial core remains the commercial, cultural and social focal point of the community.
- Retain the small town feel and charm in Keremeos.
- Retain the high quality of life in Keremeos.
- Ensure all development meet high standards and fit with the character of Keremeos
- Ensure all new multi-family and commercial development is consistent with the theme.
- Ensure that Keremeos becomes a more visually attractive Village to meet the needs of existing residents and to help attract more tourists.

- To use the tools of the new Community Charter to assist business within the

Community to improve their appearance by offering tax incentives where possible

- Ensure that land is used as efficiently as possible. All development should achieve maximum development potential. This could involve infilling, redevelopment and higher density development.
- Ensure that higher density residential development is subject to design controls (design guidelines). In terms of location, higher density developments and mixed use buildings should be encouraged to locate near the Commercial Core and along the toe of the eastern section of the escarpment.
- Ensure that road and infrastructure services are coordinated with land use planning. Any expenditure on roads and infrastructure must be an effective use of public funds. Major projects should be phased when appropriate.
- Achieve a balanced, steady growth rate.
- Prior to exhaustion of the resource, the Ministry of Transportation and Highways (MoTH) gravel yard should be planned and re-developed to become an integral part of the community.
- New industrial activities occurring in Keremeos should be "light" in nature providing employment while not degrading the appeal of Keremeos.
- Provided appropriate regulations are in place, alternative uses within homes should be encouraged. Home occupations can add to the income spectrum of the community and secondary suites can increase the supply of affordable and rental housing.
- Ensure productive agricultural areas are protected from urban development.
- Ensure that those lands within the ALR endorsed by the Agricultural Land Commission and Council for urban uses will be excluded from the ALR in a chronology that compliments demand.
- Ensure that trails for walking and biking are encouraged and incorporated into a network in order to decrease reliance on the automobile. The trail and open space system within the Village boundaries should complement the trail and open space system in the area surrounding the municipality.
- Protect environmentally sensitive areas and hazardous areas from development.
- Retain adequate amounts of open space and develop appropriate parks and recreation areas to serve residents and visitors.

- Ensure the tourism commercial uses along Highways 3 and 3A are separated from the ongoing agricultural land uses. Such separation could be in the form of buffers such as setbacks, trees, ditches, and rural roads. This will help preserve the agricultural character of much of Keremeos.
- Encourage new economic opportunities in order to promote a diversified economic base, in cooperation with local and provincial agencies (i.e. Ministry of Small Business, Tourism and Culture, Similkameen Country, and Regional Economic Development)
- Commit to working closely with the Regional District of the Okanagan-Similkameen in relation to land use matters arising in the area surrounding the Village of Keremeos, and in implementing the Regional Growth Management Strategy.
- Communicate with the Agricultural Land Commission in relation to lands within the Agricultural Land Reserve, both within the Village of Keremeos and lands surrounding the Village.
- Extend the OCP in accordance with the Local Services Act. to the peripheral areas of Keremeos to ensure that orderly development occurs in areas that effect the community now and that may become part of the community at some later point in time.

LAND USE MAP DESIGNATIONS

SECTION 3

- 3.1 The future use and development of land within the Village of Keremeos shall be consistent with the overall pattern of land use depicted on the Land Use Map - Schedule B. The land use designations of this plan are outlined below.

Residential:

- R** - Low Density Residential (Single Family)
- MR** - Multi-Family Residential
- RC** - Residential – Comprehensive (gravel pit)
- CR** - Country Residential (0.4 acre lots)
- HDR** - High Density Residential (Small lot subdivisions)

Commercial:

- CC** - Commercial Core
- TC** - Tourism Commercial
- LI** - Low Impact Industrial
- P** - Parks and Trails
- I** - Institutional
- A** - Agricultural
- MT** - Major Transportation

The general types of uses encouraged in each land use designation are explained in subsequent

sections of this Bylaw.

- 3.2.1 Council recognizes that some existing land uses do not conform to the designations shown on the Land Use Map - Schedule B. The intent of Council is not to change the use of these lands in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Official Community Plan is in force.

NOTE TO THE LAND USE MAP (Dutchie's Transfer Ltd.)

Properties owned by Dutchie's Transfer Ltd. at 629 7th Street are shown on the land use map as "Industrial". Council's wishes regarding this property are for its future development as "Core Commercial". It is shown as "Industrial" only to satisfy the personal request of its owners. Dutchie's Transfer Ltd. property at the east end of 10th Ave. is also shown on the Land Use Map as Industrial. Council's wish is for this property to develop as "Residential". The reason being the same personal request by its owners.

RESIDENTIAL

SECTION 4

4.1 Background

The "Background Report of this Official Community Plan" sets out detailed background information that has changed since the original information was provided in 1994 and 1997. The key points related to residential land use are outlined below.

- Ø Strong Growth (6% per year) was predicted to continue into the foreseeable future in the 1997 OCP. In fact, growth from 1994 to 2001 was less than 2%. At the time of this writing (April, 2004) Keremeos experienced a growth of 3.4% in 2003 which is substantially higher than the last 4 years combined.
- Ø The original 1997 OCP predicted a growth requirement of 638 new housing units by the year 2015. Considering the above, and based on a 4% growth, there in fact would be a demand for only 264 housing units by the year 2015.
- Ø The land supply in Keremeos is constricted due to the Similkameen River, existing development pattern, the Agricultural Land Reserve and the municipal boundaries. At the time of writing this Plan (April, 2004), 37 residential lots (this does not include blocks 20 and 21) are either vacant or ready to be developed. This compares to a reported 133 lots available in the 1997 OCP.

