



AGENDA

Committee of the Whole Meeting

6:00 PM - Monday, March 23, 2026

Village of Fruitvale Council Chambers and Zoom Video Conference

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

Meeting ID: 335 372 6693

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

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

3. ADOPTION OF THE AGENDA

4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

5. UNFINISHED BUSINESS

- a) OCP Compliance with HNR - Report
- b) 2026 Budget with revisions from Council.

6. DISCUSSION ITEMS

- a) UBCM attendance
- b) Gym discussion

7. EMERGENT CORRESPONDENCE

8. IN CAMERA SESSION

- a) Former Beaver Valley Middle School discussion
- b) Labour

9. ADJOURNMENT



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

**Committee of the Whole
For Information**

DATE: March 23, 2026
TO: Mayor and Village Council
FROM: P. Dehnel, CAO
SUBJECT: OCP Compliance with Provincial Housing Needs Requirement

PURPOSE

This report provides an assessment of the Village of Fruitvale’s current Official Community Plan (“OCP Bylaw 835, 2011”) against the provincial **Local Government Act (Act)** requirements related to housing needs, informed by the **Regional District of Kootenay Boundary Interim Housing Needs Report (February 2025)**.

The report confirms that, while upgrades to comprehensive land capacity analysis are recommended, the Village of Fruitvale **OCP’s housing policies will be aligned with provincial requirements** with targeted amendments to support accommodation of projected housing needs through 2041.

The Village of Fruitvale’s Current OCP was adopted in 2011. Many projects have been completed in the past 15 years, and Council has directed staff to coordinate a new Official Community Plan during 2026 and 2027 to reflect these changes and developments. The updated OCP will review and consider findings from Village and Regional District planning documents such as:

- Former Beaver Valley Middle School Master Plan, 2020
- Fruitvale Active Transportation Network Plan, 2024
- Regional District of Kootenay Boundary South Kootenay Green Link Active Transportation Plan, 2024
- Beaver Creek Park Masterplan, 2024
- Regional District of Kootenay Boundary Interim Housing Needs Report, 2025
- Beaver Creek Flood Risk Assessment, 2025
- Parks Masterplan / Development (RV Park, North Creekside, Haines Park)
- STP Long term Evaluation Report, 2013
- BVWS Long Term Strategy Report, 2016
- Other infrastructure reports including: Comprehensive Storm Water Management Report, Roads Inventory and I&I Analysis

BACKGROUND

Under recent amendments to the *Local Government Act*, (Bill 44 SSMUH – small Scale Multi Unit Housing) municipalities are required to update official community plans and zoning bylaws by **December 31, 2025**, to ensure alignment with provincially consistent **housing needs reports** and enable the number and types of housing units identified in those reports.

The Village of Fruitvale reported compliance with Bill 44 as follows:

1. All residential zones permit a minimum of two family residential in the Village of Fruitvale Zoning Bylaw, 846, 2013
2. An updated Housing Needs Report was completed in March 2025 by the Regional District of Kootenay Boundary and adopted by the Village of Fruitvale.
3. The Village will undertake an Official Community Plan review in 2026 to include findings of the Housing Needs Report, 2025.

ANALYSIS & COMPLIANCE

Based on the Interim Housing Needs Report totals for Fruitvale:

Planning Horizon	New Units Required	Total Units (incl. existing)
5 years (2021–2025)	107	962
20 years (2021–2041)	291	1,146

These figures provide the base for evaluating whether current OCP policies, future land use designations, and zoning permissive capacity are sufficient to accommodate projected housing need. A preliminary assessment of the Housing Needs Report indicates:

- The OCP’s existing residential land use designations provide a framework for a range of residential densities (including single and multiple family designations) consistent with projected need.
- A targeted update to the **Future Land Use Schedule** and housing policy should be considered to explicitly indicate that land use designations permit the total number of units projected in the Interim HNR. This would ensure consistency with provincial requirements under Section 473.1 of the *Local Government Act*.
- Comprehensive detailed capacity analysis (e.g., water and sewer build-out capacity, serviced land availability) is suggested as part of the overall OCP update, to support long-term planning.

The Village of Fruitvale OCP articulates a long-term policy framework for land use and housing, including:

- **Goals** to provide diverse housing opportunities for varying demographic and income groups.
- **Objectives** to ensure a range of housing types and densities are available to meet current and future needs.
- **Policy direction** to evaluate housing conditions and pursue an affordable housing strategy aligned with community needs.

BUDGET

In 2024, the Village received the Local Government Housing Initiatives (LGHI) Capacity Funding. The funds may be used towards Official Community Plans. The LGHI Program is a British Columbia provincial initiative aimed at assisting local governments in adapting to new, proactive housing and zoning legislation passed in late 2023. The funds are available for three years to achieve the planning requirements. Village of Fruitvale has \$108,308 remaining in the fund which will be used to update the OCP.

