



AGENDA

Regular Council Meeting

6:00 PM - Monday, January 12, 2026

Village of Fruitvale Council Chambers and Zoom Video Conference

Zoom Meeting: <https://us02web.zoom.us/j/3353726693>

Meeting ID: 335 372 6693

1. CALL TO ORDER

Mayor Startup called the meeting to order at 6:00 pm.

2. LAND ACKNOWLEDGEMENT

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

3. ADOPTION OF AGENDA

THAT the agenda be adopted as presented.

4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

5. ADOPTION OF MINUTES

a) Minutes of the Regular Council Meeting held on December 1, 2025

THAT the minutes of the regular Council meeting held December 1st, 2025 be adopted as presented.

6. CONSENT AGENDA

a) Proposed Bill M-216 - Village of Fruitvale response

b) City of Quesnel - letter of support PG - North Van Railway Engagement and Assessment

c) Beaver Valley Thriving Communities Society - Up To Snow Good

d) BC Communities in Bloom registration and invitation

e) Canada Community Building Fund - Community works fund payment 2025/2026 \$76,283

f) Sierra Club Defend the North Coast Tanker Ban and Protect Coast

THAT the For Information Only items be received as presented.

7. STAFF REPORTS

- a) Public Works - Report attached
- b) P. Dehnel, Chief Administrative Officer
- c) Chief Financial Officer - Report attached
- d) K. Friesen, Beaver Valley Youth Action Network Coordinator
- e) M. Stevens Financial Specialist - 2025 Building Permits

THAT the staff reports from the Public Works, Chief Administrative Officer, Chief Financial Officer, Beaver Valley Youth Action Network Coordinator and Financial Specialist be accepted as presented.

8. COUNCIL MEMBER AND COMMITTEE REPORTS

- a) Councillor Guesford –
- b) Councillor Halifax –
- c) Councillor Mason -
- d) Councillor Wenman - Report received
- e) Mayor W. Startup -

THAT the Council reports be received as presented.

9. CORRESPONDENCE REQUIRING ACTION

- a) Oath of Offices / Signing authority - CAO and CFO

THAT upon signing the Oath of Office to become the Village of Fruitvale Chief Administrative Officer/Corporate Officer, Patricia Dehnel be added as signing authority for the Village of Fruitvale.

THAT upon signing the Oath of Office as Village of Fruitvale Chief Financial Officer, Marcus Partridge remain a signing authority for the Village of Fruitvale.

10. UNFINISHED BUSINESS

- a) Creekside North Proposal

11. NEW BUSINESS

12. BYLAWS/POLICIES

- a) Rates and Fees, Charges Bylaw No. 991, 2025 - (sewer, garbage)

13. OPEN DISCUSSION

14. QUESTIONS FROM THE PUBLIC RELATED TO AGENDA
ITEMS (10-MINUTE MAX)

15. ADJOURNMENT

- a)

THAT the meeting adjourn at (enter time) pm.



MINUTES

Regular Council Meeting

6:00 PM - Monday, December 1, 2025

Village of Fruitvale Council Chambers and Zoom Video Conference

Minutes of the Regular Council of the Village of Fruitvale Council held on Monday, December 1, 2025 in the Village of Fruitvale Council Chambers and Zoom Video Conference

PRESENT: Mayor W. Startup, Councillor Guesford, Councillor Halifax, Councillor Mason, and Councillor Wenman

EXCUSED:

STAFF: Chief Administrative Officer P. Dehnel, Chief Financial Officer M. Partridge, and Recording Secretary T. Gallamore

PUBLIC: None

1. CALL TO ORDER

Mayor Startup called the meeting to order at 6:00 pm.

2. LAND ACKNOWLEDGEMENT

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

3. ADOPTION OF AGENDA

RES-183-2025

Moved by Guesford

Seconded by Wenman

THAT the agenda be adopted as presented.

CARRIED

4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

5. ADOPTION OF MINUTES

A. Minutes of the Regular Council Meeting held on November 3, 2025

RES-184-2025

Moved by Wenman

Seconded by Guesford

THAT the minutes of the regular Council meeting held November 3, 2025 be adopted as presented.

CARRIED

B. Minutes of the Committee of the Whole meeting held November 17, 2025

RES-185-2025

Moved by Guesford

Seconded by Wenman

THAT the minutes of the Committee of the Whole meeting held November 17, 2025 be adopted as presented.

CARRIED

C. Minutes of the Special Council Meeting held on November 17, 2025

RES-186-2025

Moved by Guesford

Seconded by Wenman

THAT the minutes of the Special Council Meeting held on November 17, 2025 be adopted as presented.

CARRIED

6. CONSENT AGENDA

A. For Information Only

- a) AKBLG – Call for resolution – 2026
- b) Bill M 216 – 2025 Professional Reliance Act

RES-187-2025

Moved by Halifax

Seconded by Mason

THAT the Village of Fruitvale send a letter to the Minister of Housing and Municipal Affairs expressing concerns on the proposed Bill M 216 – 2025 Professional Reliance Act

CARRIED

RES-188-2025

Moved by Halifax
Seconded by Mason

THAT the For Information Only items be receive as presented.

CARRIED

B. Resolutions from In Camera November 3, 2025

IC-RES-11-2025

Moved by Halifax
Seconded by Guesford

That Councillor Wenman be appointed the Village of Fruitvale representative RDKB Director for 2026.

CARRIED

IC-RES-12-2025

Moved by Wenman
Seconded by Halifax

That Councillor Guesford be appointed the Village of Fruitvale alternate representative RDKB Director for 2026.

CARRIED

IC-RES-13-2025

Moved by Wenman
Seconded by Halifax

That Resolutions IC-RES-12-2025 and IC-RES-13-2025 be moved to open meeting.

CARRIED

7. STAFF REPORTS

A. K Friesen, Beaver Valley Youth Action Network Coordinator

B. P. Dehnel, Chief Administrative Officer

RES-189-2025

Moved by Halifax
Seconded by Guesford

THAT the staff reports from K. Friesen, and P. Dehnel be accepted as presented.

CARRIED

8. COUNCIL MEMBER AND COMMITTEE REPORTS

Council Member Reports

Councillor C. Guesford – spoke to her report

Councillor K. Halifax – spoke to her report

Councillor J. Mason – no report

Councillor B. Wenman – spoke to his report

Mayor W. Startup – spoke to his report

RES-190-2025

Moved by Wenman
Seconded by Halifax

THAT the Council reports be received as presented.

CARRIED

9. CORRESPONDENCE REQUIRING ACTION

10. UNFINISHED BUSINESS

11. NEW BUSINESS

A. Water System Operating Agreement

RES-191-2025

Moved by Wenman
Seconded by Guesford

THAT the Village of Fruitvale approve the Water System Operating Agreement for the 2026-2030 term.

CARRIED

12. BYLAWS/POLICIES

- A.** Five Year Financial Plan Amendment Bylaw No. 989, 2025

RES-192-2025

Moved by Halifax

Seconded by Guesford

THAT the Village of Fruitvale Five Year Financial Plan (2025-2029) Amendment Bylaw No. 989, 2025 be reconsidered and adopted.

CARRIED

- B.** Rates and Fees, Charges Bylaw No. 991, 2025

RES-193-2025

Moved by Wenman

Seconded by Guesford

THAT the Village of Fruitvale Rates, Fees and Charges (sewer, garbage) Amendment Bylaw No. 991, 2025 be introduced and read a first, and second reading.

CARRIED

- C.** Council Procedures Amendment Bylaw No. 990, 2025

RES-194-2025

Moved by Wenman

Seconded by Halifax

THAT the Village of Fruitvale Council Procedures Amendment Bylaw No. 990, 2025 be reconsidered and adopted.

