

WELCOME

OFFICIAL COMMUNITY PLAN UPDATE 2026



DRAFT DIRECTIONS OPEN HOUSE



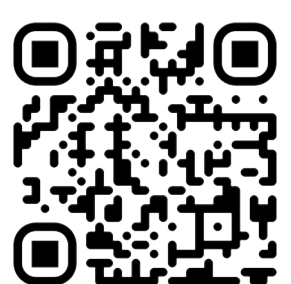
HOW DO I GET INVOLVED?

We want to hear your feedback tonight! Have more to say? Complete our survey, available until October 6. Stay tuned to our website and sign up for email updates to stay up to date on the project. The more diversity in voices we hear, the better the plan.



GET NOTIFIED OF FUTURE ENGAGEMENT EVENTS & ACTIVITIES!

Stay tuned to our project website or contact the Village Office for dates and to find out how to share your voice. Sign up for email updates so you don't miss engagement opportunities when they open.



Visit fruitvale.ca/ocp to learn more about the OCP project, sign up for updates, and get involved.

Want to get in touch?

Contact the Village office at
250.367.7551 or info@village.fruitvale.bc.ca



PHOTOGRAPHY

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WHAT IS AN OFFICIAL COMMUNITY PLAN?

& FREQUENTLY ASKED QUESTIONS

Q&A HOW DOES THIS PROJECT AFFECT ME?

This project will update the Village’s Official Community Plan and Zoning Bylaw. 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.



Q&A 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 IS A ZONING BYLAW?

A zoning bylaw is a set of rules for building and development. It divides the Village into zones to make sure that certain activities or land uses are separated from other land uses that are not compatible.

WHAT IS A ZONE?

A zone is an area of land with the same set of rules for building and development. For example, commercial land use areas will have specific regulations concerning stores and businesses, such as the allowable building height, width, and setback distance from the street for buildings. The zoning bylaw helps ensure that actions taken on one person’s property does not have a negative impact on their neighbour’s property.

Q&A WHAT IS THE DIFFERENCE BETWEEN THE OFFICIAL COMMUNITY PLAN AND THE ZONING BYLAW?

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.

OCP

= VISION & POLICIES

ZONING BYLAW

= Rules for building and development to Implement OCP Vision & Policies

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.



HOUSING

OFFICIAL COMMUNITY PLAN UPDATE 2026

FRUITVALE'S HOUSING NEED

107

New Homes Needed by 2026
BETWEEN 2021 AND 2026.

291

New Homes Needed by 2041
IN THE NEXT 20 YEARS, WHICH IS NEARLY 50%
ABOVE TODAY'S HOUSING STOCK

SOURCE: REGIONAL DISTRICT OF KOOTENAY BOUNDARY INTERIM HOUSING NEEDS REPORT, MARCH 2025

CURRENT STATE

Fruitvale's housing is overwhelmingly single-detached, and nearly four in five households own their home. As the population grows and households get smaller, the 2025 Housing Needs Report has identified a significant and varied housing needs over the next twenty years.

ON THE GROUND



A 31-unit mixed-income building at 1800 Columbia Garden Road is underway, while a 2024 Village offer of land for 12 affordable units drew no proposals, a reminder that designations alone do not deliver homes.

POTENTIAL DIRECTIONS

The updated OCP could:

- Enable more **Missing Middle Housing**, rental, and accessible homes.
- Proactively identify areas for new housing growth, and supporting infrastructure (i.e. water & sewer).
- Specify how the design of new multi-unit housing will be built to fit with the existing character of the Village.
- Focus higher-density and affordable housing near the Village Centre, transportation corridors, and services.
- Identify where new housing should **not** be located due to physical (e.g. flood prone areas, steep slopes) and/or servicing constraints.
- Tie new growth to confirmed water and sewer capacity, in partnership with the Regional District.



What is Missing Middle Housing?

The “house-like” home types that sit between a single detached house and a large apartment building:

- Duplexes, triplexes, and fourplexes;
- Townhouses and row houses; and
- Courtyard apartments and small multiplexes.

Why it is a key affordability strategy:

- Adds more homes, and more price points, on the same amount of land;
- Brings ownership and rental options within reach for young families, downsizing seniors, and first time buyers;
- Keeps a modest, “house-like” scale that fits comfortably on residential streets; and
- Maintains neighbourhood character while gently increasing housing variety.

WHAT DO YOU THINK ARE KEY HOUSING NEEDS FOR THE VILLAGE?

