



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.



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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.



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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.



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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.



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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.