

# CLEARWATER OFFICIAL COMMUNITY PLAN (OCP) UPDATE

## Our Plan...Our Future...Our Clearwater

### What's Happening?

The District of Clearwater is updating its Official Community Plan (OCP) — the community's most important land use planning document. The current OCP is over 13 years old and no longer reflects Clearwater's changing needs and priorities.

### 1. What is an OCP?

An Official Community Plan is a long-term strategy that outlines the community's shared vision for the future. It guides decisions about:

- Housing and land use
- Transportation and infrastructure
- Parks and recreation
- Environmental protection
- Economic development

This update will ensure the OCP remains a relevant and effective tool to help build a resilient, vibrant, and sustainable Clearwater.

### 2. Why Are We Updating It?

- OCPs are usually reviewed every five years to stay current and responsive.
- In 2023, the Province introduced new legislation requiring communities to plan for housing needs over the next 5 and 20 years.
- Updating the OCP helps Clearwater manage growth, identify development trends, and plan for the infrastructure and services needed in the future.

### 3. Land Use Designations

The OCP includes land use designations that guide where and how different types of development can happen. These designations will be reviewed and updated as part of the OCP process.

#### Current Land Use Designations

- Rural Resource
- Residential
  - Country Residential
  - Suburban Residential
  - Urban Residential
- Agricultural Land Reserve (ALR)
- Commercial
- Industrial
- Institutional
- Strawberry Flats Overlay
- Parks, Trails and Recreation
- Aggregate and Mineral Resources
- Hazard Lands

### How Can You Participate?

- Complete the online survey
- Sign up for the OCP Mailing list - [ocp@docbc.ca](mailto:ocp@docbc.ca)
- Visit the OCP Update website by scanning the QR Code below

