



# Development Permit

## Area *Village Centre*

### Requirements

**Residential Component:** Follow Multiple Family Development Permit Area guidelines if the development in the Village Core includes residential units.

### Strongly Recommended

**Parking Location:** Position vehicle parking on the edge of the Village Core to maximize street frontage and pedestrian scale.

**Parking Landscaping:** Landscape parking areas with indigenous, low-irrigation plants.

**Awnings and Canopies:** Install continuous awnings or canopies along street frontages for pedestrian weather protection.

**Building Design:** Ensure new buildings and renovations match the Village Core's scale, mass, and colors.

**Material Use:** Use natural or natural-looking materials for building exteriors.

**Facade Design:** Break up building facades along Main Street and provide openings for public views and access to rear lots.

**CPTED Principles:** Integrate Crime Prevention Through Environmental Design strategies in all building designs, parking lots, and public spaces within the Village Centre.

### Exemptions: Development permit not required

**Internal Alterations:** For internal changes within structures that do not affect parking or landscaping requirements.

The downtown area is considered the central hub of the Village of Fruitvale. It's a place that holds the community together, and there's a continuous push to keep it lively and thriving. The designated Village Centre Development Permit Area is specifically aimed at preserving and improving the area's overall appeal and lively atmosphere.





# Development Permit

## Area *Multiple Family*

In Fruitvale, the housing landscape has been predominantly composed of single-family homes. However, as the demographic and economic circumstances of the village change, so does the demand for various housing options. Multiple family dwellings are becoming increasingly significant, contributing to the diversity of housing while also shaping the character of neighborhoods. To ensure these developments positively integrate into existing areas without causing disruption, it is crucial for the Village to regulate the design and character of multiple family housing projects.

### Requirements

- Development Permit:** Obtain a development permit for new constructions or significant modifications to existing structures.
- Reporting:** site plans; parking layouts; elevation drawings, color schemes, and landscaping plans prepared by qualified professionals.
- Screening:** Screen garbage, recycling, and utility areas with landscaping or fencing.

### Strongly Recommended

- Design Scale:** Buildings are designed in scale and with the surrounding neighborhood.
- Orientation:** Orient new developments with consideration for neighboring properties' view corridors.
- Off-Street Parking:** Accommodate parking in structured lots or under-building areas where possible.
- Parking Design:** Break up large parking areas with landscaping to divide the space.
- External Lighting:** Design external lighting, including security and signage lighting, to minimize light spill onto adjacent properties.
- Exterior Design:** Reflect the character of the neighborhood in exterior building designs.
- Facade Variation:** Break up long homogeneous facades at least every 20 meters.
- Roof Design:** Prefer pitched or gabled roofs over flat roofs.
- Material Use:** Use predominantly natural or natural-looking materials for exteriors.
- Unique Designs:** Avoid replicating designs for multiple large-scale structures within the same development.
- Landscaping:** Use indigenous or low-irrigation plants and design landscaping to enhance the property and buffer adjacent land uses.

### Exemptions: No development permit required

- Internal Alterations:** For internal changes that do not affect parking or landscaping requirements.





# Development Permit

## Area *Commercial*

### Requirements

- Facade Treatment:** Facades longer than 20 meters must be visually segmented.
- Reporting for Applications:** Must include: site plans; parking layouts; elevation drawings, color schemes, and landscaping plans from qualified professionals.

### Strongly Recommended

- Pedestrian-Scale Design:** Buildings should be designed with pedestrian scale in mind, examples include upper floors stepped back and buildings close to the front property line.
- Weather Protection:** Include awnings or overhangs for pedestrian weather protection.
- Complementary Design:** Awnings, overhangs, and signage should complement the building and neighborhood design.
- Material Use:** Exterior elements must use predominantly natural or natural-looking materials.
- Landscaping as a Buffer:** Use landscaping to enhance property appearance and buffer adjacent land uses.
- Screening Storage Areas:** Garbage containers and outdoor storage areas must be screened and located at the rear.
- Rear Loading Zones:** Loading zones should be placed at the rear of buildings where possible.
- Drought-Resistant Plants:** Incorporate low-irrigation plants in landscaping.
- Stormwater Management:** Maximize pervious surfaces for stormwater management.
- Tree Retention:** Retain and incorporate existing healthy trees and landscapes.
- Design Coordination:** Ensure signage is coordinated with the building's overall design.
- External Lighting Preference:** Externally lit signs are preferred over internally illuminated signs.

