



THE CORPORATION OF THE VILLAGE OF FRUITVALE

BYLAW NO. 835

A Bylaw to Adopt an Official Community Plan

WHEREAS the Council of the Village of Fruitvale wishes to adopt a new Official Community Plan pursuant to the *Local Government Act*;

AND WHEREAS the Council has reviewed this Official Community Plan in conjunction with the Village's capital expenditure program;

AND WHEREAS the Council has reviewed this Official Community Plan in conjunction with the Regional Waste Management Plan;

AND WHEREAS the Council has given community residents adequate opportunity to examine and comment on this Official Community Plan;

NOW THEREFORE, the Council of the Village of Fruitvale, in open meeting assembled, **ENACTS AS FOLLOWS:**

SHORT TITLE

1. This Bylaw may be cited as the "**OFFICIAL COMMUNITY PLAN (2011)**".

SCHEDULES

2. The following schedules, which are attached to and form part of this Bylaw, are hereby adopted as the "Village of Fruitvale Official Community Plan":

Schedule A - Text

Schedule B - Regional Context

Schedule C - Local Context

Schedule D - Topography

Schedule E - Growth Management

Schedule F - Future Land Use Designations

Schedule G - Parks, Trails and Open Space

Schedule H - Sensitive Areas

Schedule I - Infrastructure

Schedule J - Transportation and Roads

Schedule K - Hazardous Conditions Development Permit Areas

Schedule L - Land Use Development Permit Areas

Schedule M - Greenhouse Gas Development Permit Areas

Schedule N - Wildfire Interface Development Permit Areas

ENACTMENT and REPEAL

- 3. (a) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (b) This Bylaw shall come into full force and effect on the final adoption thereof.
- (c) Village of Fruitvale Official Community Plan Bylaw 335, 1982 and all subsequent amending Bylaws are hereby repealed.

READ A FIRST TIME this 3rd day of October, 2011.

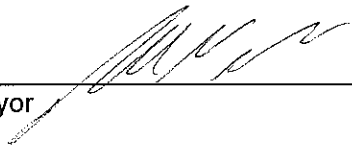
READ A SECOND TIME this 3rd day of October, 2011.

PUBLIC HEARING NOTICE ADVERTISED on the 5th and 12th days of October, 2011.


PUBLIC HEARING HELD on the 17th day of October, 2011.

READ A THIRD TIME AS AMENDED this 7th day of November, 2011.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 7th day of November, 2011.



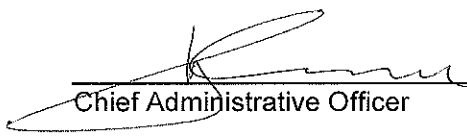
Mayor



Chief Administrative Officer

CERTIFIED a true copy of Bylaw No. 835 entitled "Official Community Plan Bylaw 835, 2011".

DATED this 7th day of November, 2011.



Chief Administrative Officer

Village of Fruitvale

Official Community
Plan

2011

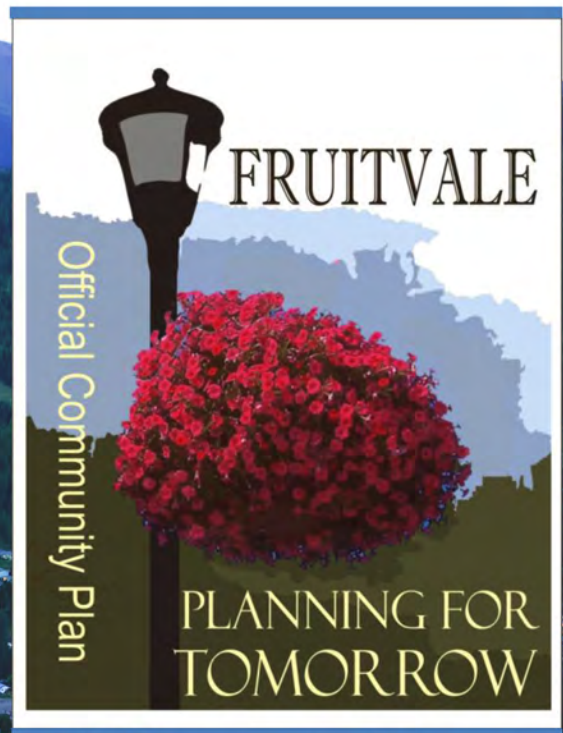




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1.0 What is an Official Community Plan

1.1 What is an OCP/Plan Preparation

An Official Community Plan (OCP) establishes the long term vision of a community. The goals and policies within the Plan form the framework used by Council, Staff and the community to guide their decisions pertaining to land use and development. The Plan also provides guidance for economic, environmental, physical design and social well being of the community.

Part 25 of the Local Government Act (LGA) provides the authority and direction for municipalities within British Columbia to adopt an Official Community Plan. That legislation defines what must, and may, be included within the OCP. This Plan has been prepared in compliance with that legislation.

1.2 Public Consultation

The Village of Fruitvale has recognized that its unique nature is in part made up of the citizens and their view of their community. As a result, the OCP was developed in close consultation with the people of Fruitvale. The Local Government Act requires that at least one opportunity is provided for the public to participate in the OCP development. This Plan's development far exceeds the minimum legislative requirements and has involved ongoing public feedback.

Public consultation began at the onset of the OCP Review process by identifying stakeholders, community leaders, and related agencies. Public consultation included focus groups, interviews, open houses, online and telephone surveys, a dedicated project website and other ongoing community consultation exercises in 2010 and early 2011.

1.3 Interpretation

This Plan contains the overall guiding principles that form the basis and direction of the OCP. The goals, objectives and policies of the Plan are contained within the text, **Schedule A** and depicted within the maps contained in the appendixes.

In accordance with provincial legislation, once an OCP is adopted all bylaws or works enacted by Council must be consistent with the OCP.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

1.4 Definitions

<p>1. Affordable Housing</p>	<p>Means housing that sells or rents at a rate that is affordable; generally defined as no more than 30% of annual income. (CMHC)</p>
<p>2. Agriculture</p>	<p>Means an area for the growing, rearing, producing, harvesting and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes.</p>
<p>3. Agricultural Land Reserve (ALR)</p>	<p>Means lands designated by the provincial government to be preserved for agricultural use or uses compatible with agricultural purposes. The Land Commission decides on requests for exclusion, subdivision and non-farm use of land in the ALR.</p>
<p>4. Big Box</p>	<p>A big box store (also supercenter, superstore, or megastore) is a physically large format retail establishment, usually part of a chain. The term sometimes also refers, by extension, to the company that operates the store.</p>
<p>5. Comprehensive Development (CD)</p>	<p>Means provisions for a mix of land uses within a specific area permitted through and implementing comprehensive development.</p>
<p>6. Village Council</p>	<p>Means the Council of the Village of Fruitvale.</p>
<p>7. Density</p>	<p>Means a measure of the total number of</p>

	dwelling units or total floor area on a parcel of land. Expressed as units per hectare and/or floor area ratio (FAR).
8. Density Bonus	Means an increase in the allowable number of dwelling units or floor area on a parcel of land in exchange for an amenity provided by the developer for the community.
9. Development	Means (a) removal, alteration, etc. of vegetation; (b) disturbance of soils; (c) construction of buildings and structures; (d) creation of non-structural impervious or semi-impervious surfaces; (e) flood protection works; (f) construction of roads, trails, docks, wharves, and bridges; (g) provision and maintenance of sewer and water services; (h) development of drainage systems; (i) development of utility corridors; (j) subdivision as defined in section 872 of the Local Government Act.
10. Development Permit Area	Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit issued by the Village of Fruitvale.
11. Green Building	The practice of increasing the efficiency of buildings and their use of energy, water, and materials, and reducing building impacts on human health and the environment, through siting, design, construction, operation, maintenance, and removal.
12. Greenfield	Undeveloped land in a relatively natural state. Greenfields are often forested, grasslands or under agricultural production.
13. Greenhouse Gases	Means any gas that absorbs and emits radiation in the atmosphere contributing to problems such as climate change. The primary greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and

	ozone.
14. Institutional	Means an area specifically designated to encourage and contain new public and private Institutional development. Uses include health care services complementary to those already in existence such as extended care and assisted living facilities. Institutional also refers to Public Utility lands.
15. Landscaping	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building, or hardscaped areas.
16. Leadership in Energy and Environmental Design (LEED)	Means Leadership in Energy and Environmental Design (LEED), which is a Green Building Rating System nationally accepted as a benchmark for the design, construction and operation of high performance green buildings.
17. Mixed Use	Means any development that contains at least two different land use categories (e.g. residential and retail).
18. Open Space	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used for recreation, circulation or viewing. Walkways, plant beds, lawns and terraces within an open space area may be included as part of such open space area. Paved parking lot areas are not considered open space.
19. Public Space	Means spaces that are accessible and usable by the public, including but not limited to: plazas, parkland, courtyards, sitting areas, sidewalks, stormwater rain gardens and art or water features.
20. Public	Means what belongs to the people; relating

	to, or affecting, a nation, province, state or community; opposed to private; as, the public treasury, a road or lake. Public is also defined as the people of a nation not affiliated with the government of that nation. Public also refers to the general body of mankind, or of a nation, province, state or community.
21. Regional District	Means the Regional District of Kootenay Boundary.
22. Secondary Suite	Means a form of dwelling unit contained within a principal dwelling and subject to guidelines and regulations within the Zoning Bylaw.
23. Steep Slope	Means lands in their natural state that have a slope of 30% or greater for a minimum horizontal distance of 10 meters.
24. Streetscape	Means the interrelationship of development, landscape and open space in a street. Also means an urban roadway design and conditions as they impact street users and nearby residents. Streetscapes are an important component of the public realm (public spaces where people often interact), which help define a community's transport conditions, activities, aesthetic quality and identity. Streetscaping (programs to improve streetscape conditions) can include changes to the road cross section, traffic management, sidewalk conditions, landscaping, street furniture (utility poles, benches, garbage cans, etc.), building fronts and materials specifications.
25. Sustainable Development	Means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Principles of sustainable development are applied to the goal of creating a sustainable community that has healthy natural areas, uses land efficiently, has vibrant, safe and accessible

	neighbourhoods, is designed for efficient resource use, transportation and servicing, and is equitable, affordable and fiscally responsible.
26. Village	Means the whole of Fruitvale as defined by the legal municipal boundaries.
27. Zoning Bylaw	Means an implementation tool for the Official Community Plan; the Zoning Bylaw regulates land use, density, and development for specific areas or parcels of land in the community.
28. Qualified Professional	<p>Is defined as an applied scientist, technologist or other expert where:</p> <ul style="list-style-type: none"> • The professional has current registration, in good standing, within British Columbia with an appropriate professional organization. • The individual is acting under the association's code of ethics and could be subject to disciplinary action from that association. • The Village of Fruitvale recognizes the individual's area of expertise as being acceptable for the purposes being sought. • The Individual is acting within their area of expertise.

1.5 Review and Amendment of the Plan

This Plan is intended to be a guide for the development of the Village of Fruitvale. As the community develops and grows over time, this document is expected to respond to those changes. As such this Plan is not intended to be static nor final and should be monitored and revised in accordance with provisions of the Local Government Act.

2.0 Community Context and Overview

2.1 Geography



Photo credit: PictureBC.com

The Village of Fruitvale is located in the West Kootenay Region of British Columbia. A quaint rural community with many urban amenities and services, its population is just over 2,000 people. Nestled up against the Selkirk and Monashee Mountain Ranges minutes from the Columbia River, Fruitvale sits at an elevation of 591 meters (1970 feet) and occupies approximately 238 hectares (595 acres) of land within its current municipal boundaries. Fruitvale is part of the Beaver Valley which is a significant portion of the Regional District of Kootenay Boundary. The City of Trail is the main centre of the region and only 19 km (12 miles) away, along Highway 3B (Crowsnest). Fruitvale continues to serve as one of the bedroom communities to Trail where major employers such as the Teck lead smelter are located.

The Fruitvale/Trail area is approximately 645 km (400 miles) to Vancouver, BC by road and 214 km (133 miles) across the Canada-USA border to Spokane, Washington. Fruitvale also has the benefit of being within a very quick commute to the Castlegar Regional Airport and the Trail Regional Air facility at Columbia Gardens within the Beaver Valley. The community continues to be serviced by Burlington Northern Santa Fe Railway. Fruitvale is well served by road (Highway 3B), air service nearby, and rail providing industrial traffic to and through the area.

Although the Village is somewhat constrained for future growth with some steeper sloped lands to the west of the current boundary, Fruitvale has the ability to continue to service lands northward and eastward. Although the Village does not contain lands affected by the Agricultural Land Reserve (ALR), lands to the southeast (within Electoral Area A) are within the ALR, constraining future growth in this direction. Nevertheless, Fruitvale still has undeveloped properties and opportunities for infill within its current municipal boundary.

2.2 History

Fruitvale was incorporated as a municipality in 1952. Its roots however date back to the early 1800s when the Columbia River attracted the interest of David Thompson, followed by the fur traders who plied the river and traded furs at the various posts of the NorthWest Company. Fort Sheppard was reportedly the first settlement in the area. Built by the Hudson's Bay Company after the Oregon Treaty in 1846 established the 49th Parallel as the dividing line between Canada and the USA, the area



started to see development of dwellings and storehouses. Gold, first discovered in Waneta and the Pend d’Oreille, attracted adventurers who arrived by river and land routes, lured by the tales of gold in the mountains and along the river banks. By the late 1800s and early 1900s, lumber camps were set up and operated near Fruitvale. Land was Crown granted to the Nelson and Fort Sheppard Railway Company, whose line was completed in 1895. It was during the rail line’s construction that the first settlement, in what is now Fruitvale, was established and known as Beaver Siding. The first official record of transfer of these lands was in 1907, mainly to the Kootenay Orchard Association which sold land to some of the initial settlers of what is now Fruitvale. Records suggest that the two main railway stations as of 1909 were called Fruitvale and Beaver, which are likely one and the same. By 1907/08, Fruitvale grew swiftly with homes, its first school and a post office. By 1908, 2000 acres of land had been sold to 200 different families of settlers. Much of the downtown was destroyed by fire in 1915 but rebuilt soon after WW I.

2.3 Population and Housing

The Village of Fruitvale’s population has been historically tied to the resource sector and its major regional employers. The Village’s population has experienced variable population growth, peaking in 1996 at 2,117. Through the late 1990’s and early 2000’s the population declined with a moderate recovery beginning in 2007. In 2010 the population of Fruitvale was 2037.

Historical Population Trends						
	2005	2006	2007	2008	2009	2010
Population	2009	1968	2010	2048	2031	2037
% change from previous year		-2	2.1	1.9	-0.8	0.3

Source: BC Stats 2006 Census

Due to the historical fluctuations in population growth, a modest range of growth factors, both positive and negative, have been used to estimate the Village’s future population. Using a conservative growth estimate of 1.5% per year, the Village can anticipate that over the next twenty years, the population will increase by 707 to a total of 2,744 residents.

Population Projections						
Population Change	2010	2015	2020	2025	2030	Total
-1.5%	2037	1889	1751	1624	1506	-531
-1%	2037	1937	1842	1752	1666	-371
0%	2037	2037	2037	2037	2037	0
1%	2037	2141	2250	2365	2486	449
1.5%	2037	2194	2364	2547	2744	707
2%	2037	2249	2483	2742	3027	990

Population						
	2010	2015	2020	2025	2030	Total
Population <i>(1.5% per year growth)</i>	2037	2194	2364	2547	2744	2744
Households	824	889	957	1032	1111	1111
Dwellings Added Per Year		65	68	75	79	287
Population Change		157	170	183	197	707

Note: Modal split and density assumed at:

Single Family 85% and 3.3 Persons/ Household

Multiple Family 15% and 2.1 Persons/ Household

Land area requirements have been forecast at approximately 101 acres for both residential and commercial/industrial uses, assuming a BC average need for small towns. Obviously, some of this need can be accommodated in redevelopment areas of the Village.

Land Requirements (acres)						
	2010	2015	2020	2025	2030	Total
Residential Land <i>(5 units/acre)</i>		13	13.6	15	15.8	57.4
Commercial/Industrial <i>(62 acres per 1,000 pop.)</i>		9.76	10.51	11.33	12.20	43.81
		22.76	24.11	26.33	28.00	101.21

3.0 Community Vision and Sustainability

3.1 Community Vision

The following Fruitvale community vision was developed by Council with input from the Community:

“The Village of Fruitvale will be a visually appealing, well-designed, warm-hearted, family-oriented community where residents of all ages can feel safe, and where lifestyle is enriched by common access to cultural, recreational and life services. Fruitvale recognizes that natural resources are finite, and will strive to develop the community in a sustainable and responsible manner.”

3.2 Sustainability Framework

Introduction

Sustainability, at a community level, is the concept of balancing the creation and maintenance of a prosperous social, economic and environmental setting. Decisions need to consider the long and short term implications and their impacts on all three aspects of sustainability, ensuring that one does not take precedence or negatively impact the others. The Village of Fruitvale, through the development of this Official Community Plan, is making a commitment to implementing a sustainability framework that is incorporated into its current and future decisions, growth and development.

Environmental

The Village of Fruitvale is committed to developing a balance between the built and natural environment, protecting the quality of air, water and land resources. To guide decisions on environmental sustainability, the Village will undertake to fulfill the following:

- Ensure sufficient land and other resources are allocated to maintain and enhance both biodiversity and the health of our supporting ecosystem.
- Preserve and restore open spaces, natural beauty and environmentally sensitive areas.
- Provide a variety of attractive and safe transportation choices, including infrastructure for walking, cycling, transit, and driving.

- Ensure infrastructure (storm, road, sewer, water, etc.) is adaptive to the potential impacts of climate change.
- Encourage and support sustainable building practices (energy, water, material) and consider implementing a rating system, such as LEED or the Living Building concept, for all civic buildings.
- Protect water sources and systems from degradation and pollution.
- Maintain and protect clean air quality.
- Practice conservation by reducing water and energy consumption and reducing material waste.

Social

The Village of Fruitvale will support and promote healthy active lifestyles, through the ongoing growth and recognition of our local recreational opportunities, heritage and culture. The Village, through its decision making processes and actions will focus on community wide inclusivity, affordability and a high level of service for all. To guide decisions on social sustainability, the Village will undertake to fulfill the following:

- Foster and strengthen a unique village identity that reflects diversity and inclusivity with respect to age, ability, gender, and culture.
- Provide a safe and respectful environment for our citizens.
- Create diverse housing opportunities for people of different family types, life stages and income levels.
- Encourage and support the artistic and cultural community in the Village and, in conjunction with neighbouring communities, through direct support and partnerships.
- Encourage and support opportunities for education.

Economic

The Village of Fruitvale is committed to develop and support a diverse, stable and adaptable economy based on local, regional and global connections. To guide decisions on economic sustainability, the Village will undertake to fulfill the following:

- Provide efficient and cost effective municipal services utilizing, wherever possible, life cycle costing techniques.
- Encourage and help promote investment from inside and outside the Village of Fruitvale.
- Encourage and help promote a strong, diversified workforce.

4.0 Guiding Principles

A set of guiding principles has been created to help formulate community land use and development policy in Fruitvale. These have been derived from an appreciation of public interest, the sustainability framework and Council's vision regarding the growth and evolution of the community. The following principles will serve as an excellent foundation for an Official Community Plan that will maintain the many qualities that the residents and visitors have come to enjoy, but also continue to enhance many elements that the public expects in a modern and livable community.

