

# WHAT WE HEARD REPORT

Fall 2025

Public Engagement

Official Community Plan Update



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# 1 ENGAGEMENT SUMMARY

The District of Clearwater is undertaking a comprehensive engagement process to update its Official Community Plan (OCP). This process involves various activities, including open houses, community pop-ups, focused group interviews, and surveys, to gather input from residents and interest groups. The feedback collected during public engagement has been instrumental in shaping the draft OCP update, ensuring it reflects the community's values, needs, and aspirations.

## Key Themes Heard from the Community – Phase 1

### Community Vision and Identity

Residents emphasized the importance of preserving Clearwater's small-town charm while planning for strategic growth. There is a strong desire to maintain the community's character, with suggestions to rebrand areas to emphasize local identity.

### Housing Affordability and Diversity

Affordable and diverse housing options are a priority for the community. Participants highlighted the need for assisted living facilities, affordable rentals, and housing options for seniors and young families. There is also support for flexible zoning to allow for various housing types, including carriage homes, garden suites and modular dwellings

### Economic Development and Business Support

The community expressed a need for a defined town centre or commercial core to support local businesses and attract new opportunities. Suggestions included creating a centralized, walkable "main street" or "town centre" and revitalizing or repurposing areas like the former Brookfield Mall. There is also a call for streamlined zoning and permitting processes to reduce barriers for businesses.

### Infrastructure and Transportation

Improving infrastructure and transportation is a key concern. Residents want better roads, sidewalks, and pathways to enhance walkability and connectivity. There is also a need for improved public transit and parking facilities, as well as infrastructure to support digital businesses. Safety is a big concern, especially at the roundabout area.

## Recreation and Community Facilities

The community values recreational and community facilities, with strong support for multi-use indoor and outdoor spaces. Suggestions included developing a community centre with a pool, gym, and youth hub, as well as expanding trail networks and creating more recreational areas for all ages.

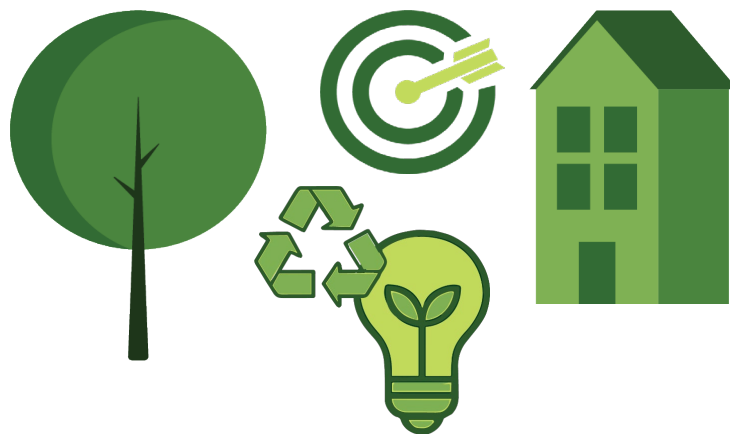
## Environmental Health and Safety

Environmental health and safety are critical considerations for the community. Concerns include wildfire risk, indoor air quality, and radon levels. There is also a focus on protecting water resources and promoting sustainable practices, such as using local wood in construction and supporting biomass energy.

The feedback gathered through the engagement process has provided valuable insights into the community's priorities and aspirations. These key themes will guide the OCP update, ensuring it aligns with the values and needs of Clearwater's residents.

## Community Feedback on Draft Directions – Phase 2

Following the first round of engagement, the project team prepared draft land use designations, vision statement, and goals based on community feedback. On October 22, 2025, a second open house was held to present these draft directions and gather community input on the proposed changes. Approximately 35 community members attended to review maps showing proposed land use changes, comment on the draft vision and goals, and provide feedback on additional topics including short-term rentals. This second round of engagement was critical to ensure the draft OCP directions aligned with community values before moving forward to a full draft plan.



## 2 PROJECT BACKGROUND

The District of Clearwater, incorporated in 2007, is a small community of just over 2,300 residents located along Highway 5, approximately 1.5 hours drive north of Kamloops and known as the gateway to Wells Gray Provincial Park. While historically reliant on forestry, the local economy has diversified to include tourism, outdoor recreation, and small business, with healthcare and education among the largest employers.

The current Official Community Plan (OCP) was adopted in 2013. The 2024 update integrates findings from the Housing Needs Assessment, updated provincial requirements, population projections, and mapping to guide future planning.

Public engagement is central to this update. Community members including residents, business owners and identified interest groups were invited to share their perspectives, priorities, and ideas to ensure the OCP reflects the values of the community.

This report presents what we heard throughout the 1<sup>st</sup> round of engagement, summarizing feedback on community needs, priorities, and aspirations. Readers will see the themes, insights, and perspectives that continue to inform the OCP update and guide the planning process for Clearwater's future.



# 3 OVERVIEW OF ENGAGEMENT ACTIVITIES

To update Clearwater's Official Community Plan (OCP), a variety of engagement activities were conducted to gather input, spark conversation, and ensure that the voices of all residents were heard. These activities included an interactive open house, community pop-up, focused group interviews, and a survey. Each engagement activity provided valuable insights and feedback and fostered a sense of collaboration and shared vision for Clearwater's future. The following section provides an overview on each engagement activity and the key takeaways from each. Section 4 provides greater detail on the feedback received. While in Clearwater, the project team dropped in to 15 different businesses to chat with owners / staff and provide more information. Several business owners or representatives were able to attend the Idea Table event to give their feedback.

## 3.1 “Idea Table” Open House

On July 16, 2025, approximately 75 community members joined the project team at the Clearwater Ski Hill Lodge for the *Idea Table*: a drop-in, open house-style event designed to spark conversation and gather community input for Clearwater's OCP. The event featured a series of interactive tables, each focused on a different theme such as housing, mobility, business, and youth engagement. At each table residents were invited to share ideas, respond to questions, and provide feedback in creative ways. Activities included a “Big Ideas Wall” for bold community visions, maps to explore mobility and neighbourhood connections, dot-voting on housing priorities, and stations tailored specifically for kids and youth. A survey table and information boards were also available to help participants learn more about the OCP process and provide additional input. The format encouraged open, informal dialogue and made space for residents of all ages to contribute their perspectives on Clearwater's future.

## 3.2 Community Pop-up

To reach community members where they already go, a pop-up event was hosted at the plaza next to the Highway 5 roundabout. A total of 16 people visited the booth, offering a chance for informal conversations and quick feedback in a central, visible location. The

booth featured poster boards and print information introducing the OCP process, including information on Clearwater's community profile, housing needs, and existing planning documents. Residents were able to stop by, ask questions, learn more, and give feedback. Paper copy surveys were available for pickup.

### 3.3 “PlaceSpeak” Interest Group Interviews

Several organizations were invited to individual interviews with the project team to better understand how each serves the community, and to better understand the opportunities and challenges of each. Detailed feedback for each interview can be found in section 4.3.

#### 3.3.1 *Interior Health*

The project team met with representatives from Interior Health on July 23 to discuss healthy communities and how it applies to land use planning in Clearwater. The conversation highlighted community vulnerabilities such as wildfire risk, indoor air quality, radon, aging population needs, and affordable housing. The group also explored opportunities to strengthen active transportation, equity considerations around manufactured home parks, and potential OCP policy connections with Simpcw.

#### 3.3.2 *Clearwater & District Food Bank*

On August 21, the project team met with representatives from the Clearwater and District Food Bank to better understand local food security challenges and the needs of vulnerable populations. The discussion explored barriers to accessing healthy, affordable food, including cost, transportation, and housing pressures. Topics also included facilities and land use considerations, community partnerships, volunteer support, and opportunities to align OCP policies with long-term community resiliency. Insights from the meeting highlighted how affordable housing, transit, and social supports are interconnected with food security and overall community well-being.

#### 3.3.3 *Taseko Mines Limited*

On August 25, A meeting with Taseko representatives provided insights into the proposed Yellowhead Copper Mine and its potential social, economic, and environmental impacts on Clearwater and area. The discussion covered project timelines, workforce and training opportunities, housing and community impacts, and Taseko's commitments to local hiring, Simpcw partnership, and community consultation. The conversation also touched on

environmental stewardship measures and the importance of balancing economic development with community well-being.

### *3.3.4 Thompson-Nicola Regional District*

On August 27 the project team met with the Thompson-Nicola Regional District (TNRD) to gather regional perspectives on Clearwater's planning context and OCP update. The conversation focused on land use and servicing challenges, commercial land use strategy, trails and parks policy alignment, and the effectiveness of Development Permit guidelines. The TNRD emphasized the importance of coordination between local and regional planning, consistency with fringe area policies, and aligning the OCP with housing needs and emergency management considerations.

### *3.3.5 Wells Gray Lively Arts*

On August 27 a discussion with the Wells Gray Lively Arts (WGLA) highlighted the important role arts and culture play in Clearwater's community identity and livability. WGLA has successfully organized popular summer music events that draw both residents and visitors, but faces challenges with volunteer recruitment, youth engagement, and facility limitations at the DLCC field. The conversation emphasized opportunities for improved cultural spaces, stronger collaboration between community groups, and OCP policies that recognize and support year-round arts and cultural programming.

### *3.3.6 Wells Gray Community Forest Corporation*

On September 5, Wells Gray Community Forest Corporation representatives shared perspectives on the role of the Community Forest in Clearwater's economy, environment, and long-term resilience. The discussion explored opportunities for youth training, diversification through non-timber forest products and biomass energy, and local reinvestment of profits. WGCFC emphasized watershed and wildfire protection, partnerships with Simpcw and local businesses, and policies that encourage the use of local wood in construction. Long-term challenges such as climate change, market shifts, and skilled worker recruitment were also identified as key considerations for the OCP update.

### *3.3.7 North Thompson Aboriginal Cultural Centre*

What began as a "business pop-in" on July 16 quickly became a PlaceSpeak interview with the organizers of the North Thompson Aboriginal Cultural Centre. The discussion provided

valuable insights into the role the organization plays in Clearwater. Established in 2008 and formally incorporated as a society in 2013, the Centre is volunteer-run and represents Inuit, Pioneers, Métis, and First Nations communities. The discussion highlighted both the challenges of limited funding and collaboration, as well as the Centre's contributions through cultural programming, events, and initiatives that promote inclusivity and community connection.

### 3.4 Seniors Luncheon

The Wells Gray Country Seniors Society Luncheon, held on September 9, 2025, gathered insights and perspectives from just under 60 local seniors. The event featured a presentation on the importance of the OCP and the reasons for its update. Attendees participated in workbook activities designed to capture their lived experiences, community history, and ideas for the future.



### 3.5 Community Survey

The Clearwater Community Survey was available from July 4 to 18, 2025, with both online and paper copies offered to ensure broad accessibility. A total of 165 responses were received, providing valuable input from residents across the community. The survey asked

questions about community visioning, desired improvements, infrastructure, housing, and transportation, helping to identify priorities and aspirations that will guide the OCP update.

### 3.6 Draft Directions Open House – Phase 2

On October 22, 2025, approximately 35 community members attended an open house to review and provide feedback on the draft OCP directions. The event presented proposed land use designations on large maps, allowing residents to see how different areas of Clearwater might be designated for industrial, commercial, residential, and mixed-use development. Feedback boards were set up for each land use category, the proposed town centre and neighbourhood centre concepts, and the draft vision and goals.

Attendees were invited to write comments directly on the boards, express support or concerns, and ask questions of staff and the consulting team. The event also included specific questions about short-term rental regulations. The project team took detailed notes throughout the evening, capturing conversations and observations that provided additional context to the written feedback. This engagement activity was designed to test the draft directions with the community before preparing the full draft OCP, ensuring that policies and land use designations reflected the priorities and concerns heard throughout the engagement process.

# 4 WHAT WE HEARD: FEEDBACK

The project team collected lots of feedback from the different engagement opportunities, with key themes emerging and intersecting throughout conversations with different demographics. The following section includes summarized feedback from each engagement event.

## 4.1 “Idea Table” Open House



Community members explore interactive boards throughout the lodge.

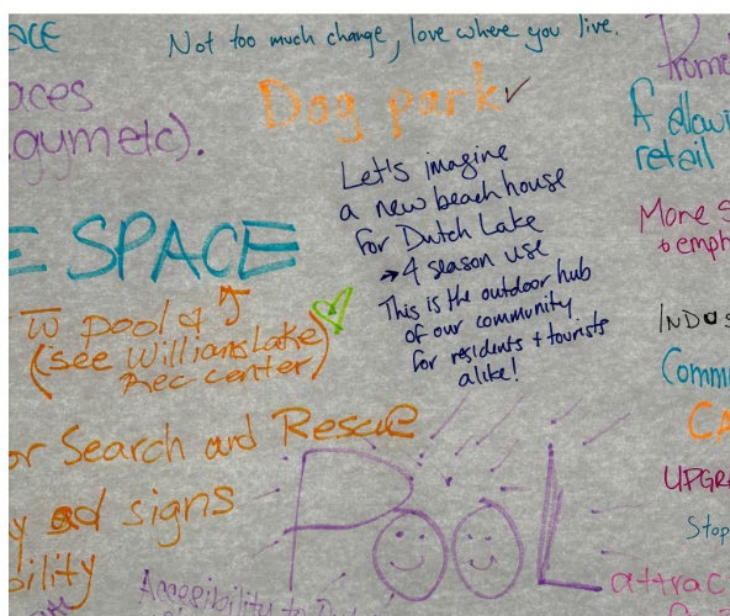
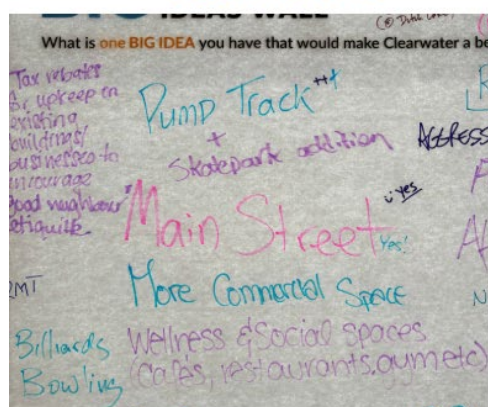
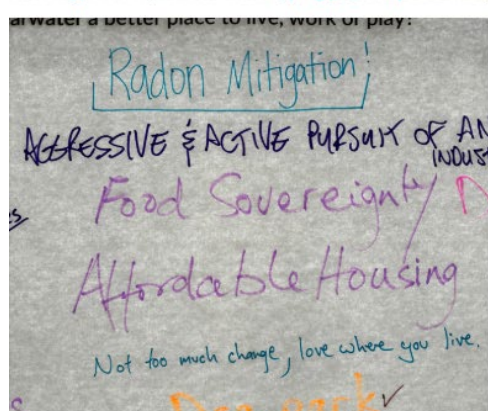


Younger participants created “postcards to themselves” about what makes Clearwater great.