CARRIED

13. OPEN DISCUSSION (10 MINUTE LIMIT)

CFO Partridge discussed Water Capital, Sewer Treatment Plant and garbage.

14. NOTICE OF MOTION

**15. QUESTIONS FROM THE MEDIA/PUBLIC RELATED TO
AGENDA ITEMS**

16. IN CAMERA SESSION

A. Land

RES-195-2025

Moved by Wenman
Seconded by Halifax

THAT Council recess the regular meeting and move to a closed session pursuant to Community Charter Section 90(1) (k) negotiation and related discussion respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; at 6:46 pm

CARRIED

Recording Secretary Gallamore excused at 6:46 pm.

RES-196-2025

Moved by Wenman
Seconded by Mason

THAT the regular meeting reconvene at 7:25 pm.

CARRIED

RES-197-2025

Moved by Wenman
Seconded by Mason

That staff be directed to review the Zoning Bylaw and Official Community Plan concerning future development of Creekside North Park.

CARRIED

RES-198-2025

Moved by Wenman
Seconded by Mason

That staff be directed to prepare to update the Official Community Plan in 2026 with the goal to adopt a new OCP in 2027.

CARRIED

7. ADJOURNMENT

RES-199-2025

Moved by Wenman

THAT the meeting adjourn at 7:27 pm.

Chief Administrative Officer

Mayor



THE CORPORATION OF
THE VILLAGE OF FRUITVALE
In the "HEART OF THE BEAVER VALLEY"

OFFICE OF THE MAYOR

January 6, 2026

Dear Minister Boyle:

Re: Proposed Bill M-216 – Professional Reliance Act

At the Village of Fruitvale Regular Council meeting held on December 1, 2025, Council passed the following resolution:

THAT the Village of Fruitvale send a letter to the Minister of Housing and Municipal Affairs expressing concerns on the proposed Bill M 216 – 2025 Professional Reliance Act

The Village appreciates the Province's commitment to improving housing delivery and development processes; however, we share significant concerns about this Bill and its implications for local governance, public safety, and democratic accountability.

1. Implications for Local Governance

a. Lack of Consultation and Unusual Legislative Path

Bill M-216 introduces sweeping changes to municipal authority without prior consultation with local governments or the Union of BC Municipalities. This bypasses established engagement processes and raises concerns about transparency and due process. Structural governance reforms of this magnitude are typically introduced through government legislation with Cabinet review and intergovernmental consultation—not as a Private Member's Bill.

b. Practical and Legal Contradictions

The Bill assumes that one registered professional can replace the multidisciplinary expertise of local government teams—planners, engineers, fire prevention staff, transportation analysts, and environmental specialists. No such designation exists, nor does a liability framework to ensure accountability.

Post Office Box 370, 1947 Beaver Street
Fruitvale, BC V0G 1L0
Cell: 250-921-5575 Village Office Phone: 250-367-7551 / Fax 250-367-9267
Email: mayor@village.fruitvale.bc.ca General Email: info@village.fruitvale.bc.ca

c. Inefficiencies and Delays

The dispute resolution mechanism—referring concerns to the Superintendent of Professional Governance—will likely create bottlenecks and delays, exacerbating the very issues the Bill seeks to resolve. This office is not equipped to adjudicate technical disputes across 161 municipalities and 27 regional districts.

2. Public Safety

a. Risks to Public Safety, Environment, and Liability

Local review processes exist to safeguard public health, infrastructure integrity, and environmental sustainability. Village staff routinely identify errors in professionally prepared plans. Eliminating these checks introduces unacceptable risks. While the Bill attempts to limit municipal liability, legal experts caution that municipalities could still face costly litigation if professionals or their firms become insolvent—ultimately leaving taxpayers to bear the burden of any shared liability claims.

3. Democratic Accountability

a. Erosion of Local Authority and Democratic Oversight

The Bill mandates that municipalities accept submissions from certifying professionals without the ability to require peer review. This removes critical local oversight and shifts decision-making from democratically accountable bodies to private actors whose primary duty is to their clients, not the broader public interest. Efficiency must not come at the expense of democracy.

Our Request

The Village of Fruitvale urges the Province to withdraw Bill M-216 and recommit to a transparent, collaborative process with local governments. We support efforts to streamline approvals and deliver housing, but these goals must be achieved without compromising public safety, environmental protection, and democratic accountability.

Sincerely,



Wes Startup
Mayor

Village of Fruitvale



Office of Mayor and Council

December 18, 2025

Via email: ben@northerndevelopment.bc.ca

Ben Campbell, CEO
Northern Development Initiative Trust
301 – 1268 Fifth Avenue,
Prince George, BC
V2L 3L2

**Re: Letter of Support - Prince George–North Vancouver Railway Engagement
and Assessment**

Dear Mr. Campbell;

At the December 16, 2025, Regular Meeting of Quesnel City Council, Council resolved:

J.2) Railroad from Prince George to North Vancouver - Mayor Paull to discuss

26-06-44 MOVED Councillor Vik, Seconded Councillor McKelvie and resolved:
THAT Council direct staff to prepare a letter to Northern Development
Initiative Trust in support of their granting the funding necessary to
conduct the study to save the Prince George to North Vancouver railroad.

CARRIED UNANIMOUSLY

Quesnel City Council supports the funding request to Northern Development Initiative Trust for the proposed assessment of the Prince George to North Vancouver rail corridor, including the section CN plans to return to BC Rail in July 2026.

This line from Vancouver to Prince George not only has benefits for freight, but also for passenger movement, taking into account the Rocky Mountaineer that stops overnight in Quesnel. The restoration of this rail line would enhance passenger travel, especially given the Rocky Mountaineer's existing overnight stop in Quesnel. Building on this established tourism connection, renewed rail service would improve mobility between communities, support local businesses that benefit from increased visitor traffic, and offer residents a reliable alternative to long highway trips.

The restoration of passenger rail service along the Prince George and North Vancouver corridor would significantly enhance mobility for Indigenous communities throughout the region. Many Nations are dispersed across vast distances, and reliable transportation is

Mayor Ron Paull

Councillors Scott Elliott, Tony Goulet, Debra McKelvie, Laurey-Anne Roodenburg, Martin Runge, Mitch Vik,

410 Kinchant Street, Quesnel, BC V2J 7J5 • Phone: 250-991-7477 • Fax: 250-991-7496 • quesnel.ca

Executive Assistant: Laura Long



essential for accessing education, health care, cultural events, and inter-community gatherings. Improved passenger service would support stronger connections between Indigenous communities, foster greater participation in regional economic and cultural activities, and contribute to long-term reconciliation efforts by honouring Indigenous needs for safe and dependable transportation.

On behalf of Quesnel City Council, please give favourable consideration to the Prince George–North Vancouver Railway Engagement and Assessment.

Thank you for your time,

Mayor Ron Paull
City of Quesnel

Cc:
BC Municipalities and Regional Districts
reception@lhtako.com
BandAdmin@nazkoband.ca
bandmanager@esdilaghfn.com
bandadministrator@lhooskuz.com

BEAVER VALLEY
THRIVING COMMUNITIES
— SOCIETY —



January 8, 2026

RE: "Up to Snow Good"
Saturday Feb 07, 2026
11:00 am to 2:00 pm
Fruitvale Family (Haines) Park

The Beaver Valley Thriving Communities Society is please to once again host our annual "Up to Snow Good" event following the successes of the past several years. This fun filled FREE community event brings people of all ages together to enjoy some of winter's favourite outdoor activities.