### Exemptions: Development Permit Not Required

- Multiple Family Dwellings:** Exempt if there is no commercial component.
- Internal Alterations:** Permit not required for internal alterations that do not affect parking or landscaping.



# Development Permit

## Area *Industrial*

### Requirements

- Landscaping:** All properties must have landscaping as a visual buffer to adjacent properties and public roadways.
- Screening of Storage Areas:** Outdoor storage and waste disposal areas must be screened from view with fencing or landscaping.
- Reporting: Applications must include:**
  - site plans
  - parking layouts
  - elevations, color schemes, and landscaping plans from qualified professionals.

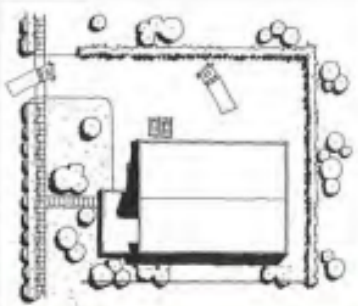
### Strongly Recommended

- Minimize Impervious Surfaces:** Keeping impervious surfaces to a minimum is advised to manage stormwater effectively.
- Siting of Noisy Activities:** Activities that generate noise and dust should be located away from residential areas.

### Exemptions: Development Permit Not Required

- Internal Alterations:** If changes are internal and do not affect parking or landscaping requirements.

The Village of Fruitvale has designated a specific zone for industrial development, given the limited space available for such purposes. This is to ensure that any new industrial projects are incorporated into the community in an orderly manner, guided by the conditions of the industrial area development permit.





# Development Permit

## Area *Green House Gas*

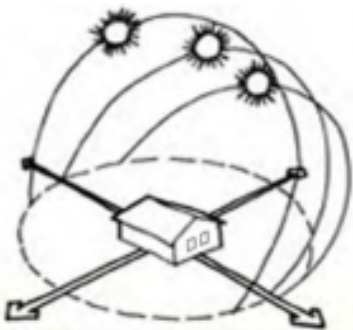
The Local Government Act empowers municipalities like the Village of Fruitvale to designate areas for development that prioritize the conservation of energy and water, alongside reducing greenhouse gas emissions. The Village aims to achieve its community-wide goals for reducing these emissions by promoting the adoption of design and construction techniques that minimize energy consumption and greenhouse gas emissions in the building and operation of structures.

### Required Considerations

- Energy and GHG:** Ensure new constructions and developments incorporate design elements that reduce energy consumption and GHG emissions.
- Pervious Surfaces:** Maximize pervious surfaces to improve stormwater management.
- Rainwater Storage:** Include rainwater storage solutions for irrigation purposes whenever possible.
- Solar Orientation:** Orient residential lots and buildings to maximize solar gain and natural ventilation.
- Passive Design:** Place and construct buildings to optimize passive heating and cooling performance.
- Infrastructure Efficiency:** Design subdivisions to minimize the length and amount of infrastructure required.
- Alternative Transportation:** Develop subdivisions to support alternative transportation options like transit, walking, and cycling.
- Alternative Energy:** Incorporate alternative energy sources and design roofs to support renewable energy systems.
- Natural Lighting:** Design buildings to maximize natural lighting and reduce reliance on artificial lighting.
- Water Conservation:** Implement water reduction strategies where practical.
- Drought-Resistant Plants:** Use indigenous or low-irrigation plant species in landscaping.
- Shading and Solar Access:** Utilize landscaping and mature trees for summer shading and winter solar access.

### Exemptions: No Development Permit Required

- Internal Alterations:** For internal changes that do not alter the building's exterior or its site.
- Boundary Adjustments:** For applications involving boundary adjustments without the creation of new lots.





