



AGENDA

Regular Council Meeting

6:00 PM - Monday, August 10, 2026

Village of Fruitvale Council Chambers and Zoom Video Conference

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

Meeting ID: 335 372 6693

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

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

3. ADOPTION OF AGENDA

THAT the agenda be adopted as presented.

4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

a) Fruitvale Farmers Market

5. ADOPTION OF MINUTES

a) Minutes of the Regular Council Meeting held on July 13, 2026.

THAT the minutes of the regular Council meeting held July 13, 2026 be adopted as presented.

6. CONSENT AGENDA

a) Council Information Summary 2026-July-24

7. STAFF REPORTS REQUIRING ACTION

a) K. Friesen, Beaver Valley Youth Action Network Coordinator

Completed the Columbia Basin Trust – Beaver Valley Youth Action Network Work Plan for 2026–2027

Completed the Columbia Basin Trust – Beaver Valley Youth Action Network Final Report for 2025–2026.

b) Beaver Valley Water System Foreman J. Mason

- c) M. Partridge, Chief Financial Officer – Financial Report
- d) P. Dehnel, Chief Administrative Officer

THAT the staff reports be received as presented.

8. COUNCIL MEMBER AND COMMITTEE REPORTS (ACTION OR INFORMATION)

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

THAT the Council and Committee Reports be received as presented.

9. CORRESPONDENCE REQUIRING ACTION

- a) Sport Court - RFD

10. UNFINISHED BUSINESS

- a) Farmers Community Market - Discussion
- b) RDKB Shared Services - Bus service
- c) Kootenay Green Link - Active Transportation Plan
- d) Fruitvale Official Community Plan – OCP Phase 1

11. NEW BUSINESS

12. BYLAWS/POLICIES

13. OPEN DISCUSSION

14. QUESTIONS FROM THE PUBLIC RELATED TO AGENDA ITEMS (1-MINUTE MAX)

15. IN CAMERA SESSION

a) In Camera Session

THAT Council move to a closed meeting pursuant to *Community Charter* Section 90 (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];

THAT the regular meeting reconvene at xx:xx pm.

16. ADJOURNMENT

THAT the meeting adjourn at xx:xx pm.



Incredible Farmers Market
1499 Bay Ave
Trail, BC. V1R 4A9
kristen@lccdts.com
403-928-4035

August 4, 2026

Mayor Wes Startup and Members of Council
Village of Fruitvale
Box 370, 1947 Beaver Street
Fruitvale, BC V0G 1L0

Dear Mayor Startup and Members of Council,

On behalf of the Fruitvale Market, we would first like to thank you and East End Services for your ongoing financial support of our local markets. In today's uncertain world, supporting and growing local is more important than ever.

While we have seen some success with our markets in Fruitvale, this year has been a challenge at times, and we are writing to respectfully bring forward several concerns affecting the market at its current location. On behalf of the vendors and our Beaver Valley wide users, our goal is to work collaboratively with the Village to find practical solutions that support the health, comfort, and long-term success of the market for vendors, visitors, and the community as a whole.

Our first request is to discuss the possibility of moving the market indoors during the summer months when needed. This is an urgent request for the remainder of the 2026 summer's markets, as July and August can bring extreme heat, smoke, and other weather-related concerns that create real health and safety risks, especially for seniors, who make up a significant portion of both our residents and vendors. We believe that access to the Fruitvale Memorial Centre at a reduced rental rate would allow the market to continue operating safely and comfortably during these conditions.

Our second concern is the portable toilet facility. The market was recently asked to remove the portable toilet from the Pole Yard, and this request was followed because no alternative location was offered for the current market season. This facility is regularly used by vendors, volunteers, and market visitors. Since its removal, the market has already experienced challenges, including a situation where one vendor with medical concerns felt forced to create a personal solution out of fear that they would not be able to reach a nearby bathroom in time. We respectfully ask that a suitable and accessible portable toilet location be identified as soon as possible, or relocate us to the Hall.

Our third request is for the council to consider a long-term relocation of the Fruitvale Market to Creekside Park North. While the current location offers visibility and helps bring traffic into downtown, it has also created ongoing challenges. The site is exposed to sun, wind, and heat; the pavement becomes extremely hot in summer; the gravel and dust in part of the Pole Yard can affect comfort and health; neighbouring business support has been limited; and the current space restricts the market's ability to grow. Creekside Park North would provide a more comfortable environment, remain close to downtown, and offer the room needed for future expansion.

The Fruitvale Market is a community service that exists to support Beaver Valley residents and the many visitors who come through our area. We are committed to serving the community to the best of our ability, and we sincerely hope to work with the council, local supporters, and neighbouring businesses to find solutions that benefit everyone.

Thank you for your time, consideration, and continued support of the Fruitvale Market and the broader community. We would appreciate the opportunity to discuss these matters further at a Council Meeting, and explore next steps together.

OUR ASK:

We wish to meet with council in person at your next regularly scheduled council meeting on Monday, August 10th to share our concerns directly with you, and to be available to answer any of your questions. We look forward to meeting with the Mayor and Council at that time.

Sincerely,
Kristen Walsh
Regional Farmers Market Manager
LCCDTS - Incredible Farmers Market



MINUTES

Regular Council Meeting

6:00 PM - Monday, July 13, 2026

Village of Fruitvale Council Chambers and Zoom Video Conference

Minutes of the Regular Council of the Village of Fruitvale Council held on Monday, July 13, 2026 in the Village of Fruitvale Council Chambers and Zoom Video Conference.

PRESENT: Mayor Startup, Councillor Guesford, Councillor Halifax, and Councillor Mason

EXCUSED: Councillor Wenman

STAFF: Chief Administrative Officer Dehnel, Chief Financial Officer Partridge, and Recording Secretary Gallamore

PUBLIC:

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

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

3. ADOPTION OF AGENDA

RES-85-2026

Moved by Guesford

Seconded by Mason

THAT the agenda be amended to include Sport Court and be adopted as presented.

CARRIED

4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

Regular Council Meeting – Jul. 13, 2026

5. ADOPTION OF MINUTES

- A. Minutes of the Regular Council Meeting held on June 8, 2026.

RES-86-2026

Moved by Mason

Seconded by Guesford

THAT the minutes of the Regular Council meeting held June 8, 2026 be adopted as presented.

CARRIED

- B. Minutes of the Special Council meeting held June 24, 2026 be adopted as presented.

RES-87-2026

Moved by Guesford

Seconded by Halifax

THAT the minutes of the Special Council meeting held on June 24, 2026, be adopted as amended to include the missing resolution.

CARRIED

6. CONSENT AGENDA

- A. Accessibility Advisory Committee Minutes
B. Chamber Member 40 Years Award
C. RDKB Building Permit End of June 2026
D. Council Information Summary

RES-88-2026

Moved by Guesford

Seconded by Halifax

THAT the For Information Only items be received as presented.

CARRIED

Regular Council Meeting – Jul. 13, 2026

7. STAFF REPORTS REQUIRING ACTION

A. K. Friesen, Beaver Valley Youth Action Network Coordinator - Update

July 2026 Workplan due for 2027/2028 year.
August 2026 Annual Report for 2025/2026 year
Received Columbia Basin Trust funding for the 2026/2027 year.
Columbia Basin Trust agreement signed for 2026/2027 year.

B. Public Works Foreman J. Startup - Report presented.

Staff directed to reach out to the school district and insurance.

C. Beaver Valley Water System Foreman J. Mason - Report presented.

Green Road budget inquiry. That Staff report back with budget information.

D. P. Dehnel, Chief Administrative Officer - Report presented.

RES-89-2026

Moved by Guesford
Seconded by Mason

THAT the staff reports be received as presented.

CARRIED

8. COUNCIL MEMBER AND COMMITTEE REPORTS (ACTION OR INFORMATION)

A. Councillor Guesford – Report presented.

B. Councillor Halifax – Nothing to report

C. Councillor Mason - Verbal report.
Community in Blooms Event and Gym Committee.

D. Councillor Wenman - No Report.

E. Mayor W. Startup - Report presented.

RES-90-2026

Moved by Halifax
Seconded by Mason

THAT the Council reports be received as presented.

CARRIED

Regular Council Meeting – Jul. 13, 2026

9. CORRESPONDENCE REQUIRING ACTION

10. UNFINISHED BUSINESS

- A. Discussion regarding Sport Court

11. NEW BUSINESS

- A. 2025 SOFI with Financials M.Partridge

RES-91-2026

Moved by Halifax

Seconded by Guesford

THAT the SOFI report be received as presented.

CARRIED

12. BYLAWS/POLICIES

13. OPEN DISCUSSION

August Regular Council Meeting scheduled Monday August 10, 2026.

14. QUESTIONS FROM THE PUBLIC RELATED TO AGENDA ITEMS (1-MINUTE MAX)

15. ADJOURNMENT

RES-92-2026

Moved by Halifax

Seconded by Guesford

CARRIED

Chief Administrative Officer

Mayor



UPCOMING MEETINGS & IMPORTANT DATES

<u>ITEM</u>	<u>DATE</u>	<u>LOCATION</u>
Summer Office Closures	Fridays July and August	Village Office Starting July 10 to August 28
Regular Council Meeting	Monday, August 10, 2026	Village Office Council Chambers 6:00 p.m.
Candidate Readiness Workshop (free- public event)	Tuesday August 18, 2026	Castlegar & District Community Complex (livestream available 6:00 p.m.)
Regular Council Meeting	Tuesday, September 8, 2026	Village Office Council Chambers 6:00 p.m.
UBCM 2026 Convention	September 14-18, 2026	Vancouver
Regular Council Meeting	Tuesday, October 13, 2026	Village Office Council Chambers 6:00 p.m.
Municipal Election	Saturday October 17, 2026 (also advance and special polls)	Fruitvale Memorial Centre Info to be published
Inaugural Regular Council Meeting	Monday, November 9, 2026	Village Office Council Chambers 6:00 p.m.
Regular Council Meeting	Monday, December 14, 2026	Village Office Council Chambers 6:00 p.m.
Holiday Office Closures	December 24, 2026 - January 1, 2027	Village Office

Council Information Package for July 24, 2026

VILLAGE CORRESPONDENCE

#	ITEM	SUBJECT MATTER	RECOMMENDATION	RESPONSE REQUIRED
1	Beaver Valley Bulletin July & August 2026 edition	The bulletin is not printed during the summer months. Back issues found here https://fruitvale.ca/residents/newsletters/	For Information	No
2			Receive & file	No
3			Receive & file	No
4			Receive & file	No
5				
6				
7				
8				

OTHER GOVERNMENT, NEWSLETTERS AND MISCELLANEOUS

	ITEM	SUBJECT MATTER	RECOMMENDATION	RESPONSE REQUIRED
1	Kootenay Monashee MLA Newsletter July 10, 2026	https://mailchi.mp/6c88ee26b1af/kootenay-monashee-mla-newsletter-19883933?e=2f6fa44ba7	Receive & file	No
2	The Compass UBCM July 15, 2026	https://myemail.constantcontact.com/Natural-resource-appeals--kick-scooters.html?soid=1110936526726&aid=be_xbUt88OU	Receive & file	No
3	IH Healthy Communities Newsletter July 2026	https://mailchi.mp/909875ffb6c0/july-2026-healthy-communities-newsletter?e=de65bb4dbe	Receive & file	No
4	Kootenay Monashee MLA Newsletter July 17, 2026	https://mailchi.mp/7e6843e1771d/kootenay-monashee-mla-newsletter-19883997?e=2f6fa44ba7	Receive & file	No
5	The Compass UBCM July 22, 2026	https://myemail.constantcontact.com/UBCM-appoints-Kim-Grout-as-new-Executive-Director.html?soid=1110936526726&aid=PLKsprJO2nl	Receive & file	No
6	BC Wildfire Services Information Bulletin July 20, 2026	Effective at 12:00 noon Pacific Time on Thursday, July 23, 2026, Category 1 campfire will be prohibited throughout the Southeast Fire Centre	Receive & file	No
7	Ministry of Emergency Management and Climate Readiness EMCR July 2026 newsletter	https://e1.envoke.com/m/a06e7aefa57febbeba86500cb3400d50/m/56012f9104d838bc56e6a56bf3d78bec/?utm_medium=email&utm_campaign=Emergency-Management-and-Climate-Readiness-newsletter-July-2&utm_source=Envoke-Community-News-%28monthly-newsletter%29&utm_term=Emergency-Management-and-Climate-Readiness-newsletter-July-2	Receive & file	No
8	Selkirk Innovates State of the Basin 2026 – Issue 7	Attached pdf	Receive & file	No

CONFERENCES, SEMINARS & WEBINARS

	ITEM	SUBJECT MATTER	DATES	WEBLINK & REGISTRATION
1	AKBLG	Strategizing for Ministers Meeting	Thurs, August 27, 12:00-1:00 p.m.	Webinar Registration - Zoom
2	UBCM	2026 Convention, Vancouver	September 14-18, 2026	https://www.ubcm.ca/2026
3	Economic Trust of the Southern Interior ETSI-BC	20 th Anniversary of ETSI-BC	Creston October 1, 2026 4-6pm	https://mailchi.mp/440468c20480/fir-info-session-march-18335561?e=e1da4601a3

CASTLEGAR460 Columbia Avenue
Castlegar, BC V1N 1G7T 250 365 7227
F 250 365 4810info@castlegar.ca
castlegar.ca**July 16, 2026****For Immediate Release**

West Kootenay Communities Partner to Inspire Future Local Leaders

Castlegar, BC – With local government elections scheduled for October 17, 2026, the City of Castlegar, City of Trail, City of Rossland, City of Nelson, and the Village of Fruitvale are inviting residents from across the West Kootenay to explore what it takes to serve their communities through a free Candidate Readiness Workshop on Tuesday, August 18, 2026.

The workshop aims to encourage and prepare residents who may be considering running for elected office. Facilitated by local government leadership expert Christina Benty, the session will provide practical insight into the realities of local government, the responsibilities of elected officials and the skills needed to lead effectively.

EVENT DETAILS

Candidate Readiness Workshop (Free)

Date & Time: Tuesday, August 18, 2026, at 6:00 p.m.

Location: Selkirk Room, Castlegar & District Community Complex, 2101 6th Avenue, Castlegar

Online: Livestream available

Information & Livestream Details: castlegar.ca/workshop

WORKSHOP TOPICS

- The roles and responsibilities of local elected officials;
- What to consider before running for office;
- Effective leadership and decision-making;
- Governance and working within local government systems;
- Long-term community sustainability and collaboration;
- The attributes that contribute to successful local leadership; and
- How local government services impact residents' everyday lives.

"Local government works best when people with diverse experiences, perspectives and skills step forward to serve," says Bree Seabrook, Director of Corporate Services for the City of Castlegar. "If you've ever wondered whether running for office might be right for you, this workshop is a great place to start. We hope to inspire residents from across the region to learn more about local government, explore the opportunities and challenges of public service, and consider how they can help shape the future of their communities."

During the workshop, participants will learn about the role of local government, the responsibilities of elected officials, leadership and decision-making, and key considerations for anyone thinking about running for office.

The workshop will be offered both in person and online, and light refreshments will be available to in-person attendees.

This free workshop is sponsored by the City of Castlegar, City of Trail, City of Rossland, City of Nelson, and the Village of Fruitvale.

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Media Contact

Ginger Lester

Communications Manager

City of Castlegar

250.365.7227

communications@castlegar.ca



BACKGROUNDER

CANDIDATE READINESS WORKSHOP FACILITATOR: CHRISTINA BENTY

Christina Benty is a former Mayor of the Town of Golden and a leadership consultant with more than 25 years of experience in governance, organizational leadership and community engagement. She has served on numerous boards and worked extensively with local governments and organizations throughout British Columbia and Canada.

Passionate about developing strong local leaders, Benty believes that effective local government depends on knowledgeable candidates, engaged citizens and elected officials who understand how governance systems work. Her workshops are designed to help participants move beyond opinions and gain a practical understanding of how local governments make decisions, deliver services and plan for the future.

The Candidate Readiness Workshop is designed to help prospective candidates better understand the realities of elected office and the important role local government plays in shaping communities. The interactive session explores practical leadership skills, governance responsibilities and the considerations involved in seeking elected office.

The workshop is intended for residents considering a run for local office in the October 17, 2026, local government election, as well as those interested in gaining a deeper understanding of public service, governance and community leadership.



