



KEREMEOS & AREA

Opportunities Guide

www.keremeos.ca/business

TABLE OF CONTENTS

2/3	Why Keremeos
4/5	Our Location
6/7	The Keremeos Advantage
8/9	Demographics & Facts
10/11	Amenities & Community
12/13	Local Stories
14/15	360 Degrees of Quality
16/17	Development Prospects
18/19	Interactive Business Map

WHY KEREMEOS?

Over the past decades, our community has slowly evolved from our modest agricultural roots to become one of the fastest growing villages in our province. The emergence and prevalence of our world renowned Similkameen wineries has inspired a renaissance of more diverse and innovative economic activity, allowing us to both showcase the exceptional quality of our resources while paying homage to our agricultural traditions and rural heritage.

With a projected growth rate nearly double the provincial average, our area continues to grow at a steady pace, bringing with it an increase in permanent residents and opportunities to cater to our community's growing and diverse business needs.

When looking to establish business in our area, investors can rely on our lower labour costs, competitive property tax rates, cost-effective amenities and our affordable stock of commercial and residential properties.

We invite you to find your opportunity in Keremeos.

Our Community Partners Include:



OUR LOCATION

Not only is Keremeos a beautiful place to live, it's also a strategic community to do business within.

Main Highways

Keremeos is located at the intersection of Highways 3 and 3A and its strategic location as a corridor linking the Okanagan to the Lower Mainland supports the growth of distribution arrangements and the shipping of manufactured products.

Our community also benefits from seasonal travelers and high traffic volumes, offering further opportunities to enhance tourism industries in our area and to cater to the business needs of those en route to other centres.

Airport Access

With Regional and International Airports as little as an hour and a half drive away, your business can find direct access to a world-wide market while keeping you connected to friends and family abroad.

Our community is also just over a four hour drive away from Vancouver International Airport; the second busiest airport in Canada with daily non-stop flights to virtually every continent on the planet.

Bus Access

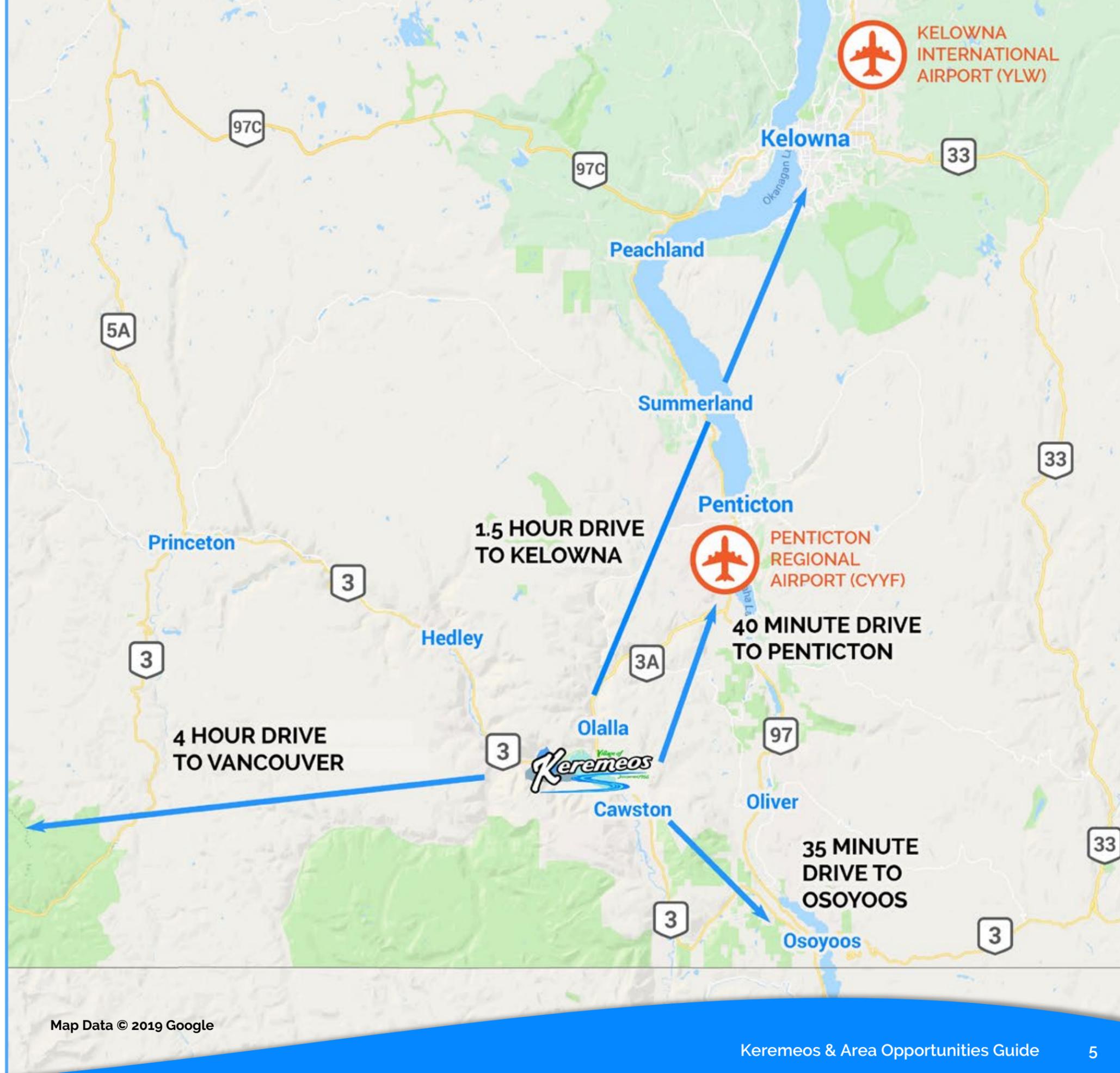
Keremeos is also connected to our Regional Transit System, linking our community within the region and ensuring our aging population always has access to specialized health services in larger centres.

