

SELKIRK PLANNING & DESIGN



OCP & Zoning Bylaw Update

Open House / September 22, 2026

Meet the Team



Fraser Blyth

BES, MEDes, PIBC Candidate

**PROJECT LEAD / OCP
LEAD**



Jonathan Schmidt

BES, MEDes, RPP, MCIP

ZONING BYLAW LEAD



Amy Clarke

BSc, PMP, IAP2

ENGAGEMENT LEAD



Peter Holton

MCIP, RPP, AICP, MCP

**LOCAL PLANNING
SUPPORT**



Tonight

Tuesday, September 22, 2026

- 01** Welcome and recap: what we heard in round 1 of community engagement
- 02** Overview of draft OCP and Zoning Bylaw
- 03** Other updates at a glance
- 04** Wrap up: feedback deadline and next steps
- 05** Questions & Answers from the audience



Where We Are in the Project

A quick recap before we dive into what's changed.

01

Round 1 Engagement

Pop-ups, a survey, and workshops this summer — more than 240 people shared what matters to them.

02

Briefing Report

A full review of the current OCP and Zoning Bylaw: what to keep, what to update, and what to add.

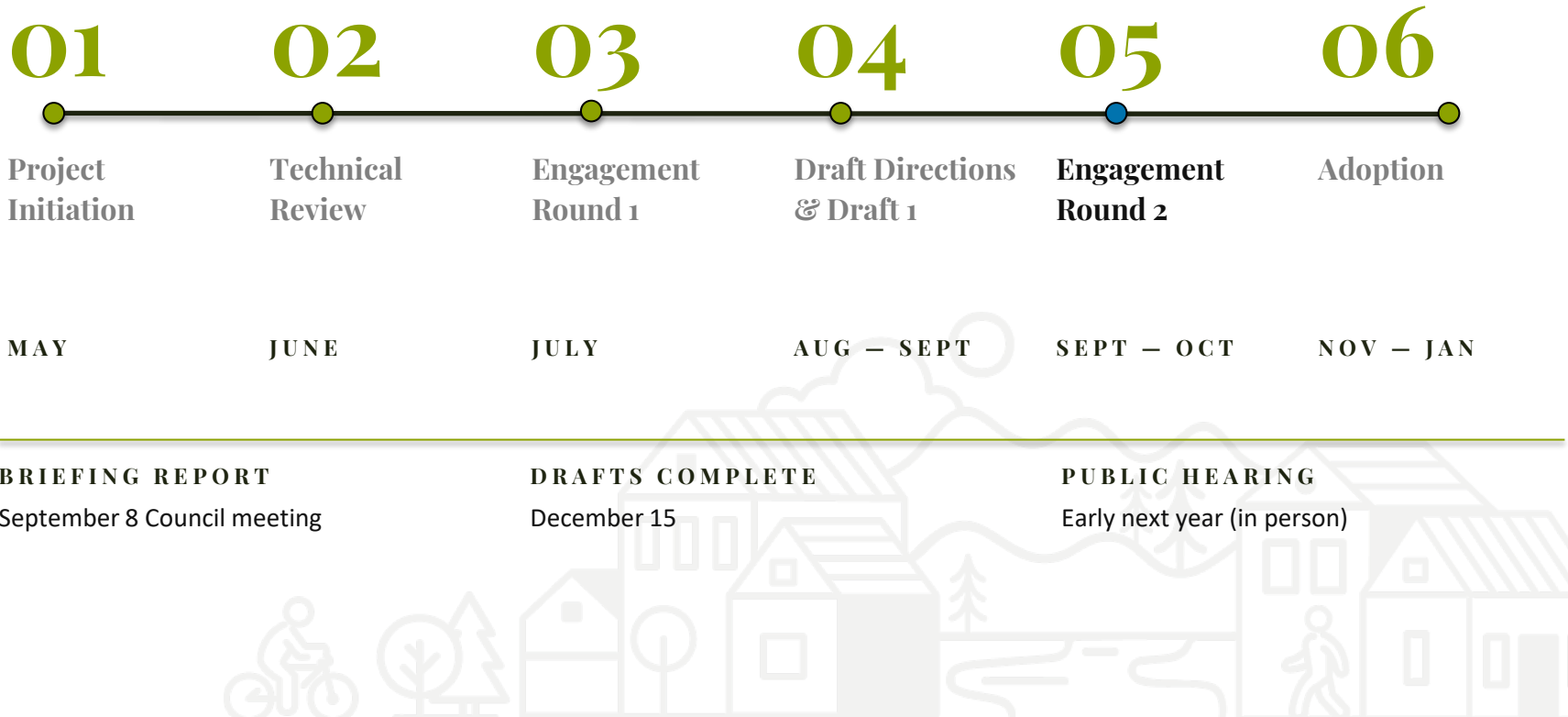
03

Drafting the Update

We've been drafting the new OCP and Zoning Bylaw based on what we heard and reviewed.



Six phases. Eight months.