NEXT STEPS

Per Council Resolution RES-198-2025

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

A Request for Proposals to hire qualified consultant(s) to prepare a comprehensive revision of the OCP, which includes infrastructure capacity analysis and findings of Interim Housing Needs Report as well as updates based on work undertaken in the Village since 2011, will be released by the Village in the spring of 2026.

Respectfully submitted,

Patricia Dehnel,
CAO

For Information – OCP compliance with Provincial Housing Needs Requirements

**SCHEDULE "A" @ 3% increase to
FIVE YEAR FINANCIAL PLAN BYLAW NO. 992, 2026**

Revenue	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET
Property Taxes	-1,281,921	-1,371,655	-1,467,671	-1,570,408	-1,680,337
Grants in Lieu of Taxes	-35,244	-36,301	-37,390	-38,512	-39,667
Franchise Fees	-23,491	-24,196	-24,922	-25,670	-26,440
Grants from Prov & Local Gov't	-731,391	-727,583	-749,410	-771,892	-795,049
Sales of Goods and Services	-20,800	-21,424	-22,067	-22,729	-23,411
User Fees	-86,212	-88,798	-91,462	-94,206	-97,032
Internal Transfers	-93,796	-96,610	-99,508	-102,493	-105,568
Cost Recoveries, Permits, Donations	-126,594	-130,392	-134,304	-138,333	-142,483
Reserve Transfers	-148,373	-167,824	0	0	0
Collections for Other Agencies - Water Parcel Tax	-340,650	-350,870	-361,396	-372,238	-383,405
Collections for Other Agencies - School Tax	-732,517	-754,493	-777,128	-800,442	-824,455
Collections for Other Agencies - West Kootenay Hospital	-65,426	-67,389	-69,411	-71,493	-73,638
Collections for Other Agencies - BC Assessment Authority	-16,028	-16,509	-17,004	-17,514	-18,039
Collections for Other Agencies - Municipal Finance Authority	-83	-85	-88	-91	-94
Collections for Other Agencies - RDKB	-1,143,436	-1,177,739	-1,213,071	-1,249,463	-1,286,947
Collections for Other Agencies - Police Tax	-121,831	-125,486	-129,251	-133,129	-137,123
Waste Water User Fees	-513,922	-529,340	-545,220	-561,577	-578,424
Waste Water Parcel Tax	-419,100	-431,673	-444,623	-457,962	-471,701
Waste Water Grants from Prov & Local Gov't	0	0	0	0	0
Waste Water Reserve Transfers	0	0	0	0	0
Water Grants from Prov & Local Gov't	-579,801	-597,195	-615,111	-633,564	-652,571
Water Capital Grants from Prov & Local Gov't	-1,518,500	-630,000	-445,000	-840,000	-689,193
TOTAL REVENUE	-7,999,115	-7,345,562	-7,244,037	-7,901,716	-8,025,577

AGENDA ITEM #b)

Expenses	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET
Council	121,112	124,745	128,487	132,342	136,312
Finance and Corporate Services	868,922	869,240	895,317	922,177	949,842
Facilities	67,100	69,113	71,186	73,322	75,522
Protective Services	30,600	31,518	32,464	33,438	34,441
Public Works	515,027	530,478	546,392	562,784	579,668
Storm Drains	35,809	36,883	37,989	39,129	40,303
Community Services	26,435	27,228	28,045	28,886	29,753
Planning & Development	186,925	192,533	198,309	204,258	210,386
Parks & Recreation	355,987	366,667	377,667	388,997	400,667
Interest on Long-Term Debt	59,500	59,500	59,500	59,500	59,500
Long-Term Debt Repayment	44,700	44,700	44,700	44,700	44,700
Transfer to Capital Reserves	141,929	216,638	117,121	183,282	255,536
Transfer to Non-Capital Reserves	16,550	16,550	8,750	8,750	8,750
Transfer to Waste Water Capital Reserve	750	773	796	820	844
Collection for Other Agencies	2,419,971	2,492,570	2,567,347	2,644,367	2,723,698
Solid Waste	27,945	28,783	29,646	30,535	31,451
Cemetery	49,281	50,759	52,282	53,850	55,466
Waste Water	513,172	528,567	544,424	560,757	577,580
Waste Water Interest on Long-Term Debt	10,500	10,500	10,500	10,500	10,500
Waste Water Long-Term Debt Repayment	7,882	7,882	7,882	7,882	7,882
Waste Water Transfer to Reserves	400,718	412,740	425,122	437,876	451,012
Water	579,801	597,195	615,111	633,564	652,571
Water Capital	1,518,500	630,000	445,000	840,000	689,193
TOTAL EXPENSE	7,999,116	7,345,562	7,244,037	7,901,716	8,025,577
TOTAL OPERATING REVENUE OVER EXPENSES	0	0	0	0	0