### 4.1.1 Big Ideas Wall

Residents were invited to share their one big idea for Clearwater by writing directly on a large wall poster.



### 4.1.2 Business

Business owners and community members shared ideas about how the OCP can better support local businesses and attract new opportunities by completing a “business questionnaire.” Below is a summary of each question.

#### **Business Ownership**

A significant number of respondents are business owners, representing sectors like:

- Construction
- Retail
- Tourism
- Food services
- Health and wellness (e.g., spa, vet clinic)
- Creative industries (e.g., music festivals, marketing)

#### **Types of Businesses Missing or Underrepresented**

Respondents frequently identified the following as lacking in Clearwater:

- **Retail:** Clothing stores, dollar stores, sporting goods, bulk food, and specialty shops.
- **Food & Beverage:** Cafés, bakeries, breweries, and year-round restaurants.
- **Entertainment & Recreation:** Bowling alleys, climbing gyms, arcades, movie theatres, and social gathering spaces.
- **Health & Wellness:** Vet clinics, RMTs, chiropractors, and holistic wellness centres.
- **Tourism & Hospitality:** Guided tours, accommodations, and tourism-focused retail.
- **Light Industry & Manufacturing:** Wood-based manufacturing, value-added processing, and tech/data centres.

#### **Specific Businesses Desired**

Common suggestions included:

- Dollar stores
- Clothing stores
- Coffee shops and cafés

- Breweries and distilleries
- Bowling alleys and climbing gyms
- Pet services (groomers, vet clinics)
- Multipurpose community spaces (e.g., shared workspaces, wellness hubs)

## **Barriers to Business Development**

Recurring concerns and challenges:

- Lack of a defined town centre or commercial core
- High commercial rents and limited affordable space
- Zoning inflexibility and lengthy rezoning processes
- Limited visibility and foot traffic for businesses
- Insufficient infrastructure (e.g., signage, parking, public washrooms)

## **What Would Help Business Growth**

Top priorities identified:

### **Zoning Flexibility:**

- Allowing commercial/retail in residential areas
- Supporting live/work zoning
- Enabling light industrial in appropriate zones

### **Infrastructure & Amenities:**

- Improved walkability and pathways
- Enhanced streetscapes (lighting, benches, signage)
- More parking near businesses
- Public washrooms, EV charging, and RV parking
- Improve internet infrastructure for digital businesses

### **Community Facilities:**

- Daycares, clinics, shared workspaces
- Indoor gathering spaces and youth centres

### **Industrial Development:**

- Protecting and expanding industrial lands
- Creating smaller industrial parcels and ready-to-go industrial parks

Some thoughtful and strategic suggestions included:

### **Create a Downtown Core:**

- A centralized, walkable “main street” or “town centre”
- Develop a town centre or “heart” of Clearwater
- Revitalize areas like Brookfield Mall or Strawberry Flats

### **Streamline Zoning & Permitting:**

- Reduce red tape and delays for rezoning
- Broaden zoning categories to allow more uses

### **Support for Startups & Entrepreneurs:**

- Incubators, shared spaces, and coaching
- Incentives for local and home-based businesses

### **Tourism Development:**

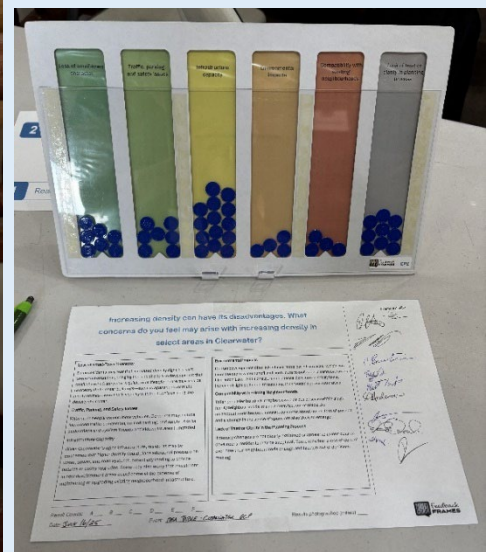
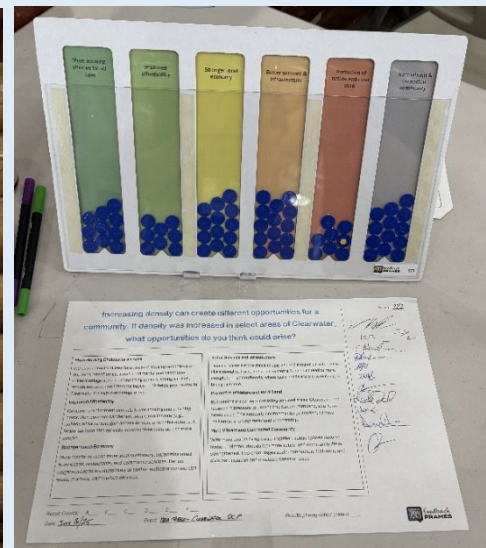
- Package tours, signage, and branding
- Museum, cultural attractions, and events

### **Community Identity & Branding:**

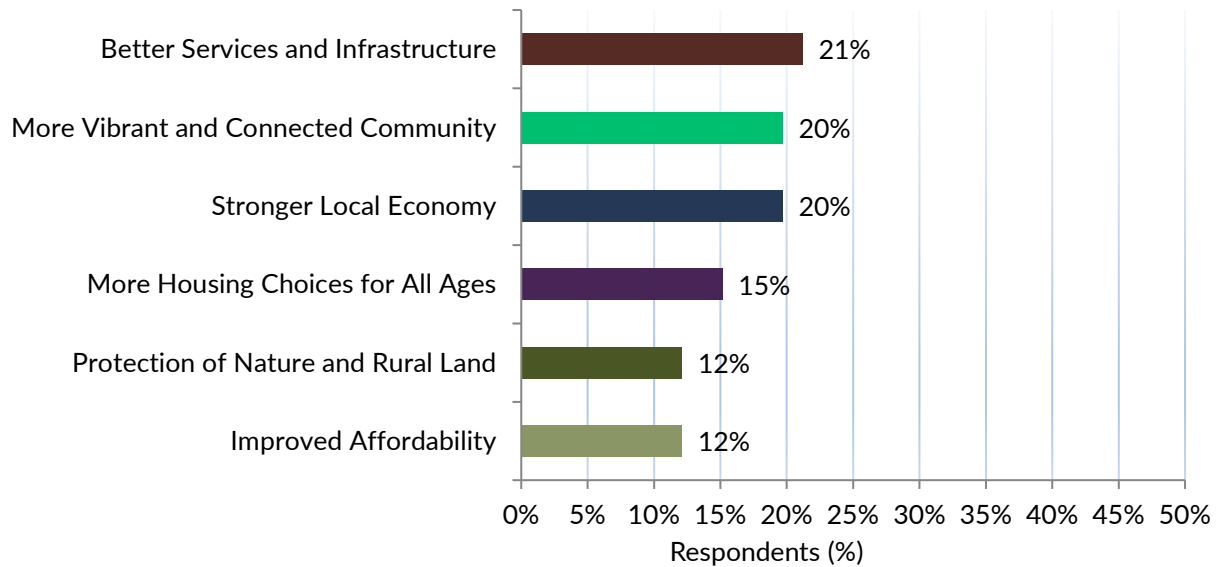
- Rebrand areas (e.g., “Old Town Clearwater”)
- Emphasize local character and heritage
- Encourage local procurement for public contracts
- Use vacant or underutilized spaces creatively (e.g., pop-ups, seacan villages)

### 4.1.3 Housing

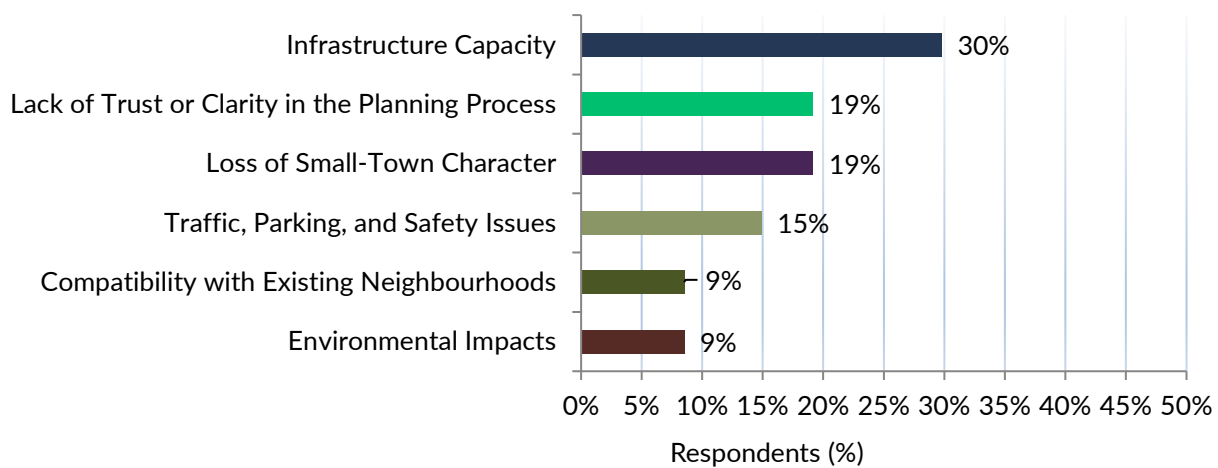
Participants provided input on housing needs and preferences through dot-voting and using Feedback Frames. Feedback Frames use anonymous voting and simple questions to learn more about community demographics and to gauge how the community feels about certain issues. The graphs on the following two pages represent the results from the housing section, corresponding to the images below.



