

OFFICIAL COMMUNITY PLAN 2026



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

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The District of Clearwater Official Community Plan is the community's long-term blueprint for growth and development.

The objectives and policies contained in this document will guide Council and staff decision making ensuring that growth respects Clearwater's vision and goals. The Plan is designed to be adaptable, responding to changing needs and opportunities while maintaining a strong sense of identity and place.

Land Acknowledgement

We begin by acknowledging that the District of Clearwater resides on Simpcw territory, part of the broader Secwepemc (Shuswap) Nation, whose stewardship of these lands and waters stretches back through countless generations.

We honour and respect the Simpcw people — past, present, and future — whose vibrant culture, and deep connection to the land continue to shape this place we call home.

In alignment with our shared vision for a sustainable, inclusive future, the District of Clearwater is committed to meaningful reconciliation, partnership, and action. We will seek to uphold the values of truth, respect, and collaboration, ensuring that land use, planning, and community development honour the priorities and heritage of the Simpcw First Nation.

DRAFT



Acknowledgements

The District of Clearwater acknowledges the collective effort that went into updating our Official Community Plan (OCP).

We heard from residents, landowners, business owners, and community groups across the District. Your time and care in sharing personal stories and unique perspectives through workshops, surveys, open houses, and other forums have made this plan stronger and more meaningful.

A special thank you goes to District Council for their leadership, vision, and commitment throughout this process. Their guidance and decision-making have been essential in shaping a plan that reflects the values and aspirations of our community.

Finally, we extend our thanks to all District departments for their dedication in reviewing content, assisting with communications, and creating meaningful engagement opportunities. Your hard work is greatly appreciated.

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DRAFT

An aerial photograph of a beach area. A long pier with a rainbow-colored base extends from the shore into the water. At the end of the pier is a platform where a group of people is gathered. To the left of the pier is a sandy beach with a few people walking. In the foreground, there is a playground with a slide and a building with a green roof. The background shows more of the beach and some trees with yellow leaves. The image is overlaid with a large, semi-transparent watermark that reads 'DRAFT'.

SECTION 1

OUR CLEARWATER

1.1 PLAN OVERVIEW

1.1.1 - PURPOSE

The Official Community Plan (OCP) provides a long-term framework for planning and land use within the District of Clearwater. Once adopted by Council through a bylaw, the OCP becomes the guiding document for growth and development across all lands within the District's jurisdiction.

The OCP reflects Clearwater's vision as a vibrant rural community, balancing growth with the protection of natural landscapes, wildlife habitat, and the community's small-town character. It identifies priorities for infrastructure investment, community amenities, and environmental stewardship, while remaining adaptable to changing conditions through monitoring and regular updates. OCPs are reviewed approximately every five years to ensure they remain relevant and responsive to community needs. The OCP is a living document, amendments can be made through a formal bylaw process, allowing the plan to adapt to changing trends and circumstances.

As a critical planning tool, Council, staff, and residents use the OCP to inform decisions on matters such as:

WHERE HOUSING SHOULD BE LOCATED

TRANSPORTATION PRIORITIES

WHICH LANDS SHOULD BE PROTECTED FROM DEVELOPMENT

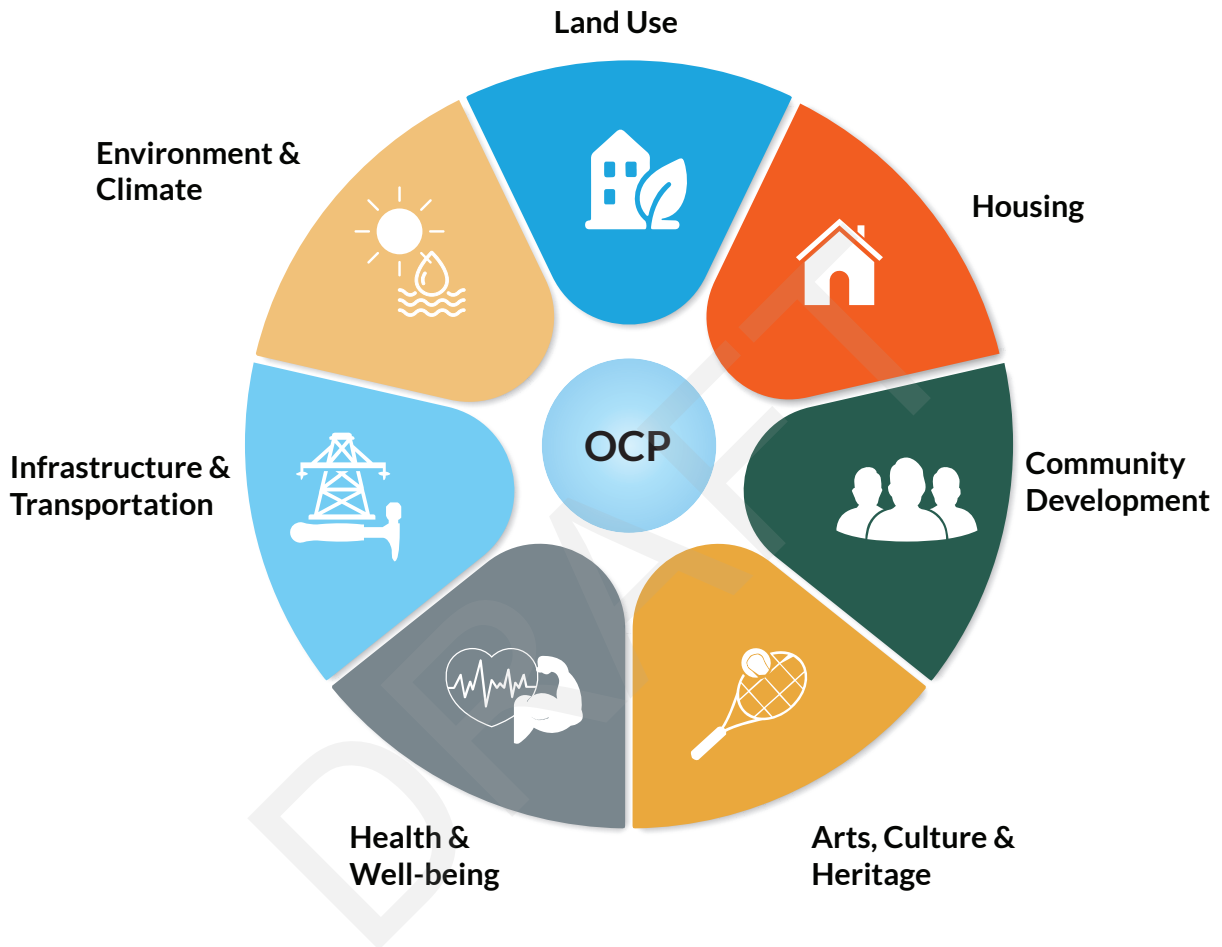
HOW DEVELOPMENT CAN BE SAFEGUARDED FROM HAZARDS

HOW SERVICES CAN BE PROVIDED TO SUPPORT SUSTAINABLE GROWTH

1.1.2 - APPLICATION

The OCP is a high-level policy document that guides land use and development decisions within the District of Clearwater and serves as a tool for determining what is in the public interest. It does not authorize specific developments or immediately change property uses. Existing zoning regulations remain in effect unless amended through a separate process. The OCP's maps and schedules illustrate long-term land use designations and policy direction. They are not zoning maps. The Zoning Bylaw provides detailed regulations for land use, density, and building standards. However, the OCP may introduce regulatory requirements such as Development Permit Areas to manage growth and protect sensitive areas.

In accordance with the *Local Government Act*, all bylaws enacted and works undertaken by Council after adoption of the OCP must be consistent with the Plan. The OCP is a living document and intended to evolve with community needs, economic trends, and environmental considerations. Decision-makers may need to balance competing priorities, and not all policies can be met in every situation. Where policies appear to conflict, flexibility and interpretation by staff and Council will be required to ensure proposals align with Clearwater’s vision and growth management objectives.



1.1.3 - INTERPRETATION

All bylaws and development decisions made after adoption of the OCP must be consistent with the Plan. District staff review proposals against the OCPs land use designations and policies. If a proposal does not align with the land use designations or policies in the OCP an amendment application is required. Amendments are considered carefully to ensure that each new development supports Clearwater’s vision and goals.

When determining whether an amendment is necessary, the following factors may be considered:

- Lot location and size in relation to surrounding development and community services.
- Adjacent land uses and designations, and potential impacts on rural character or sensitive areas.
- Development scale, massing, and design quality, ensuring compatibility with Clearwater’s small-town character and scenic setting.
- Road access, traffic, and parking, including impacts on local and regional transportation networks.
- Topography, natural features, and environmental sensitivity, such as proximity to rivers, steep slopes, or wildlife corridors.

1.1.4 - PLAN STRUCTURE

SECTION 1: OUR CLEARWATER

Includes an overview of the Plan, context and history of the District of Clearwater. Provides a snapshot of Clearwater today and projections for future growth. Outlines the community’s vision and goals.

SECTION 2: OUR POLICIES

Establishes objectives and policies to guide decisions and community interest across a variety of topics.

SECTION 3: LAND USE DESIGNATIONS

Outlines objectives and policies that direct growth and development throughout the community.

SECTION 4: DEVELOPMENT PERMIT AREAS

Defines development permit areas and associated development guidelines to regulate form and character, protect the natural environment and address hazards.

SECTION 5: IMPLEMENTATION

Directs how the Plan will be implemented and monitored between OCP updates.

1.2 CONTEXT

1.2.1 - GEOGRAPHY






The District of Clearwater is located at the scenic confluence of the Clearwater and North Thompson Rivers, approximately 124 km north of Kamloops and 317 km southwest of Jasper, along Yellowhead Highway No. 5.

Situated at an elevation of about 400 metres (1,312 feet) above sea level, the community is surrounded by the Trophy Mountains, Raft Peak, Grizzly Peak, and Dunn Peak, offering a stunning natural setting. As the gateway to Wells Gray Provincial Park, Clearwater is a key hub for tourism providing services, and supplies for travelers and outdoor enthusiasts.

Clearwater is the largest community in the North Thompson Valley and serves as the region’s primary service centre for business, finance, education, health care, and government services.

The urban area is bordered by a diverse mix of land uses, including resource lands, farms and large-lot residential subdivisions, forested areas and utility corridors and protected lands in nearby regional and provincial parks.

MUNICIPAL OVERVIEW

	INCORPORATED: DECEMBER 3, 2007		GOVERNANCE: LED BY A MAYOR AND SIX COUNCILLORS
	REGIONAL AFFILIATION: MEMBER OF THE THOMPSON-NICOLA REGIONAL DISTRICT (TNRD)		
	ELECTORAL AREA: SURROUNDED BY ELECTORAL AREA "A" (WELLS GRAY COUNTRY)		
	LAND AREA: 56 KM²		POPULATION: 2,388

1.2.2 - REGIONAL FRAMEWORK

A Regional Growth Strategy (RGS) provides a broad framework for guiding development, growth, and decision-making across a region. It relies on member municipalities to align their local plans with the regional vision.

In accordance with the *Local Government Act*, all Official Community Plans (OCPs) must include a regional context statement outlining how the District of Clearwater’s planning and land use policies support the goals and objectives of the Thompson-Nicola Regional District (TNRD) Regional Growth Strategy (RGS). The following table outlines how the Clearwater OCP relates to the TNRD’s growth management policies:

Table 01: RGS Policy Concurrence

RGS Policy	OCP Support	OCP Policy
<p>Human Settlement</p> <p>The RGS aims to limit urban and rural sprawl by strengthening existing regional centres, directing growth to established areas, promoting infill and intensification, and ensuring adequate servicing.</p>	<p>Clearwater aims to focus growth in serviced areas by encouraging infill near commercial centres while discouraging small lot residential and commercial development in un-serviced peripheral areas, supporting a more efficient and sustainable growth pattern.</p>	<p>2.2.1(a,b,c,d)</p> <p>2.6.2(c,e,i)</p> <p>3.1.2(a,c)</p> <p>3.2.5</p> <p>3.2.6</p>
<p>Transportation and Energy</p> <p>The RGS promotes integrating transportation and energy planning with land use to support mobility, conservation, and efficiency.</p>	<p>Clearwater supports an efficient, affordable local transportation network, promotes compact development, and advances policies that enhance energy efficiency and reduce greenhouse gas emissions.</p>	<p>2.1.1(a,b,c,f)</p> <p>2.8.1</p> <p>2.8.3</p> <p>2.9.4(a,b,c,d,g)</p> <p>3.1.2(a,b,c,d)</p>
<p>Economic Development</p> <p>The RGS encourages economic diversification and expansion.</p>	<p>Clearwater designates sufficient vacant land to support new and existing economic activities, encourages innovation and entrepreneurship, supports the attraction and growth of new industries, and reinforces the community’s established economic base.</p>	<p>2.1.3</p> <p>2.6.1(b,c,g,k)</p> <p>2.6.2</p> <p>2.6.3</p> <p>2.6.4</p> <p>2.6.5</p> <p>3.2.7</p> <p>3.2.8</p>

RGS Policy	OCP Support	OCP Policy
<p>Environmental Protection</p> <p><i>The RGS emphasizes the protection and enhancement of the natural environment.</i></p>	<p><i>Clearwater establishes Development Permit Areas to protect riparian zones and environmentally sensitive habitats, implements policies to safeguard water resources, and supports sanitary sewer expansion along the perimeter of Dutch Lake to maintain and improve water quality.</i></p>	<p>2.7.2(a,b,c,d,e) 2.9.2(d,e) 4.6</p>
<p>Open Space and Cultural Heritage</p> <p><i>The RGS seeks to preserve open space, rural character, and cultural heritage.</i></p>	<p><i>Clearwater identifies and preserves open space and parkland, and encourages larger parcel sizes in un-serviced areas to maintain rural and agricultural land uses and protects archaeological sites in accordance with the Heritage Conservation Act (HCA).</i></p>	<p>2.1.2(c,d) 2.4.2 2.5.1(a,b,d) 3.2.3 3.2.4 3.2.9 3.2.12</p>
<p>Cooperation and Process</p> <p><i>The Clearwater OCP promotes ongoing collaboration to support RGS implementation.</i></p>	<p><i>Clearwater continues to cooperate with the TNRD on waste management and strengthens relationships with First Nations through shared planning efforts. The community coordinates with the Province, including the Ministry of Transportation and Transit, on major transportation corridors and access, and works with BC Transit and Yellowhead Community Services on transit planning and delivery. Clearwater supports partnerships with BC Housing and non profit housing providers (including CMHC, where applicable) to expand housing options, and collaborates with School District No. 73 to address education needs and priorities.</i></p>	<p>1.3 2.2.1(a) 2.3.4 2.4.2 2.4.3 2.9.4(a) 2.9.5</p>

1.3 SIMPCW - People of the Rivers

1.3.1 - PAST & PRESENT

Simpcw is one of the 17 campfires (bands) that make up the Secwepemc, or Shuswap Nation. Simpcwúl'ecw (Simpcw Territory) covers 5,000,000 hectares and extends from south of McLure, north to Kakwa Park, west of Goat River, and east of Jasper, including the whole of the North Thompson Valley.