# Development Permit

## Area *Wildfire Interface*

### Requirements

- Fire Hazard Assessment:** Conduct a predevelopment fire hazard assessment prior to obtaining a development permit.
- Access Routes:** Ensure new development areas have at least 1 access and 1 alternative egress route.
- Debris Disposal:** Dispose of all development-related land clearing debris by chipping and removal; burning is not permitted.
- Fuel Reduction Programs:** Implement fuel reduction and treatment programs regularly within the development area.

### Strongly Recommended

- FireSmart Building Design:** Conform to FireSmart building materials and standards in building design and construction.
- Landscaping:** Review and modify landscaping and site vegetation according to FireSmart recommendations.

### Exemptions: No development permit required

- Internal Alterations:** For internal changes within structures or accessory buildings.
- Compliance with Wildfire Guidelines:** If submitted plans already adhere to Wildfire Interface Development Guidelines.
- Tree Removal:** For applications to remove diseased, dead, or dying trees, accompanied by a professional forester's report.

The Village of Fruitvale is close to many forested areas that blend into the village's rural parts. To keep everyone safe, the Village has set up a special area for development called the Wildfire Interface Development Permit Area. This area has rules in place to lessen the risk of wildfires affecting the people living in Fruitvale.





# Development Permit

## Area *Hazardous Conditions*

### Requirements

- Geotechnical Report for Applications:** Must include a comprehensive geotechnical report from a professional engineer detailing topography, hazards, mitigation, and safety confirmation.
- No Development on Steep Slopes:** No development is permitted on sites with continuous grades of 30% or greater.

### Exemptions: Development Permit Not Required

- Internal Alterations:** If changes are internal within existing structures.
- Boundary Adjustments:** For adjustments that do not create new lots.
- Existing Footprint:** For external alterations that do not extend beyond the current building footprint.
- Tree Removal:** If removing diseased, dead, or dying trees, supported by a professional forester's report.
- Safe Grades Confirmation:** If a professional report confirms that land grades within 10m of development do not exceed 30% and the area is geotechnically stable.

The Village of Fruitvale takes steps to keep its residents safe from known dangers. This means that building in certain risky areas is controlled. Places with steep hills (slopes over 30%), lands at risk of flooding, and spots that are not solid ground are considered dangerous. If you plan to build in the hazardous conditions areas, you must follow specific rules set by the Village's development permits to ensure safety.





# Building Permit

## Checklist

To get a building permit, you'll need to contact the Building Officials with the Regional District of Kootenay Boundary located in Trail.

TRAIL Office:

Address: 202 - 843  
Rossland Ave, Trail, B.C.  
V1R 4S8

Phone: (250) 368-0222

Toll-Free: 1 (800) 355-7352

Fax: (250) 368-3990

Website: [www.rdkb.com](http://www.rdkb.com)

When you apply for your permit, you'll need to provide several items along with your completed application before it can be processed. The fee for your building permit will be determined based on the value of the building or structure, which the Building Official will calculate.

### Building Plan

#### Floor Plans

- scale not less than 1:50 metric (1/4 inch to 1 foot)
- all rooms, size and use of each room
- size and location of windows and doors
- location of all plumbing fixtures
- all dimensions
- finished and unfinished areas
- location of all mechanical equipment

#### Cross Sectional Plans

- scale not less than 1:50 metric (1/4 inch to 1 foot)
- show all components of construction
- show all structural details (i.e. joist size and spacing)
- size of beams and columns

#### Elevation Plans

- building height
- finish grades
- exterior finish

### Site Plan

- Full legal description of lot: lot number, plan number, district lot number
- Lot dimensions
- Adjoining street names
- Locations and uses of existing and proposed buildings or additions
- Distances from all property lines for existing and proposed buildings or additions
- Location of legal road access to the property
- Size, location and number of parking spaces
- Existing and proposed wells or other water sources
- Location of existing or proposed sewage disposal fields on property
- Location of any watercourses on property showing distance





# Building Permit

## Checklist

**Sewage Disposal Permit.** For buildings using sewage disposal system.

**Access Permit.** For residential driveways from a major highway or public route. Access permits are required for commercial, industrial, and institutional buildings on all roads.