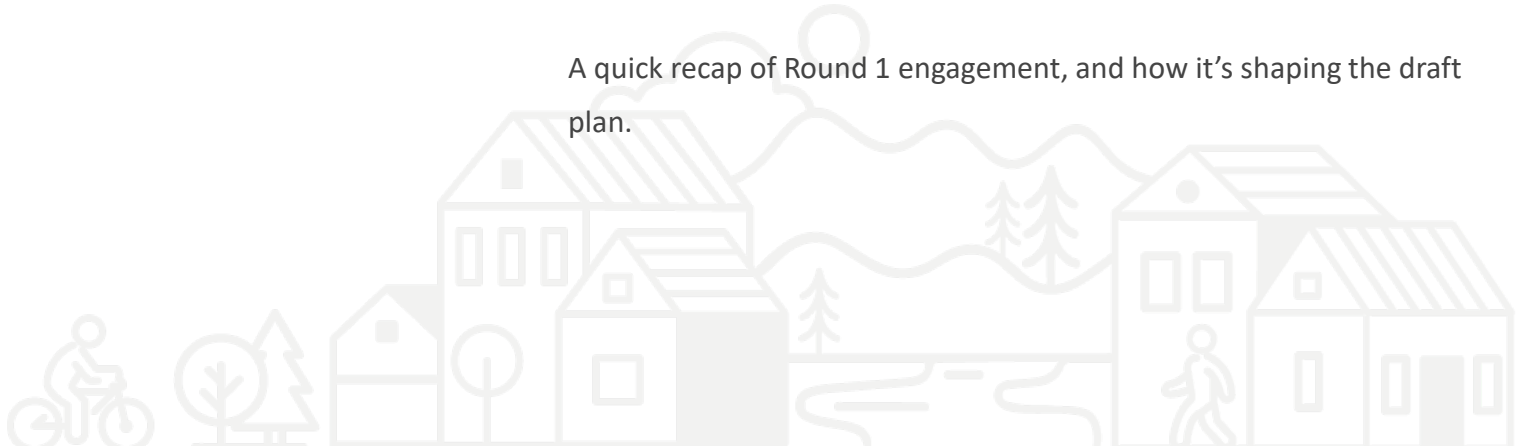


SECTION

01

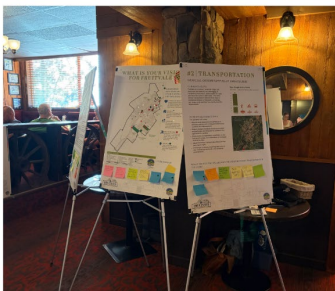
What We Heard

A quick recap of Round 1 engagement, and how it's shaping the draft plan.



How We Heard It

≈240 people, over 12% of Fruitvale, July 13–28



HOW WE 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

Six original themes, plus two that emerged



EIGHT KEY THEMES

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

From What We Heard to Today

WHAT WE HEARD

- Housing raised at every single engagement
- Strong support for a vibrant Main Street
- Hazard and flood risk named as priorities
- Water & infrastructure raised as a growth constraint

TODAY'S FOCUS

- Overview of draft OCP Land Use Map
- Overview of the OCP “Big Moves”
 - Downtown Revitalization
 - Housing Availability
 - Servicing
 - Environment
- Zoning Bylaw: More Organized and Easier-to-Use