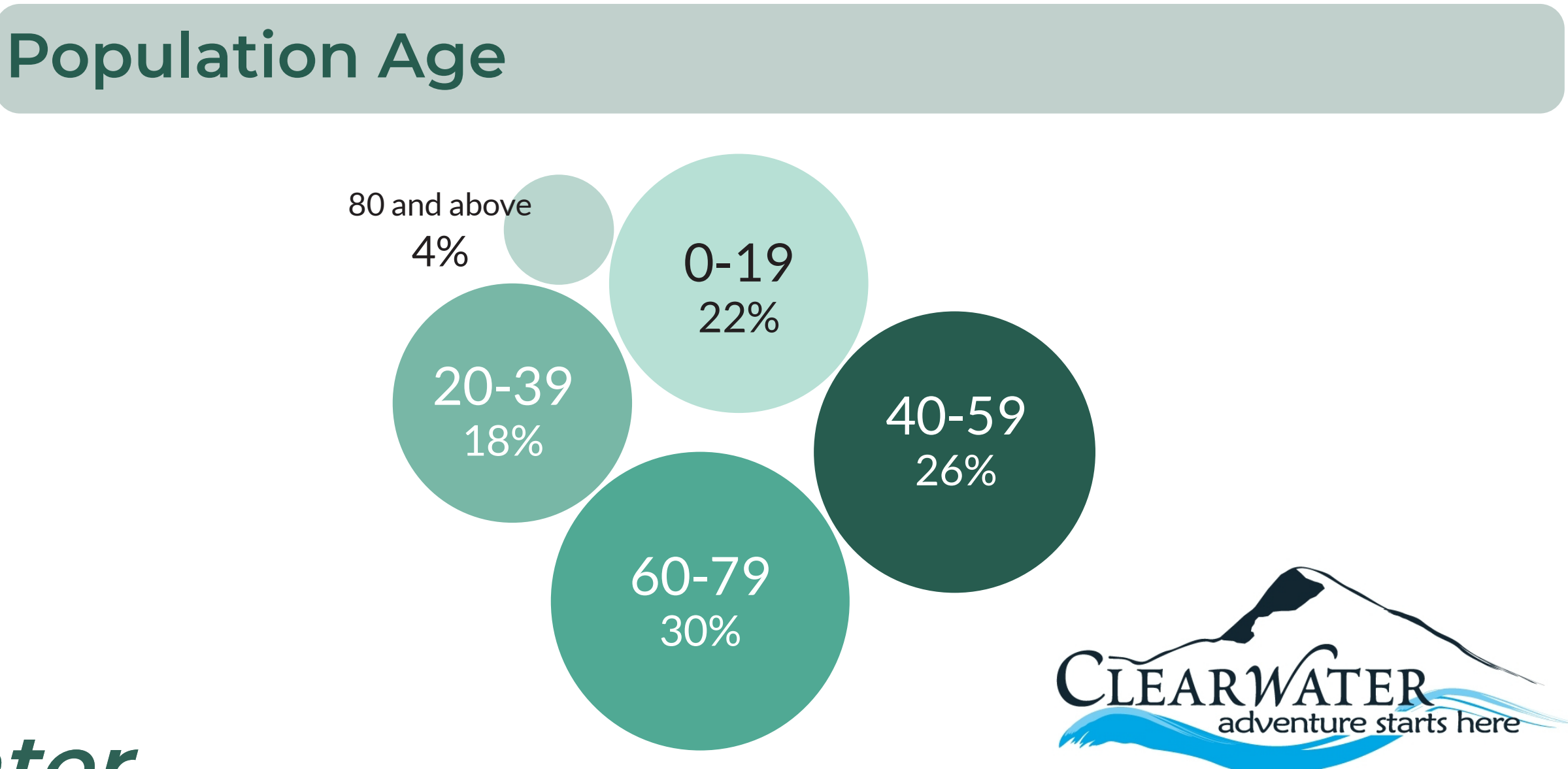
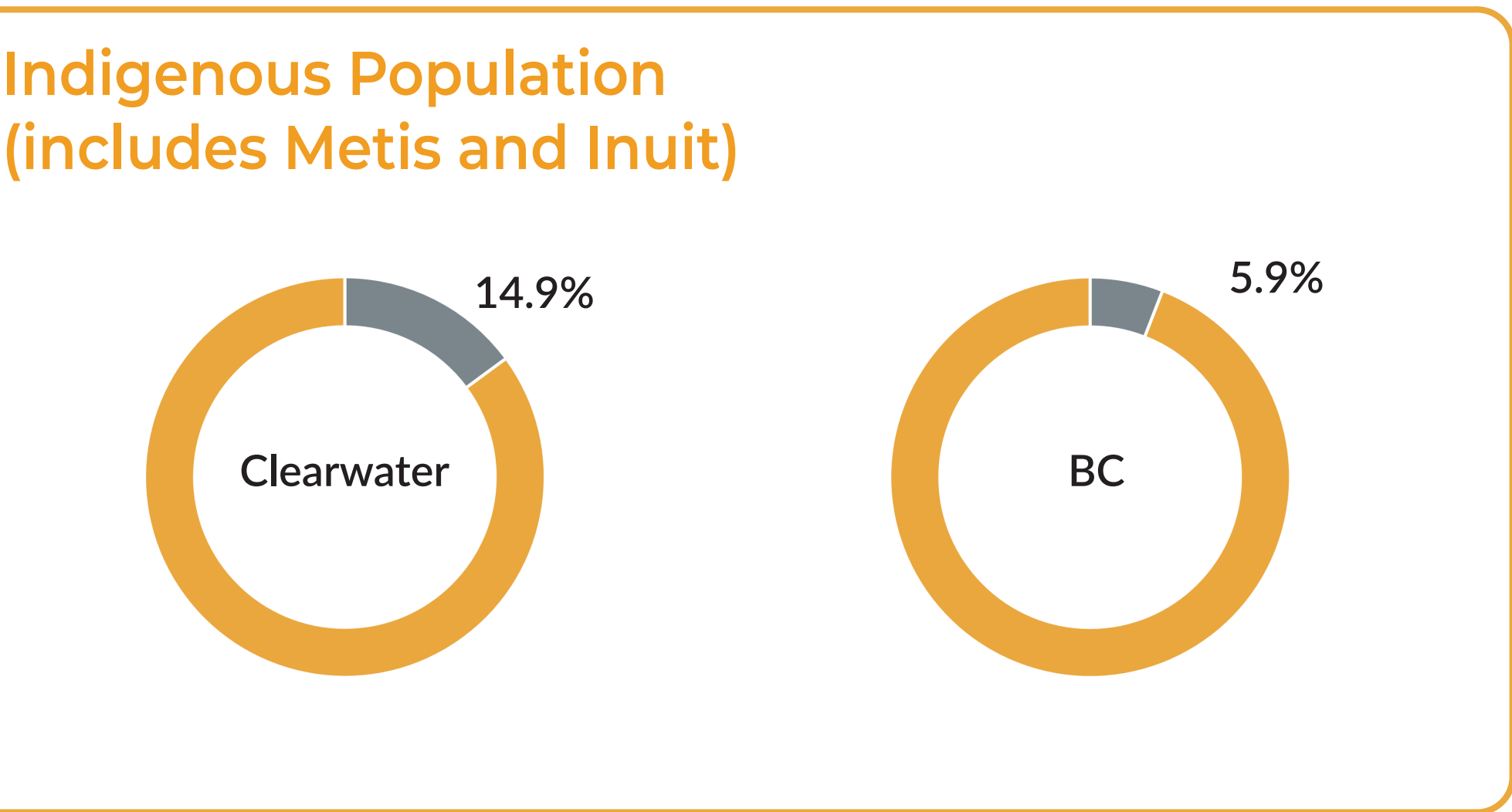
