



ZONING BYLAW NO. 851

Revised December 4, 2025

CONSOLIDATED FOR CONVENIENCE WITH AMENDMENT BYLAWS
851-01, 851-02, 851-03, 851-04, 851-05, 851-06, 851-08 and
851-10

Village of Keremeos Zoning Bylaw No. 851

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(Amended by Bylaw 851-06, 2024)	
Schedule 'B'	<u>Village of Keremeos Zoning Map</u>
Schedule 'C'	<u>Village of Keremeos Floodplain Map</u>

Note: Schedules 'B' and 'C' can be viewed either on the Village of Keremeos website at www.keremeos.ca, or by requesting hard copy at the Village of Keremeos office.

VILLAGE OF KEREMEOS

ZONING BYLAW NO. 851

A Bylaw to divide the Municipality into zones and regulate within the zones:

1. the use of land, *buildings* and *structures*,
2. the density of the use of land, *buildings* and *structures*,
3. the siting, size and dimensions of:
 - a) *buildings* and *structures*, and
 - b) uses that are permitted on the land,
4. the shape, dimensions and area, including the establishment of maximum and minimum sizes of all *parcels* of land that may be created by subdivision,
5. the provision of off-street parking and loading spaces,
6. the provision of screening or landscaping,
7. *floodplain* regulations, and
8. other matters under provincial empowering enactments.

The Council of the Village of Keremeos, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1.0 TITLE AND APPLICATION

- 1.1 This bylaw may be cited as “Village of Keremeos Zoning Bylaw No. 851, 2020”
- 1.2 This Bylaw applies to all land, including the surface of water, located within the Village of Keremeos.

This Bylaw includes:

Schedule ‘A’	Zoning Bylaw Text
Schedule ‘B’	Zoning Bylaw Map
Schedule ‘C’	Zoning Bylaw Floodplain Map

2.0 TRANSITION

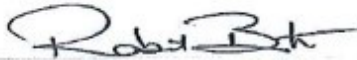
- 2.1 Zoning Bylaw No. 788, 2011, as amended, and Floodplain Requirements Bylaw No. 642, 2002, are repealed.

Read a first and second time on the 21st of December, 2020.

Public Hearing held on the 1st of February, 2021.

Read a third time on the 1st of February, 2021.


Approved pursuant to section 52(3)(a) of the *Transportation Act* on the 8th day of February, 2021.



Adopted on the 16th of February, 2021.



Mayor



Corporate Officer

SCHEDULE 'A'

VILLAGE OF KEREMEOS ZONING BYLAW NO. 851

3.0 ADMINISTRATION

3.1 General

- .1 The Municipal Building Inspector and any other employee appointed by Council to administer this bylaw are at all reasonable times on any day authorized to enter on any property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

3.2 Applicability

- .1 Land or the surface of water must not be used, land shall not be subdivided and *buildings* or *structures* must not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- .2 *Parcels* created prior to adoption of this Bylaw that do not meet any minimum *parcel area* or dimensions, may be used for any of the permitted uses listed in each zone, subject to any limitations contained therein.
- .3 *Parcels* shall be consolidated prior to issuance of building permit where the proposed *building* would otherwise straddle the *parcel line*.
- .4 Except for all non-habitable *buildings* under 10.0 m² in size, all *buildings* and *structures* must be affixed to permanent foundations.

3.3 Prohibitions and Penalties

- .1 Every person who:
 - a) violates any of the provisions of this bylaw;
 - b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
 - c) neglects or omits to do anything required under this bylaw;
 - d) carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this bylaw;
 - e) fails to comply with an order, direction or notice given under this bylaw;
 - f) being the owner of land, permits, allows or suffers any occupier of that land to do any act or thing in contravention or violation of any of the provisions of this bylaw, to neglect or omit to do anything required under this bylaw, to carry out any *development* in a manner prohibited by or contrary to any of the provisions of this bylaw, or to fail to comply with an order, direction or notice given under this bylaw; or

g) prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Municipal staff on property,
commits an offence under this bylaw.

- .2 Every person who commits an offence under this bylaw is liable to a fine not exceeding \$10,000.00, and the costs of prosecution.
- .3 In the case of a continuing offence, each day on which offence occurs or continues to occur constitutes a new and distinct offence.

3.4 Severability

- .1 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

3.5 Illustrations

- .1 In the event of any inconsistency between the text of this bylaw and any figure or illustration, the text shall govern.

4.0 DEFINITIONS

In this Bylaw:

A

“**abattoir**” means a use that provides for the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and selling of the product on the premises;

(Amended by Bylaw 851-06, 2024)

“**accessory dwelling**” means a *dwelling unit* which is permitted as an *accessory use* in conjunction with a *principal use* and is not located entirely within any other *dwelling unit*.

“**accessory use**” means a use which is subordinate, customarily incidental, and exclusively devoted to a *principal use* in existence on the same *parcel*;

“**accessory building or structure**” means a detached *building* or *structure* located on the same *parcel* as the principal *building*, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal *building*;

“**aggregate resource extraction**” means the quarrying, sorting, screening and removal of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits and stripping of topsoil but excludes subsequent manufacturing operations such as concrete plants, asphalt plants and *gravel crushing* operations;

“**agriculture**” means the use of land, *buildings* or *structures* for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and *cannabis production*. *Agriculture* includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

“**aisle space**” means the area of a parking lot which provides space for motor vehicle access and does not include space for motor vehicle parking;

“**alcohol production facility**” means mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine;

“**alteration**” means, in relation to land, the subdivision of land, and in relation to a *building* or *structure* a change to a *building* including:

- (i) an addition to *gross floor area* or *height*;

- (ii) the removal of a portion of the *building*;
- (iii) construction of, cutting into, or removal of a wall, partition, column, beam, joist or floor;
and
- (iv) a change to or closing of any required means of access or egress;

“amenity area” means a useable open space area exclusive of required front and side *parcel line* setback areas and parking areas which is developed for the recreational use of the residents of a *residential dwelling unit*, and may include balconies, patios, decks and level landscaped recreation areas.

“apartment building” means a *building* other than a *townhouse* containing three (3) or more dwellings each of which has its principal access from an entrance common to the dwellings;

“artisan studio” means premises for the production of art, photography, audio visual materials, sculpture and other crafts including but not limited to pottery, wood crafts, metal crafts, textile crafts, glass crafts, custom stone crafts or native crafts;

“assembly” means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational or religious purposes;

B

“bed and breakfast operation” means a *home occupation* conducted within a principal *dwelling unit*, by the residents of the *dwelling unit*, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;

“building” means a roofed *structure* used or intended for supporting or sheltering any use or occupancy;

“business service establishment” means a *business premises* or *building* where non-household business services are provided, and where any retail sale of goods is accessory to the provision of such services, and for this purpose, electrical and appliance repair, printing and duplication, minor repair of mechanical equipment for printing and duplicating, secretarial services, custodial or janitorial services, testing laboratories, sign printing, home and *office* security, and photography are considered non-household business services;

“business premises” means a part of a *building* used for carrying on a commercial or industrial undertaking of any kind or nature for gain or profit, but does not include *home occupations*;

C

“campground” means a *parcel* of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an *office*, washroom facility and laundry as part of the permitted use but does not include cabins, *hotels*, *manufactured homes*, *manufactured home parks*, *motels* or park model trailers;

“cannabis” means any plant of the genus *cannabis*; including:

- a) any part of a *cannabis* plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
- b) any substance or mixture of substances that contains or has on it any part of such a plant; and
- c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

“cannabis retail store” means a business selling marijuana products for medical or recreational use.

“cannabis production” means the commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of *cannabis* or *cannabis* products as permitted by federal enactment, but excludes the growing of *cannabis* by an individual for their personal use and consumption;

“cannabis products” means plant material from *cannabis* and any products that include *cannabis* or *cannabis* derivatives, intended for human use or consumption;

“car wash” means the use of land or a *building* for the cleaning of motor vehicles;

“child care centre” means a use which provides for the care of more than eight (8) children in accordance *Child Care Licensing Regulation* under the *Community Care and Assisted Living Act*;

“community care facility” means a care facility that combines private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities. A *community care facility* usually provides supportive services like meals and housekeeping in addition to rental accommodation;

“community sewer system” means a system owned, operated or maintained by the Municipality for the collection, treatment and disposal of sanitary sewage;

“community water system” means a system of waterworks, within the meaning of the Health Act, which is owned, operated or maintained by the Municipality or an Improvement District under the *Water Utility Act* or the *Community Charter*;

“construction services” means a *business premises* or *building* that is used for trades contractor *offices* as well as construction equipment sales, rentals and storage;

“crematorium” means a *building* fitted to undertake the cremation of human remains;

D

“derelict vehicle” includes a vehicle, except a farm vehicle, that is not displaying a current licence, pursuant to Provincial regulations, and which is not enclosed within a garage or carport;

“designated flood” means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate *watercourse* flow data available;

“designated flood level” means an observed or calculated water level attained by a *designated flood*, which is used in the calculation of the flood construction level;

“development” means any activity carried out in the process of clearing or preparing a site or constructing or erecting *buildings* or *structures*;

“duplex” means a *building* containing two principal *dwelling units* with each unit having an independent exterior entrance.

“dwelling unit” means one or more habitable rooms constituting one self-contained unit which has a separate entrance (to the exterior of the dwelling or a common area), and which contains washroom facilities, and not more than one set of cooking facilities and which is designed to be used for living and sleeping purposes;

E

“eating and drinking establishment” means a *business premises* or *building* where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the site and includes neighbourhood pubs, licensed restaurants, lounges, cafes, delicatessens, tea rooms, dining rooms, drive-thru food services, refreshment stands and take-out restaurants, but excludes mobile catering food services;

“educational facility” means a *business premises*, *building* or group of *buildings* used for *assembly* for education, training or instruction purposes including but not limited to elementary

and secondary schools, community colleges, universities, technical and vocational schools, and accessory administration *offices* or maintenance and storage facilities that are required for the daily operation of the service or facility;

“equestrian centre” means the use of riding arenas, stables, training tracks and other *structures* that accommodate the activity of riding horses, and in which horses are sheltered and fed;

F

“family” means one or more persons related by marriage, blood, common law, adoption or foster parenthood, or not more than five (5) unrelated persons sharing one *dwelling unit* typical of a single-family unit or other similar basic social unit;

“farm operation” means a *farm operation* as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

“farm products” means commodities or goods that are produced from a *farm use*;

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as *farm use* by Provincial regulation, and includes a *farm operation*;

“fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land;

“floodplain” means an area of land, whether floodproofed or not, which is susceptible to flooding by a *watercourse*, lake or other body of water;

“floor area ratio” means the *net floor area* on all levels of all *buildings* and *structures* on a parcel divided by the *parcel area*;

“food and beverage processing” means a *business premises* or *building*, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, but excludes *alcohol production facility*;

“freeboard” means a vertical distance added to a *designated flood level* used to establish a flood construction level;

“funeral services” means a *building* used for the preparation of the dead for burial, but does not include a crematorium;

G

“**gravel crushing**” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as asphalt mixing plants;

“**greenhouse**” means a *structure* covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the *structure*;

“**gross floor area**” means the sum of the horizontal floor areas of each *storey* of all *buildings* or *accessory buildings* on a *parcel*, measured to the exterior walls and contained within the exterior and basement walls and excludes all parking areas;

H

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a *building* or *structure*, including a *manufactured home* or unit and a *modular home* or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

“**height**” means, with respect to a *building*, the maximum vertical distance between *base elevation* and the highest point of a non-sloping roof, or the mid-point between the intersection point of the *building* wall and roof *structure* and peak of a sloping roof, excluding dormers;

“**highway**” includes a street, road, *lane*, bridge, viaduct or any other way open to public use other than a private right-of-way on private property;

“**home occupation**” means an occupation or profession that is accessory to the principal *residential use* of a *parcel* and may include home *offices*, studios, home workshops and other similar uses;

“**hooked parcel**” means a *parcel* of which one portion is physically separated from the other portion by a *highway* or another *parcel*;

“**hotel**” means a *building* containing commercial guest accommodation units, a lobby area for guest registration, access to the accommodation units, and may contain *accessory uses* such as a restaurant, licensed drinking facilities, accessory retail store, pool and meeting rooms;

I

“**indoor recreation**” means a facility within an enclosed *building* intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement

arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;

K

“**kitchen**” means a room or area within a *dwelling unit* that is used or designed to be used for the storage or preparation of food and the storage or cleaning of cooking or eating utensils, and is equipped with or designed to be equipped with a refrigerator, electric or gas range or microwave oven, and sink connected to a supply of water and a drain;

“**kennel**” means the care of four (4) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

L

“**lane**” means a *highway* that provides secondary access to a *parcel* or series of *parcels*, and is less than 9.0 metres wide;

M

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes, but does not include *gravel crushing*;

“**manufactured home**” means a *mobile home* or *modular home* normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

“**manufactured home park**” means any *parcel* of land, upon which three or more *manufactured homes* or *single detached dwellings* are located on individual *manufactured home* sites that are occupied exclusively for *residential* purposes on a rental basis. Includes all *buildings* and *structures* used or intended to be used as part of such *manufactured home park*;

“**manufactured home space**” means an area of land for the installation of one *manufactured home* with permissible additions and situated within a *manufactured home park*;

“**metal storage container**” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

“**minimum parcel size**” means the minimum area of a *parcel* of land that can be created by subdivision;

“mobile business” means a business carried out solely from a motor vehicle or other conveyance designed to be moved from place to place;

“mobile home” means a *manufactured home* which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

“modular home” means a *manufactured home* which is certified as being constructed to the Canadian Standards Association A277 Standard and is designed to be moved once onto a permanent, full perimeter foundation;

“motel” means a building or group of buildings containing not less than six (6) sleeping units for temporary commercial guest accommodation, with each sleeping unit having its own exterior access and *parking space* in close proximity; and may include an *eating and drinking establishment*;

N

“natural boundary” means the visible high-water mark of a lake, pond, swamp, river, stream or any other water body or *watercourse* where the presence and action of water are so common and so long continued in all ordinary years as to mark upon the soil of the bed of the water body or *watercourse* a character distinct from the banks thereof in respect to vegetation and in respect to the nature of the soil itself;

“net floor area” means *gross floor area*, minus the area of:

- (i) attics, breezeways, porches, balconies that are unheated and partially or totally enclosed in clear glazing, unenclosed swimming pools, roof gardens, and similar appurtenances that are unenclosed by wall and not connected to the heating and ventilation system;
- (ii) any *storeys* or portions of *storeys* where the *height* from floor to ceiling is less than 1.8 metres; and
- (iii) in *residential zones*, uninhabitable *accessory structures* under 10.0m² in floor area.