SECTION

02

Overview of Draft OCP and Zoning Bylaw

A closer look at the draft OCP, draft directions, and Zoning Bylaw



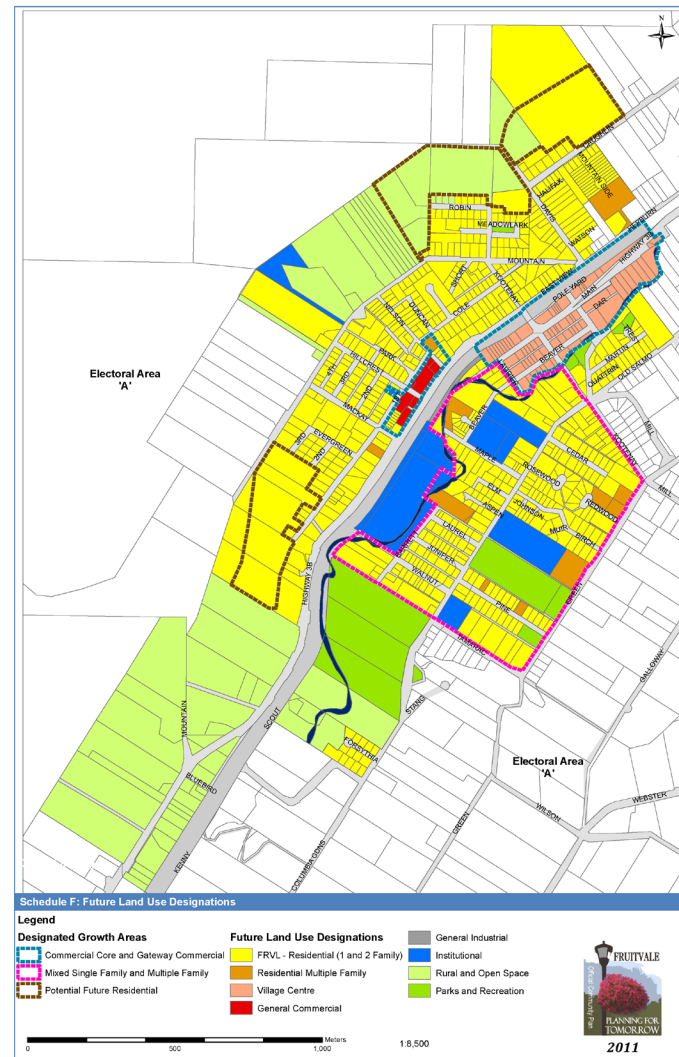
Overview of Current OCP

CURRENT

- 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



Overview of Current OCP

KEY GAPS (CONT.)

- **Outdated Greenhouse Gas targets**
- **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



Draft Directions on OCP

Big Moves in the Draft OCP

1. DOWNTOWN

- Focus on creating a vibrant downtown through supportive policies and economic environment.

2. HOUSING

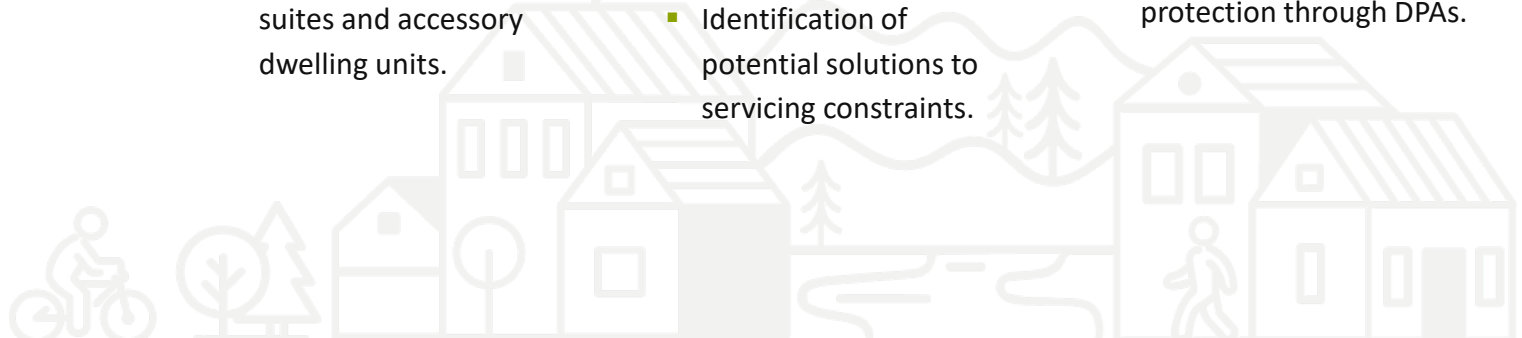
- Support for gentle density with up to 3 units per lot on most residential properties.
- Support for secondary suites and accessory dwelling units.

3. SERVICING

- Linking any growth and development to the realities of servicing constraints and limitations.
- Identification of potential solutions to servicing constraints.

4. ENVIRONMENT

- Greater protection of local ecosystems through riparian and sensitive ecosystems area DPA as well as enhanced hazard lands protection through DPAs.



Overview of Draft OCP

DRAFT OCP 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

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
General Industrial	Mobility Corridor (Railway) Served Light Industrial
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]



Overview of Draft OCP

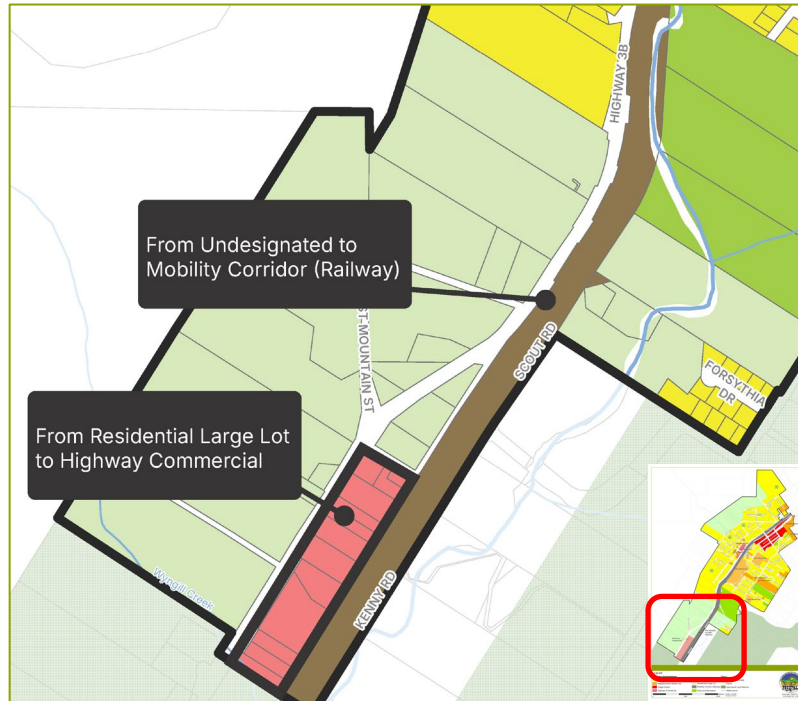
DRAFT OCP MAP HIGHLIGHTS

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
General Industrial	Mobility Corridor (Railway) Serviced Light Industrial
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]