CAO

From: Selkirk Innovates <innovate@selkirk.ca>
Sent: July 22, 2026 8:01 AM
To: CAO
Subject: State of the Basin Focus - Tracking Basin Traffic Trends

Follow Up Flag: Follow up
Flag Status: Flagged



State of the Basin Focus

Stories of well-being in our region

2026 - Issue 7



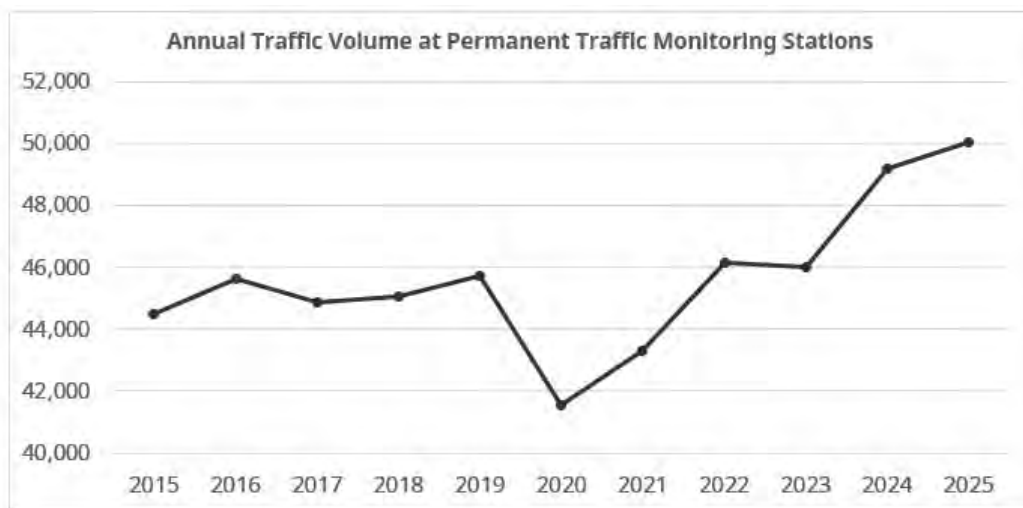
Tracking Basin Traffic Trends

Summer brings two inevitable shifts on roads in the Columbia Basin-Boundary Region: tourism and roadwork. Both tend to raise traffic as a top-of-mind issue for drivers, cyclists, and others travelling throughout the region. It seems like our roads are getting busier every year, but is that really the case? Traffic data available through

the State of the Basin helps us understand seasonal patterns and year-over-year changes in the regional transportation network.

There are 23 permanent traffic count stations in the Columbia Basin-Boundary Region that have collected data between 2015 to 2025, though some stations were not active every year.

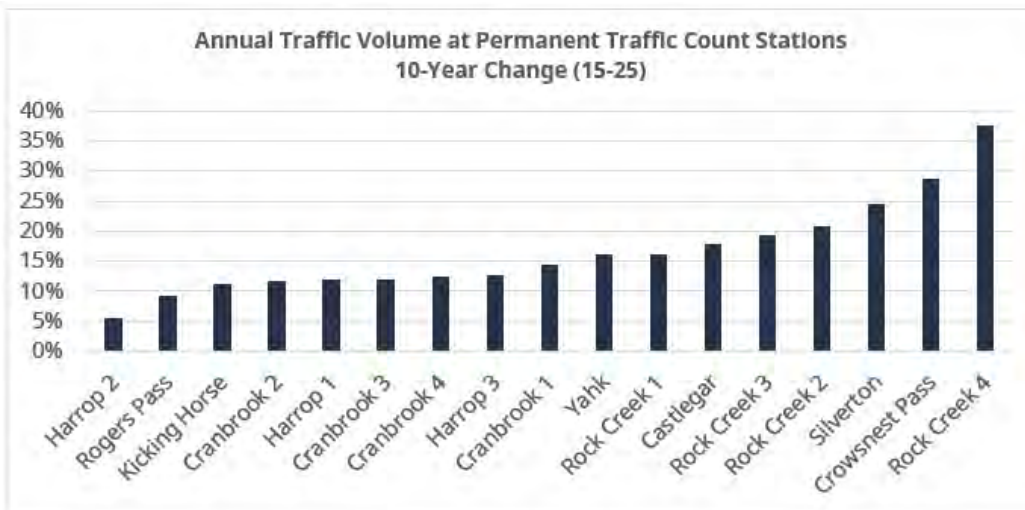
Across all stations with complete data, traffic volumes increased by 13% over the last decade (2015 to 2025), and 9% over the last three years (2022 to 2025). Recent decreases occurred in 2020, during the COVID-19 pandemic, and in 2023, the [worst wildfire season](#) in BC's recorded history.



Traffic count stations are assigned a seasonality factor based on the difference between traffic volumes during the quieter months and busier summer period. Roads with steady traffic throughout the year are classified as consistent, those with noticeable summer increases are seasonal, and those with large summer peaks are highly seasonal—often reflecting popular tourist routes.

Of the region's 23 permanent traffic count stations, one is classified as consistent, 13 as seasonal, and nine as highly seasonal.

In addition to the general trend across the region of increasing traffic volumes, all 17 stations with data available for 2015 and 2025 also recorded growth. The largest increases occurred at seasonal stations, including three stations along Highway 33 near Rock Creek (19% to 38% increases), Highway 3 at the Crowsnest Pass just west of the Alberta border (29%), and Highway 6 south of Silverton (23%).



Traffic volumes can be influenced by many factors. In summer, tourism, recreation, road construction, and wildlife activity can all affect how busy roads are. In winter, changing weather and road conditions, elevation, avalanches, and travel requirements (e.g., winter tires, chains) may affect traffic patterns. Given that these factors vary from season to season and year to year, long-term monitoring provides a more reliable picture of traffic trends than short-term changes alone.

When asked about transportation infrastructure and services, the [2025 poll of Columbia Basin-Boundary residents](#) found that 55% of respondents reported good access to roads (ratings of 5 to 7) and an average rating of 4.5 out of 7 (n=378).

Curious about traffic patterns in your community? Explore permanent and short-count traffic stations through the [British Columbia Traffic Data Program](#), or learn more through the [Traffic Volumes](#) indicator.

To learn more about other indicators of well-being please visit the State of the Basin website stateofthebasin.ca.

ETSI-BC Fall 2026 Funding Opportunity

In September, the Economic Trust of the Southern Interior (ETSI-BC) is opening a funding intake for two streams: *Building Economic Development Capacity* and *Innovating and Advancing Key Sectors*.

[Learn More](#)

Hello Again!

As we say goodbye to Jayme Jones, thanking her for her leadership of the State of the Basin initiative over the past several years, I am excited to move back into the role of project lead alongside our skilled and dedicated research assistant, Leeza Perehudoff. I'll be spending the next few months catching up on all that has changed with the State of the Basin since I stepped away to focus on other projects. I look forward to working with you and your community!

- Lauren Rethoret

[Contact Lauren](#)

Your feedback matters to us.

[Take our short 2-minute survey!](#)



Selkirk Innovates gratefully acknowledges the support of Columbia Basin Trust.

State of the Basin Focus is a monthly e-newsletter highlighting stories of well-being in our region.

You are receiving this email because you have attended a Selkirk College event, are a Selkirk College stakeholder, or have subscribed to receive updates on the State of the Basin.

Selkirk College acknowledges the First Nations of the West Kootenay and Boundary regions on whose traditional territories we are honoured to operate: the Sinixt (Lakes), the Syilx (Okanagan), the Ktunaxa, and the Secwépemc (Shuswap). The State of the Basin initiative also extends to the traditional territory of the Lheidli T'enneh First Nation. We are grateful to these Nations as keepers of the lands and value their efforts to enhance resilience and well-being across the region.





Selkirk Innovates
Selkirk College
301 Frank Beinder Way
Castlegar BC V1N 4L3

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Joint Webinar Planning

with BC Area Associations

Webinar Title: Strategizing for Ministers Meetings

Date: Thursday, August 27, 12:00-1:00 p.m.

Draft Agenda:

12:00-12:03 - Welcoming Statement, Kyle MacDonald, NCLGA President

12:03-12:05 - Sponsor Statement (tbd)

12:05-12:35 - (30min) Joint Presentation, Shirley Bond, Aileen Machell

Part 1 – The Government and its Priorities

Part 2 – How to Make the Case for your Request

12:35-12:55 - (20min) Q&A, facilitated by Terry Robert, NCLGA Executive Director

12:55-1:00 - Closing Statement, Kyle MacDonald, NCLGA President

Joint Webinar: Strategizing for Ministers Meetings

August 27, 12:00-1:00 p.m.

via Zoom

Co-hosted in partnership with the North Central Local Government Association (NCLGA), Association of Vancouver Island and Coastal Communities (AVICC), Southern Interior Local Government Association (SILGA), Lower Mainland Local Government Association (LMLGA), and Association of Kootenay Boundary Local Governments (AKBLG).

This webinar will provide timely information to local elected government officials on how to best prepare and strategize in advance of Ministers Meetings at UBCM. Participants will learn principles and practical strategies to prioritize and align their ask with current government and Minister priorities. They will learn how to effectively focus and shape their presentations, to best communicate their ask and get to a “yes” from Ministers. Participants will have opportunity to ask questions during a Q&A portion of the webinar.

Speakers: Shirley Bond, former Provincial Cabinet Minister, MLA and Leader of the Official Opposition, and Aileen Machell, former Deputy Chief of Staff for Premier Eby

Who should attend: NCLGA/AVICC/SILGA/LMLGA/AKBLG membership

Please [Register here](#)



Speaker Bios

- *Shirley Bond*

Shirley Bond has spent her life working to improve the lives of people who live in Northern British Columbia. Her public service includes three terms on the Prince George School Board, more than two decades as a Member of the Legislative Assembly of British Columbia and a passionate community volunteer. She has more than 16 years of Cabinet experience, including serving as Deputy Premier and the first female Attorney General and Minister of Justice in BC history. She has served as Leader of the Official Opposition and in several Opposition Critic roles.

- *Aileen Machell*

With more than 15 years of senior government, communications, and media experience, Aileen is a leading public-affairs strategist in Western Canada. Her public service includes work across two provincial governments and three premiers, including as Communications Director to Minister Adrian Dix and Dr. Bonnie Henry during the COVID-19 pandemic. She most recently served as Deputy Chief of Staff to Premier David Eby. Before entering government, Aileen worked as a broadcaster and anchor with CKPG News. She remains a regular political commentator, including on BC's Political Capital Daily podcast. Through her consulting work, Aileen advises clients on government relations, media training, and communications strategy.

Webinar Format: 1hr via Zoom, as a Joint Powerpoint Presentation by Aileen and Shirley in 2 parts they both speak to from 2 different perspectives, followed by Q&A

- Q&A is not hands or faces, but someone reads the questions
- record for sharing purposes with memberships (via private link, keep online for 30 days)
- share the Powerpoint presentation with membership following the webinar

Presidents Opening and Closing Statements: Kyle MacDonald confirmed to do both opening and closing

Registration and Hosting: NCLGA to host and manage registrations via Zoom account, and share the registration link with area associations to share with their members

(*Zoom webinar – test technology prior



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

BEAVER VALLEY WATER SERVICE

Beaver Valley Water Service Report

Date: Aug.4 /2026
To: CAO T. Dehnel
From: Utilites Operator/Foreman Jeff Mason
Subject: **Beaver Valley Water Service Report**

A summary of the BVWS:

- A. Green Road water main upgrade is nearly 100% complete. There are a couple minor road edge deficiency's
- B. All of Kelly Creek is going through the reservoir. The overflow portion of the creek is dry. (Stage # 2)
- C. Hydrant Inspections are nearly complete. There are two left to inspect.
- D. Fruitvale Tank had an other hole repaired in July.
- E. Domestic Water supply had to be rebuilt at the Water Treatment Plant.

PO Box 370, 1947 Beaver Street
Fruitvale, BC V0G 1L0
Village Office Phone: 250-367-7551 / Fax 250-367-9267
Water Treatment Plant Phone: 250-367- 6384
Email: fwtp@telus.net General Email: info@village.fruitvale.bc

Council Update until June 30, 2026

Revenue	2026 BUDGET	2026 ACTUAL	2026 % SPENT	2026 BUDGET REMAINING
Property Taxes	-1,281,921	-1,254,283	98%	27,638
Grants in Lieu of Taxes	-35,244	-35,294	100%	-50
Franchise Fees	-23,491	-23,491	100%	0
Grants from Prov & Local Gov't	-736,504	-452,300	61%	284,204
Sales of Goods and Services	-20,800	-12,585	61%	8,215
User Fees	-86,212	-40,738	47%	45,474
Internal Transfers	-93,796	0	0%	93,796
Cost Recoveries, Permits, Donations	-126,594	-19,440	15%	107,154
Reserve Transfers	-148,373	0	0%	148,373
Collections for Other Agencies	-2,501,747	-2,506,024	100%	-4,277
Waste Water User Fees	-513,922	-518,523	101%	-4,601
Waste Water Parcel Tax	-419,100	-418,750	100%	350
Waste Water Grants from Prov & Local Gov't	0	0	0%	0
Waste Water Reserve Transfers	0	0	0%	0
Water Grants from Prov & Local Gov't	-579,801	-476,627	82%	103,174
Water Capital Grants from Prov & Local Gov't	-1,518,500	0	0%	1,518,500
TOTAL REVENUE	-8,086,005	-5,758,056		2,327,949

Expenses	2026 BUDGET	2026 ACTUAL	2026 % SPENT	2026 BUDGET REMAINING
Council	116,387	34,737	30%	-81,650
Finance and Corporate Services	868,022	466,704	54%	-401,318
Facilities	66,025	23,631	36%	-42,394
Protective Services	30,600	0	0%	-30,600
Public Works	520,139	189,563	36%	-330,576
Storm Drains	35,809	14,474	40%	-21,335
Community Services	30,800	14,941	49%	-15,859
Planning & Development	177,163	57,950	33%	-119,213
Parks & Recreation	355,987	165,766	47%	-190,221
Interest on Long-Term Debt	59,500	24,500	41%	-35,000
Long-Term Debt Repayment	44,700	89,332	200%	44,632
Transfer to Capital Reserves	154,027	0	0%	-154,027
Transfer to Non-Capital Reserves	16,550	0	0%	-16,550
Transfer to Waste Water Capital Reserve	750	334,403	44587%	333,653
Collection for Other Agencies	2,501,747	1,575,420	63%	-926,327
Solid Waste	27,945	10,221	37%	-17,724
Cemetery	49,281	16,260	33%	-33,021
Waste Water	513,172	184,120	36%	-329,052
Waste Water Interest on Long-Term Debt	10,500	10,500	100%	0
Waste Water Long-Term Debt Repayment	7,882	15,764	200%	7,882
Waste Water Transfer to Reserves	400,718	392,486	98%	-8,232
Water	579,801	221,299	38%	-358,502
Water Capital	1,518,500	25,712	2%	-1,492,788
TOTAL EXPENSE	8,086,005	3,867,784		-4,218,221
TOTAL OPERATING REVENUE OVER EXPENSES	0	1,890,272		1,890,272

Capital Requirements

	2026 BUDGET	2026 ACTUAL	2026 % SPENT	2026 BUDGET REMAINING
Transfer from Waste Water Operating Surplus	-750	-334,403	44587%	-333,653
Transfer from Deferred Wastewater Revenue	0	0	#DIV/0!	0
Wastewater Capital Grants	-750,000	0	0%	750,000
Transfer from Wastewater Capital Reserves	0	0	#DIV/0!	0
Transfer from Current Wastewater Reserve	-400,718	-392,486	98%	8,232
Transfer from Deferred Revenue	-60,000	0	0%	60,000
Operating Transfers	0	0	#DIV/0!	0
General Capital Grants	-1,880,000	0	0%	1,880,000
Loan Proceeds/Bank Indebtedness	0	0	#DIV/0!	0
Transfer from General Capital Reserves	-209,038	0	0%	209,038
Transfer from Fleet Reserves	0	0	#DIV/0!	0
TOTAL CAPITAL REVENUE	-3,300,506	-726,889		2,573,617
	2026 BUDGET	2026 ACTUAL	2026 % SPENT	2026 BUDGET REMAINING
Wastewater Capital	1,146,545	81,594	7%	-1,064,951
Transfer to Future Wastewater Reserve	4,923	0	0%	-4,923
General Capital	2,069,332	76,402	4%	-1,992,930
Transfer to General Capital Reserve	15,000	15,000	100%	0
Fleet Capital	64,706	0	0%	-64,706
Transfer to Fleet Reserves	0	0	#DIV/0!	0
TOTAL CAPITAL EXPENDITURES	3,300,506	172,995		-3,127,511
TOTAL CAPITAL REVENUE OVER EXPENSES	0	-553,893		-553,893
TOTAL COMBINED REVENUE OVER EXPENSES	0	1,336,379		1,336,379



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

CAO DEHNEL REPORT

CAO Report for Council Meeting held on August 10, 2026

Staff	• Works Department – rotation in place to cover scheduled vacations • Two summer students and Temporary Labourer in place for summer. • Office – includes one casual to cover vacations. • Summer Village Office Hours in Effect for July and August • Monday to Thursday 8:30 am to 4:00 pm (Office closed Fridays). • Office and Works closed for BC Day August 3. • CAO 2 weeks of annual vacation /CFO 1 week of annual vacation • Stage 2 Water Restrictions for BVWS in effect June 26, 2026
CAO Meetings / Workshops	• July 13 – Regular Council meeting • July 14-15 OCP Engagement Days with numerous events • July 16 RDKB Solid Waste Management Plan – Public and Technical Advisory Committee meeting- Greenwood • July 21 – CFO/CAO meeting to review annual budget schedule - Rossland
Other / Projects	• Planning inquiries concerning property matters • Support Council Agenda preparation August 10 • Support consultants with launch of OCP project and engagement events July 14 and 15 • Support CEO with municipal election preparation. • Prepare Council orientation schedule and strategic planning initiatives

Patricia Dehnel
P. Dehnel, CAO



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

DEPUTY MAYOR GUESFORD REPORT

Deputy Mayor Report for Council Meeting held on July 13, 2026

Liaisons and Tasks	1. BEAVER VALLEY MAY DAYS **LIAISON - o The CAO attended the meeting and several requests were made. Trish will review and update the BV May Days Society on any progress. 2. LOWER COLUMBIA COMMUNITY HEALTH CENTRE NETWORK SOCIETY JUL21, 2026 ** DIRECTOR - o Attended a Board of Directors meeting. ▪ Frank Marino has stepped down as a director. ▪ Wes Startup was elected by acclamation to sit again for a 3 year term.
Council Duties	1. Regular Council meeting – July 13, 2026
Other / Projects	1. Attended the Council and Staff OCP Workshop. - o The consultants will be working on updating the zoning bylaw and well as the OCP. - o Gaining community trust, people like certainty. - o September 22, 2026 there will be a public engagement survey issued. - o OCP Leads and the Zoning Bylaw follows. 2. Attended two OCP functions, Ruala Art & Adventures Cafe and Fruitvale Pub & Grill. I was unable to attend the Cake Betty event. - o These functions were very well presented by the Businesses and the OCP Consultants and a pleasure to attend.