Símpcwemc (Simpcw people) take pride in their guardianship of the territory, honoring both their traditions and their responsibilities to the land (plants, minerals, etc. below and above ground), wildlife and people that make it their home for generations to come.

Símpcwemc speak the western dialect of Secwepemctsi'n (the language of the Secwepemc or Shuswap people) which has been passed down from generation to generation. Secwepemctsi'n is in the Interior Salish language family. It is through the language that the Simpcw are tied so closely to the land and each other. Communities were united by their common language and their shared values based on resource gathering and the maintenance of communal ties.



Source: <https://wellsgray.ca/discover-wells-gray/indigenous-community-and-history/>

Simpcw has over 900 members, many of whom live in Chu Chua, the main village of the Simpcw. Kúkwi7 (Chief) & Tk'wenem7i'ple7 (Council), oversee the community's social, educational, and economic development. The administration employs many Simpcw members and plays a central role in community life.

Alongside other Secwepemc communities, the Simpcw are actively working to have their Aboriginal rights to traditional territory recognized by both provincial and federal governments*.

In 2025, Simpcw First Nation and the District of Clearwater signed a renewed Memorandum of Understanding (MOU) and Protocol Agreement (first signed in 2010) with the intention to maintain a cooperative government-to-government relationship for the purpose of sharing information, improving communications, addressing specific concerns, setting a solid foundation for future planning and raising awareness and understanding of Simpcw First Nation title and rights and the responsibilities of the District under the *Local Government Act* and the *Community Charter*.



*Source: <https://simpcw.com/about-us/>

1.4 OUR HISTORY

1.4.1 - HISTORICAL OVERVIEW



1.5 CLEARWATER TODAY & TOMORROW

1.5.1 - COMMUNITY PROFILE

Clearwater is a small community with a distinct identity shaped by its natural setting and regional role. Understanding current population and demographic trends provides context for long-term planning decisions related to housing, infrastructure, and services.

Figure 01: Community Summary

Total Land Area - **56 km²**

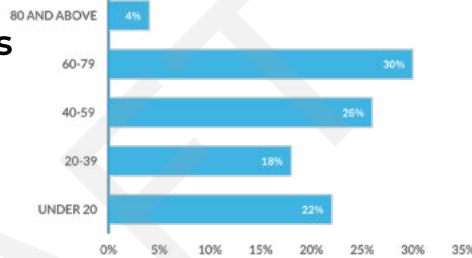
Population Density - **43 per km²**

10 - Year
Census
Population
Growth

2021	2011
2,388	2,331

2.45%

Age
Ranges

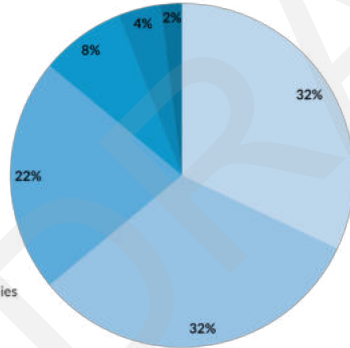


Household
Size

2.2
persons per unit

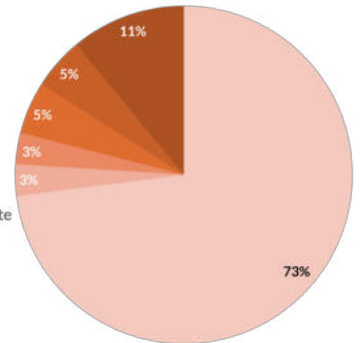
Household
Characteristics

- Couple family households without children
- One person households
- Couple family households with children
- One-parent family households
- Multigenerational family households and other (inc families living with other families and families living with people)
- Roommate households (two or more unrelated persons)



Dwellings by
Structure Type

- Single-detached
- Semi-detached
- Townhouse/rowhouse
- Secondary dwelling, suite/carriage suite
- Apartment
- Moveable home



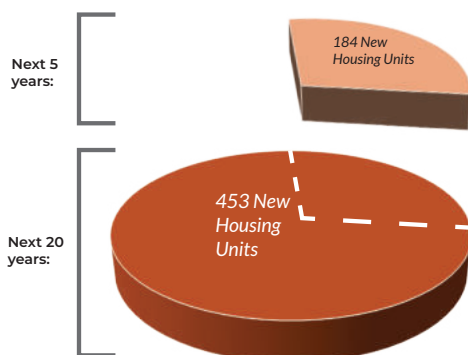
Average
Monthly
Housing Costs

Own	\$1,018
Rent	\$1,050

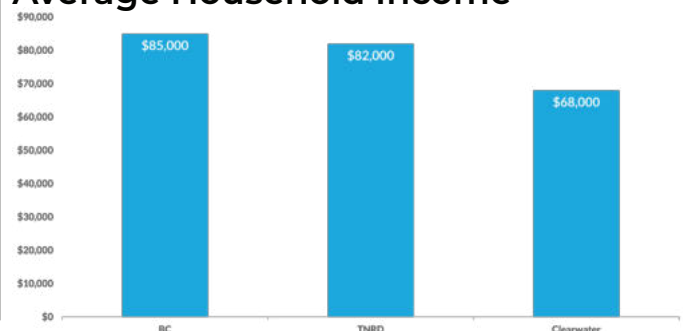
Housing
Tenure

Own	75.5%
Rent	24.5%

Housing
Needs



Average Household Income



1.5.2 - POPULATION

The most recent Census from Statistics Canada was completed in 2021 and recorded Clearwater's population at 2,388.

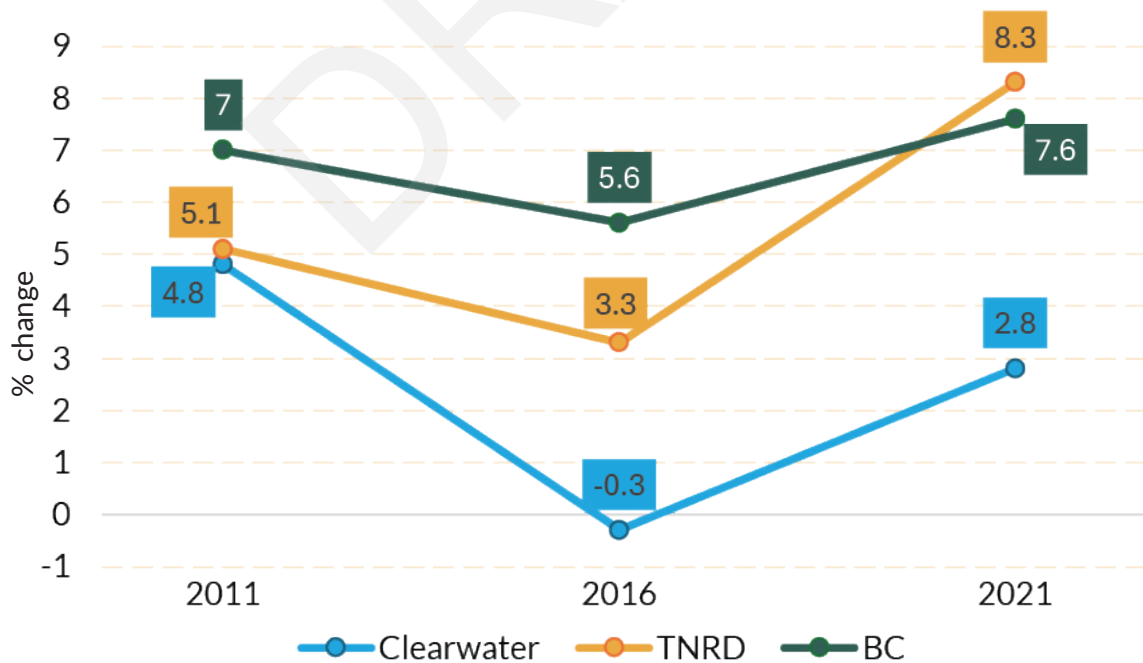
Clearwater's population increased by 2.8% between the 2016 and 2021 Census periods, reversing a slight decline observed between 2011 and 2016. This modest upward trend suggests a stable population base, with gradual growth expected to continue over the next 20 years.

Table 02: Population Growth Rate of Change (2011-2021)

Census Year	Population	Annual Growth Rate
2011	2331	0.94%
2016	2324	0.06%
2021	2388	0.55%

Looking at how our population has changed over time and how Clearwater compares to the Thompson-Nicola Regional District (TNRD) and the rest of BC helps us better understand who we are as a community.

Figure 02: Population Growth Rate of Change 2011-2021



1.5.3 - POPULATION GROWTH PROJECTIONS

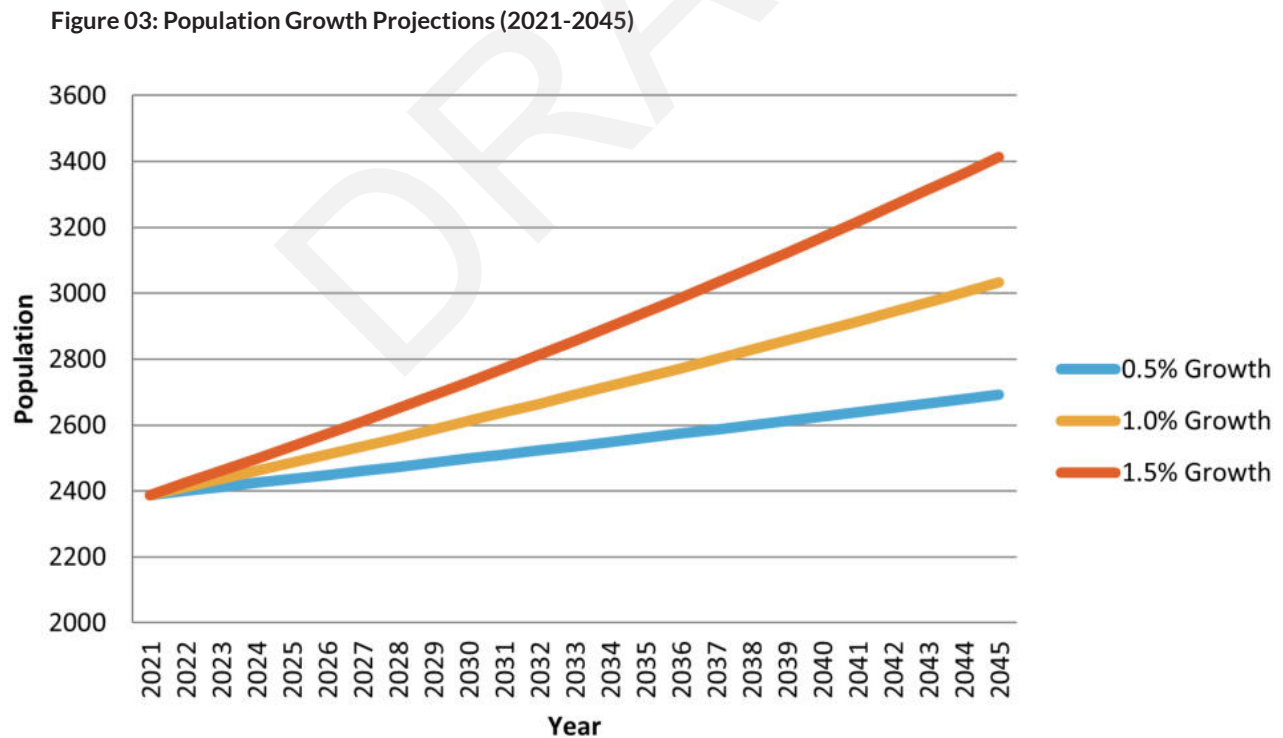
Population growth projections have been developed and included in this OCP to support long-term decision-making around land use, infrastructure, and local service delivery. These projections also serve as a benchmark for evaluating future growth. Three growth scenarios (low, medium, and high) have been established to reflect a range of potential outcomes for Clearwater over the next 20 years:

High Growth – assumes a 1.5% average annual growth rate. Under this scenario, Clearwater’s population could grow from 2,388 in 2021 to approximately 3,363 by 2045, an increase of 975 residents.

Medium Growth – assumes a 1.0% average annual growth rate. This scenario projects a population of approximately 3,002 by 2045, an increase of 614 residents.

Low Growth – assumes a 0.5% average annual growth rate. Under this scenario, Clearwater’s population would reach approximately 2,678 by 2045, an increase of 290 residents.

These projections provide a flexible framework for planning and allow the community to adapt to changing conditions over time. See **Section 2.1.4 - Yellowhead Copper Project** for potential population impacts if the Taseko Mine is approved.