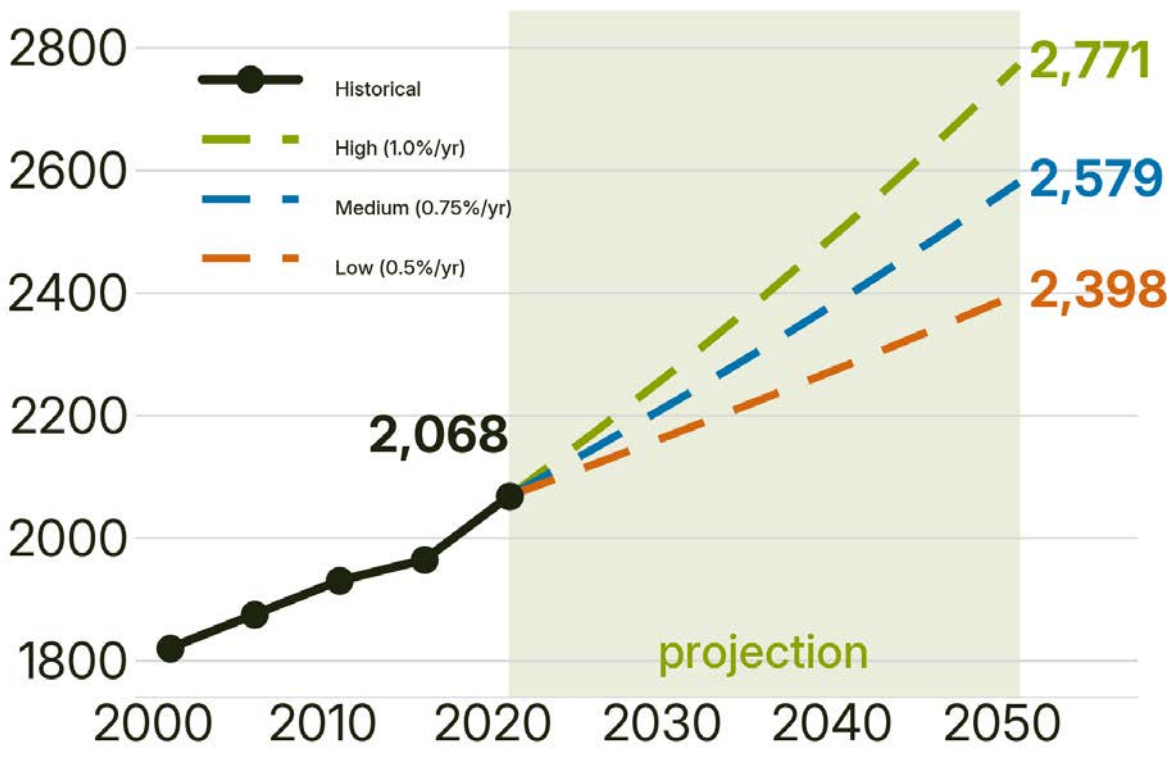


CURRENT TRENDS

OFFICIAL COMMUNITY PLAN UPDATE 2026

Population Growth & Projection

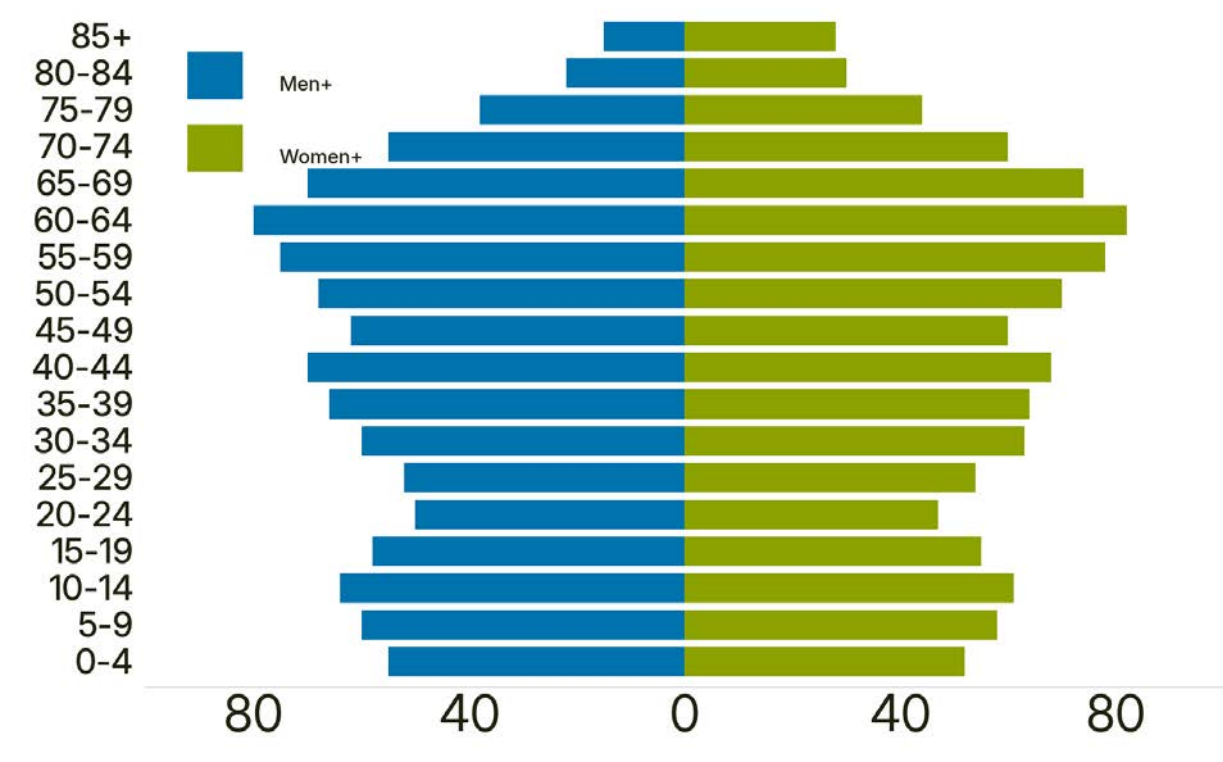
Census history 2001–2021, projected to 2051



Population growth is steady. Will it continue?

Population by Age & Gender

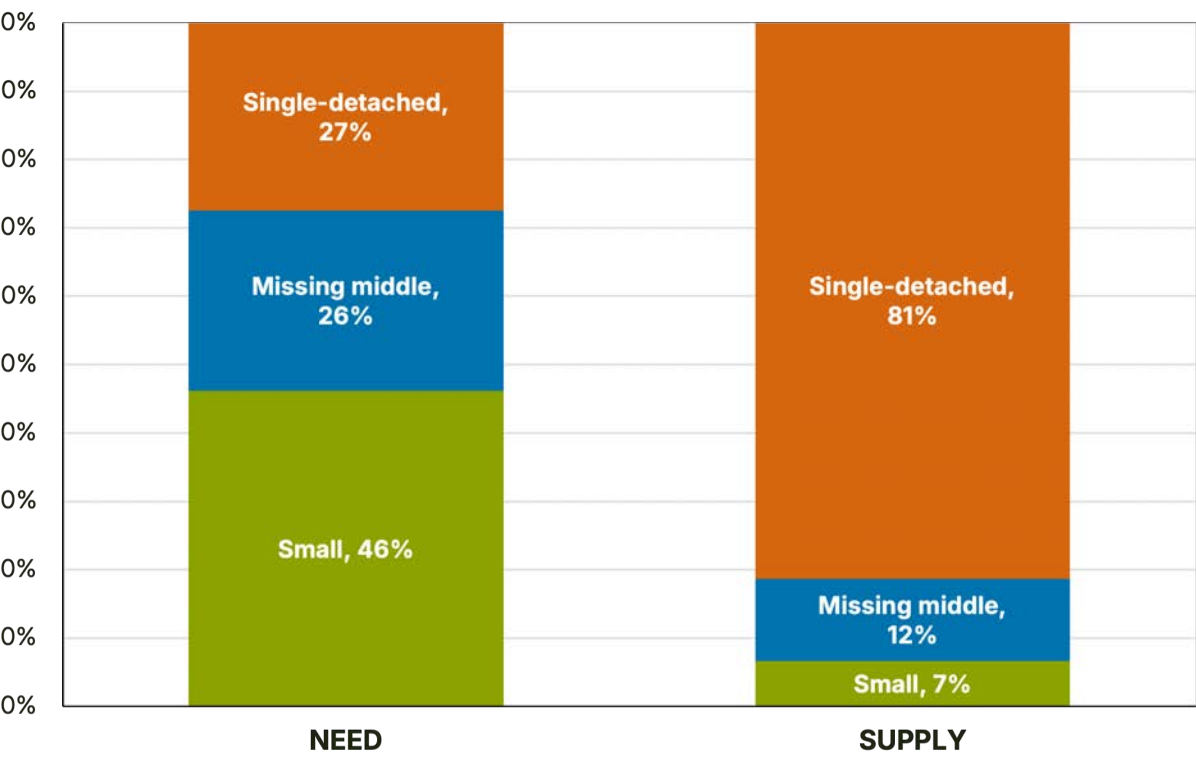
Median age 46.2, an aging community



Baby boom generation continues to be a large portion of the population. How can people age in the Village? How will the Village attract young families and 20 year olds?

Housing Need vs Supply

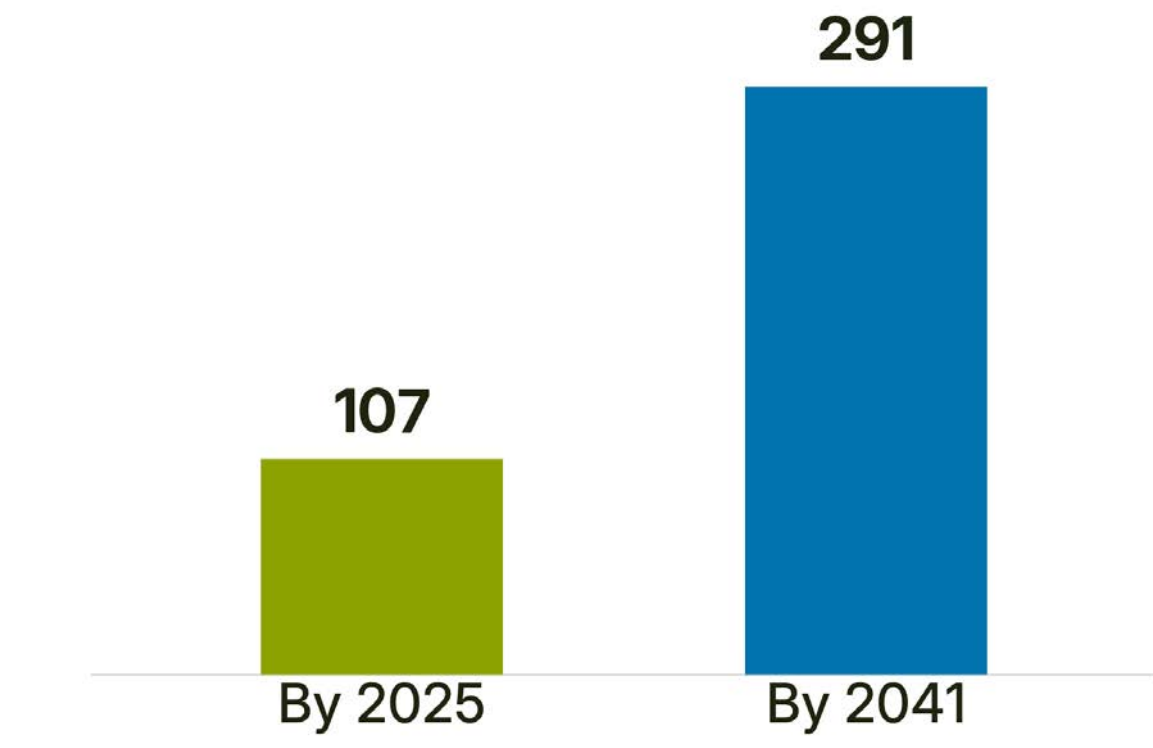
Small homes are needed, but single-detached is what's built