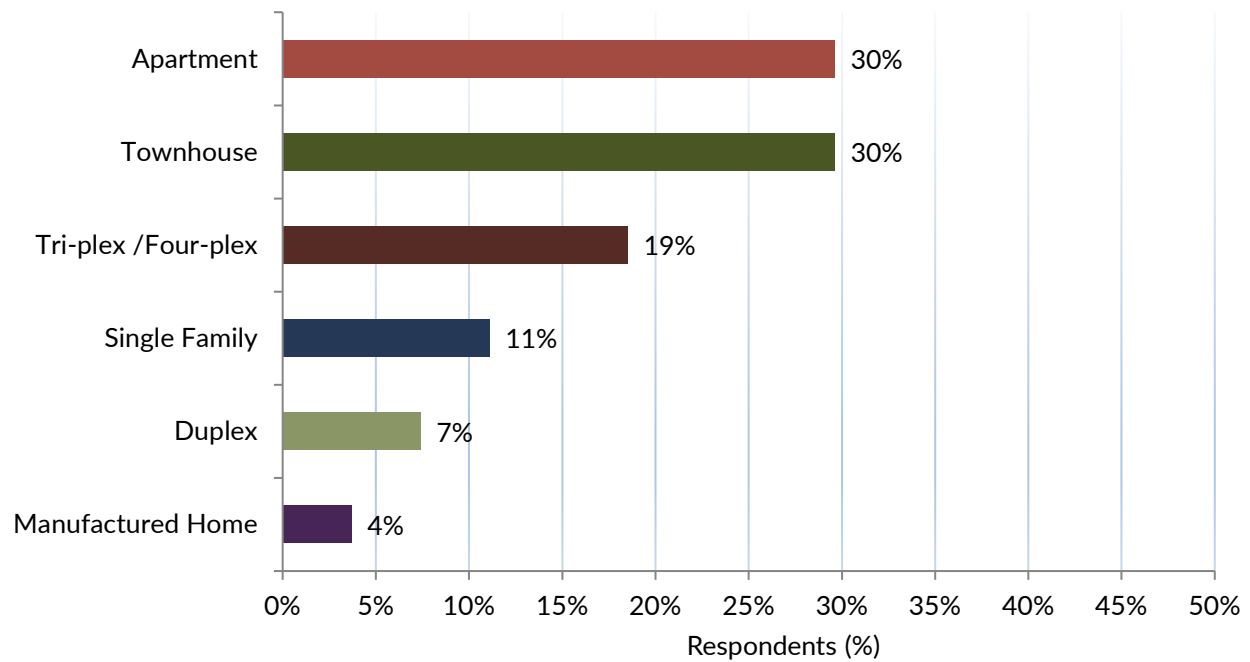
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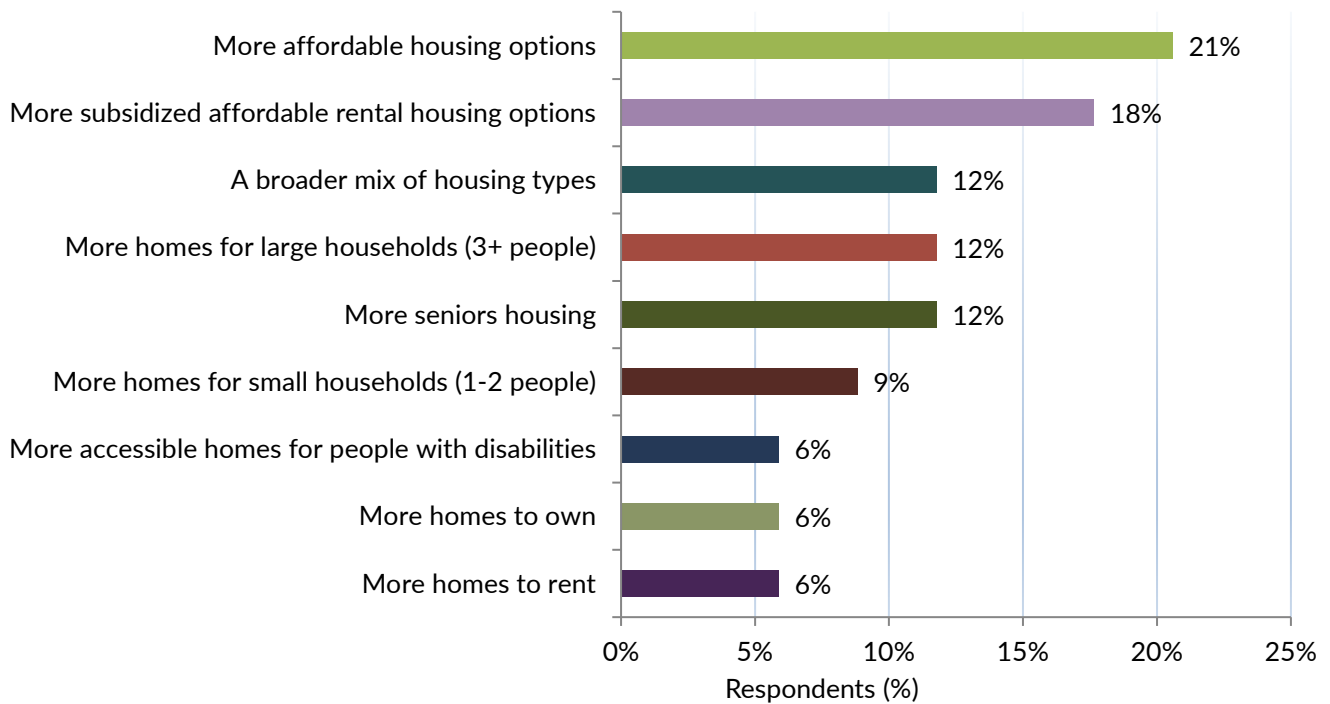
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## What We Heard Report Fall 2025

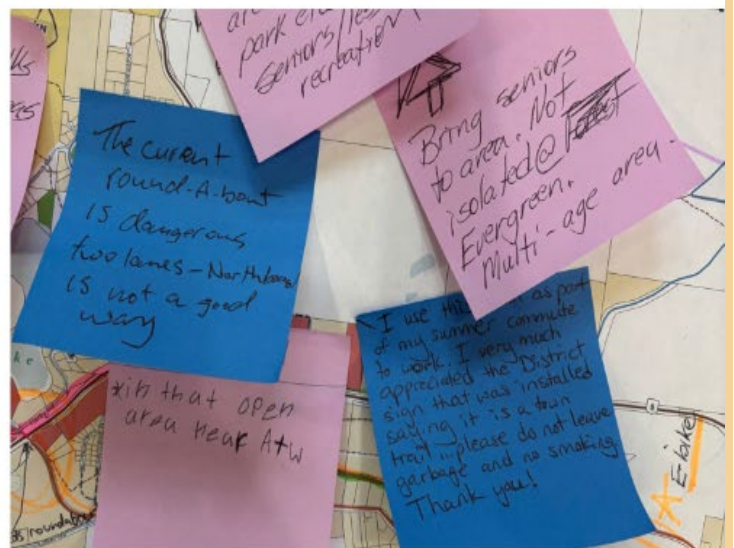
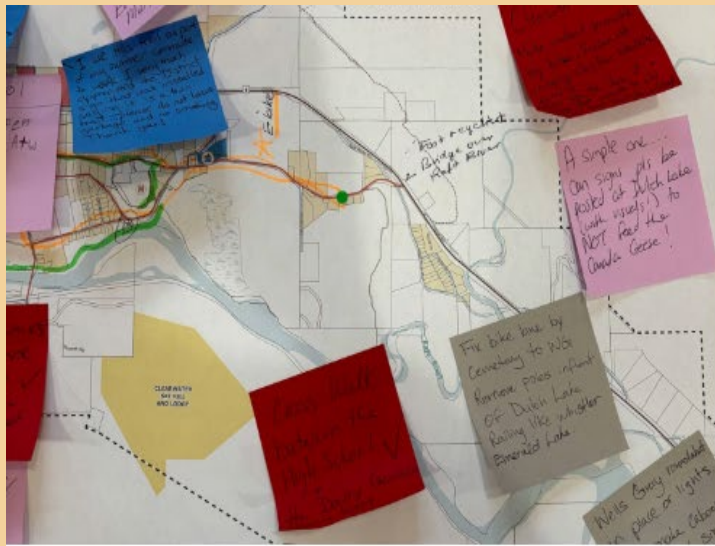


## What We Heard Report Fall 2025



We asked residents of Clearwater to highlight opportunities and challenges related to roads, trails, pathways, and connections across the District. Participants used large maps to show how they get around, where they encounter challenges, and where new infrastructure is needed. They also added comments on what works well, what is missing, and where improvements could support walking, biking, driving, recreation, and community gathering. Images of resident feedback are included below, followed by a summary of key feedback from all ages including youth and children.





## Active Transportation & Trails

- Support for expanding walking, biking, and mobility-accessible pathways, with clear connections between neighborhoods, schools, and commercial areas.
- Specific areas highlighted for trails:
  - Pathways from Strawberry Flats to the elementary school.
  - Trails around Dutch Lake, including winter use.
  - Cycle trail from Highway 5 to Road 2A FSR to avoid highway traffic.
  - Trails connecting Kershaw/Sunshine Valley to former Brookfield Mall.
  - Suspension bridges and loops connecting trails along the Clearwater River.
- Desire for mapped and well-advertised trail networks.

## Recreation & Community Facilities

- Lots of feedback was received asking for multi-use indoor and outdoor recreation facilities, including:
  - Community centre with pool, climbing wall, gym, teen/youth hub, and indoor sports.
  - Hockey, lacrosse, roller skating, and pickleball options.
  - Outdoor recreation like bike parks, ski/tubing hill, playgrounds, and pump tracks.
  - Seniors and less-mobile accessible recreation areas.
  - Summer day camps, gymnastics, and multi-age programs.
- Support for creative reuse of existing areas: e.g., tubing on ski hill during low snow, multi-use sportsplex.

## Town Centre & Social Hubs

- Strong support for creating a central community gathering space or “heart” of Clearwater.
  - Suggestions include the old Brookfield Mall (Safety Mart), areas near Buy-Low, or along Eden Road.
  - Ideas include plazas, outdoor seating, vendor spaces, and commercial development.
- Residents want amenities and businesses that support gathering, socializing, and youth programming.

## Safety & Traffic

- Concerns about road safety, especially near schools and high-traffic areas:
  - Crosswalks at high school/Dairy Queen.
  - Wells Gray Hotel intersection and roundabout.
  - Robson Street, Clearwater Village Road, and other areas where sidewalks are inadequate.
  - Requests for speedbumps, traffic calming, and safer crossings for pedestrians and cyclists.
- Some areas require better signage and clearer road markings.

## Infrastructure & Accessibility

- Residents want improvements to existing infrastructure:
  - Sidewalks and paths connecting neighborhoods.
  - Safe, continuous access along key roads and trails.
  - Improved old highway and intersections.
  - Boat launch with bathrooms.
  - Ensuring access for seniors, children, and people with disabilities.

## 4.2 Community Pop-up

Several conversations took place during the July 16<sup>th</sup> Community Pop-up event as well as during the business pop-ins (which have been included here). Suggestions included creating a new development off Park Drive featuring a central square that could serve as a winter ice rink and summer market area. Folks envision a mixed-use area with small-scale (2–3 story) buildings, drawing inspiration from places like Fort Langley and District 1881 in Chilliwack, that serves both residents and tourists. The plan would include an indoor market or food hall as a business incubator, complementary residential units, and strong connections to nearby schools, commercial centres, parks, and the hospital. Participants emphasized the need for proper servicing, design guidelines, developer involvement, and an overall master plan or Development Permit Area (DPA) to guide the project.

## 4.3 “PlaceSpeak” Interest Group Interviews

Key themes have been summarized from each interview in the following sections. An overview of each interview has been included in section 3.3.

### 4.3.1 Interior Health

#### Environmental Health & Safety

- Concern about Clearwater being identified as high-risk for wildfire; need for stronger planning around wildfire resilience.
- Protecting indoor air quality during wildfire smoke events is a priority.
- Elevated radon levels in Clearwater present a public health risk.
- Water and sewage connection points require attention to support health and safety.

#### Community Health & Mobility

- Limited public transit contributes to challenges in accessing services and staying connected.
- Promoting pedestrian movement offers health benefits and should be supported in planning.
- Seniors are experiencing increasing isolation as the community ages, highlighting the need for supports and accessible infrastructure.

## Housing & Equity

- Shortage of safe, affordable housing options, particularly for seniors.
- Manufactured home parks are an equity consideration, but policies are lacking. Questions were raised about whether there are barriers to allowing more mobile home parks in Clearwater.

## Partnerships & Policy Alignment

- Interest in how the MOU with Simpcw might be reflected in OCP policies.
- Interior Health has completed a Data Health Assessment for the TNRD, which can inform planning.
- Awareness of policy work underway in Rayburn and Lillooet that may offer useful examples.

## Industry & Major Projects

- The potential impacts of the proposed Taseko copper mine project on health, housing, and community wellbeing should be considered.

### *4.3.2 Clearwater & District Food Bank*

## Access to Food & Food Security

- Main barriers to healthy, affordable food include cost, transportation, and lack of employment.
- Community gardens exist (Evergreen and YCS), but food banks cannot source food from them; land, motivation, and management are barriers to expanding local food production.
- Farmers' markets are present, but transit schedules make access difficult for some residents.

## Facilities & Land Use

- Current food bank space is sufficient for present needs; expansion would require more volunteers and longer hours.
- No zoning or location barriers identified.
- Multi-use hubs (e.g., shared kitchens and community spaces) could help support food security and social programming; YCS already provides some services like

cooking classes and community meals.

### Partnerships & Social Services

- Food bank has strong partnerships with local producers, grocery stores, schools, RCMP, faith groups, and community events for food drives and donations.
- Volunteer base is adequate for now, and the District provides some support.

### Vulnerable Populations & Equity

- Main user groups are single adults aged 35–55, followed by seniors; relatively few children and families access the food bank.
- Affordable housing shortages and high rents are directly tied to food insecurity.
- Transportation gaps (limited BC Transit, no taxi/ride share) make access to food and services difficult.
- Clientele extends beyond Clearwater, reaching Blue River and Little Fort; seasonal factors (e.g., winter heating costs) increase demand.
- Numbers decreased when TMX was active (due to donations and employment) but have since doubled.

### Housing & Community Needs

- Strong concerns about missing housing options: assisted living, affordable rentals, downsizing options (e.g., townhomes, strata units), and housing for those ineligible for BC Housing.
- Seniors want to age in place but face gaps in independent and supportive living.
- Infrastructure costs (e.g., unserviced lots, septic systems around Dutch Lake) make housing more expensive.

### Long-Term Resiliency & Vision

- Success would mean a new food bank building, a younger volunteer base, and less reliance on emergency food services due to improved employment, housing, and affordability.
- Food drives, community events, and partnerships will remain important but should be paired with systemic solutions.

## Other Community Considerations Raised

- Desire for better trail connectivity (looping trails, fewer dead ends).
- Interest in a redefined town centre—possibly relocating or rethinking Strawberry Flats, and exploring redevelopment of sites like the old mill and land near the roundabout.
- Missing services and amenities identified, including a dollar store and stronger local transit connections (including Kamloops).

### 4.3.3 Taseko Mines Limited

## Economic & Employment Opportunities

- Project timeline: 1–2 years permitting, 1–2 years environmental assessment, 2–3 years construction, ~25 years operation, ~7 years closure. Extension of the mine is possible.
- Construction workforce could peak at ~900, with ~2,000 involved over the full construction phase.
- Construction workforce expected to be located on-site, which operational jobs expected to be based in the community (Vavenby, Clearwater, Barriere, TNRD).
- Commitment to prioritize local hiring and explore training opportunities in partnership with local institutions.
- Relationship agreement with Simpcw will include employment and training opportunities, modeled after Gibraltar Mine.
- Plans to source goods and services locally wherever possible; some local businesses already engaged.

## Housing & Work Camp Considerations

- Construction workforce to be housed in an on-site camp to reduce pressure on community housing.
- Operational employees will live locally, but safe commuting distances will be a factor.
- Long-term housing needs for operations not yet defined.
- Awareness of risks to housing affordability and availability, as experienced during TMX (rising rents, hotel blocks reducing tourism capacity).