Promoting a healthy lifestyle is one of the core mandates of our society there is no better way to do so than by encouraging residents to get outside and enjoy everything a Kootenay winter has to offer. Our Society supports programs, healthy activities, socially inclusive events and educational opportunities that enhance the lifestyle for all residents in the Beaver Valley.

"Up to Snow Good" will feature something for everyone - from snowshoe races and tug of war for the older youth and adults, to sliding, sledding and snow painting for the younger children. The concession will be open, offering hotdogs, popcorn, cotton candy, juice and water, all available by donation. We will also be giving away a variety of participation prizes including crazy carpets, winter toys, snowshoes, BV Cross Country Ski passes, BV Nitehawks gear and game tickets.

We have booked the park through BV Recreation and are now respectfully requesting permission from the Village for the use of the concession facilities, as well as any additional assistance that may be required at the park.

We look forward to hosting another successful and inclusive community event for the residents of the valley. Should you have any questions or require further information, please do not hesitate to contact me at 250-921-5434 or at dimelnyk@shaw.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deb Melnyk'.

Deb Melnyk
Secretary

Beaver Valley Thriving Communities Society | c/o Box 157, Fruitvale BC V0G1L0









DEADLINE March 31, 2026

BC Communities in Bloom 2026 PROVINCIAL EDITION REGISTRATION FORM

MUNICIPALITY (PLEASE PRINT)	TOTAL POPULATION	MAYOR
NAME OF MUNICIPAL CONTACT	POSITION / TITLE	
ADDRESS	CITY	POSTAL CODE
()		
PHONE	MUNICIPAL CONTACT EMAIL	
NAME OF COMMUNITY CONTACT OR LOCAL CIB CHAIR	WEBSITE ADDRESS FOR COMMUNITY	
()		
PHONE	COMMUNITY CONTACT/CHAIR E-MAIL	
PROGRAM OPTIONS (indicate your level of participation)		
REGISTRATION FEE Based on Population Size:		
<input type="checkbox"/> GROW - MODIFIED EVALUATION 3-Criteria Results are based on an in-person evaluation. Community is awarded a Certificate and Report. See page 2 for more details.	<input type="checkbox"/> Up to 1000 - \$ 375 <input type="checkbox"/> 1001 to 2000 - \$ 450 <input type="checkbox"/> 2001 to 5000 - \$ 500 <input type="checkbox"/> 5001 to 10,000 - \$ 600 (Plus 5% GST)	<input type="checkbox"/> 10,001 to 20,000 - \$ 700 <input type="checkbox"/> 20,001 to 50,000 - \$ 800 <input type="checkbox"/> 50,001 to 100,000 - \$ 925 <input type="checkbox"/> 100,000+ - \$1150 (Plus 5% GST)
<input type="checkbox"/> BLOOM - FULL EVALUATION 6-Criteria Results are based on an in-person evaluation. Community is awarded a BLOOM RATING and 18-page Report. See page 2 for Awards and more details.	<input type="checkbox"/> Up to 1000 - \$ 500 <input type="checkbox"/> 1001 to 2000 - \$ 600 <input type="checkbox"/> 2001 to 5000 - \$ 675 <input type="checkbox"/> 5001 to 10,000 - \$ 800 (Plus 5% GST)	<input type="checkbox"/> 10,001 to 20,000 - \$ 925 <input type="checkbox"/> 20,001 to 50,000 - \$1025 <input type="checkbox"/> 50,001 to 100,000 - \$1225 <input type="checkbox"/> 100,000+ - \$1525 (Plus 5% GST)
<input type="checkbox"/> FRIENDS - NON-EVALUATED Half of Full Evaluation Registration Fee based on population size noted above. Recognition category for past CiB communities who do not want an evaluation but want to continue showing their support for their CiB initiatives and the BC Communities in Bloom provincial program. See page 2 for more details		
AMOUNT ENCLOSED Population Fee + 5% GST = \$ GST # 8446 03670 RT0001		
PLEASE INVOICE US AT <input type="radio"/> Above Address or		
MAIL FORM & FEE TO BC Communities in Bloom c/o 4451 212 Street, Langley, BC V3A 7Z8 ← Please note updated mailing info		
OR PAY BY CREDIT CARD at www.bccib.ca NOTE: Please also email completed form to Catherine at c.kennedy@telus.net		
CANCELLATION POLICY Before May 30th a \$50.00 fee may be charged, after that, all registration fees are non-refundable.		
CONTACT Catherine Kennedy, Executive Director c.kennedy@telus.net (604) 576-6506 www.bccib.ca		

The BC Communities in Bloom program provides a proven process to help municipalities inspire their residents and businesses around a positive message of 'Growing Great Places Together'.

EVALUATED OPTIONS		AWARDS			
	GROW MODIFIED EVALUATION – 3 Criteria Only <ul style="list-style-type: none">For first time, smaller or returning municipalities who want a simpler CiB option.Participants may choose any 3 criteria to be evaluated OR choose a theme.Host a pair of judges. (shortened tour day) – see additional details for more info. ENHANCEMENT: Community Appearance Landscape Areas Plant & Floral Displays CONSERVATION: Environmental Action Heritage Conservation Tree Management	Awarding Certificate and Report with no Bloom Rating Eligible to Win a Criteria Award*			
	BLOOM FULL EVALUATION – all 6 Criteria. <ul style="list-style-type: none">Open to all Municipalities wanting the full program experience and its many benefits.Gain social value from the community involvement elements of the program.5-Bloom Winners receive special recognition.Future entry point for National and International Communities in Bloom competition.Host a pair of judges. (2-hr first day, 7-hr tour day) EVALUATION CRITERIA: Community Appearance Environmental Action Heritage Conservation Tree Management Landscape Areas Plant & Floral Displays	Awarding Blooms  Eligible to Win a Criteria Award* Or Outstanding Community Involvement Trophy			
*SPONSORED CRITERIA AWARDS recognize outstanding achievement in specific evaluation criteria or to encourage communities working towards 5-Blooms. British Columbia Communities in Bloom values its relationship with our sponsors; we thank them for their support.					
COMMUNITY RECEIVES: <ul style="list-style-type: none">Getting Started Package of Information.Evaluation by a pair of trained BC CiB Judges.Evaluation Report with Comments & Suggestions.Rating Certificate (Blooms only for full evaluated program).5-Bloom Winners receive special recognition.Profile on newsletter, press releases, www.bccib.ca website and Gardens BC tourism website.		PROGRAM BENEFITS: <ul style="list-style-type: none">Strengthens community pride for residents and businessesCollaborative, creates opportunities to celebrate volunteersEnhances enjoyment and value of green spacesHighlights climate action initiativesContributes to a healthy social & economic lifestyleProfile for best features of the CommunityMeasurable results with year over year benefits			
ADDITIONAL DETAILS: <ul style="list-style-type: none">Grow a local ‘in Bloom’ committee to build collaboration with residents, businesses, service clubs and a municipal rep. (Councillor, Public Works, Administration or Parks & Recreation staff).Plan to meet online mid-season with Provincial CiB Judges with a Virtual Check Up on how to support your CiB efforts.Develop a basic budget to cover registration fee and to create community wide CiB awareness projects, i.e.: parades, tidy up days. Consider planning some fundraising events too. Document volunteer contributions.Create a Community Profile Document to capture components judges may not see in person. Plan a judge’s tour to view community in the 3 or 6 evaluation criteria. (Once registered, additional information is provided in the Getting Started Package).Host 2-judges in 2nd week of July (TBC), in separate rooms (Hotel, B&B or Billeting if certain conditions can be met), with meals during evaluation day. Expect to host two nights minimum, some factors will necessitate +/- night and will be determined asap.Communities will be presented a Certificate and a Report at the Provincial Awards in the fall. (Event details to be confirmed)Evaluating three or six criteria, the report creates a benchmark score to celebrate successes and for future improvements.					
NON-EVALUATED OPTIONS					
	FRIENDS For communities that want recognition for ongoing CiB initiatives but want to take time off from evaluation. (see form front) Bonus: this category is encouraged to provide a Showcase.		MEMBERSHIP (requires separate form) – The BC CiB organization represents all areas of the province, if you would like more information go to our website’s Volunteer page.		(requires separate form)
Photo disclaimer: Submitted photos give authorization to BC Communities in Bloom to use at their discretion for program promotion.					