Most households are small, yet most homes are single-detached. Should Fruitvale add more small and 'missing middle' homes?
Assumed need adapted for Fruitvale context from the Canadian National Occupancy Standard (CMHC): 1-2p → apt/row/ADU; 2-3p → row/duplex; 3-5p → single-detached. Households split evenly where sizes overlap.

New Homes Needed

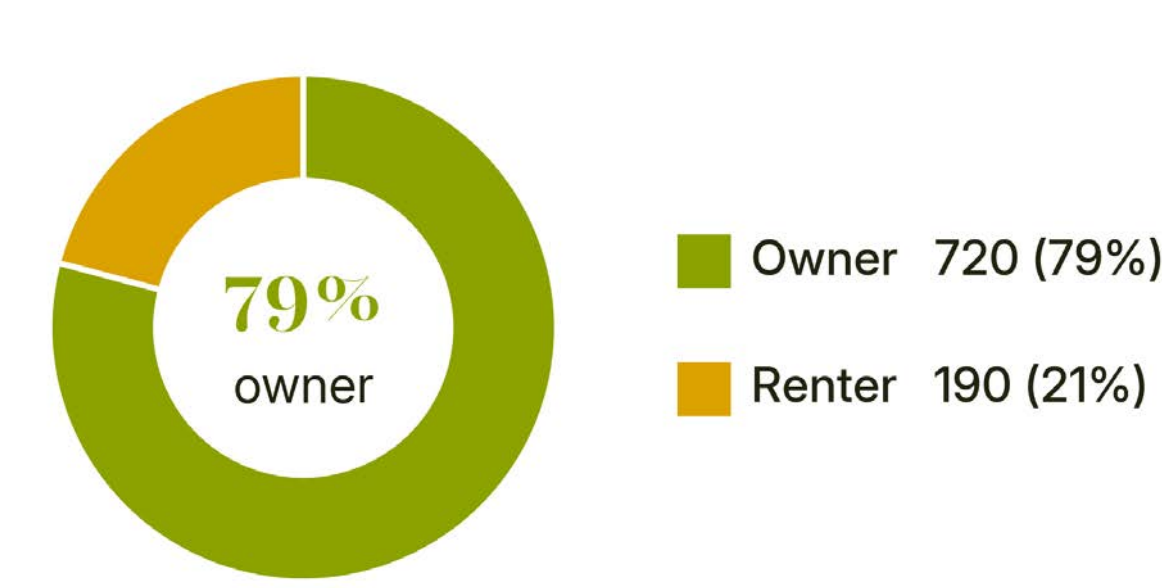
Housing Needs Report projection (RDKB, 2021 census base)



The Housing Needs Report projects Fruitvale needs about 107 more homes by 2025 and 291 by 2041.

Housing Tenure

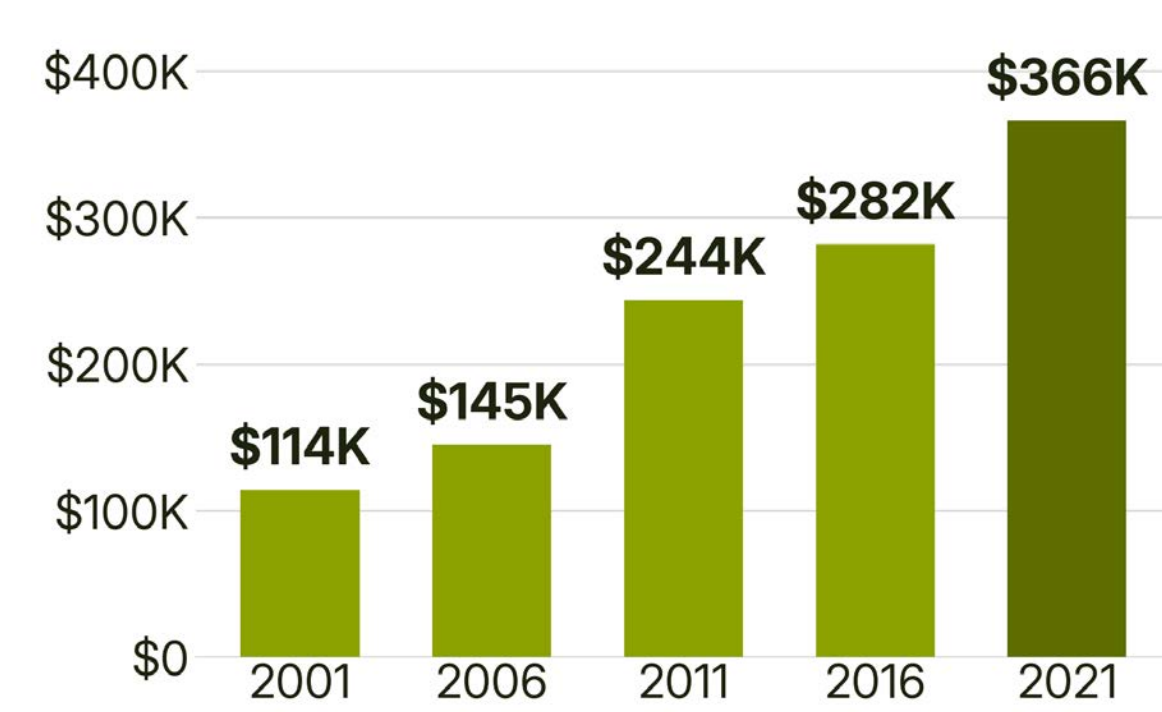
Most households own their home



Majority of people own their homes, but housing costs are growing faster than incomes. How can the Village help?

Median Dwelling Value

Up 221% since 2001, from \$114K to \$366K



Median home price has grown by over \$250,000 in 20 years! Is there anything the Village can do to help?