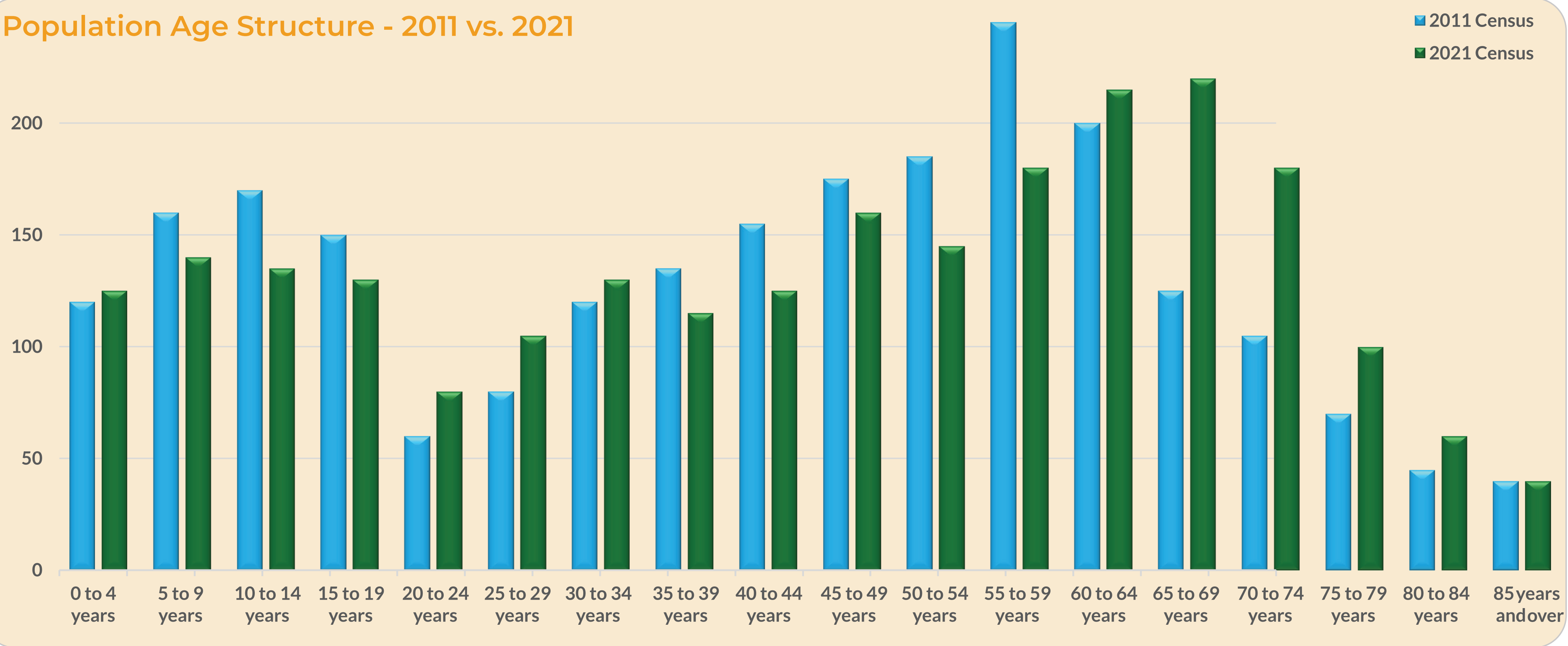
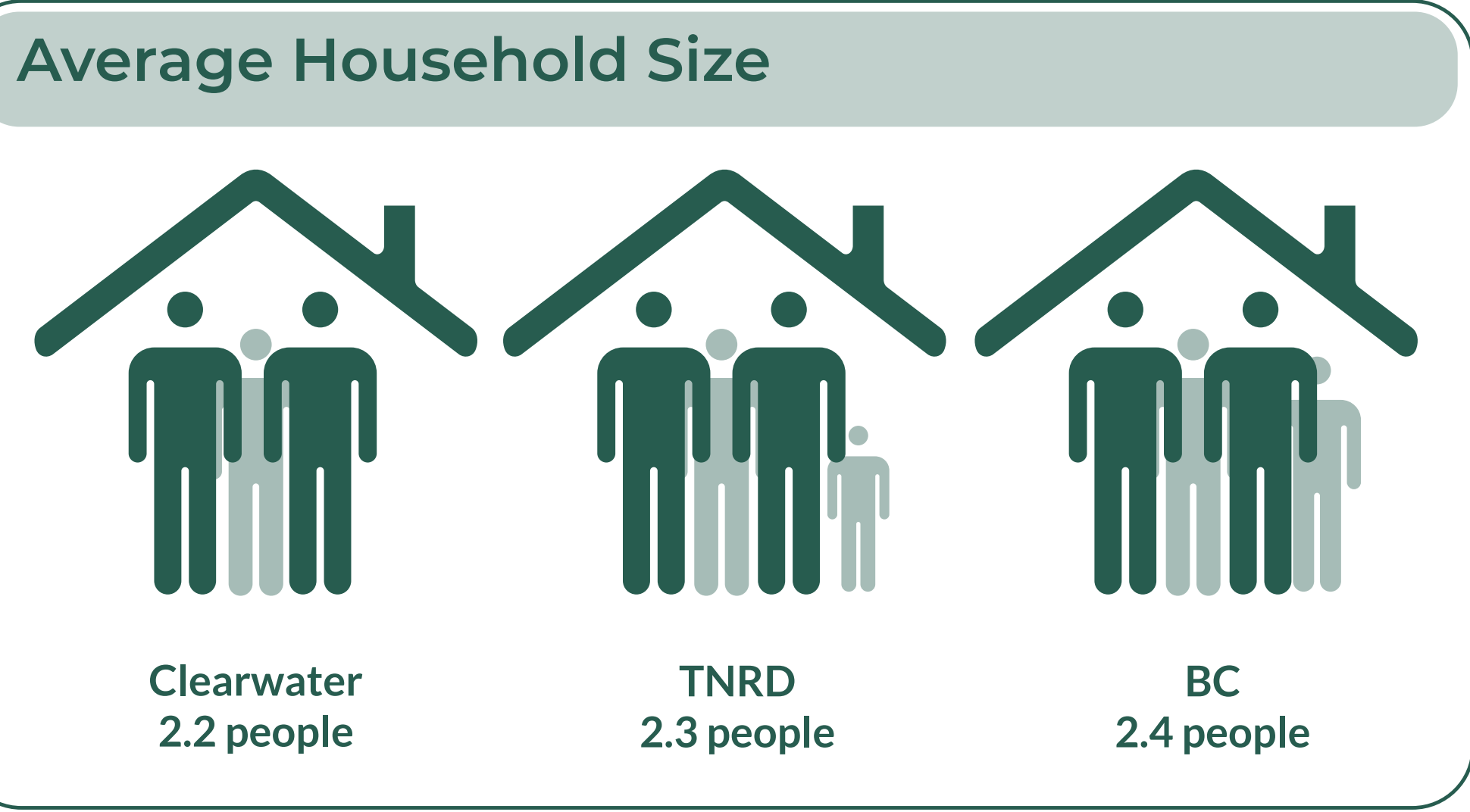
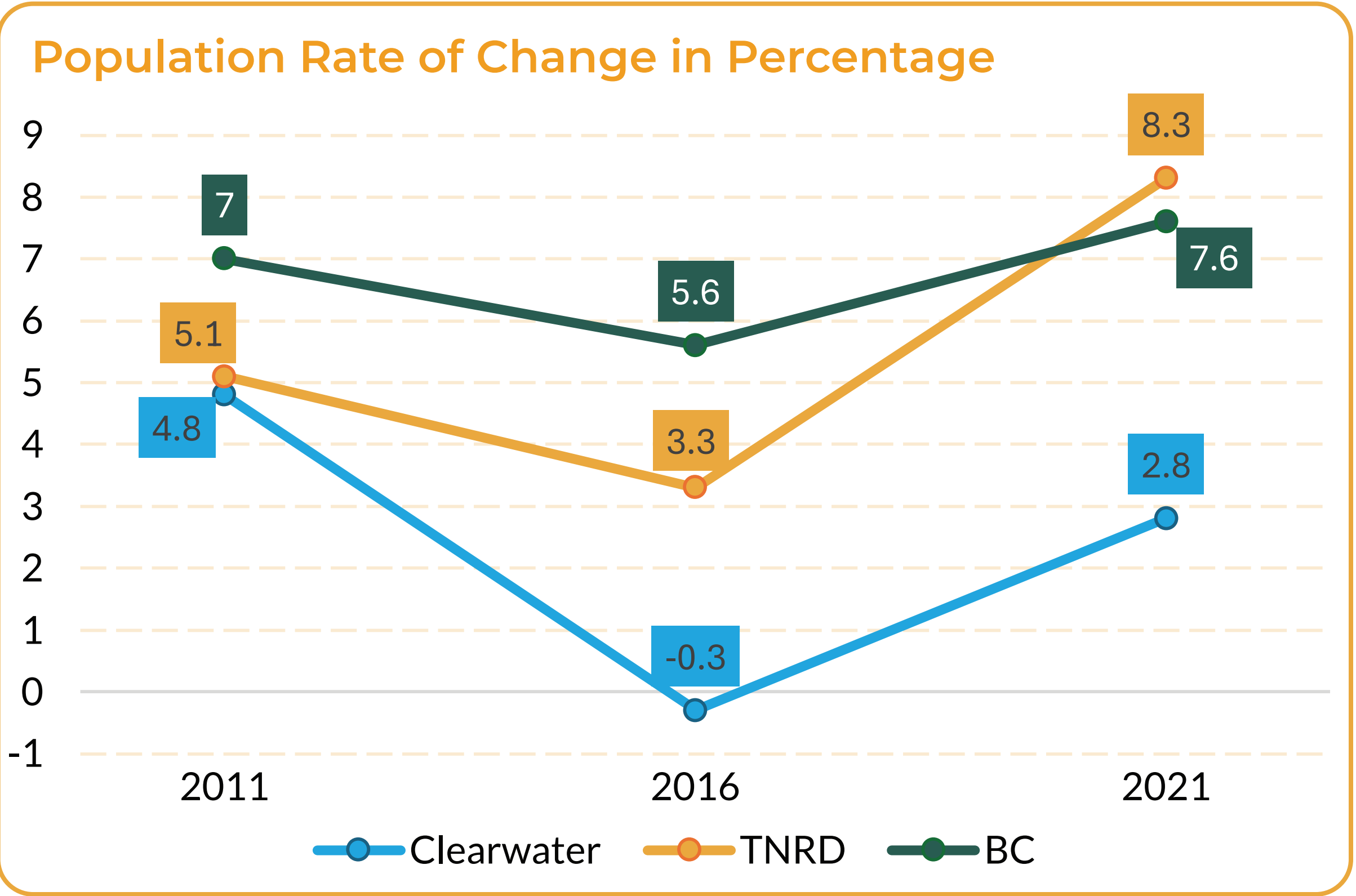