O

“off-farm products” means *farm products* that are not grown, reared, raised or produced on the farm from which they are being sold;

“office” means a *business premises or building*, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an *office* setting including but not limited to the *offices* of: lawyers, accountants, travel agents, real

estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

“outdoor recreation” means outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes outdoor equestrian;

“outdoor storage” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of *metal storage containers*.

P

“parcel” means any lot, block or other area in which land is held or into which it is subdivided, whether under the *Land Title Act*, or the Bare Land Strata Regulations under the *Strata Property Act*, or a legally recorded lease or license of occupation issued by the Province of British Columbia;

“parcel coverage” means the total ground level area of all principal and *accessory buildings and structures* on a *parcel*, measured to the outside of the foundations or footings, divided by the total *parcel area* and expressed as a percentage but excluding the following:

- (i) balconies located above the *first storey* which are cantilevered from a *building* without footings or support extending to the ground;
- (ii) uncovered decks and patios that are not more than 0.6 metres above grade; and
- (iii) outdoor, uncovered swimming pools;

“parcel line” means the legally defined boundary of any *parcel*;

“parcel line, exterior side” means any *parcel line* adjacent to a *highway* other than a *lane*, which is not a front *parcel line*;

“parcel line, front” means any *parcel line* common to a *parcel* and one *highway* other than a *lane*, provided that, where a *parcel* is contiguous to the intersection of two *highways*, the *front parcel line* is the shortest *parcel line* contiguous to one of the *highways*. Where a *parcel* is bisected by a *highway*, both *parcel lines* abutting the *highway* are considered to be *front parcel lines*;

“parcel line, interior side” means a *parcel line* adjacent a *lane* or between two or more *parcels* other than the *front, rear or exterior side parcel line*;

“parcel line, rear” means the boundary of a *parcel* which lies the most opposite to the *front parcel line* and, where the property has only three *parcel lines*, the rear is the junction of the two side *parcels*;

“parcel size” means the area of land within the boundaries of the lot but excludes the panhandle area;

“parcel width” or “parcel depth” means the average horizontal distance between the *side parcel lines* or *front and rear parcel lines* of any *parcel*;

“parking space” means an area identified for the parking of one motor vehicle and does not include *aisle space*;

“parks” means any publicly-owned, held or beneficially owned outdoor land or facility specifically designed for passive or active recreation including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, and all natural and constructed landscaping, facilities, playing fields, *buildings* and *structures* consistent with the general purpose of public park land;

“personal service establishment” means a *business premises* or *building* where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, tailoring, locksmithing and dry cleaning or laundromats;

“principal use” means the main purpose for which the *parcel, building or structure* is used;

“processed farm products” means *farm products* that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

“protective and emergency services” means a use which provides emergency services to the general public and includes, but is not limited to, fire, police and ambulance stations;

R

“recycled materials depot” means a *building or parcel* used for the collection, purchase and sale, sorting, processing and temporary storage of recyclable materials including, but not limited to: cardboard, plastics, paper, metal, bottles and similar household goods or items returnable for deposit;

“residential” means the occupancy or use of a *dwelling unit* for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a *dwelling unit* as a dwelling by an owner who has a permanent domicile elsewhere; or by non-paying guests of such an owner; or by a tenant in a *residential* tenancy having a term of at least one month;

“retail store” means a *business premises* or *building* where goods or merchandise are provided for sale at retail, and includes the sale of groceries, bakery goods, specialty foods, flowers, printed media, personal care items, animal and pet care items, and the storage of goods and merchandise sold on the premises, but excludes *cannabis retail store*;

“retail sales of farm and/or off-farm products” means retail activity which is an *accessory use* to a *farm use* and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes *buildings* and *structures* necessary for the sale and storage;

S

“secondary suite” means a self-contained second *dwelling unit* located within a principal *single family dwelling* accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal *dwelling unit*. A *secondary suite* does not include a *duplex*, *townhouses* or *apartments*;

“self-storage” means a self-contained *building* or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

“service industry establishment” means a *business premises* or *building* where non-personal goods and services are provided, limited to: automobile, trucks and truck trailer sales, rental and repair; auto and truck body repair and painting; tire sales and repair; sales, rental and repair of heavy equipment and farm implements; custodial services; metalworking, machining and woodworking; and plumbing and heating sales; storage and repair;

“service station” means land or a *building* used for the retail sale of motor vehicle fuels and lubricants, and includes *car wash*;

“setback” means the horizontal minimum permitted distance measured at right angles to the *parcel line*, between the *parcel line* and a *building* or *structure*, or, in the case of *floodplain* or *watercourse*, measured from the *natural boundary*, top of bank or other reference identified elsewhere in this Bylaw;

“setback, front” means the minimum required *setback* area between the *side parcel lines* extending from the *front parcel line* to the nearest wall or supporting member of a *building* or *structure*;

“setback, rear” means the area between the *side parcel lines* extending from the *rear parcel line* to the nearest wall or supporting member of a *building or structure*;

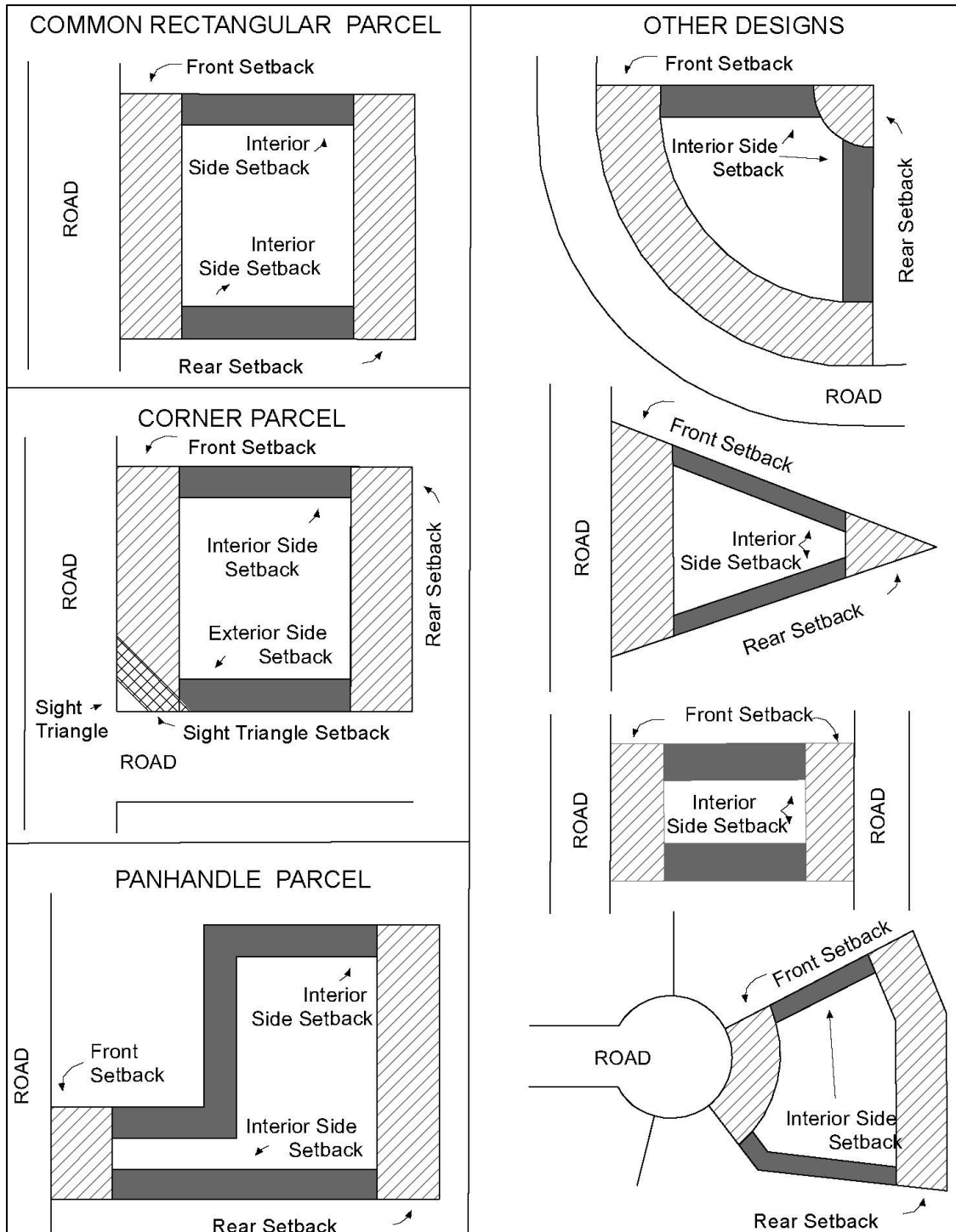


Figure 4.1 — Illustration of Parcel Types and Setback Locations

“setback, side” means the area of the *parcel* which extends from the *front setback* to the *rear setback*, between the *side parcel line* and the nearest wall or supporting member of a *building* or *structure*;

“single detached dwelling” means a detached *building* used for *residential* use of one *family* and consisting of one *dwelling unit* and a *secondary suite* if permitted in the applicable zone. May include a *modular home* but does not include a *mobile home*.

“sleeping unit” means a unit of one or two habitable rooms, neither of which is a *kitchen*, that are used for accommodation of assisted living or congregate care residents;

“storey” means the habitable volume between the floors of a *building* or between its floor and roof;

“storey, first” means the uppermost *storey* having its floor level not more than 1.2 metres above building grade;

“structure” means anything that is constructed or erected, supported by or sunk into land or water, and includes swimming pools and *manufactured home spaces*, but excludes walls and *fences* under 2.0 metres in *height*, landscaping, paving improvements and signs unless otherwise noted in this bylaw;

T

“townhouse” means a *building* not more than three *storeys* high divided into three or more *dwelling units* located side by side under one roof with private entrances to each dwelling from the exterior of the *building* and with each dwelling sharing common walls or party walls;

“transportation corridor” means a street, path, walkway, trail, lane, bridge, railway, road, thoroughfare and any other transportation right-of-way;

U

“utility service” means *buildings* and facilities intended for the local transmission of water or sewage, or underground facilities for the local transmission of natural gas, electricity, telephone signal, television signal and internet signal, but does not include above ground telecommunication facilities, electricity transmission towers or *buildings* and facilities, and oil or gas storage tanks;

V

“veterinary clinic” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish, and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalization;

W

“watercourse” includes any of the following: a *watercourse*, whether it usually contains water or not; a pond, lake, river, creek or brook, and; a ditch, spring or wetland that is connected by surface flow to a *watercourse*.

5.0 CREATION OF ZONES

5.1 Zoning Districts

For the purposes of this bylaw, the Village of Keremeos is hereby divided into zoning districts with the following designations and their abbreviations.

The headings below create categories of zones and represent all the zones under that heading.

Zoning Title	Abbreviation
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LOW DENSITY RESIDENTIAL ZONES

Low Density Residential One	RS1
Low Density Residential Two	RS2
Low Density Residential Three	RS3
Low Density Residential Duplex	RD1
Low Density Manufactured Home Park	RSM

MEDIUM DENSITY RESIDENTIAL ZONES

Medium Density Residential One	RM1
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VILLAGE CENTRE ZONES

Village Centre	VC
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COMMERCIAL ZONES

Highway Commercial	C1
Service Commercial One	CS1

TOURIST COMMERCIAL ZONES

Tourist Commercial One	CT1
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INDUSTRIAL ZONES

General Industrial	M1
Aggregate Extraction	M2

RURAL ZONES

Agriculture	AG
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Agriculture Transition AGX

ADMINISTRATIVE, INSTITUTIONAL AND CULTURAL ZONES

Administrative and Institutional AI

PARKS, RECREATIONAL AND OPEN SPACE ZONES

Parks and Recreation PR

Conservation Area CA

TRANSPORTATION

Transportation Corridor TC

5.2 Definition of Zones

- .1 The area of each zone is defined by Schedule 'B'.
- .2 Where a zone boundary is shown on Schedule 'B' as following a road allowance or a *watercourse*, the centreline of the road allowance or *watercourse* shall be the zone boundary.

5.3 Interpretation

Except as expressly provided in this Bylaw, all headings, italicized clauses and other references forming part of this Bylaw are inserted for convenience and reference only.

5.4 Permitted Uses

In respect of each zone created under Section 5.1 of this Bylaw:

- .1 the only uses permitted are those listed in respect of each zone under the heading "Permitted Uses" in Section 10.0 to 20.0 of this Bylaw;
- .2 uses not listed in respect of a particular zone are prohibited;
- .3 the headings in respect of each zone are part of this Bylaw;

5.5 Conditions of Use

On a particular site in a specified zone created under this Bylaw, the maximum permitted site coverage, *height* and density and the minimum required *setbacks* are set out in respect of each specified zone in the provisions found in Sections 10.0 to 20.0 of this Bylaw.