Keremeos has also partnered with other municipalities in our region to advocate for an increase in the extent and frequency of bus services in our area due to a growing ridership demand and increased population.

Electric Vehicle Charging Station

Keremeos is also home to the Similkameen Valley's first dual standard electric vehicle fast charging station.

Keremeos is proud to play host to this infrastructure as it has the potential to increase electric vehicle tourism in our valley by connecting the British Columbia southern interior transportation corridor to an international network of electric vehicle highways spanning from British Columbia to California.





SEVEN
STONES
WINERY



THE KEREMEOS ADVANTAGE

When looking to establish roots in our area, investors can rely on a number of factors such as:

- lower labour and living costs
- competitive tax and development fee rates
- cost-effective amenities
- our stock of affordable commercial and residential properties

Prospective investors also benefit from our beautiful natural environment and laidback small town lifestyle as factors conducive to increased productivity, workplace optimization and prolonged employee satisfaction.

The Keremeos area's strong potential for tourism growth and conventional business development—coupled with the increased demand for greater and more diverse business and service offerings—also creates a unique opportunity for an entrepreneurial spirit to capitalize on the growth of our community. Some recently identified areas of potential growth include:

- medical and social services
- health food stores
- clothing/retail stores
- manufacturing operations
- kitchen/home stores
- restaurants
- electronic stores
- professional services (doctors, lawyers, etc.)
- art and jewelry stores
- craft stores
- marketing/consulting services

With a projected influx of new residents ranging from young families to the recently retired, the only limitation for prosperity placed on prospective investors is their own imagination.

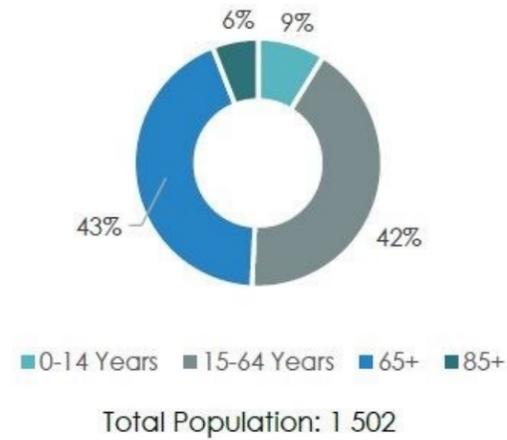
For a comprehensive list of business retention and expansion resources, please visit:

www.keremeos.ca/relocate-and-invest

DEMOGRAPHICS & FACTS

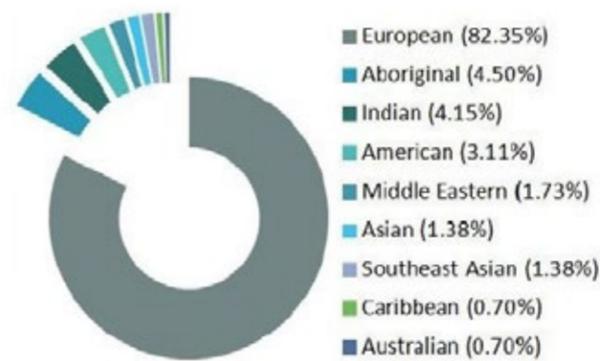
According to our calculations, the Keremeos area has a number of statistics working in our favour. Here are a few of the figures we're most proud of.