November 27, 2025

Mayor and Council,

Please accept this invitation to be part of the **2026 BC Communities in Bloom (BC CiB) Program**.

For three decades, the CiB program has provided a framework to inspire local collaboration through an established set of evaluation criteria. Participants wanting to activate community engagement have found the CiB process useful for improving social, environmental and economic aspects of the community.

The evaluation components of the program are adjusted according to the participant's population size and resources, while also appreciating local geographical challenges. There are several participation levels from gradual entry into the evaluation process to non-evaluated options.

Communities in Bloom is a grassroots program where everyone wins, and any type of community can be involved! BC CiB is proud to connect, educate, and inspire communities across British Columbia as they participate in CiB.

We would be happy to provide more information about this year's program, please contact me by phone at (604) 576-6506, or by email at catherine.bccib@gmail.com.

Please see the attached 2026 Provincial Registration Form, registration deadline is March 31.

Kind regards,

Catherine Kennedy,
Executive Director

BC COMMUNITIES IN BLOOM

c/o 4451 212 Street, Langley, BC V3A 7Z8 | 604 576-6506

The BC CiB program provides a proven process to help municipalities inspire their residents and businesses around a positive message of 'Growing Great Places Together'



December 12, 2025

Mayor Wes Startup and Council
Village of Fruitvale
Box 370
Fruitvale, BC V0G 1L0

Dear Mayor Wes Startup and Council:

**RE: CANADA COMMUNITY-BUILDING FUND: SECOND COMMUNITY WORKS FUND
PAYMENT FOR 2025/2026**

I am pleased to advise that UBCM is in the process of distributing the second Community Works Fund (CWF) payment for fiscal 2025/2026. An electronic transfer of \$76,283 is expected to occur in December 2025. This payment is made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Canada Community-Building Fund can be found on our [website](#).

For further information, please contact Canada Community-Building Fund Program Services by e-mail at ccbf@ubcm.ca or by phone at 250-356-5134.

Sincerely,

A handwritten signature in grey ink, appearing to be 'CR', representing Councillor Cori Ramsay.

Councillor Cori Ramsay
UBCM President

PC: Marcus Partridge, Chief Financial Officer

From: David Quigg <DavidQ@Sierraclub.bc.ca>

Sent: Thursday, December 4, 2025 12:47 PM

Subject: Motion to stand with Coastal First Nations - re Tanker Ban and N.C. pipeline

Dear Mayor and Council,

Our coastal communities are connected, vital to our shared economy, and need protection from oil spills.

I'm writing to request that you table the motion: **Defend the North Coast**

Tanker Ban and Protect B.C.'s Coast at the next Council meeting. Please find the motion [here](#) (recently passed by Saanich and Victoria).

Timing: Mark Carney and Danielle Smith have jointly agreed on a MOU for a new bitumen pipeline to the B.C. coast despite the opposition from Coastal First Nations and the B.C. Government. Alberta, as the current proponent of this pipeline, will present its plan for the pipeline to the Major Projects Office for expedited review by July 1.

Why: This motion reaffirms [Coastal First Nations](#), [local government](#), [BC government](#), [UBCM](#), and [Assembly of First Nations](#) support for the 2019 federal tanker ban on B.C.'s North Coast and calls on the federal governments to:

- Uphold and fully enforce the tanker ban to protect our shared coast
- Oppose any new northern oil pipelines and associated tanker traffic.
- Invest in clean, renewable energy that creates sustainable jobs and protects coastal ecosystems.

Tabling this motion would send a message to the Federal government, and show support for the BC government's position, that Coastal Communities support the hard-won North Coast tanker ban that **protects billions of dollars' worth of marine economy and invaluable ecosystems for all.**

In this link

<https://docs.google.com/document/d/14THca1feHRRxL1brQjzxf440VuShAGxIDl6XoWqsWzE/edit?usp=sharing>

please find:

- A draft motion
- Staff report summary
- Sample letters to PM Carney and Premier Eby

Supporting you

Sierra Club BC would be grateful to work with you to help get this important motion passed at council.

Please get in touch with David Quigg: DavidQ@sierraclub.bc.ca

What support could look like:

- Community members writing to support the motion.
- Presenting at an upcoming council meeting on the importance of upholding the tanker ban and why it matters to all of us who share the coast.
- A press release like [this one](#) for Saanich.
 - We could work together on quotes emphasizing why this is important to you and your community.

Summary and Background

In 2019, after decades of public engagement and advocacy by Indigenous nations, local governments, community groups, and residents, the Government of Canada passed the Oil Tanker Moratorium Act (Bill C-48). This legislation prohibits large oil tankers carrying crude oil and certain persistent oils from docking, loading or unloading at ports along B.C.'s North Coast, including Haida Gwaii, Dixon Entrance, Hecate Strait and Queen Charlotte Sound.

Along with Coastal First Nations, the BC government has emphatically restated their [support](#) for the tanker ban saying, "Protecting our coast is not a barrier to economic prosperity – it is the source of it."

It is critical to protecting:

- Wild salmon, herring, halibut, and other fisheries that sustain coastal communities;
- Marine mammals, including orcas and humpback whales;
- The region's tourism and seafood industries; and
- Cultural and economic livelihoods of Indigenous nations and local communities.

Recently, Alberta Premier Danielle Smith and oil industry proponents have signalled renewed interest in proposing a northern oil pipeline, which would rely on tanker access to B.C.'s North Coast. This raises concerns about reversing hard-won environmental protections and increasing the risk of catastrophic oil spills.

Prime Minister Mark Carney has stated that a new pipeline project to B.C.'s North Coast is "highly, highly likely" to be deemed a nationally significant project. B.C. communities have consistently voiced strong opposition to oil tanker expansion on the North Coast, instead supporting clean energy solutions that create long-term, sustainable jobs without endangering marine ecosystems. P.M. Carney has stated he will not advance new pipeline projects in provinces that do not support them.

By adopting the attached motion your municipality or regional district would:

- Reaffirm local government commitment to protecting the unparalleled ecological and cultural value of B.C.'s North Coast;

- Demonstrate support for Indigenous nations, local communities, and businesses who depend on healthy marine ecosystems; and
- Urge the federal governments to uphold the North Coast tanker ban and reject new northern oil pipeline proposals.

I look forward to hearing from you at your earliest convenience about advancing this important [motion](#) and to keep track of the local governments joining the call for a spill-free coast.

Please keep me in the loop at DavidQ@sierraclub.bc.ca or 250-268-8995.

Thank you for your support in helping protect our shared coast for current and future generations.