Overview of Draft OCP

SW CORNER



- Village is in need of more taxes from commercial and industrial land uses.
- Highway proximity is a key benefit of some Village properties.
- Proposed new area for Highway Commercial building off the location of Glacier's Edge Motorsports.
- Zoning does not change, but businesses are encouraged to develop in this area due to highway proximity and nearby existing commercial.
- 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 corridor if rail use is discontinued.

Legend

Land Use Designations

- Residential Neighbourhood
- Neighbourhood Mixed-Use
- Village Centre
- Highway Commercial

- Served Light Industrial
- Mobility Corridor (Railway)
- Residential Large Lot
- Parks and Recreation

Other

- Village of Fruitvale
- Parcel
- Agricultural Land Reserve
- Watercourse

Overview of Draft OCP

CENTRAL



- Numerous properties proposed to change from Public/Institutional to Neighbourhood Mixed-Use which allows more flexibility for future developments.
- Neighbourhood Mixed-Use allows residential or commercial buildings as well as buildings with both. Commercial buildings would be a similar size to surrounding residential units (e.g. a corner store or coffee shop). It also allows public and institutional land uses.

Legend

Land Use Designations

	Residential Neighbourhood
	Neighbourhood Mixed-Use
	Village Centre
	Highway Commercial

	Serviced Light Industrial
	Mobility Corridor (Railway)
	Residential Large Lot
	Parks and Recreation

Other

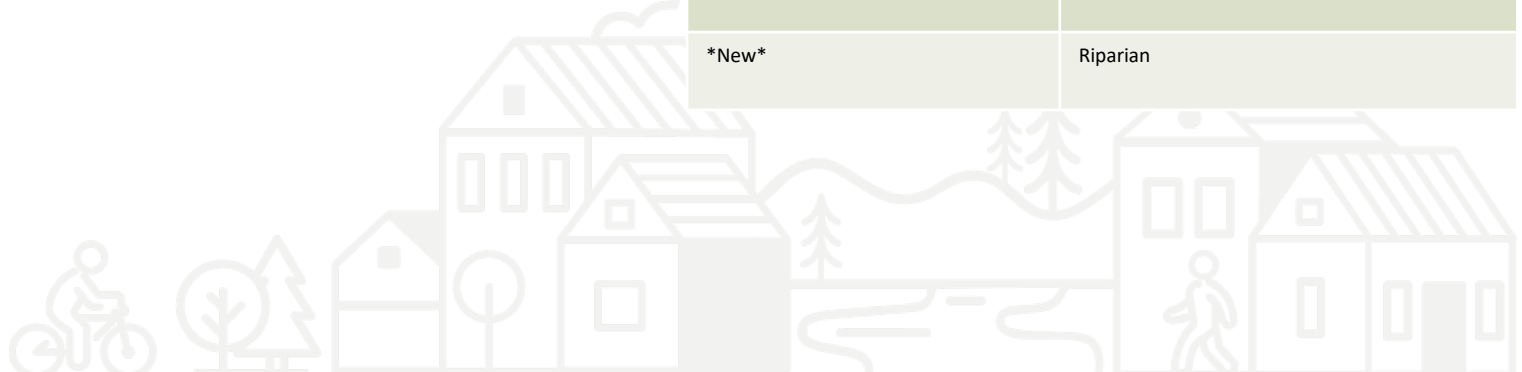
	Village of Fruitvale
	Parcel
	Agricultural Land Reserve
	Watercourse

Overview of Draft OCP

DEVELOPMENT PERMIT AREAS

- 7 Development Permit Areas (3 removed, 3 added)
- Consideration for a DPA for the purposes of historical resources / archaeological protection.

Current DPAs	Proposed DPAs
Hazardous Conditions (1 to 2 DPAs, plus policies)	<i>Removed and split into two:</i> Floodplain Steep Slopes
Industrial	Industrial
Commercial	Commercial
Village Centre	Village Centre
Multiple Family	Multiple Family
Green House Gas	To be removed and replaced just with policies
Wildfire Interface	To be removed and replaced just with policies
New	Riparian



Downtown Revitalization

What's changing, and what we heard

CURRENT

- No dedicated Main Street revitalization policy
- “General Industrial” designation, with no mixed-use zone near downtown

PROPOSED

- Active, non-residential ground-floor uses required on Main Street (residential/offices allowed above)
- Renamed: Serviced Light Industrial and Highway Commercial
- New Mixed-Use zone around downtown to allow development flexibility
- Proposed policies around Main Street revitalization



