



Meeting #3 – Issues and Opportunities

April 22, 2026

Village of Fruitvale Office – Council Chambers

3:00-5:00pm

Objectives

- Review vision statement and guiding principles for the OCP
- Identify key issues and opportunities for review.
- Plan engagement activities to involve the general public.

Agenda

1. 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.

2. Adoption of Agenda
3. Adoption of Meeting Notes
4. Review of Vision Statement and Guiding Principles
5. Issues and Opportunities Discussion – Mapping Exercise
6. Public Outreach and Engagement
7. Next steps

Materials

Agenda; March 18 Meeting Notes; Mapping exercise (to be provided at meeting)



Steering Committee Meeting Notes

March 18, 2026

Village of Fruitvale Office – Council Chambers

3:00-5:00pm

Advisory note: *The Steering Committee is an advisory body that provides input to RDKB staff for the Electoral Area A OCP Review. The Committee does not make binding decisions; recommendations and draft materials are subject to further refinement and applicable RDKB processes.*

Steering Committee Members Present: Rob Ironmonger, Lindsay Partridge, Linda Green, Craig Stemmler, Travis Mashford, Kirby Epp, Fred Buckley, Ali Grieve (Director Area A)

Regrets: Shelley Levick, Rick Fillmore

RDKB Staff Present: Liz Moore, Senior Planner

Guests: none

1. Land Acknowledgement

Senior Planner read the land acknowledgement.

2. Adoption of Agenda and Meeting Notes

Agenda and Meeting Notes adoption moved and seconded.

3. Election of Chair

Craig Stemmler was nominated and elected Chair of the Committee.

4. Presentation: Review of last meeting - vision statement

The vision statement from the first meeting:

In 2046, Electoral Area A is a family friendly, affordable community that is open (to change), while maintaining rural character, healthy environment and outdoor amenities.

Some discussion resulted in a refined vision statement:

By 2046, Electoral Area A is a welcoming, family-friendly and affordable community that balances growth with the preservation of its rural character, fosters a healthy natural environment and continues to enhance and maintain its amenities.

Some discussion around the meaning of terms in the vision statement included the following:

- Amenities are overall services, including road infrastructure and water services, but also recreation.
- Family-friendly refers to safety, daycare availability, places that are free to use, inexpensive access to facilities like the pool – it's access to groceries stores, insurance brokers and banks without going far
- Affordable means housing, taxes, and broad ranging stuff like recreation programs, access to free places like parks.
- Growth – it should be noted that Area A can't be separated from Fruitvale in how it operates as a community. Growth is maintaining business, it's modest (just under 2%)
- Rural – low density, green spaces, agriculture – local food production

5. Presentation: Guiding Principles Exercise

Based on current OCP, values outlined in previous meeting and concepts in the vision statement, the following guiding principles were drafted:

- Maintain amenities, including services and infrastructure and enhance public transit options.
- Balance growth with maintaining rural character.
- Supporting agriculture and business development
- Support local food growth and supporting growers.
- Complete community – housing for all stages of life.
- Guiding larger businesses to municipalities with services.
- Family focused programming and spaces – parks, schools and daycares.
- Preserve a healthy, natural environment.
- Protect water and the watershed.
- Variety of recreation opportunities to encourage a healthy active lifestyle.

6. Presentation: Background Report Part 1

Outline of OCP topics, Zoning Bylaw summary appendix handed out.

Interim housing needs report handout to explain the meaning of the components listed that make up the 5-year and 20-year housing needs.

Discussion of housing concerns including some of the following:

- Mention of parcel in Park Siding proposed for subdivision for a relative and how that could create pressure for more subdivisions in rural areas.
- Note on page 25 that Village of Fruitvale denied a subdivision application due to insufficient water infrastructure – It was stated that this was because of the contractor not wanting to pay for the infrastructure to pump water up a hill and not because of a capacity issue.
- On transportation objective – transit model will undergo a service review as current model is not meeting needs of community and costs are high.
- Secondary suites were discussed and what permitting these means for pressure and interests to subdivide a parcel. It was mentioned that people have an interest in having a mortgage – which requires a house to be on a separate parcel.
 - o Secondary suites provide opportunities for families to support each other by living on the same parcel.
 - o At a future date we'll look more closely at approaches and timelines for housing – who's doing what in rural areas.
 - o Future discussion – tensions between wanting to retain the rural character of an area and allow space for people to build homes.
- Policing and the staffing challenges for rural RCMP detachments and what this means for safety – the same challenge was noted for the fire service.
- Future discussion on animals and livestock – where they can be allowed? Conflict with people making noise and firing off fireworks and the fireworks bylaw at Christina Lake was noted.