5.6 Establishing Residential Density

In zones where a maximum number of *residential* units per hectare is permitted, the density shall be determined as follows:

$$(\text{permitted density} \div 10,000) \times \text{parcel area} = \text{permitted number of units}$$

(Amended by Bylaw 851-06, 2024)

The calculation of this product shall not include *accessory dwelling* and *secondary suites*, roads, right of ways, or *parks*, and the final value shall be rounded down to the nearest whole number of units.

5.7 **Parcels Divided by Zone Boundary:**

Where a *parcel* is included in more than one zone, the zone boundary as shown on the map accompanying and forming part of this Bylaw shall be deemed to be a *parcel* boundary for the purposes of determining applicable uses, *parcel size*, densities and/or regulations other than *building setbacks* contained in this Bylaw.

5.8 **Comprehensive Development Zones:**

A Comprehensive Development (CD) Zone shall only be created where a proposed *development* is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of Council, is of a unique form or nature not contemplated or reasonably regulated by another zone.

6.0 GENERAL REGULATIONS

6.1 Uses Permitted in Every Zone

The following uses are permitted in every zone, subject to the *Agricultural Land Commission Act*, and are not subject to the minimum *parcel area* of any zone:

- .1 Government controlled, held or sanctioned *parks*, playfields and playgrounds open to the public,
- .2 *utility services*,
- .3 roads and *lanes*,
- .4 conservation areas,
- .5 fire halls, police stations, ambulance service uses, and similar emergency services,
- .6 facilities permitted by provincial enactment for:
 - a) day care for no more than eight (8) persons in care, or
 - b) residence for no more than ten (10) persons, not more than six (6) of whom are persons in care,
- .7 Provincial, municipal, and regional improvement district works for flood control.

6.2 Prohibited Uses of Land, Buildings and Structures

- .1 The use of a tent, *metal storage container*, trailer, motor home or recreational vehicle as a permanent residence is prohibited in all zones.
- .2 The use of a *mobile home* as a permanent residence is prohibited in all zones, except the RSM Zone.
- .3 The operation of a *gravel crushing operation* and an asphalt mixing plant is prohibited in all zones.
- .4 The wrecking, salvage or storage of more than two *derelict vehicles* or the use of land as an automobile recycling operation is prohibited in all zones except the M1 Zone.
- .5 The retail sale of *cannabis* is prohibited in all zones, except for the VC Zone.
- .6 *Cannabis production*, unless:
 - a) a *parcel* is located in the Agricultural Land Reserve (ALR) and is zoned to permit *agriculture*; and
 - b) all federal and provincial licenses, permits and approvals have been obtained; and
 - c) such production occurs outdoors in a field or inside a *structure* that

existed prior to July 13, 2018, or that has a base consisting entirely of soil.

6.3 Setback Exceptions

No part of a *building* shall project into a *setback* required by this Bylaw except the following minor projections on *buildings*:

- .1 Eaves, gutters, cornices, bays with or without windows, balconies, porches, ramps, canopies, stairwells, chimneys and mechanical heating, cooling and ventilation equipment, and *building* features functionally similar to them, may project into required *setback* to a maximum, when measured horizontally, of:
 - i) 0.6 metres into an *interior side setback*;
 - ii) 1.5 metres into a *front or exterior side setback*; or
 - iii) 2.0 meters into a *rear setback*.
- .2 In no case shall a projection extend beyond a *parcel line*.
- .3 Except for eaves, gutters and cornices, in no case shall the total linear dimension of projections into a *side setback* area exceed 25.0% of the linear dimensions of the wall from which the projection occurs, as shown in Figure 6.3.

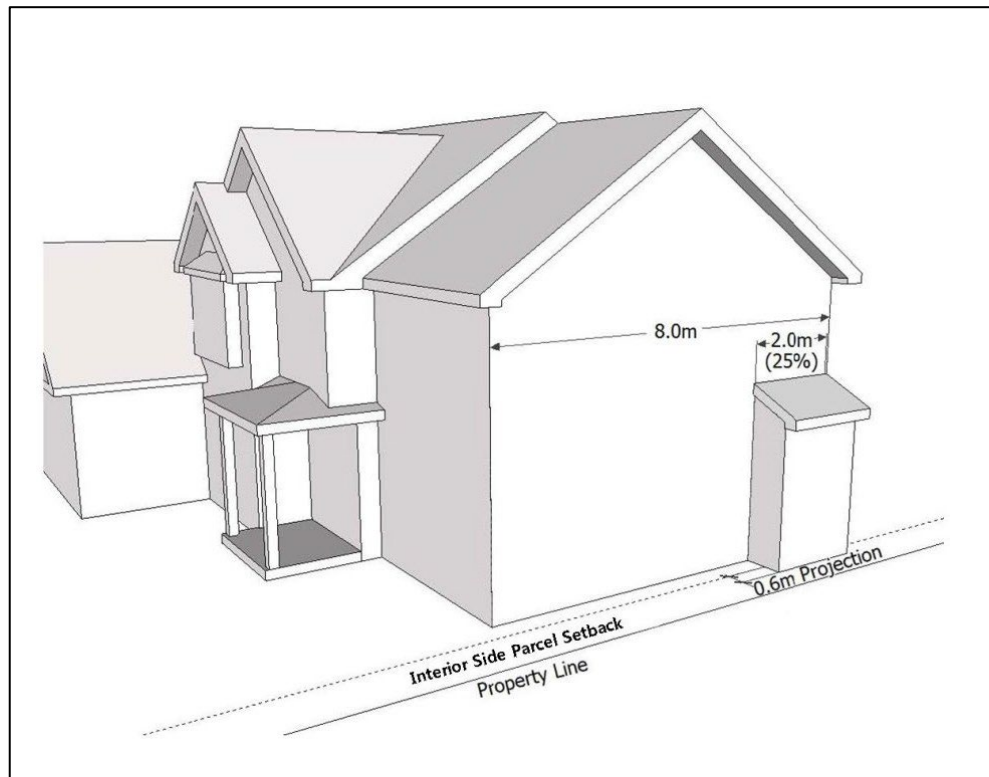


Figure 6.3 - Side setback projection limits

6.4 Height Exceptions

No features shall extend beyond a *height* limit required by this Bylaw except the following minor projections on *buildings* and *structures*:

- .1 Chimneys may project up to 1.0 metre above the roof line.
- .2 In all zones other than *Residential* zones, spires or similar *structures* that occupy not more than 1.0% of the *building* footprint area may project to a *height* that is 50.0% more than the specified *height* limit.
- .3 Antennae designed and used to receive radio and television signals, and their supporting *structures*, may project up to 1.0 metre above the peak *height* of a gable or sloped roof, or up to 1.8 metres above the parapet of a flat roof on which they are mounted. This exemption does not apply to antennae used for transmitting radio or television signals, which remain subject to the applicable *height* limits set for principal and accessory *structures*.
- .4 Mechanical appurtenances such as heating and cooling units, screened from view from a street, constituting not more than 10.0% of the total roof area of a *building* may project up to 1.0 metre above the parapet of a flat roof.
- .5 Wind machines in the AG Zone shall not be subject to *height* limits.
- .6 Photovoltaic panels, solar hot water panels and micro wind turbines may project up to 2.0 metres above the peak of a gable or sloped roof, or up to 2.8 metres above the parapet of a flat roof on which they are mounted.

6.5 Fence Heights

- .1 The *height* of a *fence* shall be determined by a measurement from the average grade level within 1.0 metre of both sides of the *fence*.
- .2 No *fence* shall exceed 1.9 metres in *height* to the rear of a *front setback*, or 1.3 metres in *height* in the *front setback* except:
 - a) in the AG Zone all *fences* may be up to 1.9 metres in *height*, except that deer *fences* shall not be limited in *height*, provided such *fences* are constructed of material that permits visibility, such as wire mesh;
 - b) in the RSM Zone all *fences* may be up to 1.9 metres in *height*; and
 - c) in the M1 Zone all *fences* may be up to 3.0 metres in *height*.
- .3 On a corner site contiguous to a *highway* intersection no *fence*, hedge, planting, tree, sign or other *structure* located within the area at or within a distance of 6.0 metres from the corner of the site at the intersection of the streets, as shown in Figure 6.5 (the “sight triangle”), is permitted at a greater *height* than 1.0 metre above the established elevation of the centre point of the intersection.

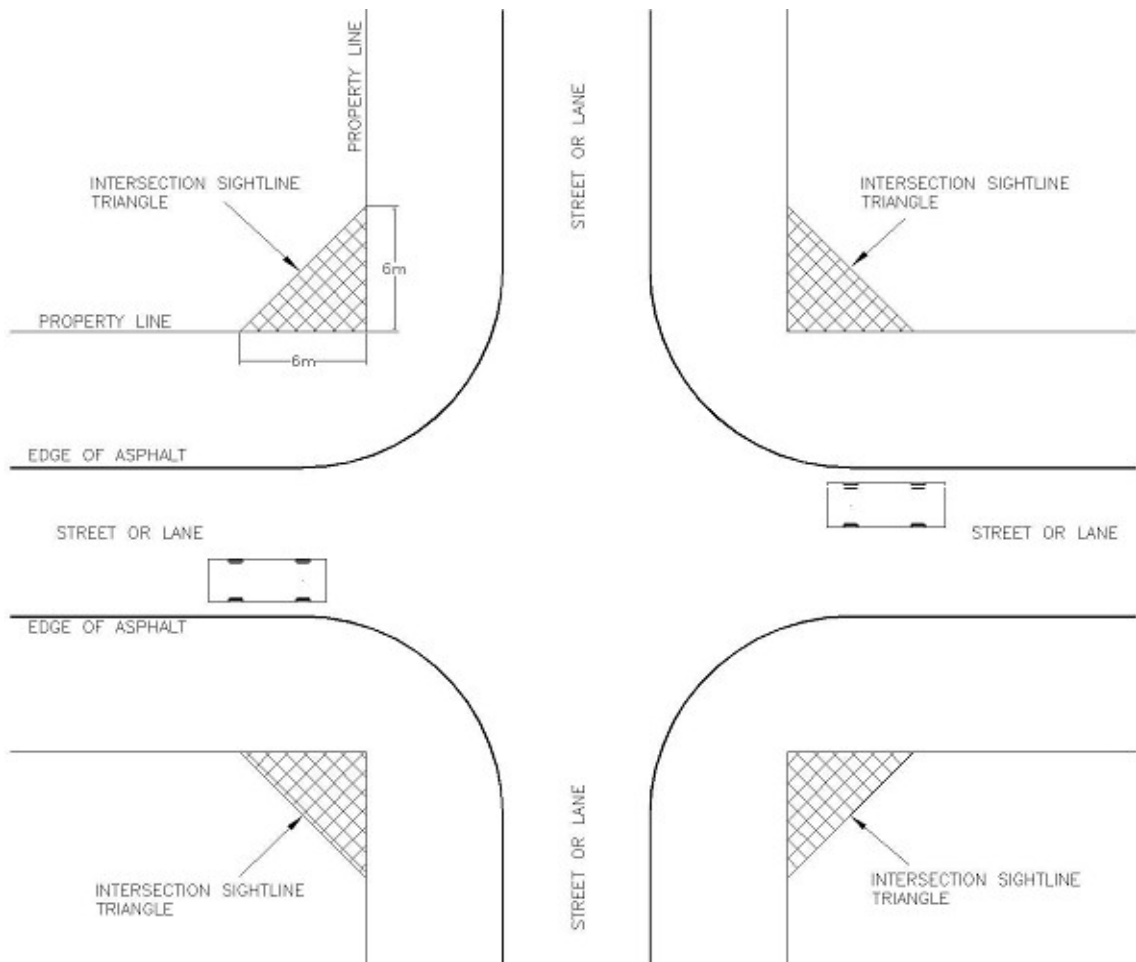


Figure 6.5 – Site Triangle

- .4 Where two property lines meet form a curve at the highway intersection, the Site Triangle is formed at the point at which the projection of the two property lines abutting the highway intersect.

6.6 Screening and Landscaping

1. Screening or landscape buffers are required for all Commercial and Industrial zoned parcels adjacent to a *Residential* zone.
2. Screening and landscaping buffers shall be provided and maintained by an owner of a *parcel* at the owner's sole cost in accordance with the following regulations:
 - a) Where it is proposed to install screening, this shall be to a *height* of not less than 1.8 metres.
 - b) Where it is proposed to install landscape buffers, these shall:
 - i) be a minimum of 1.5 metres in width;
 - ii) include a screen a minimum of 2.0 metres in *height* comprised of at least:

- .1 three shrubs or trees capable of attaining a *height* of 4.0 metres or more;
 - .2 planted at least every 5.0 metres, and
 - .3 broken only for walkways or driveways.
- iii) be continuous along the affected property boundaries, interrupted only by walkways and driveways providing access to the property; and
 - iv) on a corner parcel contiguous to a highway intersection, no hedge or other vegetation is permitted at a greater *height* than 1.0 metre above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the parcel at the intersection of the highway.

6.7 Residential Occupancy of Recreational Vehicles

- .1 The use of a recreational vehicle as a residence is prohibited in all zones.
- .2 Only one (1) recreational vehicle belonging to the owner or occupier of a principal *single detached dwelling* on a *parcel* may be stored or parked on the same *parcel*. Stored recreational vehicles shall not be connected to a sewage disposal system, water system or power source.
- .3 Despite Section 6.7.1, a recreational vehicle may be maintained and occupied on a *parcel* during the construction of a new single detached dwelling on the same *parcel*, subject to the following:
 - a) it is incidental to the construction of a principal *residential building*;
 - b) the new *building* or *structure* must have a valid building permit;
 - c) it meets the siting regulations of the zone in which it is located; and
 - d) it is removed within thirty (30) days of the completion of the construction of the principal *residential building*.