## Community & Social Impacts

- Concern from residents about parallels with TMX; housing pressures, rising rental rates, and potential displacement of tourism are key worries.
- Some residents already asking whether to develop additional housing or sell in anticipation of project approval.
- Community members are beginning to ask about legacy benefits (e.g., recreation facilities, road improvements).
- Company plans to complete an economic impact assessment within the permitting process (expected in 4–6 months).

## Environmental Stewardship

- Commitment to protect water resources through separation of contact/non-contact water and treatment facilities for contaminated water.
- Measures for dust, noise, and air pollution to be addressed through environmental permitting.
- Wildlife habitat and migration corridors to be managed through the EA and permitting process.
- Taseko emphasizes its record at Gibraltar Mine, including awards for safety, environment, and community engagement.

## Consultation & Partnerships

- Ongoing updates to the District promised via presentations and emails.
- Over 600 people attended open houses in Vavenby, Clearwater, and Barriere in June.
- Barriere office open three days a week for ongoing public engagement.
- Expressed intention to be a long-term community partner once operational, with examples from Williams Lake (e.g., daycare funding).

## OCP Relevance & Uncertainties

- Too many unknowns to provide specific alignment with OCP policies at this stage.
- Anticipated areas of overlap include housing, transportation, infrastructure, commercial services, and social programs.
- Recognized that community is concerned about road wear, traffic safety, and potential conflicts with residential, recreational, or agricultural lands.

#### 4.3.4 TNRD

##### Regional Context & Policy Alignment

- No major changes recommended to the Regional Context Statement as long as the six required elements continue to be addressed.
- TNRD will continue to apply fringe area policies and emphasized the importance of OCP alignment with regional frameworks.

##### Land Use & Servicing Challenges

- Three ‘greenfield’ sites between Highway 5 and Park Dr. identified as the largest land use challenge, with higher-density development designation yet constrained by servicing capacity.
- Camp 2 property (industrial lands): discussion of potential exclusion from the ALR.
- Clearwater currently has three designated commercial areas (Gateway, former Brookfield Mall and Strawberry Flats); there is a need to clarify long-term commercial land use strategy.
- Previous discussion about Woreby Road as a potential strip commercial location.
- Balancing business-friendly approaches with servicing realities remains a challenge.

##### OCP Policies – Gaps & Issues

- Current policies around new roads: suggestion to restrict additional roads unless justified by density.
- Parks and trails: OCP needs to better integrate the Trails Master Plan (2016). Current approach to parks/trails dedication in subdivisions has caused inconsistent expectations.
- Question raised about whether Clearwater wants more parks/trails, and if so, whether it is prepared to fund ongoing maintenance.
- Some policies create challenges for application processing, particularly related to density triggers and subdivision requirements.

##### Development Permit Areas (DPA)

- Example of Buy-Low demonstrates that DPAs can work effectively.
- Need to ensure guidelines are not overly onerous for small “mom and pop” businesses.

## Town Center & Land Ownership

- Available lands in potential town centre area is largely held by a small number of landowners, complicating community-wide planning and development.

## Housing & Growth Management

- TNRD acknowledged its own challenges with their Housing Needs Reports, noting the HART model may overestimate housing demand in rural areas where growth is traditionally discouraged.
- Implications for Clearwater in terms of managing growth patterns and residential development.

## Other Topics

- Solid waste: Alex have Adrianna reach out to the consulting team for further discussion.
- Emergency management: no specific gaps identified, but alignment and coordination with TNRD remain important.
- History: The 2012 OCP prepared by Focus Engineering was amended by TNRD before adoption in 2013.

### *4.3.5 Wells Gray Lively Arts*

## Community Identity & Cultural Role

- WGLA has successfully run weekly summer “Music in the Park” events for 10–15 years, drawing ~300 attendees (about two-thirds local).
- Events strengthen community identity, bring people together, and attract visitors.
- Off-season programming is limited to special events such as the Christmas fundraiser for the food bank.
- Group is volunteer-led (five core members) but struggling to engage younger volunteers to sustain programming.

## Facilities & Spaces

- Desire for a dedicated arts and culture facility (performance space, gallery, multipurpose venue) to serve local artists and musicians.
- Current spaces are borrowed or rented (e.g., Evergreen Acres hall).
- Lack of adequate public washrooms at DLCC field is a significant barrier, with only

one portable toilet despite crowds of 300+.

- Challenges around use of DLCC field, which is owned by SD73 and leased by YCS; WGLA has experienced difficulties with permissions and improvements (e.g., bathrooms, stage).
- OCP could include policies to encourage shared-use spaces, stronger cooperation between groups, and equitable access to facilities.

## Events & Programming

- Indigenous cultural events, a new dance studio, and limited choir activity are emerging cultural assets that could be supported.
- OCP could help foster year-round programming and recognition of arts as part of Clearwater's cultural fabric.
- Concern expressed that District funding to WGLA has been reduced in recent years, with indications that it may cease entirely.

## Partnerships & Collaboration

- Positive partnerships have included work with the North Thompson Aboriginal Cultural Centre; ongoing collaboration is seen as beneficial.
- Need to rebuild and strengthen relationships with NTAC and other community groups.
- Suggestion that the District help facilitate discussions between WGLA, YCS, and other partners regarding DLCC field use and improvements.

## Cultural Heritage & Inclusiveness

- Policies that support inclusiveness and accessibility across ages and backgrounds would help build a more resilient arts community.

## Economic Development & Tourism

- Arts and culture contribute to local tourism appeal.
- Interest in policies that support arts-based businesses and creative industries (e.g., artisan markets, music or art instruction).
- Current example: a local artist offering music lessons and supporting schools demonstrates the potential for arts as part of Clearwater's economic and social fabric.

### 4.3.6 Wells Gray Community Forest Corporation

#### Role in Local Economy & Employment

- Strong emphasis on youth education and training: presentations during National Forestry Week, FireSmart projects with high school students, and partnerships with schools are central to WGCFC's mission.
- Part of their Strategic Plan is to support a pathway from education to post-secondary to local employment opportunities, ensuring forestry skills remain in the community.

#### Non-Timber Forest Products & Diversification

- Strategic Plan includes diversification of revenue streams beyond raw log sales, such as biomass energy supply, eco-tourism, value-added manufacturing, and firewood/chipping operations.
- See themselves as a catalyst for economic development, but require supportive land use policy—particularly accessible industrial parcels for small and medium-sized businesses (e.g., industrial park near the Ministry of Forests).
- Building stronger relationships with the District, Simpcw, and other groups is a stated priority.

#### Sustainable Resource & Watershed Management

- Current practices include enhanced riparian protections, oversized culverts, road deactivation, setbacks, and fire mitigation strategies to safeguard watersheds.
- Recently adopted Simpcw's forestry management guidelines, reflecting a commitment to Indigenous knowledge and stewardship.
- Suggested OCP alignment with wildfire protection policies (e.g., FireSmart strategies for private lands, integrating old-growth protections).
- Expressed concern over potential mine impacts on watersheds (e.g., tailings ponds).
- Position the Community Forest as a tool for climate adaptation, wildfire mitigation, biomass energy, and carbon storage.

#### Local Use of Wood & Green Energy

- Interest in policies promoting local wood use in public and private construction, such as wood, stone, and rock in public buildings and infrastructure where

permitted by code.

- While mass timber production is not feasible locally at present, supporting local milling and product use could stimulate economic activity.

#### Partnerships & Community Benefits

- Profits are reinvested locally through a Society that funds community organizations, jobs, and projects (e.g., Evergreen Acres received seed funding from WGCFC).
- Open to partnerships with smaller businesses and First Nations to broaden community benefits.
- FN partnerships are considered integral to the evolution of the Community Forest.

#### Long-Term Planning & Resilience

- Challenges: wildfire risk, climate change, market shifts, and attracting skilled workers.
- Transitioning to smaller and medium businesses carries higher risks but creates local resilience.
- WGCFC supports expanded community control of forest resources and possible expansion of the community forest tenure.
- Recommends OCP policies that integrate wildfire risk into land use planning, consider forest landscape planning alongside community planning, and reference updated wildfire protection plans.
- Sees managed forests as part of community resilience strategies and calls for DoC to continue advocating for their role.

#### *4.3.7 North Thompson Aboriginal Cultural Centre*

##### Organization Background

- The non-profit group has been operating in Clearwater since 2008 and has been entirely volunteer-run.
- Originally served as a tourist centre; became an official society in 2013.
- Funding has primarily come from grants; provincial support ended after 3 years.
- Representative sits on the Métis Board, connecting the organization with the BC Métis Federation (BCMF).

## Current Opportunities and Challenges

- **Funding:** Limited opportunities; recent events (e.g., T&R event honoring Louis Riel and Tears 4 Justice) have received partial funding (\$6,000) but costs significantly more (\$17,000), covering gifts, honorariums, and food.
- **Collaboration:** Challenges in working with other agencies.
- **Cultural Representation:** Serves Inuit, Pioneers, Métis, and First Nations communities.
- **Community Engagement:** Provides programs such as WASP kits, bingo, and inclusive “Safe Space” initiatives operating out of the cultural centre.

## Vision for the Future

- A sustainable facility that continues to serve Inuit, Pioneers, Métis, and First Nations communities.
- Development of policies requiring the District to support the non-profit society for its ongoing contributions.
- Ongoing cultural and community programming, including events and workshops, to foster inclusivity, diversity, and local engagement.

## 4.4 Seniors Luncheon

The project team received 44 completed workbooks full of feedback. Below is a summary of key highlights including challenges, opportunities, and ideas for action.

### Transportation & Safety

Seniors emphasized the need for better roads, traffic controls, and safer intersections, particularly at the Wells Gray Hotel and other high-traffic areas. They want enhanced highway safety, improved road maintenance, and more consistent public transit, including neighborhood buses, expanded service to Kamloops, and reliable taxis. Pedestrian safety is critical, with accessible sidewalks, crossings, and ramps (e.g., at Dutch Lake). Speed controls and infrastructure upgrades to support seniors and people with mobility challenges are important.

### Housing & Seniors Services

Affordable and accessible housing for seniors is a major concern, including assisted living facilities beyond Evergreen and rental options. Seniors want housing to support staying in Clearwater while also accommodating multigenerational families. Mixed-use development

and residential growth should consider proximity to services like grocery stores, health care, and transportation.

### **Healthcare & Community Services**

Access to medical services, including ER availability, MRI, ultrasounds, and specialty care, is a priority. Seniors highlighted the need for improved communication around appointments and more local health resources to reduce travel to Kamloops. Community support services, such as senior lounges, drop-ins, and respite programs, are needed alongside childcare and youth programs for multigenerational families.

### **Economic & Employment Opportunities**

Seniors want stable local jobs and opportunities for youth, alongside support for small businesses. Attracting industries that provide employment without harming the environment is emphasized. There is a strong desire for Clearwater to maintain a healthy financial base to support essential services and community growth.

### **Recreation & Social Spaces**

Improved recreational facilities are important for seniors and families, including community pools, gyms, arts and cultural spaces, and outdoor amenities. Seniors emphasized safe, accessible walking and biking trails, connections between neighborhoods, and green spaces that are well-maintained. Social gathering spaces, including markets, plazas, and community hubs, are valued for intergenerational connection.

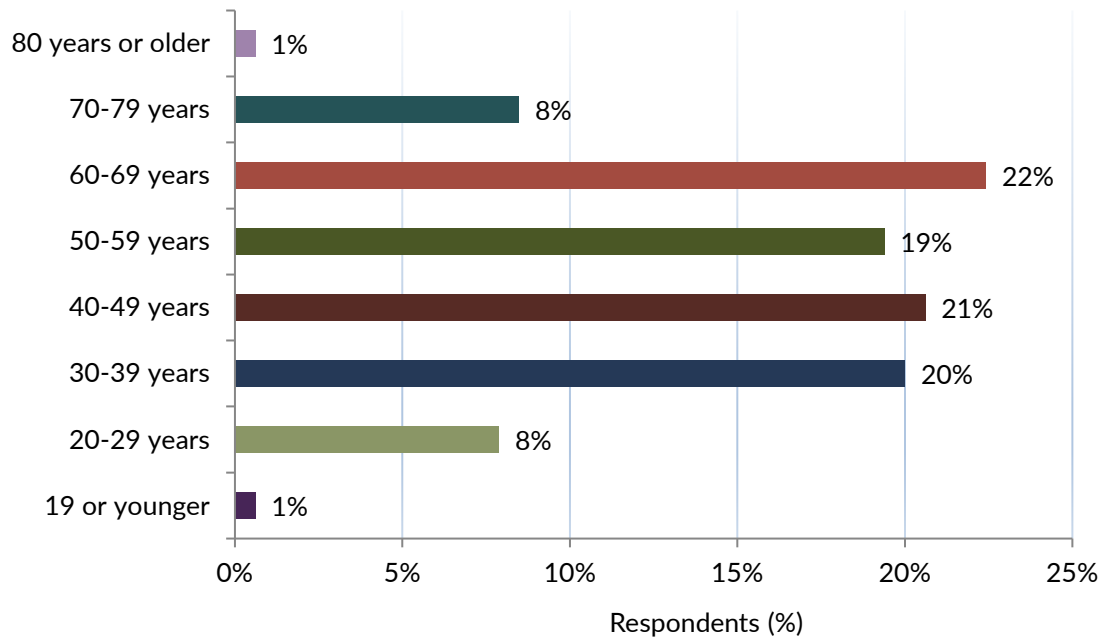
### **Infrastructure & Utilities**

Reliable water, sewer, power, and internet services are critical for seniors and the broader community. Infrastructure improvements should support both growth and the maintenance of existing areas, ensuring seniors can live safely and comfortably.