WHO LIVES HERE

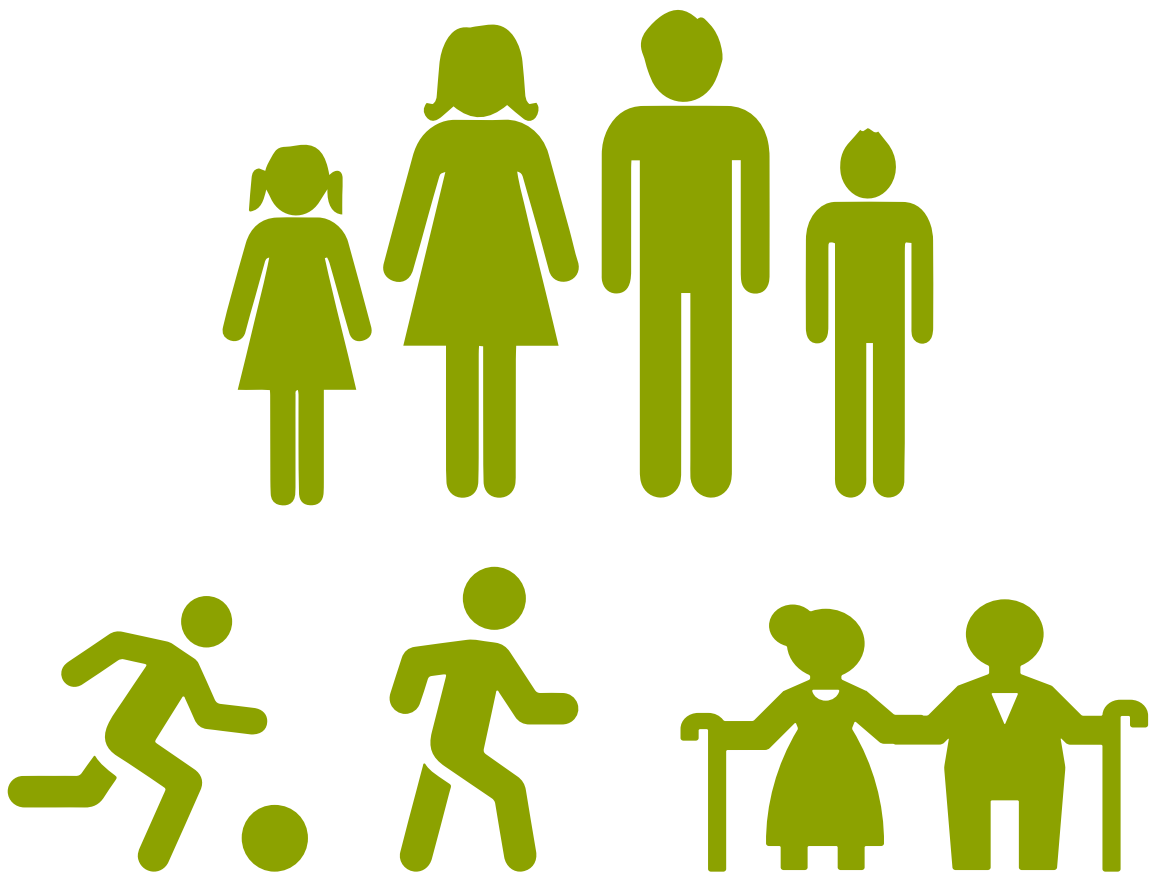
IDENTITY, ORIGIN, AND LANGUAGE

7.3%

Identify as Indigenous
(First Nations, Métis, Inuit)

8.7%

Are immigrants
to Canada



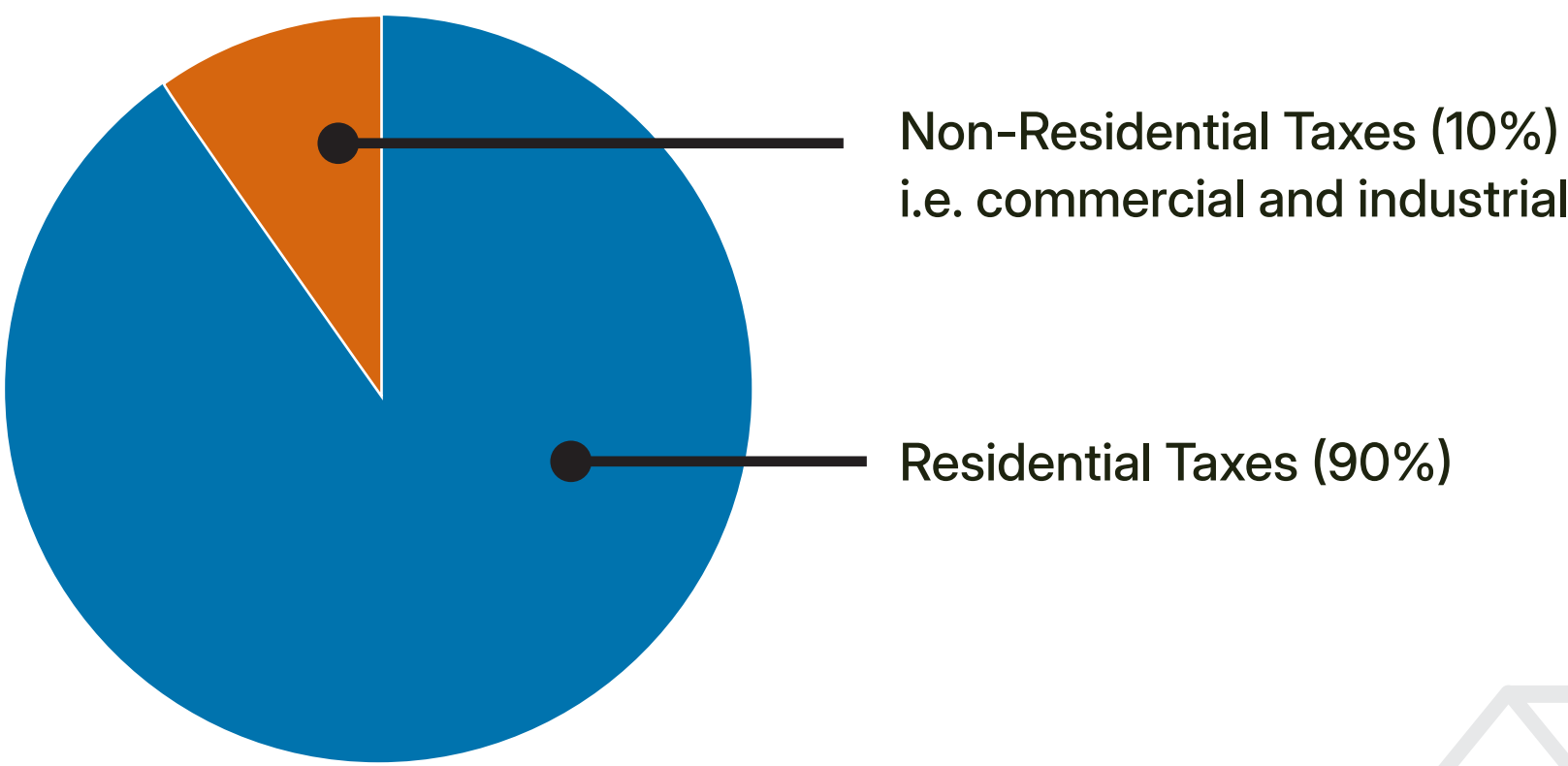
40%

Moved homes in the past
five years

17%

Speak a mother tongue
other than English

Village of Fruitvale Tax Revenue



A healthy Village tax base requires a sustainable balance between residential and non-residential (commercial and industrial) tax revenue. Many municipalities strive for at least 20% of tax revenue coming from non-residential sources. Fruitvale has only 10% of taxes coming from non-residential sources, which puts pressure on homeowners through rising residential taxes.



WHAT WE HEARD

OFFICIAL COMMUNITY PLAN UPDATE 2026

A QUICK RECAP OF ROUND 1 ENGAGEMENT AND HOW IT HAS SHAPED THE DRAFT DIRECTIONS OF THE PLAN.