Housing Availability

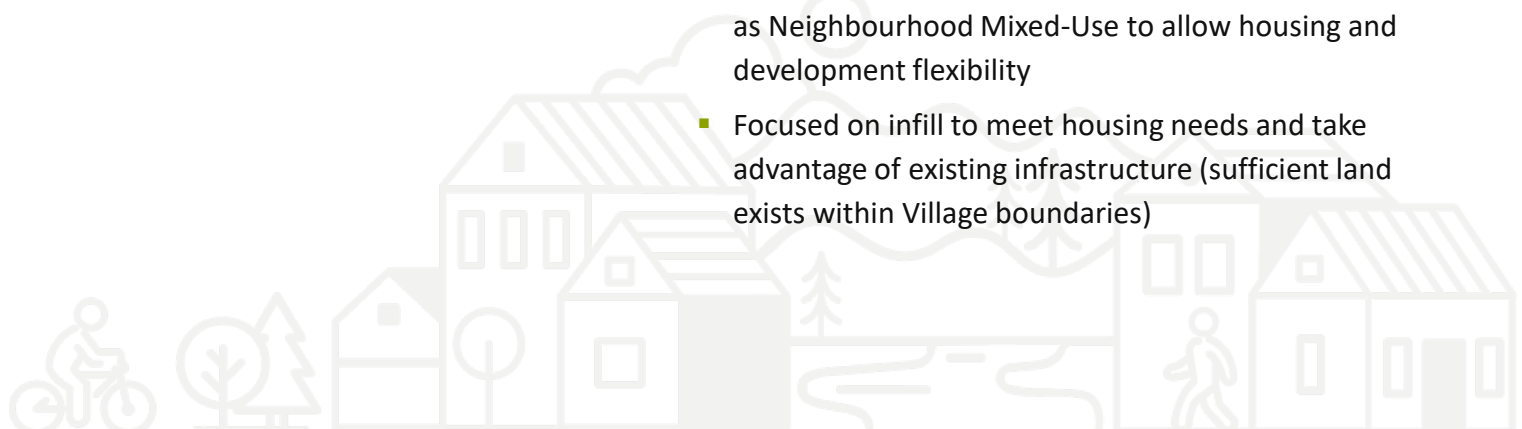
What's changing, and what we heard

CURRENT

- Predates Bill 44 and the 2025 Housing Needs Report
- Residential areas (yellow on the map) generally limited to one or two units per lot

PROPOSED

- Meets Bill 44; shows land for 20 years of housing need
- Fruitvale's "missing middle": 3 units on all residential (yellow) properties; Multiple Family areas redesignated as Neighbourhood Mixed-Use to allow housing and development flexibility
- Focused on infill to meet housing needs and take advantage of existing infrastructure (sufficient land exists within Village boundaries)



Servicing

What's changing, and what we heard

CURRENT

- No phasing of road, sewer, and water systems tied to growth
- A water connection policy exists for subdivisions; there's no equivalent for sewer

PROPOSED

- Water supply capacity as a precondition for new development
- New sewer connection policy for subdivisions; water conservation policies (metering, rainwater collection)
- Road, sewer, and water expansion opportunities have been included in mapping (provincial requirement)



Environment

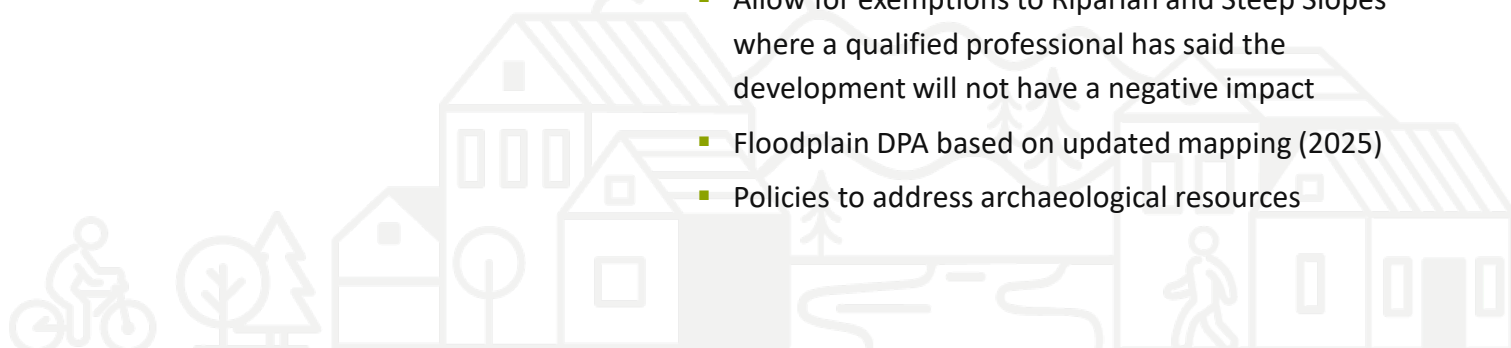
What's changing, and what we heard

CURRENT

- Seven DPAs: hazard, industrial, commercial, wildfire & more
- Hazard DPAs restrict development with no relief path
- Current Hazard DPAs have no associated policies