## 4.5 Survey Results

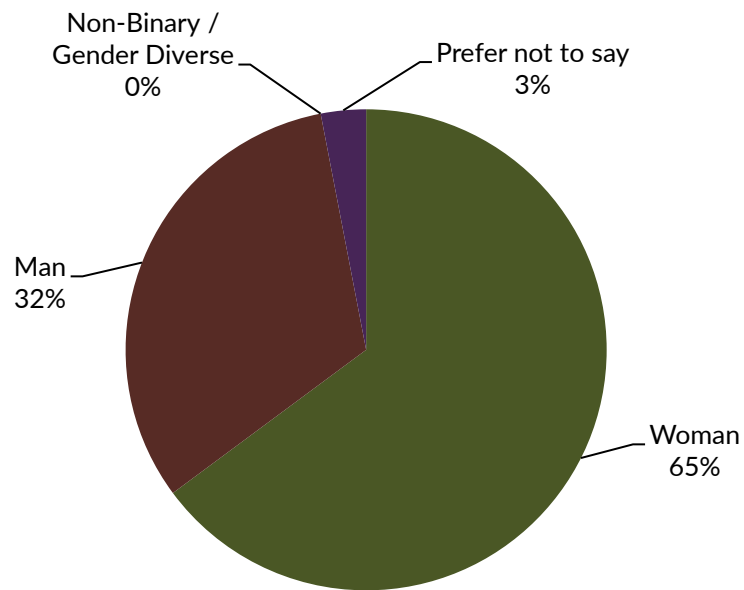
Survey results are included below. Graphs are included to show a breakdown of responses, and open-ended questions are summarized for clarity. A total of 165 surveys were completed, which represents approximately 7% of the population of Clearwater.

### 1) What is your age?



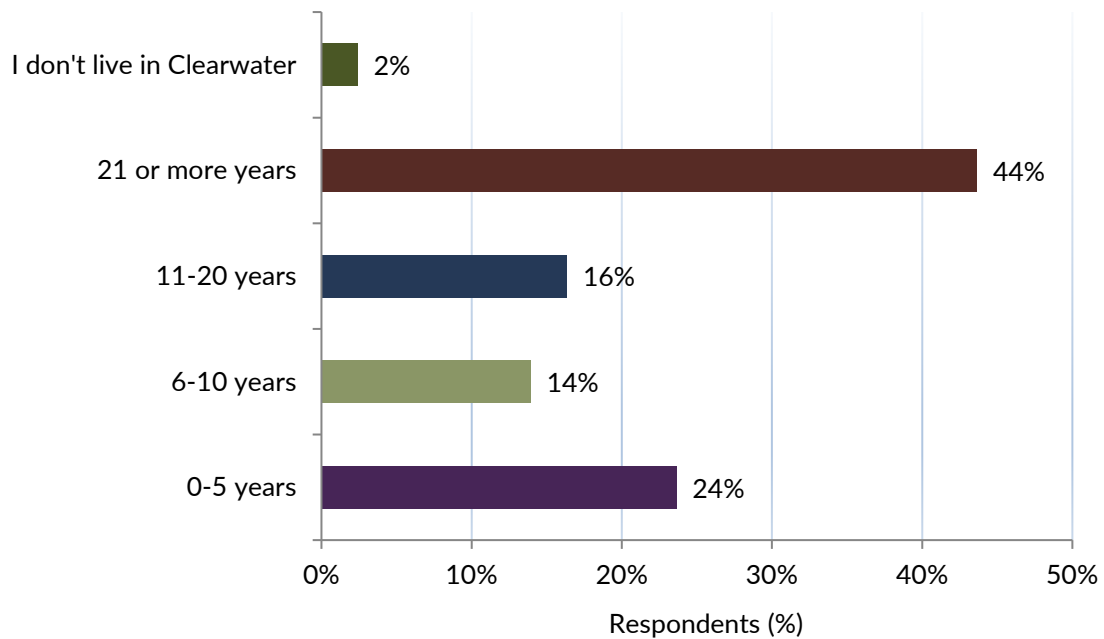
Number of respondents = 165

## 2) What is your gender?



Number of respondents = 165

## 3) How long have you lived in the District of Clearwater?

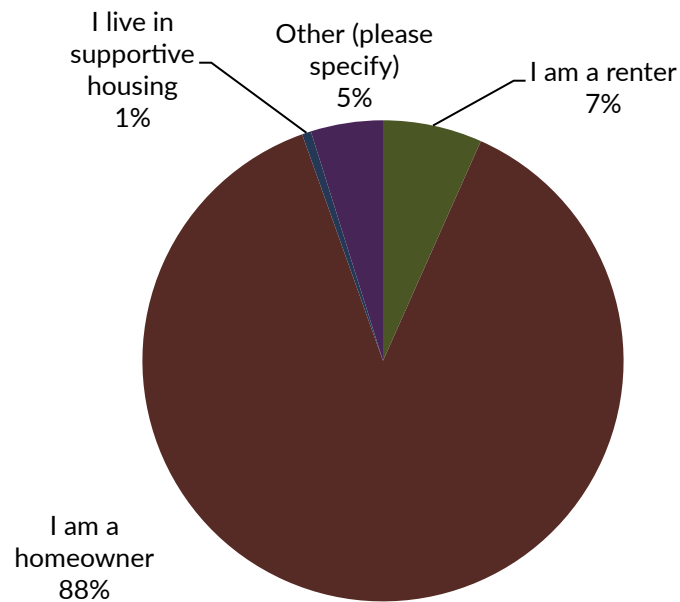


Number of respondents = 165

#### 4) Where do you live?

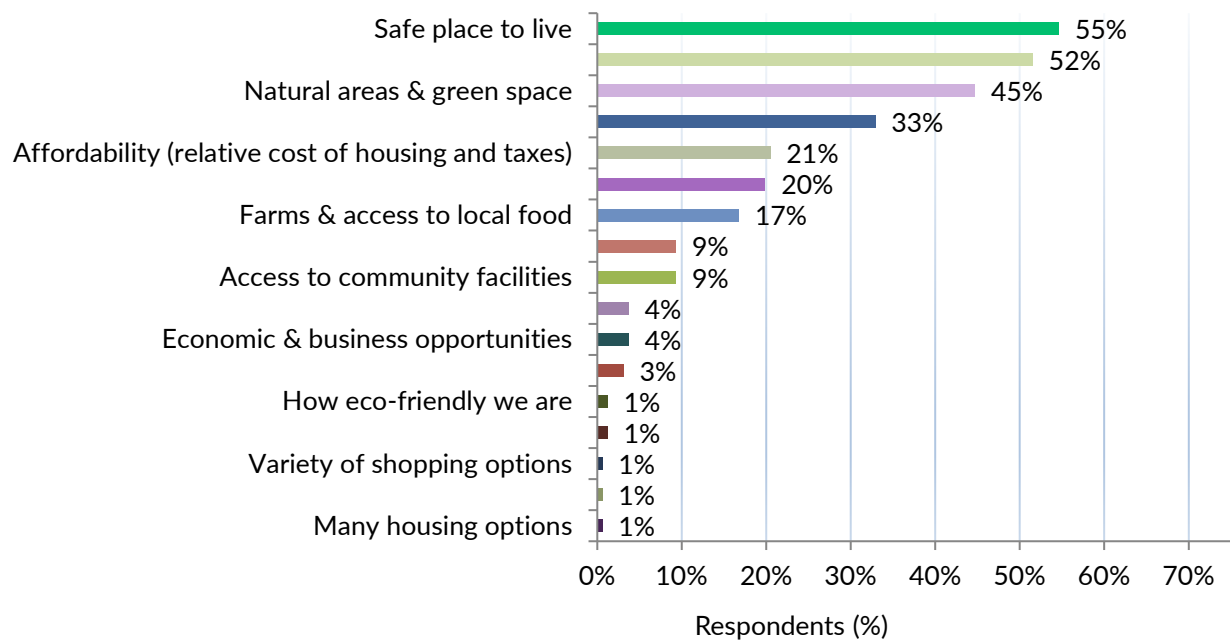
Four respondents answered this question including one from Birch Island, one from Vavenby, one from elsewhere in the Thompson-Nicol Regional District, and one from Brazil.

#### 5) Please select the description that best suits you.



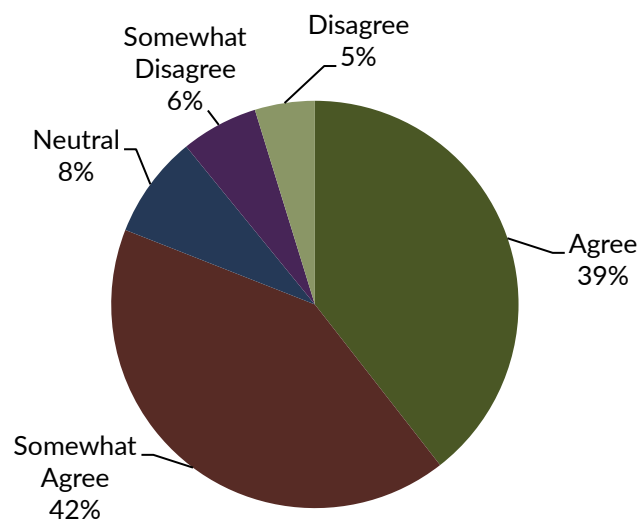
Number of respondents = 165

## 6) What do you love most about Clearwater?



Number of respondents = 161

## 7) Do you agree with the Community Vision in the current OCP?



Number of respondents = 147

## **8) What statements do you feel are missing from the Community Vision?**

Several themes emerged from the feedback received, which spans beyond just the vision statement and includes feedback on what is missing in the community. The themes heard are consolidated into the following list.

**Number of respondents = 65**

### **Community & Vision**

- Community Vision and Innovation
- Community Growth
- Small Town Preservation and Strategic Growth
- Individual Freedom

### **Governance & Structure**

- Community Governance
- Document Structure

### **Economy & Business**

- Economic Strategy
- Business and Commercial Development
- Small Business & Entrepreneurship Support
- Resource and Industry Management
- Land Development

### **Housing & Living**

- Housing and Living Conditions
- Senior Support

### **Work & Learning**

- Employment and Career
- Youth and Community Development
- Post-Secondary Education
- Arts and Culture

## Health & Well-being

- Healthcare and Medical Services
- Diversity and Inclusivity

## Community Spaces & Infrastructure

- Community Infrastructure
- Downtown and Urban Development
- Community Appearance / Aesthetics
- Transportation Accessibility

## Environment & Food

- Outdoor and Natural Environment
- Local Food and Production

## Tourism & Recreation

### **9) What statements do you feel are no longer relevant in the Community Vision?**

The following list is a summary of themes heard from the community. It is important to note that some of the feedback identified statements in the Community Vision which have not been realized but may still be applicable to strive towards for long term planning.

Number of respondents = 65

## Environment & Sustainability

- Carbon Neutrality and Green Initiatives

## Community & Identity

- Community Character and Preservation
- Community Interconnectivity

## Governance & Growth

- Community Governance and Management
- Growth Strategy

## Economy & Industry

- Economic Development and Diversification
- Value-Added Forest Industry

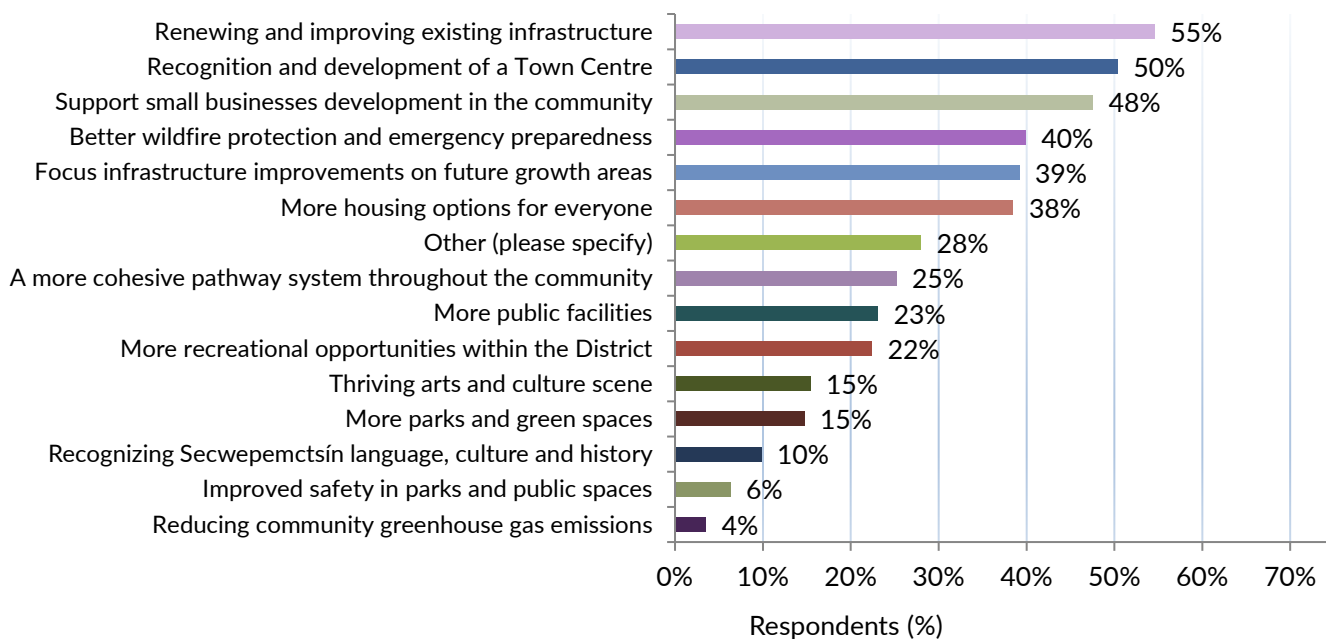
## Culture & Society

- Cultural and Social Engagement
- Spiritual and River Connections (includes River Connection Relevance)
- Winter Social Activities