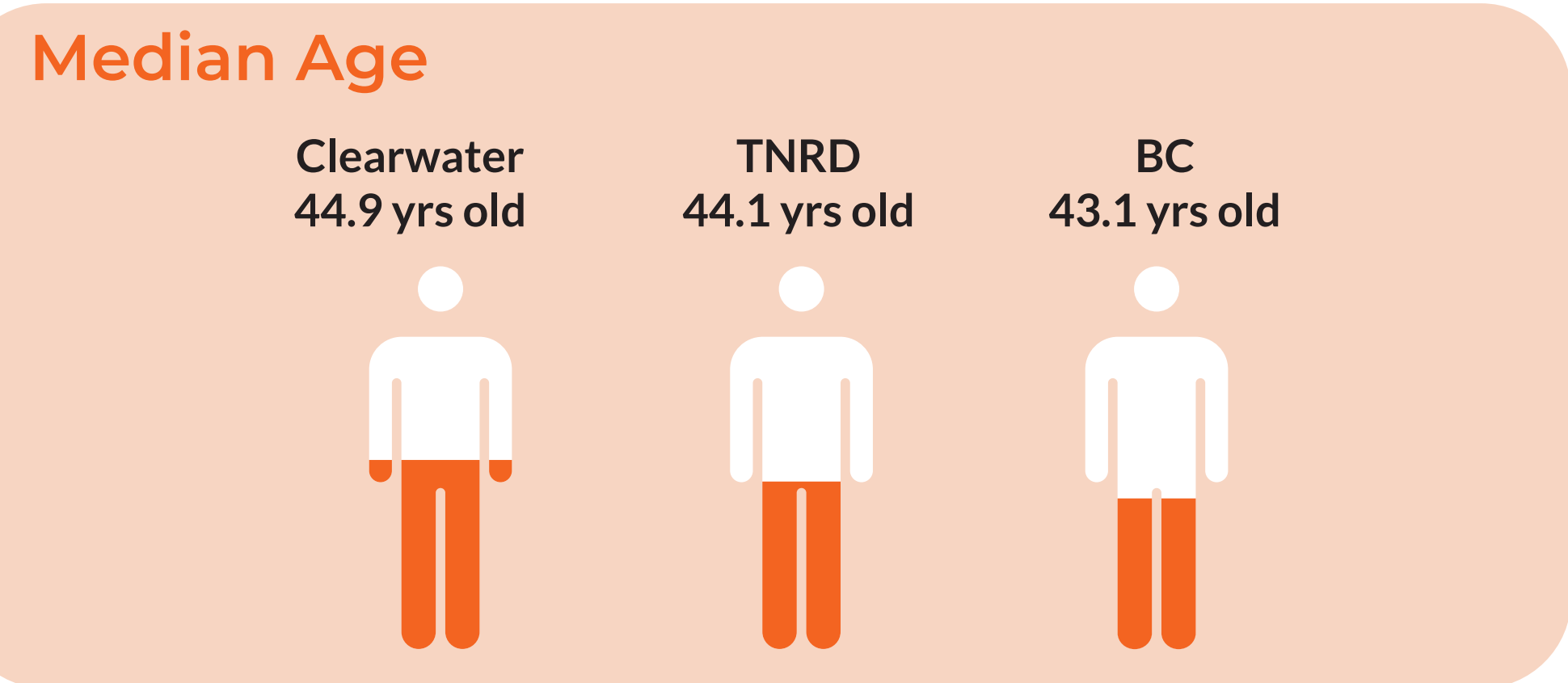
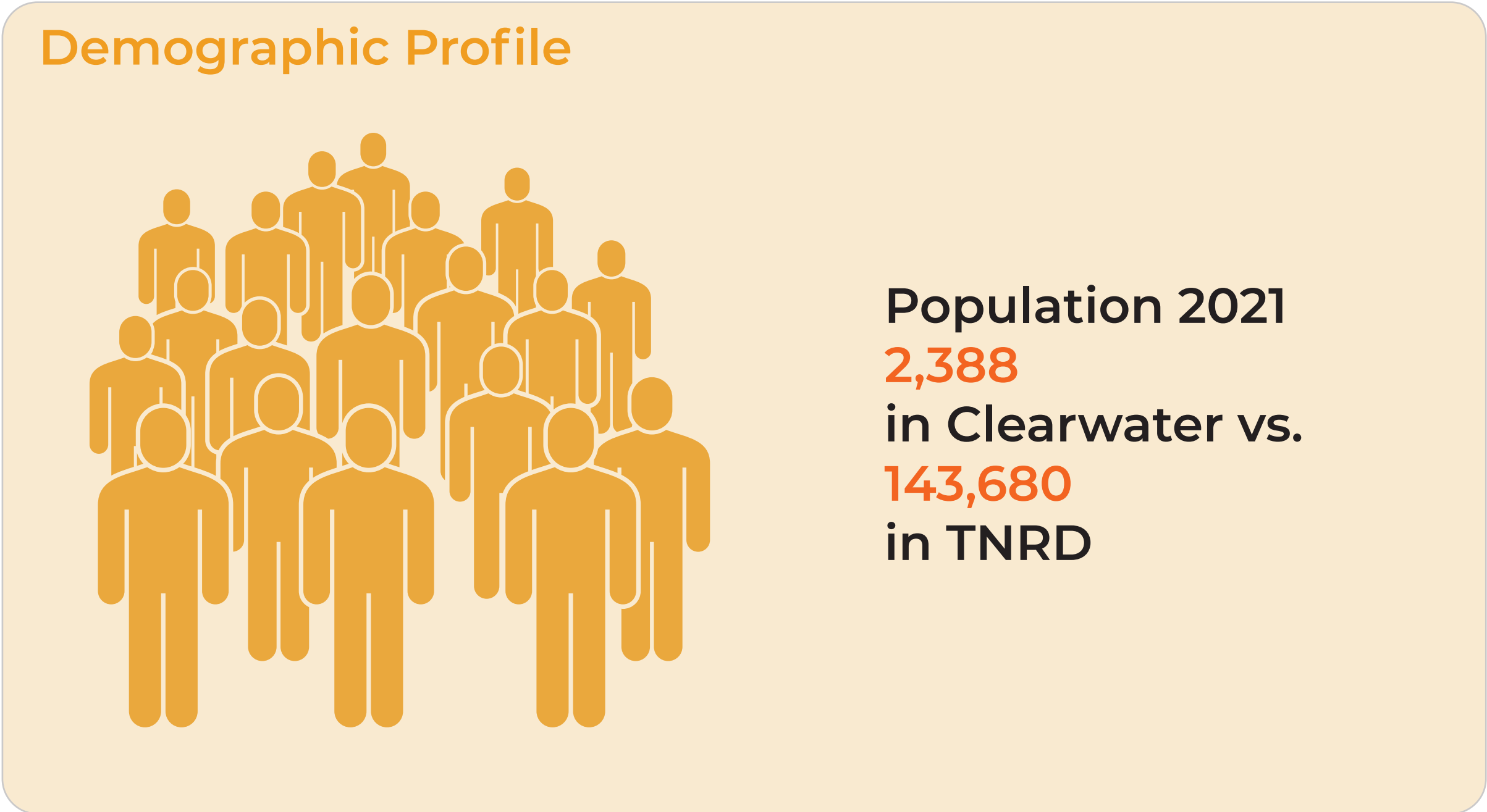