Recommendation:

That the Deputy Mayor's August 10, 2026 report be received for information.

Respectfully Submitted,
Catherine Guesford, Deputy Mayor



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

COUNCILLOR BILL WENMAN REPORT

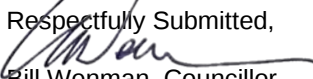
Councillor Bill Wenman Report for Council Meeting held on Aug 11, 2026

Liaisons and Tasks	• None
Council Duties	• RDKB Board Meeting 22 July 2026 - o EES Transit Service Review ▪ Option:1 Include all EES area ▪ Option 2: exclude Beaver Valley • City of Trail dropping out of Building Inspection Services. - o Will handle service in-house - o City of Rossland and Grand Forks are not in the service - o All Rural areas and small municipalities are still in the service - o Costs will go up for members still in the service, but the RDKB staff are planning on staff reductions due to retirements and a large reduction in workload. Time will tell for the 2027 budget • Economic Development – Farmers Market - o Economic development for EE6-\$352,094 (not Trail) funded primarily through LCCDTS. RDKB holds back some in reserve. - o Fruitvale Portion \$24,248 - o Area A: \$65,725 - o Montrose: \$12,248 - o Within the LCCDTS budget is the farmers Market
Other / Projects	• Power Point for Creekside Park Plans

Recommendation:

That the Councillor Wenman's Aug 04, 2026, Report be received for information.

Respectfully Submitted,


Bill Wenman, Councillor

Total General Government Services	57,339,021	67,000,902	9,661,881	27,170,959	29,746,681	2,575,722	1,111,108	2,256,818	102,775	136,059	577,724	2,270,312	4,158,904	531,025	3,309,316	1,620,253	2,975,605	2,213,540	2,989,050	46,559	-	1,363,271	804,831	3,279,533	29,746,681
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2026 - 2030 Financial Plan
Requisition Summary by Participant
As at March 19, 2026

		Budget			Requisition			2025 Requisition by Participant																		
		2025 Budget	2026 Budget	Change 2026 to 2025 (\$)	2025 Requisition	2026 Requisition	Change 2026 to 2025 (\$)	Fruitvale	Grand Forks	Greenwood	Midway	Montrose	Rossland	Trail	Warfield	Area A	Area B	Area C	Area D	Area E	Specified Area A	Specified Area B	Specified Area C	Specified Area D	Specified Area E	Total
Beaver Valley Water Supply	500	1,468,703	2,243,196	774,493	478,800	478,800	-	340,200													138,600					478,800
Christina Lake Water Supply Utility	550	1,324,224	2,272,832	948,609	204,400	204,400	-																204,400			204,400
Columbia Gardens Water Supply Utility	600	57,673	64,441	6,768	35,524	42,267	6,743														42,267					42,267
Rivervale Water & Street Lighting Utility	650	228,881	223,403	(5,478)	-	-	-														-					-
Total Water Services		3,079,481	4,803,872	1,724,391	718,724	725,467	6,743	340,200	-	-	-	-	-	-	-	-	-	-	-	-	180,867	-	204,400	-	-	725,467
East End Regionalized Sewer Utility	700	31,752,948	33,191,302	1,438,354	4,175,931	4,175,931	-						872,770	2,864,688	438,473											4,175,931
East End Regionalized Sewer Utility - Warfield & Oasis-Rivervale Sewer Utility	700-103	28,015	35,176	7,160	24,402	29,726	5,324						19,785		9,940											29,726
	800	97,118	255,353	158,235	51,754	51,697	(57)															51,697				51,697
Total Sewer Services		31,878,081	33,481,830	1,603,749	4,252,086	4,257,353	5,267	-	-	-	-	-	892,555	2,864,688	448,413	-	-	-	-	-	-	51,697	-	-	-	4,257,353
East End Transit	900	2,423,934	2,627,647	203,713	1,692,753	1,692,753	-	95,049				49,360	376,819	661,723	79,558	257,636	172,608									1,692,753
Boundary Transit	950	173,394	209,885	36,491	62,000	62,000	0		29,766	3,440									22,546						6,249	62,000
Total Transit Services		2,597,328	2,837,532	240,204	1,754,754	1,754,754	0	95,049	29,766	3,440	-	49,360	376,819	661,723	79,558	257,636	172,608	-	22,546	-	-	-	-	-	6,249	1,754,754
2025 Total		108,124,136			36,484,255			1,546,357	2,286,584	106,214	136,059	627,084	3,539,686	7,685,315	1,058,996	3,566,952	1,792,861	2,975,605	2,236,086	2,989,050	227,426	51,697	1,567,671	804,831	3,285,782	36,484,255
2024 Total		94,893,911			33,896,523			1,531,533	2,164,338	107,641	120,960	592,864	3,286,820	7,330,064	1,022,992	3,278,826	1,673,988	2,738,165	2,137,932	2,756,963	215,263	51,754	1,058,558	756,709	3,071,153	33,896,523

Creekside Park Masterplan

23 June Update
2025 Creekside Masterplan
Councillor Halifax

Creekside Park Masterplan – The Plan

- Creekside Park Masterplan is a living document updated as required
- The concept is to embrace Beaver Creek as recreational and cultural resource to be enjoyed by all and to recognize the importance of Beaver Creek to the Valley.
- Creekside Park Masterplan has three areas on Beaver Creek. More areas may be added in future Masterplan updates in 2025.
- Creekside Park - North
 - Includes RV Park
 - Properties adjacent to FMC & Bocce Pit
 - Properties adjacent to Liberty Parking Lot
- Creekside Park - Centre
 - Formally Rotary Park on East side of Beaver Creek
- Creekside Park - South
 - The small area at the end of Laurier Ave

Creekside Park Masterplan - FUNDING

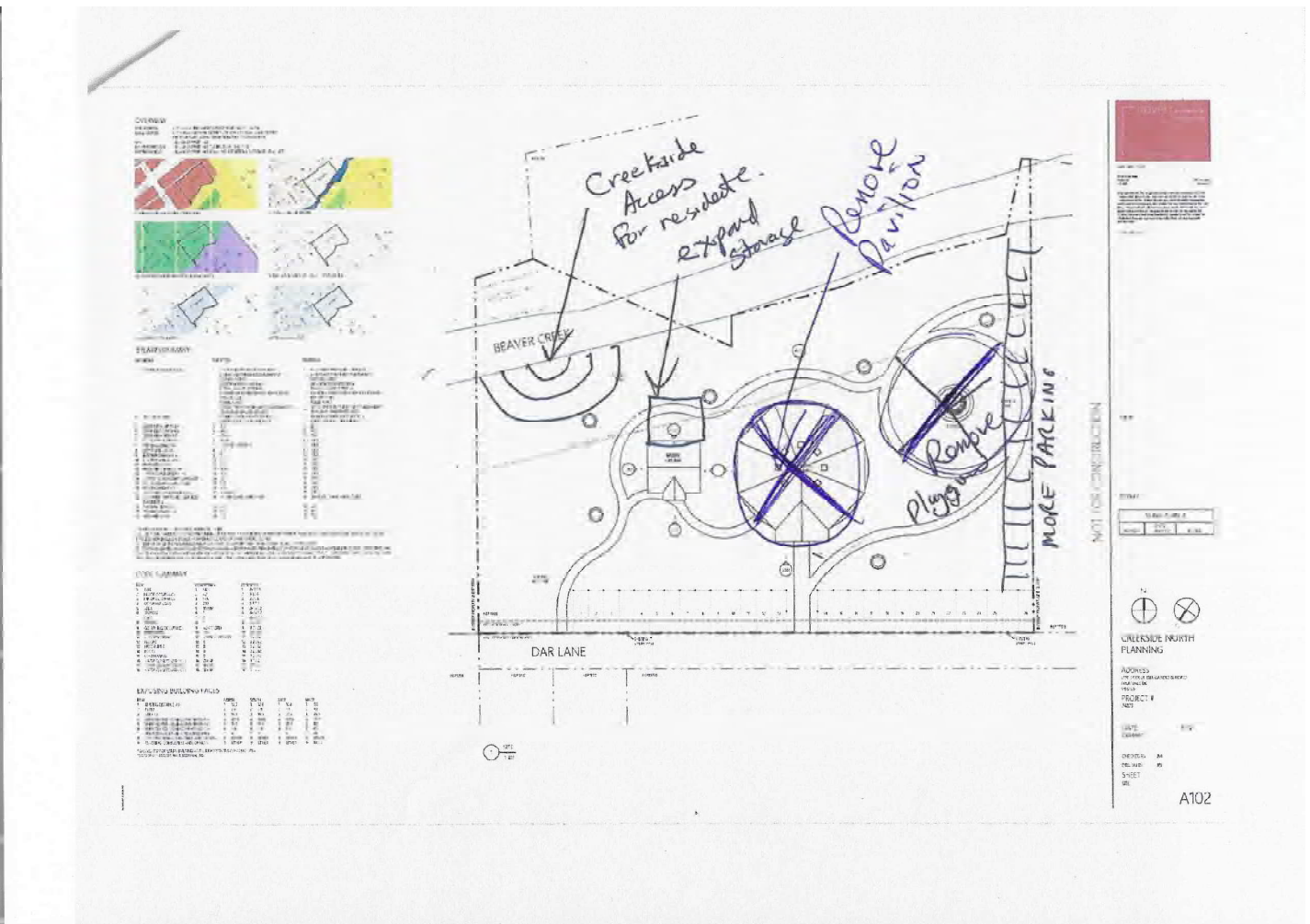
- Funding of the Plan will be a collaborative effort with:
 - Village of Fruitvale -Lead Agency, Masterplan and design funding
 - Beaver Valley Recreation Commission (RDKB) - Support or funding
 - Grants from Columbia Basin Trust and other Trusts
 - Donations from Corporate sponsors
 - Donations from individuals or families
- Funding through grants/donations/grants is critical-The Village cannot afford the up-front capital funding.
- Ongoing Maintenance Costs must be considered on all capital projects
- Budget estimates and timelines
 - Project estimates are rough order of magnitude for comparison of line items
 - Dollars in line items do not imply funded unless highlighted in green
 - Updates after a major project has been completed
 - Estimates will be updated at least once a year

Creekside Park Masterplan Council Direction

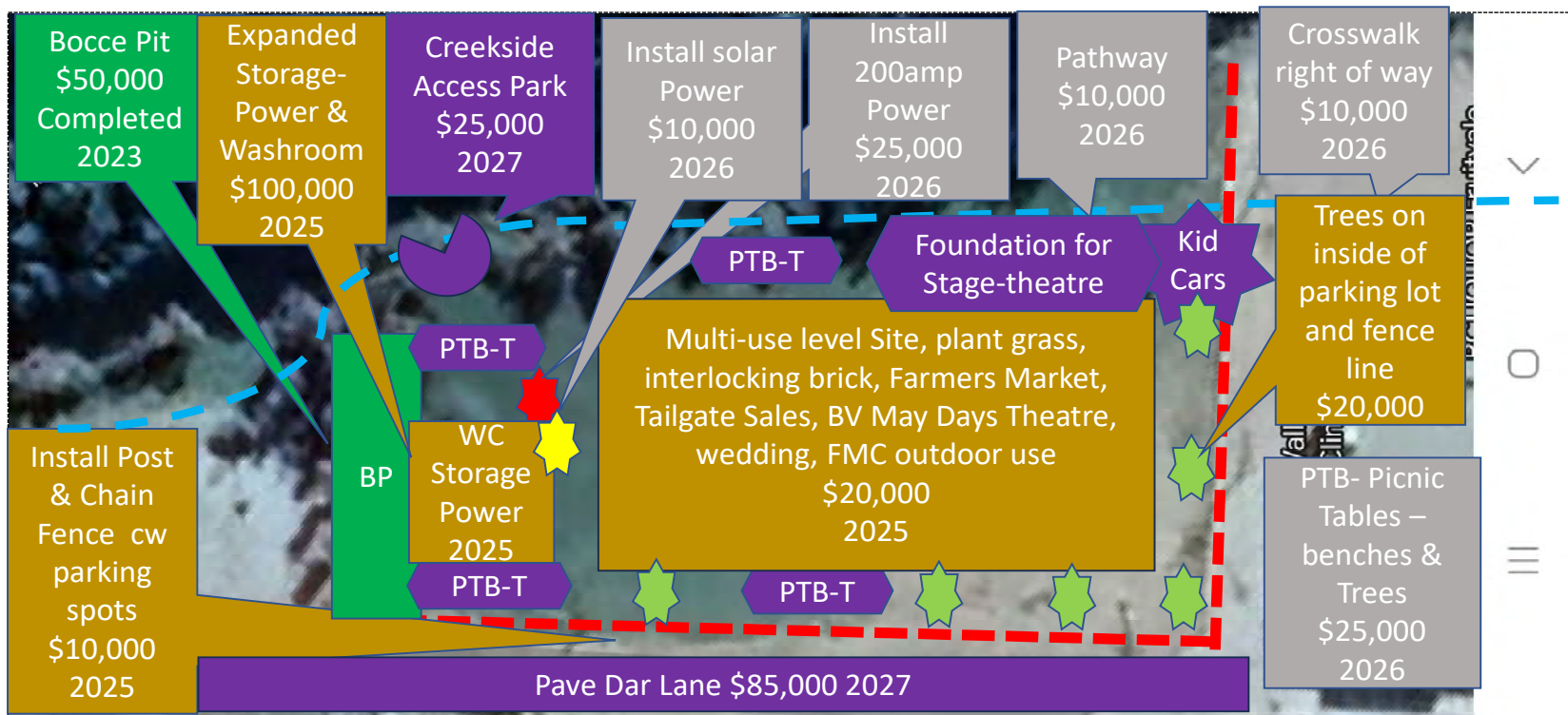
- Mayor approved Wes & Bill to proceed with Masterplan development fall of 2023
 - Two Councilor's chosen to avoid quorum
- Council – Approved Masterplan – 24-02-05 (Funding concept design)
 - Rough Draft
 - Focus on Creekside North Pavilion
 - Fund concept design up to \$10,000 for Pavilion and Washroom-storage
 - Present Masterplan & Pavilion Concept Design to Stakeholders
 - Present Masterplan & Pavilion to Public venues and final open house presentation
- Council – Approved updated Masterplan – 24-09-03 (Proceed to public presentation)
 - Continue with connection-presentation to stakeholders
 - Conduct a public presentation at an open house or public event
 - Present Masterplan and Concept design to major funding agencies/donors