In order to address the situation and identify how to accommodate more residential development, the Village must consider higher density development, exclusion of parcels from the Agricultural Land Reserve, and the extending of the Municipal Boundaries. Council has been advised that the development of the Ministry of Transportation and Highways gravel yard will not be an option for at least 20 years,

and that the abandoned Railway R/W is not and will not be available.

It is evident therefore, that with only 37 available lots, Keremeos is in a land crisis and has literally "run out of space" to provide for future development.

4.2 Interpretation

1. **Low Density Residential** includes single family dwellings and, in some locations, duplexes.
2. **Multi-family Residential** includes triplexes, fourplexes, townhouses, apartments, and amenity areas.
3. **Comprehensive Residential** may include a range of land uses including: single family residential; multi-family residential; tourist commercial; and parks and trails. The land uses within the Comprehensive Residential designation are to be addressed in a comprehensive development plan. Such a plan would be completed by the party interested in developing the area designated as Comprehensive Residential subject to the approval of Council.
4. **High Density Residential.** This zone is intended to provide for small lot subdivisions. This zone would permit lot sizes of 3600 sq. ft (40 ft. in width, 90 ft. in length), and would allow a 40% lot coverage with a minimum 15 ft. front and rear setback.
5. **Country Residential** Includes properties on the west and north west part of the Village that are less than 2 acres in size and that the Land Reserve Commission has agreed to exclude. The LRC has also approved a proposed 0.4 acre minimum lot size. Council wishes to include the permitted use of Secondary Suites in this zone.
6. **Mobile Home Residential** Includes properties on the north part of the Village designated as Mobile Home Parks. Mobile homes are only permitted within these parks.

4.3 Objectives

Council's objectives pertaining to all residential uses are listed below.

1. It is an objective of Council to ensure that an adequate supply of land is designated for a range of housing types, tenure, and density to accommodate differing socio-economic groups, age groups, and various lifestyles including affordable, rental, and special needs housing over at least the next 5 years.
2. It is an objective of Council to encourage higher density residential development to locate close to and in the Commercial Core and along the toe of the escarpment.

3. It is an objective of Council to ensure the Ministry of Transportation and Highways gravel yard is planned and developed for re-use in a comprehensive manner prior to the date when it will become available to the Village.
4. It is an objective of Council to ensure new residential developments are generally compatible, in terms of built form, scale and character, with the surrounding areas.
5. It is an objective of Council to direct future residential growth to areas that have capacity with respect to municipal services.
6. It is an objective of Council to direct infill development to increase density.
7. It is an objective of Council to encourage economic development by allowing home owners to use portions of their homes for alternative uses, (i.e. home occupations, bed and breakfast, and in some zones, secondary suites).

4.4 Low Density (Single Family Residential)

The policies of Council pertaining to single family residential uses are listed below.

1. It is a policy of Council to permit the use of portions of single family dwellings (including single family dwellings on Agricultural lands) for home occupations, provided: that the enterprise only employs residents of the dwelling plus up to two other people; and that the enterprise does not detract from the quality of life of the nearby residents. Home occupations are also regulated by the Village of Keremeos Zoning Bylaw.
2. It is a policy of Council to permit the use of portions of single family dwellings (including single family dwellings on Agricultural lands) for bed and breakfast operations provided:
 - Each sleeping unit is designed to accommodate not more than two boarders and no kitchen sink or cooking facilities shall be provided within the sleeping units;
 - One parking space per sleeping unit can be accommodated on-site in addition to the parking required for the single family dwelling;
 - The external appearance of a single family dwelling containing a bed and breakfast operation shall be in keeping with the residential character of the surrounding neighbourhood;
 - Bed and breakfast operations shall comply with all applicable building and fire code regulations;

3. It is a policy of Council to ensure that secondary suites be permitted in the Agricultural and Country Residential zones only, and meet the following criteria:
 - the suite is registered with the Village of Keremeos;
 - the property can conform to the parking, setback, and other regulations set out in the Village of Keremeos Zoning Bylaw;
 - the suite conforms to all building and fire codes;
 - And the presence of a suite does not detract from the quality of life of the nearby residents.
4. It is a policy of Council to encourage infill housing in order to improve economic efficiency regarding municipal services and maintenance.
5. It is a policy of Council to permit mobile homes **only** in the mobile home park zone as outlined in the Zoning Bylaw, and through the use of minimum building width and length provisions.

4.5 Multi-Family Residential

The policies of this Council pertaining to multi-family residential uses are listed below:

1. It is a policy of Council to direct Multi-family Residential developments to locate in areas designated as "MR" - Multi-Family Residential on the Land Use Map.
2. It is a policy of Council to also encourage new multi-family developments to locate in areas designated as "CR" - Comprehensive Residential, and "CC" - Commercial Core on the Land Use Map.
3. It is a policy of Council to direct less dense projects to areas designated as "MR" - Multi-family Residential.
4. It is a policy of Council to consider re designation of new areas to "MR" - Multi-family Residential, subject to the following criteria:
 - The proposed development must be compatible with the form, character and scale of existing residential neighbourhoods and other adjacent uses;
 - The proposed development must be near parks, schools, commercial uses or public facilities;
 - The proposed development must be set back adequately from single family residential areas;
 - The proposed development must be able to provide direct vehicle access, avoiding excessive traffic on residential streets;

- The proposed development must be able to be connected to full municipal services.
5. It is a policy of Council to ensure new multi-family developments are compatible with the form, scale and character of existing residential neighbourhoods.
 6. It is a policy of Council to encourage a wide range of housing tenures and organizational frameworks including ownership, lease, rental, strata title, side by side duplex and co-op housing.
 7. It is a policy of Council to consider facilitating the development of affordable ownership and rental multiple family housing by reviewing the possibility of leasing, selling or partnering Village-owned land, or land that may be owned by the Village in the future.