PROPOSED

- New Riparian DPA, based on updated mapping (e.g. 30 m setback)
- Steep Slopes DPA, based on updated mapping (e.g. 20% or greater slope)
- Allow for exemptions to Riparian and Steep Slopes where a qualified professional has said the development will not have a negative impact
- Floodplain DPA based on updated mapping (2025)
- Policies to address archaeological resources



Zoning Bylaw: More Organized and Easier-to-Use

What's changing, and what we heard

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 areas are legally non-conforming

PROPOSED

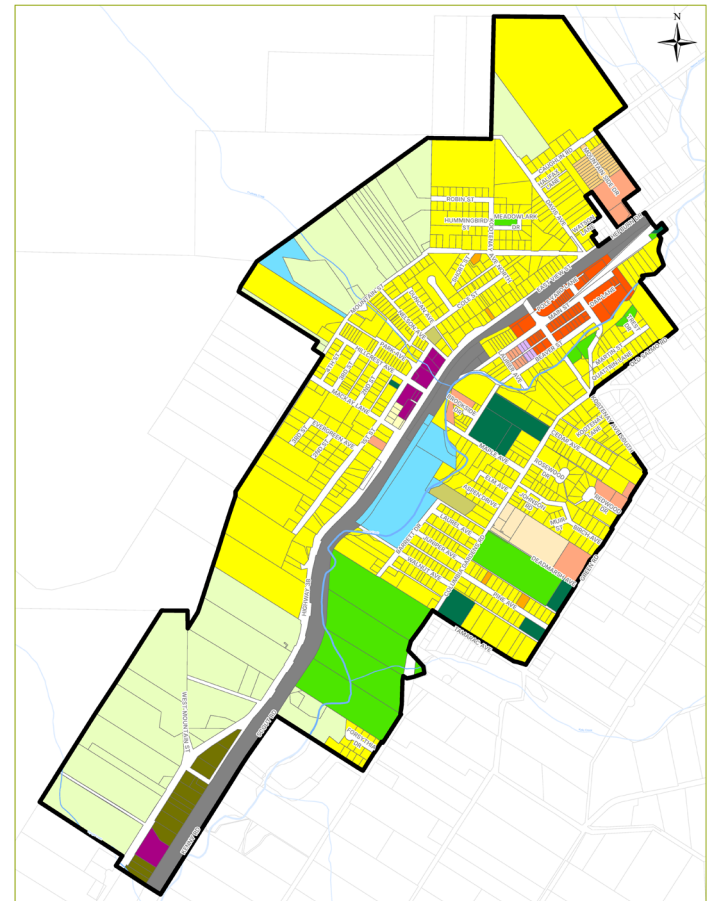
- Merge RU1 & RU2 zones (now called R1)
- Floor Area Ratio rules removed as they are confusing to most people
- Density bonusing is removed (was not being used)
- Updated parking regulations including accessible parking minimums
- Simplified landscaping regulations
- Simplified definitions



Current Zoning Bylaw:

Legend

	Village of Fruitvale
	RU1 - Single and Two Family Housing
	RU2 - Small Lot Single and Two Family Housing
	RM1 - Low Density Multiple Housing
	RM2 - Medium Density Multiple Housing
	RM2D - Medium Density Housing/Duplex Mountain Side
	RMP - Mobile Home Park
	RD1 - Village Centre Downtown Residential Housing
	RMU - Residential Mixed Use
	C1 - Village Centre Commercial
	C2 - Highway Commercial
	RLP1 - Rural Large Parcel 1
	RR1 - Rural Residential 1
	I1 - General Industrial
	P1 - Public Park and Open Space
	P2 - Administration, Public Service and Assembly
	P3 - Utilities



Current Zoning from Schedule A to Bylaw 846, 2013

Legend			
Zone Name			
	RU1 - Single and Two Family Housing		RD1 - Village Centre Downtown Residential Housing
	RU2 - Small Lot Single and Two Family Housing		RMU - Residential Mixed Use
	RM1 - Low Density Multiple Housing		C1 - Village Centre Commercial
	RM2 - Medium Density Multiple Housing		C2 - Highway Commercial
	RM2D - Medium Density Housing/Duplex Mountain Side		RLP1 - Rural Large Parcel 1
	RMP - Mobile Home Park		RR1 - Rural Residential 1
	I1 - General Industrial		P1 - Public Park and Open Space
	P1 - Public Park and Open Space		P2 - Administration, Public Service and Assembly
	P3 - Utilities		Village of Fruitvale