4.1 Quality of Life

Fruitvale can maintain its village and small community character with well managed growth in population and development over the coming years. The charm of this community is certainly found in its quality of life, and more benefits can continue to accrue to Fruitvale's quality of life with adherence to the following principles in all facets, including economic, social, aesthetic, cultural and environmental.

1. Maintain a **small town community feel** to Fruitvale even as it grows towards 3,000 or more people.
2. Create a strong **Village Centre** that will become the "heart" of Fruitvale.
3. Promote a **pedestrian friendly** community that will encourage walking throughout Fruitvale.
4. Improve the **aesthetic appeal** of the community in both public and private properties.
5. Encourage diversity in **shopping and amenities**.
6. Promote a **safe and secure** environment for all to enjoy.
7. Assist **volunteer groups**.
8. Foster the growth of **art and culture** in Fruitvale.
9. Incorporate **age friendly** policies throughout the Official Community Plan.

4.2 Housing



Although Fruitvale is one of the smaller communities in the Greater Trail/West Kootenay Region, the interest by new residents, growing population and economic opportunities will create a demand for housing in the future. Movement will also occur between communities and Fruitvale can position itself to benefit from the housing demand. As Fruitvale grows and evolves, a quality housing sector can help achieve many other goals of the Community Plan, including but not limited to achieving a demographic mix, economic development, and efficient land use. Some key principles with respect to housing are as follows:

1. Encourage a **variety of housing** options to support a cross-section of the demographics.
2. Increase the amount of **affordable housing** options available to young families, seniors and the needy.
3. **Increase density** and forms of housing that respect efficient development and community sustainability.

4.3 Natural Environment

Fruitvale enjoys a clean and healthy environment. The community has expressed a desire to ensure that the natural environment is protected, especially its forests, watersheds and wildlife habitat (see **Schedule H**). Key principles that respect this direction are as follows:

1. Maintain the **natural beauty** in and around Fruitvale.
2. Enhance and protect the **Beaver Creek** corridor.
3. Protect the integrity of the **community watershed**.
4. Protect the integrity of the **water quality**.
5. Ensure **refuse** is managed.

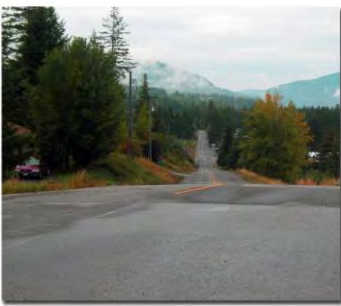
4.4 Recreation, Trails, and Open Space

Fruitvale is an active community where the residents enjoy outdoor recreation as well as indoor recreational pursuits in all seasons of the year. There is a strong recognition that the recreation, trails and open space system adds to a healthy quality of life and provides an asset that all age groups can enjoy (see **Schedule G**). Active transportation (walking, cycling, cross country skiing, etc) is growing at a remarkable rate in many BC communities where the reliance on an automobile for short trips is deemed unsustainable. The following principles respect the fact that local

people want an interconnected community and access to the greater outdoors. Some of these principles will be complemented by transportation principles and policies. Key principles include:

1. Provide an adequate **supply of parks** for passive and active play.
2. Develop a connecting **trails network**.
3. Continue the expansion of the **sidewalk network**.

4.5 Transportation and Infrastructure



Fruitvale's infrastructure will need to keep up with growth of the community and the quality of life expected by its residents (see **Schedules I and J**). Local roads, water and sanitary sewer systems will be improved or expanded in cost effective ways. Expansions or connections to neighbourhoods or communities beyond Fruitvale will be studied to ensure only feasible and sustainable initiatives are undertaken. Key principles include:

1. Plan and provide for cost effective **infrastructure upgrades**.
2. Improve **road maintenance**.
3. Enhance the **public transit** system.
4. Expand the **sanitary sewer** system and **storm water** system.
5. Ensure drinking **water quality**.
6. Provide for multi-use **trails and urban sidewalk** system.

4.6 Food and Agriculture

Although Fruitvale is not a major food producing area, there is a keen interest to be able to access locally grown produce.

The opportunity to buy food at local stores is also a growing feature of a sustainable community. Reliance on distant communities for food sources has become very costly and quality of food often declines when imported from distant centers. Fruitvale will continue to promote the ability to grow and purchase food locally and support agricultural production in and around Fruitvale wherever arable soils are located. Principles regarding the use of food and agriculture for a more sustainable Fruitvale include the following:

1. Encourage farmers' markets promoting **fresh food** products.

2. Support opportunities to **purchase local food**.
3. **Protect agriculture industry** and support production at any scale suitable for the urban environment.

4.7 Energy and Greenhouse Gas

The province of BC has clearly articulated strong policy direction to conserve energy and reduce greenhouse gases. Much of the responsibility has been devolved to local government that can introduce initiatives that will at least set an example for the private sector and the general public. Municipalities have the ability to promote energy conservation that can in turn help reduce greenhouse gases (GHG). An excellent means of dealing with GHG is through the reduction of fuels burned by automobiles or industry. Planning policies that call for efficient transportation, increased residential densities, development of green buildings and infrastructure and clean air emissions from industrial plants, are all helping achieve a sustainable future. Promoting energy conservation and reducing greenhouse gas is integral to all planning policies for Fruitvale. The main principles regarding the reduction of GHG are as follows:

1. Promote **energy conservation**.
2. Promote **air quality** improvements.

4.8 Local Economy

In order for Fruitvale to sustain itself and provide a quality level of service to its residents, the local economy must continue to grow and prosper. Stagnation will result in a depletion of services and consequently quality of life may suffer. Managed growth and strategic economic development is at the core of any vibrant community in BC. The following principles address the ability to build upon Fruitvale's assets, revitalization and the managed growth of commerce.

1. **Continue to manage growth** of the community's housing stock and commercial services.
2. Develop a **community economic development** strategy in keeping with sustainable growth and capacity.
3. Support local **business retention and enhancement**, recruit new commercial development and **employment generators**.
4. Continue with the **Village Centre revitalization**.

5. Promote **tourism development** that is based on the draw of the natural beauty of the area, outdoor recreation, sports and local events and festivities.

5.0 Greenhouse Gas Reduction

Introduction

Greenhouse gas (GHG) emissions have been recognized as a significant contributor to long term climate change. Human activities, including the extensive use of fossil fuels, have resulted in a buildup of atmospheric greenhouses gasses. The Village of Fruitvale can play an important role in protecting environmental and human health, reducing GHG emissions and can do so in a way that promotes economic prosperity.

As a community signatory of the BC Climate Action Charter, the Village of Fruitvale made a commitment to carbon neutrality by 2012. This commitment requires that the Village of Fruitvale measure and report corporate greenhouse gas emission levels, develop strategies through land use planning to create a complete, compact, energy efficient community and become carbon neutral at a corporate level by the year 2012.

Goal

- *Protect and improve environmental and community health through the reduction of greenhouse gas emissions.*

Objectives

With regard to greenhouse gas reduction, the Village of Fruitvale will strive to achieve the following objectives:

1. Create a greater public awareness of issues related to climate change at the local level.
2. Pursue community wide GHG reductions.
3. Encourage conservation of energy, water and resources.
4. Reduce the dependency on automobiles.
5. Encourage compact, energy efficient development.
6. Support the Provincial commitment to reduce GHG emissions achieving targets of:
 - a. 33% below 2007 levels by 2020.
 - b. 80% below 2007 levels by 2050.

Policies

A GHG development permit area has been defined on **Schedule M**. Areas defined within the DPA area subject to attendant DP guidelines.

Council's policies are as follows:

1. Develop, and update regularly, a Greenhouse Gas Emissions Inventory.
2. Prepare, adopt and implement a "Climate Action Plan" that includes Fruitvale's strategies for reaching GHG emission reduction targets.
3. Adopt and implement the policies within the other sections of this Plan that address sustainability and GHG reduction.
4. Review and update policy documents ensuring they include strategies and direction for the reduction of GHG emissions.

6.0 Land Use and Community Planning Strategy

The Vision for Fruitvale has been presented in Part 3 of the Official Community Plan and some guiding principles are provided to support the Plan's policies in Part 4. Part 6 (this section) will help guide future development in the Village from a land use and community planning strategic perspective. Key areas that warrant attention are as follows:

- Fruitvale's Community Character
- Growth Management
- Revitalization and Beautification
- Land Development
- Natural Environment and Urban Setting
- Infrastructure

6.1 Community Character

Goal

- *Maintain a small town character that integrates environmental integrity, social responsibility and protects and enhances community liveability, while allowing managed growth and economic development.*

Objectives

With regard to community character, the Village of Fruitvale will strive to achieve the following objectives:

1. Respect the character and charm of Fruitvale in all new developments.
2. Plan development with the natural environment as a key element of the community.
3. Recognize the importance of building a community for all generations and social equity.
4. Ensure that all developments and redevelopments provide amenities, trails and parkland that complement the existing recreational system and support a healthy lifestyle.



Photo credit: Werner Heitmann

5. Continue to plan and develop so as to avoid sprawl while encouraging walkable neighbourhoods and physically integrated community.
6. Infill neighbourhoods where capacity of lands and services permit before considering major boundary expansions.
7. Support higher density development to maximize infrastructure.
8. Strengthen and diversify the local economy to help provide a stable tax base and a level of services and commerce to sustain a modern community.

6.2 Growth Management

Goal

- *Promote managed growth that respects economic efficiency, a reduced ecological footprint and a balance of new development and revitalization of the Village Core (see Schedule E). Three key aspects of managed growth for Fruitvale include the following:*

- *Adjustments*
- *Village Centre Focus*
- *Infill*

Objectives

With regard to growth management, the Village of Fruitvale will strive to achieve the following objectives:

Fringe Area Development and Boundary Adjustments

1. Study the costs and benefits of annexation or service extensions to outlying residential areas before making any boundary adjustments.
2. Respect environmental rationale and potential impacts on quality of services in regard to fringe area development.
3. Collaborate with the Regional District in regard to fringe area planning and development.

Village Centre

4. Focus redevelopment, infill opportunities and streetscape revitalization in the Village Centre.

5. Promote mixed use (commercial and residential buildings) in the Village Centre.
6. Support multiple family residential development with strict design guidelines and consistent with a revitalization concept.
7. Enhance the vitality of the Village Centre with development of more retail, office and residential use.
8. Manage development of any “big box” (larger format) retail on the edges of Fruitvale so to avoid consumer leakage and loss of focus for the downtown core.

Infill

9. Give primary attention to underutilized parcels of land near municipal services to support infill development.
10. Integrate multiple family residential into older residential area near Green Road and Kootenay Street.
11. Promote mixed use residential/commercial/office development in the core area and especially along Beaver Street.
12. Recognize potential new residential (low density) areas at the north end of Fruitvale (near the top end of Davis Avenue and above Robin Street) and towards the western boundary (near 2nd and 3rd Streets).

6.3 Revitalization and Beautification

Goal

- *Continue the revitalization and beautification effort within the Village Centre, along Main Street and at key gateways into Fruitvale.*

Objectives

With regard to revitalization and beautification, the Village of Fruitvale will strive to achieve the following objectives:

1. Pursue a full revitalization plan for the Village Centre.



2. Establish design guidelines for renovations and new buildings in the Village Centre.
3. Recruit developers and new businesses that will consider Fruitvale as a investment location.
4. Encourage the formation of a merchants' organization that will be responsible to promote and market the commercial area.

6.4 Land Development

Goal

- *Support new land development for residential, commercial, institutional and industrial use. Growth must be managed and controlled, but Fruitvale recognizes the importance of continuing to add new residential product, additional commercial space and industrial facilities that will complement other policy directions of this plan (see Schedule E). Institutional development will likely grow along with population growth and as the local economy is strengthened.*

Objectives

With regard to land development, the Village of Fruitvale will strive to achieve the following objectives:

Residential

1. Support all new forms of residential development.
2. Increase multiple family residential development wherever suitable and to increase land use efficiencies.
3. Ensure that infrastructure capacity is available to support incremental growth in new home construction.
4. Ensure that municipal bylaws are favourable to new development and that all standards are in keeping with building quality livable neighbourhoods.
5. Promote green and sustainable building standards in all new housing product.

6. Encourage the development community to include seniors/age friendly housing in their future plans for Fruitvale.
7. Require a proportion of affordable/attainable housing for young families, low income and special needs people, as part of all new residential developments.

Commercial

8. Contain all new commercial land use in the Village Centre / downtown core or the secondary commercial area located south of Nelson Avenue, near the highway.
9. Promote mixed use development throughout the downtown core.
10. Require all new commercial development to adhere to form and character design guidelines.
11. Promote and recruit new businesses that will add to the diversity of shopping, personal services, food and beverage and entertainment/cultural experience of Fruitvale.
12. Enhance the tourism experience of Fruitvale with the establishment of more restaurants, accommodation and other tourism businesses and attractions.
13. Consider home occupations that can be integrated within residential areas of the village.

Industrial

14. Support clean industrial development that will provide employment and economic diversity.
15. Study the merits of annexing adjacent industrial areas.
16. Work with Economic Development authorities of Greater Trail to recruit new and appropriate industrial development interests to Fruitvale/Beaver Valley.

Institutional

17. Support the integration of institutional uses into the urban fabric of the community.
18. Work with School District #20 to monitor and anticipate needs for school facilities and educational support in Fruitvale and area.

6.5 Natural Environment and the Urban Setting

Goal



- *Integrate new development into the natural environment through the use of parks, trails and the protection of open space. Fruitvale is proud of its beautiful and natural setting and every effort should be made to continue to plan and design a growing community integrated with the natural features of the Beaver Valley (see Schedule H).*

Objectives

With regard to the natural environment and the urban setting, the Village of Fruitvale will strive to achieve the following objectives:

1. Protect the integrity of all key natural features including creeks, ponds, steep slopes and forests.
2. Use natural topography to help plan locations for parks, trails and other amenity areas.
3. Protect open space among development areas to benefit views and vistas, avoid hazard areas and create buffers where necessary.

6.6 Infrastructure

Goal

- *Continue to upgrade and expand municipal services and infrastructure to allow for managed growth and economic development of the Village. The municipality will work with all key purveyors and partners in the delivery of quality services and development of infrastructure for Fruitvale (see Schedule I).*

Objectives

With regard to infrastructure, the Village of Fruitvale will strive to achieve the following objectives:

Water

1. Ensure a future of clean water by working with the local water districts to promote conservation and water system improvements.
2. Establish 5, 10 and 25 year goals that will address volume reduction in water consumption, and ability to service an increase in population.
3. Continue water source protection and identification of long term water source.
4. Continue to support the Regional District's studies of the Kelly Creek Watershed and associated ground water system in keeping with the Regional District's Water Smart Action Plan.
5. Consider supporting the implementation of water metering to help achieve water conservation targets.

Sanitary Sewer

6. Continue to work towards the safe and economical treatment and disposal of wastewater and effluent.
7. Continue to study the economics of any extensions to the municipal sewer service.
8. Direct new development to locations where maximum financial and operating efficiencies of the sanitary sewer system can be achieved.
9. Undertake a condition assessment of the sewer conveyance system that has been developed since 1959.

Storm Water Management

10. Continue to rectify the storm water drainage issues throughout the Village.
11. Ensure that all new development and subdivisions respect the full standards and best management practices for storm water management.
12. Ensure that storm water management plan priorities are directed at issues that pose the most threat to flooding private property, damage to roads and risk to personal safety.

Roads/Transportation

13. Support the safe and efficient movement of goods and people along a hierarchy of roadways.

14. Continue to upgrade roads, sidewalks, pathways and trails.
15. Encourage alternative forms of transportation including transit, pedestrian and cycling.

7.0 Future Land Use Plan and Designations

This part of the document forms the backbone of the Official Community Plan (OCP) and an integral part of its implementation process. As a guide to future development, it is important for the OCP to be flexible. The future cannot be predicted with certainty. This flexibility can allow incorporation of innovative ways to achieve the vision as opposed to following a set of precise regulations. Furthermore, although the OCP should be a “living,” evolving document, it will still provide Council with direction to manage land use and development in Fruitvale. The policies contained herein are formally enshrined in all of the following designations and attendant schedules.

7.1 Sustainability Context

Many elements identified by the community can be related to the concept of sustainable development, meaning development that does not sacrifice long term environmental quality for short term benefits, while preserving resources and the environment for future generations. Sustainable development involves the balanced integration of the environment and economy on a continual basis, while enhancing the social equity or fabric of the community. This requires the decisions made by Council, business and residents to consider all ecological, social and economic consequences. This OCP embraces the principle of sustainable development by promoting the following land use planning philosophy:

“ Encouraging increased development density and land use efficiencies; using existing infrastructure and transportation networks in a cost effective manner, and respecting the environmental integrity of the community, while integrating the social and cultural objectives of this Plan.”

7.2 Area Plans/Comprehensive Development Plans

Both greenfield and redevelopment areas of the Village shall be subject to the need to prepare area plans or comprehensive development plans. Wherever more than three residential units are being planned in a new greenfield area or where redevelopment of older existing neighbourhoods is being considered, an area plan must address several elements on a comprehensive basis. The municipality may set terms of reference for each new area plan or comprehensive development plan.

7.3 Land Use Designations

The following provides the goals, objectives and more definitive Council policies for a series of land use designations. These designations are explained in text and delineated in **Schedule F**:

- Residential – Single Family
- Residential – Multiple Family
- Village Centre
- General Commercial
- General Industrial
- Parks, Trails and Open Space
- Institutional and Community

7.4 Residential – Single Family

Introduction



As of 2010, most of the dwelling units in Fruitvale were one and two family (duplex) type homes, with some mobile home occurrences on regular lots or in a mobile home park. This form of housing has set the tone for the low density character of the community. It also reflects the primary type of demand for accommodation in a small town such as Fruitvale. However, the interest to satisfy the need for other forms of housing will continue to grow, particularly to address the affordability factor and demographic shift to smaller families and potentially an older population. Allowing for new multiple family residential developments can address many objectives for the Village if carefully integrated into the predominantly low density community.

Goals

- *Protect the character of residential neighbourhoods.*
- *Accommodate a range and choice of housing types within the Village.*
- *Service all new neighbourhoods with municipal water and sanitary sewer.*
- *Promote infill and intensification of all built areas over greenfield development.*
- *Support affordable housing and age friendly appropriate residential development.*

- *Encourage multiple family residential forms of housing in designated areas to achieve land use efficiencies wherever possible.*

Objectives

With regard to the low density residential designation the Village of Fruitvale will strive to achieve the following objectives:

1. Continue to provide an adequate supply of low density residential housing in the Village.
2. Protect the integrity of predominantly low density / single family residential areas.