WHO WE HEARD FROM

- ≈240 people between July 13th and 28th
- over 12% of Fruitvale

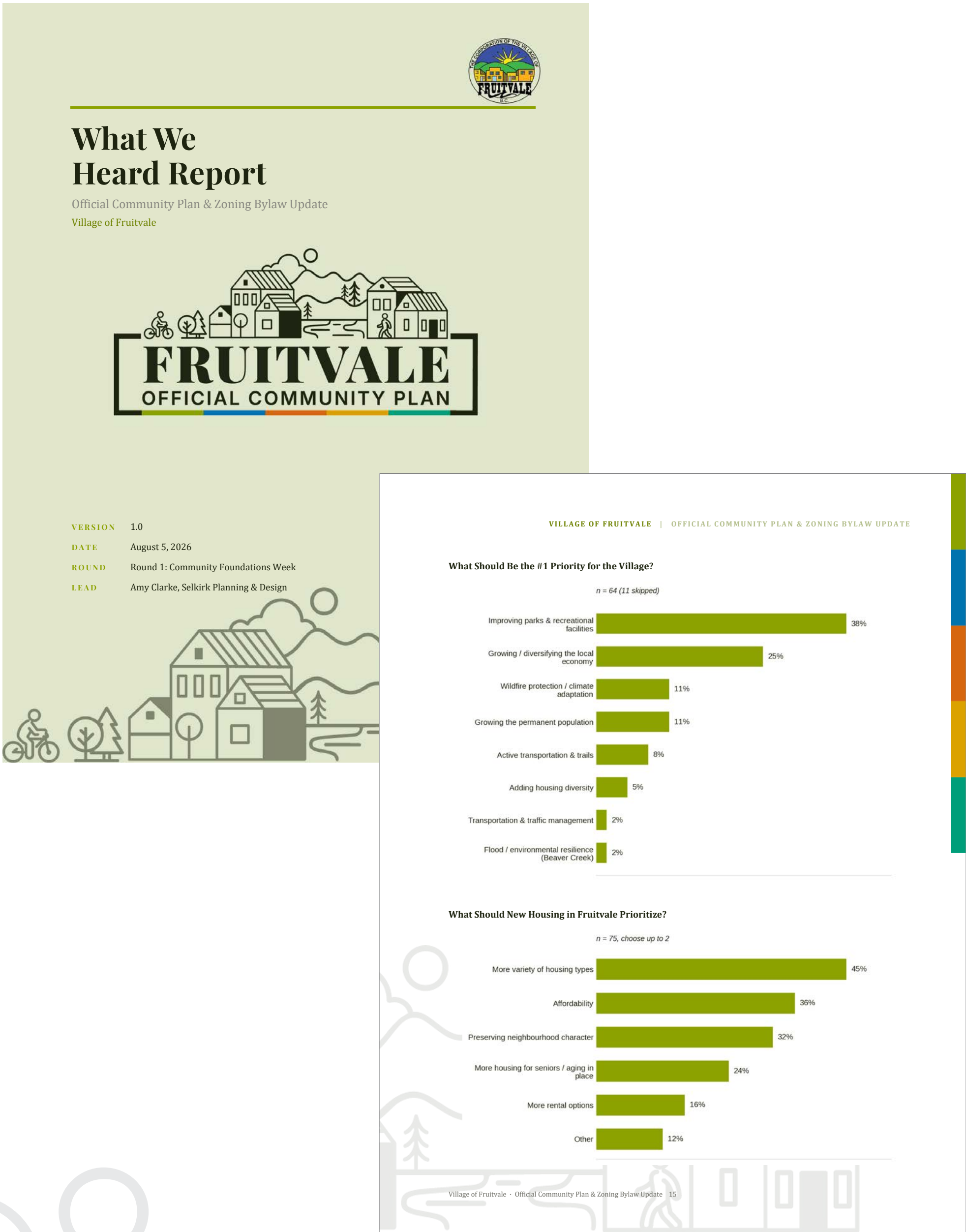
HOW YOU TOOK PART

- Pop-up conversations at Ruala Café and Cake Betty
- Trivia Night at the Fruitvale Pub
- A Vision Tree display at the Library
- Steering Committee & Council/Staff workshops
- An online and paper community survey (75 responses)

WHAT WE HEARD: TOP THEMES

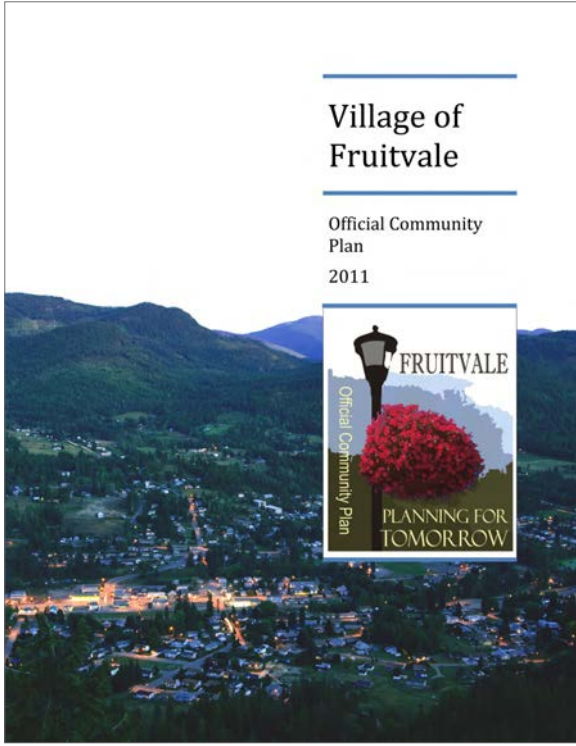
Eight Key Themes

- Housing
- Transportation & Getting Around
- Community Character & Identity
- Parks, Trails & Outdoor Recreation
- Local Economy & Main Street
- Municipal Services & Infrastructure
- Taxes & Affordability
- Community Voice & Governance



CURRENT OCP GAPS

OFFICIAL COMMUNITY PLAN UPDATE 2026

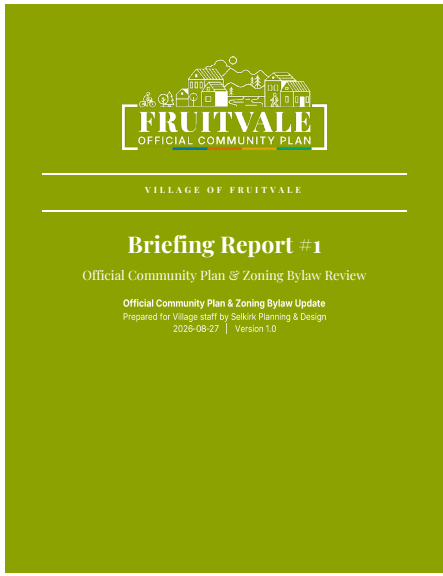
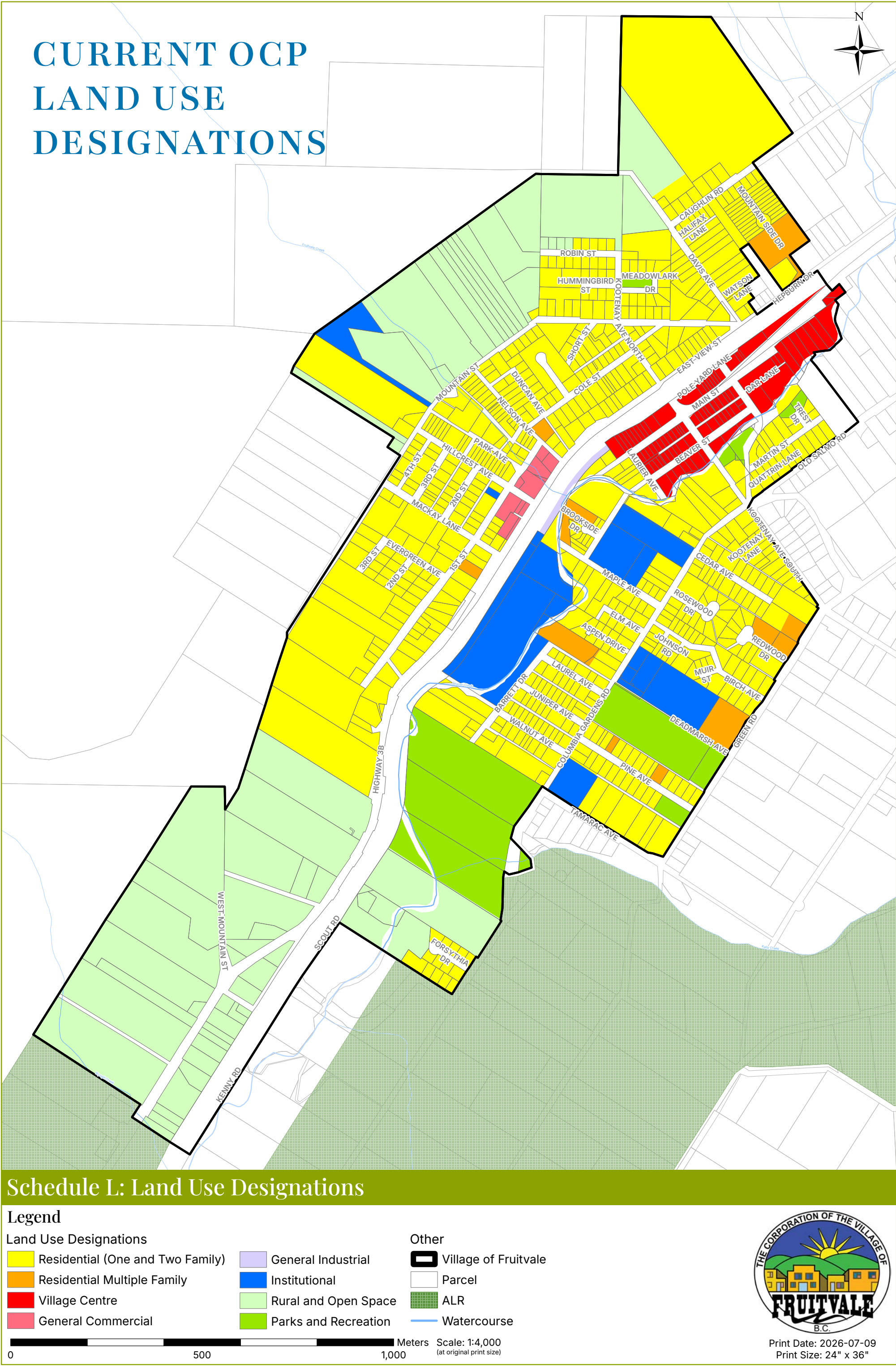