4.6 Comprehensive Residential

1. It is a policy of this Council to ensure that the Ministry of Transportation and Highways gravel yard, as set out in Schedule E, is developed for a range of housing types and a variety of land uses. Prior to development occurring in the gravel pit, the developer will need to complete a comprehensive development plan that would set out the proposed land uses, environmental assessment, servicing/phasing schedule and financial implications for the municipality.

Appropriate land uses within the gravel yard area may include single family residential, multi family, tourist commercial, institutional, administrative, and parks and trails.

4.7 High Density Residential

1. It is a policy of this Council to provide a zone that will permit very small lots with reduced setbacks to provide an option for owners who do not require or desire large yards, and to provide a higher density in the core area for single family home development.

4.8 Mobile Home Residential

The policy of Council pertaining to mobile homes is listed below:

1. It is a policy of this Council to permit mobile homes only in the mobile home park zone as outlined in the Zoning and Building Bylaw, through the use of minimum building width and length provisions, and the enforcement of the CSA standards for mobile vs.

modular construction. Existing mobile homes that do not meet the minimum building width and length requirements are recognized as legal non-conforming uses and shall be subject to the provisions of Section 694 of the Local Government Act and any amendments thereto.

4.9 Country Residential

1. It is a policy of this Council to provide a housing option for owners who wish to have larger single family lots which will provide the permitted uses of secondary suites and an expanded permission of home based business. This zone is in the south west portion of the Village neighbouring on small agricultural holdings. These properties will also form a basis for future development of smaller lots once a demand is shown, and infrastructure can be provided.

4.10 Phasing of Residential Development

1. It is a policy of this Council to provide for the orderly expansion of residential uses and economic extensions of services. To that end, the following represents Council's preferred phasing sequence:

Stage 1 - Infill vacant lots within the Sewer Service Area;
Higher density residential and mixed use in and near the Commercial Core;

Stage 2 - Expansion of Keremeos residential area through subdivision of lands within and on the periphery of existing residential areas including lands supported by the Agricultural Land Commission for exclusion from the Agricultural Land Reserve.

Stage 3 - Lands possibly identified for further exclusion from the Agricultural Land Reserve, based on the results of a broader Council and Regional Growth Management Strategy, and agreed to by the Agricultural Land Commission.

Stage 4 - Redevelopment of MoTH Gravel Yard when it becomes available.

COMMERCIAL

SECTION 5

5.1 Background

The background report sets out information on commercial land uses in Keremeos. In general, the commercial structure in Keremeos is split into two components: the commercial core, and tourism commercial areas.

Commercial Core

The existing commercial core is a long standing focal point of the community. A range of products and services are available in the commercial core, including: a grocery store; retail stores; restaurants; financial services; offices; personal and business services, and living accommodations above commercial establishments. Currently there are 4 vacant lots available for development in this zoning designation. There are, however, many single family homes that are zoned core commercial, and several vacant buildings, and existing buildings in need of extensive renovation and upgrading.

Tourism Commercial

Commercial activities outside of the commercial core generally serve tourists and the travelling public. Uses in these areas are primarily fruit stands; gas stations and motels.

5.2 Interpretation

1. **Commercial Core** means an area offering a range of retail, office, financial, institutional, service, food and beverages, accommodation and high density residential uses. and parking lots.

The Commercial Core is centred on 7th Avenue running from Fifth Street to Eighth Street. The south side of Sixth Avenue between Sixth and Eighth Street and the north side of Eighth Avenue from Fifth Street to Eighth Street is also designated as Commercial Core. This area is illustrated on the Land Use Map.

2. **Tourism Commercial** includes tourism related uses including fruit stands, gift shops, automotive oriented uses, restaurants, motels, and living accommodations for owner/operators.

5.3 Objectives

This Council's objectives pertaining to all commercial uses are listed below.

1. It is an objective of Council to provide for a range of commercial uses by designating land for various forms of commercial uses in order to meet the needs of local residents, visitors to Keremeos, and the travelling public.
2. It is an objective of Council to ensure all commercial development is of a high standard and fits in well with the character of Keremeos.
3. It is an objective of Council to ensure the commercial core remains as the dominant commercial, cultural and social node of the community.

4. It is an objective of Council to ensure the Commercial Core is as pedestrian oriented as possible. Similarly, access for physically challenged individuals should be provided wherever feasible on existing buildings.
5. It is an objective of Council to avoid strip development along all highways within Keremeos.
6. It is an objective of Council to encourage multi-family and mixed-use developments to locate in and near the Commercial Core - "CC".

5.4 Commercial Core

The policies of Council pertaining to commercial land use in the Commercial Core are listed below.

1. It is a policy of Council to encourage retail, office, financial, institutional, service, food and beverage and accommodation uses, and similar commercial uses to locate in areas designated as "CC" - Commercial Core.
2. It is a policy of Council to ensure all new development and major renovations and expansions within the Commercial Core are of a high quality and contribute to the heritage and character of Keremeos by using the design guide lines in this report.
3. It is a policy of Council to continue working with business owners, and property owners to ensure the Keremeos Commercial Core develops in an appealing and coordinated fashion.
4. It is a policy of Council to encourage multi-family residential use in combination with commercial use in the Commercial Core.
5. It is a policy of Council to direct the highest density multi-family uses into or near the Commercial Core in combination with commercial uses.
6. It is a policy of Council to create parking areas in proximity to the Commercial Core wherever it is feasible in order to promote pedestrian circulation.
7. It is a policy of Council to work toward providing adequate bicycle facilities (i.e. racks for locking bikes, paths) in order to encourage bicycle use in the core area.
9. It is a policy of Council to ensure access for physically challenged individuals will be provided wherever feasible.