## People & Living

- Senior
- Well-being
- Affordable Living Conditions
- Infrastructure & Mobility
- Transportation and Infrastructure

## 10) What community improvements would you most like to see over the next 20 years?



**Number of respondents = 143**

**Other responses include:**

### **Housing & Community Services**

- Assisted living facility
- More affordable seniors housing
- Help people with disabilities find jobs
- Improve accessibility for people with disabilities (better access to parks, lakes, and businesses)

### **Public Spaces & Recreation**

- A plaza or gathering space where people can meet each other
- A venue designed to accommodate large events
- Community recreation centre with a pool; general health and wellness centre
- Recreation centre similar to Williams Lake
- Community agriculture centre
- More winter activities
- Bring back the drive-in movie theatre
- More recreational options for residents
- New Dutch Lake beach house for four-season use; increase enjoyment of Bampton Recreation Area; create an identity for the old Town Centre areas
- Dog park at the lake for swimming

### **Business & Economy**

- More large business development opportunities (cheap industrial land available)
- Development of industry and supporting economic infrastructure
- Support small business development; recognition and renewal of a Town Centre
- Better marketing and promotion of local businesses
- More commercial growth opportunities (light industrial park, new business incentives, commercial real estate development)
- Business development office, marketing strategy to attract new businesses, and infrastructure to support them
- More economic opportunities

### **Arts, Culture & Community Identity**

- Thriving arts and culture scene; improved safety in parks and public spaces; renewal and improvement of existing infrastructure
- Multi-cultural activities and programs
- More colour and modern architecture on buildings and homes (move away from gray, which feels depressing)

### **Environment & Land Use**

- Protect all possible waterfronts from development and keep them for public use (similar to Wells Gray Park along the Clearwater River)
- Development and maintenance of hiking and outdoor trails on DOC land (currently reliant on private land access)
- Support and encourage small farms

### **Infrastructure & Transportation**

- Better roads; accountability for neglected properties
- Sewer system needed in Strawberry Flats to support existing and new homes
- Bus and taxi services to improve accessibility for residents who don't drive
- Sidewalks throughout town (replace ineffective signage and seasonal plastic posts)
- Improve Dutch Lake Beach parking
- Improve building permit regulations
- Proper town planning

### **Community Cleanliness & Safety**

- Enforce yard and property maintenance rules (abandoned homes, rentals, invasive weeds)
- Clean up unsightly homes, abandoned yards, and roadside ditches; maintain grass and public areas

### **Tourism & Promotion**

- Promote Wells Gray Park to grow tourism; better signage to highlight businesses not located on the highway

## Healthcare

- Expanded medical services (PT, OT, speech/language, eyecare, chiropractic), offered at least 2–4 times per month

## **11) Are there any specific community issues or trends that you feel should be prioritized in the updated OCP?**

Number of respondents = 80

### Housing & Zoning

- Zoning should allow more flexibility for families and diverse housing options (tiny homes, modular homes, carriage homes, secondary homes on lots).
- Affordable, accessible, and pet-friendly housing is urgently needed.
- Housing growth should not come at the expense of existing taxpayers; new developments must pay for their own water and sewer extensions.
- Allow smaller acre subdivisions to create more housing opportunities.
- If the proposed mine proceeds, work with developers to create a subdivision with a mix of affordable and market housing.
- Housing development capacity is limited by lack of infrastructure.

### Town Centre & Community Identity

- Develop a true town centre that reflects the beauty of Clearwater and provides spaces for business, arts, culture, recreation, and community gathering.
- Prioritize revitalizing existing commercial areas (e.g., old shopping centre near liquor store, old Safety Mart site) and hold property owners accountable for maintenance.
- Ensure land is secured for town centre development and focus planning efforts on one coherent location.
- Be realistic about Clearwater's spread-out nature; plan for a town centre model that fits the community, not just a single downtown core.
- Enhance community appearance by bringing more colour and modern design to buildings, homes, and businesses.

### Infrastructure & Transportation

- Upgrade and maintain roads throughout the community (including Robson Street, Capps Bridge connection, and potholes).
- Improve vehicle flow and parking at Dutch Lake and make the Wells Gray Hotel intersection safe.
- Expand sidewalks, safe pathways, and mobility-friendly infrastructure (e.g., solar lighting, Dutch Lake access, safe biking trails).
- Upgrade and expand sewer, water, and core infrastructure to support both existing and new areas, avoiding neglect of older neighborhoods.
- Upgrade the dike using available federal climate funding.
- Beautify public spaces and invest in infrastructure that supports long-term growth.

### **Recreation & Facilities**

- Improve and expand Dutch Lake facility and beach, ensuring accessibility.
- Develop more recreational facilities (pool, rec centre, ski hill, agriculture centre, sports fields, bathrooms).
- Upgrade and modernize parks and playgrounds to be safe and inclusive.
- Create more recreational areas, family activities, and community events to strengthen belonging and traditions.
- Add a dog park for community use.

### **Environment & Safety**

- Protect public access to rivers and waterfronts.
- Prioritize wildfire protection through FireSmart initiatives, fire breaks, and emergency preparedness (including potential insurance benefits).
- Adopt realistic wildlife and environmental practices that balance safety, conservation, and community growth.
- Avoid placing industrial uses (like dumps) in scenic, high-value areas.

### **Health & Social Services**

- Build an assisted living facility.
- Attract and retain nurses, hospital staff, and teachers to ensure essential services remain available.
- Support parents of children with special needs by reducing the need for travel to Kamloops.

- Strengthen local control of social services, medical care, education, and fire services.

## **Economy & Business**

- Support small businesses, tourism operators, and entrepreneurs by reducing barriers and regulations.
- Encourage smart, locally focused commercial growth and diversification to broaden the tax base.
- Foster entrepreneurship and create a supportive business climate that rewards innovation and reduces dependency on large corporations.
- Promote Wells Gray Park and tourism opportunities year-round, while supporting development of new attractions (e.g., Nordic Spa).
- Strengthen collaboration among local businesses and market Clearwater cohesively.
- Attract industry and investment aligned with OCP priorities (e.g., hotels with ground-floor commercial).
- Position Clearwater as a thriving community ready for future opportunities, including the potential mine.

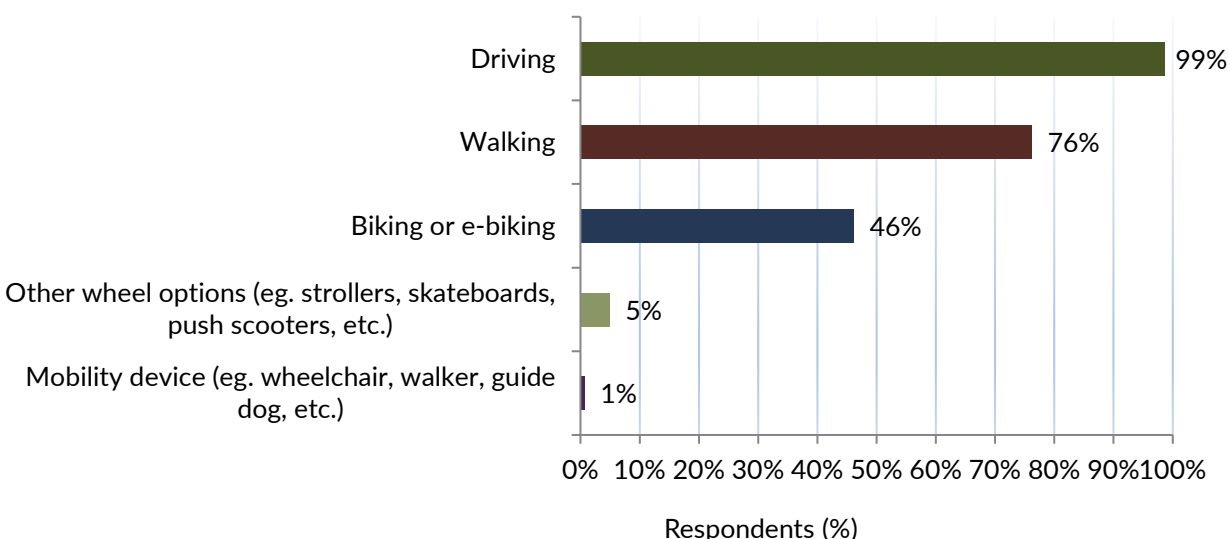
## **Regulation & Governance**

- Reduce over-regulation, unnecessary bylaws, and red tape around permitting.
- Streamline zoning and bylaws to allow future flexibility in land use and small-scale food and farm operations.
- Reconsider or remove the building inspection program.
- Apply for PNP immigration status to attract newcomers.
- Focus government spending on infrastructure; leave programming to non-profits and volunteers.
- Plan intentionally for the future rather than reacting with scattered development decisions.
- Address problematic business practices or individuals that harm the community climate.

## Community Well-being & Culture

- Ensure Clearwater is a safe, inclusive community with reduced crime.
- Support Indigenous inclusion and implement IDEA (Inclusion, Diversity, Equity, Accessibility) practices.
- Address racism and intolerance to make Clearwater welcoming for BIPOC residents and visitors.
- Celebrate and strengthen Clearwater's small-town and rural lifestyle while planning for growth.
- Expand multicultural activities, arts, and cultural programs.
- Host more family-oriented community events, seasonal celebrations, and traditions to build pride and belonging.

### 12) In the last year, what modes of transportation have you used to travel around Clearwater?

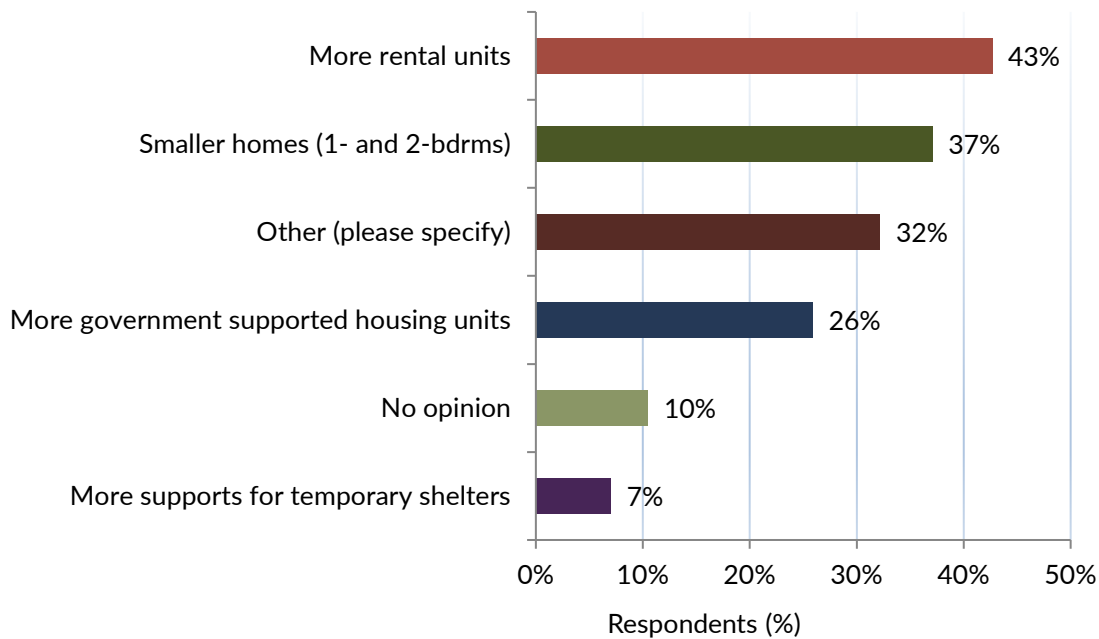


Number of respondents = 143

### 13) How important is it that infrastructure (water/sewer) be extended throughout the town to ensure less reliance on wells and septic systems?

138 respondents answered this sliding scale question, resulting in an average number of 59. What this tells us is that the community is divided on whether it is important that infrastructure is extended.

## 14) How can we ensure there is housing that meets the needs of everyone?



Number of respondents = 143

Other responses include:

### Flexibility in Housing Options

- Let people live on their own land in whatever form of housing they choose, including RVs and trailers.
- Allow tiny homes, micro homes, modular units, and secondary dwellings – especially for aging parents or in-law suites.
- Support pet-friendly housing options, including affordable and low-income rentals.
- Encourage detached single-family homes, ranchers for seniors, condos, and townhouses with features like outdoor spaces and balconies.

### Affordability & Access

- More affordable homes and rentals are needed for families, seniors, young people,

and seasonal workers.

- Housing should include starter options like micro homes or cost-effective trailers for those entering the market.
- Caps on rent could help prevent unaffordable increases, especially with the mine coming.
- Lower taxes to make homeownership more attainable.

## **Development & Subdivision**

- Allow easier subdivision of larger or rural lots into smaller parcels, including below the current 10-acre minimum.
- Enable land subdivision to densify existing areas and open more land for housing with access to infrastructure.
- Allow contractors to build subdivisions without unnecessary delays or restrictions.
- Encourage proactive development and better use of existing properties.

## **Regulation & Red Tape**

- Government should not dictate specific housing types.
- Cut bureaucracy, reduce costly building codes, and lower DCCs and TNRD permitting restrictions.
- Streamline approvals with expedited permit processes, clear requirements, and faster turnaround times.
- Support homeowner construction and allow RV use during building.
- Focus on making Clearwater attractive to investors and builders by reducing barriers.

## **Infrastructure & Support**

- Invest in and expand infrastructure (water, sewer, roads) to support new subdivisions and densification.
- Ensure infrastructure growth aligns with housing development, rather than pushing costs onto existing residents.