With gratitude,

David



David Quigg
Organizer

Lekwungen Peoples Territory
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THE CORPORATION OF THE VILLAGE OF FRUITVALE

PUBLIC WORKS DEPARTMENT

P.O. Box 370, 1840 Highway 3B

Fruitvale, BC V0G1L0

Ph.: 250-367-6162

Fax: 250-367-6190

E-mail: jstartup@village.fruitvale.bc.ca

Public Works Report

Date: January 7, 2026
To: CAO T. Dehnel
From: Public Works Foreman J. Startup
Subject: **Public Works Report**

The following is a summary of important items Public Works has been involved with recently:

1. Winter Stats

A. Seasonal (to end of December 2025)

- **3cm** average snowfall amount
- 7 dispatches of equipment
- December accumulation of **21.5cm** is lowest since recording began
- November-December accumulation of **29.5cm** is lowest since recording began

B. Annual

- 2025 Snow Accumulation total of **90.5cm** is second lowest total since recording began.
- Lowest was 2023 @ 64.5cm
- Average annual snowfall amount is approximately 167cm

	Jan	Feb	Mar	Nov	Dec	Total
2008	---	---	---	3.50	153.00	156.5
2009	82.00	26.00	5.00	0.00	43.00	156.0
2010	31.50	0.00	0.00	43.00	51.00	125.5
2011	70.00	47.00	18.00	43.50	22.00	200.5
2012	50.50	56.50	16.50	8.00	59.50	191.0
2013	43.50	20.00	4.00	11.00	58.00	136.5
2014	49.00	30.50	23.00	25.00	22.50	150.0
2015	64.50	8.00	2.00	31.00	61.00	166.5
2016	57.00	8.00	0.00	0.00	90.50	155.5
2017	29.00	78.00	3.50	31.00	82.00	223.5
2018	80.00	51.00	8.00	10.00	64.50	213.5
2019	44.50	85.00	19.00	3.50	49.00	201.0
2020	102.00	20.50	5.00	43.00	44.00	214.5
2021	43.00	26.00	0.00	20.50	81.00	170.5
2022	61.50	21.50	3.50	41.00	98.50	226.0
2023	6.50	24.00	2.00	3.00	29.00	64.5
2024	66.00	24.00	14.00	16.50	38.00	158.5
2025	36.00	17.00	8.00	8.00	21.50	90.5
2026	5.00					5.0
Max	102.00	85.00	23.00	43.50	153.00	226.00
Min	6.50	0.00	0.00	0.00	21.50	64.50
Average	53.91	31.94	7.74	18.97	59.33	166.69



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2. Windstorm- December 17th

- A. Severe wind caused community wide carnage resulting in numerous sites to be closed for public safety concerns such as downed power lines and poles, fallen trees and scattered debris
 - I. Activate in-house emergency response
 - II. Utility systems monitoring and limited operation during power outage @ STP/WTP/Pump houses/Lift Stations/Facilities
 - III. Multiple road closures due to fallen trees and downed power lines
 - IV. Coordinate communications with admin staff, stakeholders and residents
 - V. Coordinate with FortisBC Electric and RDKB Emergency Management Team
- B. Post Storm Effects
 - I. Road closure for multiple days
 - II. Damage to Creekside Park handrail
 - III. Trees and debris to be cleared
 - IV. Damage to HVAC RTU's @ FMC

3. Sewer

- A. STP
 - I. Federal WSER Un-ionised Ammonia temporary authorisation pending
 - II. Winter environmental monitoring continues with good results
 - III. Pond weed causing operational concerns
 - IV. 2025 Operating Plan updated being finalized

Regards,

Jason



**THE CORPORATION OF
THE VILLAGE OF FRUITVALE**

In the "HEART OF THE BEAVER VALLEY"

CAO DEHNEL REPORT

CAO Report for Council Meeting held on January 12, 2026

Staff	<ul style="list-style-type: none"> Regional power outage on December 17 – Thank you to public works and office staff for keeping our community safe. CFO and CAO updated contracts signed to begin January 1, 2026 Christmas office closure to be December 25 to January 2. Office reopened on January 5. Happy 2026!
CAO Meetings / Workshops	<ul style="list-style-type: none"> Dec 1 – Council Meeting Dec 2 – BV Water System Operator Meeting Dec 4 – Review of Fruitvale School Site next steps meeting Dec 8 - Blizzard Mountain monthly meeting – wrapping up Dec 9 – office staff Icompass workshop Dec 10 – BYN contract review with CBT Dec 11 – staff meeting North Creekside Park workplan Dec 15 – bargaining Dec 19 -Jan 2 holidays Jan 5 -team meeting Jan 6 – market rental housing concept discussion Jan 6 - Four Party Agreement re 96 Deadmarsh Ave
Other / Projects	<ul style="list-style-type: none"> Continued discussions with property owners concerning planning matters/property inquiries Prepare Council Agenda January 12

Recommendation:

That the CAO's January 12, 2026 Report be received for information.

Patricia Dehnel
Chief Administrative Officer

Council Update until December 31, 2025

Revenue	2025 BUDGET	2025 ACTUAL	2025 % SPENT	2025 BUDGET REMAINING
Property Taxes	-1,244,052	-1,250,064	100%	-6,012
Grants in Lieu of Taxes	-36,668	-36,824	100%	-156
Franchise Fees	-20,606	-20,606	100%	0
Grants from Prov & Local Gov't	-730,218	-749,806	103%	-19,588
Sales of Goods and Services	-26,700	-45,042	169%	-18,342
User Fees	-85,356	-80,646	94%	4,710
Internal Transfers	-84,688	0	0%	84,688
Cost Recoveries, Permits, Donations	-139,846	-69,581	50%	70,265
Reserve Transfers	-87,886	0	0%	87,886
Collections for Other Agencies	-2,349,069	-2,353,077	100%	-4,008
Waste Water User Fees	-498,257	-498,741	100%	-484
Waste Water Parcel Tax	-419,100	-418,750	100%	350
Waste Water Grants from Prov & Local Gov't	0	0	0%	0
Waste Water Reserve Transfers	0	0	0%	0
Water Grants from Prov & Local Gov't	-612,093	-443,714	72%	168,379
Water Capital Grants from Prov & Local Gov't	-775,000	0	0%	775,000
TOTAL REVENUE	-7,109,539	-5,966,853		1,142,686

Expenses	2025 BUDGET	2025 ACTUAL	2025 % SPENT	2025 BUDGET REMAINING
Council	115,860	60,397	52%	-55,464
Finance and Corporate Services	871,650	796,965	91%	-74,685
Facilities	62,122	66,286	107%	4,164
Protective Services	31,800	26,328	83%	-5,472
Public Works	489,628	383,517	78%	-106,111
Storm Drains	39,815	25,894	65%	-13,921
Community Services	27,800	14,574	52%	-13,226
Planning & Development	175,556	136,812	78%	-38,744
Parks & Recreation	341,602	301,917	88%	-39,685
Interest on Long-Term Debt	59,500	43,199	73%	-16,301
Long-Term Debt Repayment	44,700	46,624	104%	1,924
Transfer to Capital Reserves	91,620	0	0%	-91,620
Transfer to Non-Capital Reserves	16,550	8,384	51%	-8,166
Transfer to Waste Water Capital Reserve	500	219,405	43881%	218,905
Collection for Other Agencies	2,349,069	1,630,250	69%	-718,819
Solid Waste	35,117	26,136	74%	-8,981
Cemetery	52,700	45,150	86%	-7,550
Waste Water	497,757	279,337	56%	-218,420
Waste Water Interest on Long-Term Debt	10,500	10,500	100%	0
Waste Water Long-Term Debt Repayment	7,882	7,882	100%	0
Waste Water Transfer to Reserves	400,718	400,388	100%	-350
Water	612,093	442,054	72%	-170,039
Water Capital	775,000	137,572	18%	-637,428
TOTAL EXPENSE	7,109,539	5,109,550		-1,999,989
TOTAL OPERATING REVENUE OVER EXPENSES	0	857,303		857,303