5.5 Tourism Commercial

The policies of Council pertaining to commercial land use in areas designated as Tourism Commercial are listed below.

1. It is a policy of Council to encourage tourism commercial land uses to locate within areas designated as "TC" - Tourism Commercial on the Land Use Map.
2. It is a policy of Council to avoid typical strip type development in the Tourism Commercial area.
3. It is a policy of Council, given the important "gateway" locations of the land designated as Tourism Commercial, that development be of a high standard and that tourism related uses be encouraged.

To this end Council will attempt to expand the OCP into the peripheral areas of Keremeos, and work with the RDOS in attempting to upgrade the appearance and standards required for buildings along the entrances of Keremeos

AGRICULTURE

SECTION 6

6.1 Background

The history of Keremeos is based on a combination of Ranching, Mining, Logging, and Agriculture. Keremeos is currently recognized as a regional centre for agriculture and fruit production.

As of the date of this report, the Agricultural Land Commission has verified that there is still 26% or 58 hectares (143 acres) of land within Keremeos were within the boundaries of the ALC.

Agriculture within the Village generally occurs in the western section of the Lower Level in the form of orchards. There are some active orchards in the Upper Level; however, soil capabilities are limited relative to the capabilities of soils on the lower bench. Those limitations are generally related to ability to retain moisture in the soil.

Soil capability for agriculture ranges from Class 1 in part of the Lower Level to Class 7 adjacent to the Similkameen River. These ratings are based on Canada land Inventory mapping for agricultural capability with a scale of 1 - 7 where 1 is the best and 7 is the worst.

The Village will participate in a Similkameen Valley Growth Management Strategy that will examine how best to preserve agricultural land in the Similkameen Valley. The strategy should identify some agricultural land that can accommodate growth within the Village in order to preserve agricultural land outside the Village. The strategy should also project growth rates and identify an approximate schedule and phasing sequence for development of various blocks of land.

The general approach in the Plan is to foster preservation of agricultural land in the broader Similkameen Valley by directing small lot and higher density urban residential development to areas inside Village boundaries. Within the Village, a significant amount of land is designated for multi-family re-development or a combination of commercial and multi-family in and around the core. Residential infill is encouraged and some larger blocks of land for new small lot residential development outside the ALR have also been identified. By encouraging higher density residential development and setting aside specific areas for single family residential development, the Village hopes to prevent a premature expansion of residential development in to the Agricultural Land Reserve. However, the land base available in the Village is quite limited, and the Regional Growth Management Strategy should help identify areas for new development that make sense within the context of the broader area.

6.2 Interpretation

Agricultural (on the OCP Map) means lands within the Agricultural Land Reserve.

6.3 Objective

Council's objective pertaining to agriculture is listed below.

1. It is an objective of Council to support agricultural uses on agricultural lands, while continuing to review the use of these lands in the broader context of community land use requirements.

6.4 Policies

The policies of Council pertaining to agriculture are listed below.

1. It is a policy of Council to recognize the importance of agriculture in the economy and culture of Keremeos.
2. It is a policy of Council to protect and preserve lands having capability for agriculture.
3. It is a policy of Council to allow fruit stands, home occupations, Bed and Breakfasts, and other permitted uses within the Agricultural designation.
4. It is a policy of Council to ensure buffers are in place between areas designated as Agricultural, residential and other uses. The intent of this policy is to allow agriculture to occur with minimum disruption to urban activities and visa versa.
5. It is a policy of Council to direct small lot and higher density urban residential development to areas inside the Village boundaries in order to preserve agricultural land in the broader Similkameen Valley.

6. It is a policy of Council to support the exclusion of land from the Agricultural Land Reserve that the Agricultural Land Commission has generally agreed to exclude, including the following:
 - Lots A and B of Plan 35251
 - Lots 20 and 21 of Plan 1626
 - Blocks 91, 92 and the remainder of Block 75 in the southeast corner of the Village
7. It is a policy of Council to direct residential development to the Ministry of Transportation and Highways Gravel Yard after or concurrently with development on the lands to be excluded from the Agricultural Land Reserve. If the Gravel Yard is not available for development when demand exists, then the Village will direct development to lands identified in Keremeos for development as part of a Regional Growth Management Strategy.
8. It is a policy of Council to identify lands for further gradual exclusion from the Agricultural Land Reserve based on a schedule that is acceptable to the Agricultural Land Commission. The schedule would be prepared in consideration of the Keremeos growth pattern, the established demand for residential property, the proximity to existing infrastructure, and the impact on the agricultural use of the land.

Council has established the following chronology of land to be excluded.

In addition to the parcels identified in sub section 6 above, the properties on the west side of 4th street south of the railway bed including blocks 94, 101, 114, 126D, and lots 1, 2, and 3 of plan 1260 as services currently exist across the street.
9. It is a policy of Council to recognize that the Agricultural Land Commission has jurisdiction over the exclusion, subdivision and non farm use of land in the Agricultural Land Reserve.
10. It is a policy of this Council to support the subdivision and rezoning of parcels which are not subject to the Agricultural Land Commission Act to a "Country Residential" designation.