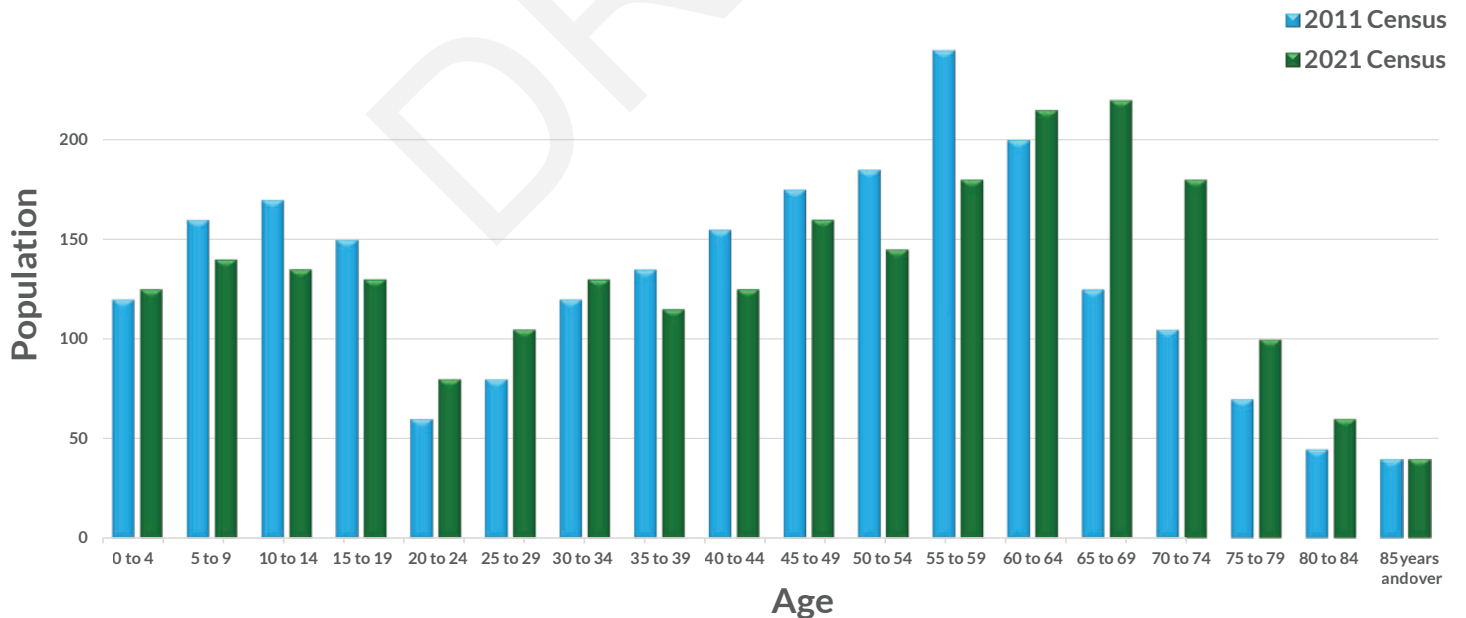
1.5.4 - POPULATION AGE STRUCTURE

Understanding age demographics is essential for long-term planning, as it helps anticipate how the needs of Clearwater’s residents may evolve over time. The median age in Clearwater is 44.9 years, slightly higher than the Thompson-Nicola Regional District (TNRD) median of 44.1 years, and above the provincial median of 43 years. This indicates a moderately aging population.

Figure 04 illustrates Clearwater’s age distribution and highlights a notable shift over the past decade. The largest age cohort consists of residents aged 55 to 74, representing a significant portion of the population nearing or in retirement. Residents aged 35 to 54 form a substantial group, followed by a growing segment of 15 to 34-year-olds, which is expected to increase in the coming years. Children aged 14 and younger also make up a meaningful share of the population, underscoring the continued need for family-oriented services and infrastructure. Residents ages 20–24 and 25–29 are underrepresented in the community due to limited post-secondary education and training options, as well as a constrained job market. This indicates a gap in local educational opportunities and underscores the need for strategies to attract and retain young adults.

These trends are critical for guiding future decisions around housing, healthcare, recreation, and employment to meet the changing needs of Clearwater’s community.

Figure 04: Population Age Distribution (2011 vs 2021)



1.5.5 - HOUSEHOLD CHARACTERISTICS

Clearwater’s population is primarily made up of one-person households and couples without children. The next largest group is couples with children. Notably, the proportion of one-person households has grown from 23% in 2011 to 32% in 2021, likely reflecting an aging population. The average household size is 2.2 people which is slightly less than the TNRD and Province.

Figure 05: Average Household Size

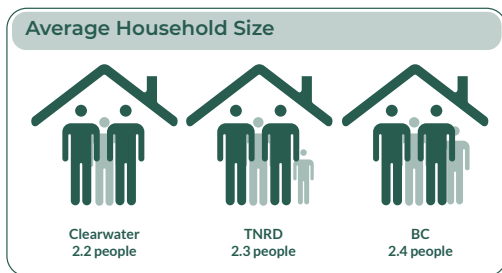
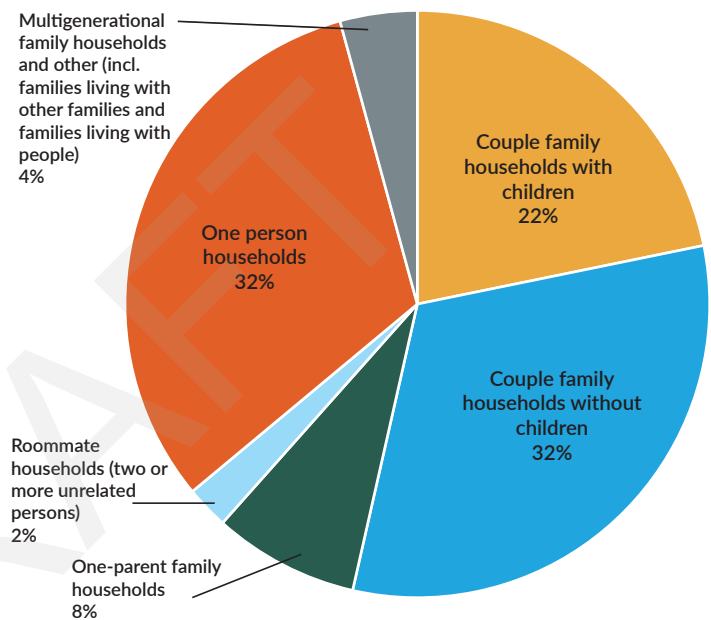


Figure 06: Household Characteristics



Homeownership in Clearwater is high, with 75.5% of residents owning their homes and 24.5% renting. The dominant housing type is single detached dwellings with two or more bedrooms, which make up 73% of the housing stock according to the 2021 Census.

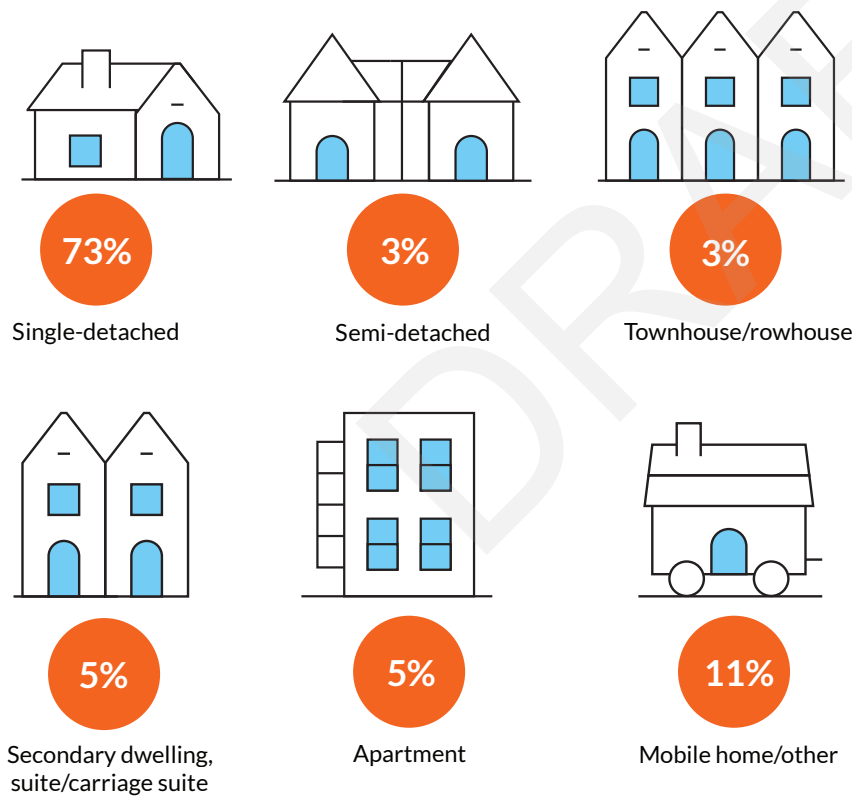
The average household income in Clearwater is \$68,000, which falls below both the regional average of \$82,000 and the provincial average of \$85,000. The high proportion of single-person households, combined with the community’s lower average family income, highlights the need for a broader range of both market and non-market housing options. This includes more apartments, townhouses, and other affordable and attainable housing forms.

1.5.6 - HOUSING

Housing plays a central role in supporting Clearwater’s vision of a complete, resilient, and inclusive community. Clearwater’s housing stock is dominated by single-detached homes, which make up 73% of all dwellings, significantly higher than the provincial average. The community also has a large proportion of mobile homes (11%), while housing types such as duplexes, townhomes, apartments, and secondary suites remain limited. This lack of diversity poses challenges for first-time home buyers, seniors wishing to age in place, and individuals or families seeking rental options.

Affordability remains a significant concern. Nearly one-third of renters (31.4%) spend more than 30% of their income on housing, exceeding the Canada Mortgage and Housing Corporation’s affordability threshold, while 11.4% of homeowners face similar challenges. With an average household size of 2.2 people and a high homeownership rate of 75.5%, there is a clear need to expand housing options that better reflect demographic changes, including the growth of one person households and an aging population.

Figure 07: Housing Types



To meet Clearwater’s future housing needs, the community will require a broader mix of housing forms, such as duplexes, townhomes, secondary suites, and low-rise apartments, paired with new non-market and supportive housing.

Integrating these homes into walkable, serviced areas close to transit and community amenities will help ensure housing remains accessible, affordable, and sustainable for current and future residents.

1.6 VISION, GOALS & ACTIONS

1.6.1 - OUR VISION

Clearwater is a welcoming, robust and vibrant community. We envision a future of sustainable growth, environmental stewardship, and economic diversity that ensures a high quality of life for all.

Clearwater will thrive while preserving and enhancing its rural charm, cultural richness, and ecological integrity.

Together, we are building an inclusive, business friendly, forward-thinking community deeply connected to the land and each other.

1.6.2 - OUR GOALS

1. A vibrant, inclusive community that welcomes and embraces all ages and backgrounds, offering diverse social, cultural, and recreational opportunities.
2. A community that celebrates and preserves its historic and rural character, fostering a strong sense of identity and place.
3. A community that thrives in harmony with its natural surroundings, promoting environmental stewardship and sustainable living.
4. A desirable place where lifestyle, livelihood and leisure come together and quality of life is supported by accessible services, opportunities, and amenities.
5. A safe, connected community with integrated infrastructure that supports mobility, accessibility, and social cohesion.
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.
8. A resilient and diversified economy that is aligned with the community's environmental and cultural values.
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.
10. A community that fosters a meaningful relationship and reconciliation with First Nations.



Source: <https://www.tnrd.ca>



SECTION 2

OUR POLICIES

2.1 GROWTH MANAGEMENT

2.1.1 - GROWTH MANAGEMENT PRIORITIES



Focused Development in Serviced Area

Residential growth and higher-density housing will be concentrated within and around Clearwater's Town and Neighbourhood Centre, existing serviced area, areas identified for future service expansion and along major corridors. This approach will be supported by an infill strategy that designated these lands for Urban densities and incorporates mix-use areas and a range of housing types.



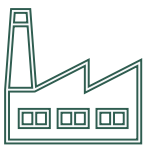
Creating Complete Neighbourhoods

Clearwater will promote complete neighbourhoods by integrating small-scale, locally serving commercial spaces, parks, and recreational amenities into established residential areas. Active transportation connections in key areas will create walkable, accessible communities and contribute to overall livability.



Future Development Areas

The Official Community Plan identifies Future Development Areas as critical locations for commercial and industrial redevelopment to meet Clearwater's long-term growth objectives. These areas often include multiple parcels and fragmented ownership, requiring proactive planning and collaboration between landowners and the District to ensure efficient and strategic development.



Commercial and Industrial Intensification

Redevelopment and intensification of existing commercial and industrial lands will be essential for supporting a resilient local economy, diversifying the tax base, and providing employment opportunities. These efforts will also ensure convenient access to goods and services for residents and visitors.



Avoiding Hazard Lands

Clearwater will maintain and update mapping of lands subject to natural hazards such as flooding and steep slopes. Development within designated hazard lands will be limited or prohibited where risks cannot be effectively mitigated. Where development is considered, it must comply with provincial legislation and incorporate site-specific assessments, engineering solutions, and best practices for hazard mitigation.

The *Local Government Act* requires Official Community Plans (OCPs) to include policies that answer the question: Where will new buildings, houses, utilities, and parks be built?

Clear, actionable policies are essential for guiding land use decisions. They support long-term economic sustainability and enhance the quality of life for Clearwater residents.

Objectives

- i. Address growth needs primarily through infill and densification.
- ii. Direct growth to serviced or planned to-be-serviced areas.
- iii. Reduce pressure for outward expansion, optimizes infrastructure investments, and supports the creation of vibrant, walkable neighbourhoods.
- iv. Protect the natural environment, including lakes, wetlands, rivers, and other sensitive ecosystems.

Policies

- a. Encourage diverse housing options through infill, redevelopment, and new development, while minimizing impacts on established areas.
- b. Promote infill development as an effective way to protect natural areas and green spaces, maximize investments in municipal infrastructure and services and support transit.
- c. Ensure undeveloped urban and suburban residential areas limit large lot and low-density residential uses.
- d. Support development on vacant underutilized lots and brownfield sites in existing established urban areas with servicing available.
- e. Prioritize infrastructure renewals and support infrastructure extensions and upgrades by means of funding mechanisms available under the *Local Government Act*.
- f. Require new large residential parcels (2 ha or more) to be located within or adjacent to existing rural clusters where there is existing road access and where new road dedication is minimized.
- g. Use sensitive ecosystem inventory mapping to guide land use and require integration of green, open, or public space in all developments.
- h. Support development that reduces ecological impact and enhances community connectivity through infill and trail networks.

2.1.2 - LAND DEMAND VS. AVAILABILITY BY USE

The OCP estimates the land needed to meet future housing demand; while projecting needs for commercial, institutional, and industrial uses is more complex, designated land typically exceeds actual demand.

Map 1: Land Use Plan outlines the following designations for future development:

- **Residential:**

- * Approximately 285 hectares designated as Suburban and Urban Residential for detached and duplex housing—well above projected demand.

- **Commercial:**

- * Approximately 66 hectares designated, with 14 hectares currently vacant. Most of the area has strong potential for infill or redevelopment.

- **Mixed-Use:**

- * Approximately 32 hectares designated Town Centre and Neighbourhood Centre, supporting a combination of commercial, residential and civic uses.

- **Institutional:**

- * Approximately 121 hectares designated. While some land is vacant, most parcels can accommodate expansion on existing serviced lots.

- **Industrial:**

- * Approximately 357 hectares designated, with 257 currently vacant, however, much of it faces constraints such as limited servicing, poor access, or location within the floodplain.