Capital Requirements

	2025 BUDGET	2025 ACTUAL	2025 % SPENT	2025 BUDGET REMAINING
Transfer from Waste Water Operating Surplus	-500	-219,405	43881%	-218,905
Transfer from Deferred Wastewater Revenue	-241,602	0	0%	241,602
Wastewater Capital Grants	0	0	0%	0
Transfer from Wastewater Capital Reserves	-574,187	0	0%	574,187
Transfer from Current Wastewater Reserve	-400,718	-400,368	100%	350
Transfer from Deferred Revenue	-154,542	0	0%	154,542
Operating Transfers	-91,620	0	0%	91,620
General Capital Grants	-357,450	0	0%	357,450
Loan Proceeds/Bank Indebtedness	0	0	0%	0
Transfer from General Capital Reserves	-1,926,511	0	0%	1,926,511
Transfer from Fleet Reserves	0	0	0%	0
TOTAL CAPITAL REVENUE	-3,747,130	-619,773		3,127,357
	2025 BUDGET	2025 ACTUAL	2025 % SPENT	2025 BUDGET REMAINING
Wastewater Capital	1,217,007	1,012,630	83%	-204,377
Transfer to Future Wastewater Reserve	0	0	0%	0
General Capital	2,349,775	1,466,564	62%	-883,211
Transfer to General Capital Reserve	15,000	15,000	100%	0
Fleet Capital	165,348	77,003	47%	-88,345
Transfer to Fleet Reserves	0	0	0%	0
TOTAL CAPITAL EXPENDITURES	3,747,130	2,571,198		-1,175,932
TOTAL CAPITAL REVENUE OVER EXPENSES	0	1,951,425		1,951,425
TOTAL COMBINED REVENUE OVER EXPENSES	0	2,808,728		2,808,728
** Disclaimer ** - While most of the data entry for 2025 has been completed up to the above noted date, none of the 2025 year-end journal entries have been entered. As such, this report should be considered a DRAFT and should only serve for discussion purposes only.				



BEAVER VALLEY YOUTH ACTION NETWORK

c/o The Village of Fruitvale
1947 Beaver Street, PO Box 370
Fruitvale, BC V0G 1L0
Phone: 250-367-7551 / Fax: 250-367-9267
Email: beavervalleyyan@gmail.com

REPORT

Date: Jan 5, 2025
To: Mayor and Councillors
From: Kate Friesen, Youth Coordinator
SUBJECT: Beaver Valley Youth Action Network (BVYAN)

The following is a summary report of the BVYAN to the end of December 2025.

Dec 4 - Monthly BYN Coordinator Call

Had our monthly BYN meeting, this session we all talked about what we were currently working on and got some updates on Trust activities

Dec 4 - FES Visit

Stopped by the elementary school to update them on what we have going on!

Dec 4 - Drop in @ the Fruitvale Memorial Center

We had our first drop-in of the month, making it our first drop-in event at a different location. We had 10 youth attend.

Dec 6 - FAN Mapmaking Project Equipment

FAN had their previous facilitator drop out of their Map Making / Inclusive Communities: Advancing Youth Wellness project, and asked if I would be interested in taking it over. I agreed and also donated the use of some BVYAN equipment. (with FAN providing the supplies)

Dec 8 - FES Snowshovels

We are continuing to work with the FES Grade 7s to provide snowshoveling to members of our community. Whenever it snows, their teachers take them out to shovel 10 houses in the area. I learned through some youth that they had some shovels break last year, so I picked up 9 more to replace them.

Dec 10 - JL Crowe Visit

I visited JL Crowe Secondary with the Warfield, Rossland, and Trail YANs to share upcoming programming.

Dec 11 - Drop in @ the Fruitvale Memorial Center

We had our second drop-in of the month, and we had 10 youth attend.

Dec 12 - Game Night @ Camp Tweedsmuir

We had our first drop-in of the month, we had 5 youth attend, which was less than expected, but we had a good time. I also soft-launched a community Minecraft server, had around 5 youth using it as of now.

Dec 13 - Glow Skate @ the BV Arena

We unfortunately had 0 youth show up to this event, even though it was highly requested. We only had individually packed food, so I was able to save it for future events instead.

Dec 13 - Waneta Sunshine Rotary Christmas Social

I was invited to the Rotary Christmas Special located at Kootenay Kebab. It was lovely to meet the members I haven't been able to meet yet, and I was able to organize and briefly plan some events for the new year.

Dec 13/14 - Giftwrapping with RYAN @ Trail's Incredible Christmas Market

We joined the Rossland and Warfield YANs for giftwrapping to raise money for the Rossland YAN. We were there for 2 full days and even though it was really busy, we only ended up raising \$80, as well as sharing what events we had going on.

Dec 15 - Vinyl Stickers Creative Club

We unfortunately also had 0 youth show up to this event. As with the Glow Skate, I was able to save the food for the next event.

Dec 16 - Festive Glow Bowl

We also had a low turnout for this event, but we had 3 youth show up as well as a bunch of my volunteers, so we ended up turning it into a little social event instead to end off the year! We had prizes, food, and games.

Respectfully submitted,
Kate Friesen
BVYAN Coordinator

"PRACTISE RANDOM ACTS OF KINDNESS"



**The Corporation of the
VILLAGE OF FRUITVALE**
In the "HEART OF THE BEAVER VALLEY"
Memo

DATE: January 12, 2026
TO: Mayor and Village Council
FROM: Misti Stevens, Finance Specialist
SUBJECT: 2025 Building Permit Report

ANALYSIS SUMMARY:

A summary of the building Permit activities for the Village of Fruitvale in 2025 has been compiled. A spreadsheet has been set up to begin tracking activity.

In 2025 the RDKB collected a total of \$ 2,361.00 on behalf of the Village in permit revenue for the year. A total of \$182.00 was collected by the RDKB to cover the title search fees.

In 2025, the Village had one new residential home (SFD) Secondary Suite building permit issued. There were also permits for accessory structures, secondary suites, renos, renewal permits and additions. In 2025, the Village also saw institutional alterations of the middle school and a new sign installation at Liberty Foods.

OBSERVATIONS:

The Village intends to track these stats in future years to prepare a 5 year summary starting in 2029.

2025 PERMIT BREAKDOWN:

\$2,543.00	Total Fees Collected
\$ 182.00	Title Search Fees Collected by the RDKB
\$2,361.00	TOTAL VILLAGE PERMIT REVENUE

RECOMMENDATION:

That the 2025 Building Permit Year End Report be received for information.