Policies

The low density/single family residential designation is depicted on **Schedule F**. This category includes single family dwellings, duplexes, manufactured housing and secondary suites

Council's policies are as follows:

1. Consider mobile homes an appropriate use within this designation, however conditions of approval and special zoning may apply to ensure compatibility with surrounding uses.
2. Locate residential developments where they can be efficiently serviced and linked to existing infrastructure, avoiding or minimizing cost to local taxpayers.
3. Require fringe area residential developments be subject to full analysis of financial implications on the Village, wherever municipal services may be implicated.
4. Encourage affordable and sustainable forms of housing within the Village by providing small lot sizes and creatively designed, but liveable, homes.
5. Encourage greenfield residential land and infill opportunities be developed in advance of any boundary restructuring and servicing of any external residential area unless certain conditions apply.
6. Area plans may be required of development proponents for new residential subdivisions. Such a plan will require attention to the following:

- a. Lot size and density
 - b. Roadway standards
 - c. Parks, pathways and trails (pedestrian mobility)
 - d. Storm water management
 - e. Relationship to surrounding uses
 - f. Hillside development guidelines (when applicable)
 - g. Protection of natural areas
 - h. Affordable housing components
 - i. Provision of secondary suites
 - j. Best practices to encourage energy, water and resource conservation
 - k. Efficient servicing, design and site planning.
7. Permit home occupations, including bed and breakfasts, in residential designations according to regulations set out in the Village of Fruitvale's Zoning Bylaw #769 and any other applicable legislation.
 8. Amend current Village regulations and bylaws to assist in the development of more affordable, smaller lot and duplex developments, secondary suites and home occupations.

7.5 Residential – Multiple Family

Introduction



As of 2010, the occurrence of multiple family dwelling units and structures was very minor in Fruitvale. This Official Community Plan supports a move toward greater land utilization efficiencies through densification and optimization of municipal services. Furthermore, a move towards more multiple family residential forms of housing can also address lifestyle choices, affordability and opportunities for smaller families, singles and younger or older residents. Multiple family residential forms can vary significantly from townhouses (3 plexes to 6 plexes), and row housing to larger apartment blocks, each of which can allow for units to be purchased (condominiums) or rented. Multiple family residential dwellings can also be developed as part of mixed use buildings in the downtown core, creating a special dynamic for the revitalization of the Village Centre. Appropriate integration of higher density forms of housing will provide a diversity of accommodation while also addressing the social, economic, cultural and environmental principles of this Plan.

Goal

- *Provide a range of housing types including medium density multiple family dwellings.*

Objectives

With regard to the Residential – Multiple Family designation, the Village of Fruitvale will strive to achieve the following objectives:

1. Encourage the establishment of new multiple family dwellings that will complement the single family housing stock in Fruitvale.
2. Intensify land use and achieve greater operating efficiencies of all municipal services and infrastructure by locating higher density housing close to the Village core area and municipal service systems.

Policies

The Residential - Multiple Family designation is delineated on **Schedule F**. This category includes cluster housing, townhomes (3-6plexes), row housing, apartments, stacked row housing and manufactured homes.

Council's policies are as follows:

1. Consider mobile homes an appropriate use within this designation; however conditions of approval and special zoning may apply to ensure compatibility with surrounding uses.
2. Locate multiple family residential developments where they can be efficiently serviced and linked to existing infrastructure, avoiding or minimizing cost to local taxpayers.
3. Locate special needs, social or seniors housing developments in closer proximity to key municipal amenities, transportation and community services.
4. Infill and intensify density in the vicinity of Columbia Gardens Road, bound by Green Road and Beaver Creek, to include a concentration of multiple family types of housing. New developments should consider redevelopment of older single family lots prior to greenfield sites.
5. Subject all multiple family designated areas to Development Permit Area Guidelines that will address form and character, and compatibility with the surrounding neighbourhood development.
6. Require an area plan be prepared by development proponents of new multiple family residential subdivisions to address capacity of servicing and transportation infrastructure. The Village will confirm terms of reference or criteria for such an area plan.

7. Provide for density bonusing of affordable housing units in multiple family developments where appropriate.

7.6 Village Centre

Introduction



Photo Credit: Werner Heitmann

The Fruitvale downtown precinct is relatively small but serves as the heart of the community. It contains the majority of the commercial retail and personal services, institutional and many of the community facilities. In the interest of keeping the downtown area as vital as possible, Fruitvale embarked on some streetscape revitalization efforts in the early 1990s. By 2005, Council, the downtown merchants and residents once again recognized the need to continue with the vitalization of the downtown. A strategy (Fruitvale: Unlock the Potential) was prepared and cited four key areas to assist with the revitalization of the entire community:

- Physical Revitalization of the Downtown
- Promotion and Management of Population Growth
- Enhanced Outdoor Recreation and Tourism
- General Economic and Business Development

This Plan recognizes the importance of the quality and vibrancy of the downtown to help achieve many of the goals of that strategy and the overall principles of this Official Community Plan. Designating the Village Centre in this Plan is a critical start to a vibrant downtown that can service the residents, be enjoyed by visitors and provide economic benefit to the community.

Goals

- *Create a Village Centre that will serve as the heart of Fruitvale, focusing on business, institutional and cultural activities.*
- *Continue to enhance the Village Centre/Core area with a mixture of commercial and higher density residential uses.*
- *Continue aesthetic improvements of all streetscapes in the Village Centre/Core area.*

Objectives

With regard to the Village Centre designation the Village of Fruitvale will strive to achieve the following objectives:

1. Create a higher density core by allowing for higher density development and higher buildings.
2. Strengthen the vitality of the downtown core by encouraging mixed land use, including retail, office and residential buildings.
3. Undertake streetscape revitalization of all key streets in the core area along with continued upgrades and beautification to Highway 3B through the Village Centre.
4. Strive to ensure pedestrian mobility throughout the Village Centre.
5. Recruit new businesses and development interests into Fruitvale whereby modern shopping opportunities can be expanded for the residents and visitors alike.
6. Protect the integrity of the historic downtown through use of design guidelines.

Policies

The Village Centre designation is depicted on **Schedule F**.

Council's policies are as follows:

1. Prepare a downtown revitalization strategy that will draw from former studies and build on past initiatives.
2. Prepare a design guideline package that will address form and character of new construction and renovations of buildings in the Village Centre.
3. Encourage all new retail and office uses to locate in the Village Centre area.
4. Encourage any new government or institutional uses that will provide a community wide service to locate downtown.
5. Permit multiple family residential buildings on their own or in combination with commercial uses.

6. Require parking for new high density residential buildings or mixed use buildings within the building (structure) unless cash in lieu can provide other options to provide off-site parking.
7. Continue to connect the downtown core area to adjacent neighbourhoods with the use of more sidewalks, trails and pathways.
8. Work with the Greater Trail Economic Development organizations and senior government agencies to attract new business and development interests to Fruitvale.

7.7 General Commercial

Introduction

As Fruitvale grows in population, there will be opportunity for more commercial use, not only to serve the needs of the local residents but as an added form of economic development. Commerce can attract financial resources and provide for a diverse range of employment opportunities. Some of the commercial uses, be they retail, service, accommodation or other forms may not be appropriate for a downtown location. Space should be made available for siting these new commercial uses that may not be compatible or suitable for downtown Fruitvale. For example, some of these general commercial uses may require extensive land area, parking, loading or other externalities or associated uses that are most suited for a highway or other business location. The general intent will be to locate the general commercial activity to areas where other adjacent uses will not be disrupted.

Goals

- *Provide a full range of commercial facilities and services for the convenience of residents and visitors and to benefit the local economy.*
- *Ensure aesthetically pleasing commercial areas.*

Objectives

With regard to the General Commercial designation, the Village of Fruitvale will strive to achieve the following objectives:

1. Provide a variety of services and facilities for Fruitvale and its visitors.

2. Promote commercial activity that will sustain employment opportunities for local residents.
3. Improve the appearance of commercial areas.
4. Discourage obtrusive and unsightly commercial areas.
5. Promote pedestrian activity and well managed and safe highway access.
6. Provide gateway and entrance features to make Fruitvale more inviting along Highway 3B.

Policies

The General Commercial designation is depicted on **Schedule F**.

Council's policies are as follows:

1. Manage the development and location of big box/large format stores.
2. Control the expansion of the commercial area along Highway 3B so to avoid the "strip effect".
3. Ensure compatibility with surrounding uses through use of form and character design guidelines.
4. Maintain and enhance the gateway entrance features at both the north and south end of Village.
5. Create new design guidelines that will include energy efficient design, sustainable building materials, xeriscaping, environmentally friendly lighting, etc.
6. Continue to work with the Ministry of Transportation and Infrastructure regarding safety and traffic /access management along Highway 3B.
7. Prepare commercial signs guidelines that will address design, placement, end materials and avoid the clutter of signs in all General Commercial designations.
8. Investigate and study future locations for new commercial development that may not be compatible with existing commercial designations but that may be of value and interest to the community.

7.8 General Industrial

Introduction

Industrial development provides economic benefit to a community in the form of services to residents, tax base and employment. Although Fruitvale has little industrial activity today, there is potential for growth of this segment of the community. The industrial activity may come in the form of manufacturing, assembly, fabrication, processing, major repair and warehousing and storage facilities. Appropriate locations must be defined so that these types of activities are not inadvertently diverted to commercial or residential areas where conflict is bound to occur. Furthermore, industrial use in the fringe areas of a community such as Fruitvale must be carefully evaluated so it does not place undue burden on municipal resources and other planning policies.

Goals

- *Encourage and accommodate clean and sustainable industrial activity within the Village.*
- *Diversify the community's economy and employment opportunities.*

Objectives

With regard to the General Commercial designation, the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure a diversified local economy and tax base.
2. Provide additional employment opportunities.
3. Minimize any detrimental effects of industrial development on the natural environment and surrounding habitable areas.
4. Draw on the opportunities afforded by nearby industries in the Greater Trail region.

Policies

The General Industrial designation is depicted on **Schedule F**.

Council's policies are as follows:

1. Permit Industrial development only if it can be managed to support the environmental, community and lifestyle goals of the community.
2. Require all new industrial development to adhere to high quality design including extensive landscaping, visual buffers from non-industrial uses and form and character guidelines for buildings.
3. Include within the General Industrial designation; light and heavy manufacturing (indoors), assembly, fabrication, processing and repair activities, warehousing, storage and distribution facilities.
4. Locate any lay down yards and outdoor storage areas associated with the main activity so as to be compatible with adjacent uses.
5. Subject all industrial designations to Development Permit Area Guidelines.
6. Subject any proposed industrial development to an assessment regarding potential impacts on the ground, water and air quality.

7.9 Parks, Trails, and Open Space

Introduction



Within the Village of Fruitvale boundary there are approximately 17 hectares of formal park space, 7 km of on and off road trails and numerous other formal and informal open space areas. The compact size of the Village can allow for an extensive network of interconnected trails, parks and open spaces linking together the entire community. Residents of the Beaver Valley have a high regard for the quality and abundance of parks, trails and open spaces within and around Fruitvale. This plan recognizes the desire to ensure these resources remain an integral part of the community and region.

Goals

- *Ensure the supply of park land, trails systems, walking paths and open spaces meet the current and future needs of Fruitvale residents.*

Objectives

With regard to the Parks, Trails and Open Space designation the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure equitable access for all residents of Fruitvale.
2. Continue to develop a strong community image through the development and maintenance of park space.
3. Continue to develop an interconnected on and off road trail system incorporating existing and future parks and open spaces and connections to the Village centre and neighbourhoods.
4. Use parks and open spaces as a means to protect sensitive ecological areas, natural resources and wildlife habitats and to enhance transportation networks and options.

Policies

Parks, Trails and Open Spaces are depicted on **Schedule F**.

Council's policies are as follows:

1. Develop a Parks Master Plan to guide the Village in efficient planning, acquisition, development, design and delivery of amenities, programs and services.
2. Ensure that trails and sidewalks are incorporated into all new developments in Fruitvale.
3. Promote the development of a linear parkway and trail system along Beaver Creek.
4. Support the conversion of the Burlington Northern Santa Fe Railway corridor to a recreational trail use should the rail line ever become abandoned.
5. Develop and maintain a bicycle skills or dirt jump park in coordination with the existing or future parks and trail system.
6. Support the connection of parks, trails and open spaces to areas outside the boundaries of Fruitvale.

7.10 Institutional and Community Facilities

Introduction



Institutional and community or public facilities are important aspects of a vibrant and liveable community. This category includes facilities that bring a community together, celebrate and educate or inform the community or provide important services that are basic to the function of a community. These may include community halls, Village office, schools, libraries, museums and art galleries, arenas, sewage treatment plants and related works and services/infrastructure. They are typically owned and operated by local or senior government or public and non-profit groups. In some cases, privately owned institutions (seniors' complexes) may qualify under this category. Churches are also often defined under this category. In most cases, the uses under this category service the needs of local residents and are therefore located in close proximity to or within residential areas. However, some uses may exhibit varying degrees of incompatibility with residential uses and must be treated with specific site selection criteria (e.g. sewage treatment plant or uses that create significant traffic flow).

Goal

- *Provide for institutional and community facilities that will support a host of needs for local residents.*

Objectives

With regard to the Institutional and Community Facilities designation the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure all institutional and community facilities allow equal access to all members of the community through physical location and design.
2. Ensure greenhouse gas reduction measures are implemented in the design and upgrade of new and existing facilities. The Village should act as a leader in the design and development of green facilities in the community.
3. Work with local service clubs and community interest groups to assist with the development and shared use of cultural, administrative and community facilities.
4. Maintain existing service levels.

Policies

The Institutional Use designation is identified on **Schedule F**.

Council's policies are as follows:

1. Encourage the establishment of new institutional or community facilities within the Village Centre or within existing neighbourhoods.
2. Encourage multiple uses of institutional and community facilities.
3. Ensure ongoing consultation with stakeholder groups to anticipate and adapt for future demands.
4. Upgrade existing facilities and ensure that new construction implements GHG reduction strategies and energy conservation. Consider LEED building standards as a measure of environmentally sensitive construction.
5. Improve physical access to and use of public facilities by handicapped, children and seniors.
6. Develop age friendly and appropriate facilities for all residents to enjoy.

7.11 Rural

Introduction

The Rural designation is primarily those lands at the south and north ends of the Village. They are typically without urban services and severely limited by topography which will restrict further development. Rural lands provide a transition between the urban development of the Village and the surrounding natural areas and open spaces.

Goal

- *Maintain the rural character of the outlying areas of Fruitvale.*

Objectives

With regard to the Rural designation the Village of Fruitvale will strive to achieve the following objectives:



1. Direct land use decisions to minimize conflict between rural and urban uses.
2. Support only limited rural residential development for rural lands with partial or no servicing.

Policies

The Rural designation is depicted on **Schedule F**.

Council's policies are as follows:

1. Expand urban services, including community sewer, water and roads, in conformity with an approved Area Structure Plan.
2. Allow for the development of campgrounds and recreational vehicle parks in rural areas subject to zoning regulations and other applicable bylaws.
3. Support a minimum lot size of 2 hectares (5 acres). Parcel size reductions, to a minimum of 1 hectare (2.5 acres), may be considered if urban service extensions are not required.

8.0 Affordable Housing

Introduction



The Village of Fruitvale recognizes that a healthy and sustainable community should plan for the housing needs of the present and future populations and be inclusive of all social and demographic groups. As the cost of housing continues to rise throughout British Columbia, affordable housing becomes an increasingly important component to the local housing market. Affordability is defined when a household spends less than 30% of its income on its housing needs. As populations change and age, and incomes fluctuate, affordability measures change as well. By providing choice in the local housing market, the housing needs of Fruitvale residents can be met even as their needs change over time.

Objectives and policies that address affordable housing are represented throughout the Plan; however this section provides specific direction.

Goal

- *Create diverse housing opportunities for people in different family types, life stages and incomes levels.*

Objectives

With regard to affordable housing the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure a range of housing types and densities are provided to meet the needs of the economic and social demographics of the community.
2. Provide affordable housing in locations which are easily accessible to appropriate services.

Policies

Council's policies are as follows:

1. Develop an Affordable Housing Strategy that will:
 - a. Define affordable housing as it pertains to the Village of Fruitvale
 - b. Evaluate the current conditions for housing and affordability within the Village
 - c. Develop a housing needs assessment based on the current and future population of Fruitvale
 - d. Develop an action plan to meet the affordability needs of the Village population.

2. Grant density bonuses for the provision of affordable and special needs housing. Allow for revisions of the Zoning Bylaw to reflect these provisions.
3. Support rental housing in all new and existing multiple family developments.
4. Work with other regional agencies such as Columbia Basin Trust with regard to defining the need for affordable housing, and developing strategies to provide more housing units that will address the fluctuating needs.

9.0 Natural Environment and Resources

Introduction



Fruitvale is defined by its natural setting within which resource extraction has been a historical activity, defining the region and creating the community. Fruitvale and area are characterized by undulating topography, streams, creeks, forested areas and abundant outdoor space. As economic activity and populations expand, it is the responsibility of the Village to protect and enhance the natural environment as a benefit and attraction, while managing the resources contained within it.

Goals

- *Protect the natural environment and resources of the Fruitvale area.*

Objectives

With regard to the natural environment and resources the Village of Fruitvale will strive to achieve the following objectives:

1. Protect, maintain and enhance the natural environment within Fruitvale and its surrounding area.
2. Identify, protect and enhance environmentally sensitive terrestrial and aquatic ecosystems for the future enjoyment of present and future residents.
3. Preserve Beaver Creek, and other identified waterways within the Village, in their natural state.
4. Maintain and protect a high level of air quality.

Policies

Areas of natural sensitivity have been identified on **Schedule H**.

Council's policies are as follows:

1. Work with other agencies to undertake a Sensitive Ecosystem Inventory (SEI) for Fruitvale and surrounding areas.
2. Although there are no currently identified sand and gravel deposits within the boundaries of the Village of Fruitvale, this plan does not preclude the development of new quarries that may be required to

support access to construction materials that will benefit economic development for Fruitvale and area.

3. Actively participate in Regional and Provincial air quality initiatives.

10.0 Natural Hazards

Introduction



The Village of Fruitvale is located in a valley bottom with increasingly steeper slopes that rise to the east and west of the Village boundary. The Village’s location within a valley, bisected by a creek and intermixed with dense forest cover, places urban and rural development in the midst of potential natural hazards. The following section address hazards including steep slopes, wildfire and flooding.

Goal

- *Protect life and property from natural hazards.*

Objectives

With regard to natural hazards the Village of Fruitvale will strive to achieve the following objectives:

1. Make land use decisions that reduce risks to life and damage to property in areas of known natural hazards.
2. Limit or restrict development in areas of slopes greater than 30%.
3. Reduce the threat of wildfire hazards to existing and proposed developments.
4. Reduce flooding risk to existing and proposed developments.
5. Develop a natural hazards development permit area and require affected properties to conduct further hazard investigation and implement mitigation measures to reduce or eliminate hazard threats.

Policies

Council’s policies are as follows:

1. Subject areas defined as having slopes greater than 30%, and identified as Hazardous Conditions Development Permit areas (**Schedule K**), to further geotechnical evaluation, Hillside Built Form Guidelines and development permit requirements.

2. Subject areas defined within a floodplain and identified as Hazardous Conditions Development Permit areas (**Schedule K**), to further hazard evaluation and development permit requirements.
3. Subject areas defined within the Wildfire Interface Zone and identified as Wildfire Interface Development Permit areas (**Schedule N**), to further hazard evaluation, FireSmart mitigation recommendations and development permit requirements.
4. Support the creation and adoption of a Community Wildfire Protection Plan.

11.0 Utilities and Infrastructure

Introduction



The Village of Fruitvale has an extensive system of utilities designed to provide the community with a secure and reliable source of potable water, treatment and disposal of sanitary sewage and the collection of storm water. The management, cost effective operation, and maintenance of the community infrastructure and the systems that support them are critical to the sustainability of the community.