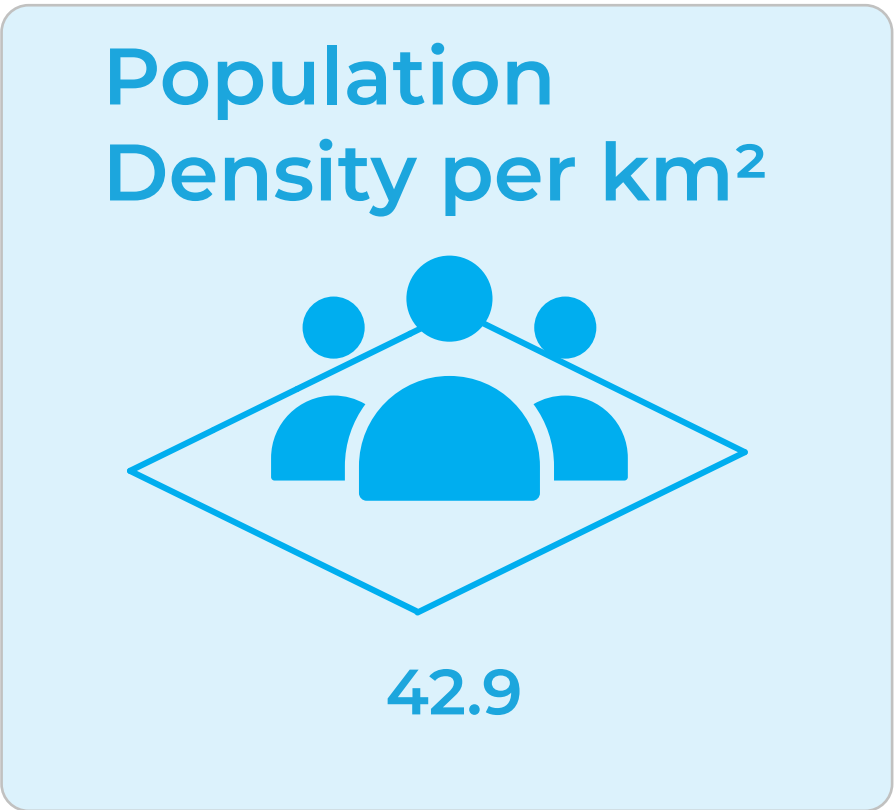
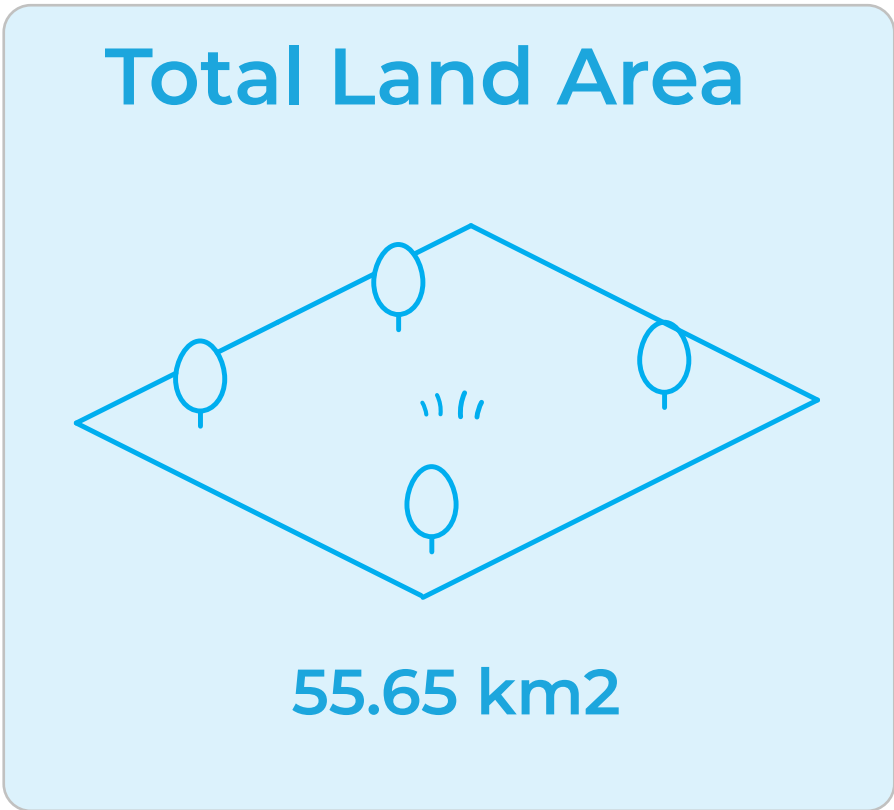