Buildout capacity numbers from preliminary analysis done for revisions to OCPs across RDKB in response to the Provincial housing legislation Bill 44.

- Committee member discussed how the numbers seemed high and context is needed for what they mean and where housing could be built considering capacity for subdivision in water services and in the water table.

Considerations for connecting commercial to water systems as a guide for what type of businesses can be permitted where.

7. Next Steps

Next meeting – April 22, 3-5pm

- Review Vision and Guiding Principles
- Background report Part 2
- Issues Identification
- Plan for first survey and Open House

Future meetings

- No meeting May
- June 17

Action Items from Meeting

Action	Owner	Due
Cleaning up guiding principles	Senior Planner	April 22 meeting

Vision Statement and Guiding Principles

Vision Statement:

In 2046, Electoral Area A is a welcoming, family-friendly and affordable community that balances growth with the preservation of its rural character, fosters a healthy natural environment and continues to enhance and maintain its amenities.

Guiding Principles:

- Maintain amenities, including services and infrastructure
- Variety of recreation opportunities to encourage a healthy, active lifestyle.
- Enhance public transit options.
- Balance growth with maintaining rural character.
- Complete community – housing for all stages of life.
- Family focused programming and spaces – parks, schools and daycares.
- Guiding larger businesses to municipalities with services.
- Supporting agriculture and business development
- Support local food growth and supporting growers.
- Preserve a healthy, natural environment.
- Protect water and the watershed.

The Principles from last meeting were grouped into 5 categories:

1. Managed Growth that Respects Rural Character

Support thoughtful growth that maintains rural character while directing higher-density housing and larger-scale business development to areas with appropriate services and infrastructure.

2. A Complete and Family-Oriented Community

Foster a complete community that supports residents at all stages of life, with access to diverse housing, family-focused programs, schools, childcare, parks and inclusive public spaces.

3. A Resilient Local Economy and Food System

Strengthen the local economy by supporting agriculture, local food production, and business development, with an emphasis on sustainability and local resilience.

4. Connected, Accessible Infrastructure and Services

Maintain and enhance community infrastructure, amenities, and services, while improving transportation options, including public transit and active transportation networks.

5. Environmental Stewardship and Watershed Protection

Protect and enhance the natural environment, with a focus on preserving ecosystems, safeguarding water resources, and maintaining long-term watershed health.

What do these get used for?

A vision statement lays out the end goal. The OCP can be structured around providing land uses and policy to meet that vision.

The Guiding Principles lay out the components to be addressed to meet the vision.

These statements will be refined throughout the OCP review process.

They will help shape reviewed and new policies in the updated OCP and will give guidance on what the intentions of policies were for future amendment processes.

Public Outreach and Engagement

Tweaks to engagement schedule

Post cards mail out in May

Post Cards will go to every household letting residents know about the OCP process and directing them to the online engagement page.

Open House – early to mid-June - to be confirmed

Phase 1: Understanding	2026	
	January	Steering Committee meeting
	March	Steering Committee meeting
	April	Steering Committee meeting
Phase 2: Listening	May	Letters to Interested Parties Postcard mail out Launch of online engagement page (Join the Conversation)
	June	Steering Committee meeting Social Media Posts/ads Open House#1
	July/ August	Updates to Online Materials Engagement Summary
	September	<i>September 11 - Local Government election nominations close</i> Steering Committee meeting (may be cancelled for UBCM)
	October	<i>October 17 - Local Government Elections</i> Steering Committee meeting – may be cancelled for Election.

	November	Steering Committee meeting
	December	No meetings
Phase 3: Writing and Refining	2027	
	January	Steering Committee meeting
	February	Steering Committee meeting Social Media Posts/ads Survey Open House #2
	March	Steering Committee meeting Engagement Summary
	April	Steering Committee meeting
	May	Steering Committee meeting Final Engagement Summary
	July/August	No Steering Committee Meetings Online sharing of Engagement Summary and Draft
	September	Steering Committee Meeting Social Media Posts/ads Open House #3
	October/November	Draft OCP to Board of Directors Social Media Posts/ads Public Hearing
Phase 4: Finalizing	January 2028	OCP and Public Hearing Minutes to Board of Directors