Goals

- *Ensure all utilities are provided for in an efficient, economic and environmentally sensitive manner.*
- *Protect the environment and public and private property from storm water damage.*
- *Protect the environment and strive to improve treatment of all sanitary sewage.*

Objectives

With regard to utilities and infrastructure the Village of Fruitvale will strive to achieve the following objectives:

1. Work in cooperation with the Regional District and surrounding communities to coordinate cost effective and efficient utilities and infrastructure.
2. Integrate green infrastructure systems when feasible to address community sustainability goals.

Water

3. Work in conjunction with the local water districts to ensure the Village has an adequate water supply.

Sanitary Sewer

4. Monitor and adjust the sewage treatment plant operations to ensure they remain within permitted requirements.

Storm Water Management

5. Complete the recommended stormwater upgrades as outlined in the Comprehensive Stormwater Plan 2010 Update.
6. Encourage alternative stormwater management strategies that address stormwater onsite and do not add additional burden to the existing system.

Policies

Utilities and infrastructure have been depicted on **Schedule I**.

Council's policies are as follows:

1. Consider the expansion of municipal services beyond present boundaries provided that the newly serviced area is incorporated within the Village.
2. Minimize the length of utility extensions by encouraging infill and supporting development adjacent to existing services.
3. Coordinate multi-utility upgrade projects to limit road disturbances, road repairs and to efficiently utilize resources.
4. Pursue various grants and funding sources for critical capital projects.

Water

5. Continue to use the Long Term Water System Strategy to guide water utility decisions.

Sanitary Sewer

6. Pursue co-management of liquid waste with neighbouring communities.
7. Study and consider implementing alternative treatment plant discharge.

Storm Water Management

8. Protect stormwater drainage routes by Statutory Rights of Ways.
9. Review the Subdivision and Servicing bylaw to include requirements that will ensure that post development stormwater flows be maintained at predevelopment levels.
10. Update the stormwater model based upon the new OCP Future Land Use designation map, **Schedule F**.

12.0 *Protective Services, Education and Health*

Introduction



Although Fruitvale is considered a bedroom community to Trail, it warrants its own set of protective services, educational facilities and health care, especially as the Village continues to grow. In all public surveys, it was made clear that residents desired self-sufficiency as it was seen to contribute to a better quality of life. In that regard, Fruitvale will continue to strive towards enhancing services such as police, fire and ambulance. The size of the community today may not support major health care services such as hospitals or high schools and colleges, however, the aspiration of the residents and Council is to grow and maintain a basic level of health care/medical practitioners and schools that will continue to draw new families to Fruitvale.

Goals

- *Recognize the importance of protective services, education and healthcare for maintaining quality of life.*
- *Maintain and grow public institutional and service facilities that will contribute to local economic development in Fruitvale and area.*

Objectives

With regard to protective services, education and health the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure that land and facilities are made available for the establishment of services such as police, fire department, ambulance, healthcare (includes clinics), schools and early childhood development (includes child care).
2. Recognize the growing needs of the aging population by attracting services that may complement the Kootenay Boundary Regional Hospital (e.g. home support, home care nursing, physiotherapy, mental health, etc.).
3. Maintain schools that will help keep and grow young families in Fruitvale.
4. Attract specialized healthcare service providers to Fruitvale.

Policies

Institutional uses are identified on **Schedule F**.

Council's policies are as follows:

1. Include in the Zoning Bylaw a variety of public institutional uses that can occur in mixed use buildings, including seniors homes; these uses may include all forms of home care nursing, home support and other medical and health care professionals such as public health nurses and physiotherapists.
2. Support non-profit societies, volunteers and private companies that provide a host of health-related services wherever institutional uses are permitted as well as in the Village Centre.
3. Maintain ongoing relations with the School District.
4. Work with the Regional RCMP detachment in Trail regarding the appropriate presence of police security and patrols.

13.0 Arts, Culture and Recreation

Introduction



Arts, culture and recreation are intrinsic amenities and aspects of community character within the Village of Fruitvale. Their contributions go beyond aesthetics, contributing to the social well being of individuals, civic pride and economic development of the community. The Village of Fruitvale is committed to supporting and expanding its arts, cultural and recreational opportunities, ensuring the continued social well being and quality of lifestyle of the community and individuals within it.

Goal

- *Support and expand local arts, culture and recreation opportunities.*

Objectives

With regard to arts, culture and recreation the Village of Fruitvale will strive to achieve the following objectives:

1. Ensure that art, culture and recreational opportunities and facilities meet the current and future needs of the community.
2. Ensure that all facilities and amenities take into account the ability, age and diverse interests of all community members to allow them to access and enjoy as many of the facilities and amenities as Fruitvale has to offer.
3. Encourage new arts, culture and recreational facilities to locate within the Village Centre or established neighbourhoods.
4. Support existing and develop new community based festivals and events to attract visitors and strengthen the area as a cultural, artistic and recreational center.

Policies

Council's policies are as follows:

1. Work in conjunction with the Trail and District Arts Council and other municipalities in regional arts, culture and recreation programming, policy development and planning of new facilities.

2. Support the integration of public art into the design of public and private developments and spaces in Fruitvale.
3. Promote the use of parks, civic buildings and public spaces for public arts, performances, festivals and events.
4. Ensure that all arts, culture and recreational facilities are properly maintained.
5. Support local volunteer and non-profit groups that contribute to the quality and growth of our arts, culture and recreation amenities.

14.0 *Transportation Infrastructure*

Introduction



Fruitvale has the basis of a functional and efficient transportation system for a small community. Accessible by a Provincial Highway that connects the Village to major centers in the region and serviced by rail, Fruitvale’s transportation system allows for the movement of goods and people. Local roads are another critical component of the system, however the prominent use of the automobile for most families living in Fruitvale places constant demands on the local roads (maintenance, upgrades, snow clearing, etc.). This Official Community Plan places emphasis on continued enhancements to the roads (collector and local) but also emphasizes the need to continue to build the inventory of sidewalks, trails and cycle paths to serve “active transportation” modes. Such assets will address demand for local commuters, recreation and promote a healthy lifestyle among the residents. Along with enhanced bus transit service connections to Trail and surrounding communities, the transportation infrastructure system will meet many of the sustainability principles of this plan. Nevertheless, attention to complementary land use decisions will be an important component to a sustainable future.

Goals

- *Allow for the efficient safe movement of people and goods throughout the region.*
- *Reduce automobile dependency.*

Objectives

With regard to transportation infrastructure the Village of Fruitvale will strive to achieve the following objectives:

1. Encourage healthy active lifestyles through the development of new, and enhancement of existing, multimodal trail and path systems.
2. Encourage alternative transportation modes that reduce environmental impacts, through the provision of appropriate infrastructure.
3. Address accessibility issues and ensure universal design.
4. Ensure that there are safe intersections and crosswalks, especially in the vicinity of schools and seniors housing.

5. Ensure roads, sidewalks and trails systems are kept in good repair.
6. Incorporate traffic calming measures, safe pedestrian environments and non-vehicular options within the Village Centre area.
7. Investigate improvements and options to the regional transportation system within Fruitvale and surrounding area.

Policies

Transportation infrastructure has been depicted on **Schedule J**.

Council's policies are as follows:

1. Identify sidewalks, paths and trail networks in growth areas and new subdivisions as part of the planning process.
2. Install wayfinding signage and create community maps and other methods to promote the use of the community trail and path system.
3. Work with BC Transit to develop and maintain high quality and frequent bus service between Fruitvale, Trail and other communities in the Beaver Valley.
4. Work with neighbouring municipalities and the Ministry of Transportation and Infrastructure on development of a Major Road Network Plan.
5. Establish a road maintenance plan that will address priority roads.
6. Protect the integrity of the Burlington Northern Santa Fe Railway right of way as an important transportation corridor and economic development opportunity.

15.0 Food Security

Introduction



A significant indicator of community sustainability in BC is food security. This means not only the ability to grow food locally, but also the ability to access and buy food in local stores, markets or in restaurants for all members of the community. Although Fruitvale may not have much productive agricultural land within its boundary, the Provincial Agricultural Land Reserve has protected agricultural lands with suitable soils for growing and raising food (e.g. crops, tree fruits and livestock) in the immediate vicinity. This Official Community Plan recognizes the ability to protect that immediate resource as well as enhance opportunities for more food production and availability within the Village through initiatives such as community gardens, farmers markets, cooperative food plots and attraction of more restaurants and food vendors throughout various seasons of the year.

Goals

- *Protect and enhance agricultural lands for food security, employment and for use as an urban containment boundary.*
- *Optimize local production of goods for food.*
- *Promote the sale of local food product to the residents of Fruitvale and area.*

Objectives

With regard to food security the Village of Fruitvale will strive to achieve the following objectives:

1. Protect the integrity of the high quality lands in the Agricultural Land Reserve (ALR) in the vicinity of Fruitvale, especially as the community grows and rural lands are subjected to urbanization.
2. Support local production and sale of food.
3. Promote small scale farming and community gardens within Fruitvale.

Policies

Council's policies are as follows:

1. Work with the Regional District of Kootenay Boundary and support the Regional District Area 'A' OCP policies to protect the Agricultural Land Reserve in the fringe area of Fruitvale.
2. Investigate the establishment of a seasonal Farmers Market that will provide locally grown and produced foods.
3. Keep rural lands in Fruitvale and in the fringe area (outside of the ALR) to a 4 hectare minimum parcel size in keeping with minimum standard set out by the Regional District for Electoral Area 'A'.
4. Encourage community gardens and small plot farming in new and existing residential areas in keeping with the principle of sustainability.
5. Support home occupations that include food production or processing. Home occupations will be subject to various criteria as established by the Village of Fruitvale Zoning Bylaw.
6. Continue to work with the local Chambers of Commerce and the Greater Trail Economic Development organizations to attract a diversity of restaurants and food stores to Fruitvale and encourage each to profile local agricultural product and cuisine.

16.0 Community Economic Development

Introduction



Fruitvale recognizes that a healthy and vibrant local economy can help sustain the quality of life that its residents expect. Jobs, tax base, new development, entrepreneurial talent and investment are all important drivers that will sustain and grow a local economy. Without economic development, certain services may suffer and quality of life can diminish. The size of Fruitvale may preclude having its own economic development function, a Chamber of Commerce or a Downtown Revitalization Group such as a Business Improvement Area; nevertheless, the community can source assistance from other organizations in the Greater Trail region that will in turn assist with economic development planning, business recruitment, tourism development, revitalization and marketing. The premise of this Plan is that Fruitvale will make concerted efforts to grow its local economy and continue to work towards being self-sustaining while enhancing quality of life.

Goals

- *Create a vibrant local economy that can help Fruitvale sustain itself as an independent community.*
- *Provide cost effective municipal services that will allow managed growth.*
- *Provide employment within Fruitvale to make the community one where residents can work, live and play.*

Objectives

With regard to community economic development the Village of Fruitvale will strive to achieve the following objectives:

1. Support the managed growth of residential and commercial uses in Fruitvale.
2. Provide economic development planning and efforts on a regular basis while participating in and supporting the regional economic development functions and initiatives of the Greater Trail area.
3. Revitalize the Village Centre/Downtown core as the heart of Fruitvale.

4. Promote tourism development related to the area's outdoor recreation attributes, sport and annual events and festivities.
5. Attract employment generators that can help sustain a complete community.

Policies

Council's policies are as follows:

1. Prepare a long term Economic Development Plan that can build upon the "Community Revitalization Strategy" produced by the Village in 2005.
2. Work with the Greater Trail Economic Development organizations to identify business enhancement opportunities and attract investment and developers to consider Fruitvale as a business site location.
3. Continue the Village Centre streetscape revitalization and beautification efforts started in the early 1990s.
4. Support the development of multiple family residential development and mixed use commercial/residential buildings in the downtown core.
5. Prepare new or revised downtown area design guidelines to address form and character of new or renovated buildings and to assist with the creation of a "Fruitvale Brand".
6. Work with the Chamber of Commerce and other local organizations to prepare a Tourism Development Plan that will address tourism promotions and marketing, tourism services/facilities and new or expanded tourism attractions.
7. Study the possibility of creating more land development opportunities and space for certain types of commercial and light industrial activity in Fruitvale.
8. Encourage home occupations in residential areas. Home occupations will be subject to various criteria as established by the Village of Fruitvale Zoning Bylaw.

17.0 Implementation

17.1 Implementation

This OCP has been developed based on the current values of the community and estimated growth rates and patterns. The success of this plan's goals and objectives is directly linked to its implementation. It is the ongoing responsibility of the current and future Councils and staff to conform to the direction outlined in this document.

Other existing bylaws should be updated or reviewed for compliance with the direction outlined in this Official Community Plan. These bylaws include but are not limited to the following:

1. Zoning Bylaw #769
2. Development Cost Charge Bylaw #534
3. 5 Year Financial Plan Bylaw # 822
4. Building Bylaw # 698
5. Subdivision and Servicing Bylaw # 561

This Plan has identified the development of other plans and documents to supplement and assist in the implementation of the Plan. Plans and documents to be developed or updated to include the following:

1. Climate Action Plan
2. Green House Gas Emissions Inventory
3. Affordable Housing Strategy
4. Implement findings of the Affordable Housing study of the Greater Trail Area
5. Design Guidelines (Village Centre, Multiple Family, Hillside Built Form, etc.)
6. Development Permit Guidelines
7. Downtown Revitalization Plan / Strategy
8. Sensitive Ecosystem Inventory (SEI)
9. Community Wildfire Protection Plan

17.2 Monitoring and Reporting

An important measure of the success of the Official Community Plan is the monitoring and reporting of the Plan's ability to inform and direct future community decision making. At the outset of this Plan, it was noted that regular reviews should be conducted in accordance to the Local Government Act. Through yearly monitoring and reporting, possibly contained within associated annual reports, the Plan's short term progress can be continually monitored.

17.3 Amendments

Amendments to the Plan will be considered upon completion of a formal application which meets all the procedural criteria as set out by the Village of Fruitvale.

17.4 Design Guidelines

Design Guidelines will be created with regard to form and character to augment existing development permit areas including:

1. Multiple Family Residential
2. Village Centre
3. General Commercial
4. Industrial
5. Hillside Built Form

It will be a priority of Council to address the development of the design guidelines.

17.5 Development Permit Areas

Introduction

Section 920(1) of the Local Government Act enables the Village of Fruitvale to establish development permit areas. The development permit is the legislative tool for the Village to enact specific community goals and objectives that pertain to the form, character and appearance of certain land use types, respect for the environment and to address development within areas that pose hazards such as wildfire and slope stability.

Prior to any subdivision, land alteration or development of properties within a development permit area, a development permit is required. The Village of Fruitvale Official Community Plan has designated development permit areas which include the following:

1. Hazardous Conditions Development Permit Area
2. Industrial Development Permit Area
3. Commercial Development Permit Area
4. Village Centre Development Permit Area
5. Multiple Family Development Permit Area
6. Green House Gas Development Permit Area
7. Wildfire Interface Development Permit Area

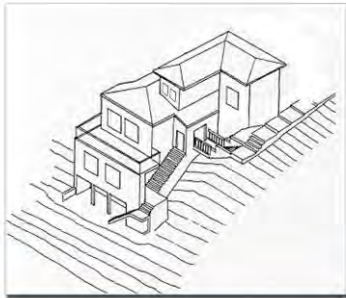
17.6 Hazardous Conditions Development Permit Area

Area

The designated area is defined on **Schedule K**.

Justification

The Village of Fruitvale has a responsibility to protect its citizens from identifiable hazards by restricting development in areas where hazards are present. Slopes greater than 30%, flood plains and areas considered geotechnically unstable have been identified as hazardous, and development will be required to abide by the guidelines within this development permit's definition.



Exemptions

In designated Hazardous Conditions Development Permit Areas, a development permit is not required when:

- Proposed alterations are internal of structures or accessory buildings.
- An application is for boundary adjustments where no new lots are being created.
- External alterations are entirely within the existing building footprint.
- An application to remove diseased, dead or dying trees is accompanied by a report prepared by a qualified professional forester.
- A submission includes a report prepared by a qualified professional confirming that grades within 10m of the proposed development do not exceed 30%, that the development area is geotechnically sound and / or the site, in the opinion of the qualified author, does not contain hazardous conditions.

Guidelines

- Development will not be permitted on sites with continuous grades of 30% or greater. These sites should be kept or restored to their natural state and a no-build, no disturb restrictive covenant be required as a condition of the development permit approval.

Reporting Requirements

- Development applications within the Hazardous Conditions Development Permit Area must be accompanied by a

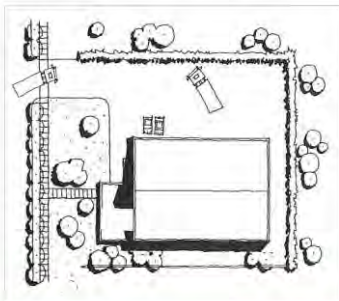
geotechnical report prepared by a professional engineer. The report must include:

- A topographic and geotechnical description of the site;
- A description, with mapped location, of the proposed development;
- An assessment of the hazards present, their nature frequency, and potential impact on the development and surroundings;
- Proposed mitigation work to prevent the hazardous condition;
- Other recommendations as appropriate to the site and hazard; and
- Confirmation from the certified professional that the development and site is safe for the intended use.

17.7 Industrial Development Permit Area

Area

The designated area is defined on **Schedule L**.



Justification

The Village of Fruitvale is a small community with a limited amount of area available for industrial development. To ensure that industrial development is properly integrated into the community a development permit area has been established.

Exemptions

In designated Industrial Development Permit Areas, a development permit is not required when:

- Proposed alterations are internal to structures or accessory buildings and where alterations do not impact parking or landscaping requirements.

Guidelines

- Landscaping is required for all properties identified within the Industrial Development Permit Area and should be used as a visual buffer to adjacent properties and public roadways.
- All outdoor storage and waste disposal areas are to be screened from view through the installation of fencing, landscaping or a combination of the two.
- Impervious surfaces should be kept to a minimum.

- Unsightly, noise and dust generating activities should be situated away from any adjacent residential areas.

Reporting Requirements

- Industrial development permit applications must include site plans, parking layout, elevation drawings including colour schemes and landscaping plans prepared by qualified professionals.

17.8 Commercial Development Permit Area

Area

The designated area is defined on **Schedule L**.

Justification

The Village of Fruitvale has a small commercial component outside the Village Centre. The Commercial Development Permit Area is designed to direct existing commercial areas and any future commercial development to conform to the vision and goals of the Village.



Exemptions

In designated Commercial Development Permit Areas, a development permit is not required when:

- Development consists of single family dwellings.
- Development consists of multiple family dwellings, where no commercial component exists.
- Proposed alterations are internal to structures or accessory buildings and where alterations do not impact parking or landscaping requirements.

Guidelines

Building and Structure Requirements

- Buildings and structures should be designed to a pedestrian scale. Examples include stepping back upper floors and locating the building as close to the front property line as possible.
- Long homogeneous facades are to be visually broken every 20m.
- Awnings, overhangs or other measures to protect pedestrians from the weather should be incorporated.
- Awnings, overhangs, and signage should be designed to complement the buildings overall design style as well as that of the neighbourhood.