Distribution of Population in Village of Keremeos by Age Groups in 2016



a fairly equal balance of young and aging residents

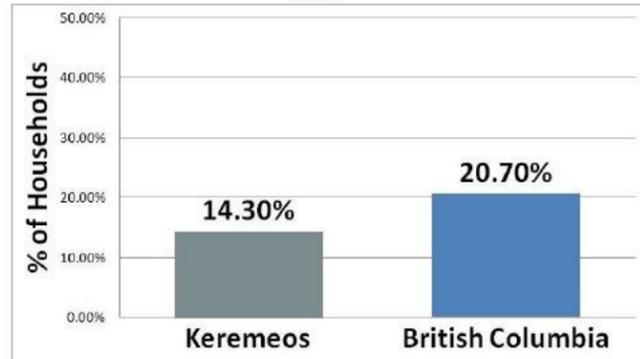
Distribution of Ethnicity in Village of Keremeos in 2016



a broad cross section of cultures call our community home

Owner Households spending more than 30% of income on shelter in Keremeos

Census of population, Statistics Canada, 2016



our below average household spending on shelter reflects our area's lower cost of living

Average Price of a Single-detached Home By Municipality in 2016

Municipality	2016
Village of Keremeos	\$380,000
City of Penticton	\$460,000
City of Kelowna	\$650,000
City of Vancouver	\$1,364,000

Source: Canadian Real Estate Association, 2016

arguably one of the most affordable communities to purchase property within

Recent Population Changes in the Village of Keremeos and Respective Regions

	2001	2006	2011	2016	% Change from 2001 to 2016
Village of Keremeos	1195	1283	1330	1502	25.7
Our Regional District	77 424	80 010	80 742	83 022	7.2
Province of BC	4 076 881	4 241 691	4 400 057	4 648 055	14.0

Source: Statistics Canada, 2016 Census of Population and BC Stats, Population Estimates

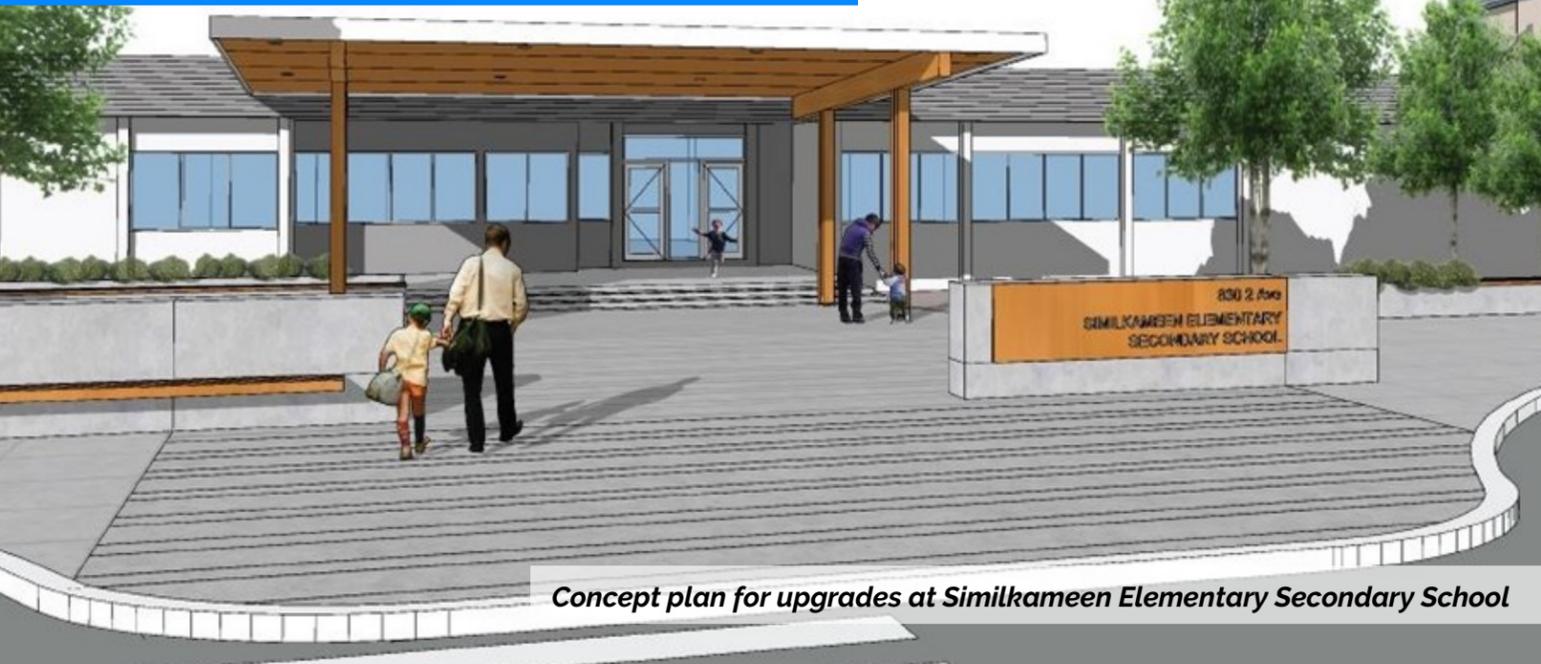
evidence that we're one of the fastest growing communities in the province