## **Market & Data**

- Enable the free market by providing better data on actual housing needs (e.g., seniors downsizing, rentals for young families, seasonal worker housing).
- Proactively communicate demand to developers and landlords and encourage

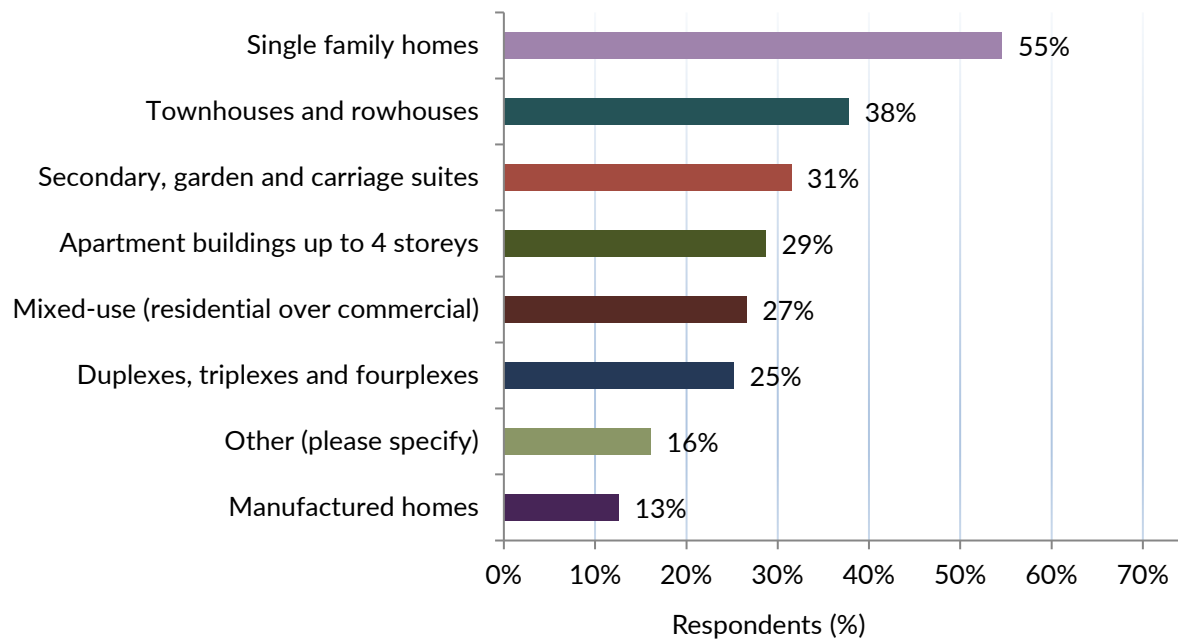
small-scale infill projects.

- Recognize that affordability is influenced by larger government issues, but create local conditions that make housing feasible to build.

### Special Housing Needs

- Assisted living facilities and units for seniors are a priority.
- Pet-friendly and accessible housing options should be available for people across income levels.

### 15) To meet the need for housing, what types of housing would you like to see more of in Clearwater?



Number of respondents = 143

Other responses include:

### Housing Types and Options

- A mix of single-family homes, duplexes, triplexes, fourplexes, apartments, and

manufactured homes to meet the needs of singles, families, and varying income levels.

- Single-family homes on larger lots (0.5 acre or more) to provide privacy and gardening space.
- Tiny homes, including allowances within zoning, as an affordable and flexible option.
- Townhouses, including the replacement of trailer parks with townhouse complexes.
- Short-stay housing to support tourism and the Taseko workforce.
- Assisted living and senior housing facilities.
- Self-supporting homes (sustainable/independent living).

### **Design and Development Preferences**

- Quiet homes set back from the road with good-sized lots.
- Front landscaping should be required as part of development contracts or permitting when building new single-family houses.
- Subdivisions to create more housing supply.
- Reduce minimum lot sizes in rural areas to allow additional single-family homes, while still meeting septic requirements.
- Use areas already prepared for development and maintaining family-friendly features such as green space and gardens.

### **Affordability and Market Approach**

- Homes must be affordable for people to purchase and live in.
- Some residents want housing decisions left to the market: let people decide what they want to live in, and allow private investors to drive development.
- Concerns about housing prices and affordability for families, young people, and new buyers.
- Avoid building housing that sits empty or unsold — development should reflect real demand.
- New housing is not necessarily the district's responsibility; instead, the district should encourage and enable development by investors.

## **16) Are there areas in the district where you would support increased residential density?**

Number of respondents = 94

### **Park Drive (18 mentions)**

- Includes Park Dr., Park Rd., Park Drive & Wyndhaven, Park Drive between library/hospital, Borrows/Rotzetter Park Dr. proposals, etc.

### **Hospital area (14 mentions)**

- Near/along hospital road, across from hospital, cleared land near hospital, by high school & hospital

### **High School area (11 mentions)**

- Near/beside/behind high school, past high school, flats near high school, pipeline area, etc.)

### **Town Centre / Buy-Low area / Roundabout (10 mentions)**

- Buy-Low, near shopping, near roundabout, true town centre focus, amenities

### **Sunshine Valley / between Sunshine Valley and Grizzly Heights / Candle Creek (5 mentions)**

### **Weyerhaeuser subdivision / area with services (4 mentions)**

### **Strawberry Flats (2 mentions) (1 mention “not Strawberry Flats”)**

### **The Flats / Clearwater Flats (3 mentions)**

### **Brookfield / Hop & Hog area (2 mentions)**

- Includes revitalization ideas with residential over commercial, micro home community

### **Wyndhaven (2 mentions) (one grouped with Park Dr.)**

### **Dutch Lake (2 mentions) (behind campground, near Buy-Low)**

**Old Town / Old Town site / Old Safety Mart area** (2 mentions)

**North corridor along Hwy 5 / towards Blue River / Blackpool** (3 mentions) (combined Hwy 5 corridor mentions)

**Old Highway** (2 mentions) (towards Blackpool, across Capps Bridge)

**Clearwater Valley Rd.** (2 mentions) (new unbuilt subdivision, below Archibald Rd.)

**North of High School** (1 mention)

**Near A&W** (1 mention)

**Vacant Old Courthouse Lot** (1 mention)

**Near Raft River** (1 mention)

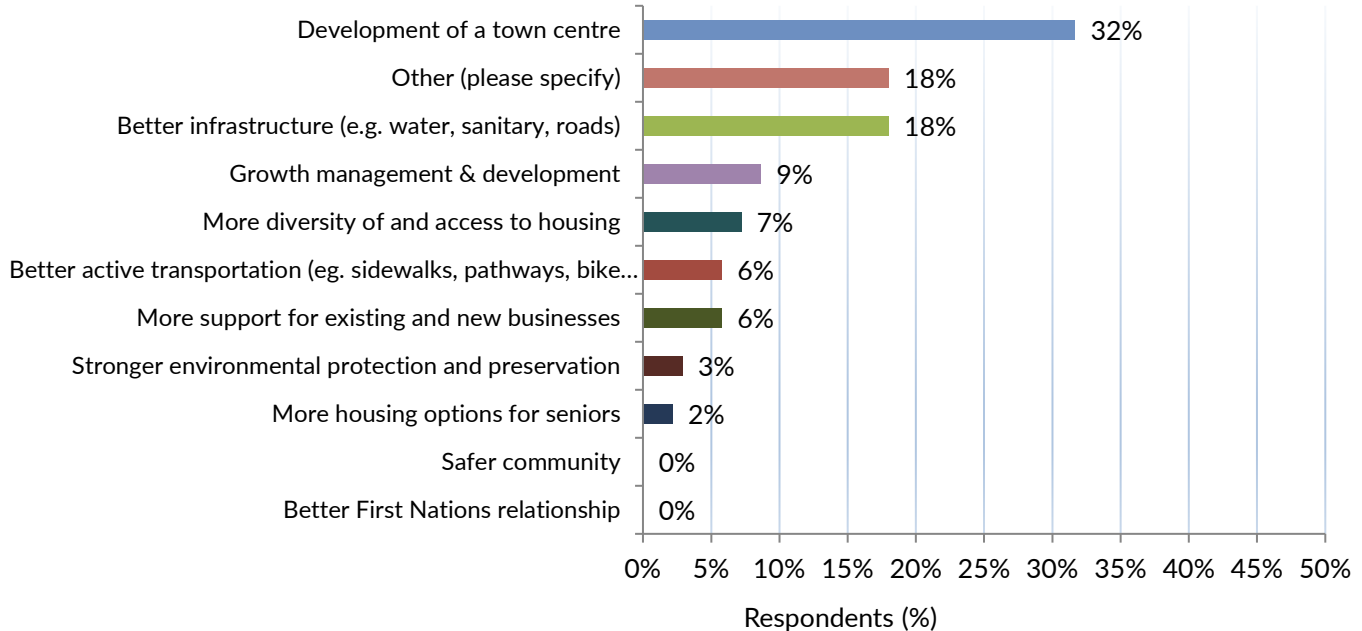
**Old Garden Centre** (1 mention ) (just north of Clearwater)

**Anywhere / Everywhere / Anywhere within DOC boundaries** (10 mentions)

**Yes (unspecified)** (8 mentions)

**No / Not needed / Not desirable** (5 mentions)

## 17) What is one thing you would change about Clearwater?



Number of respondents = 139

## 18) What is the one big move that the District could do to encourage more centralized growth?

Number of respondents = 94

**Economic Development & Jobs:** many residents emphasized the need for a stronger economic base beyond tourism. People want good local jobs and careers for all ages, opportunities for entrepreneurs, and a shift away from dependence on outside corporations. Some noted Clearwater risks becoming a “retirement town” without attracting and supporting a working-age population. Suggestions included:

- Attracting employers and supporting year-round industries (e.g., tech, resource industries, education, tourism, or a mix).
- Supporting local businesses and entrepreneurship with fewer barriers, faster permits, and lower taxes or development costs.
- Offering incentives, loans, or tax breaks to encourage investment.
- Ensuring economic growth is sustainable and avoids “boom and bust” cycles or

environmentally damaging projects (strong opposition to mines and other destructive resource development).

- Creating better internet services to support telecommuting and small business.

**Town Centre & Community Identity:** there is strong debate about centralized growth, but many want a more cohesive, welcoming town centre:

- Support for a central hub near Buy-Low, the hospital, or the Wells Gray corridor. Ideas include plazas, gazebos, market squares, and mixed-use “mom and pop” shops.
- Calls to redevelop vacant or underused areas (e.g., old Safety Mart site, old downtown, cleared lots, Brookfield).
- Some want to consolidate businesses into one defined “main street” or hub rather than scattered centres.
- Others argue Clearwater’s spread-out nature is part of its charm and don’t want centralized growth imposed.
- Proposals to “bring color” and vibrancy to Clearwater, strengthen community identity, and create a social hub.

**Infrastructure & Servicing:** infrastructure was widely seen as a prerequisite for growth:

- Extend and upgrade water and sewer systems to allow more residential and commercial development, especially infill.
- Fix roads properly and maintain dikes.
- Ensure new developments connect to services rather than relying on septic and wells.
- Borrow or obtain grants/loans to invest in core services, with some noting this would pay off long-term through growth and taxes.
- Improve trail and pathway connectivity to safely link neighbourhoods to shops and services.

**Planning, Growth Management & Zoning:** residents want the District to be proactive, not reactionary:

- Some call for a long-term vision (20+ years) with cohesive zoning, design guidelines, and clear direction for growth.
- Several want faster, simpler zoning approvals, less bureaucracy, and fewer costs (reduce reliance on TNRD, speed up permits, reduce red tape).

- Incentives to encourage development of vacant lots and prevent speculation/buy-and-hold.
- Allow more subdivisions and densification where services exist, while keeping the rural feel where appropriate.
- Balance between encouraging growth and not abandoning older neighbourhoods.

**Recreation, Community Life & Amenities:** residents also tied growth to livability and identity:

- Strong support for indoor recreation facilities (pool, gym, indoor track, theatre, sports fields).
- Better use of natural assets like Dutch Lake (paths, recreation loop, showcasing it as a key community asset).
- More green spaces and public gathering spots.
- Calls for a true community “heart” where people can gather year-round.

**Diverse Views on Centralized Growth:** this was one of the most divided topics:

- Pro-Centralization: A clear town centre would strengthen identity, attract business, and improve livability.
- Anti-Centralization: Many argued Clearwater’s spread-out nature is what people value, and forcing centralization is unnecessary. They prefer allowing growth to happen organically across different parts of town.
- Middle Ground: Some support modest centralization but stress the need to connect dispersed areas through trails, signage, and infrastructure.

## **19) Please complete the sentence: In 20 years, Clearwater will be...**

Number of respondents = 113

- A desirable place to live if the mine and other industries happen.
- Thriving.
- Still a great place to raise a family and grow old together.
- Much the same.
- Still a beautiful rural community having small businesses and new residents living and flourishing here!
- Working on implementing the 2025 plan.