6.8 Principal Building

No *building* for *residential* use is to be located on the same *parcel* as any other *building* for *residential* or non-residential use, except as otherwise provided for in this Bylaw.

7.0 SPECIFIC USE REGULATIONS

7.1 Accessory Buildings and Structures

- .1 All *buildings* or *structures* attached to a principal *building* are deemed to be a portion of the principal *building* if the structures share at least one common wall, where the common wall constitutes at least 25% of the vertical and adjacent plane.
- .2 No *accessory building* or *structure* shall be situated on a *parcel* unless:
 - a) a principal *building* has already been erected on the same *parcel*;
 - b) a principal *building* will be erected simultaneously with the *accessory building* or *structure* on the same *parcel*; or
 - c) the *accessory building* or *structure* does not exceed 10.0 m² in area, one *storey* in building height, and is limited to one (1) per *parcel*.
- .3 The following *accessory structures* are permitted anywhere on a *parcel*:
 - a) trellises and pergolas; and
 - b) children's play equipment.

(Amended by Bylaw 851-06, 2024)

7.2 Accessory Dwellings

The following regulations apply to *accessory dwellings* where permitted as a use in this Bylaw:

- .1 An *accessory dwelling* shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sewer system.
- .2 An *accessory dwelling* shall not be attached to a *principal building* containing one or more *dwelling units*.
- .3 No *accessory dwelling* shall have a floor area greater than 100.0 m², unless otherwise specified.
- .4 An *accessory dwelling* cannot be subdivided under the *Strata Property Act*.

(Amended by Bylaw 851-06, 2024)

7.3 *deleted.*

7.4 Metal Storage Containers

- .1 A *metal storage container* is permitted in the AG, C1, CS1, M1, AI and PR zones provided that:

- a) *metal storage containers* may only be stacked to a maximum of two (2) containers and subject to the prior issuance of a building permit; and
 - b) *metal storage containers* shall be sited in accordance with the regulations for the siting of *accessory buildings or structures*.
- .2 *Metal storage containers* are prohibited in every other zone, except that one (1) *metal storage container* may be used for temporary storage during active construction only provided that a valid building permit has been issued authorizing the construction in relation to which the storage container is used.

7.5 Home Occupations

The following regulations apply to *home occupation* uses where permitted as a use in this Bylaw:

1. A *home occupation* shall not occupy more than 25% of the floor area of a principal *dwelling unit or accessory building or structure* to a maximum of 50.0 m².
2. A *home occupation* shall be carried out within the principal *dwelling unit*, or in an *accessory building or structure* where permitted in the particular zone, with no external storage of materials, containers or finished products.
3. No retail sales shall be permitted in a *home occupation*, except for:
 - a) goods produced or made on the premises;
 - b) telephone, internet, mail order sales or sales where the customer does not enter the premises;
 - c) direct distributors where customers do not enter the premises; and
 - d) sale of products directly related to the *home occupation*.
4. A *home occupation* shall not employ more than one (1) person who is not a resident of the *dwelling unit* within or from which the *home occupation* is operated.
5. A *home occupation* shall not involve:
 - a) salvage, storage, repair, maintenance or sales of motor vehicles, recreational vehicles, trailers, boats or related engines, equipment or parts;
 - b) materials or products that produce flammable or explosive vapours or gases under ordinary temperatures;
 - c) the boarding, breeding or keeping of animals;
 - d) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity; and
 - e) *cannabis production*.

7.6 Provisions for Retail Sales of Farm Products and/or Off-Farm Products

- .1 Where “*retail sales of farm and off-farm products*” is permitted in a zone, *farm products*, *processed farm products*, and *off-farm products* may be sold to the public subject to the following regulations:
 - a) the total retail sales area, both indoors and outdoors, does not exceed 300 m²; and
 - b) at least 50% of that area is limited to the sale of *farm products* produced either on that agricultural land or by an association to which the owner of the agricultural land belongs.
- .2 For the purpose of calculating the area used for retail sales in a *building* or *structure*, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service of hot and cold food items,but any *office* area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall not be included.

7.7 Secondary Suites

The following regulations apply to *secondary suites* where permitted as a use in this Bylaw:

- .1 A *secondary suite* shall be located in one (1) principal *single detached dwelling unit*. *Secondary suites* are not permitted in an *accessory building* or *structure*.
- .2 No more than one (1) *secondary suite* is permitted per principal *single detached dwelling unit*.

(Amended by Bylaw 851-06, 2024)

- .3 *deleted*
- .4 *Secondary suites* shall be connected to the Village of Keremeos sanitary sewer system.
- .5 One (1) *parking space* per *secondary suite* is required in addition to those required for the principal *single detached dwelling*.

(Amended by Bylaw 851-06, 2024)

- .6 A *secondary suite* cannot be subdivided under the *Strata Property Act*.

7.8 Bed and Breakfast Operation

A *bed and breakfast operation* is permitted where listed as a permitted use, provided that:

- .1 it is located within a principal *dwelling unit*;
- .2 no more than eight (8) patrons shall be accommodated within the *dwelling unit*;
- .3 no more than four (4) bedrooms shall be used for the *bed and breakfast operation*;
- .4 no cooking facilities shall be provided for within the bedrooms intended for the *bed and breakfast operation*;
- .5 only persons residing in the principal *dwelling unit* may carry on the *bed and breakfast operation* on the *parcel* occupied by the principal *dwelling unit*, and must be present on the property during a patron's stay; and
- .6 the *bed and breakfast operation* shall not generate traffic congestion or produce a public offence or nuisance of any kind.

8.0 FLOODPLAIN REGULATIONS

8.1 Floodplain Designation and Flood Construction Level

- .1 The following land is designated as a *floodplain*:
 - a) the area shown as the 200 year *floodplain* for the Similkameen River on the provincial *floodplain* map attached as Schedule 'C' to this Bylaw;
 - b) any land that is less than 1.5 metres above the *natural boundary* of any other *watercourse*.
- .2 The flood construction level for land designated as a *floodplain* in section 8.1.1 is:
 - a) Equal to the "Flood Level" elevation points noted within solid rectangles on the provincial *floodplain* map attached as Schedule 'C' to this Bylaw, to be determined by linear interpolation for any property located between two such elevation points;
 - b) At an elevation that is 1.5 metres above the elevation of the *natural boundary* of any other *watercourse*, lake, swamp or pond.

8.2 Siting Buildings and Structures in Floodplains

Despite any other provisions of this Bylaw, no *building* or *structure* shall be located within:

- .1 7.5 metres of the *natural boundary* of a lake, swamp or pond;
- .2 30.0 metres from the *natural boundary* of the Similkameen River;
- .3 7.5 metres from the toe of the dyke confining the Similkameen River; and
- .4 15.0 metres of the *natural boundary* of any other *watercourse*.

8.3 Floodplain Management Regulations

- .1 No person shall place any structural support for a *habitable area* or fill required to support a *habitable area* on land within a *floodplain setback* area under Section 8.2;
- .2 Despite Section 8.2, non-habitable *buildings* up to 10.0 m² in floor area that are constructed with no fixed foundation may be developed within a *floodplain*.
- .3 No person shall construct, reconstruct, move or extend a floor system or pad which supports a *habitable area*, such that the underside of the wooden floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction levels specified in Section 8.1 except as provided in Sections 8.3.4 and 8.3.5;

- .4 Despite Section 8.3.2, the following *floodplain* management regulations apply:
 - a) *Buildings* or *structures* shall be located with the underside of the floor system of any area used for habitation, business or storage of goods damageable by flood waters, or in the case of a *manufactured home* the top of the pad or the ground surface on which it is located, no lower than the flood construction levels specified in Section 8.1.
- .5 The *floodplain* management regulations specified in Section 8.3 may be achieved by structural elevation of the *habitable area*, or by placing adequately compacted fill on which any *habitable area* is to be constructed or located, or by a combination of both structural elevation and fill.
- .6 Where fill is used to meet the *floodplain* management regulations specified in Sections 8.3.3 and 8.3.4, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards.
- .7 The following *developments* and uses are excluded from the requirements of the *floodplain* management regulations specified in Sections 8.3.3 and 8.3.4:
 - a) renovations, except structural, to existing *buildings* or *structures* that do not involve additions thereto;
 - b) that portion of a *building* or *structure* to be used as a carport, garage or underground parking area;
 - c) farm *buildings* other than *dwelling units* and closed-sided livestock housing;
 - d) closed-sided livestock housing behind standard dykes;
 - e) unenclosed decks and balconies that do not have supports located within the *floodplain*; and
 - f) lands zoned General Industrial (M1).

9.0 VEHICLE PARKING AND LOADING REGULATIONS

9.1 Basic Provisions

- a) For properties having or proposing direct access to Highway 3, vehicle parking and loading spaces will be required in accordance with the Ministry of Transportation and Infrastructure standards, should the Ministry standards be higher.
- b) Space for the off-street parking and loading of motor vehicles in respect of a class of a *building* or use under this Bylaw must be provided and maintained in accordance with the regulations of this Section.

9.2 Calculation of Off-Street Vehicle Parking and Loading Spaces

- a) The number of off-street parking and loading spaces for motor vehicles required for any use or class of *building* is calculated according to Table 9.2.1, 9.2.2 9.2.3 and 9.2.4 of this Bylaw.
- b) In reference to a *building* or use permitted under this Bylaw which is not specifically referred to in Table 9.2.1, 9.2.2, 9.2.3 and 9.2.4, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of *building* or use that is listed in Table 9.2.1, 9.2.2, 9.2.3 and 9.2.4.
- c) Where the calculation of the required off-street parking or loading space results in a fraction, one *parking space* must be provided in respect of the fraction.
- d) Where more than one *building* or use is located on a *parcel*, the required number of off-street parking and loading spaces shall be the sum of the requirements for each *building* or use, unless otherwise expressly provided for in this Bylaw.
- e) Where more than one standard may apply to a use, the standard requiring the greatest number of *parking spaces* shall be used.

(Amended by Bylaw 851-06, 2024)

Table 9.2.1: Required Off-Street Vehicle Parking Spaces

USE	REQUIRED NUMBER OF SPACES
RESIDENTIAL	
<i>accessory dwelling</i>	1 per <i>dwelling unit</i>
<i>Bed and breakfast operation</i>	1 per 4 guest suites
<i>Duplex</i>	1 per <i>dwelling unit</i>
<i>Apartment building or townhouse</i>	2 per <i>dwelling unit</i> (4 bedrooms or more)
	1.75 per <i>dwelling unit</i> (2-3 bedrooms)
	1.5 per <i>dwelling unit</i> (1 bedroom)

USE	REQUIRED NUMBER OF SPACES
	1 per dwelling unit (studio suite)
<i>Residential-Tourist Accommodation Units</i>	1 per 4 guest suites
<i>Secondary Suite</i>	1 per <i>dwelling unit</i>
<i>Single detached dwelling</i>	1 per <i>dwelling unit</i>
COMMERCIAL	
<i>Motel</i>	1 per <i>motel</i> unit
<i>Hotel</i>	1 per 3 <i>hotel</i> rooms
	1 per 4 seats for dining and lounge facilities
Golf Driving Range	1 per tee box
Golf Course	2.5 per hole
<i>Eating and drinking establishment</i>	1 per 4 seats
<i>Retail store</i>	1 per 30.0m ² <i>gross floor area</i>
<i>Office</i>	1 per 30.0m ² <i>gross floor area</i>
<i>Personal Service Establishment</i>	1 per 30.0m ² <i>gross floor area</i>
Shopping Centre	1 per 17.5m ² <i>gross leasable area</i>
<i>Service Stations</i>	1 per 50.0m ² <i>gross floor area</i>
<i>Service Industry Establishment</i>	1 per 50.0m ² <i>gross floor area</i> ; or
	3 per service bay, whichever is larger
Other commercial uses	1 per 50.0 m ² of <i>gross floor area</i>
INDUSTRIAL	
Warehouse, Storage or Wholesale <i>Buildings</i>	1 per 100.0m ² <i>gross floor area</i>
<i>Manufacturing</i>	1 per 100.0m ² <i>gross floor area</i>
Other industrial uses	0.5 per employee; and 1 per 200.0 m ² of <i>gross floor area</i>
RURAL	
Agri-tourism	4 per business
Agri-tourism accommodation	1 per accommodation unit
Packing, processing and storage of farm and off-farm products	1 per 200.0 m ² of <i>gross floor area</i>
<i>Retail sales of farm and/or off-farm products</i>	1 per 30.0 m ² of <i>gross floor area</i>
ADMINISTRATIVE & INSTITUTIONAL	
Assisted Living Housing	1 per 3 beds
Cultural facility (i.e. library, museum, etc.)	1 per 40.0 m ² of <i>gross floor area</i>
<i>Educational Facility</i>	elementary school: 2 per classroom
	middle school: 2 per classroom
	secondary school: 3 per classroom
Hospital	1 per 4 beds

USE	REQUIRED NUMBER OF SPACES
Assembly uses, Funeral Homes, Theatres and Lodges	1 per 20.0 m ² of <i>assembly area</i> ; or
	1 per 5 seats, whichever is greater
<i>Buildings</i> for recreation use	1 per 30.0m ² <i>gross floor area</i>
Other administrative and institutional uses	1 per 30.0 m ² of <i>gross floor area</i>

Table 9.2.2: Required Off-Street Loading Spaces

USE	REQUIRED NUMBER OF SPACES
<i>Residential</i>	1 per 20 <i>dwelling units</i>
Commercial	1 per 1500.0 m ² <i>gross floor area</i>
Industrial	1 per 1900.0 m ² <i>gross floor area</i>
Institutional	1 per 3000.0m ² <i>gross floor area</i>

Table 9.2.3: Required Off-Street Visitor Parking Spaces

USE	REQUIRED NUMBER OF SPACES
<i>Apartment Building and Townhouse</i>	0.2 per <i>dwelling unit</i>

Table 9.2.4: Required Off-Street Parking Space for Persons with Disabilities

USE	REQUIRED NUMBER OF SPACES
1-9	0
10-49	1
50-99	2
100-199	3
over 200	3 spaces plus one space per 100 required, or portion thereof

9.3 Location of Off-Street Vehicle Parking and Loading Spaces

- a) Off-street parking and loading spaces shall be located on the same *parcel* as the *building* or use they serve, except:
 - i) in the Village Centre (VC) Zone, required *parking spaces* may be located on a separate *parcel* (the “parking parcel”) provided that:
 - .1 the parking parcel is situated within 150.0 metres of the *building* or use requiring the parking;
 - .2 a covenant under s.219 of the *Land Title Act* is registered against the title of the parking parcel, in favour of the Village of Keremeos, to ensure that the parking area is used only for *parking spaces* for the *building* or use requiring the parking; and

- .3 an easement is registered against the title of the parking parcel in favour of the owner of the *parcel* on which the *building* requiring the parking is located, ensuring that the parking area is available for parking.