- Exterior elements of buildings or structures should be constructed with predominantly natural or naturally appearing materials.
- Garbage containers and outdoor storage should be screened from view and located in the rear of the property.
- Loading zones should be located at the rear of the building whenever possible.

Landscaping Requirements

- Landscaping should be used to enhance the appearance of the property while providing a buffer for adjacent land uses.
- Landscaping should be used to screen outdoor storage, mechanical equipment and garbage disposal areas.
- Landscaping should incorporate indigenous or other species that have low irrigation requirements.
- Maximize pervious surfaces to enhance onsite stormwater management.
- Existing healthy trees and landscapes should be retained and incorporated whenever possible.

Signage Requirements

- Signage should be coordinated with the building design and site in relation to the overall scale, materials finish and colour.
- Externally lit signs should be given preference over internally illuminated signs.
- Temporary portable signs with interchangeable lettering should be discouraged.

Reporting Requirements

- Commercial Development permit applications must include site plans, parking layout, elevation drawings including colour schemes and landscaping plans prepared by qualified professionals.

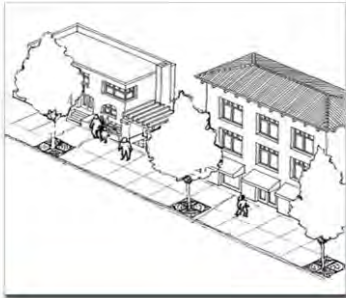
17.9 Village Centre Development Permit Area

Area

The designated area is defined on **Schedule L**.

Justification

The Village of Fruitvale has long recognized the downtown as the heart of its community and as such continues to focus efforts on keeping the area as vital as possible. The Village Centre Development Permit Area is designed to maintain and enhance the quality and vibrancy of the area.



Exemptions

In designated Village Centre Development Permit Areas, a development permit is not required when:

- Proposed alterations are internal to structures or accessory buildings and where alterations do not impact parking or landscaping requirements.

Guidelines

- Vehicle parking areas should be located on the edge of the Village Core area so as to maximize street frontages and promote a pedestrian scale.
- Parking areas should be landscaped with indigenous planting materials that have low irrigation requirements.
- Continuous awnings and canopies are encouraged along street frontages to provide weather protection for pedestrians.
- Where a development is proposed within the Village Core area that includes a residential component, the Multiple Family Development Permit Area guidelines shall apply.
- New buildings, structures and renovations to existing buildings should conform to the scale, mass and colours found within the Village Core.
- Exterior elements of buildings or structures should be constructed with predominantly natural or naturally appearing materials.
- Building facades should not be continuous along Main Street. Where appropriate, periodic openings between buildings should provide public views into semi-private open spaces as well as access to rear lots.
- Principles of the CPTED (Crime Prevention Through Environmental Design) should be incorporated in all private and public buildings, parking lots and common public spaces within the Village Centre.

17.10 Multiple Family Development Permit Area

Area

The designated area is defined on **Schedule L**.

Justification

The Village of Fruitvale's housing makeup has traditionally been single family homes. As the Village's demographic and economic profile evolves

so does the need for housing types. Multiple family dwellings can play an important part in contributing to the housing stock while shaping neighbourhoods and defining the community's character. It is therefore important that the Village maintain control over the form and character of multiple family developments to ensure they enhance neighbourhoods and do not create conflict with adjacent uses.

Exemptions

In designated Multiple Family Development Permit Areas, a development permit is not required when:

- Proposed alterations are internal to structures or accessory buildings and where alterations do not impact parking or landscaping requirements.



Guidelines

Site Requirements

- Buildings should be designed to be within the scale and character of their surrounding neighbourhoods.
- New developments should be oriented with sensitivity towards neighbouring properties' view corridors.
- Off street parking should be accommodated in either structured lots or under building areas where feasible.
- Large parking areas should be broken up into smaller groups or divided through the use of landscaping.
- External lighting, including security lighting, signage and parking lighting should be designed to focus on the property and not stray onto adjacent lots.

Building and Structure Requirements

- Exterior building designs should reflect the character of the surrounding neighbourhoods in which they are located.
- Long homogeneous facades should be broken up. Façade changes should take place at a minimum of every 20 meters.
- Flat roofs are to be discouraged. Pitched, gabled roofs or other roof features are to be encouraged.
- Exterior elements of buildings or structures should be constructed with predominantly natural or naturally appearing materials.
- Developments composed of multiple large scale structures should avoid duplication or mirror images of design and layout.
- Garbage, recycling, utility and any outdoor storage space are to be visually screened with landscaping or fencing.

Landscaping Requirements

- Landscaping should incorporate indigenous or other species that have low irrigation requirements.
- Landscaping should be used to enhance the property as well as provide a buffer with adjacent land uses.

Reporting Requirements

- Multiple Family Development Permit applications must include site plans, parking layout, elevation drawings including colour schemes and landscaping plans prepared by qualified professionals.

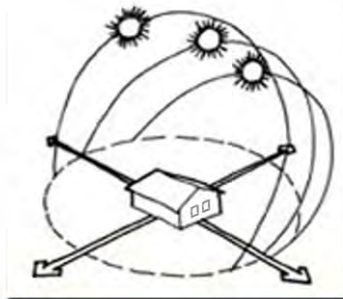
17.11 Green House Gas Development Permit Area

Area

The designated area is defined on **Schedule M**.

Justification

The Local Government Act allows for the creation of development permit areas to promote the conservation of energy and water and to reduce greenhouse gas emissions. The Village of Fruitvale will aim to meet its community wide GHG reduction goals by encouraging the construction and development community to incorporate simple design and built elements that reduce energy consumption and GHG emissions associated with the construction and operation of buildings and structures.



Exemptions

In designated GHG Development Permit Areas, a development permit is not required when:

- Proposed alterations are internal of structures or accessory buildings.
- An application is for boundary adjustments where no new lots are being created.

Guidelines

It is a requirement that consideration be given to the following:

Site Recommendations

- Residential lots and construction be oriented to maximize solar gain and utilize natural ventilation.

- Encourage buildings be placed and constructed to maximize their passive performance.
- Subdivisions be developed in a way that minimizes the length and amount of infrastructure. (e.g. water lines, sewer mains, roads etc)
- Subdivisions be developed to encourage alternative transportation options (e.g. transit, walking, cycling etc.)

Building and Structure

- Buildings be oriented and constructed to maximize passive solar heating (in the winter months) and cooling (in the summer months) and utilize natural ventilation.
- Alternative energy sources be incorporated whenever possible. Roofs should be oriented and constructed to accommodate renewable energy systems.
- The distribution of natural lighting should be considered during the design and orientation of buildings and structures to reduce dependency on electrical lighting.
- Water reduction strategies should be incorporated where practical.

Landscaping

- Landscaping should incorporate indigenous or other species that have low irrigation requirements.
- Pervious surfaces be maximized to enhance onsite stormwater management.
- Storage of rainwater for irrigation be incorporated whenever possible.
- Landscaping and existing stands of mature trees be considered in the design process to maximize summer shading while allowing for winter solar access.

17.12 Wildfire Interface Development Permit Area

Area

The designated area is defined on **Schedule N**.

Justification

The Village of Fruitvale is surrounded by large tracts of forested areas, some of which intermix with the rural areas of the Village. In order to ensure the safety of human settlement, the Village has developed a Wildfire Interface Development Permit Area to require mitigation

measures be undertaken to reduce the risks of wildfires to residents of Fruitvale.

Exemptions

In designated Wildfire Interface Development Permit Areas, a development permit is not required when:

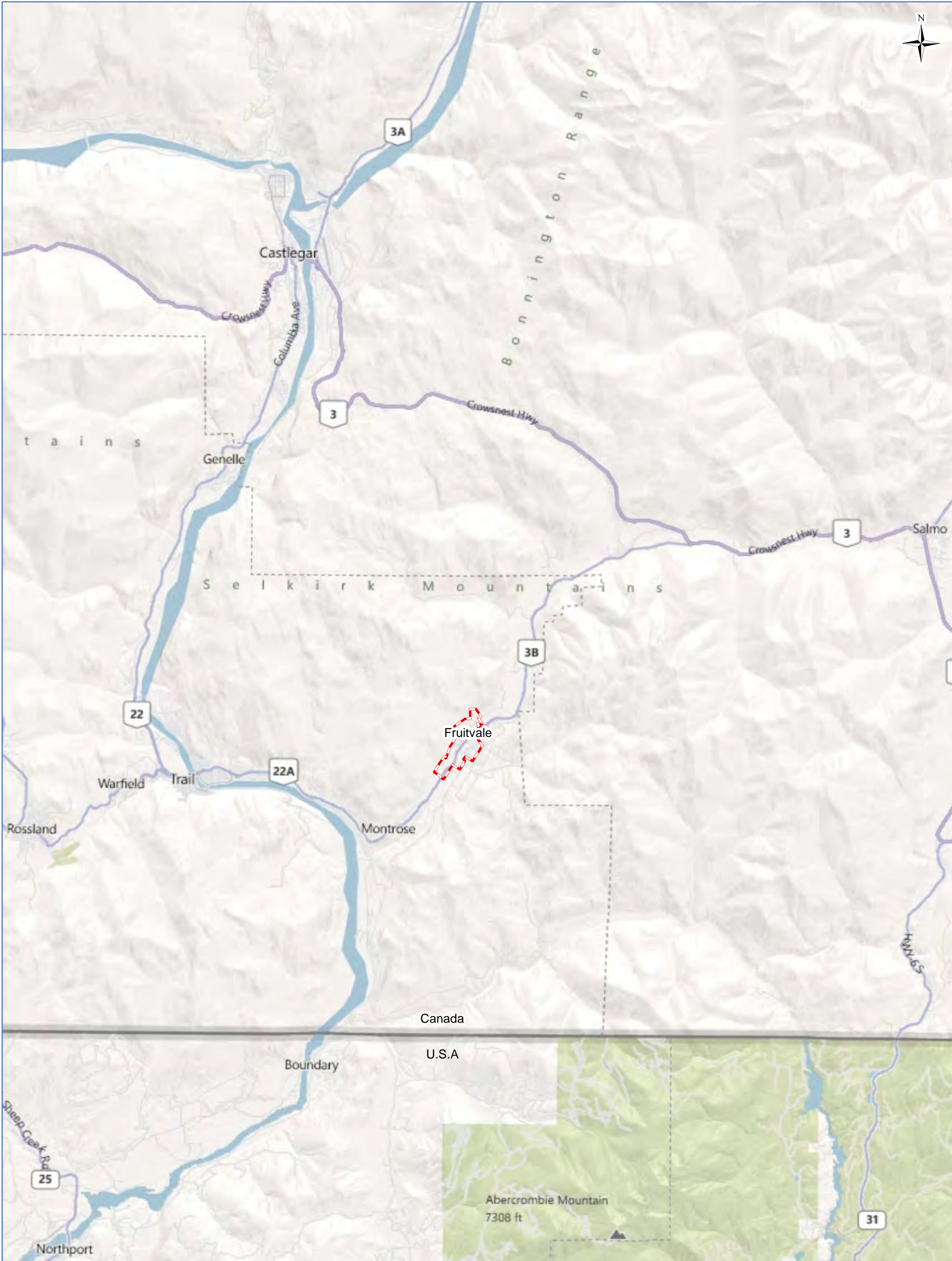


- Proposed alterations are internal of structures or accessory buildings.
- Submitted plans are shown to adhere to the Wildfire Interface Development Guidelines.
- An application to remove diseased, dead or dying trees is accompanied by a report prepared by a qualified professional forester.

Guidelines


- New development is required to produce a predevelopment fire hazard assessment prior to a development permit being issued.
- New development areas shall have at least 1 access and 1 (alternative) egress route.
- Building design and construction should conform to the FireSmart building materials and standards.
- Landscaping and site vegetation should also be reviewed and modified based on FireSmart recommendations.
- All development related land clearing debris must be disposed of by chipping and for removal. Burning is not permitted.
- All areas within the development permit area must undergo fuel reduction and treatment programs on a regular schedule.

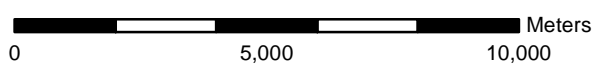
Appendix A: Schedules



Schedule B : Context

Legend

-  Village of Fruitvale



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2011



Schedule C: Local Context

Legend

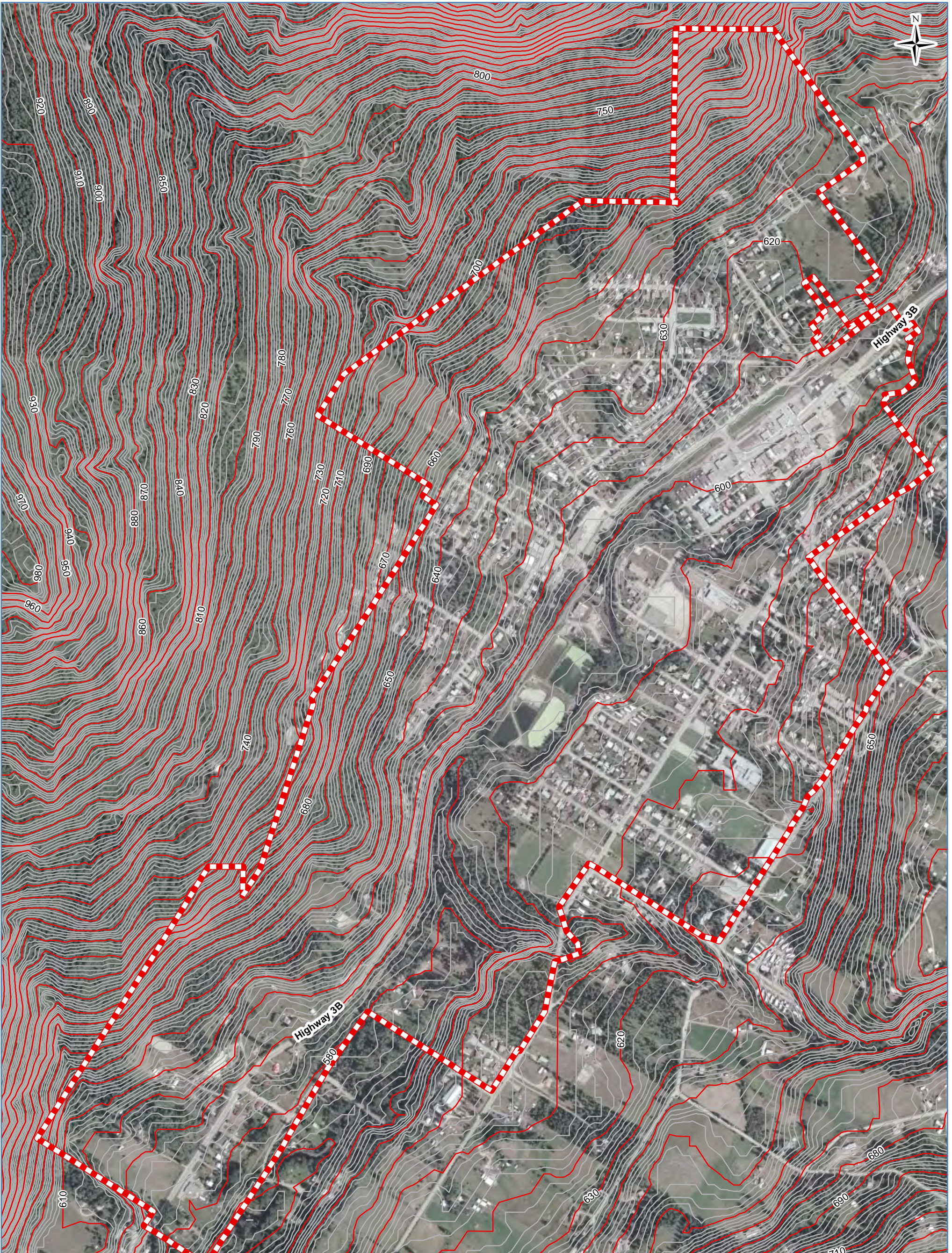
 Village of Fruitvale

0 500 1,000 Meters

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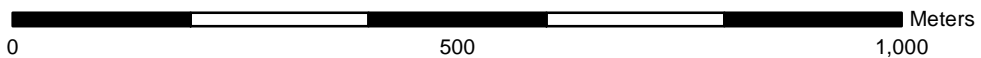


Schedule D: Topography

Legend

-  Village of Fruitvale
-  Contours 10m Interval
-  Contours 2m Interval

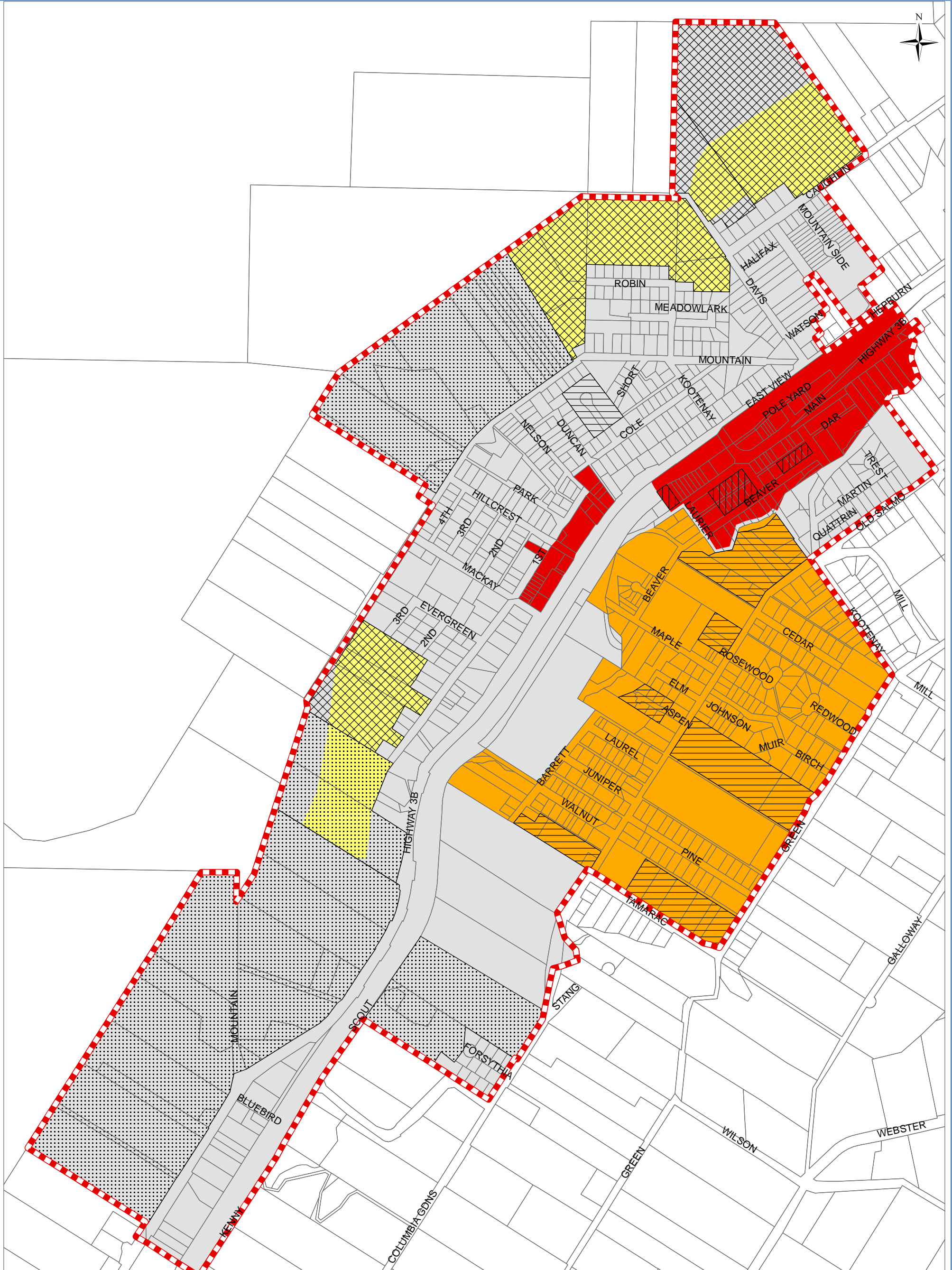
Note:
 1. Data represented on this schedule is for information only. Detailed site specific evaluations may be required.