CURRENT OCP

- Adopted in 2011
- Designated Growth Areas (4 residential, 1 commercial)
- 7 Development Permit Areas
- Limited industrial
- Focuses on low density residential

KEY GAPS

- Lacks linkage to Housing Needs Report
- Indigenous Relations & Reconciliation
- Climate Adaptation
- Riparian and sensitive ecosystem protection
- Infrastructure constraints and challenges
- Clearer implementation and reporting
- Outdated Greenhouse Gas targets
- Lack of master plan requirements for major developments (e.g. over 1 hectare in size)
- No temporary use policies
- Lack of integration of latest studies:
 - » *Beaver Creek Flood Risk Assessment, 2025*
 - » *Community Wildfire Resiliency Plan 2024*
 - » *Kelly Creek Watershed Hydrologic Assessment*
 - » *Active Transportation Network Plan 2024*
 - » *Beaver Creek Park Masterplan 2024*
 - » *RDKB interim housing needs report 2025*
 - » *Former Beaver Valley Middle School Master Plan 2020*



BRIEFING REPORT

The consultant team has summarized a review of the current OCP and Zoning Bylaw in a Briefing Report. Find it on the Village website in the Sept 8/26 Council agenda package to learn more about the gaps in the current OCP and Zoning Bylaw.

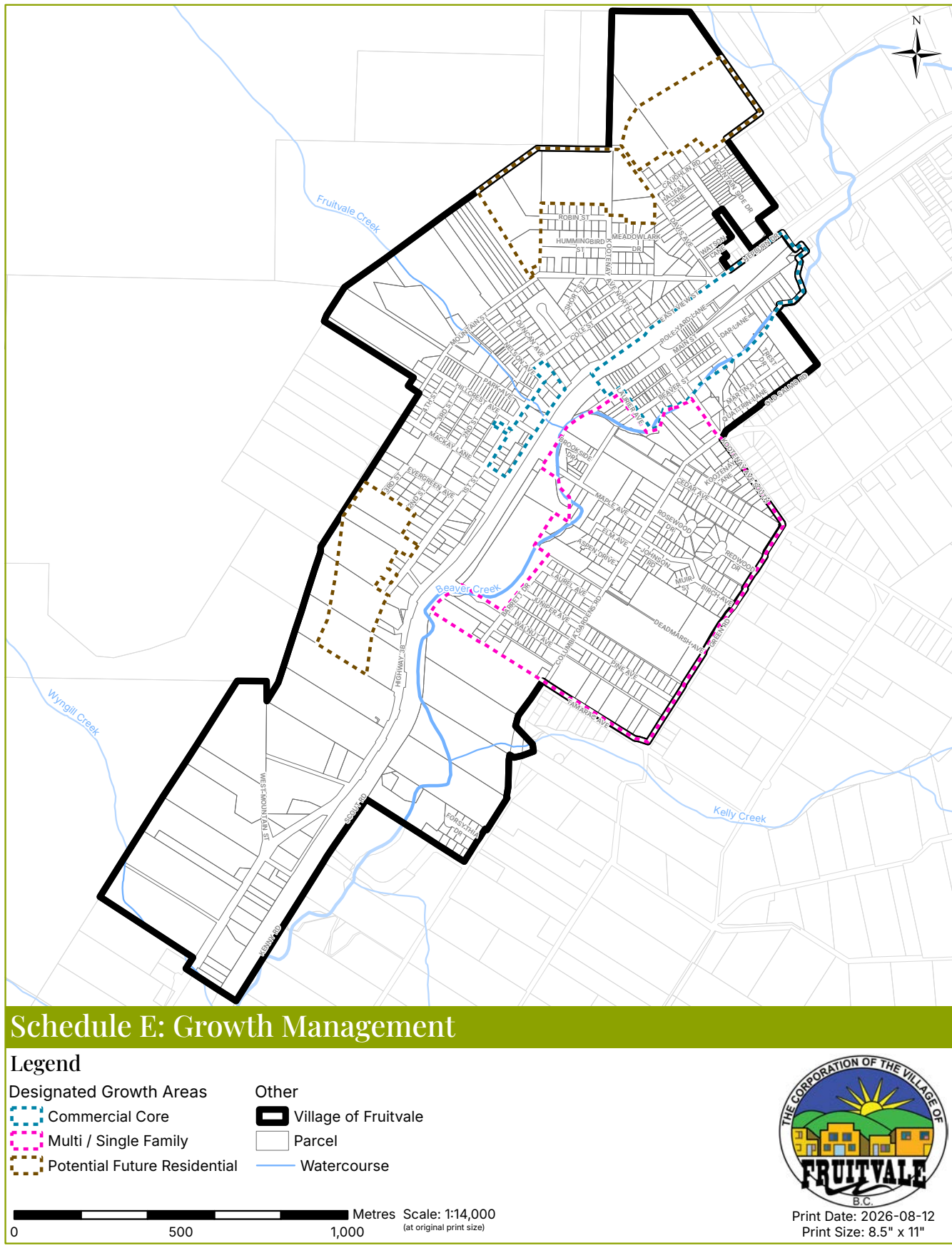
VILLAGE OF FRUITVALE | OFFICIAL COMMUNITY PLAN & ZONING BYLAW UPDATE

2. Section-by-section view: keep, update, rewrite, or add

The table below carries the foundation review's verdict for every section. **Keep** means current and well formed; **Update** means the intent holds but facts or references are stale; **Rewrite** means the section needs redrafting for currency, clarity, or regulatory strength. No section warrants removal. Five new elements need to be **added** to meet the Local Government Act and current best practice.