9.4 Off-Street Vehicle Parking Exemptions

- a) Notwithstanding any other provision found in Section 9.0 of this bylaw, for *development* on a *parcel* zoned Village Centre (VC), the minimum number of required off-street vehicle *parking spaces* for commercial uses shall be reduced by 50%.
- b) In any *Residential* zone, no vehicle or equipment exceeding a gross weight of 3,900 kg, except a recreational vehicle owned by an occupant of the property, may be stored or parked on the property unenclosed.
- c) Notwithstanding Table 9.2.1, the minimum number of vehicular *parking spaces* required for any *development* may be reduced by a maximum of one (1) *parking space* when ten (10) bicycle *parking spaces* are provided.

9.5 Payment In Lieu of Off-Street Vehicle Parking Spaces

- a) Where a property is developed within the Village Centre (VC) Zone, a partial or total reduction of on-site parking requirements is permitted if the owner pays \$5,000.00 per *parking space* required but not provided into the Village's collective parking fund.
- b) Where a change of use occurs within the VC Zone such that Table 9.2.1 requires additional *parking spaces* to those already provided, a partial or total reduction of on-site parking requirements is permitted if the owner pays \$5,000.00 per *parking space* required but not provided into the Village's collective parking fund.
- c) Payment in Lieu of parking is payable at the time when:
 - i) a building permit is issued for the *building* or *structure* that is being put to the use that requires the *parking space* specified at Table 9.2.1; or
 - ii) where no building permit is required, the use that requires the *parking space* specified at Table 9.2.1 is granted a business licence.

9.6 Design Standards for Off-Street Vehicle Parking and Loading Areas

.1 Vehicle Parking Space Standards

- a) Off-street automobile parking and loading spaces shall be surfaced so that all precipitation events are infiltrated into the underlying soil. Surfacing may include porous pavement, pervious unit paver systems, or unit grass pave systems. Impervious asphaltic concrete or cement pavement may be used only if combined with infiltration infrastructure that sufficiently offsets impervious areas so as to result in no net runoff from the site. The thickness

and design of the paving surface must be determined by a professional engineer or professional landscape architect.

- b) Except for parking areas having three (3) spaces or less located in a *Residential zone*, all *parking spaces* must be provided with adequate curbs to retain vehicles within such permitted parking areas, and to ensure that required *fences*, walls, hedges or landscaped areas, as well as any *buildings* and sidewalks will be protected from encroachment by parked vehicles.

.2 Vehicle Parking Space Dimensions

- a) In any parking area, each off-street *parking space* must be developed according to the dimensions in Table 9.6.2 outlined below:

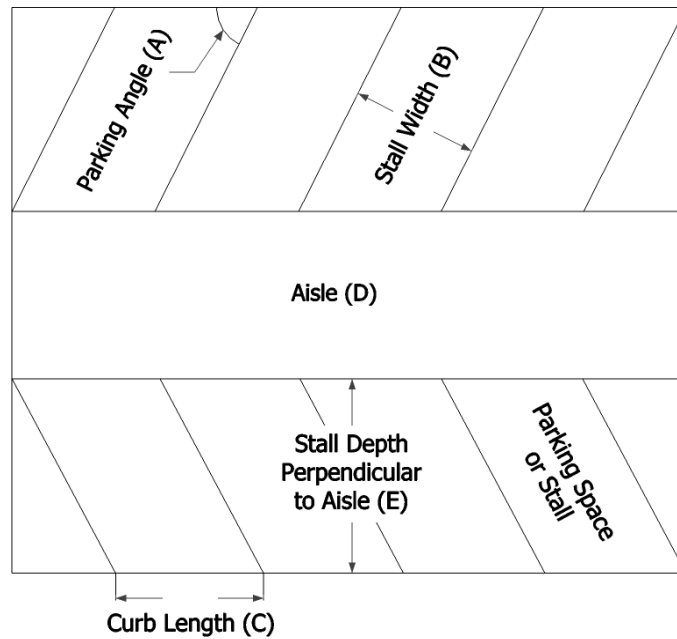


Figure 9.6.2 – Parking Dimension Factors

Table 9.6.2 – Minimum Parking Space and Aisle Dimensions					
Angle (A)	Stall Width (B)	Curb Length (C)	Aisle Width One-Way (D)	Aisle Width Two-Way (D)	Stall Depth (E)
0°	2.4m	6.6m	3.7m	6.1m	2.4m
30°	2.6m	5.2m	3.7m	6.1m	5.1m
45°	2.6m	3.7m	3.7m	6.1m	5.8m
60°	2.6m	3.0m	5.0m	6.1m	6.1m

Table 9.6.2 – Minimum Parking Space and Aisle Dimensions

Angle (A)	Stall Width (B)	Curb Length (C)	Aisle Width One-Way (D)	Aisle Width Two-Way (D)	Stall Depth (E)
90°	2.6m	2.6m	6.6m	6.6m	5.5m

- b) Where one or both sides of a *parking space* abut a wall or other barrier more than 0.15 metres high, an additional 0.3 metres width shall be provided to each abutting *parking space* on the side(s) adjacent to such a barrier to allow easier opening of car doors.
- c) Despite Section 9.6.2(a), the minimum required off-street *parking space* dimensions in Table 9.6.2 may be reduced for up to 20% of the *parking spaces* to 2.4 metres wide and 5.0 metres long to accommodate small cars, provided that the spaces are clearly identified, grouped and signed for small car use only.
- d) Where angle parking stalls are designed pointing parked cars into a landscaped area, up to 0.4 metres of vehicle overhang into the landscaped area may be incorporated into the layout design provided the curb protecting the landscaped area is not more than 0.15 metres high, and *parking space* lengths may be reduced accordingly.

.3 Vehicle Loading Space Dimensions

- a) Truck loading spaces shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be:
 - i) less than 3.0 metres in width;
 - ii) less than 9.0 meters in length; or
 - iii) have less than 4.0 metres in overhead clearance.
- b) Access to any loading area shall be provided on-site or from a *lane* abutting the *parcel*, and arranged such that no backing or turning movement of vehicles going to or from the *parcel* causes interference with traffic on the abutting *highways*. This only applies to any new construction and/or *re-development* of a site.

.4 Vehicle Parking Spaces for Persons with Disabilities

- a) Automobile *parking spaces* for persons with disabilities shall be:
 - i) designated as *parking space* for persons with disabilities using appropriate signage;

- ii) included in the calculation of the applicable minimum parking requirement;
- iii) a minimum of 3.7 metres in width and have a depth of no less than 6.0 metres perpendicular to the aisle; and
- iv) the portion of the required parking spaces to be provided for persons with disabilities shall be calculated in accordance with Table 9.2.4 of this bylaw.

9.7 Shared Off-Street Vehicle Parking Spaces

- a) Where the peak use of *parking spaces* for two (2) or more uses on the same or adjacent *parcels* occurs at different periods of time, the required number of *parking spaces* required for such uses may be reduced subject to:
 - i) receipt by the Village of Keremeos of a written report prepared by a professional engineer experienced in parking matters, recommending such reduction based on supporting evidence;
 - ii) an easement being registered against the title of the *parcel* or *parcels* on which the *parking spaces* are located, in favour of the owners of the *parcel* on which the *buildings* requiring the parking is located, authorizing the use of the *parking spaces* in accordance with the recommendations in the report; and
 - iii) a restrictive covenant in favour of the Village of Keremeos is registered against the title of the *parcel* or *parcels* concerned, and limiting the use of the *parcels* to the uses that have been determined to justify the reduced parking requirement, including any relevant restrictions on the hours of operation of these uses.

10.0 SUBDIVISION REGULATIONS

10.1 Minimum Parcel Size Exceptions for Subdivision

Minimum parcel size for subdivision requirements of this Bylaw do not apply to:

- .1 the consolidation of existing *parcels* or the addition of closed streets to an existing *parcel*;
- .2 the alteration of lot lines between two or more *parcels* where:
 - a) no additional *parcels* are created upon completion of the alteration;
 - b) the altered lot line does not infringe on the required *setbacks* for an existing *building* or *structure* located on a *parcel*;
 - c) the alteration does not reduce the site area of the *parcels* involved to a size less than that of the smallest *parcel* that existed prior to the alteration.
- .3 an existing *parcel* that meets the present *minimum parcel size* requirements of this Bylaw must not, upon completion of a *parcel line* alteration, have a *parcel size* less than that required within the respective zone;
- .4 where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no *minimum parcel size*.
- .5 the creation of a *parcel* for a *utility service* use, provided that the *parcel area* shall not be less than 140.0 m², and a statutory covenant under s. 219 of the *Land Title Act* is registered in favour of the Village of Keremeos restricting its use to *utility services* and prohibiting exterior storage.

10.2 Minimum Parcel Width for Subdivision Exceptions

Minimum parcel width for subdivision requirements of this Bylaw do not apply to:

- .1 The creation of a *parcel* within a *Residential* zone for a *utility service* use, provided that the *parcel width* shall not be less than 7.5 metres, and a statutory covenant under s. 219 of the *Land Title Act* is registered in favour of the Village of Keremeos restricting its use to *utility services* and prohibiting exterior storage.

10.3 Panhandle Parcels

The subdivision of land to create a panhandle parcel is prohibited.

10.4 Hooked Parcels

A *hooked parcel* may be created where each portion satisfies the minimum *parcel area* requirements of the applicable zone.

(Section 11.0 replaced in its entirety by Bylaw 851-06, 2024)

11.0 LOW DENSITY RESIDENTIAL ZONES

11.1 LOW DENSITY RESIDENTIAL ONE (RS1) ZONE

(Amended by Bylaw 851-10, 2025)

Intent: to provide a zone for *single detached dwellings, duplexes, accessory dwellings* and *secondary suites* with a maximum of three *dwelling units* per lot that are located on serviced urban lots.

11.1.1 Permitted Uses:

Principal Uses:

- a) *duplex*;
- b) *single detached dwelling*;

Accessory Uses:

- c) *accessory buildings or structures*, subject to Section 7.1;
- d) *accessory dwelling*, subject to Section 7.2;
- e) *bed and breakfast operation*, subject to Section 7.8;
- f) *home occupation*, subject to Section 7.5; and
- g) *secondary suite*, subject to Section 7.7.

11.1.2 Minimum Parcel Size for Subdivision:

- a) 225.0 m², for the purpose of subdivision of *duplexes* into their individual units, when connected to the municipal sewer system;
- b) 500.0 m², when connected to the municipal sewer system; or
- c) 1.0 ha, when not connected to the municipal sewer system.

11.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section 10.0.

11.1.4 Minimum Parcel Depth for Subdivision:

- a) 25.0 metres

(Amended by Bylaw 851-10, 2025)

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *duplex*; or

- b) one (1) *single detached dwelling*; and
- c) one (1) *secondary suite* and one (1) *accessory dwelling*.
- d) Despite subsection 11.1.5.(c), a maximum of one (1) *secondary suite* or one (1) *accessory dwelling* applies to parcels designated floodplain on Schedule 'C' to this bylaw.

11.1.6 Minimum Setbacks:

- a) *Buildings and structures*:
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 6.0 metres
 - iii) *Interior side parcel line* 1.2 metres
 - iv) *Exterior side parcel line* 3.0 metres
- b) *Accessory buildings or structures*:
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 1.5 metres
 - iii) *Interior side parcel line* 1.2 metres
 - iv) *Exterior side parcel line* 3.0 metres
- c) Despite Section 11.1.6(a)(iii), in the case of a side-by-side *duplex* being subdivided for the purpose of individual ownership, an *interior side parcel line setback* between *dwelling units* shall not be required, provided the property line follows the centre line of the common party wall.

11.1.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 11.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.
- c) Despite sub-section 11.1.7(b), a detached *accessory dwelling* shall not exceed a *height* of 8.0 metres.

11.1.8 Maximum Parcel Coverage:

- a) 45%

11.1.9 Conditions of Use:

- a) A *duplex* shall be connected to a community sewer system and community water system.

(Amended by Bylaw 851-08, 2024)

11.1.10 Site Specific Low Density Residential One (RS1s) Regulations:

- a) In the case of land described as Block 114, Plan KAP300, and District Lot 174, SDYD, Except Plan EPP107738 and EPP118051 and shown shaded yellow on

Figure 11.1.1 (a):

- i) despite Section 11.1.2, the minimum parcel size shall be 451.4m².