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








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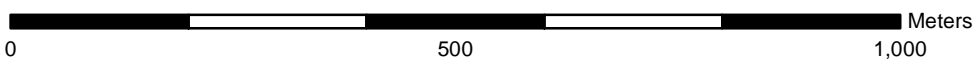


Schedule E: Growth Management

Legend

- | | | | |
|---|----------------------|---|---|
|  | Village of Fruitvale | Priority Growth Areas | Designated Growth Areas |
|  | Priority 1 |  | Commercial Core and Gateway Commercial |
|  | Priority 2 |  | Mixed Single Family and Multiple Family |
|  | Priority 3 |  | Future Residential |
|  | Priority 4 | | |

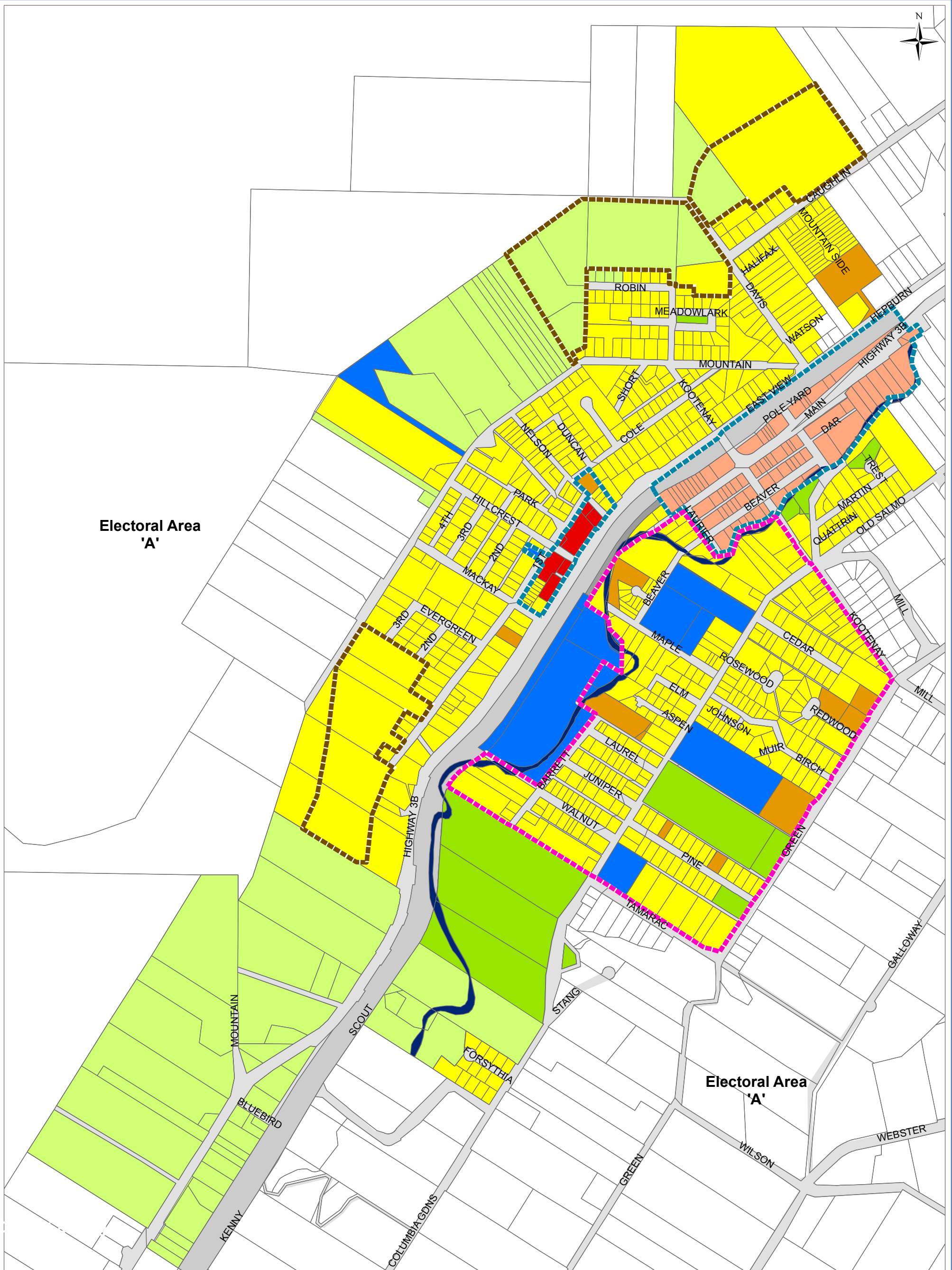
Note:
1. Data represented on this schedule is for information only. Detailed site specific evaluations may be required.



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Electoral Area
'A'

Electoral Area
'A'





Schedule F: Future Land Use Designations





Legend

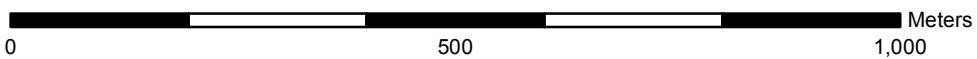
Designated Growth Areas

-  Commercial Core and Gateway Commercial
-  Mixed Single Family and Multiple Family
-  Potential Future Residential

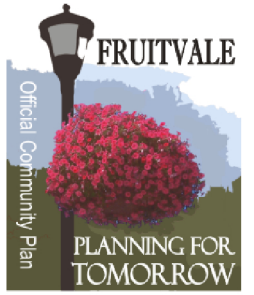
Future Land Use Designations

-  FRVL - Residential (1 and 2 Family)
-  Residential Multiple Family
-  Village Centre
-  General Commercial

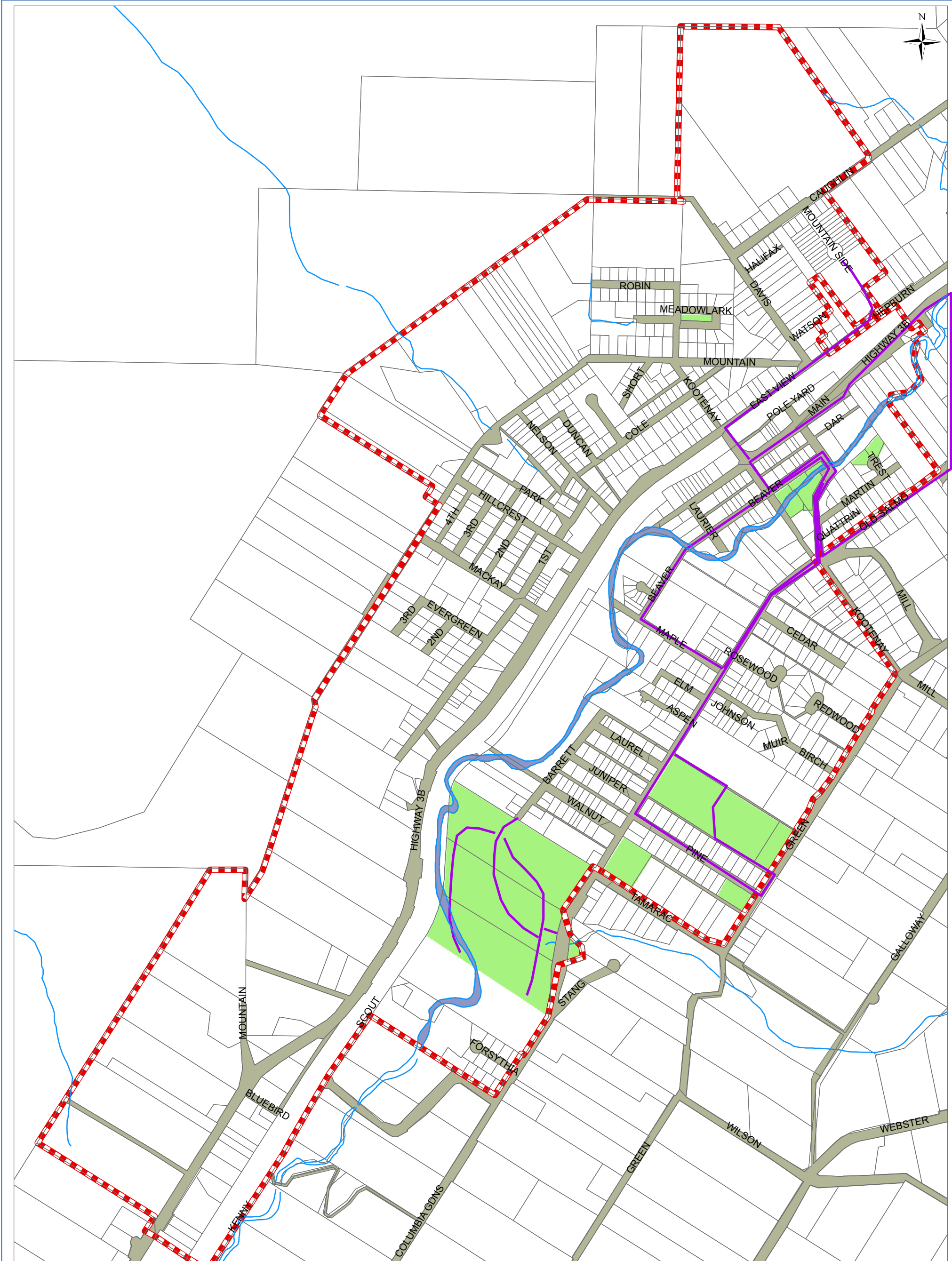
-  General Industrial
-  Institutional
-  Rural and Open Space
-  Parks and Recreation



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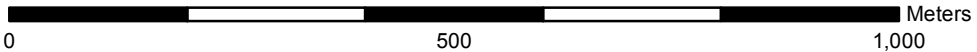


Schedule G: Parks and Trails

Legend

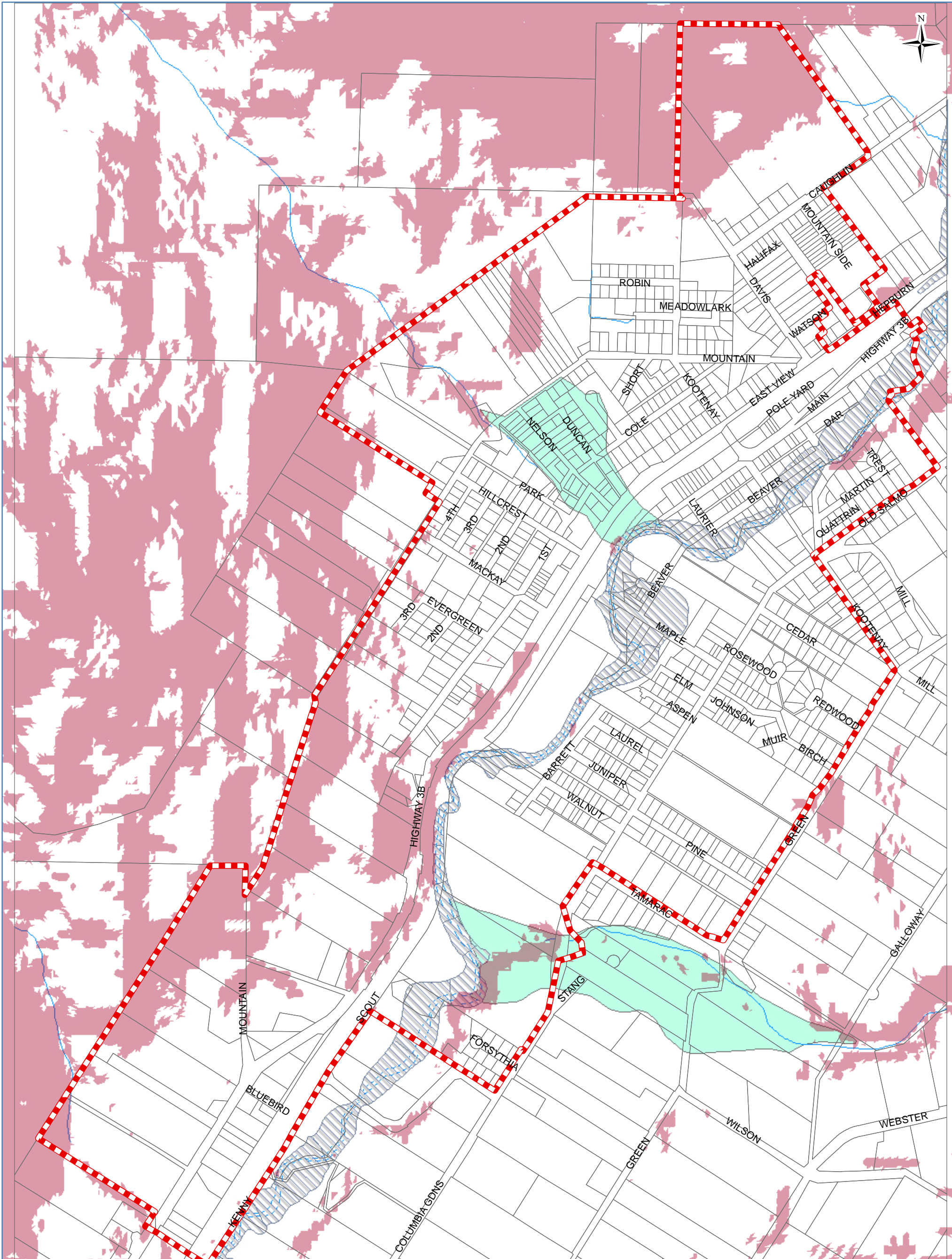
-  Village of Fruitvale
-  Parks
-  Paths / Trails

Note:
1. Data represented on this schedule is for information only. Detailed site specific evaluations may be required.



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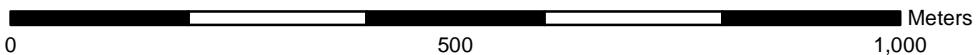


Schedule H: Sensitive Areas

Legend

-  Village of Fruitvale
-  Steep Slopes
-  Flood Plain
-  Alluvial Fans

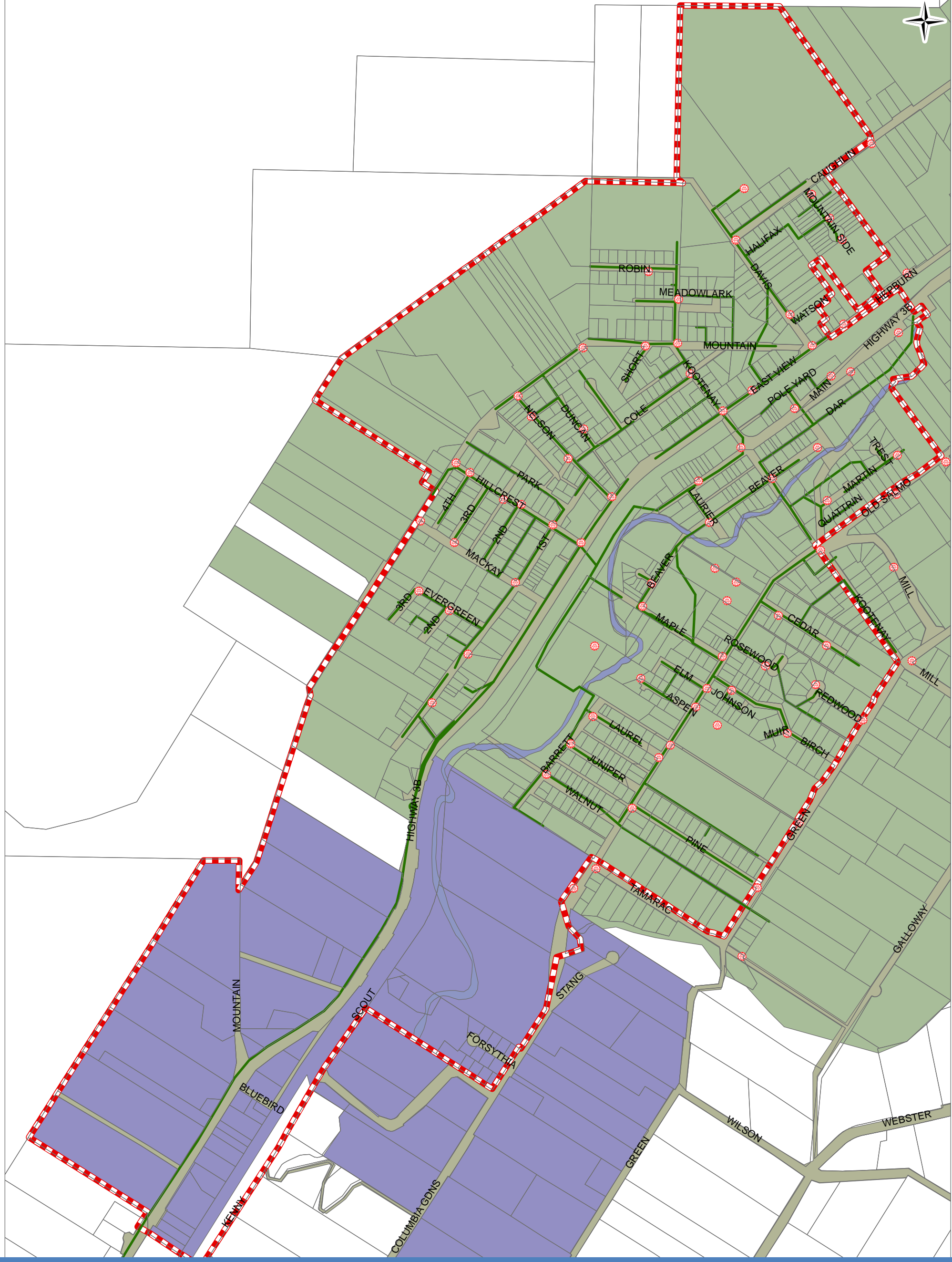
Note:
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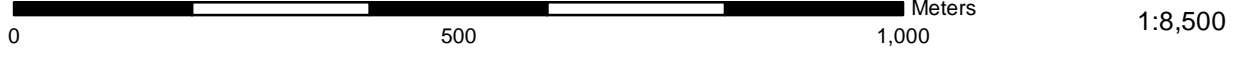
2011