<https://www.districtofclearwater.com/ocp/>



# DEMOGRAPHICS & TRENDS

Looking at demographic trends over time and comparing Clearwater to the Thompson Nicola Regional District (TNRD) provides important context to understanding the community. Data from 2011 census was used to highlight trends from the 2012 OCP. The 2021 census was used for current data.



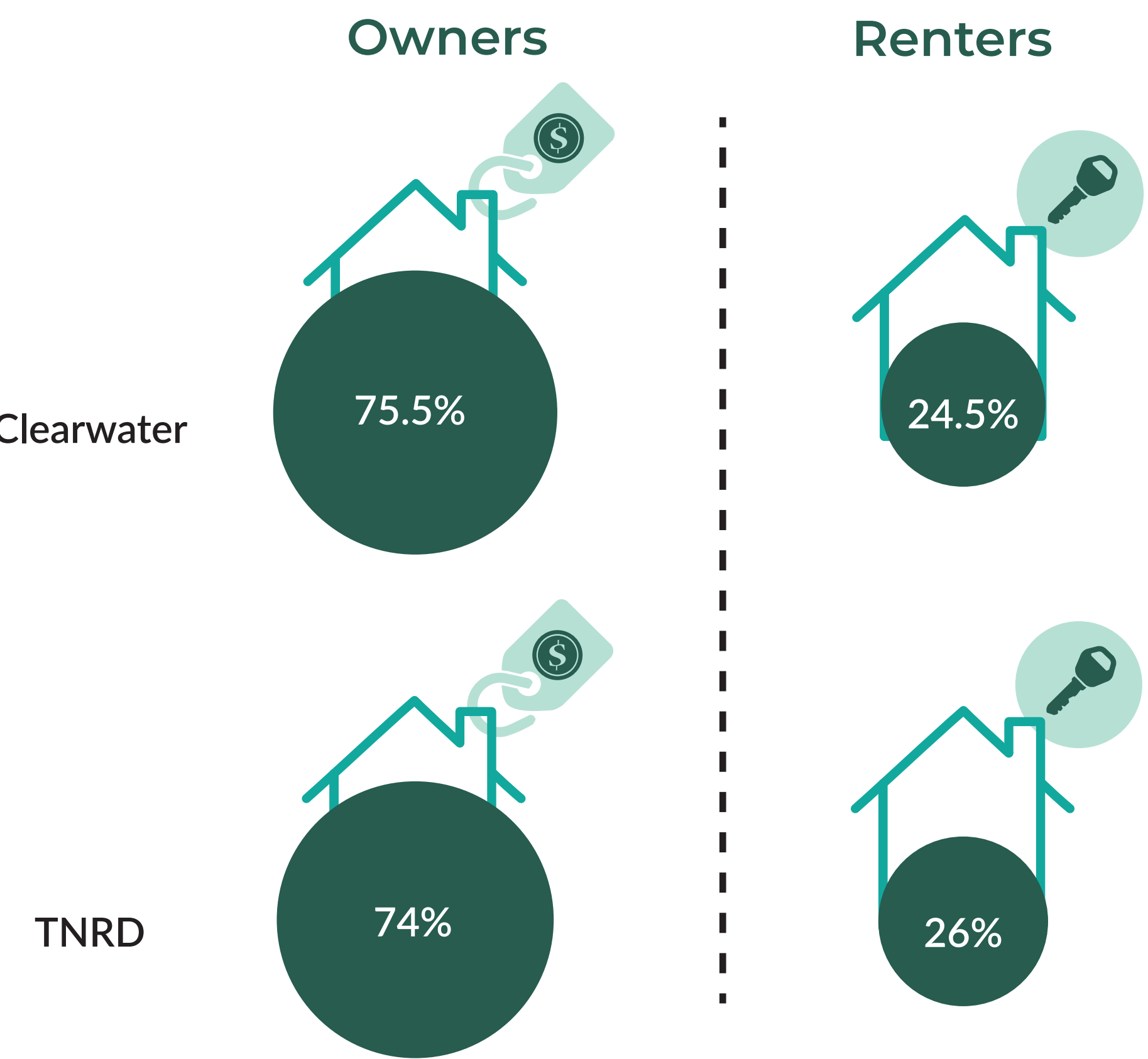
# DEMOGRAPHICS & TRENDS

## Housing Types

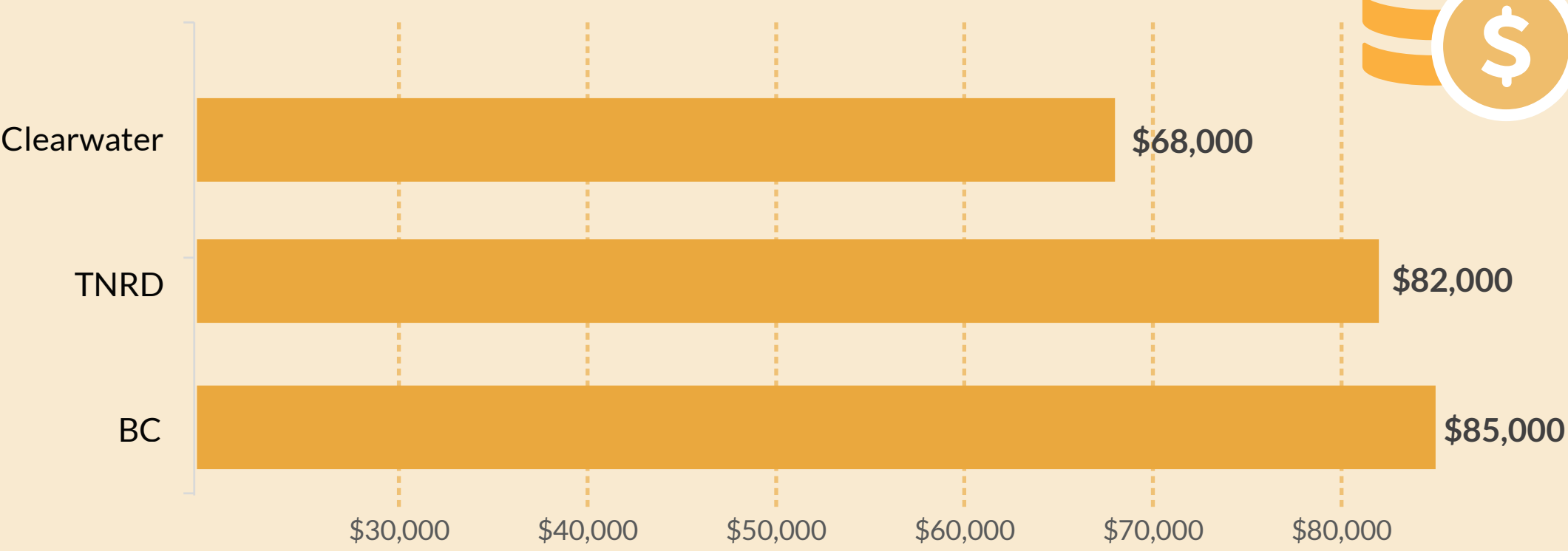


Total Private Dwellings = 1145

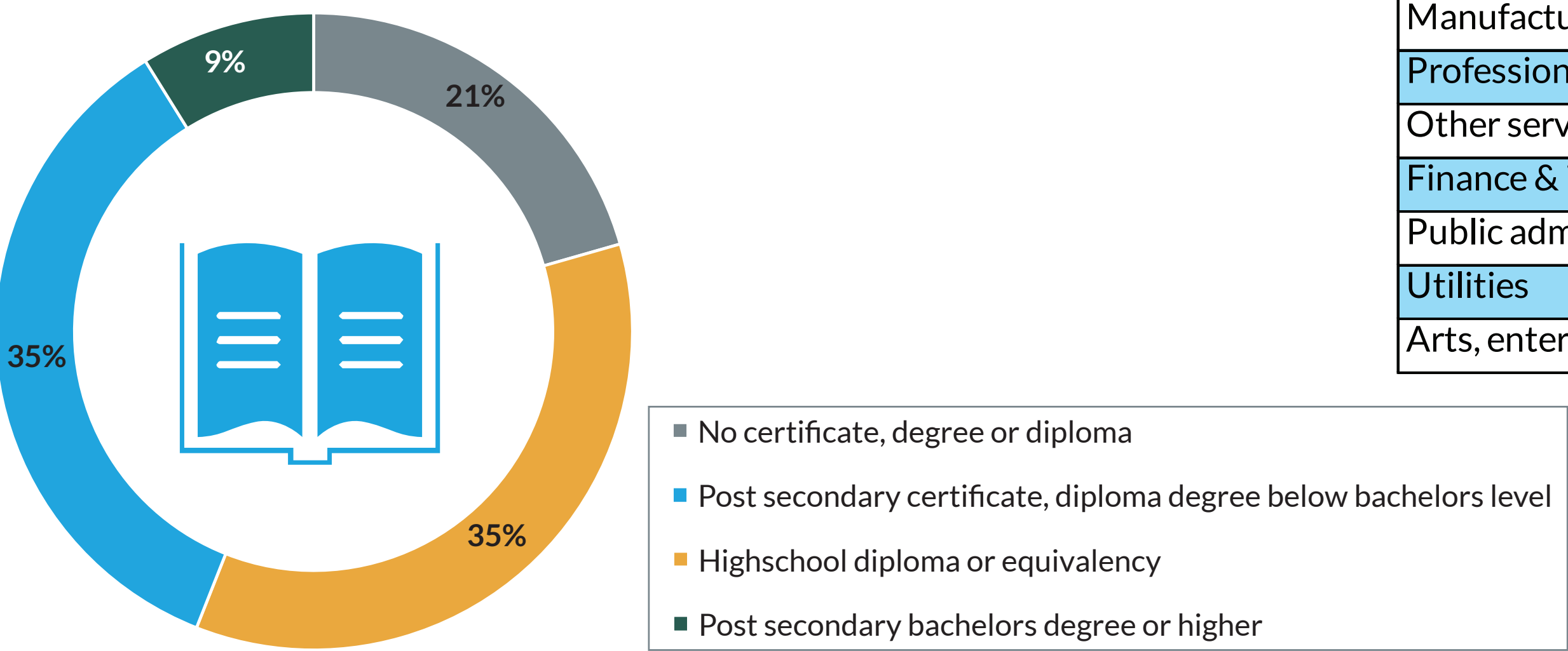
## Ownership



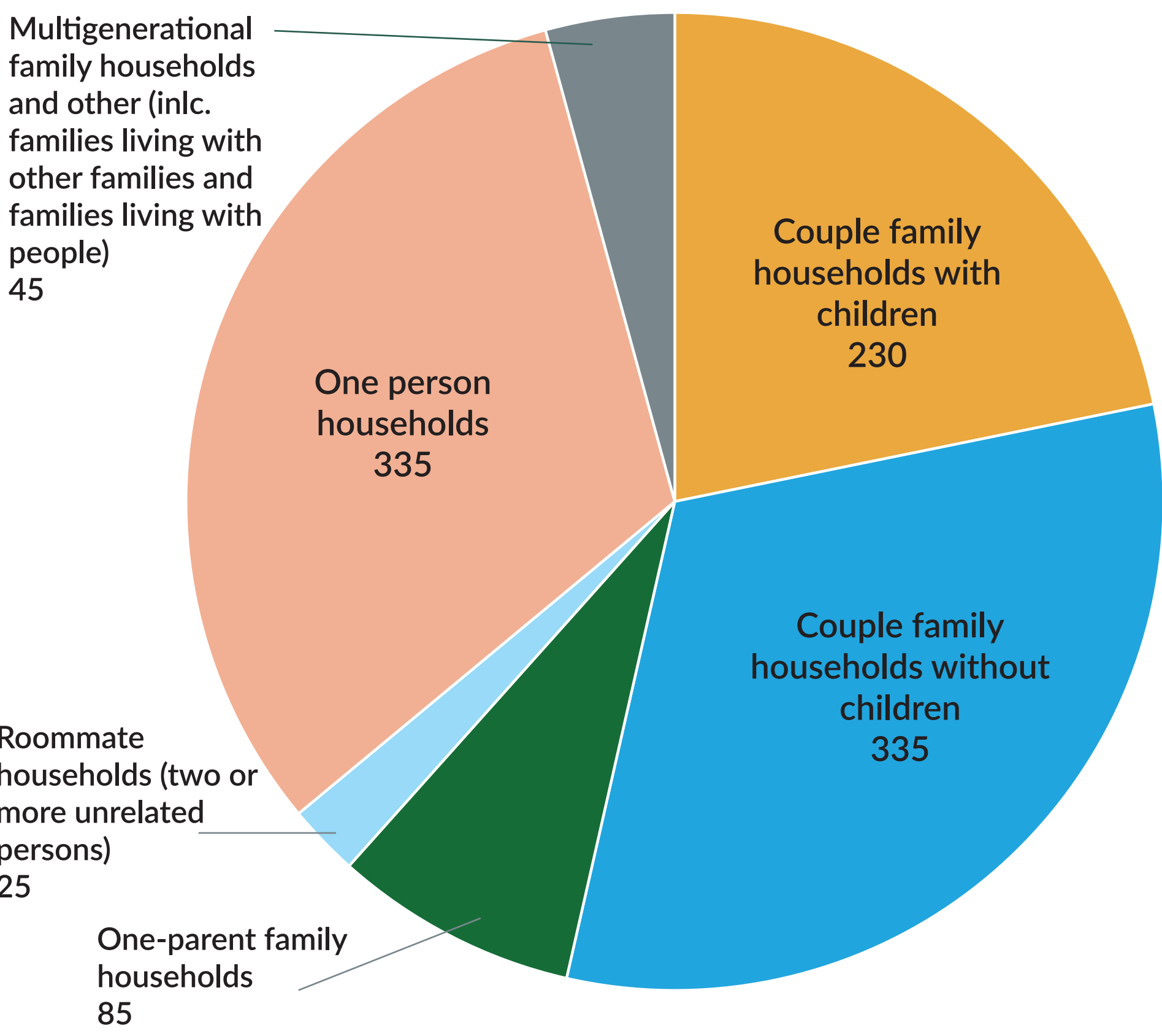
## Average Total Household Income in 2020



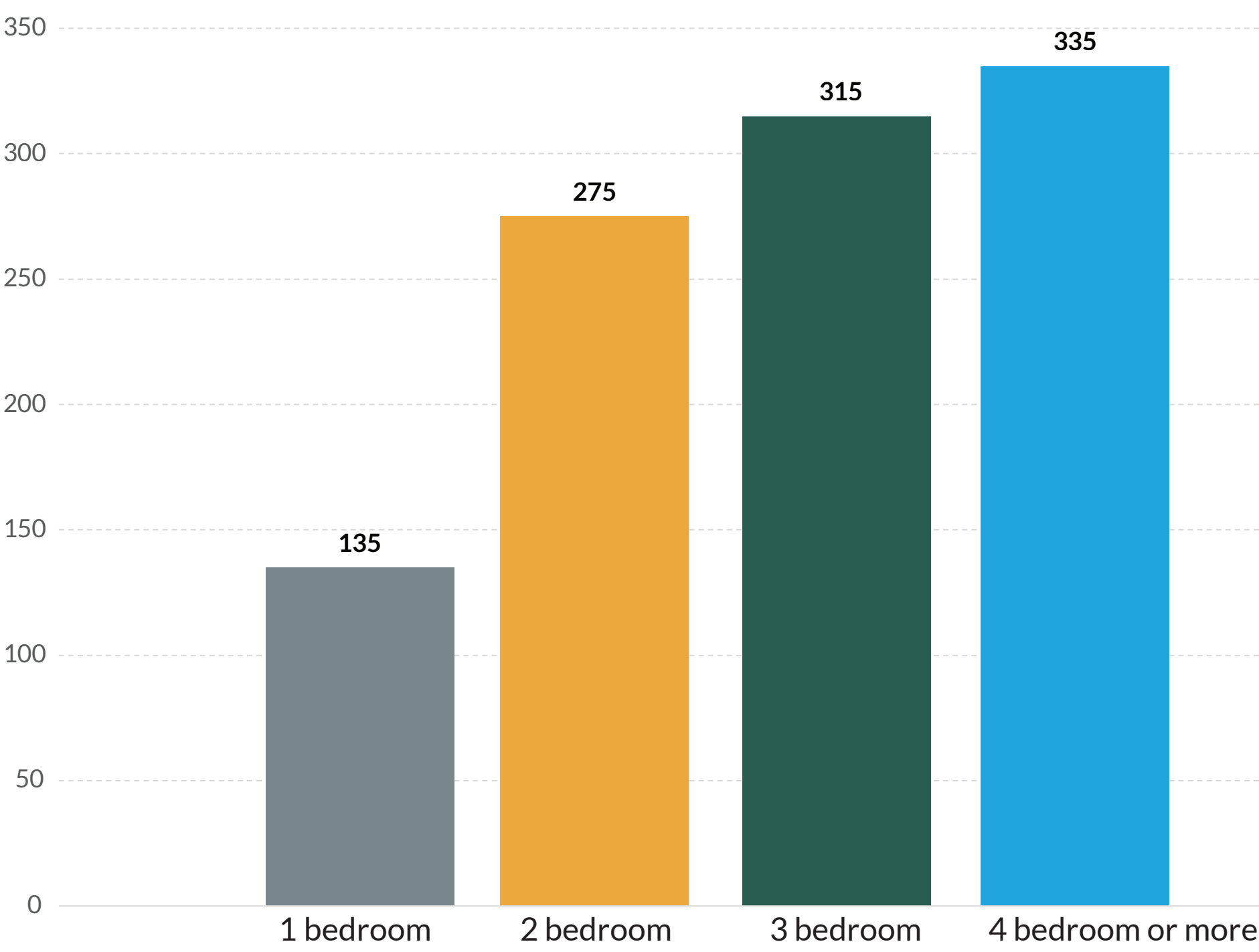
## Education



## Household Characteristics



## Bedroom Counts



## Occupation

| Industry Sector                                                  | Employment Count | Percentage of Total Employment |
|------------------------------------------------------------------|------------------|--------------------------------|
| Retail trade                                                     | 125              | 13%                            |
| Agriculture, forestry, fishing & hunting                         | 105              | 11%                            |
| Health care & social assistance                                  | 105              | 11%                            |
| Accommodation & food services                                    | 110              | 11%                            |
| Construction                                                     | 100              | 10%                            |
| Educational services                                             | 95               | 10%                            |
| Administrative, support, waste management & remediation services | 65               | 7%                             |
| Transportation & warehousing                                     | 55               | 6%                             |
| Mining, quarrying, & oil/gas extraction                          | 40               | 4%                             |
| Manufacturing                                                    | 40               | 4%                             |
| Professional, scientific & technical services                    | 35               | 4%                             |
| Other services                                                   | 30               | 3%                             |
| Finance & insurance                                              | 15               | 2%                             |
| Public administration                                            | 20               | 2%                             |
| Utilities                                                        | 10               | 1%                             |
| Arts, entertainment & recreation                                 | 10               | 1%                             |