Capital Requirements

	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET
Transfer from Waste Water Operating Surplus	-750	-773	-796	-820	-844
Transfer from Deferred Wastewater Revenue	0	0	0	0	0
Sewer Capital Grants	-750,000	0	0	0	0
Transfer from Sewer Capital Reserves	0	-168,377	-104,380	-82,160	-81,407
Transfer from Current Wastewater Reserve	-400,718	-412,740	-425,122	-437,876	-451,012
Transfer from Deferred Revenue	-60,000	0	0	0	0
Operating Transfers	0	-216,638	-117,121	-183,282	-255,536
General Capital Grants	-1,880,000	-190,000	-160,000	-105,000	-110,000
Loan Proceeds/Bank Indebtedness	0	0	0	0	0
Transfer from General Capital Reserves	-209,038	-780,137	-904,979	-426,626	-402,069
Transfer from Fleet Reserves	0	0	0	0	0
TOTAL CAPITAL REVENUE	-3,300,506	-1,768,665	-1,712,398	-1,235,764	-1,300,868
	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET
Wastewater Capital	901,545	581,890	530,298	520,856	533,263
Transfer to Future Wastewater Reserve	249,923	0	0	0	0
General Capital	2,069,332	886,775	732,100	414,908	582,605
Transfer to General Capital Reserve	15,000	0	0	0	0
Fleet Capital	64,706	300,000	450,000	300,000	185,000
Transfer to Fleet Reserves	0	0	0	0	0
TOTAL CAPITAL EXPENDITURES	3,300,506	1,768,665	1,712,398	1,235,764	1,300,868
TOTAL CAPITAL REVENUE OVER EXPENSES	0	0	0	0	0
TOTAL COMBINED REVENUE OVER EXPENSES	0	0	0	0	0



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

DATE: March 23, 2026
TO: Mayor and Village Council
FROM: P. Dehnel, CAO
SUBJECT: Polling UBCM attendance, activities and Ministry Meetings

FOR INFORMATION

BACKGROUND:

Union of British Columbia Municipalities (UBCM) is an annual conference for elected officials. UBCM acts as a primary forum for municipal leaders to build relationships, share experiences, and address complex issues like housing, climate change, and public safety through a united, collective voice. UBCM is a valuable educational event for Village of Fruitvale Council members and CAO to attend.

As the UBCM convention is popular with the 189 Local Governments in BC (representing approximately 2000 people in the roles of elected officials and CAOs), staff prepare early to ensure hotel rooms booked and ministry meeting prepared.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The CAO and up to 3 members of Council generally attend the annual UBCM Convention.

Year	UBCM Convention Attendees	Location
2022	Mayor and CAO	Whistler
2023	Mayor, 2 councillors and CAO	Vancouver
2024	Mayor, 2 councillors and CAO	Vancouver
2025	Mayor and Interim CAO	Victoria
2026	TBD	Vancouver

For 2026, the City of Rossland has invited the Village of Fruitvale to attend a regional dinner rather than attend the large conference banquet. Rossland has asked for confirmation of attendees to make the restaurant booking.

At this time, Council may wish to discuss which Ministries to meet with and what discussion topic.

COSTS AND BUDGET IMPACT:

The approximate cost to attend the 2026 conference per elected official is calculated at \$5140/person. All Council has registered to attend the local AKBLG. The approximate cost will be \$600/person.

UBCM 2026	Vancouver Sept 14-18	AKBLG 2026	Trail April 16-19
Registration	\$1,000.00	Registration	\$520.00
6 nights accommodation	\$3,000.00	accommodation	\$0.00
Airfare	\$1,000.00	Encourage Carpool 15km/direction @.73/km	\$87.60
Incidentals \$20/day	\$140.00	Incidentals \$20/day	\$80.00
Per Elected Official - Total	\$5,140.00	Per Elected Official - Total	\$687.60

NEXT STEPS:

- Determine which Council members plan to attend UBCM in Vancouver from Sept. 14 to 18.
- Attendees advise staff on preference to attend the general banquet or a regional dinner
- Council provide input on Ministries and topics for discussion, so staff can complete the appointment request forms when they become available.
- Staff will make all registrations and bookings once the program becomes available.

Patricia Dehnel

P. Dehnel, RPP, MCIP
Chief Administrative Officer