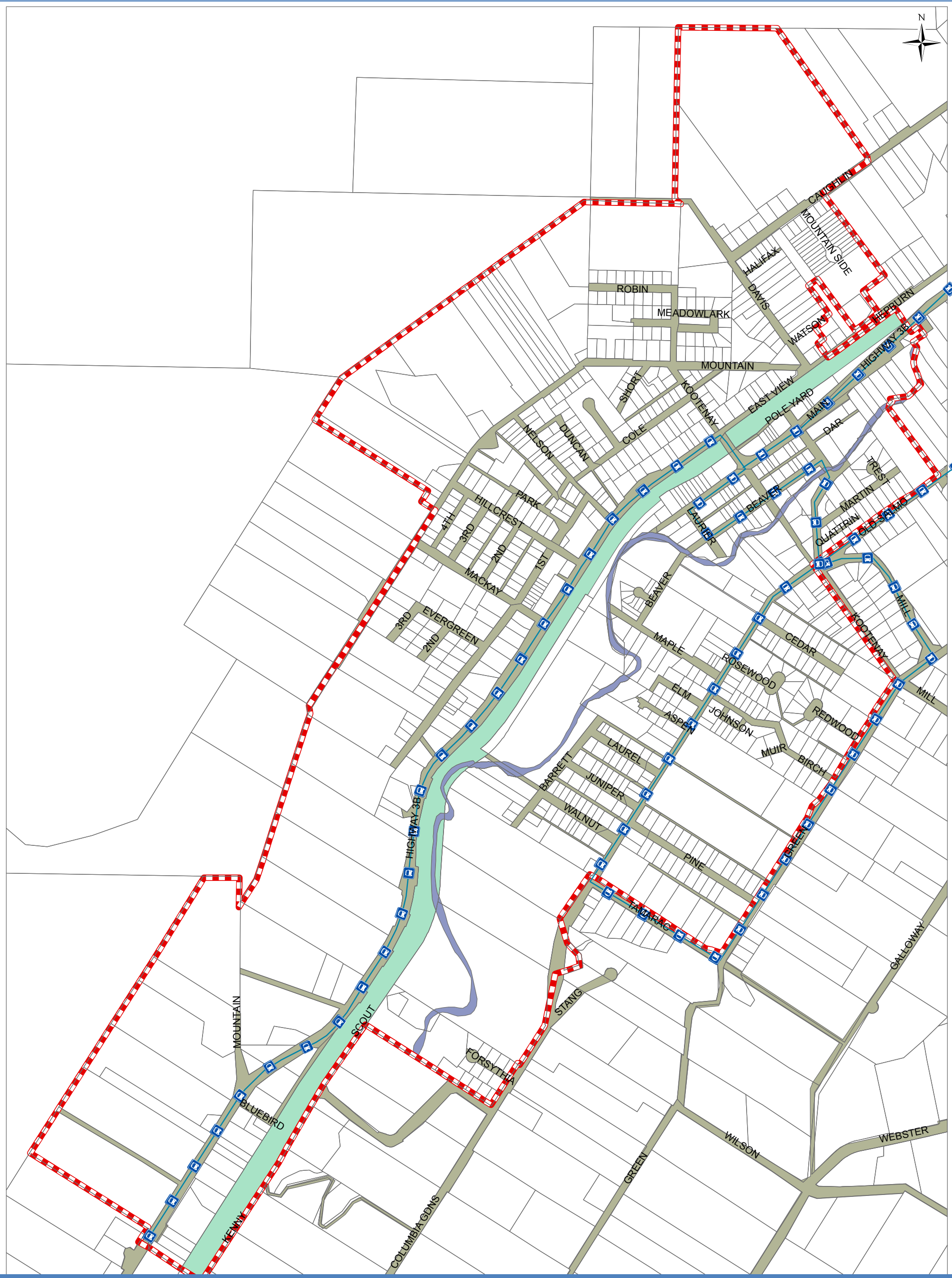
Schedule I: Infrastructure

- Legend**
- Village of Fruitvale
 - Water Districts**
 - Beaver Falls
 - Beaver Valley
 - Fire Hydrant
 - Sewer

Note:
1. Data represented on this schedule is for information only. Detailed site specific evaluations may be required.



2011

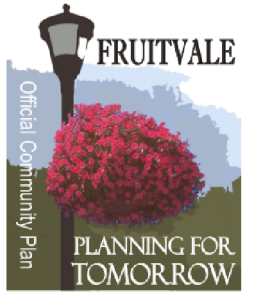
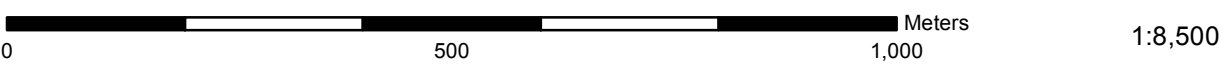


Schedule J: Transportation and Roads

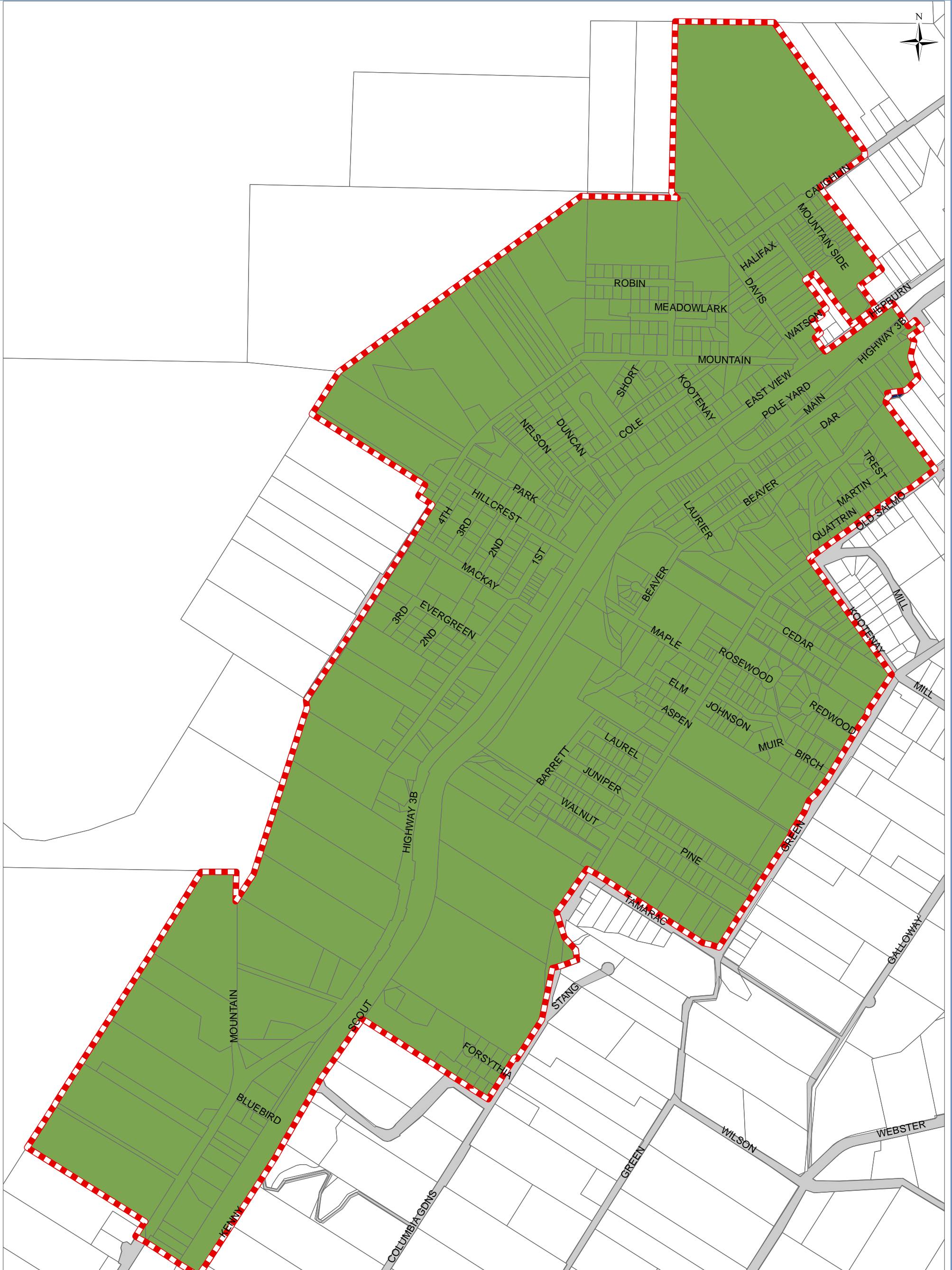
Legend

- Village of Fruitvale
- Burlington Northern Railway Santa Fe Right of Way
- BC Transit Glenmerry Fruitvale Route
- Roads
- Waterways

Note:
 1.Data represented on this schedule is for information only. Detailed site specific evaluations may be required.



2011

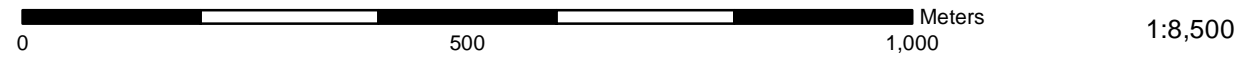


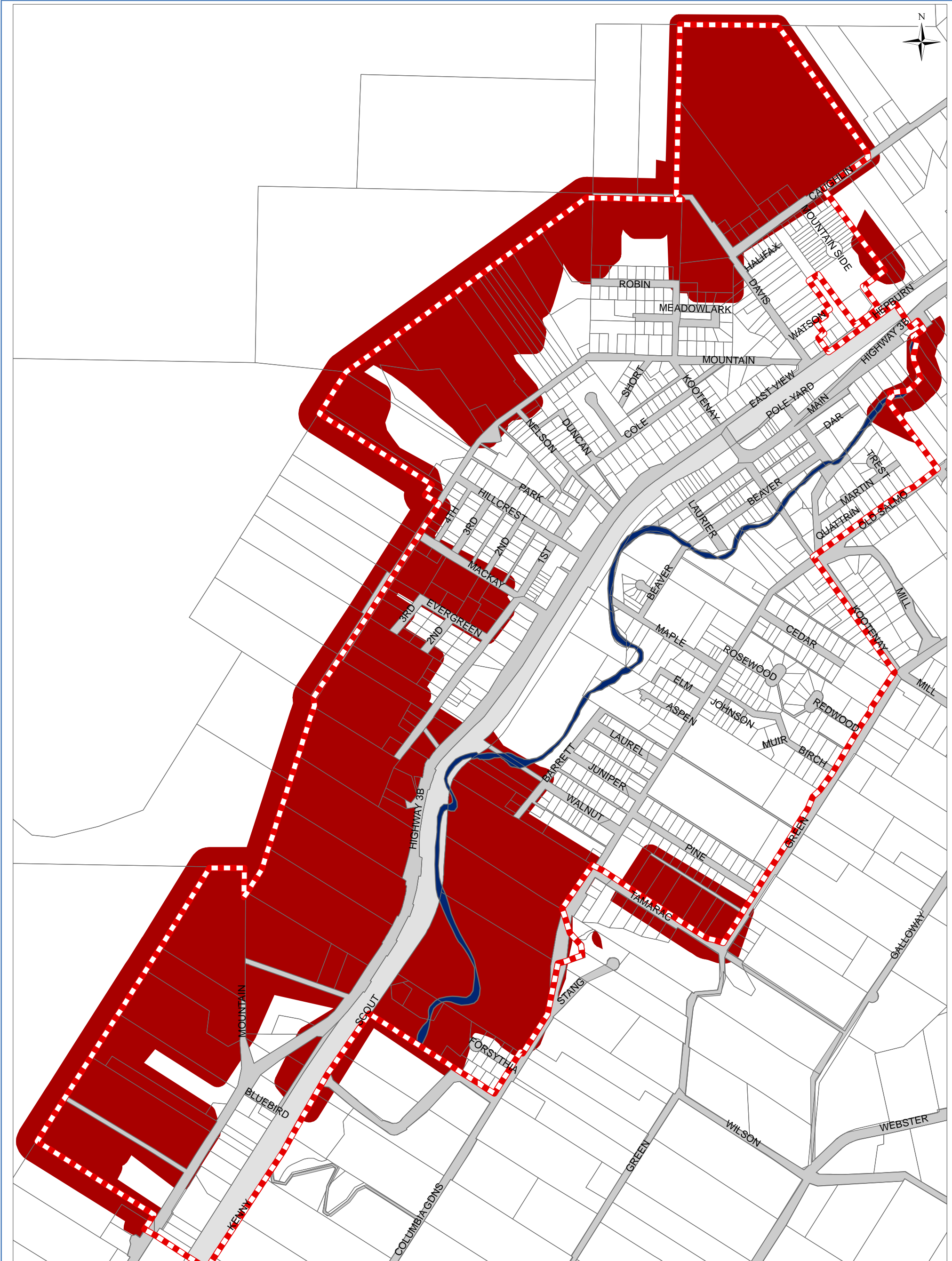
Schedule M: Greenhouse Gas Development Permit Area

Legend

- Village of Fruitvale
- Greenhouse Gas Reduction Development Permit Area

Note:
 1. Data represented on this schedule is for information only. Detailed site specific evaluations may be required.





Schedule N: Wildfire Interface Development Permit Area

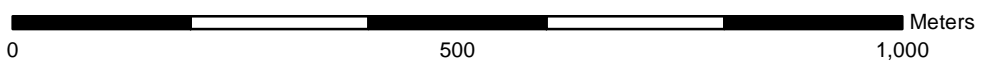
Legend

- Village of Fruitvale
- Wildfire Interface Development Permit Area

Note:

1. Wildfire hazard areas that are shown extended beyond the Village of Fruitvale boundary are for context only and are not under the jurisdiction of the Village.

2. Any legal property affected by the development permit area is subject to the requirements of the development permit.



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2011



THE CORPORATION OF THE VILLAGE OF FRUITVALE

BYLAW NO. 847, 2013

A Bylaw to authorize and regulate the issuance of Development Permits within the Commercial and Village Centre Development Permit Areas specified in the Village of Fruitvale Official Community Plan

WHEREAS the Village of Fruitvale has designated Development Permit Areas in the Village of Fruitvale Official Community Plan with regard to establishment of objectives for the form and character of commercial, industrial and multi-family residential development pursuant to the *Local Government Act* Part 26, Division 9, Section 919.1;

AND WHEREAS under the *Local Government Act* Part 26, Division 9, Section 920, the land in such designated Development Permit Areas must not be subdivided; the construction or alteration of buildings and structures must not be commenced; unless a Development Permit has been issued by the Village of Fruitvale;

AND WHEREAS under the aforementioned Section 920 a development permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures;

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

1. THAT a Development Permit authorized by resolution of the Council of the Village of Fruitvale shall be required for any subdivision of land, construction or alteration of buildings within the Village Centre Development Permit Area as designated in the Village of Fruitvale Official Community Plan;
2. THAT a Development Permit authorized by resolution of the Council of the Village of Fruitvale shall be required for any subdivision of land, construction or alteration of buildings within the Commercial Development Permit Area as designated in the Village of Fruitvale Official Community Plan;
3. THAT Council shall give regard to the Commercial and Village Centre Development Permit Area Guidelines attached hereto as Schedule A and forming a part of this Bylaw;
4. THAT "Village of Fruitvale Zoning Amendment Bylaw 368, 1985" is hereby repealed.
5. THAT this Bylaw shall be known and cited for all purposes as the "Village of Fruitvale Commercial and Village Centre Development Permit Bylaw No. 847, 2013"; and

THE CORPORATION OF THE VILLAGE OF FRUITVALE

BYLAW NO. 847, 2013

Page 2

6. THAT this Bylaw shall take effect as of the date of its adoption.

READ A FIRST TIME this 21st day of October, 2013.

READ A SECOND TIME this 6th day of January, 2014.

PUBLIC HEARING HELD on the 8th day of September, 2014.

READ A THIRD TIME this 6th day of October, 2014.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 6th day of October, 2014.

"originally signed by Patricia Cecchini"
Mayor

"originally signed by Lila Cresswell"
Chief Administrative Officer

CERTIFIED a true copy of Bylaw No. 847 cited as "Village of Fruitvale Commercial and Village Centre Development Permit Bylaw No. 847, 2013".

DATED this 6th day of October, 2014.

"originally signed by Lila Cresswell"
Chief Administrative Officer

July 2013
September 2013

VILLAGE OF FRUITVALE

COMMERCIAL

DEVELOPMENT PERMIT AREA

DESIGN GUIDELINES



Introduction

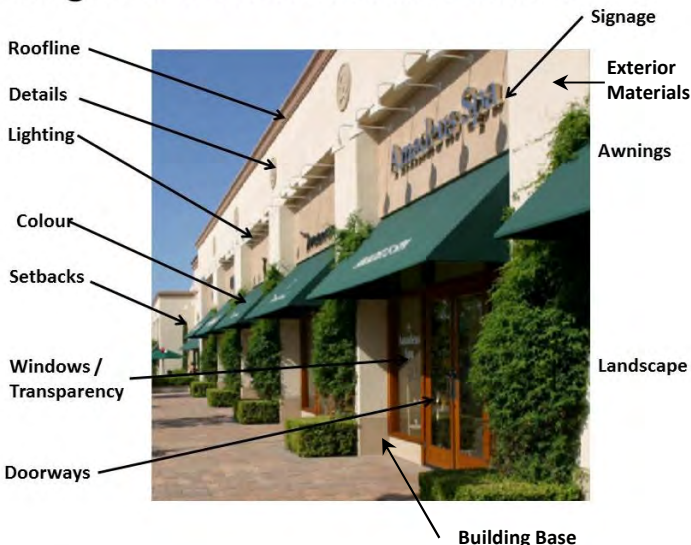
Intent of Design Guidelines and Development Permit Areas

These guidelines apply to all development within the Village Centre Development Permit Area (Commercial Core) and the Commercial Development Permit Area (Gateway Commercial) as defined in Schedules F and L of the Village of Fruitvale Official Community Plan. Design requirements are meant to be specific to the form and character of any commercial, institutional or multi-unit residential building, be it a restoration or an entire new development. Any mixed use (residential above commercial ground floor) developments in these DPAs must also respect these guidelines.

The design guidelines are intended to supplement the Village's Zoning Bylaw and policies contained within this Official Community Plan. Development Permit Area (DPA) Guidelines respect the requirements of the Local Government Act of BC (Section 920, Part 26, Division 9). They provide performance criteria, standards, and design objectives that are to be considered by Village staff, committees, and the Village Council when evaluating individual development proposals within the project boundaries.