**Registered Professional Certification.** When you apply for a permit, the Building Official might ask for a certified professional, like an architect or engineer, to check your plans. This is to make sure your building work will follow the BC Building Code. Here are the situations when you'll need a professional:

If the Building Code is involved: You'll need an architect or engineer if the Building Official believes your project needs expert review to meet the code.

For projects with special requirements: If your work has to meet specific rules about how far it is from other structures (setbacks) or how tall it can be (height restrictions), and especially if it involves working around flood areas, you'll need an engineer to create a detailed plan and oversee the work.

**Appeals to the Board of Variance.** If your property doesn't meet the local rules for how big it can be, how it's shaped, or where it's located, you can ask for special permission (a variance) to not follow these rules. To do this, you must show that following the rules would cause an undue hardship because of something unique about your property, like rocky ground or steep slopes. If this is the case, you might get permission to build in a way that usually isn't allowed. Refer to the Request for a Variance Guidelines for more information.



# Guidelines

## *Secondary and Accessory Suites*

The distinction between a secondary suite and an accessory suite typically revolves around their location and usage within a property. A **secondary suite** is often an additional living space within the primary residence, such as a basement or over-garage apartment, that has its own kitchen, bathroom, and entrance. An **accessory suite**, on the other hand, is usually located in a separate building on the property, like a detached garage or a garden suite. Both types of suites are designed to accommodate additional occupants separate from the main dwelling unit.

### Secondary Suites

- Locate only in new or converted single detached houses.
- Only one secondary suite permitted per principal dwelling.
- Maximum floor area: lesser of 90 m<sup>2</sup> or 40% of principal building's total floor area.
- Parking and signage must comply with current bylaws.
- Suite must be part of a single real estate entity; no strata titling.
- Not allowed with lodgers, B&Bs, or group homes.

### Accessory Suites

- Locate in an accessory building, with exceptions in RLP and RR1 zones for manufactured/mobile homes.
- Only one accessory suite allowed per lot, not in conjunction with B&Bs or secondary suites.
- No suite without sewer connection, unless lot is  $\geq 1.0$  ha with septic capacity.
- For suites in accessory buildings: max floor area is the lesser of 90 m<sup>2</sup> or 75% of principal building's area.
- Manufactured/mobile home as suite: max 90m<sup>2</sup> area.
- Parking and signage must comply with current bylaws.
- Suite must be part of a single real estate entity; no strata titling.
- Not allowed with lodgers, B&Bs, or group homes.



# Guidelines

## *Request for a Variance*

### **What is a variance?**

A variance allows property owners to deviate from the strict terms of zoning laws where, due to unique circumstances of their property, strict enforcement would cause unnecessary hardship. Essentially, it grants the owner relief from specific zoning requirements under certain conditions.

### **When can someone request a variance?**

- If following the local bylaws about where a building can be placed (siting), its size, or its dimensions would cause hardship.
- If the bylaw rules about where a manufactured home can be placed within a manufactured home park would cause hardship.
- If requirements for providing water, sewer, and other systems in areas zoned for agricultural or industrial use (under specific subdivision servicing requirements) would cause hardship.
- If there's a prohibition on making structural changes or additions to a property that's being used in a way that doesn't conform to current zoning (but was allowed when it began) that would cause hardship.
- If a bylaw related to tree protection causes hardship, except in cases where the bylaw prevents all uses of the property and the council has already acted to compensate or mitigate the hardship.

### **Items to include in your variance request:**

- **Site Plan:** Include a detailed site plan showing existing conditions, proposed changes, and the area affected by the variance.
- **Architectural Drawings:** Provide any relevant architectural drawings or plans.
- **Photographs:** Attach photographs of the property and affected area.
- **Other Supporting Materials:** Include any additional documents or materials supporting the variance request (e.g., letters from neighbors, professional assessments).
- Explain the special circumstances or conditions affecting the property that justify the variance (e.g., irregular lot shape, natural obstacles, existing structures).
- Demonstrate that the variance is necessary for the reasonable use of the land or building.
- Indicate that the variance, if granted, will not alter the essential character of the locality.
- Confirm that the hardship or difficulty is not self-created.