(as amended by Bylaw 742, 2007)

In all cases, such parcels are 2 acres or less in size. Council supports 0.4 acre (or 0.2 ha.) Country Residential development on these parcels if the residential development is not intrusive to agricultural areas provided any newly created lots are connected to the community sewer system. In particular, the Village and the Land Reserve Commission support the subdivision and re-zoning of the following parcels,

Starting at the north west corner of 5th Ave. and Boundary Road, Block 65 and 66, lots 1 and 2 of Plan 30472, Block 85, Lots 1 and 2 of Plan 33967, Rem. Block 84, Block 86, 87, 97 and Block 96 of Plan 33967, Lots 1 to 4 of Plan 33967, Block 117,

118, 100, Lot 2 of Plan 11032, Block 127, 46, and Lots 26 and 27 of Plan 3561.

11. It is a policy of Council to support applications for exclusion and subdivision of the above noted properties, only where there is a written agreement with the property owner that if the land is not developed within 2 years of the date of Council's approval, that the land will revert back to its original zoning.

PARKS AND TRAILS

SECTION 7

7.1 Background

The Village of Keremeos has three main parks: Memorial Park located just west of the Commercial Core; and, Pine Park, located at the south end of the municipality backing onto the Similkameen River, and Riparian Park at 12th Ave and 8th Street.

The recreation centre is another significant feature. It is located east of Ninth Street.

7.2 Interpretation

1. **Parks and Trails** means publicly owned lands or land the Village wants to acquire, and includes existing parks, recreation facilities and a linear park along the Similkameen River.

7.3 Objectives

Council's objectives pertaining to areas designated as Parks and Trails are listed below.

1. It is an objective of Council to maintain and develop a well-integrated and linked system of parks, trails and associated recreational facilities to serve the needs of residents and visitors.
2. It is an objective of Council to encourage walking, and bicycling as major forms of transportation in Keremeos.
3. It is an objective of Council to use existing corridors or areas to the greatest extent possible with regard to providing trails and open space (i.e. paths on roads, school grounds, and the abandon Railway Right of Way).

7.4 Policies

The policies of Council pertaining to Parks and Trails are outlined below.

1. It is a policy of Council to improve the quality of existing park facilities rather than developing new parks that may have high construction and maintenance costs.

2. It is a policy of Council to encourage the sharing of fields, playgrounds, schools and recreational facilities with the School District.
3. It is Council's policy to work towards developing the parks and trails system consistent with the Parks and Trails Map - Schedule C. This includes obtaining land for parks and trails at the time of development, creating bike paths along the edges of paved roads, and developing multi-purpose pathways through parks. The Parks and Trails Map (Schedule C) shows the general location of parks and trails. The specific location, width alignment and legal extent of new park and trail areas will be determined at the time of subdivision or development.
4. It is a policy of Council to prepare a conceptual plan and develop a linear park along the Similkameen River. Such a park would be a key component of a linked open space system.
5. It is a policy of Council to support developing the old railway bed through the Village as a pathway that forms part of the overall trail network.
6. It is a policy of Council to require the provision of public parkland in residential subdivisions as follows:
 1. Where the proposed subdivision is not in close proximity to existing parks and a suitable site for public open space has been proposed, Council may require the dedication of not more than 5 percent of the parcel area for park use. This public open space dedication would be intended to provide sites for neighbourhood parks to serve new residential subdivisions or to establish trail corridors, preserving vegetation where possible, that would add to the integrated trail and open space system.
 2. Council may require payment of an amount not exceeding 5 percent of the market value of the property proposed for subdivision in areas where:
 - the dedication of scattered public parks may be impractical;
 - a suitable site is not available within the proposed subdivision; or
 - The proposed subdivision is adequately served in terms of access to existing parkland.
7. It is policy of Council to communicate with the Regional District of Okanagan-Similkameen and other agencies about trails and open spaces as related to areas near the Village of Keremeos.

The funds generated in this matter would provide for the acquisition of:

- Strategic land that is of key importance for the integrated trail and open space system.

8.1 Background

At the time of writing this Plan, no environmentally sensitive areas were identified within the Village of Keremeos. The natural area on both sides of the Similkameen River hosts a variety of flora and fauna.

8.2 Objective

Council's objective pertaining to environmentally sensitive areas is listed below.

1. It is an objective of Council to protect areas defined as environmentally sensitive unless mitigative measures can be taken to preserve the sensitive area.

8.3 Policies

The policies of Council pertaining to the areas designated as environmentally sensitive areas are listed below.

1. It is a policy of Council to identify and protect areas deemed to be environmentally sensitive.

9.1 Background

There are two industrial concentrations in Keremeos. One is the land devoted to the Growers Co-operative fruit packing plant and abandoned rail right-of-way. The other area is the Ministry of Transportation and Highways gravel yard.

It is generally accepted that having some industry in Keremeos is beneficial as it strengthens the local economy. However, based on public input, there is only support for light, environmentally friendly industries that have little negative impact on the community.

9.2 Interpretation

Low Impact Industrial means industrial operations that create little or no negative impact on the existing community, while generating employment opportunities. Therefore, these industries would not considerably impact air quality, water quality, views, noise, or traffic. Generally, land intensive use are preferred over land extensive uses.

9.3 Objectives

Council's objective pertaining to industrial uses are listed below.

1. It is an objective of Council to encourage and promote employment opportunities for existing and future residents of Keremeos.

9.4 Policies

The policies of Council pertaining to industrial uses are listed below.