Comparison of Current Development Charges by Municipality as of January, 2019



still one of the most affordable communities in our region for development

AMENITIES & COMMUNITY



Concept plan for upgrades at Similkameen Elementary Secondary School



Concept Plan for a 41 unit mixed use commercial and affordable housing development in the heart of the Village

The Village of Keremeos strives to offer its residents a high quality of life by supporting the provision of a broad range of amenities and services including:

- Residential curbside garbage services with bi-weekly recycling and yard waste pickup
- Sanitary Sewer services within applicable areas
- Community Water services comparable to bottled and commercial offerings
- A state of the art health facility with a full compliment of medical doctors and nurses
- Recreation facilities with ice rink, pool, racquetball courts and a fitness centre
- Free age-friendly exercise equipment in the heart of the Village
- A full K to 12 school system with a smaller scale for enrollment
- A Volunteer Fire Department which is currently upgrading equipment
- A Public Library which hosts regular programs and informational seminars
- A network of parks and trails and an off-leash dog park for everyone to enjoy

As a growing and forward thinking community, we're laying the foundation for our future. Some recent benchmarks include:

- Water Service upgrades in the downtown core worth over \$1.5 Million including new curb flares to enhance pedestrian safety
- Grant funding of nearly \$4 Million for upgrades to the Wastewater Treatment Plant, reducing costs incurred to property developers and Village taxpayers
- Grant funding to examine strategies for wildfire protection, emergency planning and community resiliency
- Construction of twenty four new affordable housing units for seniors and people with disabilities to increase housing stock for aging in place
- Forthcoming construction of a forty one unit affordable housing development with up to three bedroom units for families and low to moderate income residents

The Village of Keremeos strives to foster long term growth and prosperity through the support of strategic initiatives including:

- Land use regulations designed to increase higher densification development and diversified housing options
- A Business Façade Improvement program providing grant funds to upgrade business facades in the downtown commercial core
- A Temporary Use Permit process designed to encourage innovative land use which may provide an economic benefit to the community

Keremeos is proud to be the first municipality in our entire region to receive Age-Friendly Community status for our years of effort making the Village a more accessible, inclusive and age-friendly community for all residents.

Keremeos is also proud to be recognized as a BC Climate Action Community for achieving corporate Carbon Neutrality and working to reduce greenhouse gas emissions through our operations.

Our region is also the first in the Americas to be accredited as a Biosphere Certified Destination, recognizing our efforts building a responsible and sustainable tourism industry.



LOCAL STORIES

Don't just take our word for how great the Keremeos area is, hear from some of our newer business owners to discover why they decided to invest in our community.

These entrepreneurs are happy to share their experiences setting up business in our area and you can learn more by following the links contained on their company logos.