Misti Stevens
Finance Specialist

VILLAGE OF FRUITVALE
FIVE YEAR BUILDING PERMIT SUMMARY: 2025 - 2029

RESIDENTIAL NEW - (SFD)			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025	30,000.00	13.00	0.00	210.00	223.00
2026					0.00
2027					0.00
2028					0.00
2029					0.00
	30,000.00	13.00	0.00	210.00	223.00

RESIDENTIAL NEW - (MFD)			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025					0.00
2026					0.00
2027					0.00
2028					0.00
2029					0.00
	0.00	0.00	0.00	0.00	0.00

RESIDENTIAL NEW - (MANUFACTURED)			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025					
2026					
2027					
2028					0.00
2029					0.00
	0.00	0.00	0.00	0.00	0.00

ADDITION / ALTER / REPAIR			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025	143,500.00	78.00	0.00	1,018.00	1,096.00
2026					0.00
2027					0.00
2028					0.00
2029					0.00
	143,500.00	78.00	0.00	1,018.00	1,096.00

ACCESSORY BUILDING ADDITION / ALTER / REPAIR			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025	45,650.00	65.00	0.00	363.00	428.00
2026					0.00
2027					0.00
2028					0.00
2029	45,650.00	65.00	0.00	363.00	428.00

COMMERCIAL ADDITION / ALTER / REPAIR			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025					
2026					
2027					
2028					0.00
2029					0.00
	0.00	0.00	0.00	0.00	0.00

VILLAGE OF FRUITVALE
FIVE YEAR BUILDING PERMIT SUMMARY: 2025 - 2029

INDUSTRIAL ADDITION / ALTER / REPAIR			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025					
2026					
2027					
2028					0.00
2029					0.00
	0.00	0.00	0.00	0.00	0.00

INSTITUTIONAL ADDITION / ALTER / REPAIR			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025	90,000.00	13.00	0.00	630.00	643.00
2026					0.00
2027					0.00
2028					0.00
2029					0.00
	90,000.00	13.00	0.00	630.00	643.00

RENEWAL			VILLAGE Fees		
YEAR	Construction Value	RDKB Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
2025	31,600.00	13.00	0.00	140.00	153.00
2026					0.00
2027					0.00
2028					0.00
2029					0.00
	31,600.00	13.00	0.00	140.00	153.00

TOTALS:					
	Construction Value	Village Fee	COT/Covenants	Permit Fees/Renewals	Total Fees
	340,750.00	182.00	0.00	2,361.00	2,543.00

340,750.00

182.00 :

Copy to Accounts	\$2,543.00
RDKB Fee	\$182.00
Pay to Village	\$2,361.00



**THE CORPORATION OF
THE VILLAGE OF FRUITVALE**

In the "HEART OF THE BEAVER VALLEY"

COUNCILLOR WENMAN REPORT

Council Report for Council Meeting to be held on Mon 12 Jan 2026

MEETINGS:

Mon 01 Dec 6pm - Council Meeting

COMMITTEES: Village Of Fruitvale

Mon 01 Dec 10am - HR Committee Meeting -In Camera – Councillor Guessford and Councillor Wenman - bargaining

Mon 15 Dec 9am – Bargaining – Councillor Wenman, CAO & CFO

RDKB

Wed 10 Dec – 4pm – Board Meeting

New Committee – Strategic Working Group – 1st meeting will cover capital funding options for RDKB – I will be Chair for the 1st Meeting.

WKRHD – This responsibility has been handed over to Catherine Ellison-Guessford

BVWS Water Operator Meeting

Nothing to report

LIAISONS:

Creekside Park Masterplan – Handed over to Karen Halifax

Haines Park Masterplan – No handover to Karen yet.

FMC Parking Masterplan – Draft 80% complete

ITEMS FOR DISCUSSION

Respectfully submitted,

Councillor Bill Wenman



**The Corporation of the
VILLAGE OF FRUITVALE**
In the "HEART OF THE BEAVER VALLEY"
Memo

DATE: January 5, 2026
TO: Mayor and Village Council
FROM: P. Dehnel, CAO
SUBJECT: Oath of Offices / Signing authority – CAO and CFO

ANALYSIS SUMMARY:

In December 2025, the Village signed contracts with the CFO and CAO for their on-going positions of employment. To honour the new contracts and reflect the offices held, Council will witness M. Partridge sign the CFO oath of office and P. Dehnel sign the CAO/Corporate Officer oath of office.

Further, a Council resolution is required to add P. Dehnel to official banking documents for the Village.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Local Government Act and Community Charter, set out on the regulatory and administrative structures, powers and abilities of municipalities to provide services that reflect their communities' needs and desires. Section 146 to 149 of the Community Charter establishes the powers to enact a bylaw for the officer positions and their functions, powers and duties.

P. Dehnel will take on the Chief Administrative Officer and Corporate Officer role.

M. Partridge will continue as the Chief Financial Officer.

The Chief Financial Officer and the Chief Administrative Officer are administrative signing authorities for the Village of Fruitvale.

RECOMMENDATION:

1. That upon signing the Oath of Office to become the Village of Fruitvale Chief Administrative Officer/Corporate Officer, Patricia Dehnel be added as signing authority for the Village of Fruitvale.
2. That upon signing the Oath of Office as Village of Fruitvale Chief Financial Officer, Marcus Partridge remain a signing authority for the Village of Fruitvale.


P. Dehnel
Chief Administrative Officer



**The Corporation of the
VILLAGE OF FRUITVALE**
In the "HEART OF THE BEAVER VALLEY"
Memo

DATE: January 7, 2026
TO: Mayor and Village Council
FROM: P. Dehnel, CAO
SUBJECT: Creekside North Park Plan

ANALYSIS SUMMARY:

Council Resolution December 1, 2025: *That staff be directed to review the Zoning Bylaw and Official Community Plan concerning future development of Creekside North Park.*

Property Review:

LOT 1 DISTRICT LOT 1236 KOOTENAY DISTRICT PLAN NEP19918 1.3 acres
Address: Columbia Gardens Road
Zoning: C1 zone – Village Centre Commercial
OCP designation Village Centre

Zoning Bylaw No 846, 2013

15.1 C1 – Village Centre Commercial
15.1.2 Principal Uses
ff) public parks

3.3 General Definitions

PUBLIC PARK means any public outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserve, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses. It includes all natural and man-made landscaping, facilities, playing fields, access, trails, buildings and structures consistent with the general purpose of public park land.

Property Land Use Conclusion:

Public Park is a permitted use in the C1 zone. The definition of public park is broad and includes reference to environmentally sensitive areas and walkways/trails. Site Plan for the Creekside North Park to include consideration of the *Beaver Creek Flood Risk Assessment* report and *Village of Fruitvale Active Transportation Network Plan*.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

- In 2020 the Village purchased the property with the funding assistance from the Columbia Basin Trust.
- A Beaver Creek Park Master Plan was initially presented to at the Committee of the Whole meeting of January 22, 2024. The Plan was updated and presented as the Creekside Park Masterplan on August 21, 2024.
- Council undertook public engagement in 2024 and worked with Cover Architectural to develop a preliminary vision for the park.

- Councillor Halifax now leads the Creekside Park Committee. In November, the Committee, staff and Area Director A met with Cover Architectural to discuss updating the site plan to incorporate arts, culture and memorial features in a public gathering space. The site plan is expected to maximize greenspace and incorporate landscape features to address flooding prone area as well as show an event space concrete pad and combined utility/washroom building.
- Cover Architectural has submitted a proposal to finalize site plan drawing / construction drawings for building permit application for construction to begin by summer of 2026.

COSTS AND BUDGET IMPACT:

- Area A Director has offered to provide \$200,000 in partnership with the Village of Fruitvale to aid in development of Creekside North park.
- In 2024, Cover Architecture prepared a high level concept vision of Creekside North Park for a fee of \$7000. As the cost to implement the concept was untenable, the committee recently met with Cover Architecture to discuss a new vision for Creekside North Park with lower implementation costs.
- A "Beaver Creek Park North Planning" Proposal has been received from Cover Architecture Collaborative to develop a site plan / construction drawings for the fee of \$39,750 plus GST, during the spring of 2026.
- In 2026, Public Works could prepare the site (scrape land, add topsoil, pour concrete and plant seed). This would give the Village more time to update the long term vision for the space.