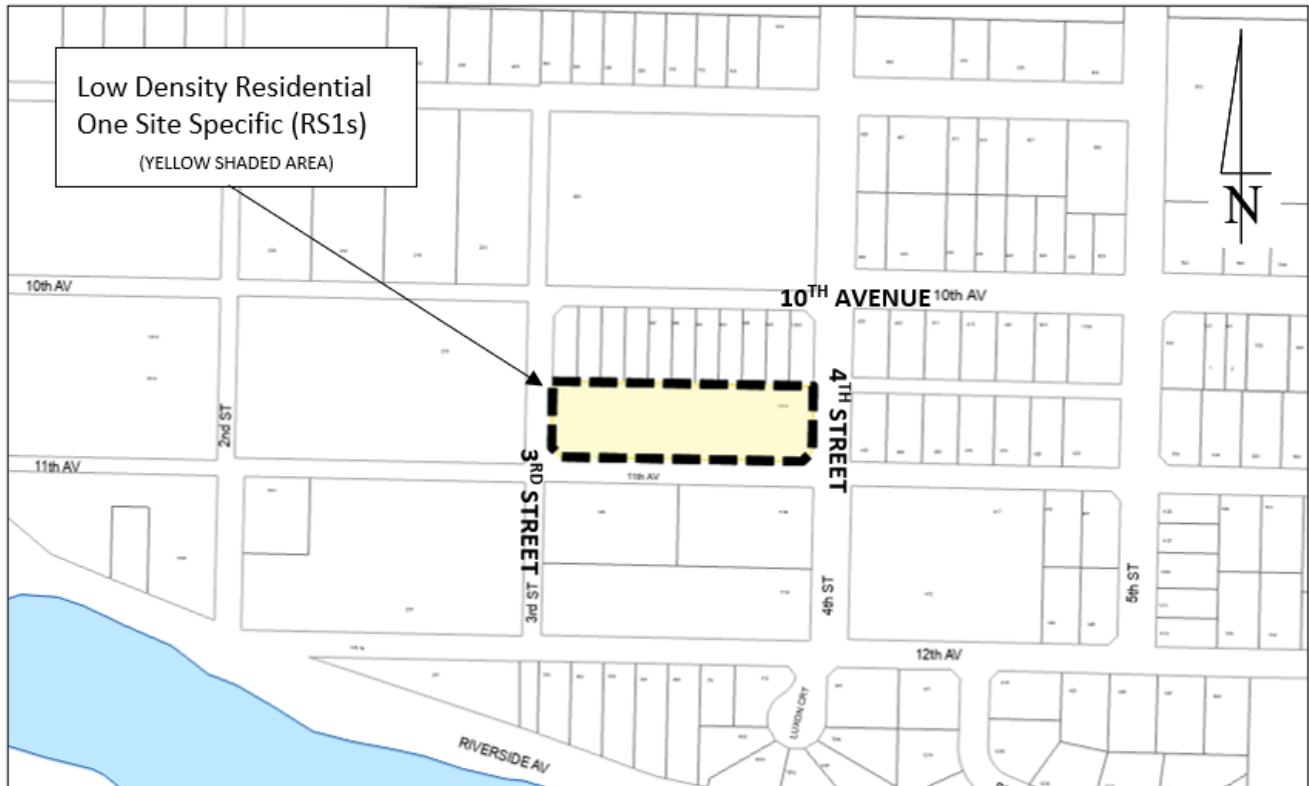


Figure 11.1.1 (a)

11.2 LOW DENSITY MANUFACTURED HOME PARK (RSM) ZONE

Intent: to provide a zone for *manufactured homes*, and compatible *accessory uses*, within a *manufactured home park*.

11.2.1 Permitted Uses:

Principal Uses:

- a) *manufactured homes*;
- b) *manufactured home park*;

Accessory Uses:

- c) *accessory buildings or structures*, subject to Section 7.1;
- d) *home occupation*, subject to Section 7.5;
- e) *retail store*; and
- f) *single detached dwelling*.

11.2.2 Minimum Parcel Size for Subdivision:

- a) 325 m² for each *manufactured home space*; and
- b) 1.0 ha, for a *manufactured home park*.

11.2.3 Minimum Parcel Width:

- a) 30.0 metres for a *manufactured home park*, within which:
 - i) a minimum of 12.0 metres shall be provided for each *manufactured home space* abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each *manufactured home space* abutting a cul-de-sac.

11.2.4 Minimum Parcel Depth for Subdivision:

- a) 30.0 metres for a *manufactured home park*

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 25 dwellings per hectare

11.2.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) *manufactured home* per *manufactured home space*; and
- b) one (1) *single detached dwelling* per *manufactured home park*.

11.2.7 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 4.5 metres
 - ii) *Rear parcel line* 4.5 metres
 - iii) *Interior side parcel line* 4.5 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) Within each *manufactured home space* (subject to Section 11.2.7(a)), the minimum *setbacks* for *buildings and structures* from parcel lines are:
 - i) *Front parcel line* 3.0 metres
 - ii) *Rear parcel line* 1.5 metres
 - iii) *Interior side parcel line* 1.5 metres
 - iv) *Exterior side parcel line* 3.0 metres
- c) Within each *manufactured home space* (subject to Section 11.2.7(a)), the minimum *setbacks* for *accessory buildings or structures* from parcel lines are:
 - i) *Front parcel line* 4.5 metres
 - ii) *Rear parcel line* 1.0 metres
 - iii) *Interior side parcel line* 1.0 metres
 - iv) *Exterior side parcel line* 3.0 metres

11.2.8 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

11.2.9 Maximum Manufactured Home Space Coverage:

- a) 45%

11.2.10 Amenity Area Requirements:

- a) The following amenity and open space area(s) shall be provided for each *dwelling unit*:
 - i) a contiguous area of not less than 40.0 m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room of the *dwelling unit*;
 - iii) shall not include any required storage area, driveway, off-street parking area or *building setback* area except the *rear setback* area; and

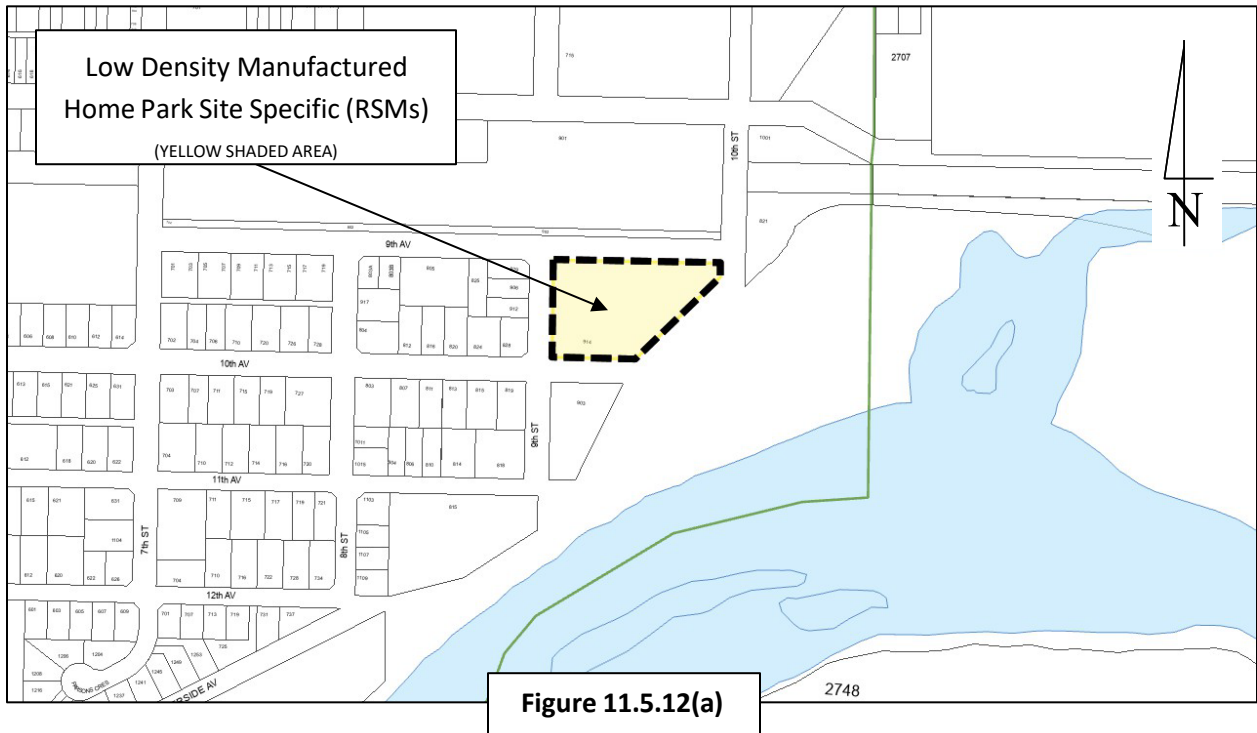
- iv) must be marked on the site plan submitted with the building permit application for the *development of a dwelling unit on the parcel.*

11.2.11 General Provisions:

- a) All provisions in the *Village of Keremeos's Manufactured Home Park Regulations Bylaw 1327*, as amended from time to time, that have not been specified in this particular bylaw shall be met.

11.2.12 Site Specific Residential Manufactured Home Park (RSMs) Regulations:

- .1 In the case of land described as Block 107, Plan KAP300, District Lot 174, SDYD (914 10th Avenue), and shown shaded yellow on Figure 11.5.12(a):
 - a) there shall be no minimum *parcel* area requirement for a *manufactured home park.*



12.0 MEDIUM DENSITY RESIDENTIAL ZONES

12.1 MEDIUM DENSITY RESIDENTIAL ONE (RM1) ZONE

Intent: to provide a zone for comprehensively designed low profile multiple attached housing up to two *storeys* high.

12.1.1 Permitted Uses:

Principal Uses:

- a) *apartment building*;
- b) *townhouse*;

Accessory Uses:

- c) *home occupation*, subject to Section 7.5; and
- d) *accessory buildings or structures*, subject to Section 7.1.

12.1.2 Minimum Parcel Size for Subdivision:

- a) 0.1 ha, when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

12.1.3 Minimum Parcel Width for Subdivision:

- a) 20.0 metres

12.1.4 Minimum Parcel Depth for Subdivision:

- a) 25.0 metres

12.1.5 Maximum Density:

- a) 50 *dwelling units* per hectare

12.1.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 4.5 metres
 - ii) *Rear parcel line* 6.0 metres
 - iii) *Interior side parcel line* 2.5 metres
 - iv) *Exterior side parcel line* 4.0 metres
- b) *Accessory buildings or structures:*

- i) *Front parcel line* 6.0 metres
- ii) *Rear parcel line* 3.0 metres
- iii) *Interior side parcel line* 2.5 metres
- iv) *Exterior side parcel line* 4.0 metres

12.1.7 Maximum Height:
 (Amended by Bylaw 851-06, 2024)

- a) No *building or structure* shall exceed a *height* of 15.0 metres;

12.1.8 Maximum Parcel Coverage:

- a) 50%

12.1.9 Amenity Area Requirements:

- a) The following amenity space shall be provided for each *dwelling unit*:
 - i) studio suite: 7.5 m²
 - ii) one (1) bedroom: 15.0 m²
 - iii) two (2) or more bedrooms: 25.0 m²
- b) not less than 25% of required amenity space is to be located at grade;
- c) for the purpose of calculating the amenity space requirement, any indoor amenity space provided shall be counted as double its actual floor area and credited towards this requirement.

12.1.10 Site Specific Residential Medium Density One (RM1s) Regulations:

- a) Not applicable

13.0 VILLAGE CENTRE ZONES

13.1 VILLAGE CENTRE (VC) ZONE

Intent: to provide a zone for a mixed use *residential* and commercial village center area.

13.1.1 Permitted Uses:

Principal Uses:

(Section 13.1.1 (a) added by 851-03, 2021)

- a) *alcohol production facility*, subject to Section 13.1.10;
- b) *apartment buildings*, subject to Section 13.1.10;
- c) *art gallery*;
- d) *artisan studio*;
- e) *assembly*;
- f) *cannabis retail store*;
- g) *child care centre*;
- h) *eating and drinking establishment*;
- i) *educational facility*;
- j) *funeral service*;
- k) *hotel*;
- l) *indoor recreation*;
- m) *library*;
- n) *mobile business*;
- o) *museum*;
- p) *office*;
- q) *personal service establishment*;
- r) *retail store*;
- s) *townhouse*;

Accessory Uses:

- t) *dwelling unit*, subject to Section 13.1.9; and
- u) *accessory buildings or structures*, subject to Section 7.1.

13.1.2 Minimum Parcel Size for Subdivision:

- a) 0.1 ha, when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

13.1.3 Minimum Parcel Width for Subdivision:

- a) 4.5 metres

13.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

13.1.5 Maximum Floor Area Ratio:

- a) 3.0

13.1.6 Minimum Setbacks:

a) *Buildings and structures:*

i) *Front parcel line* 0.0 metres

ii) *Rear parcel line:*

.1 adjacent a *Residential Zone (no lane)* 6.0 metres

.2 adjacent a *Residential Zone (lane)* 3.0 metres

.3 adjacent all other Zones 0.0 metres

iii) *Interior side parcel line* 0.0 metres

iv) *Exterior side parcel line* 0.0 metres

b) *Accessory buildings or structures:*

i) *Front parcel line* 0.0 metres

ii) *Rear parcel line:*

.1 adjacent a *Residential Zone (no lane)* 6.0 metres

.2 adjacent a *Residential Zone (lane)* 3.0 metres

.3 adjacent all other Zones 0.0 metres

iii) *Interior side parcel line* 0.0 metres

iv) *Exterior side parcel line* 0.0 metres

13.1.7 Maximum Height:

- a) No *building* or *structure* shall exceed a *height* of 12.0 metres;

- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

13.1.8 Maximum Parcel Coverage:

- a) 100%

13.1.9 Dwelling Unit Regulations:

(Section 13.1.9 (a) replaced by 851-03, 2021)

- a) *Dwelling units* shall be located above the *first storey* of any *building* with a frontage to 7th Avenue west of 7th Street.
- b) *Dwelling units* shall have separate entrances from the exterior of the *building* and shall not share a common hallway with any commercial uses.