# Guidelines

## *Subdivision Application*

A subdivision application is needed when a property owner wants to divide their land into smaller lots, adjust property lines, or change the land's use. This process ensures the subdivision meets local zoning and planning standards, including proper access to roads and utilities. It's essential for maintaining orderly development and ensuring new lots are suitable for their intended use, aligning with Fruitvale's community planning objectives.

### Process

**Pre-Consultation:** Contact the Village's Planning Department to discuss your proposal and understand the specific requirements.

**Application Submission:** Fill out the subdivision application form and submit it along with required documents, plans, and application fees.

**Review Process:** The application will be reviewed by various municipal departments and agencies for compliance with local bylaws and regulations.

**Public Notification:** Depending on the project, you may need to notify neighboring properties.

**Conditions for Approval:** Address any conditions set by the Village for approval, which may include infrastructure upgrades or environmental assessments.

**Approval:** Once all conditions are met and approvals are granted, the subdivision can proceed.

**Finalization:** Complete any required legal documentation to officially register the subdivision.



# Guidelines

## *Subdivision Application*

### Pre-Application Requirements:

- Engage a qualified Geotechnical Engineer for surface and sub-surface conditions investigation.
- Prepare engineering drawings for roads, utilities, and other infrastructure, adhering to the village's standards.

### Submission of Application:

- Complete application forms and submit them along with the required fees.
- Include detailed plans for highways, sidewalks, curbs, gutters, street lighting, electrical and communications wiring, gas distribution, water distribution systems, sanitary sewers, and drainage systems as applicable.

### Servicing Requirements:

- Ensure that all highways created or widened comply with the village's standards for dimensions, location, alignment, gradient, and surfacing.
- Provide sidewalks, curbs, and gutters as required and according to the specified standards.
- Install street lighting where necessary, following the set requirements.
- Supply electrical and communications services in line with the village's standards. Where cablevision and gas services are to be provided, these must also meet specified standards.
- Equip each parcel with a water distribution system connected to the community water system, following the prescribed standards.
- Ensure each parcel has a sanitary sewer system connected to the community sewer system or an approved on-site sewage disposal system.
- Provide a fully operative drainage system as required, constructed according to the village's standards.

### Final Approval:

- Meet all the conditions specified by the village for final subdivision approval, including the completion of required works and services.



# Guidelines

## *OCP/Zoning Amendment*

An Official Community Plan (OCP)/Zoning amendment is a formal process to change the land use policies or regulations within a municipality's official planning documents. Property owners or developers might seek such an amendment when their proposed development or use of land doesn't align with the current zoning laws or OCP guidelines. This could be for various reasons, such as changing the type of buildings allowed on a property, adjusting density limits, or altering the use to better suit the owner's needs or market demands.

### Application Requirements:

- Proof of Ownership or written authorization from the current property owners allowing the applicant to apply on behalf of the owner.
- Explanation of the proposed amendment.
- Justification for the amendment.
- A sketch of the current land use and dimensions.
- A sketch of the proposed land use details.
- Previous reports of the property relating to its current condition and suitability for the proposed use/development.
- Impact assessment on the environment, traffic, and community.
- Public consultation strategy.
- Application fee payment.



# Guidelines

## *OCP/Zoning Amendment*

### **Process:**

#### **Pre-application Consultation:**

Schedule a meeting with the Village planning staff to discuss the proposal, understand requirements, and gather feedback.

#### **Formal Application Submission:**

Submit a formal application including all required documents (e.g., application forms, detailed proposal, justification report, site plans, etc.).

Pay the applicable application fees.

**Public Consultation:** Conduct public consultation as required by the Village. This may include public meetings, mail-outs, or other community engagement strategies.

#### **Staff Review and Recommendations:**

The planning staff will review the application against the OCP, zoning bylaws, and other relevant policies.

Staff may request additional information or modifications to the proposal.