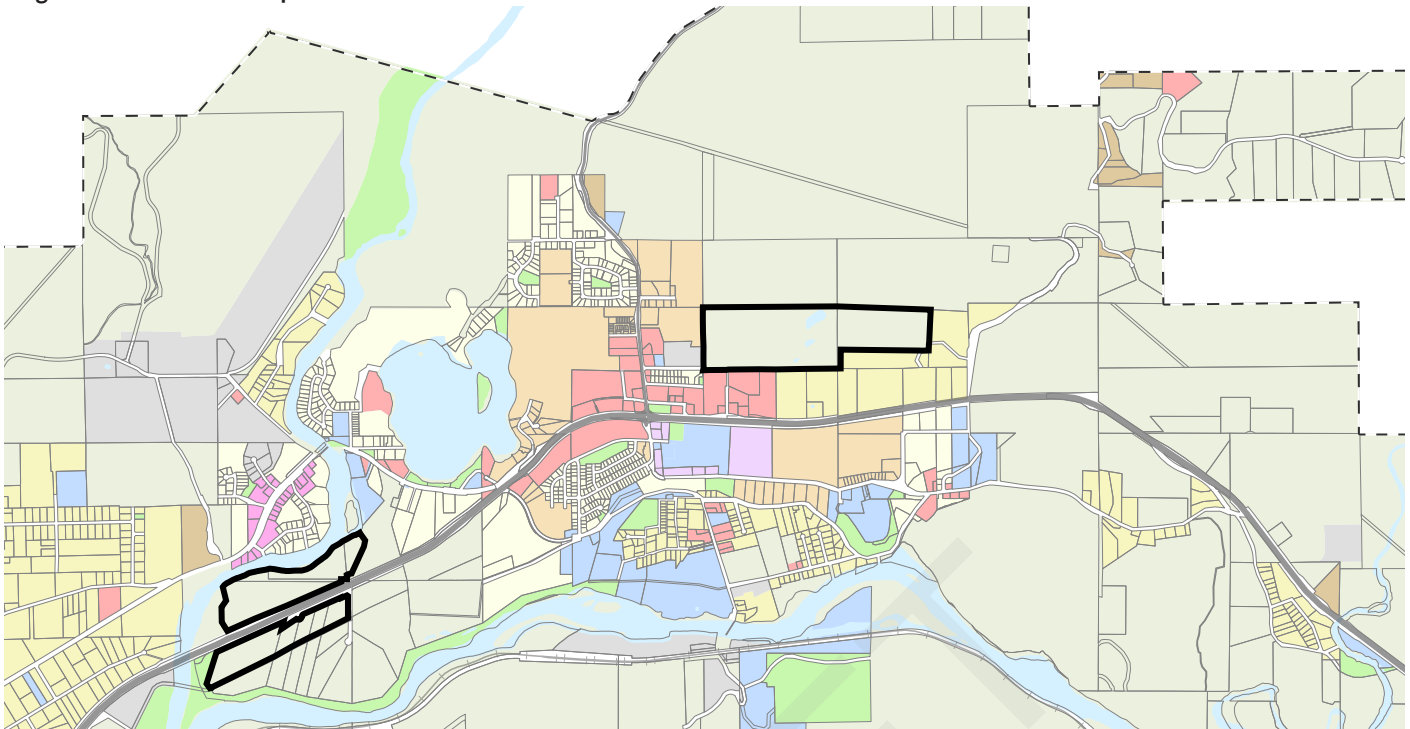
Note: While Clearwater has ample land for future needs, unmanaged “leap-frog” development into un-serviced areas can be problematic. Coordinated, sequential development is preferable, and market conditions and landowner cooperation will influence settlement patterns.

2.1.3 - FUTURE DEVELOPMENT AREAS

Future Development Areas (FDAs) are designated lands identified for long-term, phased growth. These areas provide flexibility to accommodate population and economic expansion while ensuring development occurs in a planned, sustainable, and fiscally responsible manner.

Clearwater has two FDAs identified in Figure 08 below and shown on **Map 1 – Land Use Plan**.

Figure 08: Future Development Areas



Development of these lands will require an OCP amendment to establish specific land uses. Proposals will be evaluated for consistency with OCP policies, with land use compatibility being an important consideration. However, the most significant factor will be the availability and efficient use of servicing options.

Objectives

- i. Identify lands for future Commercial and Industrial land use to accommodate long term growth and community needs.
- ii. Direct development to areas where municipal servicing can be provided efficiently and cost-effectively.

Policies

- a. The District will manage development timing to align with infrastructure capacity and community needs.
- b. Support controlled development in a phased or incremental manner that is consistent with the objectives and policies of the OCP.
- c. No commercial or industrial development shall proceed without municipal servicing (water, sewer, drainage, roads) or an alternative at the discretion of the District.
- d. Development proposals must include environmental assessments, geotechnical studies, and servicing analyses to ensure safe and sustainable development.

2.1.4 - YELLOWHEAD COPPER PROJECT

Taseko Mines Yellowhead Copper Project is a proposed large-scale open-pit mine located near Clearwater and Vavenby, in the Thompson–Nicola region. The mine is anticipated to process up to 90,000 tonnes of ore per day over a 25-year operational life, with estimated direct operations employment reaching approximately 590 jobs, and up to 2,000 positions during peak construction.

If the project proceeds Clearwater’s population could significantly increase within the next decade, offering significant opportunities for local employment and economic diversification, supporting a robust labor force and enhanced municipal tax revenues.

The project will require upgrades to transportation routes, and expanded community services and housing. Clearwater will need to prepare for increased demand on utilities, roads, schools, and emergency services.

Taseko Mines has initiated multi-level regulatory reviews, including Indigenous-led (Simpco), provincial BC Environmental Assessment Office, and federal Impact Assessment Agency of Canada processes. Environmental concerns include water quality, wildlife habitat, and impacts on tourism tied to the Wells Gray region.

Objectives

- i. Manage and direct population growth with consideration for servicing capacity, infrastructure readiness and community needs.
- ii. Ensure efficient use of existing infrastructure and enhance infrastructure responsively to meet increasing demands.
- iii. Advocate for advanced environmental stewardship.
- iv. Support economic opportunity and encourage commercial and light industrial growth in designated areas.
- v. Participate in Taseko community engagement events to promote District interests.

Policies

- a. Conduct a Population and Housing Study to anticipate and respond to potential significant population increase. This includes phased housing development, school capacity planning, and expansion of health and social services.
- b. Monitor and coordinate upgrades to water, wastewater, transportation, and emergency services in partnership with provincial and regional stakeholders to match projected demand.
- c. Encourage mine proponents to conduct comprehensive environmental and technical studies (e.g., water, geotechnical, wildlife habitat). The District will actively participate in regulatory review processes to safeguard environmental quality and community health.

- d. Collaborate on local procurement and training initiatives to ensure residents benefit from employment opportunities. Promote growth in housing, retail, and recreation sectors to support new and existing residents.
- e. Focus commercial and light industrial growth within existing serviced areas and identified nodes to optimize infrastructure.
- f. Continue publicizing comment periods, open houses, and information sessions, ensuring diverse, inclusive input regarding mine development and local impacts.



Source: <https://www.tnrd.ca>

2.2 HOUSING

2.2.1 - HOUSING NEEDS ASSESSMENT

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 that local governments to update their OCPs to incorporate their Housing Needs Assessment, which looks ahead in 5-year and 20-year increments.

The 2024 Housing Needs Assessment identifies a requirement for 453 units over twenty years to meet anticipated growth with 184 of those units needed within five years to address affordability and improve rental supply. This includes housing for those experiencing homelessness, households in extreme core need, suppressed housing formation, projected growth, local demand and additional units to support a balanced rental market. Meeting these needs will require a diverse mix of housing forms such as duplexes, townhouses, apartments under five storeys, and secondary suites, alongside non-market and supportive housing. Integrating new housing with transportation and community amenities will be essential to ensure accessibility and sustainability.

Figure 09: 5 & 20 Year Housing Needs

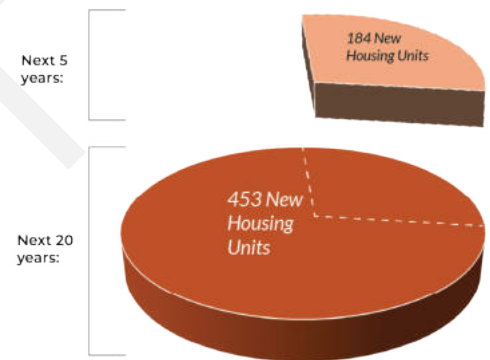


Figure 10: Six Key Components of Housing Needs

<p>Core Housing Needs</p> <p>This refers to households (both renters and owners) that:</p> <ul style="list-style-type: none"> • 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 	<p>Homelessness</p> <p>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.</p>	<p>Suppressed Household Formation</p> <p>In communities facing housing stress, people often delay or avoid forming independent households. This includes:</p> <ul style="list-style-type: none"> • 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
<p>Projected Growth</p> <p>Population growth projections are based on the BC Stats PEOPLE model, which considers:</p> <ul style="list-style-type: none"> • Age and sex cohorts • Births, deaths, and migration • Employment trends, building permits, and community plans <p>These projections help estimate future housing needs.</p>	<p>Vacancy Rate</p> <p>A 3% rental vacancy rate is considered balanced. When rates fall below this:</p> <ul style="list-style-type: none"> • It indicates a shortage of available rental units • Rents tend to rise due to increased competition 	<p>Local Demand (Demand Buffer)</p> <p>This accounts for additional housing needed beyond the minimum to:</p> <ul style="list-style-type: none"> • Support a healthy housing market • Provide flexibility and choice for residents

Objectives

- i. Improve housing affordability by reducing core housing need and provide options for low-income households and vulnerable populations.
- ii. Support a mix of housing forms to increase housing supply and diversity.
- iii. Encourage rental housing and a healthy rental vacancy rate with increased purpose-built rental stock.
- iv. Advocate for accessible housing options for seniors and promote aging in place.
- v. Encourage housing near transit, sidewalks, and community amenities to support active transportation.

Policies

- a. Partner with BC Housing and non-profits to develop supportive and subsidized housing.
- b. Use municipal tools such as land grants, long-term leases, and permissive tax exemptions to support non-market projects.
- c. Update zoning to allow secondary suites and additional dwelling units (ADUs) , subject to servicing constraints.
- d. Designate areas for higher-density housing forms near services and transit.
- e. Integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place.
- f. Support the creation of purpose-built rental, non-market, below-market, and special needs housing units.
- g. Prioritize infill development in walkable areas close to amenities and transit.

2.2.2 - HOUSING DIVERSITY

According to Statistics Canada (2021), there are approximately 1145 private dwellings in the District of Clearwater, including seasonal residences. Of the 1145 dwellings, 75.5% are owner occupied and 24.5% are rental, this exceeds the provincial average of 67% owner occupied and 33% rental. The average household size in Clearwater is 2.2 people, compared to 2.4 for British Columbia overall.

Clearwater's housing stock is predominantly single-family dwellings, which make up 73% of all homes, well above the 42% provincial average. The community also has a high proportion of mobile homes (11%), compared to the provincial average of 2.5%.

The Canada Mortgage and Housing Corporation (CMHC) defines affordable housing as costing no more than 30% of household income. In Clearwater 31.4% of renters and 11.4% of owner spend more than 30% of their income on housing. OCPs play a key role in guiding the development of housing types that meet the needs of both current and future residents, including people of all ages and life stages.

Objectives

- i. Support a range of housing types and tenures to meet the diverse needs of the community.
- ii. Make age-friendly housing a priority to support elderly residents.
- iii. Promote missing-middle housing such as apartments, duplexes, and townhouses, to improve housing attainability and expand residential options.

Policies

- a. Encourage a variety of housing types and densities, including age-friendly and accessible options, to meet current and future needs.
- b. Promote the development of an age-friendly housing through collaboration with government and non-government organizations.
- c. Encourage partnerships with BC Housing, CMHC, and the private sector to develop affordable housing.
- d. Recommend multi-family and affordable housing projects include a mix of unit sizes (e.g., bachelor, family-sized, and accessible units).
- e. Allow for serviced small-lot residential developments to support smaller homes with a reduced environmental footprint.
- f. Support the expansion of secondary suites, including ADUs, throughout the District to increase rental stock and housing affordability.
- g. Review zoning to increase flexibility for secondary suites and other suite types.
- h. Support mixed-use developments in Neighbourhood Centre and Town Centre land use designations.
- i. Encourage affordable and attainable housing opportunities and protect the existing rental housing stock.
- j. Accommodate residential-based tourism, such as short-term vacation rentals, or nightly rentals throughout the District.
- k. Support co-housing, cooperatives, and other collective housing models.

2.3 COMMUNITY WELL-BEING

2.3.1 - HEALTH & SOCIAL SERVICES

In 2002, the Province of British Columbia established the Provincial Health Authority, dividing the province into five Health Regions, each administered by a Regional Health Authority. The Interior Health Authority is one of these regions and is further divided into four Health Service Delivery Areas (HSAs). These HSAs are subdivided into 31 Local Health Areas (LHAs).

Clearwater is located within the North Thompson Local Health Area, which is part of the Thompson Cariboo Shuswap Health Service Delivery Area, one of the four HSAs under the Interior Health Authority.

Local Healthcare Services

Dr. Helmcken Memorial Hospital is a Level One community acute care hospital that operates 24 hours a day, seven days a week. Medical services are provided by active physicians, supported by locums. The hospital includes beds for:

- Acute/emergency care
- General medicine
- Medical imaging
- Laboratory services
- Long-term care

Additionally, a local health clinic offers outpatient services in partnership with the hospital.



Objectives

- i. Support the provision of quality, reliable, and accessible primary healthcare services, including alternative health and wellness practices.
- ii. Promote the long-term sustainability of the local hospital.

Policies

- a. Assist in and advocate for the recruitment of healthcare professionals to ensure consistent and reliable services for Clearwater and surrounding areas.
- b. Support the creation of a multi-faceted health unit or wellness centre within the District.
- c. Encourage the development of assisted living housing and care for seniors and individuals requiring moderate supportive housing.
- d. Advocate for fire, police, ambulance, health, and emergency response services to maintain service levels as the community grows.
- e. Advocate for, support, and collaborate with provincial health authorities, regional partners, and local organizations to attract and retain qualified health professionals, ensuring residents have access to reliable, high-quality health care.

2.3.2 - EDUCATION

Clearwater is part of School District (SD) No. 73 and is home to two schools. The district is divided into zones, and Clearwater has its own zone, which includes Raft River Elementary (K–7) and Clearwater Secondary (8–12). According to School District 73 (Kamloops-Thompson) Long Range Facilities Plan current facilities are expected to meet future needs however, this will require additional review if the Yellowhead Copper Project proceeds.