13.1.10 Conditions of Use:

(Section 13.1.10 (a) replaced by 851-03, 2021)

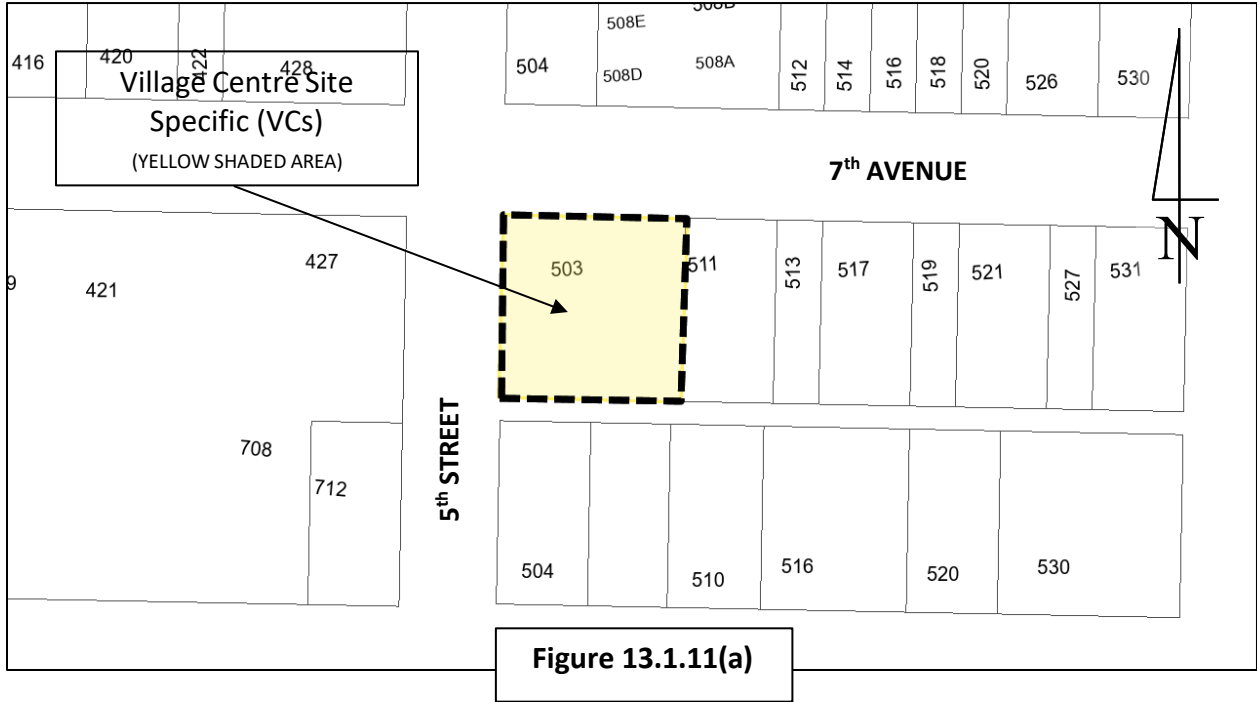
- a) The *residential* use of the ground floor of a *building* fronting 7th Avenue west of 7th Street is prohibited.
- b) No *cannabis retail store* may occur within 1,000 metres of another *cannabis retail store*, as measured in a radius from the *parcel* lines of a *parcel* that already comprises a *cannabis retail store*.

(Section 13.1.10 (c) replaced by 851-03, 2021)

- c) an *alcohol production facility* must include an *eating and drinking establishment* component that is not less than 25% of the total *gross floor area* of the *alcohol production facility*.

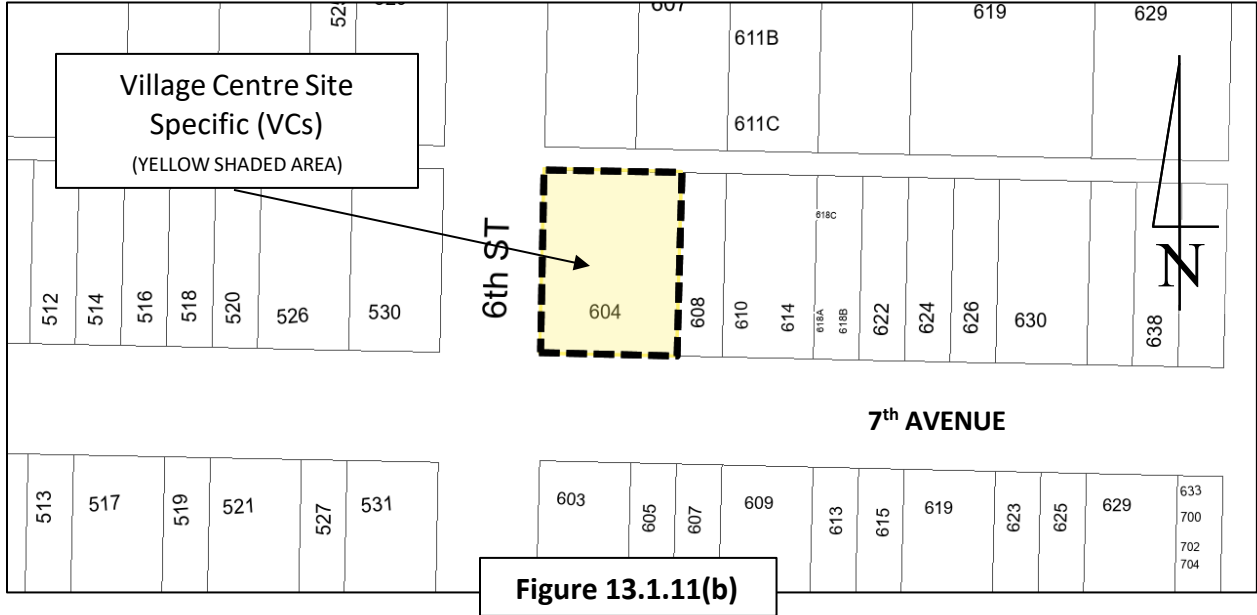
13.1.11 Site Specific Village Centre (VCs) Regulations:

- a) in the case of land described as Lot 1, Block 80, Plan KAP300, District Lot 174, SDYD (503 7th Avenue), and shown shaded yellow on Figure 13.1.11(a):
 - i) the following *principal use* shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:
 - .1 “*service industry establishment*”, but excluding sales, rental and repair of heavy equipment and farm implements; custodial services; metalworking, machining and woodworking; and plumbing and heating sales; storage and repair.

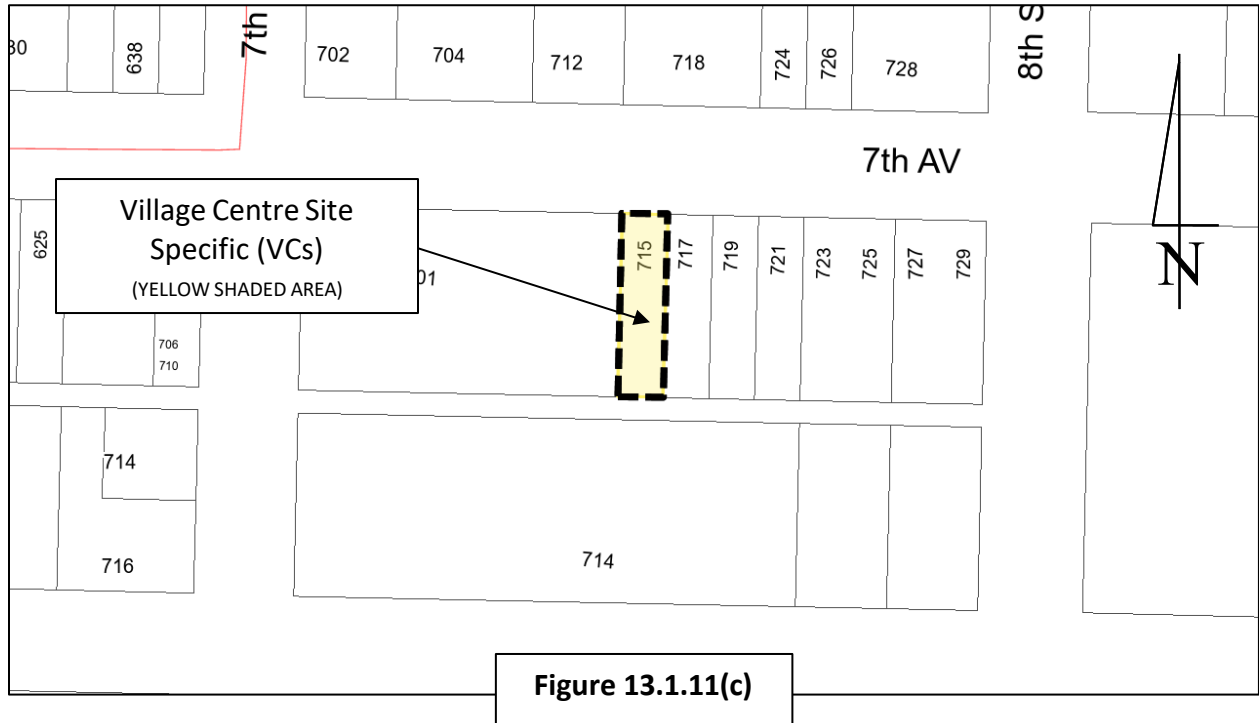


b) in the case of land described as Lot 29, Block 71, Plan KAP300, District Lot 174, SDYD (604 7th Avenue), and shown shaded yellow on Figure 13.1.11(b):

- i) the following *principal use* shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:
 - .1 “*service industry establishment*”, but excluding sales, rental and repair of heavy equipment and farm implements; custodial services; metalworking, machining and woodworking; and plumbing and heating sales; storage and repair.



- c) in the case of land described as Lot 1, Plan KAP85848, District Lot 174, SDYD (715 7th Avenue), and shown shaded yellow on Figure 13.1.11(c):
- i) a “motel” use may include not less than four (4) sleeping units;
 - ii) a “sleeping unit” may include cooking facilities; and
 - iii) a “sleeping unit” in a “motel” may be used for a residential tenancy having a term of at least one (1) month.



14.0 COMMERCIAL ZONES

14.1 HIGHWAY COMMERCIAL (C1) ZONE

Intent: to provide a zone for general commercial activities in an area that is transitioning to *highway commercial development*.

14.1.1 Permitted Uses:

Principal Uses:

(Section 14.1.1 (a) added by 851-03, 2021)

- a) *alcohol production facility*, subject to Section 14.1.10;
- b) *eating and drinking establishment*;
- c) *education facility*;
- d) *indoor recreation*;
- e) *library*;
- f) *mobile business*;
- g) *office*;
- h) *personal service establishment*;
- i) *retail store*;

Accessory Uses:

- j) *dwelling unit*;
- k) *accessory buildings or structures*, subject to Section 7.1.

14.1.2 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

14.1.3 Minimum Parcel Width for Subdivision:

- a) 15.0 metres

14.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *dwelling unit*

14.1.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Rear parcel line (adjacent a Residential Zone)* 6.0 metres
 - iv) *Interior side parcel line* 1.5 metres
 - v) *Exterior side parcel line* 4.5 metres
- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Rear parcel line (adjacent a Residential Zone)* 6.0 metres
 - iv) *Interior side parcel line* 1.5 metres
 - v) *Exterior side parcel line* 4.5 metres

14.1.7 Maximum Height:

- a) No *building* or *structure* shall exceed a *height* of 12.0 metres;
- b) No *accessory building* or *structure* shall exceed a *height* of 5.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 50%

14.1.9 Dwelling Unit Regulations

- a) *Dwelling units* shall be located at the rear of a *building* on the ground floor, or above the *first storey*;
- b) *Dwelling units* shall have separate entrances from the exterior of the *building* and shall not share a common hallway with commercial uses.

(Section 14.1.10 added by 851-03, 2021)

14.1.10 Conditions of Use

- a) an *alcohol production facility* must include an *eating and drinking establishment* component that is not less than 25% of the total *gross floor area* of the *alcohol production facility*.

14.1.11 Site Specific Commercial Transition (C1s) Regulations:

- a) Not applicable

14.2 SERVICE COMMERCIAL ONE (CS1) ZONE

Intent: to provide a zone for service commercial areas that include services for automobiles, commercial vehicles and other machinery.

14.2.1 Permitted Uses:

Principal Uses:

- a) *car wash;*
- b) *eating and drinking establishment;*
- c) *delivery and express delivery facility;*
- d) *retail store;*
- e) *service station;*

Accessory Uses:

- f) *accessory buildings or structures, subject to Section 7.1;*
- g) *dwelling unit.*

14.2.2 Minimum Parcel Size for Subdivision:

- a) 0.1 ha, when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

14.2.3 Minimum Parcel Width for Subdivision:

- a) 30.0 metres

14.2.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *dwelling unit.*

14.2.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 6.0 metres
 - iii) *Interior side parcel line* 4.5 metres
 - iv) *Exterior side parcel line* 4.5 metres

- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Interior side parcel line* 3.0 metres
 - iv) *Exterior side parcel line* 4.5 metres

14.2.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

- a) 35%

14.2.9 Dwelling Unit Regulations:

- a) The maximum floor area of a *dwelling unit* shall be 125.0 m² or 25% of the total *gross floor area* of all *buildings* on the *parcel*, whichever is less;
- b) *Dwelling units* shall be located at the rear of a *building* on the ground floor, or above the *first storey*;
- c) *Dwelling units* shall have separate entrances from the exterior of the *building* and shall not share a common hallway with commercial uses.