We hope your stay is as fruitful as theirs.

Susan & Dave Shearer:



"We decided to relocate to the Keremeos area due to the high traffic flows which support our business. Additionally, building was an easy process and everyone we meet from the area is warm and friendly. It was an excellent move for us!" —Owners of One Eyed Budgie Gift Shop and Ferdinand Art Gallery (Moved to the area from Creston, BC)

Sakchai 'Ricki' Chaicomdee:



My wife and I decided to locate our business in Keremeos due to the small town atmosphere and outdoor activities. We've seen a lot of growth during our time here and feel it's a great place to raise a family due to the schools, which make it easier to focus on our business. —Owner of Benja Thai Restaurant (Moved to the area from Nongkhai, Thailand)

Jesce and Charlie Baessler:



We fell in love with the rugged yet pristine beauty of the area years ago when we met here and began our adventure in wine together. The area offers the perfect climate for growing grapes that stand up to world class vineyards. We now produce award winning wines and enjoy growing our business here. —Owners of Corcelettes Estate Winery (Moved to the area from Cambridge Bay, Nunavut and Corcelettes, Switzerland)

Laurel Irons:



Before I moved to Keremeos, I wasn't sure how well my business would do. As it turns out, people are genuinely appreciative to have a diversity of options in their medical care. The relationships I've made are truly special and the area itself is healing: a calm and stunning natural environment all year round. —Owner of Okanagan-Similkameen Community Acupuncture (Moved to the area from Vancouver, BC)





Heritage sites with rich local history to discover



Proximity to major ski resorts & golf courses for year round fun



A range of fine dining & family style restaurants



Annual community events celebrating local tradition & culture



Eclectic shops with items you can only find in our area



Over 13 world class wineries & cideries to explore



360 DEGREES OF QUALITY

A few of the many reasons to fall in love with our area!



A vibrant artist community with works spanning all styles & mediums



A beautiful natural environment conducive to healthy living & relaxation



Encounters with wildlife and local animals



A variety of outdoor activities to enjoy in every season



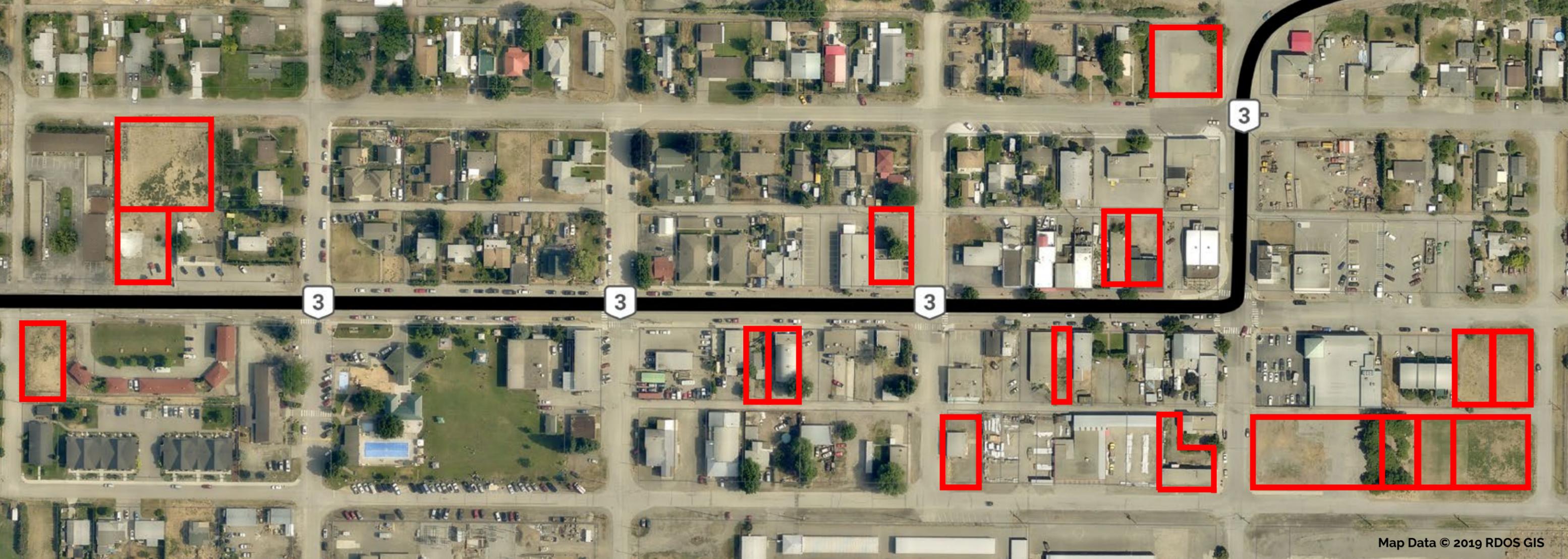
Unique concert & outdoor nightlife experiences