Raft River Elementary

Raft River Elementary has capacity for 322 students and was at 93% capacity in 2024 however 10-year enrolment projections indicate declining enrollment so additional capacity requirements are not anticipated. Raft River has been identified as a priority replacement school because of age and facility condition. Replacement will be requested from the Ministry of Education and Child Care alongside other aging schools.

As of February 2022, childcare became part of the Ministry of Education portfolio, Raft River is one of the elementary sites integrating early learning/childcare with K–7 schooling. Raft River hosts Strong Start and childcare programs, including Just B4 and Seamless Day Kindergarten. These programs require dedicated classroom space and are led by qualified Early Childhood Educators. An outdoor



Source: <https://raft-river.sd73.bc.ca>

classroom was recently constructed, providing students with the opportunity to learn in a natural environment.

Clearwater Secondary

Clearwater Secondary has capacity for 725 students and was at 26% capacity in 2024. The 10-year enrollment projections see a slight increase to 32% capacity by 2034. Clearwater Secondary is considered a rural secondary school. Rural secondary schools like Clearwater Secondary face challenges due to lower enrolment, which limits access to core and elective programs. School District 73 provides supports such as video conferencing and blended/distance learning are used to deliver programming. The District provides extra funding to rural secondaries like Clearwater to improve video conference technology, blended learning, and teacher support blocks.

In addition to Clearwater's two operating schools School District 73 has a number of other facilities and undeveloped lands. Dutch Lake Elementary was closed in 2003 and is currently leased to the District of Clearwater, the Old Clearwater Board Office is still used by the School District and the Clearwater Maintenance and Transportation Facility is an operational support site.

School District 73 owns several unused sites (vacant lots) in the Clearwater catchment area describes as: Birch Island lot, lot across from Clearwater Bus Garage, lot behind the Clearwater Bus Garage Sunshine Valley lot, and McMurphy lot. In accordance with the *2025 School District No. 73 (Kamloops-Thompson) Long-Range Facilities Plan*, The School District owns sufficient land for potential future school development and does not anticipate needing additional land during the timeframe of this OCP.



Source: <https://www.sd73.bc.ca>

Educational Attainment

Among residents aged 25–64, education levels are below the BC average:

- 21% have not completed high school
- 35% hold a high school diploma
- 35% have a post secondary certificate or diploma
- 9% have a university degree.

Objectives

- i. Support a high-quality local education system and encourage the development of post secondary education, trades and training opportunities within the community.
- ii. Help education providers diversify local skill sets and raise education levels to promote community resilience and lifelong learning.
- iii. Foster a child-friendly community and support local and regional initiatives.
- iv. Encourage the re-establishment of a local satellite campus operated by a post-secondary institution.

Policies

- a. Designate School District-owned lands as Institutional and consider surrounding land uses and infrastructure planning accordingly.
- b. Support early childhood education services in both existing and new developments.
- c. Support local career training at the high school, post-secondary, and continuing education levels. Collaborate with industry to identify job qualifications and encourage education providers to offer relevant training.

- d. Encourage post-secondary institutions to develop local education and training opportunities for residents of all ages.

2.3.3 - SOCIAL WELL-BEING

Clearwater's vision for social well-being focuses on creating a community where residents of all ages and backgrounds can thrive. This means ensuring access to essential services, housing diversity, education, recreation, and opportunities for meaningful engagement in local decision-making. Social well-being and public health are interconnected, both depend on equitable access to resources, safe environments, and strong community connections. Public health extends beyond individual well-being to include the social determinants of health such as housing, transportation, access to services, and environmental quality. These factors are especially important in rural communities where distances, limited transit options, and seasonal employment can impact health outcomes.

Safety in Clearwater means more than crime prevention; it includes secure physical environments, supportive social networks, and access to essential services. A healthy and safe Clearwater offers clean and accessible public spaces, peaceful neighbourhoods, and opportunities for recreation and cultural engagement, while protecting the natural environment that defines the community's character and supports its tourism economy.

Objectives

- i. Year-round recreational and educational opportunities to support lifelong learning and active lifestyles.
- ii. Access to healthcare services, including both mainstream medical care and alternative or holistic options.
- iii. Diverse and affordable housing choices that meet the needs of residents across all ages and demographics.
- iv. Walkable, interconnected neighbourhoods that allow for safe and fluent movement between community nodes.
- v. Meaningful community engagement in planning processes to harness local knowledge and expertise.



Policies

- a. Promote a safe, inclusive, and connected community where social interaction, physical activity, and a sense of place are encouraged.
- b. Enhance access to affordable recreational, cultural, and other opportunities that promote health and well-being.
- c. Encourage housing and neighborhood design that fosters social connection and resilience (e.g., front porches, shared green spaces, play areas).
- d. Integrate healthy built environment principles into planning and infrastructure decisions to address social determinants of health and improve overall well-being.
- e. Collaborate with residents, neighbourhood groups, and community organizations to address public health, social connectedness, safety, and crime prevention.
- f. Support initiatives that reduce fear of crime and enhance community safety through partnerships with law enforcement and community policing programs.
- g. Encourage housing diversity and affordability through planning policies and partnerships with housing providers.
- h. Support the development of walkable, interconnected neighbourhoods that enhance mobility and community cohesion.
- i. Ensure meaningful public engagement in all planning processes to reflect community values and local knowledge.



2.3.4 - ACCESSIBILITY & INCLUSIVENESS

It is a goal of the District of Clearwater to make continuous improvements to the accessibility and inclusivity of the community. This includes ensuring that all public buildings are accessible and undertaking ongoing upgrades as needed. The District is supported by several local service providers, including Clearwater Regional Community Food Hub, Work BC, Clearwater & District Hospice Society, Child & Family Services and Yellowhead Community Services Society (YCS). YCS is major non-profit provider of social, health, and community programs in the North Thompson Valley. They offer a variety of supports, many free or subsidized, including family programs, food security, housing support, and more including:

- Early childhood services, such as daycare facilities in Clearwater and Barriere
- Community support programs
- Children, youth, and family services
- Counselling services
- Programs for adults with special needs

YCS also operates the Clearwater and Area Transit System under a third-party contract with the District of Clearwater which includes a local fixed route, “on request” community pick up services and the Valley Connector a twice weekly route to Kamloops. All buses are wheelchair accessible; bike rack availability varies.

Objectives

- Support and encourage services that engage and benefit the entire community and enhance social connectedness.

Policies

- Use the Community Enhancement Reserve Grant program support initiatives that foster a caring and resilient community.
- Continue to support affordable and accessible recreation, leisure, and cultural activities and programs to promote mental and physical health.
- Support collaborative networks of community service providers to improve access to services such as childcare, healthcare, education, public safety, social services, and cultural resources.



2.3.5 - VOLUNTEERISM & PARTNERSHIPS

Clearwater is known for its vibrant and enthusiastic culture of volunteerism. Community events and programs thrive thanks to the dedication of individuals and organizations who work together in partnership. Volunteers contribute countless hours through a wide range of clubs, associations, and service groups that support nearly every aspect of community life.

In Clearwater, there’s rarely a community function without a volunteer helping to ensure its success. This strong volunteer spirit is a defining feature of the community’s identity.

Objectives

- i. Empower community members to identify local needs, set priorities, and pursue a shared vision.
- ii. Encourage residents of all ages to volunteer with community organizations and events.
- iii. Provide meaningful opportunities for residents to contribute positively to the community through volunteerism.

Policies

- a. Support and participate in collaborative networks of service providers to improve access to services such as childcare, healthcare, education, public safety, social services, and cultural resources.
- b. Provide resources to facilitate communication and knowledge-sharing among community groups.
- c. Maintain and promote a strong network of volunteerism that reflects and sustains Clearwater's unique community identity.



Sources: <https://www.tnrd.ca>



Sources: <https://www.tnrd.ca>



2.4 ARTS, CULTURE & HERITAGE

2.4.1 - ARTS & CULTURE

Clearwater has a rich and diverse cultural foundation supported by a variety of clubs and associations, including:

- Wells Gray Lively Arts
- North Thompson Arts Council
- North Thompson Aboriginal Culture Society
- Wells Gray Country Seniors Society
- Yellowhead Museum
- Clearwater Collective Car Club

The community hosts numerous events that contribute to its cultural vibrancy, such as:

- Weekly Farmers' Market
- North Thompson Arts Society events
- Summer Stage Live Music at Dutch Lake Community Centre
- May Day Parade
- Clearwater Canoe Regatta
- First Fish Ceremony
- Canada Day celebrations
- Cruisin' Clearwater Car Show
- Indigenous Peoples Day
- Truth and Reconciliation Day





Formal institutions like the Clearwater Library also play a key role in shaping the cultural landscape.

Arts and heritage are increasingly recognized as essential to community identity, diversity, and quality of life. These activities and institutions bring residents together, foster social connection, and contribute to a thriving local economy. The District of Clearwater values and supports these cultural assets.

Objectives

- i. Provide a diverse range of community-based social and cultural recreation opportunities for all residents.
- ii. Enhance quality of life and promote social interaction through a thriving social economy.
- iii. Encourage collaborative planning among individuals, organizations, and groups to achieve shared cultural goals.

Policies

- a. Promote the use of parks, civic buildings, and public spaces for public art, performances, festivals, and exhibitions.
- b. Support subsidized use of District facilities for not for profit cultural groups or events through the District's Community Grant Program.
- c. Encourage arts and culture proponents to seek private sector support and external funding sources, such as BC Lottery grants.
- d. Encourage year round events, activities and festivals through community and business partnerships.

- e. Partner with the Simpcw First Nation to support indigenous events such as the First Fish Ceremony.
- f. Incorporate public art in civic facilities, municipal parks, and open spaces and support the integration of public art in the design of public and private developments.
- g. Support culturally relevant and inclusive programs, services, and facilities that reflect the diversity of our community.

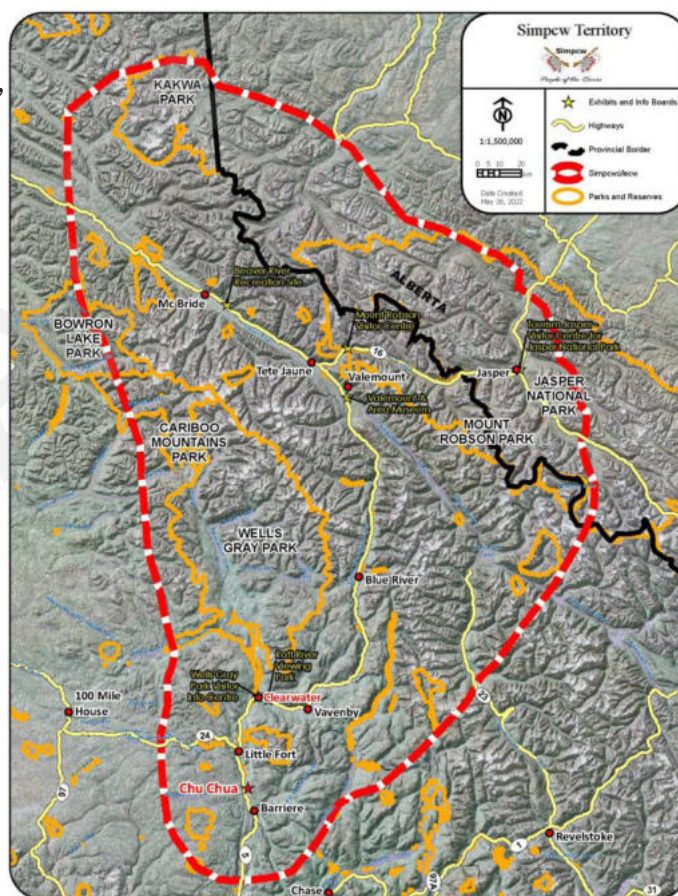
2.4.2 - ARCHAEOLOGY & CULTURAL HERITAGE

Archaeological studies have identified winter homes and underground food cache sites at various locations, including Tête Jaune, Finn Creek, Vavenby, Birch Island, Raft River, the confluence of Clearwater and North Thompson River, Chu Chua, Barriere River, Louis Creek, and McLure.

These sites reflect the deep historical and cultural presence of Indigenous peoples in the area. The adjacent map illustrates Clearwater’s location within the traditional territory of the Simpcw First Nation.

Objectives

- i. Recognize First Nations rights and enhance public awareness of provincial regulations protecting archaeological sites.
- ii. Collaborate with the Simpcw First Nation to identify and protect archaeological sites within District boundaries, while respecting confidentiality.
- iii. Continue working in partnership with the Simpcw First Nation on development and cultural matters.



Source: <https://simpcw.com/>

Policies

- a. Acknowledge that archaeological sites are protected under the *BC Heritage Conservation Act (HCA)*, either by formal designation or due to their historical or archaeological significance.
- b. Review and update the Development Procedures Bylaw when the modernized HCA is enacted.
- c. Promote public awareness of archaeological protections and their importance.

- d. Cooperate in the protection of cultural and heritage sites by maintaining open communication with local First Nation communities and sharing relevant information with developers, landowners, and the public.
- e. Require an Archaeological Impact Assessment to be completed by a professional consulting archaeologist where potential conflicts have been identified between archaeological resources and a proposed development.

2.4.3 - TRUTH & RECONCILIATION

The District of Clearwater acknowledges that it is located within Secwepemcúlecw, the traditional territory of the Simpcw First Nation, part of the Secwépemc Nation. Reconciliation in Clearwater means building and maintaining a respectful, collaborative, and enduring relationship with Simpcw First Nation based on mutual trust, understanding, and shared responsibility for the land, waters, and community well-being.

Objectives

- i. Honor Simpcw's stewardship role by integrating cultural, ecological, and heritage values into land use planning and decision-making.
- ii. Engage in government-to-government dialogue through established protocols, including the Working Group and leadership meetings outlined in the Clearwater-Simpcw MOU.
- iii. Provide early and meaningful consultation on planning initiatives, development proposals, and policy changes that may affect Simpcw interests.
- iv. Collaborate on key areas of mutual interest, including cultural heritage protection, environmental sustainability, economic development, and land management.
- v. Support cultural awareness and education within the community to foster understanding of Simpcw history, rights, and contributions.
- vi. Commit to ongoing review and improvement of reconciliation actions through annual meetings with Simpcw leadership.