1. It is a policy of Council to encourage low impact industrial uses to locate in areas designated as "LI" - Low Impact Industrial.
2. It is a policy of Council to encourage existing and future low impact industrial developments to make a positive visual impression through appropriate landscaping elements, building designs, open spaces and preservation of views.
3. It is a policy of Council to ensure new industrial operations respect the natural environment and avoid increased air, water, noise and visual pollution.
4. It is a policy of Council to ensure new industrial operations do not create traffic congestion.
5. It is a policy of Council to protect the limited amounts of land designated for Low Impact Industrial by encouraging land intensive uses (i.e. uses that do not occupy large areas of land).
6. It is a Policy of Council to work with the RDOS to identify suitable industrial sites in the Similkameen Valley near Keremeos. (*Industrial Land Suitability Study*)
7. It is a policy of Council to protect the lands described as lot 1, Plan 54775 being directly east of the sewer treatment plant for future expansion of the facility.
8. It is a policy of Council to protect the lands currently being used for public utility.

INSTITUTIONAL / PUBLIC LANDS

SECTION 10

10.1 Background

Institutional land uses and operations form an important component of the community as they add valuable employment opportunities. At the time of writing this Plan, these land uses were scattered throughout the municipality.

10.2 Interpretation

Institutional uses in Keremeos include: the Similkameen Elementary - Secondary School; several churches; municipal and utility yards; a police station; health care facilities; Victory Hall; library; and, offices for a variety of government agencies (i.e. municipal, provincial, first nations and school district), and associated parking lots.

10.3 Objectives

Council's objectives pertaining to institutional uses are listed below.

1. It is an objective of Council to direct institutional uses to locate where they will best serve the needs of residents and visitors while also optimizing positive economic impacts.
2. It is an objective of Council to use the existing school site as effectively as possible for school, park and recreation uses.

10.4 Policies

The policies of Council pertaining to institutional uses are listed below.

1. It is a policy of Council to direct local, provincial, first nations and federal government offices, to the Commercial Core.
2. It is a policy of Council to allow churches to locate in areas designated as Residential. Such facilities would be places of worship and not include a school or large dormitory or other facilities.
3. It is a policy of Council to consult with the School Board on at least an annual basis regarding matters such as the status of existing school facilities and size, number, location, and timing of anticipated new school facilities.
4. It is the policy of Council to work with the School District to encourage joint use of sites both as school grounds and as parks and trails.
5. It is a policy of Council to ensure that recreational and cultural facilities, including libraries, are located where they best serve the area residents.
6. It is a policy of Council not to permit a crematorium within the municipality.

7. It is a policy of Council to support the continual expansion and improvement of Health Care Facilities and Services in the Community, and in the Region.

SERVICING AND PHASING

SECTION 11

11.1 Background

The existing water and drainage infrastructure in Keremeos can generally be described as being somewhat out of date and operating at or near capacity. Domestic water is supplied by the Keremeos Irrigation District. The Village purchases water from KID to supply the Village owned infrastructure in the core area only. The Keremeos Irrigation District supplies all agricultural users with water. At the time of this writing, the Ministry is funding a Governance Study on the KID and Municipal water system.

The storm drainage system is basic and is primarily achieved through the use of roadside ditches. The sewer treatment plant is currently operating at 40% capacity. It is the desire of the Village to expand service to the upper bench area starting with the new RCMP Detachment, Recreation Centre and High School. The balance of the bench area will be serviced as funds permit.

11.2 Objectives

Council's objective pertaining to servicing and phasing is listed below.

1. It is an objective of Council to provide water, sanitary sewer and storm drainage systems that will ensure good health and comply with the recognized need, servicing standards, environmental standards and the ability of residents to pay for services. This includes the improvement of fire flows and pressure in the downtown core area which will require additional water lines extending into this area and may require the fire sprinkling of some buildings.

11.3 Policies

The policies of Council pertaining to municipal servicing and phasing are listed below.

1. It is a policy of Council to require that all agricultural, residential, commercial, industrial and institutional developments are provided with a potable and abundant supply of water.
2. It is a policy of Council to upgrade the Village of Keremeos water system as financing permits, and in accordance with the recommendations of contracted engineers, including those from an existing report prepared by Mould Engineering for KID. This will involve a mutually beneficial working agreement with the Keremeos Irrigation

District.

3. It is a policy of Council to consider creating and implementing a water conservation program.
4. It is policy of Council to expand the Sewer Service Area only when the area covered by the Sewer Service Area is substantially developed.

(amended by Bylaw 742, 2007)

1. Septic Disposal Systems:

No lots shall be created that are less than 1.0 hectare in size unless they are serviced by the community sewer system. The only exception to this provision are:

- (a) subdivisions approved by the Provincial Agricultural Land Reserve Commission for a homesite severance or a subdivision in lieu of a homesite severance, or
- (b) an institutional lot for utility services or park or open space where there will be no requirement for sewage disposal.

5. It is a policy of Council to ensure that any new or existing development benefiting from water and sanitary sewer system upgrades will be required to pay their fair portion of the capital costs associated with these upgrades.
6. It is a policy of Council to require new development to finance extensions of the water distribution and sewage collections systems through connection fees.
7. It is a policy of Council not to extend the water sewage collection systems beyond the municipal boundary.
8. It is a policy of Council to ensure proper drainage ditches and other storm drainage features are constructed upon creation of a subdivision.
9. It is a policy of Council to phase infrastructure upgrades that coincide with the phasing of residential development policies outlined in this Plan.

TRANSPORTATION

SECTION 12

12.1 Background

The existing road system with the Village of Keremeos functions well. The actual condition of the roads can be rated as fair to good.