Fresh produce & farm products sold roadside



Some of the friendliest and genuine characters you will ever meet



Map Data © 2019 RDOS GIS

DEVELOPMENT PROSPECTS

The Village of Keremeos downtown commercial core features a number of properties which are prime for revitalization and development. The above graphic highlights a number of bare land and vacant lots suitable for commercial and multi-family use that are just waiting for the right owner to capitalize on their potential.

While some of the properties above are for sale through the guidance and expertise of our many local realtors, others are offered by private sale or are simply being held by owners who may be looking for the right partners to work with in developing shared interests.

The Village of Keremeos offers a business friendly development process and can also act as a liaison between property owners and prospective developers who may be interested in vacant lots which are not currently listed on the market. Please contact the Village Office by phone at (250) 499-2711 for any property inquiries.

Our local realtors are ready to assist with any development inquiries for village properties listed on the market.

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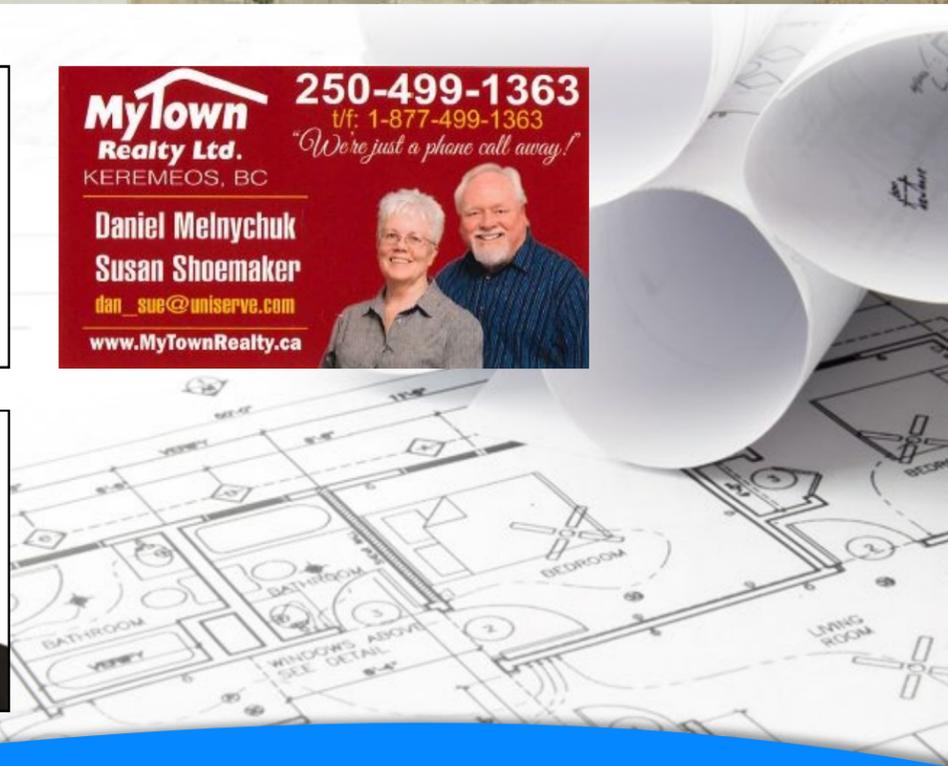