Section	Verdict	What it needs
1.1 What is an OCP/Plan Preparation	Update	Cites Part 25 of the LGA, repealed with the 2015 re-enactment; OCP authority now sits in Part 14, RSBC 2015. Refresh the plan-preparation narrative for the 2026 process.
1.2 Public Consultation	Rewrite	Describes the 2010-2011 process. Replace with the 2026 engagement record, the s. 475(2) consultation consideration, and the First Nations engagement record (Ktunaxa and Sinixt; consultant facilitates per Addendum 1).
1.3 Interpretation	Keep	Consistency and severability statements remain sound.
1.4 Definitions	Update	Predates SSMUH, housing needs report, and flood construction level terminology. Run a definitions review against the new draft.
1.5 Review and Amendment of the Plan	Rewrite	TEETH: one aspirational paragraph. Commit to a five-year review cycle tied to the housing needs report cadence (s. 473.1) so the obligation binds future Councils.
2.1 Geography	Update	Narrative holds; refresh the population reference and regional figures.
2.2 History	Update	Begins with David Thompson and the fur trade. Add pre-contact Indigenous history, since time immemorial, with content developed with the Nations. Flag for review.
2.3 Population and Housing	Rewrite	RFP FOCUS. Built on a 1.5 percent annual growth projection to 2,744 by 2031; the actual 2021 population is 1,958 and has been near-flat for two decades. Replace with 2021 Census data and the 2025 RDKB Interim HNR (107 new units over 5 years; 291 over 20 years; 1,146 total). The 85/15 single/multiple family split assumption predates SSMUH.
3.1 Community Vision	Update	The vision is 2010-vintage but well loved; re-test it through 2026 engagement rather than redrafting unprompted.
3.2 Sustainability Framework	Update	Sound framework; expand the single adaptive-infrastructure line into climate adaptation policy (drought, wildfire, flood, and extreme heat per the CARIP 2021 hazards).
4 Guiding Principles (all eight)	Update	The principles hold broadly. Rewrite the Housing principle (the phrase "the needy" is dated); reconcile the growth-to-3,000 framing with flat actuals; refresh active transportation principles to the 2024 ATNP; add a reconciliation principle.
5 Greenhouse Gas Reduction	Rewrite	LGA s. 473(3) mandatory content. Targets cite superseded provincial goals (33 percent by 2020; 80 percent by 2050) and a 2012 carbon-neutral commitment now historical; CARIP is discontinued. Adopt a Fruitvale-specific community target (the

Section	Verdict	What it needs
6.1 Community Character	Keep	RES 2023 offers 30/40/50 percent by 2030 scenarios) with sectoral policies and a monitoring framework. Objectives remain current and well aligned with infill-first growth management.
6.2 Growth Management	Update	The fringe, Village Centre, and infill structure holds. Re-test infill objectives against HNR capacity; the big-box framing is dated but harmless.
6.3 Revitalization and Beautification	Update	Reflect the streetscape and downtown work completed since 2011; retain the design-guideline direction.
6.4 Land Development	Update	The residential objective requiring a proportion of affordable and attainable housing has real teeth; keep it and connect it to Bill 16 tools. Cites Zoning Bylaw 769, superseded by ZB 846 (2013). Align the residential objectives with SSMUH.
6.5 Natural Environment and the Urban Setting	Keep	Objectives are concise and current.
6.6 Infrastructure	Update	Verify which water, sewer, and storm objectives have been delivered (sewer condition assessment, 2020 water conservation plan); link to the capacity analysis in this project's scope.
7.1 Sustainability Context	Keep	The statement of land use planning philosophy remains apt.
7.2 Area Plans/Comprehensive Development Plans	Update	BILL 44 CHECK: Fruitvale is under the 5,000 threshold, so Bill 44 does not entitle three to four unit forms here; only the secondary suite or accessory dwelling unit baseline applies. The area-plan trigger (more than three residential units) therefore does not collide with a Bill 44 entitlement, but review it so it does not impede the secondary-suite/ADU entitlement or the Village's own gentle-density goals.
7.3 Land Use Designations	Update	The designation list omits Rural though a Rural section follows; correct the list and re-cut designations against the HNR.
7.4 Residential - Single Family	Rewrite	RFP FOCUS and Bill 44. The objective to protect the integrity of predominantly low density, single family residential areas must not preclude the secondary suite or accessory dwelling unit entitlement under s. 481.3(3); the three to four unit minimums do not apply to Fruitvale (population under 5,000). Reframe the designation so it enables the secondary-suite/ADU entitlement (and any gentle-density forms the Village chooses), update the ZB 769 reference, and restructure Policy 6 (the area-plan list), the weakest-drafted policy in the plan.
7.5 Residential - Multiple Family	Update	Location, servicing, and density-bonus policies hold. Confirm capacity against the HNR; tie the Columbia Gardens Road infill area and the former BVMS site into the designation narrative.
7.6 Village Centre	Update	Mixed-use and parking policies hold; reflect revitalization work since 2011 and the status of the design guidelines.



(ABOVE) CURRENT OCP GROWTH MANAGEMENT MAP

The Growth Management Map will be reviewed during the OCP update to align with the Village's existing water and sewer system servicing constraints.



DRAFT DIRECTIONS

OFFICIAL COMMUNITY PLAN UPDATE 2026

BIG MOVES

1. DOWNTOWN



Key Objective: Creating a vibrant downtown and strong local economy centred on the downtown.

Key Draft Policies:

- Street-level businesses should be active uses, such as restaurants, cafes, and retail shops. Offices and similar passive uses should be located on upper floors where possible.
- Existing residential properties in the downtown should be allowed to continue as residential and transition to commercial uses at the request of the landowner.
- Inappropriate uses (e.g. industrial, morgue) should not be permitted in the downtown.
- Businesses should maintain their properties to the highest standard and prevent buildings from looking unsightly. The Village may investigate grant funding opportunities for downtown revitalization and to help derelict properties to be rehabilitated.

2. HOUSING



Key Objective: Creating housing variety and choice for all people and ages in Fruitvale.

Key Draft Policies:

- Support ‘gentle density’ by allowing up to three (3) dwelling units on all residential properties in the Village.
- Support secondary suites and accessory dwelling units on all residential properties.
- Ensure there is sufficient water and wastewater servicing prior to the approval of residential developments.
- Support mixed-use developments that provide residential dwelling units above commercial or institutional uses.
- Support home-based businesses and live-work developments that do not change the character of Fruitvale’s residential neighbourhoods.

3. SERVICING



Key Objective: Ensure existing and new developments are adequately and safely serviced with water and sewer.

Key Draft Policies:

- New developments should only be approved where adequate water and sewer servicing can be proven.
- Investigate improving the Village’s water servicing through regional partnerships.
- Maintain strong asset management of the Village’s servicing systems.

4. ENVIRONMENT



Key Objective: Protect riparian and sensitive environmental areas from inappropriate development.

Key Draft Policies:

- New developments within riparian areas (30m setback) are discouraged unless a report by a qualified professional determines the development can proceed without negatively impacting the riparian area and function.
- Developments within riparian areas shall comply with the Village’s Riparian Development Permit Area.

DRAFT DIRECTIONS

OFFICIAL COMMUNITY PLAN UPDATE 2026



WHAT DO YOU THINK OF THE
“BIG MOVES”? WRITE YOUR IDEAS HERE:
(USE A STICKY NOTE)



DRAFT OCP OVERVIEW

OFFICIAL COMMUNITY PLAN UPDATE 2026

HIGHLIGHTS

- Re-organized to be more user-friendly
- Alignment with Bill 44 and Housing Needs Report
- Updated population projections to be more realistic about growth
- 7 Land Use Designations (revised in names and purpose)
- Support for ‘gentle density’ up to 3 units per lot
- New Neighbourhood Mixed-Use Land Use replaces Residential - Multiple Family
- 6 Development Permit Areas



Proposed New Neighbourhood Mixed-Use Designated Sites

- All Institutional and Community Facility sites are proposed to be merged into the new Neighbourhood Mixed-Use designation in the OCP.