Staff will prepare a report with recommendations for the Village Council or the appropriate advisory body.

#### **Council/Board Consideration:**

The proposal will be presented to the Village Council or relevant advisory body for consideration.

Additional public hearings may be scheduled as part of this process.

#### **Decision:**

The Council or advisory body will make a decision to approve, approve with conditions, or reject the amendment application.

If approved, the amendment process will proceed, which may include legal documentation and registration of the amendment.



# Guidelines

## *Temporary Use Permits*

The purpose of a Temporary Use Permit (TUP) is to authorize temporary activities or uses on certain properties that are not otherwise permitted by the zoning bylaw, for a specified period.

### Application Requirements:

**Completed Application Form:** Provide all required information on the official Village of Fruitvale TUP application form.

**Application Fee:** Submit the appropriate fee as determined by the Village. This fee covers the cost of processing the application.

**Property Owner Authorization:** If you are not the property owner, include written consent from the property owner to apply for the TUP.

**Site Plan:** A detailed drawing of the property showing the proposed location of the temporary use or structure, including distances from property lines and existing buildings.

**Description of Temporary Use:** Provide a detailed description of the proposed temporary activity or use, including the nature of the operation, hours of operation, and the anticipated number of participants or clients.

**Duration of Temporary Use:** Specify the start and end dates for the temporary use. Temporary Use Permits are typically issued for a specific period, not exceeding three years, with the possibility of renewal.

**Parking and Traffic Plan:** Demonstrate how the proposed temporary use will accommodate parking and manage any increased traffic, ensuring minimal impact on the surrounding area.

**Waste Management Plan:** Outline how waste generated by the temporary use will be managed and disposed of.

**Impact Assessment:** Describe any potential impacts on neighboring properties and measures that will be taken to mitigate negative effects, such as noise, light pollution, and visual impact.

**Public Notification (if required):** Provide evidence of notification to neighboring properties, if required by the Village, to inform them of the proposed temporary use and gather feedback.





# Guidelines

## *Temporary Use Permits*

### **Review Process:**

The application will be reviewed by Village staff for completeness and compliance with the Village's bylaws and policies.

Additional information or revisions to the proposal may be requested.

A public consultation process may be required.

The decision to approve, conditionally approve, or deny the application will be made by the Village Council or designated authority.

### **Conditions of Approval:**

If approved, the Temporary Use Permit may include specific conditions to ensure the temporary use is conducted in a manner that minimizes impacts on the community and environment.

### **Compliance and Enforcement:**

The permit holder must comply with all conditions of the TUP. Failure to comply may result in the revocation of the permit.



# General Guidelines for Development Approvals

## Preliminary Assessment

- Development contributes to Fruitvale's vision as a well designed, family orientated community.
- Aligns with Fruitvale's sustainable growth strategy of creating and maintaining a prosperous social, economic, and environmental setting while not sacrificing one for the benefit of the other.
- Respects Fruitvale's goal of protecting the natural environment and its resources.
- Inclusive and contributes to the social fabric of the community.
- Location aligns with appropriate Future Land Use Designation and Zoning.
- Correct Development Permit Areas have been identified. Check those that apply.
  - Village Center
  - Multiple Family
  - Commercial
  - Industrial
  - Greenhouse Gas Reduction
  - Wildfire Interface
  - Hazardous Conditions

## Environmental Considerations

- Does not permanently interfere with the use of parks and trails.
- Development does not obstruct views of the natural environment.
- Integrity of natural features including creeks, ponds, steep slopes, and forests is maintained.
- Avoids hazard areas and creates a buffer if necessary.
- Natural beauty in and around Fruitvale is maintained.
- Does not compromise the integrity of the community watershed and/or water quality.
- Does not negatively contribute to the air quality of Fruitvale.