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Greg McDonald
Realtor

INTERACTIVE BUSINESS MAP

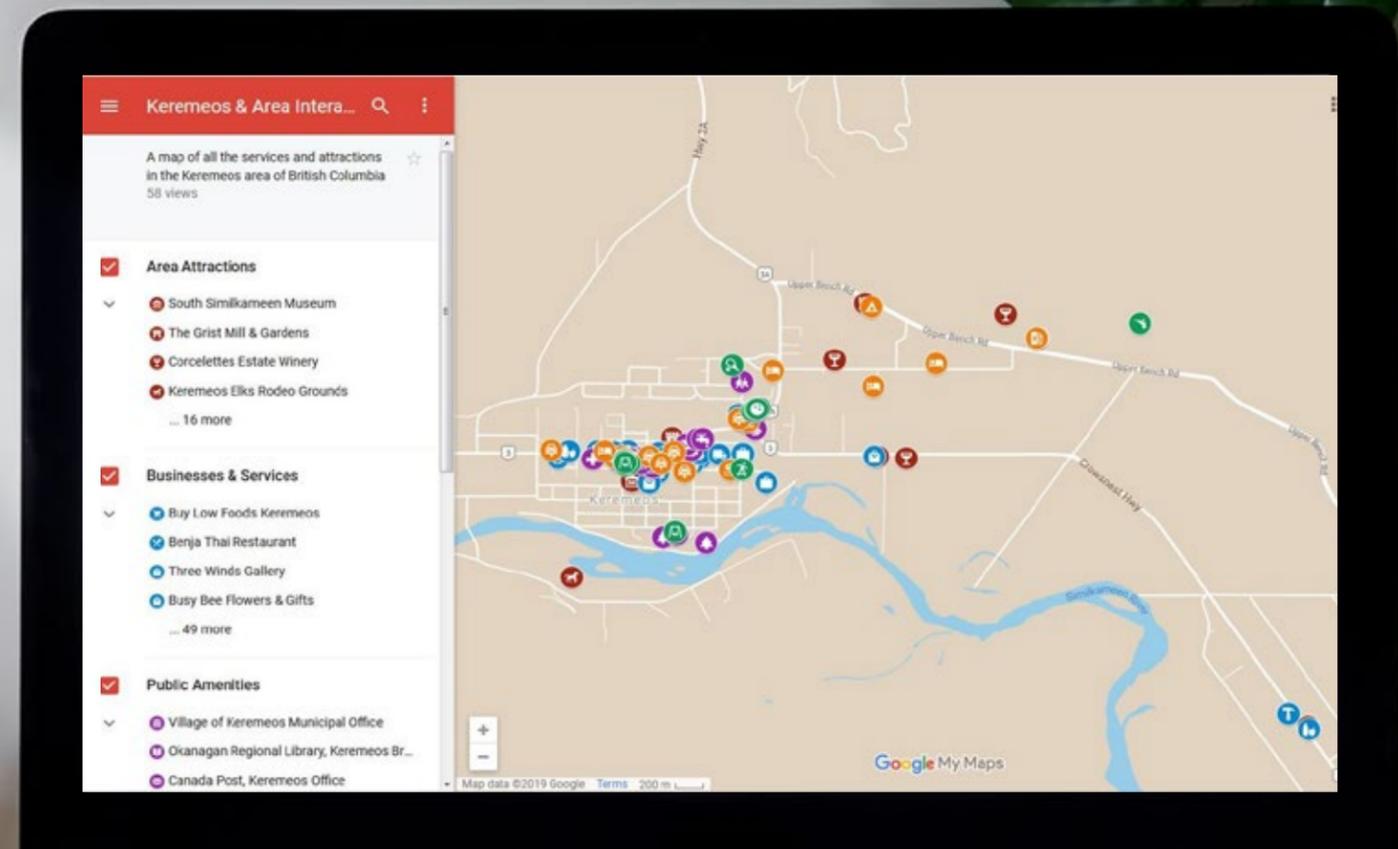
Planning your next big trip to our area? The Village's new Interactive Business Map can help you plot your itinerary and give you a better idea about the many activities and attractions to explore in our community.

The map features a variety of businesses and services in our area and provides links to their websites and social media channels to provide users with a more intimate understanding about their operations and what they have to offer.

- Research our local area attractions, including wineries, art galleries and heritage sites
- Search for businesses & services by category to find the offerings that meet your needs
- Learn about our local public amenities such as the Health Centre, Library and Post Office
- Locate accommodations including Motels, B&Bs and Guest Suites to enhance and prolong your stay
- Plan to enjoy some of our many area activities, such as hiking, golfing, skiing and a lazy float down the Similkameen River

Check out the Interactive Business Map today by visiting:

www.keremeos.ca/Interactive-Business-Map



Ranked **6th**
Small Town in
Canada to Visit By

**Canadian
Living**



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