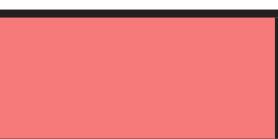
Why?

- This creates more flexibility for future land uses to be a mix of commercial or residential (industrial uses not allowed). Commercial uses must fit into the character and scale of the neighbourhood.



Proposed Mobility Corridor (Railway)

- Mobility Corridor (Railway) proposed as a new land use will include policies that encourage continuation of the railway while also planning for it to transition to a mobility if it is not needed.



Proposed New Highway Commercial Area designated in the southwest of the Village:

- Proposed to change from Rural & Open Space to Highway Commercial
- Village is in need of more taxes from commercial and industrial land uses.
- Highway proximity is a key benefit of some Village properties.
- Builds off existing highway commercial

What are the impacts to zoning?

- Zoning does not change, but businesses are encouraged to develop in this area due to highway proximity and nearby existing commercial.

Current Land Use	Proposed Land Use
Rural	Residential Large Lot (Unserviced)
Residential - Single Family	Residential Neighbourhood
Residential - Multiple Family	Neighbourhood Mixed-Use
Village Centre	Village Centre
General Commercial	Highway Commercial
Parks, Trails and Open Space	Parks, Trails and Open Space
Institutional and Community Facilities	--allowed in all land uses -- [most sites changed to Neighbourhood Mixed-Use]
New	Mobility Corridor (Railway)



DRAFT OCP OVERVIEW

OFFICIAL COMMUNITY PLAN UPDATE 2026

PROPOSED LAND USE MAP FEEDBACK



ADD YOUR IDEAS!

- **Step 1:** Read the previous board summarizing the proposed changes to the Village’s OCP land use designation map.
- **Step 2:** What do you think of the proposed draft OCP Land Use Designation Map?
- **Step 3:** If you have other ideas grab a sticky note and add your feedback to the map.



Add your Ideas

DRAFT ZONING BYLAW

OFFICIAL COMMUNITY PLAN UPDATE 2026

CURRENT

- Outdated regulations that do not reflect Fruitvale of today
- Lacks organization and is difficult to read and use
- “General Industrial” designation; no mixed-use zone near downtown
- Residential uses in industrial and commercial areas are legally non-conforming and pose some headaches for landowners.
- Density bonusing is in place, but not effective nor likely necessary.
- Landscaping requirements are overly complicated.

PROPOSED

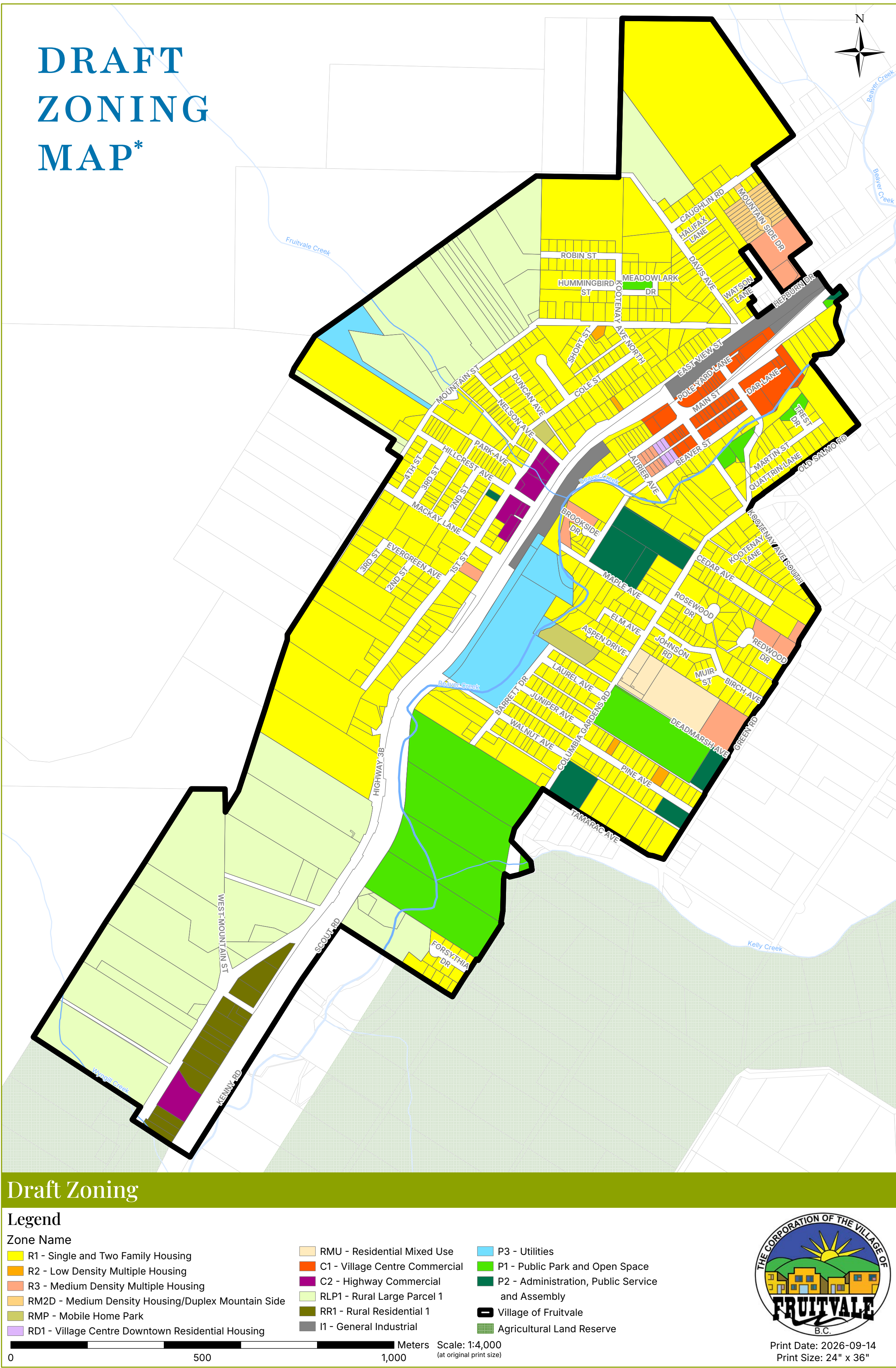
- Merge RU1 & RU2 zones
- Floor Area Ratio rules removed as they are confusing to most people.
- Density bonusing is removed (was not being used).
- Updated parking regulations including accessible parking minimums.
- Simplified landscaping regulations.
- Clarified servicing requirements to ensure adequate capacity prior to development.
- Greater flexibility for home-based businesses and live-work developments.

RU1 & RU2 Merge

- RU1 + RU2 merge into a new R1 zone at the RU2 standards
- For RU1 properties this means:
 - » Minimum lot area decrease from 465 → 400 m²
 - » Minimum lot width decrease 15 → 13 m
 - » Minimum lot area for duplex decrease 278 → 250 m²/unit
 - » Minimum Rear setback decrease 6.0 → 4.5 m
- R1 caps density at two units (house + ADU, or duplex) and detached Accessory Dwelling Units (ADUs) become permitted on former RU2 land
- Note that while the Draft OCP directions allows 3 units per lot the zoning would be a control and require a rezoning prior to allowing that 3rd unit in the R1. A public hearing would not be required though.

GOT IDEAS?

- Give us your ideas on how to refine the Village’s Zoning Bylaw.



DRAFT ZONING MAP*

*Draft Zoning map may be amended after Round 2 Engagement to align with feedback and draft directions of the OCP.