Sources: <https://www.canada.ca/en/canadian-heritage/campaigns/national-day-truth-reconciliation>

Policies

- a. Promote sustainable development that aligns with Secwépemc values and environmental stewardship. Ensure land use decision consider Simpcw cultural and ecological priorities.
- b. Protect and preserve archaeological sites, cultural landscapes, and heritage resources.
- c. Maintain regular, structured communication between Clearwater and Simpcw leadership and conduct annual reviews of reconciliation policies and actions with Simpcw representatives. Adjust strategies based on feedback and evolving priorities.
- d. Build trust and transparency through consistent engagement and shared decision-making processes. Use the Working Group as a forum for collaboration on planning and policy matters.
- e. When consulting with Simpcw ensure there is adequate opportunity to review and provide input before decisions are made. Incorporate Simpcw feedback into planning outcomes wherever possible.
- f. Encourage cultural events, signage, and interpretive programs in public spaces.



2.5 PARKS, RECREATION & TRAILS

2.5.1 - OUR PARKS

This section outlines Clearwater's existing park inventory and guiding principles for natural areas and parks. It should be read in conjunction with Section 3.0 Land Use Designations, which provides more detailed and future-oriented objectives and policies for parks, trails, and recreation.

In addition to nine undeveloped parks, Clearwater has several developed municipal parks that serve a variety of recreational and cultural purposes:

- **Capostinsky Park**

Located on Kurylowich Road, this ballpark features two full-sized baseball diamonds, grandstands, washrooms, and a designated area for beer gardens. It hosts slow-pitch and fastball tournaments throughout spring and summer.

- **Chad Memorial Park**

Situated across from the Clearwater Fire Hall near Clearwater Village Road, this neighbourhood park was established in memory of fallen volunteer firefighter Chad Schapansky. It includes a sitting area with a cenotaph and offers scenic views of Raft Peak.

- **Dutch Lake Beach Park**

Located on Old North Thompson Highway, this 10.5-acre lakeshore park features a beach house, picnic shelter, playground, and swimming wharf and boat launch. Popular activities include swimming, canoeing, kayaking, and ice fishing. The park also hosts the annual Canada Day celebrations and Ice Fishing Derby.



Sources: <https://www.tnrd.ca>

- **Raft River Viewing Park**

Located approximately 5 km north of the Wells Gray Information Centre, this park includes a viewing platform for observing the salmon run in late summer. It celebrates the history and culture of the Simpcw First Nation.

- **Reginald Small Park**

Located along the Clearwater River near the RCMP Station, this 0.2-hectare park includes a cenotaph and hosts annual Remembrance Day ceremonies.

- **Rotary Sports Park**

Located southeast of the Wells Gray Information Centre, this park includes four tennis courts, a skateboard park, a basketball court, and washroom/concession facilities. It shares parking with the North Thompson Sportsplex and Clearwater Secondary School.

- **Weyerhaeuser Pioneer Park**

Located off Highway No. 5 on Park Drive and Murtle Road, this family-oriented park includes a playfield, playground equipment, swings, splash pad, picnic tables, and forested surroundings. A walking trail connects both ends of the Weyerhaeuser subdivision.

- **Wyndhaven Park**

Located on Wyndhaven Drive, this neighbourhood park features a playground, large playing field, and access to walking trails.

- **Former Mill Site Park Area (Strawberry Flats)**

In October 2025, Council approved the purchase of approximately 44 acres of land in Strawberry Flats at 7 Clearwater Station Road, formerly the Clearwater Timber Products mill site (later Slocan Forest Products). The mill ceased operations in 1987 and the site has remained largely vacant since that time. The property has long been used informally by residents for walking and as an off leash dog walking area along the dyke. With the District's purchase, the area is now recognized for public access for these passive recreation uses, while longer-term planning is underway.

Future planning and site conditions

- * The District intends to develop a more holistic plan for future park and recreation uses for the 44-acre site over the coming years.
- * The site currently contains remnants of former industrial activity and is used at the public's own risk.
- * The District intends to complete site clean-up work where feasible in 2026 to improve safety and usability.

Objectives

- i. Promote an integrated approach to planning and utilizing parklands, open spaces, agricultural and forestry lands, and wilderness areas.
- ii. Encourage both active and passive recreational uses and support a pedestrian-friendly community.

Policies

- a. Develop and maintain a Parks and Trails Master Plan that provides a comprehensive framework for the planning, development, and management of parks, open spaces, and trails.
- b. Provide an equitable distribution of neighbourhood and community parks throughout the city through maintaining the existing inventory of parkland, investing in existing parks, and parkland acquisition at the time of new development
- c. Enhance or create new public spaces and parks in areas of increased residential density.
- d. Ensure new developments provide amenities, trails, and/or parkland that complement existing recreational infrastructure.
- e. Maintain and expand year-round recreational facilities and programs that are accessible and responsive to community needs.
- f. Identify, protect, and enhance public views and vistas within parks, trails, and open spaces.
- g. Support the designation and development of a mountain bike park.
- h. Work toward the development of a dog park with connectivity to the community trail system.



2.5.2 - OUR TRAILS

The trail network is a vital component of Clearwater’s parks, recreation, and transportation systems. Trails provide opportunities for active transportation, recreation, tourism, and environmental stewardship. They connect neighbourhoods, schools, commercial centres, and natural areas, reducing reliance on motor vehicles and supporting community health and sustainability.

Objectives

- i. Develop safe, connected, multi-use trails for recreation and commuting.
- ii. Recognize trails as drivers of tourism and economic development.
- iii. Encourage alternative transportation modes (cycling, walking, scooters, horseback riding).
- iv. Reduce vehicle trips and greenhouse gas emissions through trail connectivity.

Policies

- a. Update the Clearwater Trails Master Plan or combine it into a Parks and Trails Master Plan that provides a comprehensive framework for the planning, development, and management of parks, open spaces, and trails.
- b. Incorporate trail planning into subdivision, rezoning, and OCP amendment reviews and seek opportunities for trail corridor acquisition through development approvals.
- c. Develop trail connections that link major destinations:
 - * Commercial centres
 - * Community parks
 - * Schools
 - * Residential neighbourhoods
 - * Provincial park trailheads
- d. Work with regional partners and BC Parks to connect local and regional trail networks. Encourage partnerships to develop a trail system connecting Clearwater with Wells Gray Park.
- e. Explore joint use of BC Hydro rights-of-way for “towers and trails” corridors.



-
- f. Ensure accessibility for persons with mobility challenges by prioritizing hard-surfaced, low-grade trails.
 - g. Locate linear trails adjacent to development to create wildfire fuel breaks, maintain natural areas, and to serve neighbourhoods.
 - h. Integrate Crime Prevention Through Environmental Design (CPTED) principles in trail design.
 - i. Establish a Trail Partners Program for community involvement in maintenance and encourage adopt-a-trail partnerships with private sector and user groups.

2.5.3 - RECREATION & COMMUNITY AMENITIES

Clearwater maintains several recreational facilities, including the North Thompson Sportsplex (offering hockey, figure skating, and curling), Capostinsky Park (baseball diamonds), and Rotary Park (tennis courts and a skateboard park) and the Clearwater Ski Hill (featuring 900 vertical feet of runs, a T-bar, beginner handle tow, six runs, a rental shop, disc golf and a lodge).

Multi-seasonal recreational facilities provide opportunities for people of all ages and abilities to connect and be physically active. Increased physical activity is linked to improved mental and physical well-being and social connection helps to decrease isolation and foster a sense of community. Having spaces like recreation centres provides opportunities for youth to connect with other children and caring adults. Recreational facilities provide opportunities for the aging population reduce risk factors for chronic disease by providing opportunities for physical activity and social connection.

Recreational spaces should be welcoming, inclusive, and accessible to all residents by ensuring the equitable distribution of resources, incorporating universal design and age-friendly principles, fostering social inclusion and cultural diversity, and providing multiple opportunities for participation by people of different ages, abilities, and backgrounds.

There are several recreational clubs in Clearwater that offer a wide range of activities for residents to enjoy, including:

- Adult Slo-Pitch
- Aikido
- Badminton
- Clearwater and District Minor Hockey
- Clearwater Minor Ball
- Clearwater Sno-Drifters



Sources: <https://www.tnrd.ca>

- Clearwater Youth Soccer
- Men's Hockey
- Pickleball
- Raft Mountain Skating Club
- Soccer
- Wells Gray Curling Club
- Wells Gray Outdoor Club
- Women's Hockey

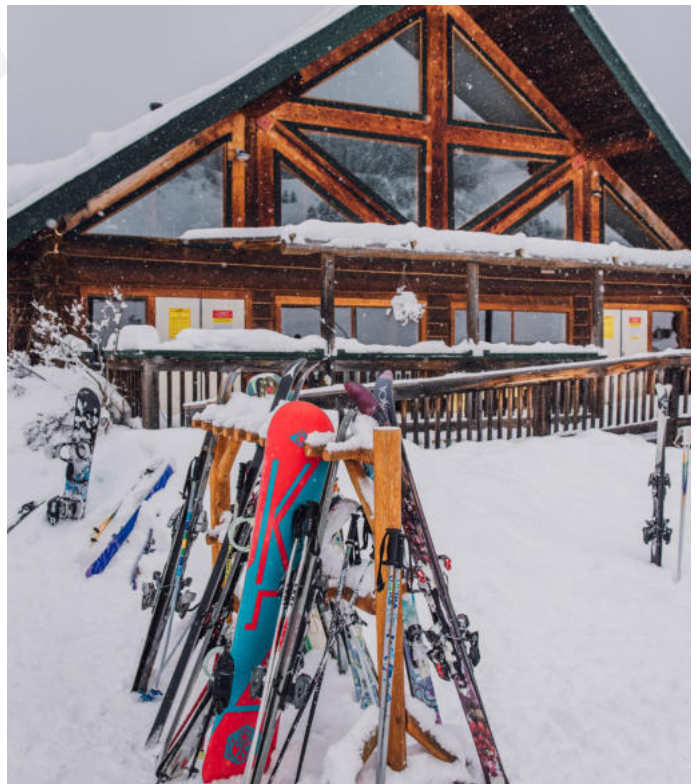


Objectives

- i. Provide year-round recreational opportunities for everyone that support healthy lifestyles and social connections.

Policies

- a. Provide a wide array of recreational facilities and programming that serve the entire community, with a focus on promoting health and inclusivity and reducing barriers to participation to maximize accessibility.
- b. Enhance access to affordable, year-round recreational opportunities throughout the community.
- c. Ensure District recreation facilities and programs are accessible to people of all ages, ethnicities, incomes, and abilities.
- d. Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs.
- e. Support the shared use of community spaces for recreation and culture, recognizing their interconnected role in fostering inclusion, health, and well-being.
- f. Encourage the community to partner with institutional organizations to share facilities and spaces for social and recreation programming, including but not limited to gyms, daycares, pre-schools, summer camps, and extracurricular activities.



Sources: <https://www.tnrd.ca>

2.6 OUR ECONOMY

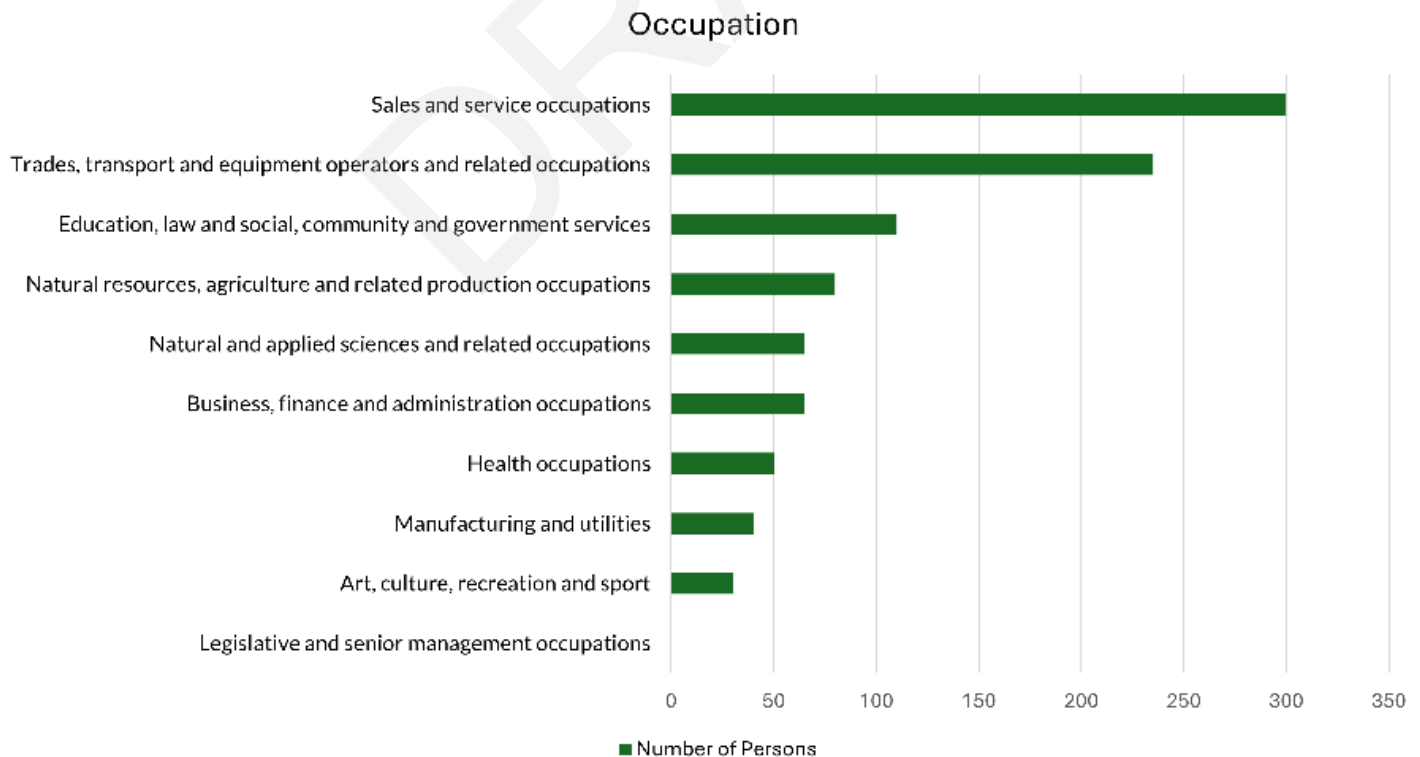
2.6.1 - ECONOMIC PROFILE

Historically, farming and forestry have been the backbone of Clearwater’s economy. Today, the community benefits from a diversified economic base that includes forestry, tourism, agriculture, retail, commercial and public services. There is potential for further diversification, particularly through mining, which could enhance long-term economic stability. Remote work represents an emerging trend, with 75 individuals reporting working from home in the 2021 Census.