Regarding the road system, the Ministry of Transportation (MoT) Major Street Network Plan suggests two major projects that will affect traffic circulation in and around Keremeos.

The first is the road which is to be located on the present alignment of First Avenue along the north boundary of the Village. The second is the realignment of Highway 3 using the old railway right-of-way which is owned by MoT.

This project could have significant impact on Keremeos. It could alter the traffic pattern and subsequently impact the long standing Commercial Core. This project also affects lands within the Agricultural Land Reserve.

Another project that needs to be addressed is the realignment of the intersection of Highway 3, 3A and 9th Street in order to deal with traffic, safety and visibility concerns.

The Crows nest Highway 3 passes through Keremeos. Highway 3 is a significant component of the National Highway System serving the southern portion of the Province and providing a primary inter-provincial link. The primary role is moving people and resources from Vancouver to southern Alberta, while linking communities together along the route. Highway 3 and 3A are designated 'Controlled Access Highways', therefore, all zoning and access applications within 800 metres of these highways require Ministry of Transportation approval. Highway 3 and 3A are under Ministry jurisdiction.

All other roads within the Community are under the jurisdiction of the municipality, including the Major Road Network. The Major Road Network developed jointly by the Village and Ministry identifies existing and future routes intended to function as collector or arterial streets for moving local traffic through the community and reducing dependency on the Provincial Highway System. Appropriate right-of-way corridors should be protected for improvements of existing roads and construction of future roads in accordance with the Local Government Grants Act, former Revenue Sharing Act (i.e. minimum 25m right-of-way where reasonably obtainable).

12.2 Interpretation

Major Transportation refers to the lands owned by MoT forming the abandoned rail right-of-way, as shown on the Land Use Map (Schedule B).

12.3 Objectives

Council's objectives pertaining to transportation are listed below.

1. It is an objective of Council to establish a future road and trail network that will provide for safe and effective circulation of all types of traffic.
2. It is an objective of Council to minimize the demand for local and regional automobile use.
3. It is an objective of Council to improve 10th and 1st Avenues as major Municipal Arterial roads.

4. It is an objective of Council to continue working toward the improvement of the Highway 3 / 3A intersection at the hilltop, and for the improvement of highway signage at the intersection of 7th Ave and 7th street.

12.4 Policies

The policies of Council pertaining to transportation are listed below.

1. It is a policy of Council to continue upgrading roads that service existing residential and commercial areas as municipal finances permit.
2. It is a policy of Council to recognize the existing and proposed Major Street Network Plans of the Ministry of Transportation and work towards establishing the Transportation Network shown on Schedule D.
3. It is a policy of Council to encourage the development of trails as part of an integrated trail network along public road rights-of-way. Existing roads should be used where possible for walking and bicycle paths.
4. It is a policy of Council to discourage excessive use of automobiles for local transportation by encouraging residents and visitors to use other transportation modes including walking, and bicycling.
5. It is a policy of Council to preserve parts of the abandoned railway right-of-way, designated as Major Transportation, for a future transportation corridor, potentially accommodating a realignment of Highway 3.
6. It is a policy of Council to allow rural local roads in the Agricultural designation on the lower level (in the area bounded by Fourth Street, Fourth Avenue, Boundary Street and the Similkameen River) to continue with 9.14m (30 ft.) rights-of-way until the adjacent land is subdivided or developed. When land in this area is subdivided or developed, a 15.29m (50 ft.) rather than a 20m (66 ft.) road right-of-way will be required.
7. It is a policy of Council to encourage the Ministry of Transportation and Highways to improve the intersection of Highway 3, 3A and 9th Street.

HERITAGE

SECTION 13

13.1 Background

Much of the heritage of Keremeos is related to forestry, agriculture, and the railway. Few of Keremeos' original buildings are still standing. According to officials at the Ministry of Small Business, Tourism and Culture, only the Keremeos Grist Mill, which is not within the

municipal boundaries, is a provincially designated heritage building. Only the Jail House is listed by the province as a municipally designated heritage structure.

13.2 Objectives

Council's objectives pertaining to heritage is listed below.

1. It is an objective of Council to ensure all heritage and archaeological features are preserved for future generations.
2. It is an objective of Council to reinstate the Heritage Society and to support the Museum Society by actively finding a new and larger home for its artefacts.

13.3 Policies

The policies of Council pertaining to heritage and archaeology are listed below.

1. Support the preservation of features with significant heritage value.
2. Recognizes the Jail House located on Lots 29-30, Block 58, and Plan 786 as a municipally designated heritage site.
3. Support the Red Bridge as a proposed National Heritage Site.

HAZARDOUS AREAS SECTION 14

14.1 Background

Some lands in Keremeos are affected by hazards including the floodplain of the Similkameen River and the steep slopes associated with the escarpment running east-west through the middle section of the municipality.

14.2 Objective

Council's objective pertaining to hazardous areas is listed below:

1. It is the objective of Council to protect life and property by preventing development within hazardous areas unless measures have been taken to address the hazard.

14.3 Policies

The policies of Council pertaining to hazardous areas are listed below:

1. It is a policy of Council to recognize the floodplain of the Similkameen River and land adjacent to the escarpment as hazardous areas. (Illustrated in Schedule E)
2. It is a policy of Council to recognize where lands are subject to flooding, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by flood waters shall be flood proofed to the standards specified by the Ministry of Water, Land and Air Protection.
3. It is a policy of Council to prevent development near the top or toe of the escarpment. The general alignment of the escarpment is illustrated on Schedule E.
4. It is a policy of Council to require owners of lands that may be deemed to be contaminated to engage a qualified professional to assess the viability of rehabilitating any site to ensure it will be safe for the proposed land use. Such a study and any required rehabilitation would be conducted at the expense of the land owner.