Creekside Park - North





Creekside Park – North - Projects



Creekside Park - Sidewalk



Creekside Park - Sidewalk



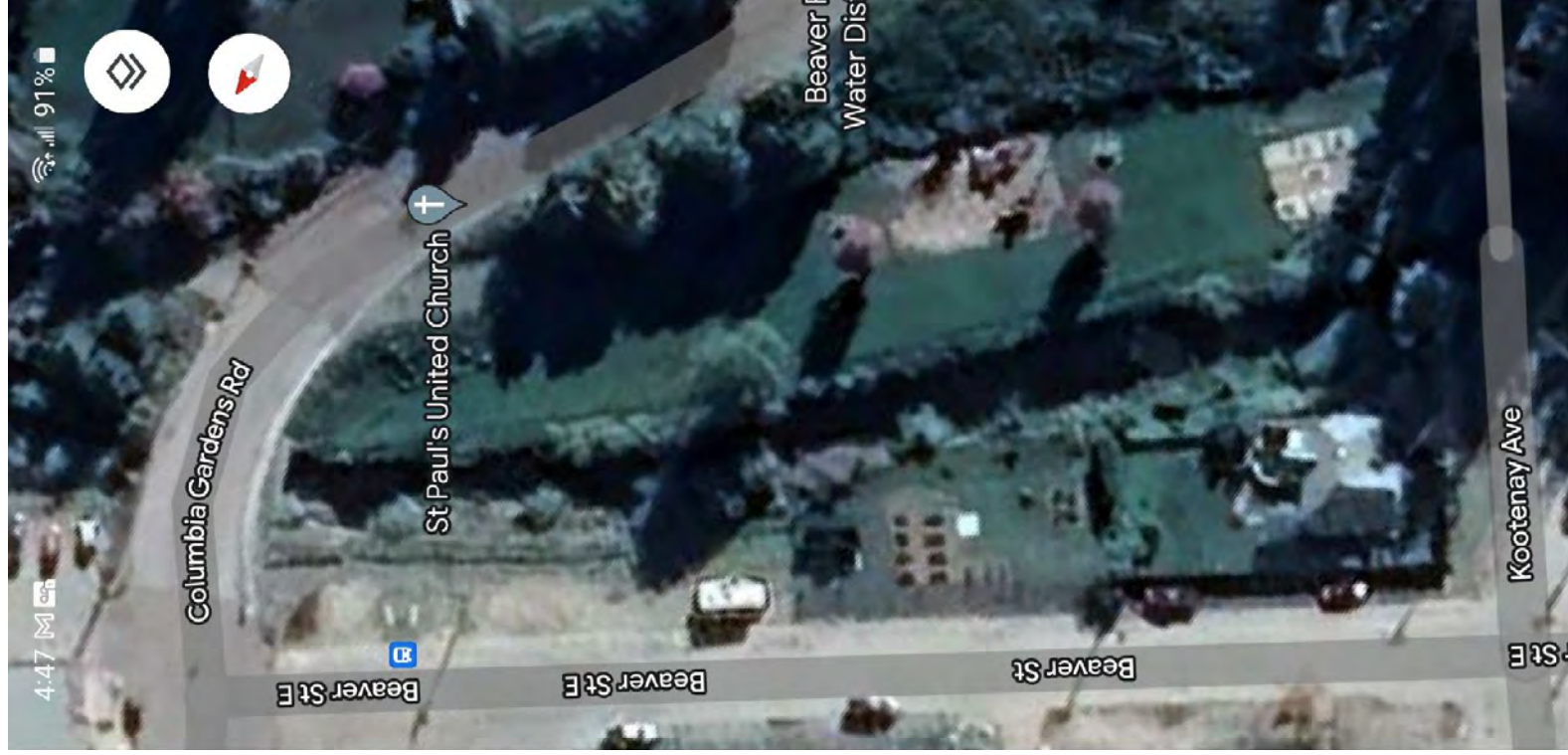
Creekside Park – North Update Timeline

- Council – Approved Masterplan – 24-02-05
- Remove Playground concept from Creekside North– Creekside Centre has one
- Install Post & Chain in 2024 – Delayed to 2025
- Fund Concept Design Funds \$10,000 in 2024 for Pavilion and Storage – Washroom Building
- Council – Approved updated Masterplan – 24-09-03 (Proceed to public presentation)
- 24-10-07 – Request to proceed to Final Design Pavilion & detailed estimate
- 24-10-07 Council - Drop Pavilion due to high-cost estimate and unknown maintenance costs
- Focus on Event Support Building - Washrooms/Storage/Power/Water Building
- Focus on leveling site for open air events with full access to Event Support Building
- Add Parking/traffic Masterplan to include FMC Hall & Liberty Foods Parking Lots
- Construction Event Support Building - Fall 2025

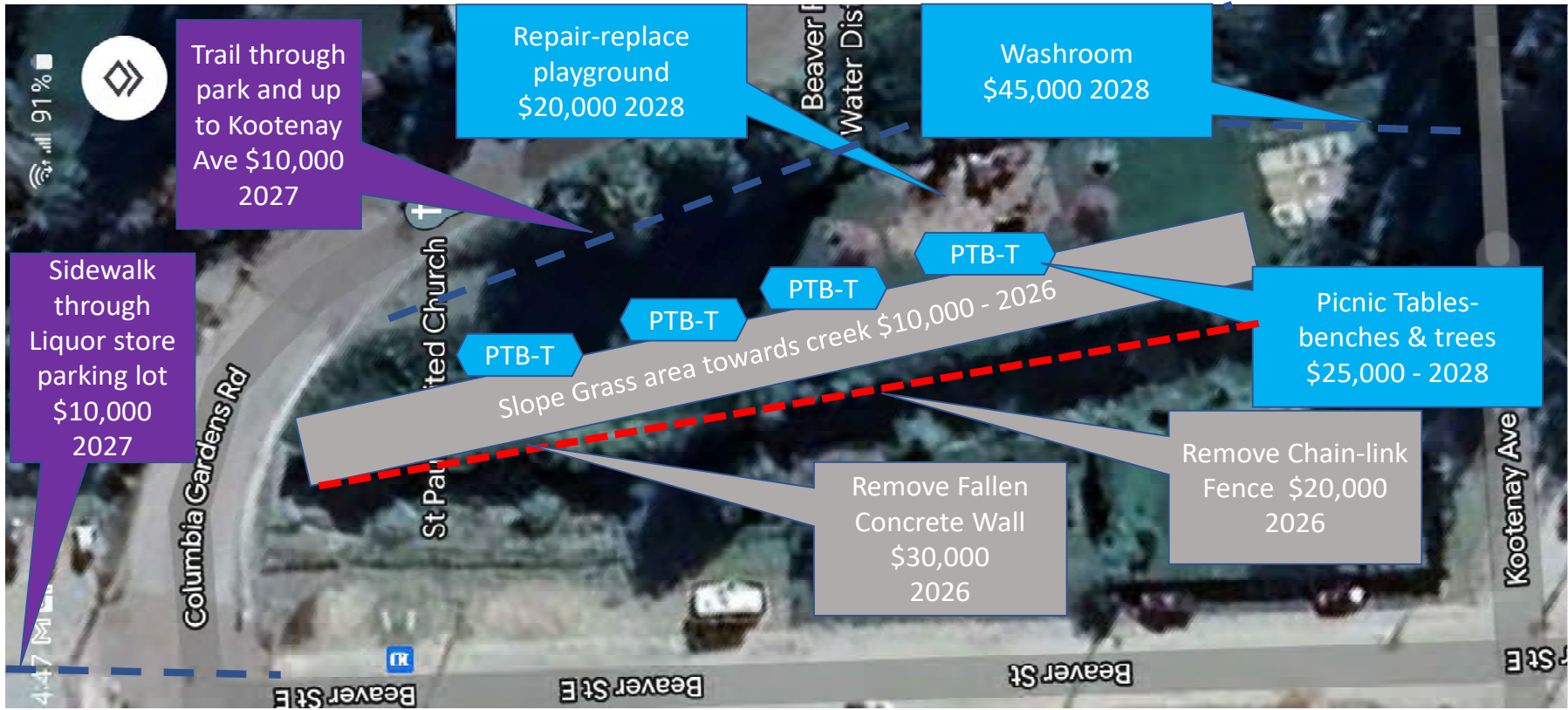
Creekside Park – North Update Funding

- Council – Approved Masterplan – 24-02-05
- \$10,000 funding from Council for Concept Design
- Cover Architecture has contract for concept design – completed for public engagement
- Ask CBT for assistance with design funding on Events Support Building
- Go for final design Summer 2025 with funds from CBT – up to \$5,000
- RFP Contract out Summer 2025
- Contract start Fall 2025
- Funding Source Estimates – No guarantee
 - (Area A \$200,000, Donations \$200,000 & CBT \$200,000) \$600,000
 - For planned 2025 construction of Events Storage Building
- Remaining line-item estimates will be adjusted to 2025 dollars at end of year

Creekside Park - Centre



Creekside Park – Centre - Projects



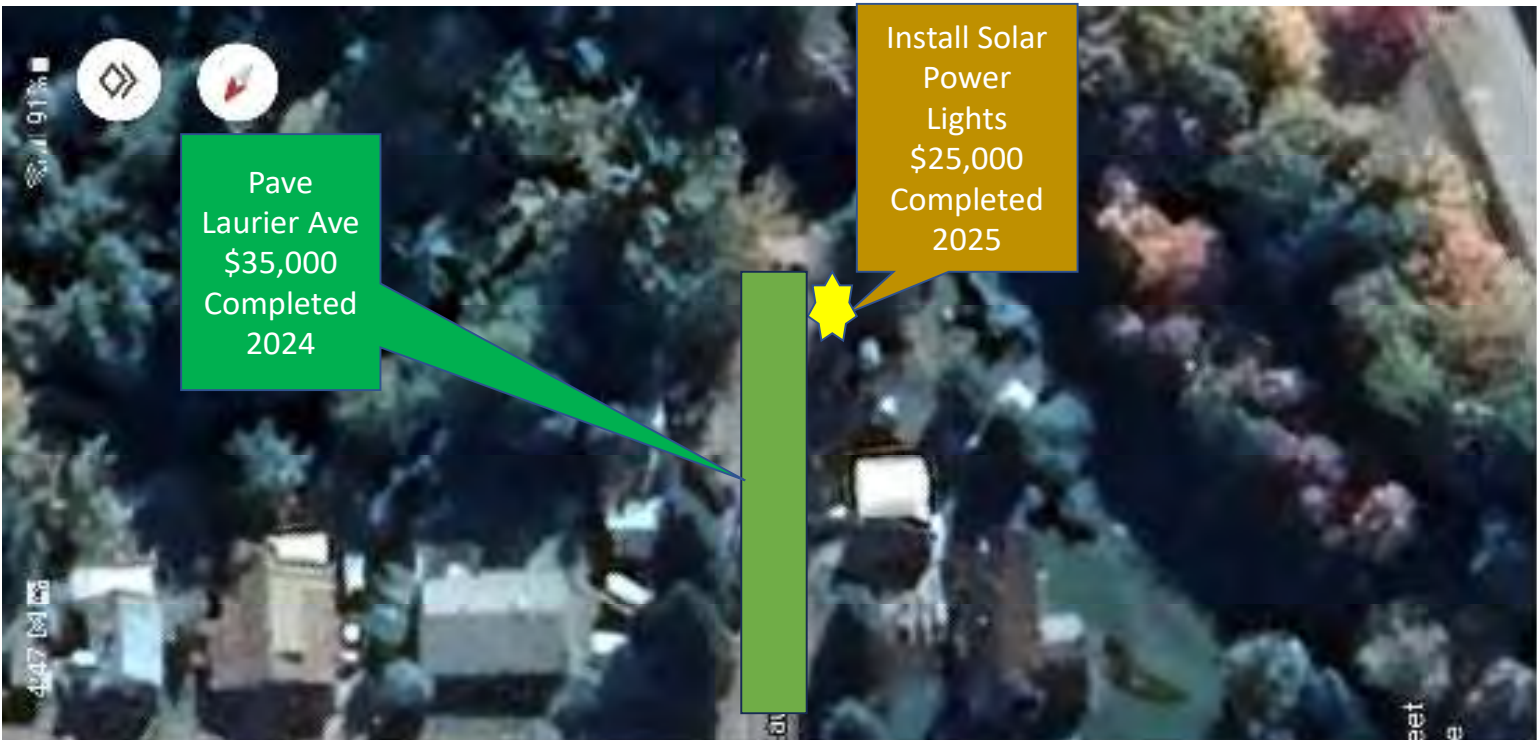
Creekside Park – Centre – Update Timeline & Funding

- Council – Approved Masterplan – 24-02-05
- Council – Approved Updated Masterplan 24-09-03
- Flood Mitigation Grant – Approved
 - Flood mitigation contract ongoing.
- Planning dates for Creekside Park Centre are 2026-2028.
 - Accessibility will be a key consideration throughout the planning process
- Estimates will be adjusted to 2025 dollars mid 2025
- Public Engagement ongoing with North Pavilion Engagement

Creekside Park - South



Creekside Park - South



Creekside Park – South Timeline & Funding

- Council – Approved Masterplan – 24-02-05
- Add Laurier Ave Creekside South access for accessibility for Manor residents and improve parking for families at Creek access
 - \$35,000 – there were cost savings as Paving Contractor was already on-site
- CBT suggestion to apply for solar powered lights
 - Solar Powered lights completed in 2025
- Council – Approved Updated masterplan 24-09-03
- Staff to investigate gas tax or CBT Funding
- Estimates will be adjusted to 2025 dollars around mid 2025
- Public Engagement ongoing with North Pavilion Engagement

Creekside Park Masterplan & North Pavilion Local Government Support

- Local Government Support
 - Beaver Valley Recreation Commission is a committee of the Regional District of Kootenay Boundary
 - BV Recreation Commission consisting of Representatives from Fruitvale, Montrose and Area A are voting members on the Committee
 - On 25 July 2024 support was received from the BV Recreation Commission and the follow-on RDKB Board Meeting
 - Outstanding - First Nations & Metis – informed (no pushback)

Creekside Park Masterplan & North Pavilion Public Engagement

- 26 May 2024 - May Days – Haines Park – Public Engagement – All Positive
- 26 Jun 2024 - Stakeholders email sent out for input sought on Masterplan and Pavilion Concept Design from July-Aug 2024
- 23 Jul 2024 – CBT meeting Aron, Pat, Prab, Marcus, Steve, Wes & Bill (Haines, Creekside & North Pavilion)
 - Creekside North - detailed follow up email
 - Creekside North to Centre - walking path easement through Liquor Store Parking Lot
 - Creekside North - look at creek access where property has access to creek
 - Creekside South - investigate CBT Grant for Creekside South Power and Light
- 06 Aug 2024 - Farmers Market – Fruitvale – Pole Yard Lane
 - Creekside North - Low funding arrangements for Not-for- Profit use of Pavilion
 - Creekside Centre - Washrooms are required-used to be one there?
 - General public comment-all favorable-minor concerns about maintenance (better benches and playgrounds), security cameras for damages, and what will it cost to maintain (tax increase?)
 - Get a newsletter out – Social Media, etc. Mid Aug-Sep 2024

Creekside Park Masterplan & North Pavilion Public Engagement & Comments to date

- 13 Aug 2024 – Selkirk Mountain Music Society – email-supported
 - Creekside North – increase storage requirement
 - Creekside North - minimum 15-amp power
 - Band should be able to play from various ends (Power drop on every Post?)
- 16 Aug 2024 – Rotary – zoom meeting
 - All positive
 - Maintenance costs should be estimated
 - Add Blooming Society to public engagement
- 21 Aug 2024 – Selkirk Mountain Music Society-in person - supported
 - All positive
 - Consider hard stand for stage or theatre in open space North Creekside Park
 - Power drops around flat area
 - Consider adding pad and power for Kiddie Cars

Creekside Park Masterplan & North Pavilion Public Engagement & Comments to date

- 01 Sep – Liberty Foods
 - Concept supported
 - Parking is a problem at FMC now. Creekside North and Centre may create a larger problem
 - Village of Fruitvale to develop a Masterplan for parking that includes business needs as well as Creekside Park/FMC needs.
- 03 Sep 2024 Council Meeting
 - Council Approved the updated masterplan
- 06 Sep 2024 – Thriving Communities presentation
 - Supported Masterplan Concept and Pavilion Concept Design
- 06 Sep 2024 – Newsletter
 - Out to general public – no negative comments to date – all positive to date
- 10 Sep 2024 – Open House
 - 2 x Presentations at FMC 4pm and 5pm – all positive
 - place slide deck on web site?
 - no show at 5pm-communication error-another presentation planned

Creekside Park Masterplan & North Pavilion Public Engagement & Comments to date

- 23 Sep 2024 – Blooming Society
 - informal discussion with Blooming Society during a weed pulling event
- 24 Sep 2024 - Selkirk Mountain Music Society –letter of support - power
- 24 Sep 2024 - BV May Days Committee – email supporting plan
- 24 Sep 2024 – Open House – Completed
- Tailgate Sales Group – Bill & Wes – Completed
- Trail & District Chamber of Commerce – Bill 03 Oct
- Blooming Society – Bill & Julia - Completed
- Liberty Foods – Concern about Pavilion when not in use – Maintenance Costs
- Outstanding Local Government
 - Coordinate with Liberty Foods parking/traffic/park design
 - Creekside Residents

Creekside Park Masterplan & North Pavilion Public Engagement

- Support to date Summary
 - BV May Days – Complete – 26 May 2024 - support
 - Farmers Market – Complete – 06 Aug 2024 - support
 - BV Lions – 09 Aug 2024 - support
 - Rotary – 16 Aug 2024 - support
 - Thriving Communities Society – Complete - 6 Sep 2024 - support
 - Newsletter- Complete – Sep 2024 – support in general
 - Website & Facebook – Complete – Sep 2024 – support in general – water park concerns
 - Public Engagement – 10 Sep 2024 - support
 - Blooming Society – 23 Sep 2024 – weed pulling meeting – support - good plan – no water park-Creekside access supported
 - Selkirk Mountain Music Society – Complete – 24 Sep 2024 - support
 - Beaver Valley May Days Society – Complete – 24 Sep 2024 - support
 - Public Engagement – 24 Sep 2024-Complete- 24 Sep 2024 – support
 - FMC function and Pavilion function at the same time - not enough chairs and tables for Pavilion & FMC – FMC Masterplan
 - Cleaning of washrooms – who will be contracted to this task-Contract tied to FMC?
 - Churches maybe another stakeholder-approach them-Wes & Bill to investigate
 - Trail & District Chamber of Commerce – Board of Directors supported – 03 Oct 2024
 - Tailgate Sales Group – 06 Oct 2024