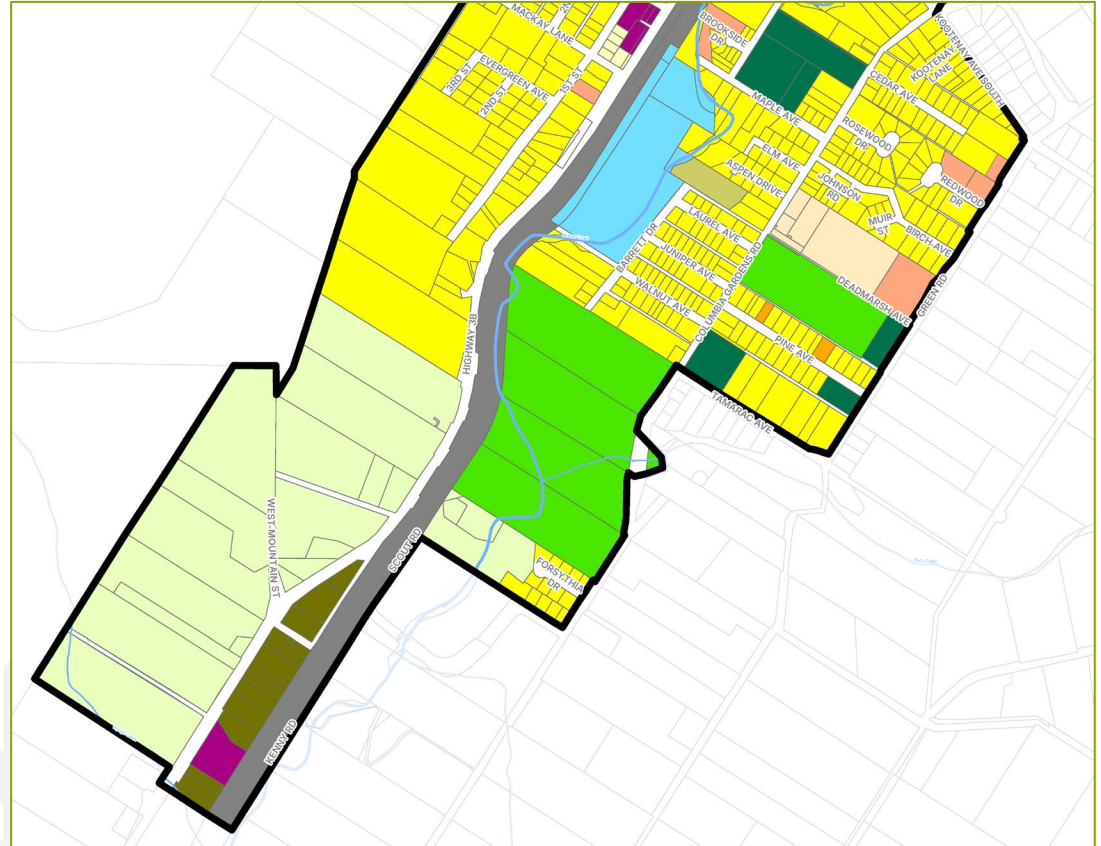


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Current Zoning Map: South

Legend

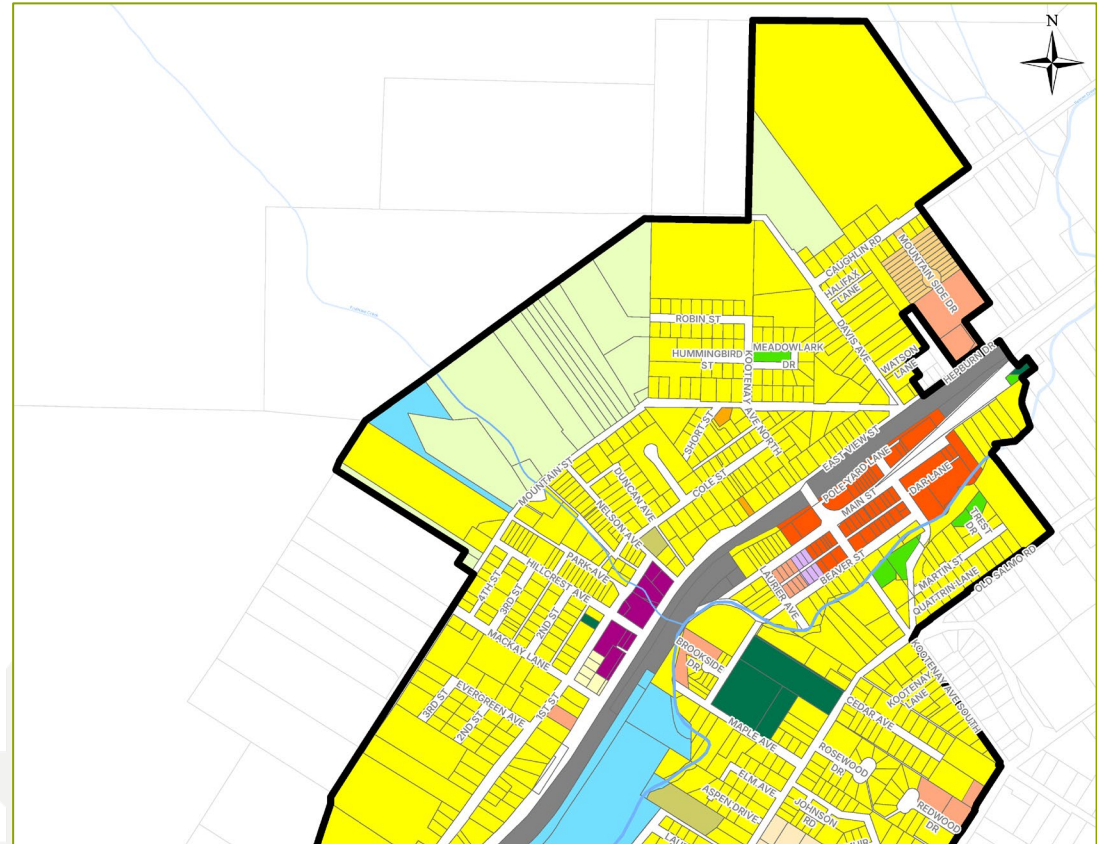
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-  P3 - Utilities