OTHER CONSIDERATIONS:

The current Creekside North Park site plan in place, allows the Village to continue to fundraise. The goal is to develop a greenspace that reflects the sensitive environmental nature, recognizes arts, culture and funders, adds landscape features such as berms to address the history of flooding flood risk, provides facilities for a public gathering space and incorporates more green space and walking paths in the heart of Fruitvale and along the Creek.

Creekside North Park plan should incorporate the findings from the recently received Beaver Creek Flood Plain Mapping Study.

The rushed timeline of Creekside North Park implementation could prioritize this project over improvements being made on other parks and projects underway.

OPTIONS:

1. Do Nothing
2. Engage with Cover Architectural Collaborative Inc to prepare a Creekside North Site Plan and Construction Drawings.
3. Direct staff to add site preparations of Creekside North Park to the 2026 workplan to provide time to develop a long-term vision for the area.



P. Dehnel
Chief Administrative Officer



**The Corporation of the
VILLAGE OF FRUITVALE**
In the "HEART OF THE BEAVER VALLEY"
Memo

DATE: January 12, 2026
TO: Mayor and Village Council
FROM: M. Partridge, CFO
SUBJECT: Bylaw 991 – Amendment to the Rates and Fees Bylaw

ANALYSIS SUMMARY:

The Garbage User Rate and the Sewer User Rates are updated annually. Starting in 2025, it was decided to only amend the Appendices that were affected by the change. The appendices affected by this change are: Appendix 10 and Appendix 11

Appendix A – Bylaw 991, 2025

Amended version of Appendix 10 – Wastewater System User Fees (Sewer) and Appendix 11 – Solid Waste User Fees (Garbage – Commercial)

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Amending Bylaw No. 982, 2025 Appendix 10 and Appendix 11

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

Increase the Sewer User Fee for Residential homes by ~3% from \$546.00 to \$562.00 → Total Revenue = \$426,558.00

Increase the Sewer User Fee for Apartment buildings by 3% from \$752.00 to \$775.00 → Total Revenue = \$7,750.00

Increase the Sewer User Fee for each additional Unit over 6 by 3% from \$216.00 to \$222.00 → Total Revenue = \$41,070.00

Increase the Sewer User Fee for each Heavy Commercial use building by 3% from \$773.00 to \$796.00 → Total Revenue = \$12,736.00

Increase the Sewer User Fee for each Light Commercial use building by 3% from \$597.00 to \$614.00 → Total Revenue = \$17,192.00

Increase the Sewer User Fee for each Hotel building by 3% from \$2,750.00 to \$2,833.00 → Total Revenue = \$2,833.00

Increase the Sewer User Fee for each School building by 3% from \$339.00 to \$349.00 → Total Revenue = \$349.00

Increase the Sewer User Fee for each Additional Room in a School building by 3% from \$278.00 to \$286.00 → Total Revenue = \$5,434.00

Increase the annual Commercial Garbage fee by ~2.5% from \$93.00 to \$96.00 → Total Revenue = \$768.00

Increase the Garbage Bag Fee by ~2.5% from \$4.65 to \$4.80 per bag → Total Revenue ~\$960.00

RECOMMENDATION:

THAT council read Bylaw 991, 2025 a third time.

Marcus Partridge

M. Partridge, CPA, CGA, B.Comm
Chief Financial Officer



THE CORPORATION OF THE VILLAGE OF FRUITVALE

A bylaw to amend the Rates, Fees and Charges Bylaw No 991.

WHEREAS under Section 194 of the *Community Charter*, a Council may impose fees with respect to all or part of a service of the municipality, the use of municipal property, or the exercise of authority to regulate, prohibit or impose requirements;

AND WHEREAS Council deems it desirable to amend "The Corporation of the Village of Fruitvale Rates, Fees and Charges Bylaw No. 982, 2025";

NOW THEREFORE the Council of the Village of Fruitvale, in open meeting assembled, hereby enacts as follows:

1. THAT Appendix "10" – Wastewater System User Fees (Sewer) No. 982, 2025, be deleted in its entirety and replaced with Appendix "10" – Wastewater System User Fees (Sewer), attached hereto and forming part of this Bylaw and
2. THAT Appendix "11" – Solid Waste User Fees (Garbage – Commercial) No. 982, 2025, be deleted in its entirety and replaced with Appendix "11" – Solid Waste User Fees (Garbage – Commercial), attached hereto and forming part of this Bylaw
3. Citation:
THAT This bylaw shall be known and cited for all purposes as the "Village of Fruitvale Rates, Fees and Charges Amendment Bylaw No. 991, 2025.

READ A FIRST TIME this 1st day of December, 2025.

READ A SECOND TIME this 1st day of December, 2025.

READ A THIRD TIME this ____ day of _____, ____.

RECONSIDERED, FINALLY PASSED AND ADOPTED this ____ day of _____, ____.

Mayor

Chief Administrative Officer

CERTIFIED a true copy of Amendment Bylaw No. 991 entitled "Village of Fruitvale Rates, Fees and Charges Amendment Bylaw No. 991, 2025".

DATED this ____ day of _____, ____.

Chief Administrative Officer

SCHEDULE "A"
TABLE OF APPENDICES

Appendix 10**WASTEWATER SYSTEM USER FEES (SEWER)**

PREMISES	2026	2027
Each dwelling unit, including duplexes	\$562.00	\$579.00
Each apartment building, a minimum charge of	\$775.00	\$798.00
For each additional unit	\$222.00	\$229.00
Each living unit adjoining a business premise	\$562.00	\$579.00
Each restaurant, garage or car wash (Heavy Commercial Use)	\$796.00	\$820.00
Each store or office building (Light Commercial Use)	\$614.00	\$632.00
Each hotel	\$2833.00	\$2918.00
Each school - for first classroom	\$349.00	\$359.00
For each additional classroom	\$286.00	\$295.00
Sewer Blockage Clearing	ACTUAL COSTS INCURRED	

1. All accounts are payable January 1st of each year or on receipt of the billing notice.
2. Accounts are billed annually and are applicable for the calendar year.
3. Where the full year fee is paid within 30 days of the issuance of the billing notice, a five per cent (5%) discount will be given.
4. Where a new account is set up at any time during the year, a bill will be sent for the remaining months of that year and a 5% discount will be allowed if the total amount due is paid within 30 days of the date of the billing.
5. Where an account is in arrears, or taxes are in arrears for sewer, no discount will be given unless the arrears are first paid.
6. A late penalty of 10% shall be charged on all accounts outstanding after the last working day of October of each year.
7. All accounts unpaid on the 31st day of December in any year shall be added to and form part of the taxes payable in respect of that land and shall be entered upon the Collector's Roll as taxes in arrears

Appendix 11**SOLID WASTE USER FEES (GARBAGE – COMMERCIAL)**

Solid Waste (Garbage)	2026	2027
Annual Garbage Service (package of 20)	\$96.00	\$99.00
Additional Bags	\$4.80	\$5.00

8. All accounts are payable January 1st of each year or on receipt of the billing notice.
9. Accounts are billed annually and are applicable for the calendar year.
10. Where the full year fee is paid within 30 days of the issuance of the billing notice, a five per cent (5%) discount will be given.
11. Where a new account is set up at any time during the year, a bill will be sent for the remaining months of that year and a 5% discount will be allowed if the total amount due is paid within 30 days of the date of the billing.
12. Where an account is in arrears, or taxes are in arrears for sewer, no discount will be given unless the arrears are first paid.
13. A late penalty of 10% shall be charged on all accounts outstanding after the last working day of October of each year.
14. All accounts unpaid on the 31st day of December in any year shall be added to and form part of the taxes payable in respect of that land and shall be entered upon the Collector's Roll as taxes in arrears