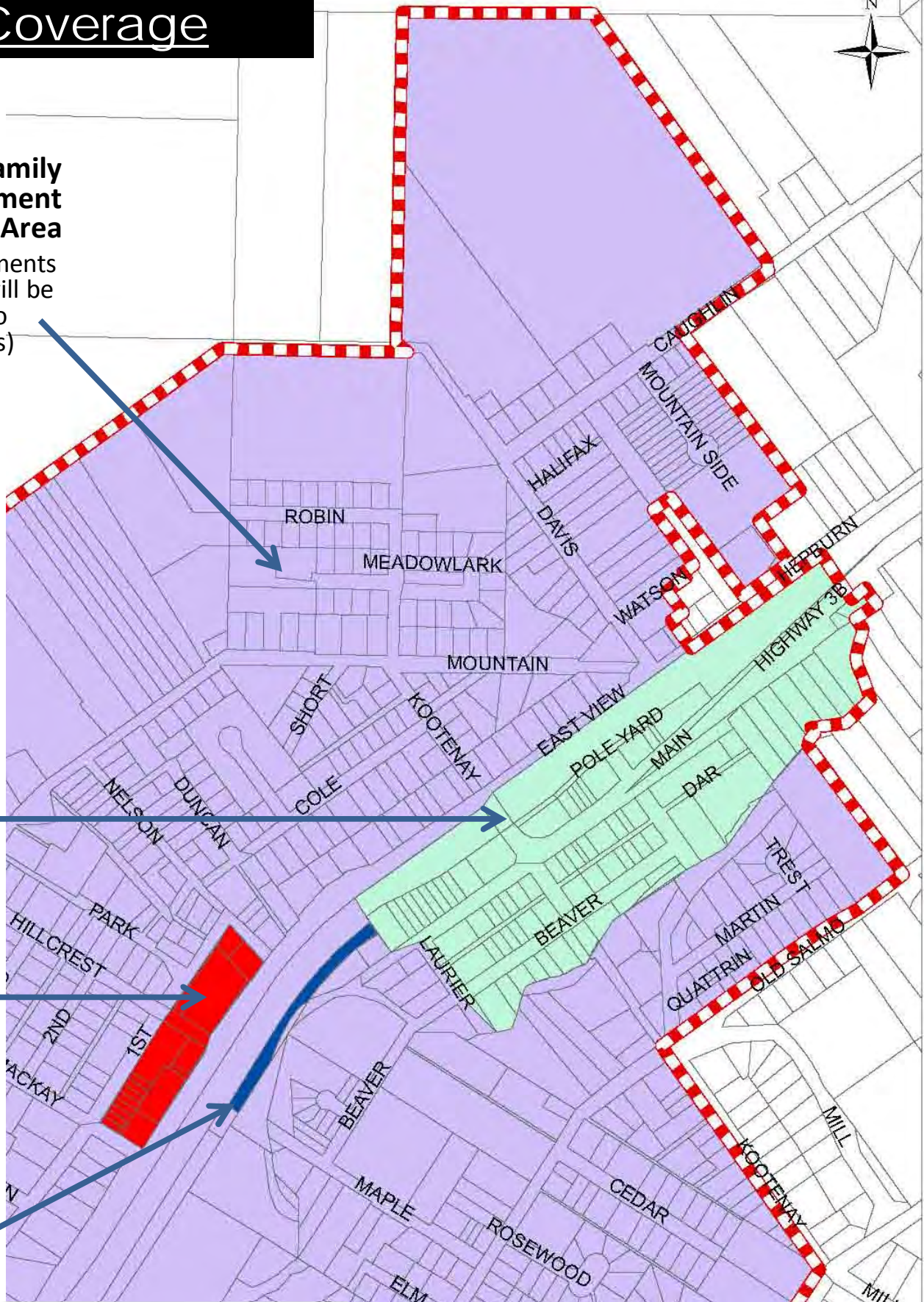
Design Elements to be Addressed



Area of Coverage



Multiple-Family Development Permit Area
(only MF developments /structures will be subject to Guidelines)



Village Center Development Permit Area

Commercial Development Permit Area

Industrial Development Permit Area



*Refer to **Official Community Plan** for Development Permit Areas that are affected by these guidelines.

Design Objectives/General Guidelines



- **Comprehensive Architectural Appeal** The Design Guidelines for Downtown Fruitvale are expected to promote a certain architectural vernacular, not necessarily a theme, but a character that will help in forming an inviting and comprehensive feel to the area. The craftsman appeal lends itself to using rustic forms and materials such as stone, rock and wood structure or accents that give the buildings a credible impression of being hand built by local craftsmen using local natural materials.
- **Village Scale** The guidelines are intended to promote a small town feel and an authentic village scale that Fruitvale has been able to maintain. The relative proportion of buildings to humans, site to neighbourhood, to the community, and to its larger natural setting, (the surrounding mountains and hills) must be maintained in new structures.
- **Authentic Materials** The guidelines promote a sense of authenticity that reflects the local geography and geology, including but not limited to the forest sector, mountain setting, the creeks and rivers of the Kootenays. Wherever possible, the structures should have a connection to the natural environment with respect to shape and scale and the use of natural materials such as timber and stone or rock. Obviously, a more contemporary design character is supported if they incorporate architectural elements from central craftsman style vernacular.
- **Tourism Appeal** Since Fruitvale has articulated a vision for promoting tourism development that is based on the natural beauty of the area, outdoor recreation, sports and local events and festivities, the architecture of the buildings should embrace any opportunity to help create or add to that special appeal to tourism and recreation. Although not expected to become a resort, Fruitvale can continue to enhance its appeal as a quaint must see/must stop tourism destination along Highway 3B between the west coast and Alberta, and between the USA and points north.



Design Objectives/General Guidelines

- **Sense of Permanency** The design guidelines are intended to inform a design character that promotes a sense of permanence and 'solid foundation' for every building. In this regard, the downtown is seen to be the cultural, business and institutional hub of the village, helping ensure the historical roots are protected well into the future. The stone, rock/brick and authentic wood accents are but one of many means to achieve this appeal.
- **Simple but Natural Materials** The use of the natural materials such as stone and wood are also intended to provide sense of simplicity while offering a warm appeal and ability to complement many other exterior treatments and design.
- **Provide Opportunity for Creativity** These Design Guidelines are expected to allow for creativity in design of all new structures or major renovations. There is significant variety permitted in structural expression, roof forms, facades, base, colors, materials and combinations of relief and texture. Architects, designers and builders will understand the details or 'how the pieces of a building fit together' such as small decorative touches, coordination of finishes and colors, and using the right materials in the right places are also critical, such as additions to roofs, cornices, ridges, windows, to name a few.
- **Allows for Integration of Heritage** The introduction of this architectural vernacular should not detract from protecting the integrity of any heritage building or the historic roots of a structure. Sensitive restoration with quality materials and workmanship is key to blending heritage buildings into a comprehensive design for the downtown commercial area.



Entry / Gateway Development Areas



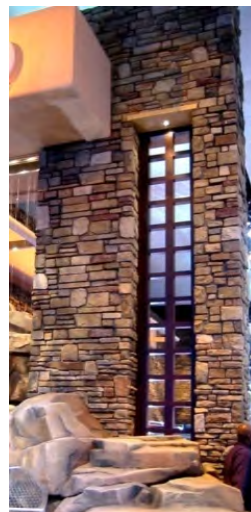
- **Special attention** to development on the key entryways into the downtown core; may be in the form of unique architecture, bold design, and form and character features that assist in announcing the arrival or gateway;
- **Special landscaping** (ie large boulder accents) that makes for inviting image, sets the tone for the village character, and does not obscure but blends with the architecture;
- **Setback** should respect relationship to roadway, sidewalk and other public/amenity areas;
- **Signage** form and scale should relate to the remainder of downtown/village centre and not promote highway commercial development appearance (ie no large tall freestanding signs);
- **Use of gateway features/sculptures/artwork** to enhance the entryway;
- **Lighting** (at site and on buildings) that contributes to the ambiance of the Village Centre;
- **Other corner treatments** that make a statement about formal arrival into the Village Centre.



Materials



- **Use of authentic stone/rock and wood** accents to help establish a distinct look in the form and character of the commercial area;
- **Appropriate amount** of stone/rock applied to exterior walls, landscape areas, benches, etc; too much use of one material will compromise the effect
- **Mixture of materials** to allow stucco, glass and metal, along with the Stone/Wood theme;
- Careful selection and mixture of stone and wood:
 - natural stone
 - cultured stone, includes stone veneer
 - ledgerstone/fieldstone
 - brick
 - wood siding like board and batten sealed with earth tone stains
 - Authentic round or square cut log, post and beam framing features
 - Accent walls made of fieldstone or other stone
 - Slate, ceramic or tar and gravel roof treatment.
- Limited use of vinyl siding or use of metal exterior finishes
- **No wood slab** or rough hewn wood



Color



- **Earth tones and natural** color schemes are encouraged but with some contrasting colors for accentuating architectural details, façade elements or change in materials to break up massing;

- **Trim colors** should not dominate the main building color

- Generally, **one or two trim colors** may be used successfully on bulidngs which display interesting architectural details; recommended trim colors are darker shades of the main building color, and compatible colors of equal intensity;

- Limit the proportionate amount and extent of **vibrant colors**;

- Encourage **earth tones** wherever possible;

- Encourage use of a **color scheme** for the entire façade, not just patch work application;

- **Do Not paint masonry or stone**; retain original color wherever possible;

- **Historic buildings** should try to respect original building color scheme. Ensure that the new paint color represents old paint not just the sun faded shades;

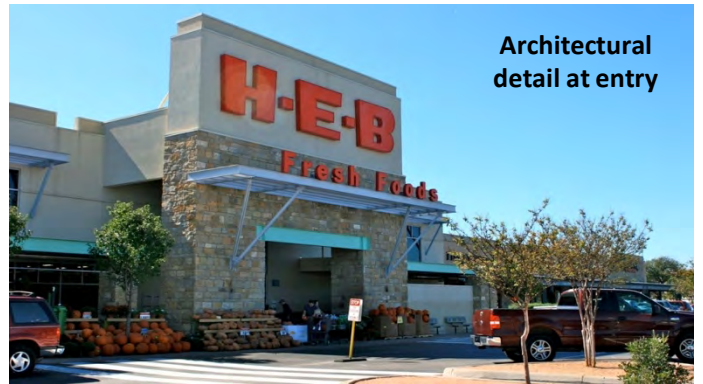
(for colors of other elements such as Signs or Awnings, see other headings below)



Entrances and Doors



- **Entrances** to commercial buildings and stores should be inviting with respect to design, architectural features and ease of entry off the street;
- **Articulation of building** accents the entryway; recessed wall area can contain the door, windows and internal merchandise display area;
- **Accessibility** needs for the disabled should be addressed for every permit;
- Entrances should permit a high level of **transparency** through placement of windows in doors and /or the entryway;
- **Doors** should be both functional and decorative;
- **Entrances should be well lit** for ease of entry and safety, as well as enhancing display of goods at night;
- **Break the monotony of blank walls** by adding decorative treatment to an otherwise plain surface;



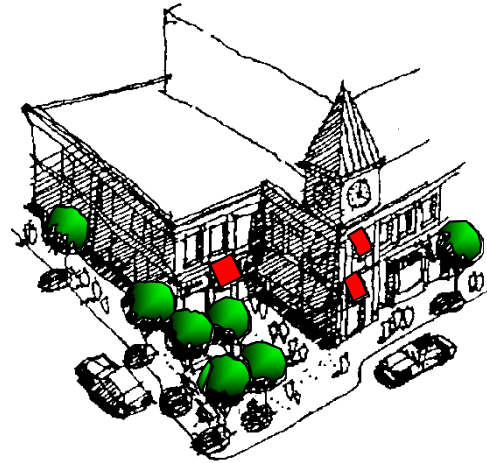
Windows and Ground Floor Transparency



- **Windows** should serve to be both functional and decorative;
- **Upper floor windows** should relate to the lower floor windows in terms of location, size and style;
- 60% of the street front façade should be **transparent** (windows and doors)
- Windows may cover the **entire height** of the first floor
- Visual **street level interaction** and activity is encouraged (eg people walking along sidewalk are able to see inside building. Professional offices occupying ground floor may be an exception);
- **Opaque glass is not recommended** unless special circumstances apply



Corner Treatments



- **Truncated buildings** on all prominent corners are encouraged (rounded, setback, etc)
- Corners should be considered for providing **public or amenity space** that permits more than just passage area along sidewalks
- Corners can be used for **entryways** to buildings
- Corners can accommodate **landscape feature, public art or special architectural treatment**
- **Parking should not disrupt** the special space that provides opportunity for many other uses in corner lots;



Building Height / Street Proportion



- **Maximum height** of four floors as per Village of Fruitvale Zoning; opportunities for height changes due to in-structure parking may be considered;
- The lower/1st floor should **relate to the street level**
- Use of an **articulated roof line** to enhance variety of building forms as viewed from the street/highway;
- **Low scale** to reflect the village ambiance;
- **Break up the mass of the building façade** to replicate and complement the width of adjacent and surrounding developments;



Setback / Streetwall



- **Zero setbacks** are required to encourage street appeal; Provincial Highway setback can be varied;
- **A straight wall** effect should be discouraged in favour of the following:
 - **Articulation of vertical plane** is encouraged in the form of recessed doorways, entryways, courtyards, outdoor patios, etc.;
- **Parking** in front of commercial buildings is discouraged;
- **Display of goods /sales** items (with proper controls) within the setback area or along the sidewalk fronting the store is encouraged;
- Opportunities to achieve **the integration of public and private space** should be supported.



Signage



-Recommended signs for the downtown area:

- Blade signs
- Small Facia signs, especially along the Highway
- Externally illuminated signs
- Small neon signs inside windows
- Window signs
- Canopy and Awning signs (lettering only on vertical face)

-Signs not recommended:

- Back lit florescent signs
- Roof top signs
- Animated/flashing signs
- Rotating signs
- Plastic signs

-Size and height of signs

- See *Signs Section of Zoning Bylaw*
- Size of lettering for fascia signs should respect the scale of the building;
- Size of lettering for canopy and awning signs should respect the scale and design of the canopy/awning

-Materials for Signs:

- Enameled wood
- Painted or sandblasted (professional /craftsman produced only)
- Neon (appropriate style and size)
- Painted lettering on fabric of awning/canopy
- Encourage artistic work and designs

-Limited information on sign (preference for name and logo only)

- Carefully select **typeface and lettering** style to complement type of business and architecture of building.



Awnings and Canopies

- All awnings and canopies should coordinate with and **complement the building color scheme**, avoid over use of vibrant primary colors
- **Canopy signs** – architectural character of building and windows should be reflected in the type of canopy sign
- **Lettering for signs** should be directly painted onto fabric of the awning
- **Minimum height** (see Zoning Bylaw)
- Structures or **supports should not encroach** on public rights of way such as sidewalks
- **Only durable material** is permitted; plastic and vinyl is not supported
- **Interference with street trees and lighting** (lamp standards) must be avoided
- Permission to construct over the sidewalk will require an **encroachment agreement** (Village will not be held liable for private structures)
- **Lighting** in collaboration with the awning or canopy must be designed or chosen to respect overall character of the building
- The awning or canopy should be **designed or broken up** into sections that reflect the various components of the building, and so that the massing of an otherwise large or long awning/canopy is minimized.

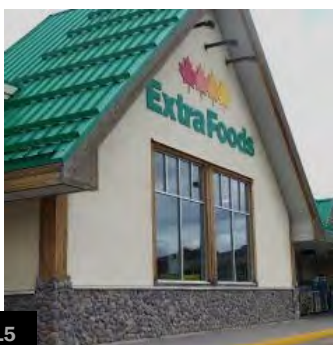


Break up awnings into smaller segments



See Page 20

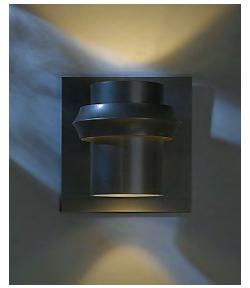
Corporate Images and Logos



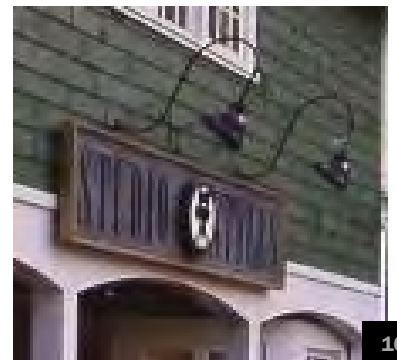
- **Logos and corporate images are permitted** but with attention to details, size limits and integration with Fruitvale's architectural materials pallet;
 - Signs and logos must be **proportionate to the scale** of the building
 - **Stone and wood** can be effectively used in **conjunction with established commercial logos** without detracting from the recognition factor of the corporate signage or colors;
 - Building designers/architects and the municipality will work together to ensure that marketing and business related interests can benefit from the compliance with the architectural (form and character) guidelines.
 - Corporate signs and **logos can be sized to fit** commercial and public monument signs, freestanding signs, planter boxes, entry signs to buildings, and fascia signs.
 - Care must be taken to **limit the amount of the same sign** or logo to one per building as per the Zoning Bylaw.
- * See separate Signs Section and Zoning Bylaw Specifications



Lighting



- Lighting on the building must **be responsive to the commercial use and activity** within the building
- Signage lighting should help view the sign, not accentuate the actual light fixture
- Light fixture design should **complement the architecture** and be integrated into the building design;
- **Use a row of spot lights** to illuminate the building and fascia signs;
- Direct lighting towards the building and not the streets;
- **Use sconce lights** to highlight the ornamentation and architectural features, signs and window displays;
- Creation of **special ambiance** is encouraged with the use of string lights;
- Dark sky, shielded style light fixtures are encouraged



Roof Forms



- **Roof shapes should be consistent** with overall form and character of the building;
- **Flat roofs** will be permitted but with the use of parapets
- **Roof mounted equipment** should be hidden from prominent views with proper architectural design;
- **Roof forms** should reflect the diversity of the architectural character;
- Roofs along the street should be varied in height
- **Pitched roofs** are most appropriate for residential, institutional and mixed use buildings, while flat roofs may lend themselves to commercial use.



Screen rooftop maintenance equipment



Building Base



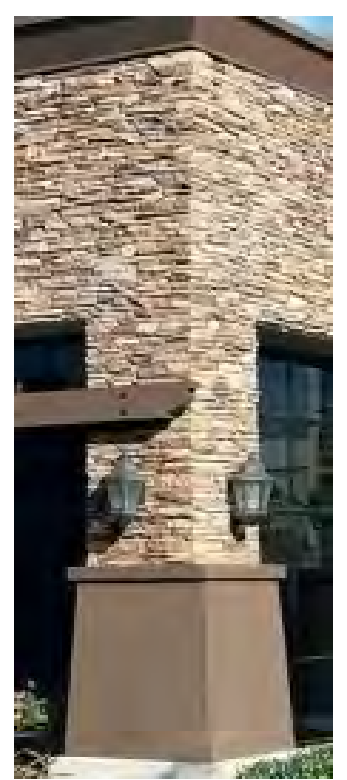
- Need for building base to establish **connection with streetscape** and pedestrian;
- **Accent to wall** or façade, and base of pillars;
- **Materials** to be predominantly stone, rock and brick;
- **Height** of base and relationship with window sizes is critical
- Opportunity for **stepped base** to accommodate podium above parking or ground floor;
- Opportunity to **animate and decorate** the base area of the front wall with flower boxes and landscaping.



Architectural Details



- Applications of the authentic material
- Use of landscape materials/rock and boulders
- Special trim and architectural elements using wood timbers
- Blending window, exterior materials and trim details can result in quality appeal



Color



Recommended Colors Earthtone Palette



Earthtone colors come from natural things around us: brown soil, green leaf, cloudy sky, as well as the red sun. These palettes can create a warm, nature-friendly atmosphere.

Meanings:

Warm, safe, protective, sturdy, durable, rough

Implications:

Earthy, environmental, welcoming, bold

Associations:

Soil, forest, wood, countryside

Awning Styles



Standard W/ Valance



Standard



Standard W/ Arch



Waterfall



Bullnose



Dome



Circular



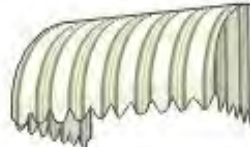
Box



Gable



Half Round



Quarter Round



Spearhead