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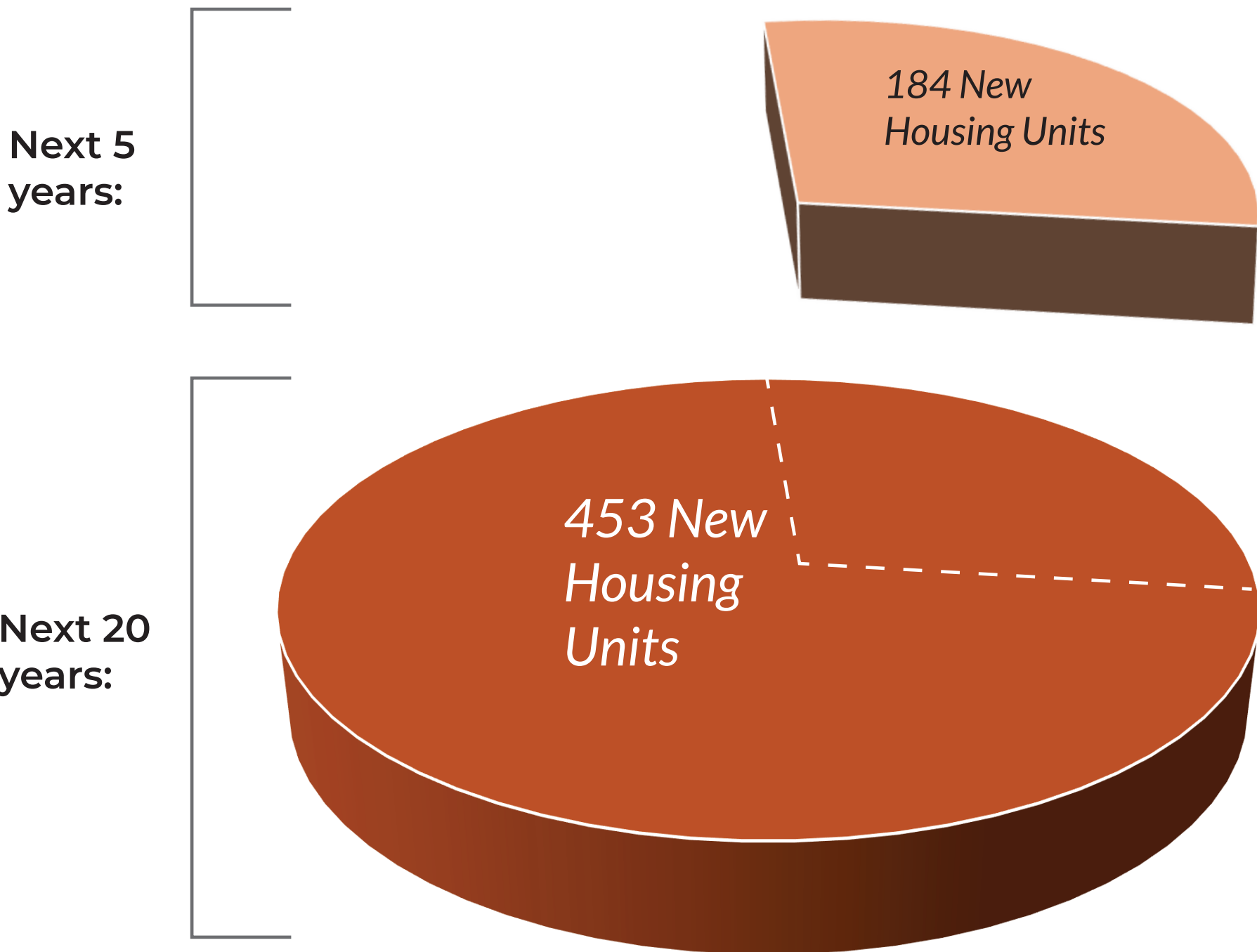


# HOUSING NEEDS IN CLEARWATER

Building a complete community means ensuring that everyone has access to housing options that meet their needs. To support this, the Province of British Columbia requires local governments to update their Official Community Plans (OCPs) based on a Housing Needs Assessment, which looks ahead 5 and 20 years.

These targets are based on the Province’s standardized methodology and reflect the following six key components of housing need:

## Clearwater’s Housing Targets



A.

Core Housing Needs

This refers to households (both renters and owners) that:

- Live in homes that are too small or in poor condition, and
- Spend 50% or more of their pre-tax income on housing, and
- Cannot find affordable, adequate, and suitable housing in the community

B.

Homelessness

Clearwater’s homelessness estimate is based on regional data. According to the 2021 Estimate of the Homeless Population in BC, there are 1,151 people experiencing homelessness in the Thompson-Nicola Regional District. Based on population share, Clearwater’s estimated portion is approximately 19.5 individuals.

C.

Suppressed Household Formation

In communities facing housing stress, people often delay or avoid forming independent households. This includes:

- Adult children living with parents longer than usual
- Roommates sharing housing out of necessity
- Couples cohabiting earlier or staying in unhealthy relationships due to housing costs

D.

Projected Growth

Population growth projections are based on the BC Stats PEOPLE model, which considers:

- Age and sex cohorts
- Births, deaths, and migration
- Employment trends, building permits, and community plans

These projections help estimate future housing needs.

E.

Vacancy Rate

A 3% rental vacancy rate is considered balanced. When rates fall below this:

- It indicates a shortage of available rental units
- Rents tend to rise due to increased competition

F.

Local Demand (Demand Buffer)

This accounts for additional housing needed beyond the minimum to:

- Support a healthy housing market
- Provide flexibility and choice for residents

| Component                            | 5 Year Need | 20 Year Need* |
|--------------------------------------|-------------|---------------|
| A. Extreme Core Housing Need         | 10.13       | 40.53         |
| B. Persons Experiencing Homelessness | 9.73        | 19.46         |
| C. Suppressed Household Formation    | 1.78        | 7.13          |
| D. Anticipated Growth                | 139.36      | 296.04        |
| E. Rental Vacancy Rate Adjustment    | 1.09        | 4.35          |
| F. Additional Local Demand           | 21.44       | 85.75         |
| Total New Units – 5 years            | 184         |               |
| Total New Units – 20 years           |             | 453           |

\* Includes 5 Year Need

## 20 Year Housing Needs by Type