SAND AND GRAVEL RESOURCES

SECTION 15

15.1 Background

At the time of writing this Plan, one active gravel pit was actively being excavated - the Ministry of Transportation gravel yard. The entire escarpment would appear to have potential for sand and gravel extraction. The alignment of the escarpment, as well as the locations of the MoT gravel pit is illustrated on Schedule E.

15.2 Objective

Council's objective pertaining to sand and gravel resources is listed below:

1. It is an objective of Council to protect sand and gravel resources that offer potential for future extraction from development.

15.3 Policies

The policy of Council pertaining to sand and gravel resources is listed below:

1. It is a policy of Council to identify known sand and gravel deposits within the Village of Keremeos that are presently developed or may be suitable for future sand and gravel

extraction.

2. It is a policy of Council to ensure that at least one source of gravel is available near the municipality.
3. It is a policy of Council to recognize the Ministry of Transportation gravel yard.
4. It is a policy of Council to request the cooperation of the Ministry of Transportation in not allowing asphalt plant operations in the MoT gravel yard.
5. It is a policy of Council to encourage the relocation, reclamation and redevelopment of the MoT gravel yard.
6. It is a policy of Council to recognize the Similkameen River bed as the municipality's main source of gravel.

DEVELOPMENT PERMIT AREAS

SECTION 16

16.1 Background

Council may, by Resolution, issue Development Permits which can vary or supplement provisions of any Bylaw adopted under the provisions of the Local Government Act. Development Permits may be required only in areas designated for:

- Protection of the natural environment;
- Protection of development from hazardous conditions;
- Revitalization of an area in which a commercial use is permitted; or
- Establishment of objectives and the provisions of guidelines for the form and character of commercial, industrial or multi-family residential development.

Where Development Permit Areas are designated, the special conditions which justify the designation must be described and guidelines specified as to how the conditions will be met and/or alleviated.

Council has taken the position that (other than for the preservation of the theme and Design Guidelines adopted in the previous OCP as illustrated in Schedule "F" of this bylaw), Development Permit Areas are not required at this point in time. Council will instead implement the rules of the Community Charter in approaching and regulating each development proposal individually as it is presented and on its own merits. (Sec. 919 LGA)

IMPLEMENTATION

SECTION 17

17.1 Introduction

The Official Community Plan sets out statements of broad objectives, policies and directions for Keremeos. It generally does not provide the tools for implementing the Plan. The purpose of this Section is to outline steps which the Village of Keremeos can take to implement the Plan.

17.2 Zoning Bylaw

The Village's Zoning Bylaw specifies what uses are permitted on lands within the Village and provides for different densities of development. It also contains regulations that control the size, sighting and other details of development of specific parcels. The Village's Zoning Bylaw will need to be amended to ensure consistency with this Plan. Furthermore, Council will consider all future development proposals and zoning amendments in light of the objectives and policies set out in this Plan.

17.3 Subdivision and Development Servicing

The Village's Subdivision and Development Servicing Bylaw provides minimum standards for roads, water and sewer systems, storm drainage, sidewalks, curb and gutter and other infrastructure and services. Subdivisions must meet these standards before they are approved.

17.4 Re designation Criteria

When reviewing applications for land use re designation in the Official Community Plan, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria.

1. The proposed designation should be compatible with surrounding land uses.
2. The proposed designation should be compatible with possible future land uses as indicated on the Land Use Map - Schedule B.
3. The proposed use should not have a negative environmental impact.
4. The land owner should identify and address any potentially hazardous conditions, such as flood hazards or unstable soils.
5. The owner should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewage disposal services.
6. The proposed designation should be consistent with the objectives and policies of the Official Community Plan.

17.5 Rezoning Criteria

When reviewing rezoning applications, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria.

1. The permitted range of uses in the proposed zone should be compatible with the permitted range of uses on adjacent lands.
2. The parcel should be large enough to accommodate the intended use and associated uses such as parking.
3. Specific measures should be set out by land owners to address any hazardous or environmentally sensitive conditions, ensuring that the land can be used safely for the intended use.
4. Land owners should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewage disposal services.
5. If ground disposal of effluent is to occur, the parcel should have the capability to dispose of the effluent on the parcel without adversely affecting land or water bodies on or outside of the parcel.
6. The proposed zone should be consistent with the objectives and policies of the Official Community Plan.

17.6 Development Cost Recovery

The Village will utilize a complete range of tools provided by the Local Government Act and the Community Charter to assist in recovering the costs of servicing new development.

17.7 Additional Studies

The Village of Keremeos, in co-operation with other agencies, will consider undertaking a number of studies to obtain more information to implement the policies set out in this Plan. Key studies considered include:

Water Conservation Program - Such a program would be a combination of public education and standards modification (i.e. requiring water saving devices in new subdivisions, landscaping, and metering).

The result of such a program would be improved performance and extended operations for the water systems, septic systems and the sanitary sewage treatment plant.

Liquid Waste Management Plan - A Liquid Waste Management Plan would address storm drainage and sanitary sewerage in a comprehensive manner.

Commercial Core Design Guidelines - Council has confirmed support for the Building, Sign, and Colour Design Guidelines in the existing Official Community Plan included in this bylaw as "Schedule F"

The creation of a Conceptual Plan to develop a linear park along the Similkameen River, and for the development of existing parks within the Village.