Creekside Park Masterplan & North Pavilion Timeline

- Sep 23 - Adjust North Pavilion concept design & Creekside Masterplan timelines & estimate based on input from public engagement
- Sep 24 - Public Engagement Complete – Masterplan and North Pavilion
- Oct 1 - Confirmation of funding sources (CBT & Donations)
- Oct 3 – Chamber of Commerce – Support plan and pavilion concept
- Oct 6 – Trunk & Tailgate Sales Group
- Oct 7 – Council
 - Defer North Pavilion concept (smaller size or drop all together)
 - Focus on Event Support Building
 - Defer Creekside Masterplan until new Mayor & Council
 - Initiate planning in Apr-May after By-Elections
- May 2025 – Review CBT Support for Creekside North Event Support Building

Creekside Park Masterplan & North Pavilion Action Items 4th Quarter 2024

Funding

- Area A grant \$200,000 confirmed for 2025 Construction
- Council - Donations \$200,000 confirmed for 2025 funding ???
- Council & Staff - CBT funding \$200,000 – ongoing discussions – no guarantees – public engagement required

Council

- Council to approve staff to proceed with Events Support Building Concept design
- Traffic/Parking masterplan for the FMC – Creekside North – Liquor Store Parking area.
- FMC Masterplan integrated with the Creekside Masterplan

Creekside Park Masterplan & North Pavilion Action Items 4th Quarter 2025

Village Staff

Creekside North

- Events Storage Building Design
- Maintenance costs estimated at \$10,000 per year
- Creekside Centre
 - Pending Flood Mitigation Plan
- Creekside South
 - All Projects completed
- Creekside masterplan - Staff to update 2025 cost estimates

Creekside Park Masterplan & North Pavilion Action Items 2nd Quarter 2025

Council

Assign – Lead – Creekside Masterplan – Karen Halifax

Assign funds for design

Work With Julia Mason on FMC Masterplan

Work with Bill Wenman on Parking/Transport Masterplan for Liberty
Foods/Liquor Store/ Creekside Park/FMC Masterplans



**THE CORPORATION OF
THE VILLAGE OF FRUITVALE**

In the "HEART OF THE BEAVER VALLEY"

MAYOR STARTUP REPORT

Mayor Report for Council Meeting held on August 10th, 2026

Liaisons and Tasks	- Lower Columbia Community Health Centre Network Society - June 30th – attended AGM - July 21st – did not attend Board meeting but was acclaimed as Vice-President.
Council Duties	- July 7th – Met with CAO to set agenda for Regular Council Meeting on the 13th. - July 7th – Attended Teck Operations to hear critical minerals announcement. A large expansion of processing gallium, germanium, and antimony. - July 8th – Communities in Bloom tour. - July 13th – Regular Council Meeting - July 14th – Staff and Council OCP meeting - July 14th – OCP event at Ruala Café - July 15th – OCP Steering Committee meeting - July 15th – OCP event at Fruitvale Pub - July 18th to July 27th – away on vacation
Other / Projects	Official Community Plan events and meetings were the focus of the month. Relatively quiet period.

Recommendation:

That the Mayor's August 10th, 2026 Report be received for information.

Respectfully Submitted, Wes Startup, Mayor



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

DATE: August 10, 2026
TO: Mayor and Village Council
FROM: M. Stevens, Finance Specialist
SUBJECT: Sport Court Agreement with School District No. 20 Update

ANALYSIS SUMMARY:

Staff previously reviewed the insurance, operational, and liability implications of re-establishing public use of the sport court at 66 Maple Avenue. The earlier review noted that the prior agreement with School District No. 20 expired on December 31, 2021 and was not renewed due to potential financial exposure and liability concerns associated with claims raised by neighbouring homeowners.

Following further discussions, including a phone conversation with Heather Simm, Director of Operations for School District No. 20, it was determined the Village would propose a draft agreement for School District review and recommend to their Board. Staff has since prepared a Facilities Use Agreement that would allow the Village to use the sport court at 66 Maple Avenue without charge for Village and community recreation purposes when such use does not conflict with regular school activities.

The draft agreement uses the previous arrangement as its foundation while strengthening provisions related to liability, indemnity, and insurance. It confirms the priority of use as: school and Board activities during regular instruction hours, Village recreational programs, community programs, and then general public use. The agreement is structured with a 5-year term, with either party able to terminate upon 180 days' written notice.

The draft also clarifies that the Village is responsible for repairs and maintenance except where damage arises from misuse or wilful damage by an authorized user, and it permits the Village to use third-party contractors or organizations to perform maintenance or repairs. With the Board's written approval, the Village may also make capital improvements to the facility. In addition, the agreement requires both parties to maintain comprehensive general liability insurance of not less than \$5,000,000 per occurrence and to list the other party as an additional insured.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The proposed agreement reflects guidance received from the Village's insurer and legal counsel regarding risk allocation, insurance requirements, and term length. It also relies on the authority provided under section 23(1) of the Community Charter and section 98(2) of the School Act, which permit agreements for joint use, operation, maintenance, or cost-sharing of facilities for community

and Board purposes. The draft further includes provisions respecting indemnity, force majeure, dispute resolution through mediation and arbitration, and written amendment requirements.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

No immediate costs have been identified at this stage. Future costs may arise through finalization of the agreement, including legal review, insurance review, operating obligations, maintenance responsibilities, risk mitigation measures, or other related requirements.

RECOMMENDATION:

Staff presents the following options for Council's consideration regarding whether to proceed with re-establishing public use of the sport court or take no further action at this time:

1. **Authorize staff to finalize agreement with School District No. 20.**
2. **Take no further action.**

From: Bill Wenman <wwenman@village.fruitvale.bc.ca>
Sent: July 29, 2026 4:39 PM
To: Mayor And Council <MayorAndCouncil@village.fruitvale.bc.ca>
Cc: CAO <cao@village.fruitvale.bc.ca>; Ali Grieve <agrieve@rdkb.com>; Mike Walsh <montrosedirector@rdkb.com>
Subject: RDKB EES Bus Service - Service Review - Beaver Valley

To Mayor and Council:

Hi all, at the last Board meeting, I added the Beaver Valley to o the BC Transit Service Review that service review includes two options:

Option 1: The service based on Rossland to Fruitvale.

Option 2: Without the Beaver Valley, basically, the Beaver Valley or Fruitvale drop out of the service.

East End Transit budget for 2026 is \$2,423,934.00. Our portion is \$95,110. Area A is \$257,636 and Montrose is \$49,360 for a total of \$402.106. I have stated at several EES Committee meetings and a few Board Meetings that this a large sum of money so few people on the buses.

If we go with OPTION 1, BC Transit assists with co-shared funding but is based on what works in Vancouver or the 30-passenger bus concept which is a waste of money in Rural BC.

If we go to OPTION 2, we could probably use that \$400,000 to start our own ride share with smaller vehicles, maybe on-demand, or something new and inventive. I advised the Board that current model cannot be justified. OPTION 2 would not see any co-sharing of costs with BC Transit. Further Rossland and Trail and Area B would probably have to pick up around the \$300,000 to \$400,000 as their new share after we drop out.

On top of this, our costs are going to go higher because School District 20 kicked us out of their Bus Yard to accommodate electric Buses. So, the costs will be going up to accommodate a bus yard in Genelle. The up side, is that the EES Transit did build up a reserve that we don't need as the BUS yard will be owned by the Province and we will pay a long term lease.

I did represent the Village of Fruitvale on a long-term plan and on service review and potentially pulling out of the service, so I think it is important this be discussed at the next Council Meeting.

I have cc'd Mike and Ali on this email, so they know what we are up to with the Bus Service in the Beaver Valley.

Regards,

Bill Wenman
Councillor
Village of Fruitvale

Cell: 250-368-1829

Email: wwenman@village.fruitvale.bc.ca
Alt Email: wenmanwm@telus.net

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To: Bill Wenman <wwenman@village.fruitvale.bc.ca>; Mayor And Council <MayorAndCouncil@village.fruitvale.bc.ca>
Cc: CAO <cao@village.fruitvale.bc.ca>; Ali Grieve <agrieve@rdkb.com>; Mike Walsh <montrosedirector@rdkb.com>
Subject: Re: Green Link Beaver Valley

Thanks Bill - the plan does seem cost prohibitive and can see that we may have other priorities within the Village to attend to. We also have our Active Transportation Plan within the Village that we have yet to implement.

Trish - please add this topic to the agenda for the August 10th Regular Council Meeting, Thanks, Wes

Wes Startup

Mayor

Village of Fruitvale

250-231-6435

wstartup@village.fruitvale.bc.ca



From: Bill Wenman <wwenman@village.fruitvale.bc.ca>

Sent: July 29, 2026 4:15 PM

To: Mayor And Council <MayorAndCouncil@village.fruitvale.bc.ca>

Cc: CAO <cao@village.fruitvale.bc.ca>; Wesley Startup <wstartup@village.fruitvale.bc.ca>; Ali Grieve <agrieve@rdkb.com>; Mike Walsh <montrosedirector@rdkb.com>

Subject: Re: Green Link Beaver Valley

Further to my last e-mail. The Green-Link plan/concept was approved by East Services Committee and the RDKB. It is very important for Staff and Council to hoist in that the Plan/Concept is NOT funded by the any of the RDKB individual services. If memory serves right, the Beaver Valley portion is estimated to be in the \$5,000,000 to \$10,000,000 range.

Basically, the Village of Fruitvale is on its own to find grants, shared funding, or work within the Beaver Valley with Area A and Montrose to co-share funding. At this moment in time, I believe there is no willingness to consider any co-shared funding or for the creation of new service withing the RDKB. This was based on my last informal discussions with Ali and Mike.

I believe it should be mentioned in our OCP, but clearly identifying the requirement for Provincial or Federal funding support. But other than that, the GREEN LINK concept should be considered as a very long-term plan.

This my opinion. Council, as always, we make the final choice on the way ahead for the GREEN LINK plan.

I have cc'd Ali and Mike because I mentioned them in this email.

This should be on the next Council Agenda so we as Council can make a decision on the Green Link.

Regards,

Bill Wenman
Councillor
Village of Fruitvale

Cell: 250-368-1829

Email: wwenman@village.fruitvale.bc.ca

Alt Email: wenmanwm@telus.net

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From: Bill Wenman <bwenman@rdkb.com>

Sent: Tuesday, July 7, 2026 1:27 PM

To: Donna Dean <ddean@rdkb.com>

Cc: Wesley Startup <wstartup@village.fruitvale.bc.ca>; Wes Startup <startupw@shaw.ca>; CAO <cao@village.fruitvale.bc.ca>

Subject: Green Link Beaver Valley

Hi Donna, can you send Beaver Valley Green Link power point that was approved and any supporting documents or links.

Please send to Mayor Fruitvale and CAO.

Thank you.

Bill Wenman
Director RDKB for
Village of Fruitvale
250-368-1829
bwenman@rdkb.com
wwenman@village.fruitvale.bc.ca



What We Heard Report

Official Community Plan & Zoning Bylaw Update

Village of Fruitvale



VERSION 1.0

DATE August 5, 2026

ROUND Round 1: Community Foundations Week

LEAD Amy Clarke, Selkirk Planning & Design



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Project Overview

The Village of Fruitvale is updating its Official Community Plan (OCP) and Zoning Bylaw, with the first round of public engagement completed between July 14 – 28, 2026. Before public engagement began, the project team identified six key themes for the OCP update through a review of the existing OCP and Zoning Bylaw: housing, transportation, community character, parks & trails, the local economy, and infrastructure. Two new themes emerged throughout the first round of public engagement: taxes and affordability, and community voice and governance. The feedback received on each theme will directly inform the OCP & Zoning Bylaw update, which will guide Fruitvale through 2035 and beyond. Public engagement follows two rounds that bookend the plan drafting work: Round 1 (Community Foundations Week, summarized in this report) and Round 2 (Draft Document Review, planned for fall 2026).

During this round of engagement, several events, workshops, and a community survey were available to collect a variety of feedback. Community pop-up events took place at Ruala Café, Cake Betty, and the Fruitvale Pub. Facilitated workshops took place with the Steering Committee and Village Council and staff. A passive engagement “Vision Tree” installation was available at the library to collect comments from library visitors. The community survey collected feedback online and in paper copy form. In total, more than 164 people took part in person and 75 completed the community survey, equating to involvement from approximately 12% of Fruitvale’s population.

In addition to broader public engagement, the project is guided by a ten-member Steering Committee representing local business, industry, schools, housing, youth, recreation, and other community sectors, alongside ongoing input from Village Council and staff. The Steering Committee and Village Council play a key role in this project to ensure the outcomes stay relevant to Fruitvale, act as local champions for the project, and provide local insight into issues and opportunities within the community.

What We Heard for Each Key Theme:

- Housing (raised at every engagement): a wider mix of housing types, and a path forward for the former middle school site
- Transportation & Getting Around (raised at every engagement): safer walking and biking routes, and better transit connections
- Community Character (the most consistently named theme): protecting Fruitvale’s small-town, rural feel as the village grows
- Parks, Trails & Outdoor Recreation: expanding the trail network and adding new amenities
- Local Economy & Main Street: more restaurants and shops, and support for local business
- Municipal Services & Infrastructure: keeping water, sewer, and taxes ahead of growth

Engagement confirmed the original six themes as strong community priorities, while also surfacing two additional themes not identified going into engagement: taxes and affordability, the most frequently mentioned concern in the community survey’s open-ended responses, and a desire for more responsive Village communication and decision-making.

Project Timeline

This report reflects Phase 3 of the project: Community Foundations Week, the first of two public engagement rounds. The full project timeline is:



Engagement Activities Summary

Rather than hosting a single traditional open house, the project team provided a variety of ways to get involved, including a casual drop-in evening event at Ruala Café, a pop-up morning event at Cake Betty, and an interactive trivia activity over dinner at the Fruitvale Pub.

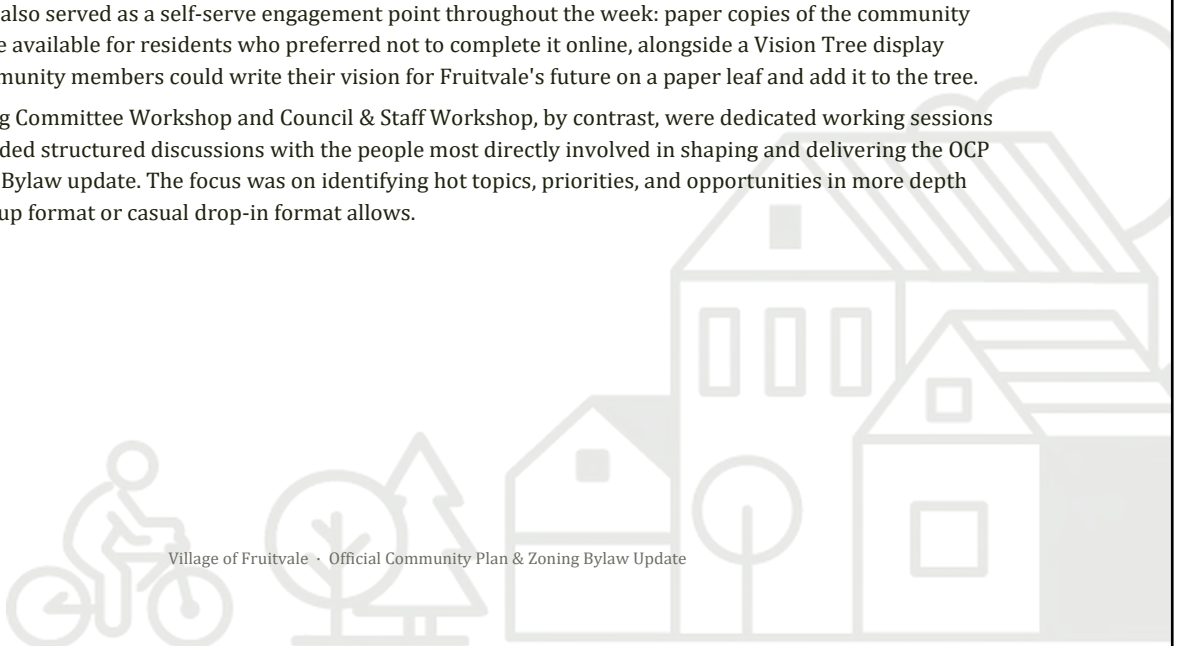
At Ruala Café live music drew a crowd for the evening, and the project team set up project information and feedback boards where attendees could chat with the project team and add their ideas directly to the display boards.

At Cake Betty, the team caught people already out for their morning coffee, along with pedestrians walking by on the street, for quick, casual conversations with residents who might not otherwise attend a scheduled engagement event.

The Pub Night paired casual conversation with a community trivia activity, giving people a low-pressure way to share their thoughts on Fruitvale's future alongside their evening out, while still capturing detailed written feedback from those who wanted to dig in further.