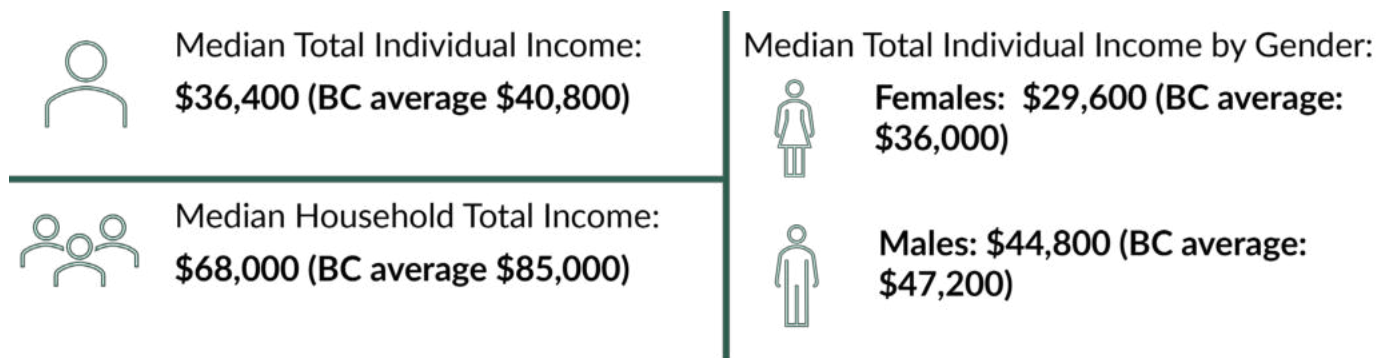
Clearwater is promoted as a rural community for all seasons, offering abundant recreational opportunities. As the gateway to Wells Gray Provincial Park, it attracts residents, businesses, and visitors alike.

As the largest community in the North Thompson Valley, Clearwater serves as the primary centre for business, finance, education, health care, and government services. Its strategic location midway between Kamloops and Jasper also makes it a key hub for tourism and travel services.

Labour Profile (2021 Census Data)



Income Profile (2021 Census Data)



This income gap underscores the need for greater gender equity in employment opportunities however, the relatively low cost of living in Clearwater provides some economic advantage. Additionally, the lower median household income compared to the provincial average may be influenced by an aging population and the more limited economic opportunities associated with its rural location.

Clearwater possesses a number of strengths that support strong and diversified economic growth, including:

- Access to natural resources
- Proximity to outdoor recreation and tourism opportunities in a pristine natural environment
- Land and resources with both economic and environmental value
- Access to transportation infrastructure, including a Provincial Highway and railway
- A variety of accommodation types and lifestyle choices
- A vibrant arts and culture scene and high quality of life for residents and businesses

Building and maintaining a resilient local economy is a cornerstone of a sustainable and livable community. Economic development at the local level contributes to a balanced and connected future. Without a resilient economy, community liveability may decline, leading residents to seek employment and support services outside the area.

Objectives

- Create of a vibrant and diverse local economy that provides meaningful year-round employment and services and expands a solid tax base to enable residents to enjoy an overall higher quality of life.
- Promote a wide variety of sizes, scales, and types of businesses, which offer greater opportunities

for personal and professional fulfillment that in turn contribute to the overall economic health.

- iii. Retain and attract a skilled workforce.
- iv. Plan for future employment lands including a town centre, neighbourhood centres, commercial and industrial lands for immediate and future needs.

Policies

- a. Guide economic development using the Community Economic Development Strategy (2021), aligned with the OCP and community vision.
- b. Foster an “open for business” environment.
- c. Support year-round economic sustainability and reduce reliance on single sectors (e.g., forestry).
- d. Promote a diverse economy with emphasis on value-added industries, green energy, tourism, and agriculture.
- e. Support the growth of small businesses, including storefront and home-based enterprises.
- f. Consider implementing revitalization tax exemptions for commercial and mixed-use projects to stimulate investment.
- g. Designate commercial and light industrial lands to support economic diversification.
- h. Invest in community infrastructure and programs to attract and retain skilled workers and their families.
- i. Develop strategies for remote worker attraction and incentives for families relocating to Clearwater.
- j. Treat high-speed internet as essential infrastructure; develop a broadband strategy and explore municipal broadband utility options.
- k. Encourage innovation and entrepreneurship, including home-based businesses and telecommuting.
- l. Explore programs for the recruitment and retention of health care professionals.
- m. Support skills and talent development through partnerships with educational institutions and training programs.
- n. Encourage alternative energy development (solar, wind, geothermal) and expansion of the District Energy System.

2.6.2 - COMMERCIAL SECTOR

Clearwater serves as the primary service and commercial hub for the North Thompson region. The community features three existing retail and commercial nodes:

Wells Gray Gateway: located along the Yellowhead Highway near the traffic circle. This is the newest commercial area, featuring a large format grocery store, a credit union, quick serve restaurants and other shops. It is centrally located and visible from the highway, making it a hub for residents and visitors.

Riverside Centre: located along the Old North Thompson Highway, this neighbourhood commercial node comprises the Brookfield Mall and several other surrounding commercial uses. This area has been identified as a Neighborhood Centre and serves primarily local commercial needs.

Strawberry Flats: accessed by Clearwater Station Road, Strawberry Flats is a mixed-use area with retail, industrial, and some government services. Its location in the floodplain of the North Thompson River restricts new development in this area however existing services remain an important asset to the community.

Having three unconnected commercial areas has left Clearwater without an identifiable town centre. Throughout the engagement for the OCP many residents raised the need for Clearwater to focus on the development of a Town Centre that would not only provide an opportunity for new mixed-use commercial/residential development but also community gathering spaces and connection of other community amenities. The Town-Centre is intended to be the commercial heart of the community for residents and visitors alike. The economic and community benefits of a Town Centre include:

- Strengthens the local economy by attracting investment, supporting small businesses, and encouraging tourism
- Expands housing options close to amenities
- Encourages walking, biking, and a healthy lifestyle
- Supports partnerships and collaborations within the community to develop and implement economic strategies for the attraction and retention of businesses
- Provides strong connections to surrounding neighbourhoods

Through community engagement and a visioning workshop with Council, staff and the business community a location along Park Drive was selected for the Town Centre, see the Town Centre Land Use Designation for additional detail.



Sources: <https://www.tnrd.ca>

Commercial lands support the retail sector, which is a significant employer in Clearwater however, challenges such as lower wages and intermittent work make stable employment difficult. To support growth, there is a need for appropriately designed retail spaces, potentially incorporating residential uses. The location and quality of development will be key to meeting residents' needs and creating vibrant, sustainable retail environments. Development Permit Areas will regulate the form and character of development in both the Town Centre and Neighborhood Centre areas to enhance both the resident and visitor experience, helping to establish a unique identity for Clearwater.

Objectives

- i. Create a positive first impression of Clearwater with an attractive entrance gateway that offers a range of commercial, retail, and service uses for residents, visitors, and highway travellers.
- ii. Expand retail and service capacity to meet the needs of residents and a diverse range of visitors.
- iii. Develop a Town Centre that serves as the heart of the community, integrating a balanced mix of commercial, residential, and civic uses while showcasing Clearwater's unique identity.

Policies

- a. Encourage retail, personal services, professional offices, banks, and similar commercial uses to locate within commercial nodes.
- b. Promote live/work residential development, with attention to parking, noise, and other impacts.
- c. Establish a "gateway" centre to Wells Gray Park, supported by a mobile mapping system to guide visitors to attractions, retail, and commercial areas.
- d. Consider tax incentives for business and property owners to adopt the community theme in building design, storefronts, and signage, enhancing Clearwater's sense of place.
- e. Direct commercial development toward existing commercial cores and discourage new developments that could undermine their vitality.
- f. Enhance the retail environment and pedestrian experience within commercial core areas.
- g. Promote transportation services and community trail connections between the three commercial nodes.
- h. Consider zoning regulations that limit the size and scale of commercial development and discourage strip mall-style development in the Wells Gray Gateway corridor.
- i. Actively support the retention of government offices in Clearwater to maintain and strengthen its role as a regional service centre.

2.6.3 - TOURISM SECTOR

Wells Gray Provincial Park is a popular destination for tourists from May through October. The region's mild spring and summer climate, combined with its pristine wilderness, makes it ideal for outdoor recreation enthusiasts. Visitors enjoy world-class hiking, canoeing, and whitewater rafting. In winter, the area offers excellent opportunities for cross-country skiing, with 84 kilometres of groomed trails.

Tourism Wells Gray continues to play a vital role in the regional economy, supporting local businesses and employment. Wells Gray Provincial Park attracts approximately 425,000 visitors annually in pre-pandemic years, contributing an estimated \$35–40 million to the local economy. While visitation declined during the pandemic, tourism has rebounded strongly, with a 30% increase in 2023 compared to previous years. The hospitality and tourism sector remains a significant employer in the Clearwater area, with many residents working in accommodation, food services, guiding, and related industries. International visitors, particularly from Europe and Australia, continue to represent a growing share of the market, reinforcing tourism's importance as a driver of economic growth and community development.



Sources: <https://www.bcparks.ca>

Objectives

- i. Expand tourism capacity in the community to attract, host, and satisfy visitors from a global perspective.

Policies

- a. Continue to support Tourism Wells Gray in marketing the community as a tourism destination and the Gateway to Wells Gray Park.
- b. Strengthen Clearwater's tourism economy by enhancing visitor experiences, supporting local businesses, and showcasing the community's amenities, services, and attractions that highlight its connection to nature, outdoor recreation, and local culture.
- c. Develop adequate directional signage to draw travellers into the community and highlight local amenities.
- d. Expand tourism product development beyond Wells Gray Park, including trails, hut-to-hut experiences, and winter activities such as snow snowmobiling, cross country skiing and show shoeing.
- e. Encourage the creation of value-added, eco-tourism ventures.
- f. Support sports tourism by hosting tournaments, events, and festivals, particularly during the shoulder seasons.

-
- g. Encourage the development of a unifying community theme to present a cohesive identity to visitors.
 - h. Support the enhancement of community facilities that improve the visitor experience.
 - i. Advocate for BC Parks investment and improved management plans to unlock tourism including improved winter access to Helmckem Falls.
 - j. Collaborate with Tourism Wells Gray to allocate hotel tax revenues toward projects aligned with the community theme.
 - k. Short-term rentals are permitted only within the host's principal residence or an accessory residential suite located on the same property (such as a basement suite), provided the operator obtains and maintains a valid business licence from the District.
 - l. Promote the development of tourism infrastructure in Clearwater and Wells Gray Provincial Park in partnership with the Thompson-Nicola Regional District.
 - m. Support geo-tourism, a form of sustainable tourism that focuses on a region's geological features, landscapes, and natural heritage as well as cultural tourism, including Indigenous partnerships. Pursue UNESCO Global Geopark designation to attract international visitors.



Sources: Margot CW

2.6.4 - FORESTRY SECTOR

Since the early 1900s, the area has had a forestry-based economy. By the early 1970s, it supported three major mills. Today, the sector has consolidated to one major licensee, along with several smaller value-added manufacturers. British Columbia remains the largest producer of forest products in Canada, and the North Thompson region has played a significant role in the production of conventional lumber.

Forestry and value-added wood products continue to be key economic drivers in Clearwater. A skilled workforce, including forestry professionals, technicians, contract loggers, truckers, and silviculture workers supports ongoing employment in the sector.

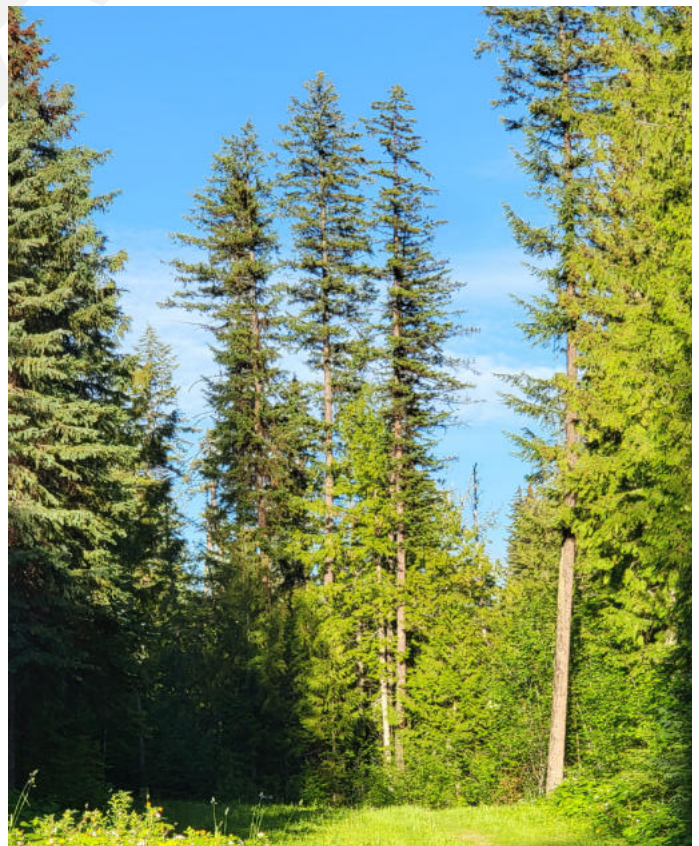
Clearwater and the broader Wells Gray Country produce a wide range of value-added wood products, including veneer, flooring, tongue-and-groove housing materials, and handcrafted wood items. Several woodlot licences and the Wells Gray Community Forest, located within the District boundaries, offer opportunities to expand value-added manufacturing and green energy initiatives in forestry.

Objectives

- i. Retain a vibrant, adaptable forestry and wood products sector within the community.
- ii. Continue to diversify value-added wood manufacturing.
- iii. Develop a strong non-timber forest products sector.

Policies

- a. Encourage the use of local wood products in construction projects.
- b. Support the forest sector in exploring opportunities for increased local processing of non-timber forest products.
- c. Support bioenergy and non-timber forest products as part of forestry transition.
- d. Promote and accommodate value-added wood manufacturing.
- e. Encourage green energy projects, including the use of biomass for District energy systems.



2.6.5 - AGRICULTURE SECTOR

Agriculture is a vital part of the local economy, rooted in a long history of ecologically diverse and healthy living. From the first peoples who arrived over 10,000 years ago to the modern-day farmers who have homesteaded and raised families in the valley since the mid-1800s, agriculture has shaped the region's identity. Historically the region has focused on livestock operations, primarily beef with some sheep farming. Alfalfa and hay crops have traditionally supported these operations, adding value to beef production, which remains the dominant agricultural activity.