- If the mine goes ahead, a very busy place that hopefully can absorb the changes that a mine brings or much the same as now (looking back 20 year). Slow growth, manageable growth and nice improvements like the paths, music in the summer, Dutch Lake Beach improvements and maintenance (possibly growth).
- A thriving garden community of mostly single-family homes on larger treed lots where people grow their own veggies, berries etc. and trade on farmers markets.
- Hopefully still a lovely little thriving community that feels like "small town BC" as it always has.
- A thriving self-supporting community with diverse opportunities in social economic cultural and environmental matters.
- A community for all ages with thriving recreational and tourist opportunities.
- A great place to be
- Falling apart if nothing is done to help support the growth that will be soon happening.
- 20 years older
- Not a be a ghost town or place on the way to somewhere else that people stop at to grab a quick coffee and gas. Clearwater will be a community of healthy, happy humans, who feel supported mentally and physically. Where investors can bring their sustainable and environmentally friendly ideas to fruition. In 20 years I hope to still be living here and I want Clearwater to not have lost its small town, laid-back, funky vibe!
- Still the way it is, if they don't focus on the infrastructure. Most specifically, the sewage plant and the effect it has on the residents who live near it. The STINK is still there...even after 5+yrs of trying to fix it. Hopefully with the expected increase growth of Clearwater, a real fix will happen!
- Similar to what it is now! Not overpopulated!
- Hopefully the best place to live
- Que sera sera, what ever will be will be. The future is not ours to see, que sera sera.
- An old retirement town with still no large industries
- Exactly the same because, council doesn't want change.
- another sad, unaffordable mining town with a polluted river, overrun with things like corruption, violence, and drugs; while suffering a dwindling tourist trade if environmentally and culturally sound community growth aren't prioritised over short-term profit.
- Amazing!

- A village filled with character that respects nature and a friendly community.
- Still a great place to live
- A community of innovators, doers and visionaries that support each other to create a web of shared prosperity, diversity, care and respect for the land, the future and each other
- Hopefully more centralized and not so spread out.
- A vibrant rural city, with many opportunities for residents
- Hopefully attracted more industry and business. The rest will follow.
- Environmental, Wildlife and Animal educated and safe.
- An affordable place for all who live there.
- A vibrant community celebrating growth, supporting local with lots of access to opportunities supporting the 5 dimensions of wellness.
- Eco tourism hub to artisan haven.
- An Eco tourism haven working with local first nations.
- A balanced community with tourism and natural resource industry.
- Quiet now, bigger but calm, more culturally diverse, a known arts/music/education destination.
- Routing + taking advantage of tourism but not at the expense and community heart + reel and environmental sustainability."
- A vibrant place, benefiting from growth with vision + intention rather than reactive expansion without forethought.
- Thriving
- Substantially larger but keeping a sense of local community.
- Thriving community like Revelstoke
- A welcoming community
- A beautiful place to live with a thriving town centre and it will be a charming town.
- Blooming
- Will hopefully be a more sustainable town if we actually get the mine and follow through on some of these points. Otherwise, it will be a ghost town if we don't shift our focus more on tourism.
- A safe place to live, invest, and thrive.
- A younger community with something for every age demographic.
- A thriving community where our kids do not have to move from to find good paying jobs
- A thriving community that has adequate employers or self-employment with

resources for all ages.

- unknown.
- either a place with a vibrant core or just a fragmented spread-out series of businesses that can only be accessed by vehicles.
- A hub for arts and music.
- The same as today if bold actions are not taken if the old guards continue to act the way they do.
- either the same, or a vibrant active community that is attractive and ready for growth depending on what we do now.
- Hopefully thriving and a place where I love to live.
- What we carefully plan it to be now.
- A quiet safe place and friendlier.
- Thriving and unique
- A vibrant active community that welcomes tourism and is a great place to live, work and play.
- A wonderful place for family's and retired folks to live and enjoy their life.
- A forestry and forest products, agriculture and tourism hub based on sustainability - all of these celebrate our natural assets.
- double our current size and a tourism hub with great outdoor activities catering to all demographics
- A leader in keeping the tax base fair, from illegal operated businesses in town!
- A beautiful, thriving town with lots of amenities with the park being our main attraction
- Hopefully a thriving town with activity facilities for all ages
- The same unless there is some real effort put into positive change
- A beautiful, mountain, park gateway community where you can walk around a town centre.
- Still my home
- Most likely the same because change is rare and slow.
- A strong community with a strong town centre and growing business centre
- A thriving small rural community. I can feel a shift in energy/excitement towards positive changes, with a commitment to our small town roots.
- Thriving, with a greater economic base to encourage long-term residents
- The best place to live
- A thriving community supported by natural resource industries
- The same ...

- Connected better and diversified away from the roundabout area.
- Not much further ahead if we don't figure out how to grow our tax base.
- Better, I hope.
- Unrecognizable.
- Unlivable for those that want a rural lifestyle.
- Recognized for its natural surrounding beauty, growth and diversity.
- A thriving centre for the North Thompson that continues to be attractive for residents, if we can solve some of our key issues.
- A thriving economy with job security, industry, and businesses by promoting and incentivizing development in the community.
- A town with a tourism industry that is an added bonus but not relied upon.
- A place where we utilize affordable cost of living and real estate to encourage more businesses to start up
- A thriving hub of rural innovation, where entrepreneurship is the foundation of local prosperity. Small businesses, tradespeople, creators, and land-based industries will form a resilient economy; no longer dependent on the decisions of distant corporations but built from the ground up by the people who live here.
- Tourism will play a key role, rooted in the region's natural beauty and unique character, not just as a seasonal driver, but as a platform for year-round economic opportunity. Local businesses will shape the visitor experience through guided experiences, artisanal goods, farm and forest products, and cultural offerings that reflect the spirit of the North Thompson Valley.
- Most importantly, Clearwater will have grown its economy through the development of value-added industries: secondary manufacturing, processing, and fabrication that transform local resources into finished goods and long-term employment. Whether it's engineered wood products, food processing, equipment fabrication, or outdoor gear, these industries will keep more of the value chain in the community.
- Through smart zoning, infrastructure investment, and a culture that supports innovation, Clearwater will be a place where it's safe to take risks, build something new, and contribute to a resilient and diversified local economy."
- A place for families to move, escape the 9-5 and afford the opportunity to develop lives, not just careers.
- The model of a free town where all residents are fully responsible and not nannied or controlled by the council but rather their rights and sovereignty is protected from higher governmental agencies by the council. People move to

clearwater for its freedoms.

- A thriving town with year-round business and tourism.
- The same
- The same if we do not invest the money into growing our community.
- More free, less regulated more opportunity for small businesses
- Attractive to young families.
- More of a city the way things are going, would prefer it stayed a small town, that's why we moved here over 20years ago.
- A sustainable community whose residents don't have to rely on traveling to bigger cities for their daily needs.
- The home of our family 5 generations strong. We have roots and a sense of pride for our small town, as we do now. Our grandkids feel safe to ride bikes down the street. Local events and gatherings at the town square, community support in local sporting games, traditions held strong, still a safe small town where people can start a young family and thrive.
- Just the same with different faces unless forward thinking is encouraged. I like it the way it is, is no longer acceptable if this community is to move forward.
- Remain a green and quiet oasis, a down-to-earth forest town that is the Gateway to Wells Gray Park, but also continues to offer important services and amenities, with a cute downtown with local businesses. It is a firesmarted town, that offers business and recreation so that locals don't need to go to Kamloops. We have businesses and residents that respect the rule of law and obey the laws and regulations and place. We attract open minded, socially conscious and diverse residents of different ages and backgrounds (not just super conservative nut jobs from the lower mainland and Alberta)
- a place that young families want to reside in because we have a safe a peaceful way of life. Promote the beauty and show it. Make the streets and roads more appealing as visitors come to enjoy the region. Be bold and make change exciting
- A vibrant and green space
- still the same; ineffective Council dragging their heels over housing, still no development downtown, failing to centralise the town where it was once thriving and losing the chance to develop housing leaving the locals to charge high private rents when big industry comes to town looking for accommodation.
- A thriving community, welcoming and safe for all ages, particularly families, with many local options for business, recreation (outdoor and organized indoor) and arts.

- even better than it already is!
- Thriving
- A great place to live, work & play with an abundance of social & business opportunities
- A year-round tourism destination
- Growing and thriving community.
- A mining town
- The same small town with a higher population with more facilities to house them and provide necessities
- A healthcare nightmare if we don't find a way to decrease our average age. Our hospital can't support our demographic now. We can't keep being seen as a retirement community.
- Thriving
- Hopefully, just the same it's perfect the way it is a little bit of growth is fine, but it doesn't need much more than that
- A thriving eco friendly community that has handled its expansion and is now a model for other communities to follow
- a busy community year-round, with a booming and diverse arts & culture scene and many recreational programs, where young families and seniors alike choose to stay.
- A place that families love to call home and feel that they can prosper and thrive

## 4.6 Draft Directions Open House – Phase 2

Feedback received during the open house, via poster boards and conversations, is summarized below.

### **New land use designation: Industrial**

Feedback was mixed on the proposed industrial designation, with concerns focused primarily on proximity to the Sunshine Valley residential area.

- Supportive - it's already modified & out of the way of residential
- Too close to residential (particularly Sunshine Valley)
- Sound concerns and property value impacts
- Should switch to residential if any change is made
- We need a better mix of large, medium, and small size industrial parcels

### **New land use designation: Highway Commercial**

Residents had varying opinions on highway commercial designations, with concerns about maintaining community character balanced against needs for flexibility.

- We are becoming a highway town!
- Need flexibility for change
- Development permit area for form and character landscapes -- make it nice like the Buy Low development
- OK closer to town, last two lots no
- Questions about the difference between highway commercial and regular commercial (raised multiple times)

### **New land use designation: Urban Residential**

Overall support increased urban residential and for densification in this area.

- Will lose wildlife activity currently in this area over time
- Densification in this area is good
- Essential to incorporate well planned trail linkages & green space
- General support from councillors for suites including detached suites in all residential land uses

### **New land use designation: Neighbourhood Centre**

Multiple comments supporting revitalization of the Brookfield area, with emphasis on creating a unique identity and concerns raised about viability.

- I like this idea - off the highway, builds on existing infrastructure, but needs to be funky / not a mini mall
- Can be revitalized with character - a place to meet
- Wonderful with equal promotion of valued community area for shopping please don't let this area die from lack of traffic
- Please consider investing in Highway 5 to Old N Thompson Highway bridge. More businesses within proximity to Dutch Lake
- Need ample signage to indicate Old Town area to tourists
- Not enough traffic to support concept
- This area needs branding / identity and incentives for development. Very cool off highway great views - don't abandon
- Revitalization of Brookfield should be high priority. This is the unique personality that Clearwater needs

- Suggestion for a second neighbourhood centre location
- Allow mixed use buildings in commercial areas

### **New land use designation: Town Centre**

Strong support for the proposed town centre location with considerations about design and impact on existing centres.

- Agree with this location but keep it off the highway (faced the other way)
- I like it but need a strategy to prevent further orphaning of existing (historic) town centres - Raft River, Strawberry Flats, Riverside
- Yes, Greenfield "fresh start" walkable from hotels, high population density
- Yes, now I understand both where and what
- I think we use our lake area Dutch Lake Area
- Suggestion for pedestrian/vehicular connection along Myrtle Road from Park Drive West to future town centre as a promenade connecting Shopping Plaza with Town Centre
- Encourage use of biomass district heating systems for new development

### **Draft Vision & Goals**

Overall positive feedback for the draft Vision & Goals.

- Love 6, 7, 9:
  - 6) A community that attracts and retains young people and families with affordable and diverse housing options and enhanced digital infrastructure, enabling access to remote work opportunities
  - 7) A community where residents can age in place with dignity, supported by affordable, safe, and accessible housing and services
  - 9) A business-friendly community that fosters a vibrant local economy by celebrating an entrepreneurial spirit and supporting the growth and sustainability of small businesses
- All fabulous
- One comment about removing reference to Wells Gray Country
- Dutch Lake Beach - suggestions for improvements and expansion of lake access.
  - New beach house, trail circumnavigating lake, develop Bampton area to expand lake access -- trail, quieter dock
  - Note to add trail around Dutch Lake as a priority
  - Concerns raised about lily taking over large areas of Dutch Lake foreshore

## Short-Term Rentals

Participants indicated strong support for allowing short-term rentals (15 yes, 3 no), and were unsupportive of having many restrictions on STRs (such as geographic restrictions). The preference seems to be allowing STRs throughout the entire community. When speaking with residents, many expressed that they see value in STRs for offsetting housing costs and don't see them as creating community disturbances.

	Yes	No	Unsure
Do you support the operation of short-term rentals in Clearwater?	15	3	0
If allowed, should they be restricted to certain areas?	0	18	0
If allowed, should they be restricted to secondary suites or rooms in an owner-occupied house?	6	13	0
If allowed, should they be restricted to lots zoned specifically for short term rental use?	0	16	1

## Additional Feedback

- Combined heat & power - back up electricity via biomass / waste wood
- OCP should include proposed parks and trails
- A park on the north side of Dutch Lake was noted as missing from the map
- Interest in adding future parks to Strawberry Hills and the Downie Road/Birch Drive area
- Request to increase accessory building size not requiring a permit from 100 m<sup>2</sup> to 200 m<sup>2</sup>

- Mapping errors noted for Vavenby industrial area (institutional and residential areas missing)
- Note that a hotel may be planned for the northeast corner of the roundabout north of the visitor center

## 5 NEXT STEPS

The feedback gathered through both rounds of engagement, including the initial visioning activities and the October 22 open house on draft directions, has directly informed the preparation of the Draft OCP.

The Draft OCP will incorporate:

- Land use designations refined based on community feedback
- A vision statement and goals that reflect community priorities around housing affordability, economic development, environmental stewardship, and maintaining Clearwater's character
- Policies addressing key topics raised throughout engagement, including short-term rentals, parks and trails networks, infrastructure planning, and support for local businesses

The Draft OCP will be presented to the community for review and feedback in the coming months. This will provide another opportunity for residents to see how their input has shaped the plan and to offer final comments before the OCP is brought to Council for consideration and adoption.

Throughout this process, District staff and Council have remained closely involved to ensure the draft plan reflects community values, balances diverse perspectives, and provides a realistic and achievable vision for Clearwater's future over the next 20 years.



