

Shaping the Future Possibilities for Fruitvale

The Village is updating its Official
Community Plan, and we want YOU, the
community, to get involved!



This is a
once-in-a-decade
opportunity to shape
where Fruitvale is
headed, and your
voice matters
so we understand
your community
priorities!

What is an Official Community Plan?

An Official Community Plan (OCP) is the legal document that guides major land use decisions in Fruitvale. This includes what can be built, where, how dense, and to what purpose. The OCP also guides decisions on housing, infrastructure, the environment, and everything in between. The new OCP will help shape Fruitvale through 2035 and beyond.

What will the OCP decide?

The OCP influences everything you see around you, from where new homes get built, to how streets function, to what kinds of businesses are welcome on Main Street. The update will address five key areas:



Where new housing goes

How to integrate new housing into the community in a way that fits Fruitvale's character and supports residents and families.



How you get around

How the Active Transportation Plan will come to life to reduce traffic and improve safety, and how infrastructure supports safe and efficient movement for everyone.



Renewable energy

The policy framework for the Village's renewable energy strategy, supporting a cleaner and more resilient future for Fruitvale.



Flood preparedness

How Fruitvale develops around Beaver Creek, and what protections guide building in flood-risk areas.



Downtown's future

What kinds of businesses and density are welcomed on Main Street, and what keeps the village centre alive and growing.

Why are we doing this now?

British Columbia's planning legislation has changed, and Fruitvale is required to update its OCP to comply with new provincial laws. Making these updates not only brings the

documents into date, it also ensures Fruitvale is ready to meet what comes next. A current OCP means Fruitvale is positioned to tackle challenges and seize opportunities as they arise, rather than responding to a changing world with a 13-year-old plan. The new OCP will address housing affordability, climate resilience, flood risk, and economic opportunity, giving the community a clear, forward-looking roadmap for the years ahead.



Start thinking big picture!

The engagement process will begin soon, and we ask you to start thinking about what matters most to you. These questions will shape the conversation:



What do I love about Fruitvale that I want to preserve?

Think about the characteristics, places, and qualities that make our community worth living in.



What concerns or problems do I see that need to be addressed?

Consider issues like traffic, housing affordability, green space, services, or anything that affects quality of life for you and other community members.



What is my vision for Fruitvale in 10–20 years?

Where do you want the community to be in terms of growth, character, and livability?



What trade-offs am I willing to accept?

Growth, affordability, infrastructure, and other needs may compete. Consider what compromises you can live with.

Frequently asked questions



How does this project affect me?

The OCP and Zoning Bylaw influence everything you see around you in Fruitvale, from where parks and trails are located, to what types of housing and businesses get built. They shape the community you live in every day, and the vision for its future.

How will my feedback be used?

Community input directly shapes the plan's goals, policies, and priorities. Throughout the process, the project team will publish "What We Heard" reports summarizing what residents told us and how that feedback is reflected in the draft plan.

How do I get involved?

Engagement opportunities will include in-person open houses, surveys, and community events. Stay tuned to this page and sign up for email updates to be notified when engagement opens. The more diversity in voices we hear, the better the plan.

What is a Zoning Bylaw, and is that changing too?

A Zoning Bylaw is a set of rules that regulates building, development, and land use within the Village. The OCP sets the vision and direction; the Zoning Bylaw is one of the main tools for putting that vision into practice. Both documents will be reviewed as part of this project.

What is an Official Community Plan?

An Official Community Plan (OCP) is a policy tool used by local governments to guide land use and community planning. It provides certainty to residents and landowners regarding the location and nature of future growth and redevelopment, and guides Council in decisions about land use bylaws, servicing, and capital expenditures.

Why is the Village doing this project?

Provincial legislation has changed, and the Village is required to update its OCP to align with new provincial planning requirements. Beyond meeting this obligation, an updated plan means Fruitvale is equipped and able to respond to future challenges such as housing pressures, climate risks, and economic shifts with a plan that reflects today's realities.

Engagement opens in 2026 — get notified

Stay tuned to this website or contact the Village Office for dates and to find out how to share your priorities.



Sign up for email updates so you don't miss engagement opportunities when they open.

Click the link below.