The library also served as a self-serve engagement point throughout the week: paper copies of the community survey were available for residents who preferred not to complete it online, alongside a Vision Tree display where community members could write their vision for Fruitvale's future on a paper leaf and add it to the tree.

The Steering Committee Workshop and Council & Staff Workshop, by contrast, were dedicated working sessions which included structured discussions with the people most directly involved in shaping and delivering the OCP and Zoning Bylaw update. The focus was on identifying hot topics, priorities, and opportunities in more depth than a pop-up format or casual drop-in format allows.



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Engagement by the numbers:

- Ruala Café pop-up: approximately 25 participants
- Cake Betty pop-up: approximately 20 participants
- Pub Night, including a community trivia activity: 100+ participants
- Steering Committee Workshop: 10 participants, plus the project team
- Council & Staff Workshop: 9 participants (4 Council members, 5 Village staff)
- Community survey: 75 responses (about 4% of Fruitvale's population), closed July 28, 2026; results are summarized in the Community Survey Results section
- Library Vision Tree and paper surveys: at least 21 written responses added to the Vision Tree display, plus paper survey copies included in the 75 total above
- Total participation: more than 164 people in person (over 8% of Fruitvale's population of approximately 2,000), plus 75 survey responses, for approximately 240 people engaged overall (over 12% of the population)



Key Themes: What We Heard & How We'll Respond

Theme 1: Housing

What We Heard

Housing was raised more than any other topic at every single engagement, from pop-up conversations to the Council & Staff workshop. General feedback included:

- A desire for a wider mix of housing types: Residents consistently asked for options beyond single-detached homes, including duplexes, townhouses, tiny homes, secondary suites, and smaller units for seniors and single-person households.
- Options for the former middle school site: Redeveloping this vacant property came up repeatedly, from the Council & Staff workshop to Pub Night trivia comments naming it directly as a priority.
- Preserving rural character alongside growth: Several participants want more housing without becoming urban or changing the community character too significantly.

How We'll Respond

- The OCP will prioritize development strategies that mix a “many units at once” approach with a balance of infill opportunities including home conversions, Accessory Dwelling Units, and small-scale infill (duplexes, triplexes, etc.). These strategies will consider servicing, impact, and community character.
- The OCP will highlight options for the former middle school property, informed directly by the ideas gathered through this engagement.

Theme 2: Transportation & Getting Around

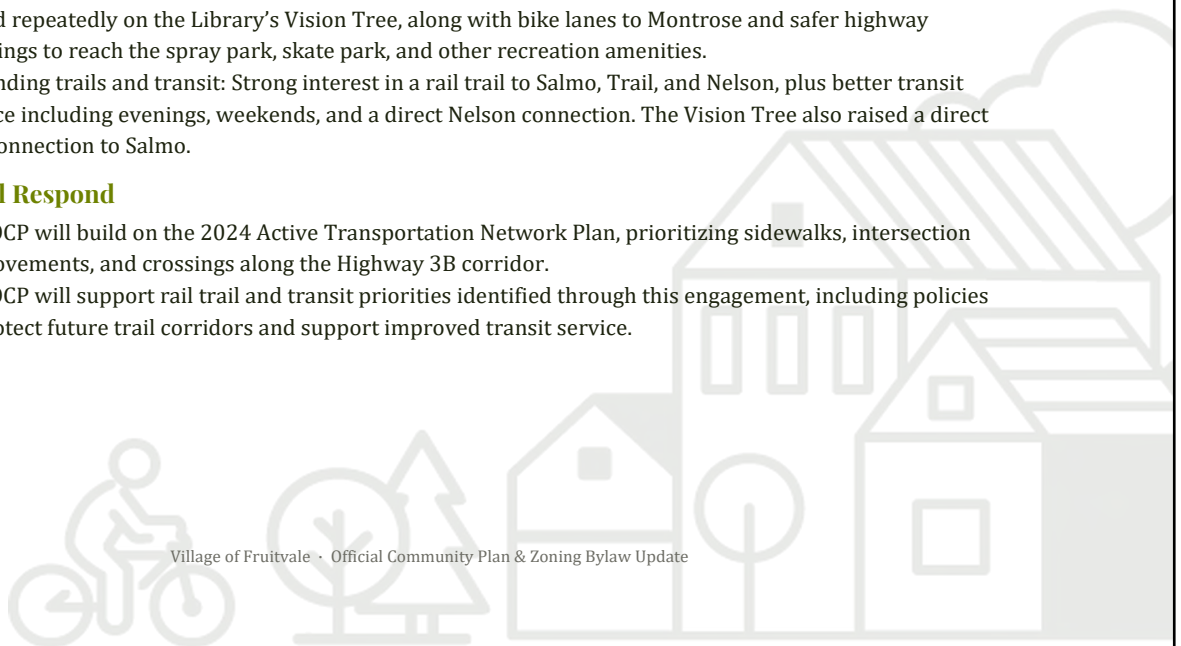
What We Heard

Transportation was the second most repeated theme, raised at every engagement. General feedback included:

- Heavy reliance on vehicles: About 87% of residents commuted by car, and many participants agreed that walking, biking, and transit remain difficult for everyday trips.
- Sidewalks and safer routes: Especially along Highway 3B, this was the single most common request, also raised repeatedly on the Library's Vision Tree, along with bike lanes to Montrose and safer highway crossings to reach the spray park, skate park, and other recreation amenities.
- Expanding trails and transit: Strong interest in a rail trail to Salmo, Trail, and Nelson, plus better transit service including evenings, weekends, and a direct Nelson connection. The Vision Tree also raised a direct bus connection to Salmo.

How We'll Respond

- The OCP will build on the 2024 Active Transportation Network Plan, prioritizing sidewalks, intersection improvements, and crossings along the Highway 3B corridor.
- The OCP will support rail trail and transit priorities identified through this engagement, including policies to protect future trail corridors and support improved transit service.



Theme 3: Community Character & Identity

What We Heard

A consistent theme heard throughout engagement was preserving Fruitvale's small-town, rural character.

General feedback included:

- Residents most often named Fruitvale's friendly, small-town, rural feel as what they love most, alongside the forested valley, natural creeks, and surrounding mountains.
- Participants linked urban growth pressures to a risk of losing rural character.
- Requests for more community events, youth programming, and arts and culture, such as concerts at Fruitvale Hall and the creation of an accessible youth centre, reflect a desire to strengthen, not just preserve, community connection. Comments on the Vision Tree included a similar sentiment, where love of the library and its programming, downtown landscaping (hanging baskets, picnic tables), and requests for more community events like flea markets and live music for families were among the most common comments.

How We'll Respond

- The OCP's land use and housing policies will aim to reinforce Fruitvale's rural and small-town character as it responds to growth pressures.
- The OCP will support youth-oriented and cultural spaces through its land use and community facility policies.

Theme 4: Parks, Trails & Outdoor Recreation

What We Heard

Parks and recreation was the top answer when survey respondents were asked for the Village's #1 priority, and parks and trails came up repeatedly at the Council & Staff Workshop and pop-up events as well. General feedback included:

- Valued, well-used existing parks: Mazzocchi, Haines & Lewis, and Creekside parks are all well used, with requests to finish existing parks master plans.
- An expanded trail network: Strong appetite for a connected system, building on informal paths already in use.
- New amenities most requested: pickleball courts, updated playgrounds, a splash park or pool, and covered, all-season gathering space. The Library's Vision Tree added a dog park, a community garden, more dirt bike trails, and outdoor rock-climbing access to this list.

How We'll Respond

The OCP will support completing existing parks master plans and identifying sites for new facilities. The OCP will identify priority trail connections named through this engagement and in the Active Transportation plan for future capital planning.

- The OCP will identify areas currently underserved by parks and develop criteria to "fill in the gaps" to ensure every neighbourhood has access to a variety of park spaces.

Theme 5: Local Economy & Main Street

What We Heard

Growing and diversifying the local economy was the second most common answer to the survey's #1 priority question, and support for local business came up consistently from the Steering Committee's opportunities discussion through to pop-up conversations. General feedback included:

- More restaurants and everyday retail: Cafes, clothing, and hardware stores were the most desired community amenities, with the Vision Tree adding specific requests such as a tabletop game store and general calls for more support for local businesses.
- A vibrant Main Street: Strong support for keeping it the heart of the Village, with interest in commercial tax incentives to fill vacant spaces.
- Support for some growth in tourism: Several participants want to attract more visitors, including more attractions such as bed & breakfasts and hiking opportunities.

How We'll Respond

- The OCP will support a vibrant, walkable Main Street through land use policies, and implementation strategies, such as a downtown "refresh."
- The OCP will include a policy direction supporting the exploration of commercial tax incentives to help fill vacant storefronts.

Theme 6: Municipal Services & Infrastructure

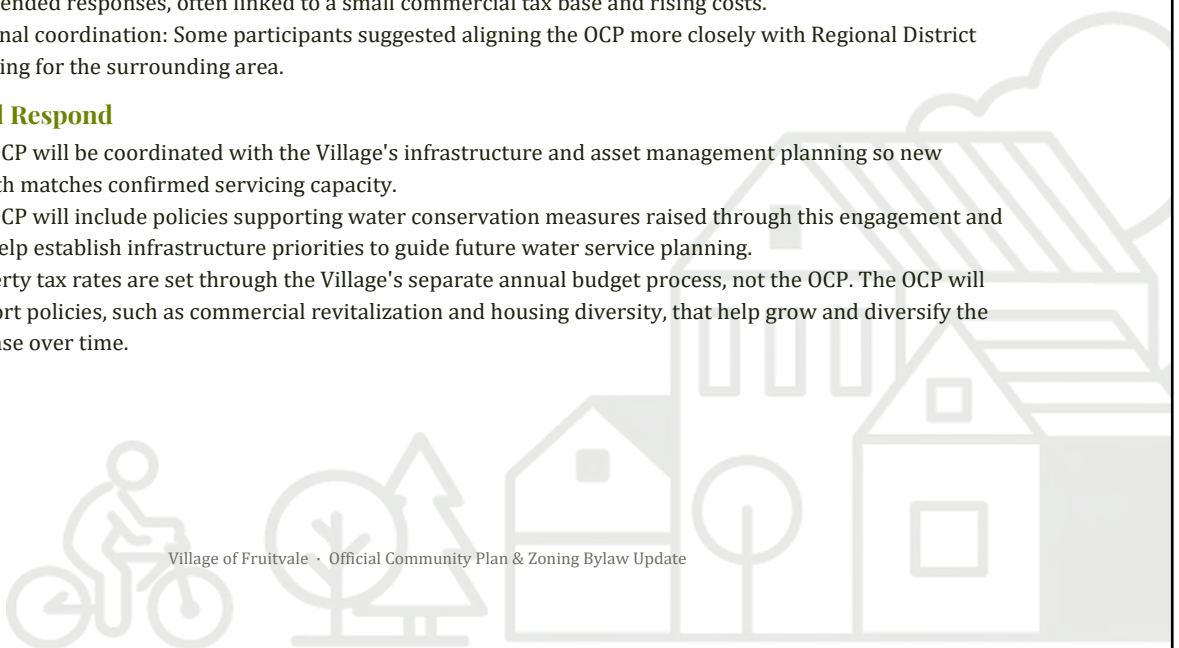
What We Heard

Municipal services and infrastructure came up at both the Steering Committee and Council & Staff Workshops, and taxes and affordability emerged as the single most frequently mentioned issue in the survey's open-ended responses. General feedback included:

- Water and sewer capacity: Concerns about keeping pace with growth came up at multiple engagements, alongside interest in conservation measures like metering and rainwater collection.
- Aging roads and infrastructure: Council & Staff specifically flagged this, along with the need for an updated asset management plan.
- Taxes and affordability: Property taxes were the most frequently raised concern in the community survey's open-ended responses, often linked to a small commercial tax base and rising costs.
- Regional coordination: Some participants suggested aligning the OCP more closely with Regional District planning for the surrounding area.

How We'll Respond

- The OCP will be coordinated with the Village's infrastructure and asset management planning so new growth matches confirmed servicing capacity.
- The OCP will include policies supporting water conservation measures raised through this engagement and will help establish infrastructure priorities to guide future water service planning.
- Property tax rates are set through the Village's separate annual budget process, not the OCP. The OCP will support policies, such as commercial revitalization and housing diversity, that help grow and diversify the tax base over time.



Interest Group Feedback

Steering Committee Workshop

The 10-member Steering Committee met with the project team to discuss the key topics shaping the OCP update. The format was open ended so each member could bring forward the topics that mattered most to them and the sector they represent. Feedback included:

Issues

- Limited youth activities: Not much to do for youth beyond sports and the café; arts activities require leaving town.
- Traffic and truck speeds: Loud trucks travelling fast and using engine brakes along the highway corridor; straightening the highway has been discussed as a long-range option.
- Water supply: Not enough water for what's projected for growth, though enough for modest development.
- Limited active transportation: No dedicated bike or walking path along the highway (cyclists share the road unless mountain biking), plus a few access issues for kids walking to activities like the trail.
- Youth transportation: Older teens get a bus pass for the city bus, but there's no way for younger or non-riding youth to reach the golf course, movies, or other activities.
- Access to medical care: Residents need to leave town for medical services, which is especially challenging for families.

Priorities

- Traffic calming and safer pedestrian infrastructure along the highway corridor, with Rossland's 30 km/h speed limit raised as a reference example.
- A youth centre, potentially at Beaver Elementary School.
- Affordable and workforce housing: smaller homes and workforce-specific units were named directly, alongside a low, fast-moving housing inventory.
- Water conservation measures: encouraging water collection and exploring water meters.

Opportunities

- Using the Community Hall as a venue for bands and other revenue-generating events.
- Promoting art nights, music, and entertainment such as a coffee house open mic night.
- Expanding library programming: more evening hours, family and sewing programs, with Rualda's floated as a possible second host venue.
- Accessible trails and infrastructure to serve the Village's existing affordable housing units as residents age.
- Tourism: multi-night visitors already come to Fruitvale; traffic calming signage could help balance tourism with resident safety.

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Council & Staff Workshop

Four members of Council and five Village staff took part in a dedicated workshop covering the Village's priorities, fears, and hopes for the future. Feedback included:

Issues

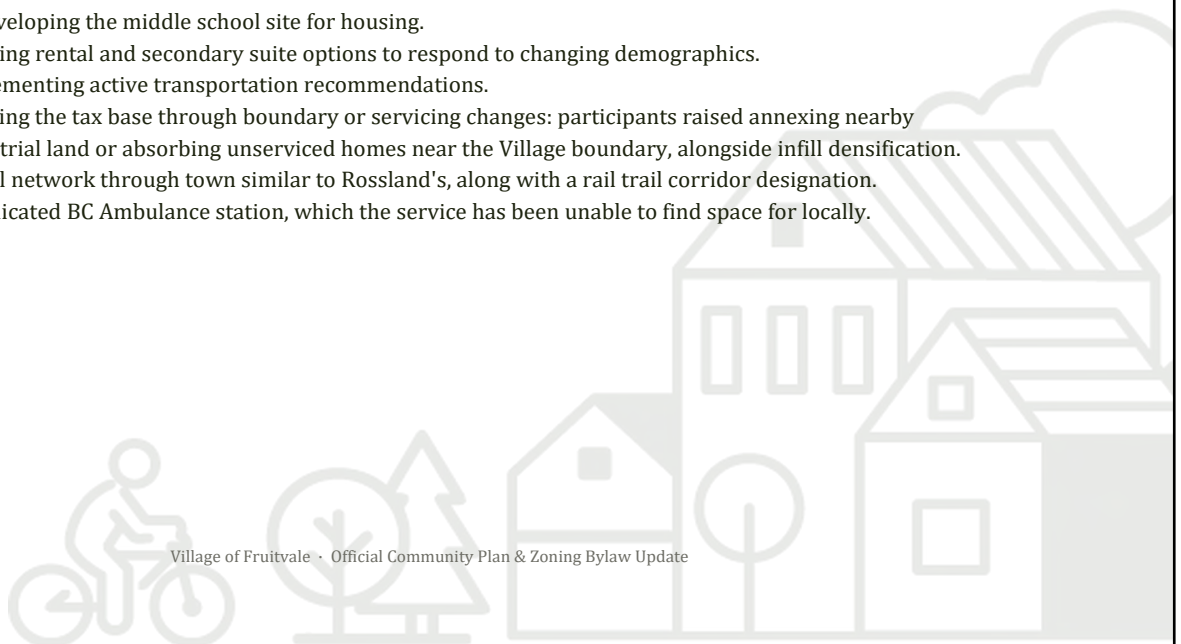
- Fear of losing local businesses, rising taxes, and the Village's operational costs outpacing revenue.
- Aging roads and infrastructure, with a need for an updated asset management plan.
- Housing diversity and affordability, and an aging population in need of downsized housing options.
- Water and sewer capacity: Not enough for what's projected, and no new development can proceed until water availability is addressed; a new reservoir on Kelly Creek was floated as one possible fix.
- Climate and environmental risk: forest fire potential, more severe windstorms, and climate change generally were named as fears for the Village's future.
- An outdated OCP and unclear bylaws: demographics have shifted toward more families since the OCP was written, and both staff and Council want clearer, more consistent language, with the OCP and Zoning Bylaw working together.
- Subdivision and servicing constraints: subdivision rules are prohibitive or cost-ineffective at times, and there's a water connection policy for subdivisions but no equivalent for sewer.
- No incentives currently exist to attract new development or business to the Village.