Current Zoning Bylaw Map: North

Legend

-  Village of Fruitvale
-  RU1 - Single and Two Family Housing
-  RU2 - Small Lot Single and Two Family Housing
-  RM1 - Low Density Multiple Housing
-  RM2 - Medium Density Multiple Housing
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-  I1 - General Industrial
-  P1 - Public Park and Open Space
-  P2 - Administration, Public Service and Assembly
-  P3 - Utilities



Zoning Bylaw: More Organized and Easier-to-Use

RU₁ / RU₂ MERGE

- **RU₁ + RU₂ merge into R1 at the RU₂ standards**
- Minimum lot area decrease from 465 → 400 m²
- Minimum lot width 15 → 13 m
- Minimum lot area for duplex 278 → 250 m²/unit
- Minimum Rear setback 6.0 → 4.5 m
- R1 caps density at two units (house + ADU, or duplex) and detached ADUs become permitted on former RU₂ land
- *Note that while the Draft OCP directions allows 3 units per lot, to permit this a rezoning to R2 would be required to allow a 3rd unit. A public hearing would not be required



Other Updates at a Glance

Smaller changes worth knowing

ALSO WORTH KNOWING

OCP:

- Climate adaptation policies
- Indigenous relations section
- Temporary Use Permit framework
- Mobility Corridor (Railway) designation

Zoning Bylaw:

- Housekeeping: definitions, parking, zone consolidation



Next Steps

01

**September 22 –
October 6**

Share your feedback on our poster boards tonight or via our survey

02

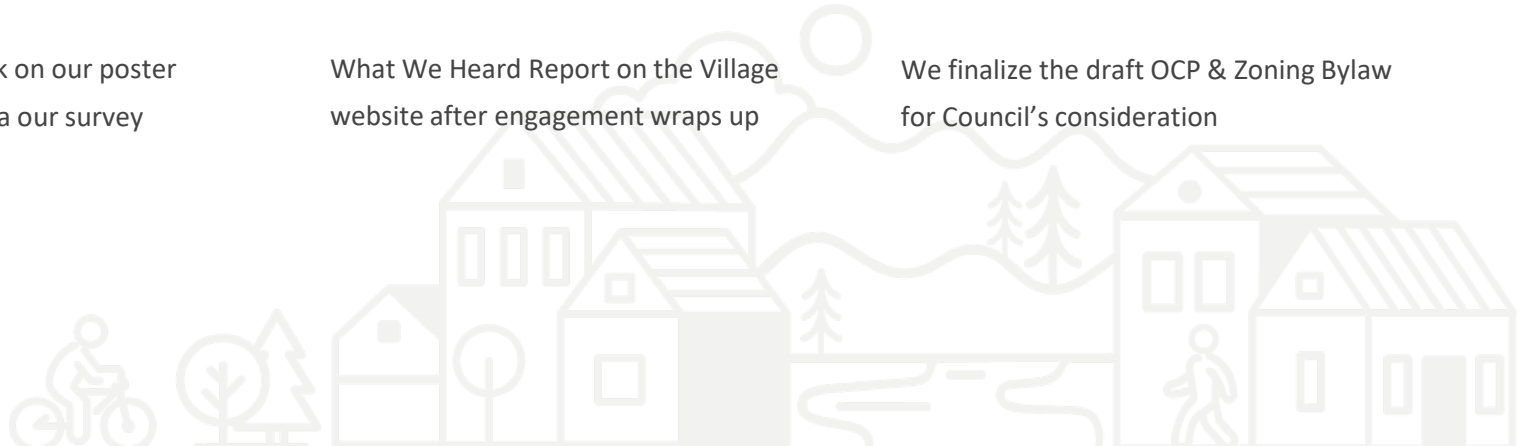
Late October

What We Heard Report on the Village website after engagement wraps up

03

This Fall / Winter

We finalize the draft OCP & Zoning Bylaw for Council's consideration



Thank you.

We welcome your questions.

CONTACT

Fraser Blyth

Principal — Selkirk Planning & Design

fraser@selkirkplanning.ca

TEAM

Selkirk Planning & Design

Bluerock Planning

ARC Engagement

Holton Planning Associates