14.2.10 Site Specific Service Commercial (CS1s) Regulations:

- a) Not applicable

15.0 TOURIST COMMERCIAL ZONES

15.1 TOURIST COMMERCIAL ONE (CT1) ZONE

Intent: to provide a zone for areas that allow for year-round tourism activities such as *hotels* and indoor and outdoor recreation or amusement facilities.

15.1.1 Permitted Uses:

Principal Uses:

- a) *eating and drinking establishment;*
- b) *hotel;*
- c) *motel;*
- d) *personal service establishment;*

Accessory Uses:

- e) *accessory buildings or structures, subject to Section 7.1.*
- f) *home occupation, subject to Section 7.5;*
- g) *indoor recreation;*
- h) *manufactured home;*
- i) *outdoor recreation;*
- j) *retail store; and*
- k) *single detached dwelling.*

15.1.2 Minimum Parcel Size for Subdivision:

- a) 0.1 ha, when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

15.1.3 Minimum Parcel Width for Subdivision:

- a) 25.0 metres

15.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

15.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *dwelling unit*

15.1.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Interior side parcel line* 2.5 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Interior side parcel line* 2.5 metres
 - iv) *Exterior side parcel line* 4.5 metres

15.1.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

15.1.8 Maximum Parcel Coverage:

- a) 50%

15.1.9 Site Specific Tourist Commercial One (CT1s) Regulations:

- a) Not applicable

16.0 INDUSTRIAL ZONES

16.1 GENERAL INDUSTRIAL (M1) ZONE

Intent: to provide a zone for industrial uses and limited retail sales auxiliary to the permitted industrial uses.

16.1.1 Permitted Uses:

Principal Uses:

- a) *car wash;*
- b) *construction services;*
- c) *crematorium;*
- (Section 16.1.1 (d) added by 851-03, 2021)**
- d) *food and beverage processing;*
- e) *funeral service;*
- f) *manufacturing;*
- g) *self-storage;*
- h) *service industry establishment;*
- i) *recycled materials depot;*
- j) *utility service;*
- k) *veterinary clinic;*
- l) *wholesale store, warehouses and freight terminals;*

Accessory Uses:

- m) *dwelling unit;*
- n) *offices;*
- o) *retail sales;*
- p) *accessory buildings or structures, subject to Section 7.1.*

16.1.2 Minimum Parcel Size for Subdivision:

- a) 0.1 ha, when connected to the municipal sewer system; or
- b) 1.0 ha, when not connected to the municipal sewer system.

16.1.3 Minimum Parcel Width for Subdivision:

- a) 25.0 metres

16.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

16.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *dwelling unit*

16.1.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 3.0 metres; or
where adjacent a non-industrial zone 7.5 metres
 - iii) *Interior side parcel line* 3.0 metres; or
where adjacent a non-industrial zone 7.5 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 3.0 metres; or
where adjacent a non-industrial zone 7.5 metres
 - iii) *Interior side parcel line* 3.0 metres; or
where adjacent a non-industrial zone 7.5 metres
 - iv) *Exterior side parcel line* 4.5 metres

16.1.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 15.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

16.1.8 Maximum Parcel Coverage:

- a) 60%

16.1.9 Dwelling Unit Regulations:

- a) The maximum floor area of a *dwelling unit* shall be 125.0 m², or 25% of the *gross floor area* of all *buildings* on the *parcel*, whichever is lesser;

- b) *Dwelling units* shall be fully separated from any industrial use by walls, partitions and/or floors; and
- c) *Dwelling units* shall have separate entrances from the exterior of the *building* and shall not share a common hallway with industrial uses.

16.1.10 Conditions of Use:

- a) Screening or landscape buffers, in accordance with the requirements of Section 6.6, are required for areas used for the outdoor storage of materials, commodities or finished products associated with a use permitted at Section 16.1.1.

16.1.11 Site Specific General Industrial (M1s) Regulations:

- a) Not applicable

16.2 AGGREGATE EXTRACTION (M2) ZONE

Intent: to provide a zone for the extraction of aggregate by the Ministry of Transportation and Infrastructure (MoTI).

16.2.1 Permitted Uses:

Principal Uses:

- a) *aggregate resource extraction;*

Accessory Uses:

- b) *outdoor storage;*
- c) *accessory buildings or structures, subject to Section 7.1.*

16.2.2 Minimum Parcel Size for Subdivision:

- a) 8.0 ha

16.2.3 Minimum Parcel Width for Subdivision:

- a) Not applicable

16.2.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

16.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) Not applicable

16.2.6 Minimum Setbacks:

a) *Buildings and structures:*

- i) *Front parcel line* 30.0 metres
- ii) *Rear parcel line* 30.0 metres
- iii) *Interior side parcel line* 30.0 metres
- iv) *Exterior side parcel line* 30.0 metres

b) *Accessory buildings or structures:*

- i) *Front parcel line* 30.0 metres
- ii) *Rear parcel line* 30.0 metres

- iii) *Interior side parcel line* 30.0 metres
- iv) *Exterior side parcel line* 30.0 metres

16.2.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

16.2.8 Maximum Parcel Coverage:

- a) Not applicable

16.2.9 Dwelling Unit Regulations:

- a) Not applicable

16.2.10 Conditions of Use:

- a) Not applicable

16.2.11 Site Specific Aggregate Extraction (M2s) Regulations:

- a) Not applicable

17.0 RURAL ZONES

17.1 AGRICULTURE (AG) ZONE

Intent: to provide a zone for *agriculture* and compatible *accessory uses*.

17.1.1 Permitted Uses:

Principal Uses:

- a) *agriculture*;
- b) *alcohol production facility*;
- c) *equestrian centre*;
- d) *silviculture*;
- e) *single detached dwelling*;

Accessory Uses:

- f) *accessory buildings or structures*, subject to Section 7.1;
- g) *bed and breakfast operation*, subject to Section 7.8;

(Amended by Bylaw 851-06, 2024)

- h) *accessory dwelling*, subject to Section 7.2;
- i) *home occupation*, subject to Section 7.5;
- j) *packing, processing and storage of farm products*;
- k) *retail sales of farm and/or off-farm products*, subject to Section 7.6;
- l) *secondary suite*, subject to Section 7.7.

17.1.2 Minimum Parcel Size for Subdivision:

- a) 2.0 ha; and
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

17.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel* depth

17.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

17.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
(Amended by Bylaw 851-06, 2024)
- b) one (1) *accessory dwelling* or *secondary suite*.

17.1.6 Minimum Setbacks:

- a) *Buildings and structures*:
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 7.5 metres
 - iii) *Interior side parcel line* 4.0 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) *Buildings and structures* containing livestock:
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 7.5 metres
 - iii) *Interior side parcel line* 7.5 metres
 - iv) *Exterior side parcel line* 7.5 metres

17.1.7 Maximum Height:

- a) No *building* or *structure* shall exceed a *height* of 10.0 metres.

17.1.8 Maximum Parcel Coverage:

- a) 35%;
- b) despite Section 17.1.8(a), 75% for *parcels* 1.0 ha or greater, of which 60% must only be used for *greenhouse structures*.

17.1.9 Site Specific Agriculture (AGs) Regulations:

- a) Not applicable.

17.2 AGRICULTURE TRANSITION (AGX) ZONE

Intent: to provide a zone for *parcels* that have historically been zoned *agriculture*, but which are no longer within the Agricultural Land Reserve (ALR) and have been identified for other, non-*farm uses* in the Official Community Plan.

17.2.1 Permitted Uses:

Principal Uses:

- a) *agriculture*;
- b) *single detached dwelling*;

Accessory Uses:

- c) *accessory buildings or structures*, subject to Section 7.1;
- d) *bed and breakfast operations*, subject to Section 7.8;

(Amended by Bylaw 851-06, 2024)

- e) *accessory dwelling*, subject to Section 7.2;
- f) *home occupation*, subject to Section 7.5; and
- g) *secondary suite*, subject to Section 7.7.

17.2.2 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

17.2.3 Minimum Parcel Width for Subdivision:

- a) 20.0 metres

17.2.4 Minimum Parcel Depth for Subdivision:

- a) 30.0 metres

17.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
(Amended by Bylaw 851-06, 2024)
- b) one (1) *accessory dwelling or secondary suite*.

17.2.6 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 7.5 metres
 - iii) *Interior side parcel line* 2.0 metres
 - iv) *Exterior side parcel line* 4.0 metres
- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 3.0 metres
 - iii) *Interior side parcel line* 2.0 metres
 - iv) *Exterior side parcel line* 4.0 metres

17.2.7 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

17.2.8 Maximum Parcel Coverage:

- a) 25%

17.2.9 Site Specific Agriculture Transition (AGXs) Regulations:

- a) Not applicable

18.0 ADMINISTRATIVE AND INSTITUTIONAL ZONES

18.1 ADMINISTRATIVE AND INSTITUTIONAL (AI) ZONE

Intent: to provide a zone for areas that serve the educational, health, civic, cultural, recreational and social needs of residents.

18.1.1 Permitted Uses:

Principal Uses:

- a) art gallery;
- b) *assembly*;
- c) cemetery;
- d) *child care centre*;
- e) *community care facility*;
- f) *educational facility*;
- g) *protective and emergency services*;
- h) government services;
- i) hospital;
- j) *indoor recreation*;
- k) library;
- l) museum;
- m) *outdoor recreation*;

Accessory Uses:

- n) *eating and drinking establishment*;
- o) *offices*;
- p) *retail store*;
- q) *accessory buildings or structures*, subject to Section 7.1.

18.1.2 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to the municipal sewer system; or
- b) 1.0 ha when not connected to the municipal sewer system.

18.1.3 Minimum Parcel Width for Subdivision:

- a) 15.0 metres

18.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

18.1.5 Minimum Setbacks:

a) *Buildings and structures:*

- i) *Front parcel line* 6.0 metres
- ii) *Rear parcel line* 6.0 metres
- iii) *Interior side parcel line* 1.5 metres
- iv) *Exterior side parcel line* 3.5 metres

b) *Accessory buildings or structures:*

- i) *Front parcel line* 6.0 metres
- ii) *Rear parcel line* 6.0 metres
- iii) *Interior side parcel line* 1.5 metres
- iv) *Exterior side parcel line* 3.5 metres

18.1.6 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 12.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

18.1.7 Maximum Parcel Coverage:

- a) 50%

18.1.8 Site Specific Administrative and Institutional (AIs) Regulations:

- a) Not applicable

19.0 PARKS, RECREATION AND OPEN SPACE ZONES

19.1 PARKS AND RECREATION (PR) ZONE

Intent: to provide a zone for *parks*, open space and recreation needs of residents.

19.1.1 Permitted Uses:

Principal Uses:

- a) *assembly;*
- b) *cemetery;*
- c) *outdoor recreation facilities;*
- d) *parks;*

Accessory Uses:

- e) *mobile business;*
- f) *accessory buildings or structures, subject to Section 7.1.*

19.1.2 Minimum Parcel Size for Subdivision:

- a) Not applicable

19.1.3 Minimum Parcel Width for Subdivision:

- a) Not applicable

19.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

19.1.5 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 7.5 metres
 - iii) *Interior side parcel line* 1.5 metres
 - iv) *Exterior side parcel line* 3.5 metres
- b) *Accessory buildings or structures:*
 - i) *Front parcel line* 7.5 metres

- | | |
|---------------------------------------|------------|
| ii) <i>Rear parcel line</i> | 7.5 metres |
| iii) <i>Interior side parcel line</i> | 1.5 metres |
| iv) <i>Exterior side parcel line</i> | 3.5 metres |

19.1.6 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres.

19.1.7 Maximum Parcel Coverage:

- a) 25%

19.1.8 Site Specific Parks and Recreation (PRs) Regulations:

- a) Not applicable

19.2 CONSERVATION AREA (CA) ZONE

Intent: to provide a zone for conserving the natural environment from development.

19.2.1 Permitted Uses:

Principal Uses:

- a) *conservation area;*

Accessory Uses:

- b) Not applicable.

19.2.2 Minimum Parcel Size for Subdivision:

- a) Not applicable

19.2.3 Minimum Parcel Width for Subdivision:

- a) Not applicable

19.2.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

19.2.5 Minimum Setbacks:

- a) Not applicable

19.2.6 Maximum Height:

- a) Not applicable

19.2.7 Maximum Parcel Coverage:

- a) Not applicable

19.2.8 Minimum Floor Area:

- a) Not applicable

19.2.9 Site Specific Conservation Area (CAs) Regulations:

- a) Not applicable

20.0 TRANSPORTATION

20.1 TRANSPORTATION CORRIDOR (TC) ZONE

Intent: to provide a zone for lands that may be utilised for a future realignment of Highway 3.

20.1.1 Permitted Uses:

Principal Uses:

- a) *transportation corridor*;

Accessory Uses:

- b) *accessory buildings and structures*, subject to Section 7.1.

20.1.2 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

20.1.3 Minimum Parcel Width for Subdivision:

- a) Not applicable

20.1.4 Minimum Parcel Depth for Subdivision:

- a) Not applicable

20.1.5 Minimum Setbacks:

- a) *Buildings and structures:*

- i) *Front parcel line* 4.5 metres
- ii) *Rear parcel line* 4.5 metres
- iii) *Interior side parcel line* 4.5 metres
- iv) *Exterior side parcel line* 4.5 metres

- b) *Accessory buildings or structures:*

- i) *Front parcel line* 4.5 metres
- ii) *Rear parcel line* 4.5 metres
- iii) *Interior side parcel line* 4.5 metres
- iv) *Exterior side parcel line* 4.5 metres

20.1.6 Maximum Height:

- a) No *accessory building or structure* shall exceed a *height* of 5.0 metres

20.1.7 Maximum Parcel Coverage:

- a) 5%

20.1.8 Site Specific Transportation Corridor (TCs) Regulations:

- a) Not applicable

~ end of Schedule 'A' ~