Priorities

- Securing an adequate water supply and addressing sewer capacity ahead of growth.
- Finishing existing parks development master plans before starting new projects.
- Deciding the future of the former middle school site.
- A wider range of housing options: workforce housing, senior condos/apartments, and multigenerational housing were specifically named, along with more flexibility to support renovations and secondary suites.
- Streamlining the subdivision and density approval process and upgrading utilities to support higher density.
- Preserving community character (green space, large lots, recreation, history) while giving the OCP and Zoning Bylaw clearer, more consistent language.
- Aligning the OCP with the Regional District's plan for the surrounding Area A.

Opportunities

- Redeveloping the middle school site for housing.
- Growing rental and secondary suite options to respond to changing demographics.
- Implementing active transportation recommendations.
- Growing the tax base through boundary or servicing changes: participants raised annexing nearby industrial land or absorbing unserviced homes near the Village boundary, alongside infill densification.
- A trail network through town similar to Rossland's, along with a rail trail corridor designation.
- A dedicated BC Ambulance station, which the service has been unable to find space for locally.



Community Survey Results

The Round 1 community survey ran alongside the in-person engagement from July 14 - 28, 2026, receiving 75 responses.

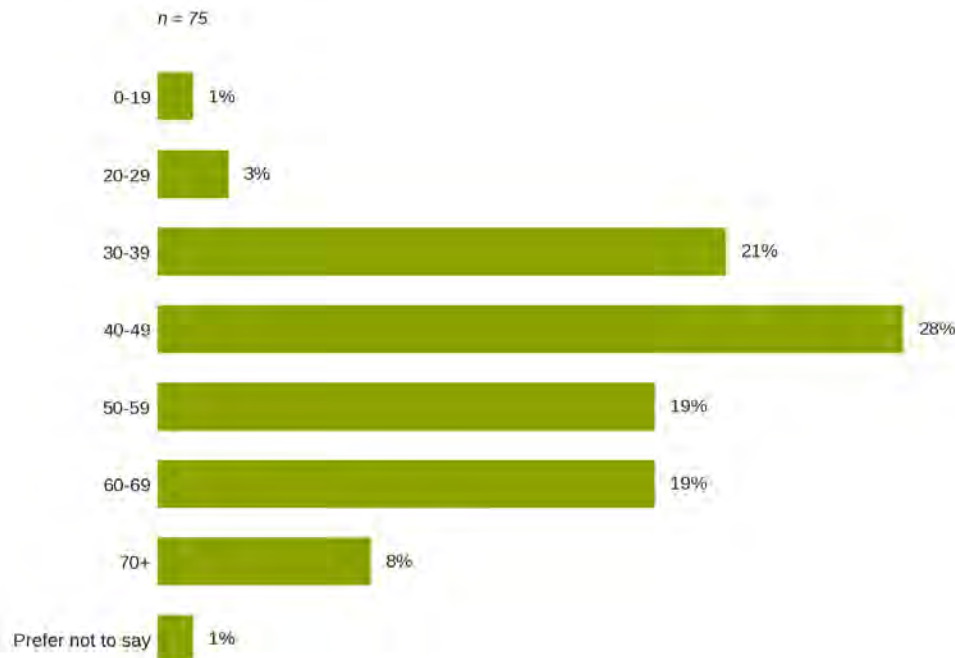
Who Responded

Most respondents (86%) are full-time residents, and two-thirds have lived in Fruitvale more than 10 years. Just under half (48%) said they had not read the Village's current Official Community Plan.

Key Findings

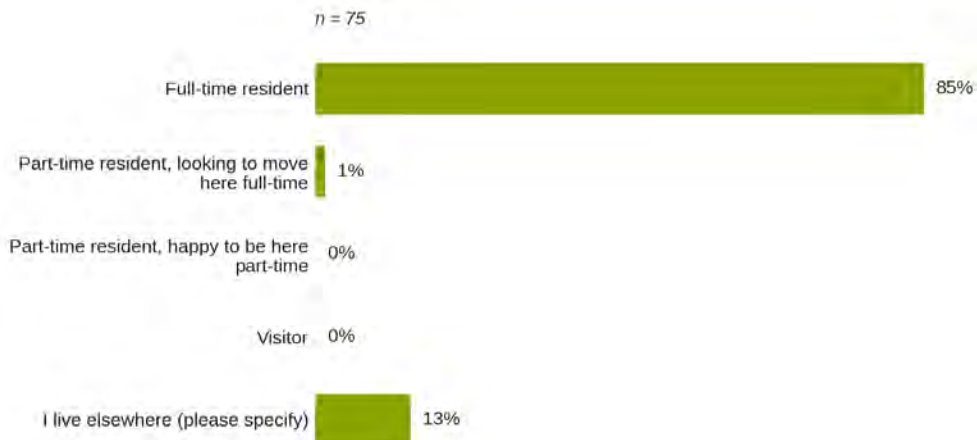
Across the ranking questions, three findings stand out. Parks and recreation was the top pick for the Village's #1 priority (38%), followed by growing and diversifying the local economy (25%). Water and sewer capacity was the clear top infrastructure concern, named by more than two-thirds of respondents, and housing responses consistently balanced a desire for more variety and affordability against a wish to preserve neighbourhood character. Together, these results reinforce the same themes raised through in-person engagement, detailed question by question below.

Age Category of Survey Respondents

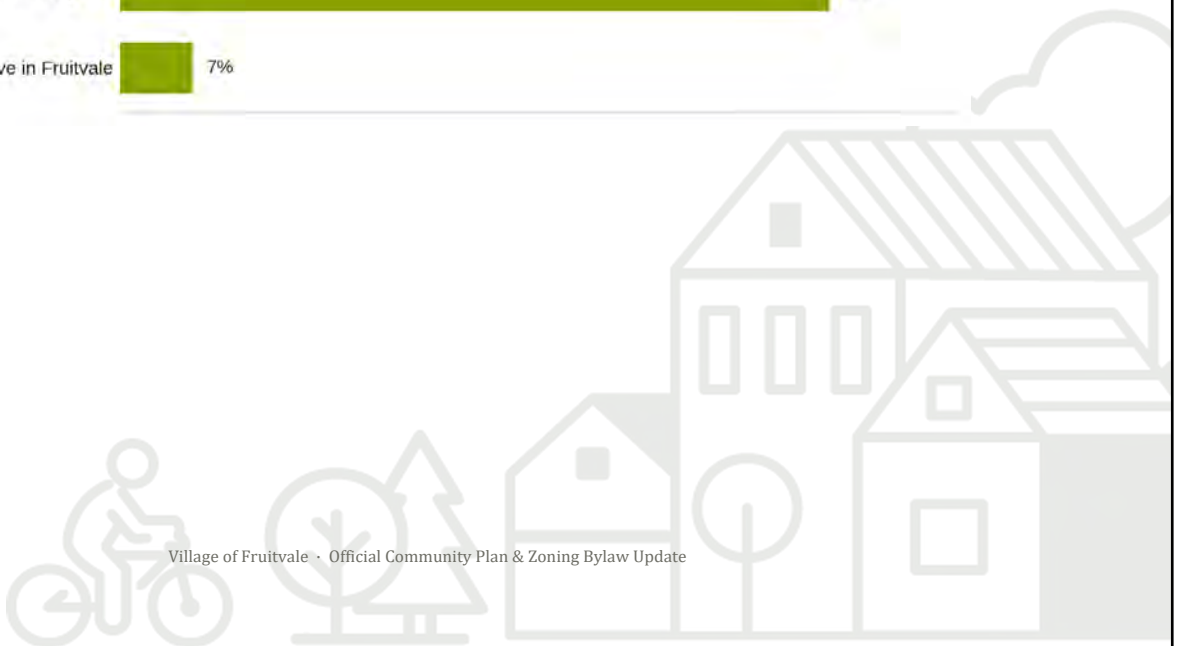
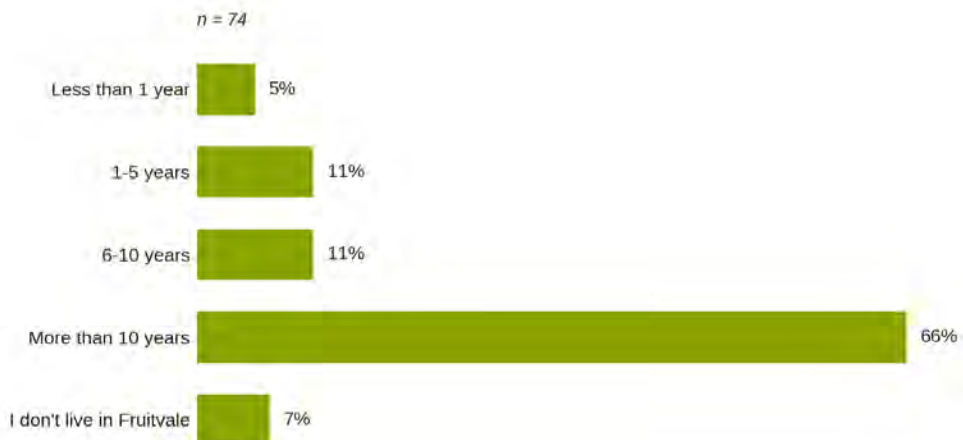


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Living Situation in Fruitvale



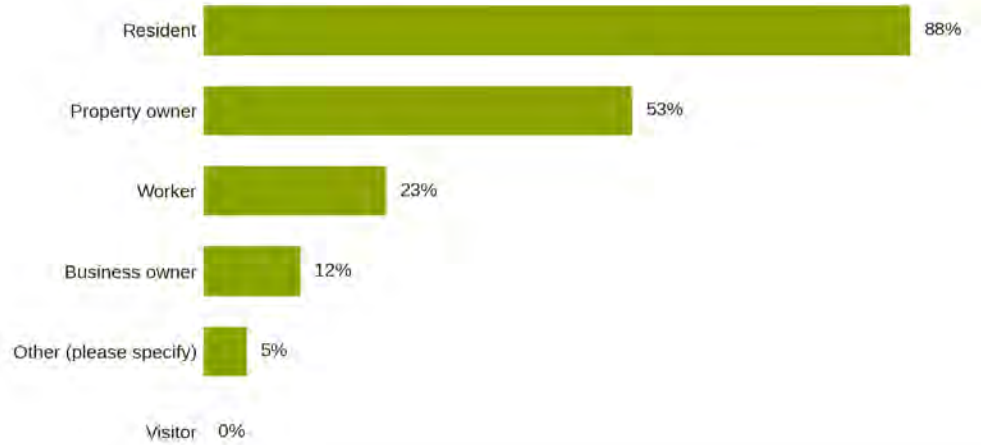
How Long Have You Lived in Fruitvale?



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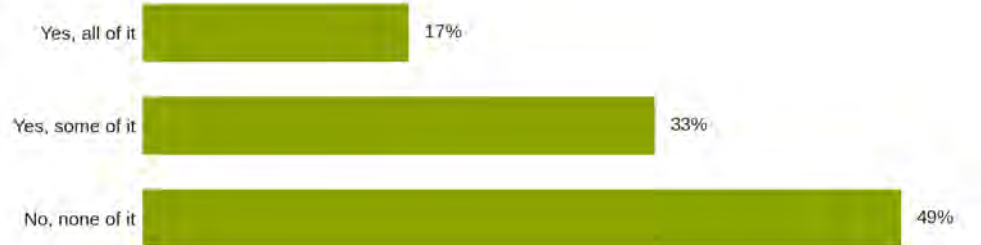
Relationship to the Area

n = 75, choose all that apply



Have You Read the Village's Current OCP?

n = 75



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What We Heard: Open-Ended Questions

The survey also asked four open-ended questions. A brief summary of each follows; the themes raised across all four are explored in more depth later in this section.

What do you love most about living in or visiting Fruitvale?

68 answered, 7 skipped

Respondents overwhelmingly pointed to Fruitvale's quiet, friendly, small-town feel and easy access to nature, describing a close-knit community where most day-to-day needs are within reach without leaving town.

Imagine Fruitvale 10 years from now. What would make Fruitvale the best place to live?

68 answered, 7 skipped

The most common requests were more recreation and family amenities (splash parks, dog parks, trails, youth spaces), more restaurants and local businesses, and lower property taxes, alongside repeated comments to keep the small-town feel intact as the Village grows.

What are the top issues or challenges Fruitvale faces today?

65 answered, 10 skipped

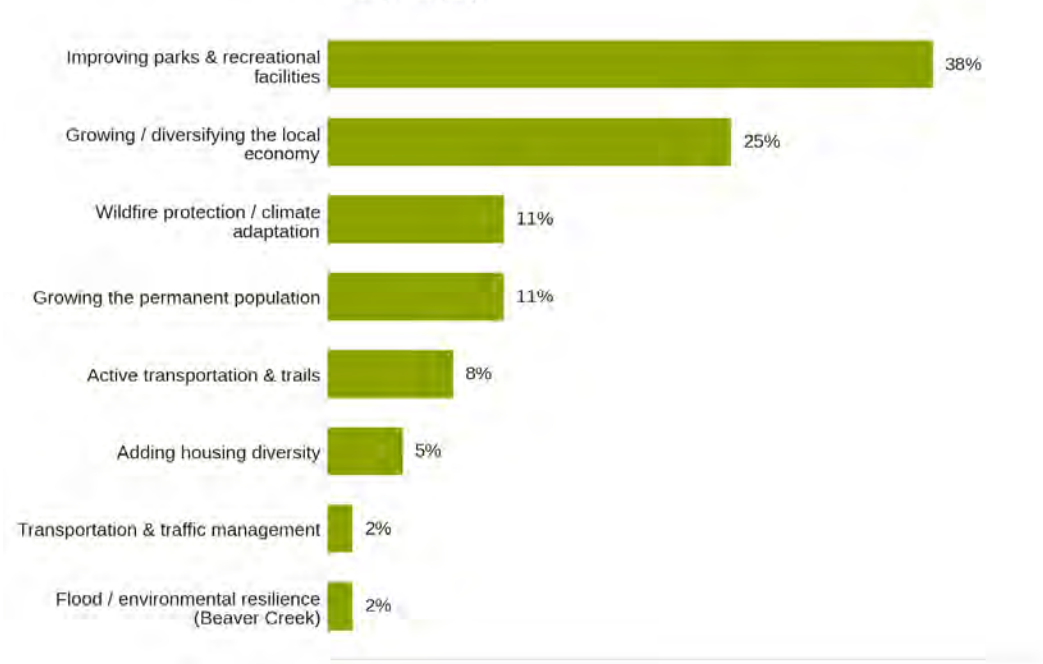
Property taxes were by far the most frequently cited challenge, followed by aging infrastructure (roads, water, and sewer) and a desire for more things for youth and families to do. Several respondents also asked for more responsive Village communication.