# General Guidelines for Development Approvals

## Land Use and Site Planning

### Residential

- Development is multi-family and in compliance with Bill 44
- An area plan has been completed.
- Infrastructure capacity is available for incremental growth.
- New housing designs include green and sustainable elements.
- New developments maintain the proportion of affordable/attainable housing set out by the Village of Fruitvale.
- New Developments compliment the neighbourhood, and the character is maintained.
- High density is located within proximity of the Village core.
- Special needs, social or senior housing developments is in proximity to amenities, transportation, and services.
- Connects to existing infrastructure.
- A financial analysis of implications to the Village has been provided if located on a fringe area.
- Infill potential has been deemed not possible if boundary restructuring is requested.
- New neighbourhoods are serviced with municipal water and sewer.

### Commercial

- Within the Village Centre / downtown core or secondary commercial.
- Design adheres to the form and character of the commercial community.
- Historical integrity of the downtown core is maintained.
- Does not disrupt pedestrian mobility.
- High density developments have sufficient parking or cash in lieu has been provided for other options for off site parking.
- Adheres to commercial sign guidelines set by the Village of Fruitvale to avoid the appearance of clutter.



# General Guidelines for Development Approvals

## Industrial

- Fringe area developments have been extensively and carefully evaluated so no undue burden is placed on the community and municipal resources.
- Contributes to the diversification of Fruitvale's economy and employment.
- Supports the environment, community, and lifestyle of Fruitvale's citizens.
- Adheres to high quality designs that include extensive landscaping and visual buffers.
- Extensive environmental impact assessments have been completed.

## Institutional

- Meets accessibility requirements for all members of the community.
- Has multiple uses.

## **Transportation Infrastructure**

- Accessible, has multiple uses and can accommodate diverse needs.
- Pedestrian safety is not compromised, especially in school zones and close to senior housing.
- Contributes to the expansion of the active transport model.
- Contributes to the connectivity of Fruitvale's citizens and neighbourhoods.
- Financial analysis of maintenance requirements has been provided.
- Report or study of the feasibility has been completed.
- Does not increase the overuse of the automobile.



# General Guidelines for Development Approvals

## Community Impact and Services

- Franchises or box stores cannot be permitted if the demand for a good or service is already satisfactorily being met by local business.
- Water, sewer, roads, and utility services can accommodate the development.
- Traffic impact assessment has been completed.
- A report of how the development contributes to the demand of education and health services has been completed.
- Development can be accessed by emergency services.
- Assessment of how the development contributes to Fruitvale's cultural and recreational needs has been completed.
- If development serves the public, all accessibility needs have been met and is inclusive.

## Design and Aesthetics

- Design review has been completed to ensure that the style, materials, and colours complement the existing neighbourhood character.
- In areas of historical or cultural significance, design respects and integrates these elements.
- Building height complies with zoning bylaws and does not block significant views.
- Shadow study has been completed to evaluate the impact of buildings height on nearby spaces.
- Visual assessment of how the development effects sightlines has been completed.
- Minimizes light pollution and glare on neighbouring properties and public spaces.
- Signage design conforms with neighbourhood aesthetics and complies with signage bylaws.



# General Guidelines for Development Approvals

## Legal and Administrative Compliance

- Necessary Permits and Approvals. Check those that apply.
  - Provincial:
    - BC Building Code Compliance – ensures construction meets provincial safety, health, accessibility, and energy efficiency standards.
    - RAPR Assessment by a QEP – for projects within a riparian zone.
    - Environmental Assessment Certificate – required for large projects that could have significant environmental effects.
    - Water Licenses and Approvals – for projects involving water use, change in and about a stream, or construction like dams.
    - Land Development Approvals – for subdivision, rezoning, or development on agricultural land
    - Transportation Permit – for projects affecting provincial roads or highways.
    - Fish and Wildlife Permits – for projects that could impact fish habitats or wildlife.
  - National:
    - Fisheries Act Authorization – for projects that may result in harmful alteration, disruption, or destruction of fish habitat.
    - Canadian Environmental Assessment Act – for projects that fall under federal jurisdiction or have potential significant environmental effects.
    - Species at Risk Compliance – for projects that could affect species at risk or critical habitat.
- Timeline of development project provided.
- Meets all fire safety standards and building codes.
- Public consultation has occurred, and community stakeholders have been engaged.
- Legal obligations of public notices, meetings, and feedback collection has occurred.