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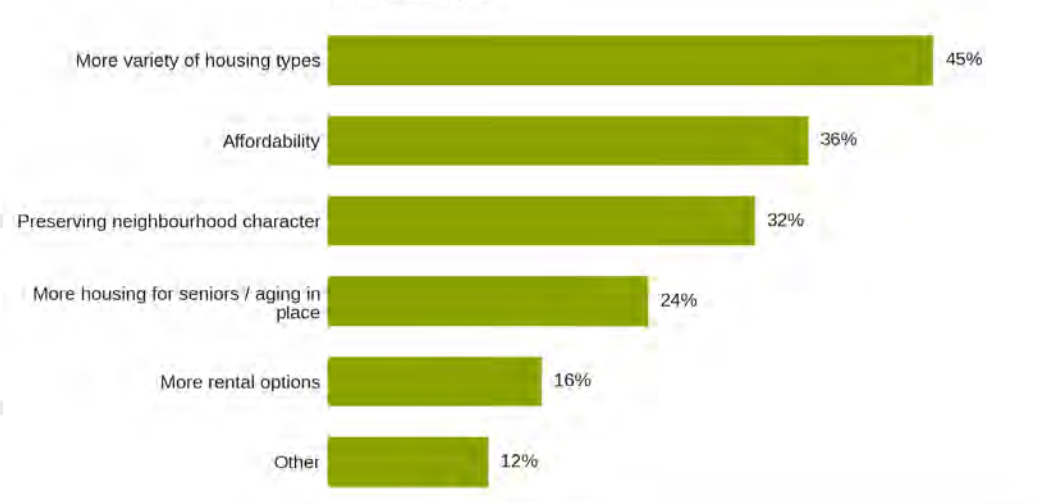
What Should Be the #1 Priority for the Village?

n = 64 (11 skipped)



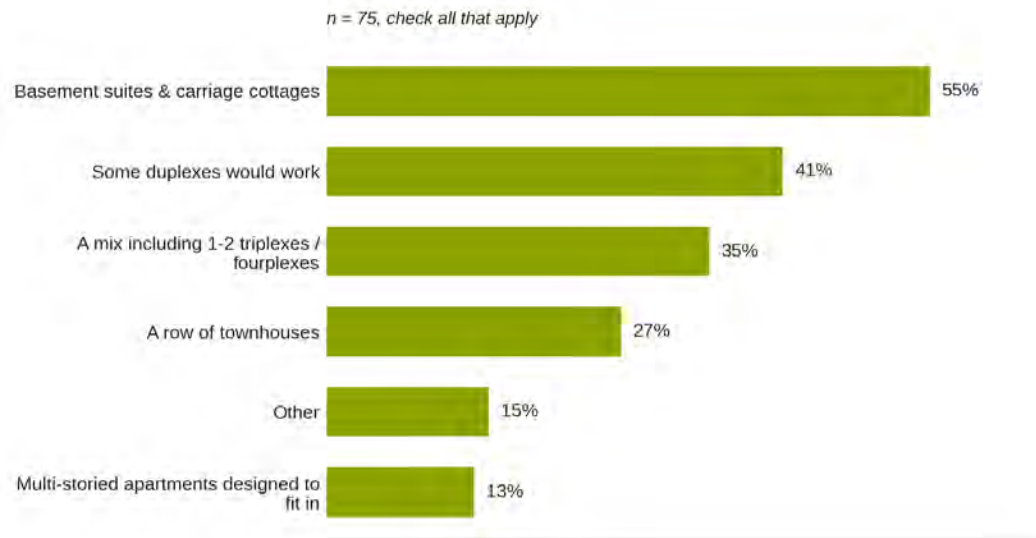
What Should New Housing in Fruitvale Prioritize?

n = 75, choose up to 2

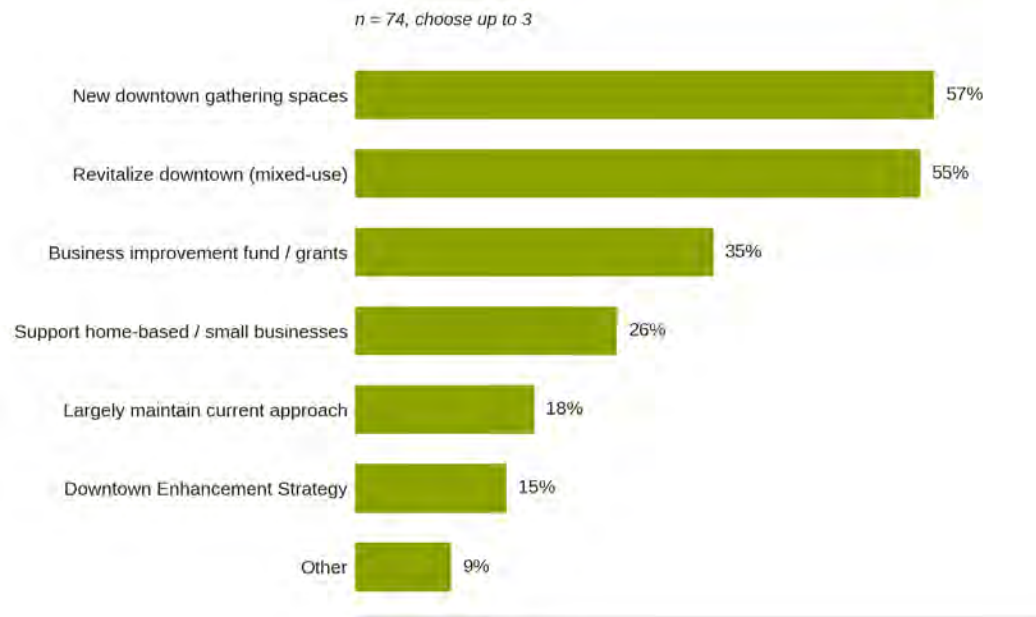


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What Housing Types Would Fit Your Neighbourhood?



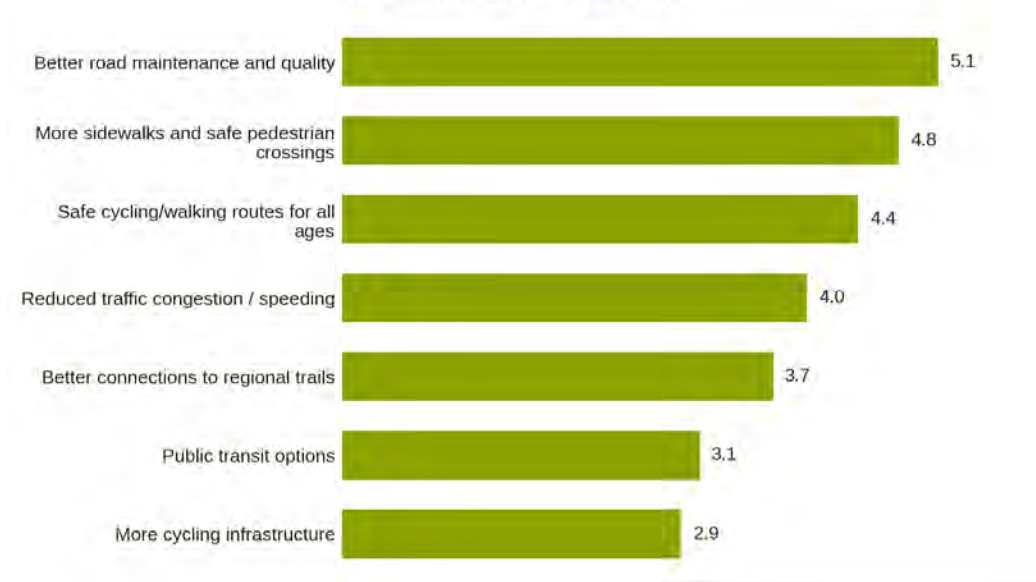
How Should the Village Support Local Business?



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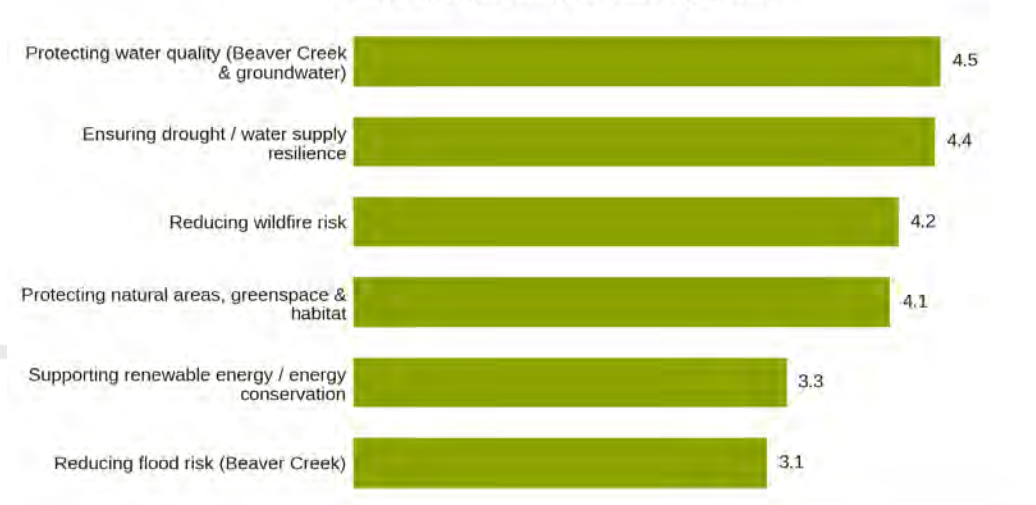
Transportation Improvements Ranked by Importance

n = 74; weighted score, 7 = highest priority



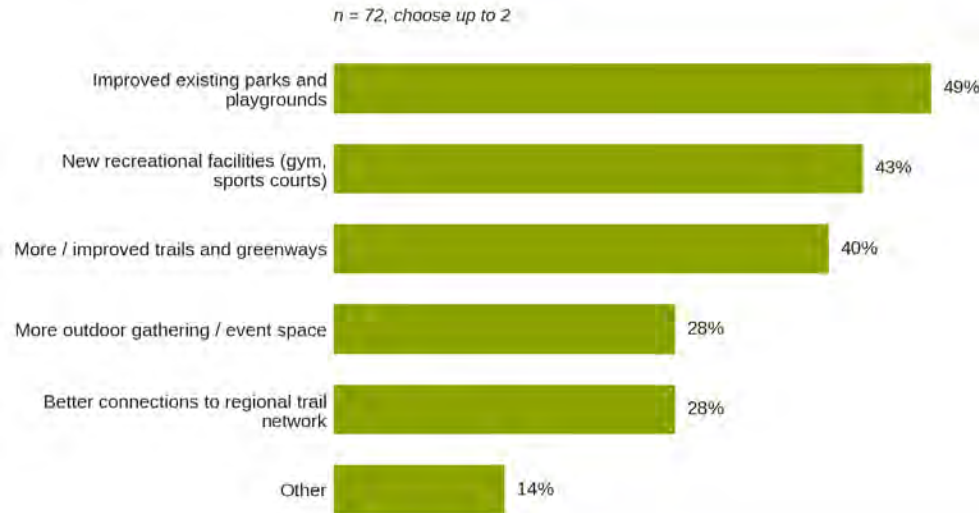
Importance of Community Priorities

n = 74-75; weighted average, 5 = extremely important

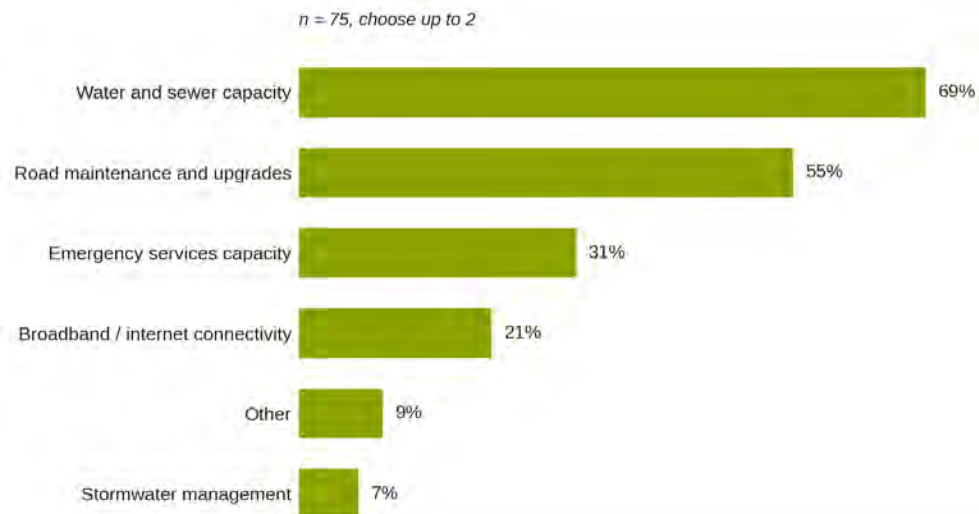


VILLAGE OF FRUITVALE | OFFICIAL COMMUNITY PLAN & ZONING BYLAW UPDATE

Most Wanted Park, Recreation, or Trail Improvements



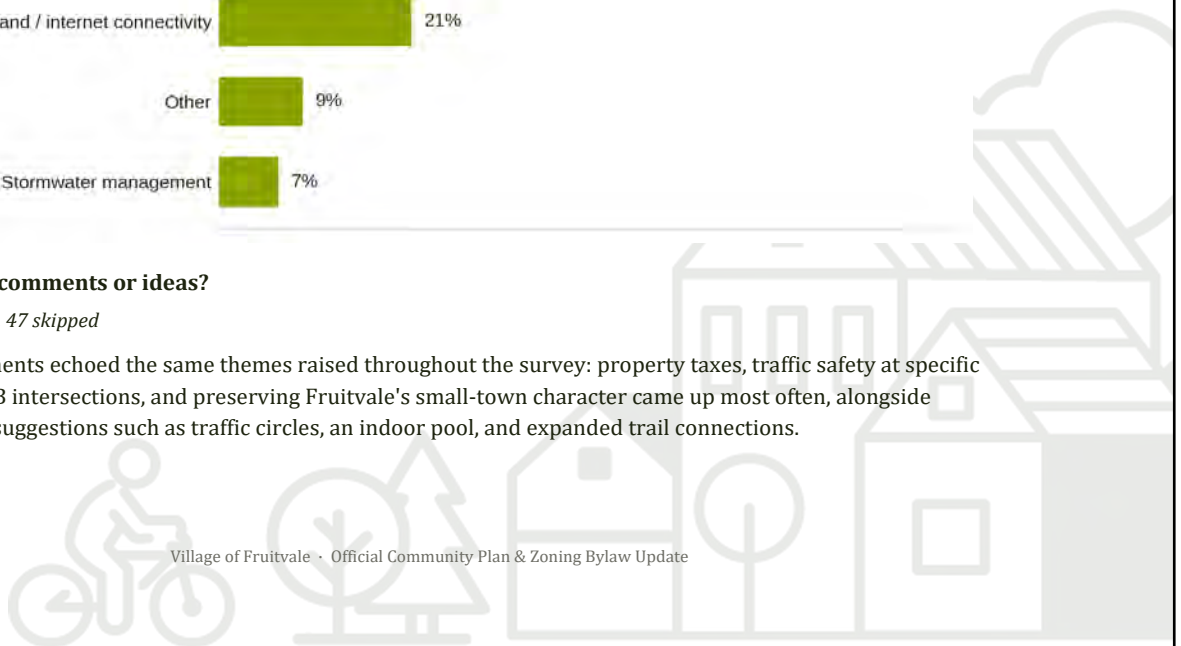
Infrastructure Investment Priorities



Any other comments or ideas?

28 answered, 47 skipped

Final comments echoed the same themes raised throughout the survey: property taxes, traffic safety at specific Highway 3B intersections, and preserving Fruitvale's small-town character came up most often, alongside individual suggestions such as traffic circles, an indoor pool, and expanded trail connections.



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What We Heard: Open-Ended Responses

The survey also asked four open-ended questions: what people love about Fruitvale, their vision for the next 10 years, the top challenges Fruitvale faces today, and any other comments. The themes below summarize the feedback, which overlap with feedback heard throughout all engagement opportunities.

Community Character and Small-Town Feel

Respondents overwhelmingly described Fruitvale's quiet, friendly, small-town feel, close-knit neighbours, and easy access to nature and the surrounding mountains as what they value most; nearly half of all responses to what people love about Fruitvale touched on this theme. Many want future growth to protect, not erode, that feel, with repeated requests to "keep the village small and charming."

Recreation, Parks and Family Amenities

A spray or splash park, a skate park, and a dog park were the most frequently requested new amenities, raised repeatedly across both the vision and general comments questions. Respondents also asked for more trails, updated playgrounds for older kids and teens, and indoor or all-season gathering space.

Housing and Growth

Feedback on housing reflected the same tension seen elsewhere in the engagement: strong support for more housing variety and affordability (smaller homes, secondary suites, housing co-ops) alongside repeated concern about losing rural character. Some respondents specifically cautioned against large-scale subdivision, while others encouraged the Village to make it easier for property owners to add secondary suites or infill housing.

Local Economy and Downtown

More restaurants, cafes, and everyday retail were the most common economic requests, alongside support for keeping Main Street the centre of commercial activity. Several respondents, including business owners, asked the Village to make it easier and less costly to start or expand a local business.

Transportation and Safety

Several respondents flagged specific safety concerns, including confusing or dangerous intersections along Highway 3B and speeding near schools, and asked for more sidewalks, crosswalks, and bike lanes.

Taxes and Municipal Services

Property taxes were, by a wide margin, the most frequently mentioned challenge facing Fruitvale today, raised in roughly half of all responses about top issues. Many respondents compared Fruitvale's tax rate unfavourably to neighbouring communities and linked high taxes to a small commercial tax base. Aging roads, water and sewer capacity, and wildfire and water supply resilience were also frequently mentioned service and infrastructure priorities.

Community Voice and Governance

A number of respondents expressed a desire for more responsive communication and a greater sense of influence over Village decisions, particularly around growth, spending, and the future of underused Village assets. Views on this topic varied widely, and the project team will continue to look for ways to keep residents informed and involved as the OCP update progresses.

These open-ended responses overlap the six key themes identified through in-person engagement (Housing, Transportation & Getting Around, Community Character & Identity, Parks/Trails & Outdoor Recreation, Local Economy & Main Street, and Municipal Services & Infrastructure), reinforcing that these are the priorities the OCP and Zoning Bylaw update should address. The survey also surfaced Taxes and Affordability and Community Voice and Governance as themes not captured on its own in the in-person engagement, which has been added as a new key theme in this report.

Lessons Learned & Next Steps

Meeting residents at locations they already frequent (Ruala's, Cake Betty, and the Fruitvale Pub) worked well as a substitute for a traditional open house, drawing well over 150 interactions and a broad cross-section of the community. Passive options, including paper surveys and the library's Vision Tree, also reached residents who might not otherwise have taken part. This mix of approaches will inform how Round 2 engagement is planned in Fall 2026.