The region's diverse climate also supports a variety of crops, including alfalfa, hay, and most vegetables. Much of the local produce is sold at the weekly Farmers Market, held from May through December, contributing to local food security and community engagement.



Sources: <https://www.tnrd.ca>

Objectives

- i. To enhance local food security, promote sustainable agriculture, and expand the sector's contribution to the local economy.

Policies

- a. Protect agricultural lands and rural acreages through land use policies, as outlined in Section 3.0 of this OCP.
- b. Promote local food production and agri-tourism.
- c. Encourage local food production and agricultural land use.
- d. Support initiatives for food security and greenhouse production.
- e. Encourage backyard gardening in higher-density areas of the community.

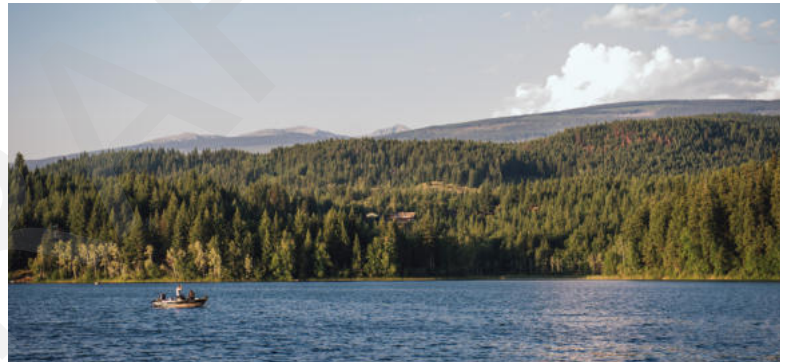
2.7 NATURAL ENVIRONMENT

2.7.1 - ECOLOGY

Clearwater is located at the confluence of the Clearwater River and the Upper North Thompson Watershed, making it uniquely dependent on the health and carrying capacity of both basins. The area is surrounded by the Trophy Mountains, including Raft Peak (2,451 m) and Dunn Peak (2,636 m), shaped by volcanic activity and glacial erosion. Wells Gray Provincial Park to the west features glacier-fed lakes, forested peaks, and waterfalls. Clearwater lies within the Central Interior Ecoprovince under BC's *Biogeoclimatic Ecosystem Classification System*, which includes montane forests, wetlands, and sub-boreal interior ecosystems. Local ecosystems support diverse flora and fauna, including old-growth conifers, mountain wildflowers, and large mammals such as moose, bear, cougar, and wolf.

Ecological integrity and the protection of environmental assets are central to Clearwater's OCP vision. Residents share a deep connection with the surrounding natural areas, including:

- Dutch Lake
- Clearwater River
- Raft River
- North Thompson River
- Wells Gray Park



Sources: <https://www.tnrd.ca>

Objectives

- i. Protect and maintain the integrity of Clearwater's ecosystems, including forests, wetlands, and sub-boreal habitats.

Policies

- a. Recognize Dutch Lake as a jewel within the Clearwater community. Support scientific studies and ongoing monitoring to protect and restore lake health.
- b. Protect important water systems such as Dutch Lake, the North Thompson River, and the Clearwater River so future generations can continue to benefit from and enjoy them.
- c. Grow in a manner that respects the surrounding natural environment that is valued and viewed as an integral component of the Clearwater community.
- d. Avoid impacts to old-growth forests through the implementation of an environmental development

permit area, ensuring their long-term protection, ecological integrity, and continued function as sensitive ecosystems.

- e. Require environmental impact assessments for major developments in sensitive ecosystems.
- f. Support the continuation of fresh, clean and safe airshed.
- g. Ensure land and resources are efficiently used and the negative impacts of land use and development are minimized.

2.7.2 - WATER RESOURCES

Dutch Lake, encompassing approximately 65.5 hectares, is a defining feature of Clearwater and serves multiple community functions. It supports a popular sport fishery, residential and limited commercial development, and provides opportunities for recreation, including swimming, canoeing, kayaking, and ice fishing. The surrounding river systems, the North Thompson, Raft, and Clearwater Rivers, are vital natural assets. They supply freshwater for drinking and agriculture, facilitate stormwater infiltration and treatment, sustain healthy ecosystems and wildlife habitat, and contribute to food production and economic resilience. Riparian areas along these water bodies are ecologically significant, supporting diverse plant communities and wildlife, including birds, amphibians, small mammals, and larger animals that rely on these corridors for foraging, travel, and birthing. Within the Interior Douglas Fir Zone, riparian areas are particularly critical due to their limited availability and high ecological productivity. However, these sensitive zones face degradation risks from unmanaged livestock access, underscoring the need for protective measures.

Refer to **Section 4.0** and **Map 8** for Clearwater’s Riparian Area Development Permit guidelines.

Objectives

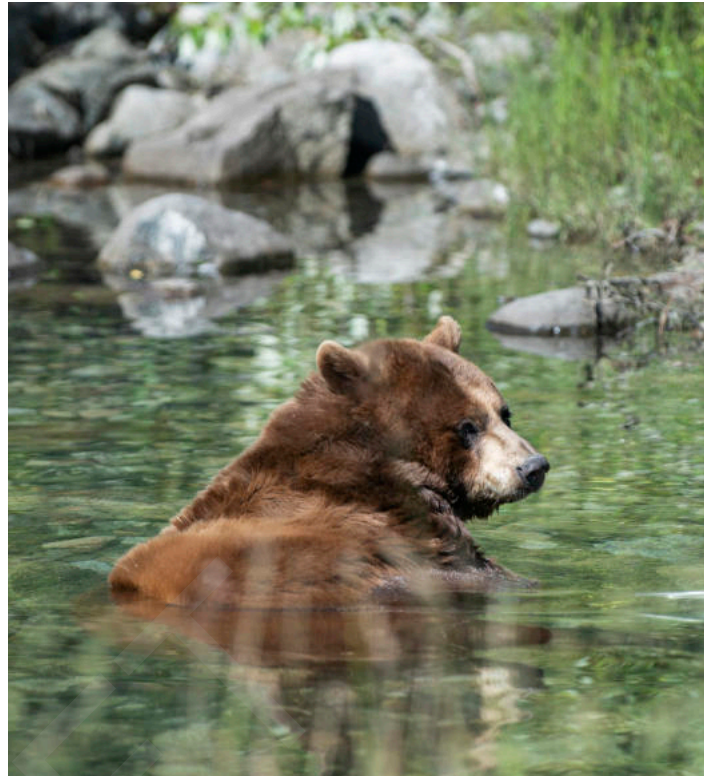
- i. Protect and enhance the quality of lakes, rivers, streams, and groundwater sources.
- ii. Support watershed-based planning and sustainable development practices.

Policies

- a. Consider developing a groundwater monitoring and protection plan.
- b. Enforce Riparian Area Regulations for all development within riparian zones.



- c. Protect and enhance the ecological health of Dutch Lake by applying science-based research, monitoring, and evidence-informed management practices to ensure the lake's long-term sustainability and resilience for current and future generations.
- d. Where septic is necessary, new systems must be setback 90 m from the high water mark of the lake and must not contribute any additional nutrient loading into the lake.
- e. Expand sewer infrastructure around Dutch Lake to safeguard water quality. Where septic is necessary, new systems must be setback 90 m from the high water mark of the lake and must not contribute any additional nutrient loading into the lake.



Sources: <https://www.tnrd.ca>

2.7.3 - WILDLIFE

Clearwater is home to a rich diversity of wildlife supported by its varied ecological zones, including the Interior Douglas Fir Zone, Interior Cedar Hemlock Zone, and Engelmann Spruce–Subalpine Fir Zone. These zones provide critical habitat for large mammals such as moose, white-tailed and mule deer, black bears, grizzly bears, cougars, coyotes, foxes, wolves, and smaller species like squirrels. The area also supports vulnerable species identified by the Ministry of Environment, including the Great Blue Heron, American Bittern, and Painted Turtle.

Wildlife contributes significantly to the community's ecological health, cultural identity, and recreational opportunities. Maintaining habitat connectivity and protecting sensitive areas such as riparian zones, wetlands, and forested corridors is essential for sustaining biodiversity. Development pressures, transportation corridors, and unmanaged livestock access can fragment habitats and increase human-wildlife conflicts, underscoring the need for proactive management.

Objectives

- i. Protect valuable habitat, especially wetlands, on both public and private lands.

Policies

- a. Encourage wildlife corridors, greenways, and alternative design standards in new subdivisions.
- b. Promote native landscaping in all new developments.
- c. Identify and protect natural connectivity corridors, especially near watersheds and riparian areas.

-
- d. Clearwater is committed to being bee-friendly by protecting and enhancing pollinator habitat, reducing pesticide use, and supporting science-based, nature-positive practices that promote healthy and resilient bee populations.
 - e. Be a Bear Smart Community by reducing human–bear conflicts through responsible waste management, securing attractants, promoting public education, and supporting practices that protect both residents and local bear populations.
 - f. Inventory and protect Environmentally Sensitive Areas (ESAs), including watercourses and habitat zones.

2.7.4 - STEWARDSHIP & INTEGRATED RESOURCE MANAGEMENT

Clearwater’s natural environment is central to the community’s identity, economy, and quality of life. Stewardship refers to the responsible care and management of land, water, and ecological resources to ensure their long-term health and sustainability. Integrated resource management recognizes that these resources, forests, water systems, wildlife habitats, and agricultural lands, are interconnected and must be managed holistically to balance environmental, social, and economic values.

The community faces pressures from development, recreation, forestry, and agriculture, which can impact sensitive ecosystems, water quality, and wildlife corridors. Proactive stewardship and integrated planning are essential to maintain ecological integrity while supporting sustainable growth.

Managed community forest and woodlot areas within the District are shown on **Map 1: Land Use Plan**.

Objectives

- i. Act as stewards of the pristine lands surrounding the community.
- ii. Conserve resources for current and future generations.
- iii. Support renewable energy development and related industries.

Policies

- a. Encourage local resource industries (forestry, agriculture, mining) to develop value-added products.
- b. Prioritize long-term project viability over short-term resource extraction.
- c. Collaborate with First Nations and other governments to access federal programs for renewable energy (solar, wind, geothermal).
- d. Continue to support TNRD recycling and reuse initiatives.

- e. Where possible consider the *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in BC*.
- f. Collaborate with Wells Gray Community Forest, Interfor and other license holders, to protect local watersheds and stewardship initiatives such as wildfire mitigation, biomass for energy recapture and managed forest for carbon capture.



2.8 CLIMATE ACTION & RESILIENCY

2.8.1 - CLIMATE CHANGE ADAPTATION

Climate change refers to long-term shifts in temperature, precipitation, wind patterns, and the frequency and severity of extreme weather events. These changes are already impacting communities across British Columbia, including Clearwater. Local effects may include increased wildfire risk, flooding, drought, reduced snowpack, habitat loss, and changes to water availability. These impacts threaten public safety, infrastructure, ecosystems, and the local economy.

Clearwater recognizes the need to proactively adapt to climate change and build resilience into community planning. Adaptation means taking actions today to reduce vulnerability and prepare for future conditions. By integrating climate considerations into land use, infrastructure, and resource management decisions, the community can protect its residents, environment, and economic well-being.

Objectives

- i. Reduce community vulnerability to climate-related hazards such as wildfire, flooding, and drought.
- ii. Protect critical infrastructure and services from climate impacts.
- iii. Maintain healthy ecosystems and biodiversity to support natural resilience.
- iv. Promote community awareness and preparedness for climate-related risks.



Policies

- a. Incorporate climate risk assessments into land use planning and development approvals.
- b. Avoid new development in hazard areas; prioritize mitigation measures where development exists, through the implementation of a hazard lands development permit area.
- c. Support water conservation strategies and drought management planning.
- d. Encourage green infrastructure (e.g., rain gardens, permeable surfaces) to manage stormwater and reduce flood risk.

- e. Encourages drought-tolerant landscaping and xeriscaping practices by promoting water-efficient plant selection, reducing non-essential irrigation, and fostering sustainable landscape design that conserves water and enhances climate resiliency.
- f. Collaborate with provincial agencies, First Nations, and regional partners on wildfire mitigation, emergency preparedness, and climate adaptation programs.
- g. Promote energy efficiency and low-carbon building practices to reduce greenhouse gas emissions and operating costs.
- h. Protect and restore natural areas such as wetlands and riparian zones to enhance ecosystem resilience and carbon storage.

2.8.2 - CLIMATE, ENVIRONMENT & HEALTH

Climate change is recognized as the significant threat to human health. Clearwater and the North Thompson region are already experiencing climate-related events such as extreme heat, drought, flooding, wildfires, and smoke, all of which have direct and indirect impacts on health. These include exacerbation of chronic conditions, respiratory illness, injury, trauma, stress, and even mortality. Climate hazards also affect social, economic, and environmental determinants of health, influencing food security, housing stability, and community well-being.

While all residents will be impacted, some populations face greater risks due to age, health status, socioeconomic conditions, and limited adaptive capacity. Building resilience requires proactive planning that integrates health considerations into climate adaptation strategies.

Objectives

- i. Reduce health risks associated with climate and environmental hazards such as heat, wildfire smoke, flooding and radon exposure.
- ii. Promote climate-resilient design in housing, public spaces, and infrastructure.

Policies

- a. Integrate health impact assessments into climate adaptation planning and land use decisions.
- b. Develop and maintain clean air shelters and cooling centers for vulnerable populations during wildfire smoke and extreme heat events.
- c. Increase deciduous urban tree canopy, green spaces, and shaded infrastructure to reduce heat island effects and improve air quality.
- d. Support wildfire prevention, local air quality monitoring and public education on health risks.

- e. Encourage housing and neighborhood design that fosters social connection and resilience (e.g., front porches, shared green spaces, play areas).
- f. Collaborate with First Nations to incorporate traditional ecological knowledge and cultural practices.
- g. Include climate hazard response planning (heat, wildfire smoke, flooding) in municipal emergency preparedness strategies.

2.8.3 - GREENHOUSE GAS EMISSIONS REDUCTION

Increasing emissions of human-caused greenhouse gases (GHGs), including carbon dioxide, methane, and others, are contributing to climate change. Potential impacts on Clearwater include:

- Warmer winters with reduced snowfall, lower snowpack, and earlier snowmelt
- Hotter summers leading to low water flows and increased wildfire risk
- Shifts in precipitation affecting forest species and increasing flood and landslide risks

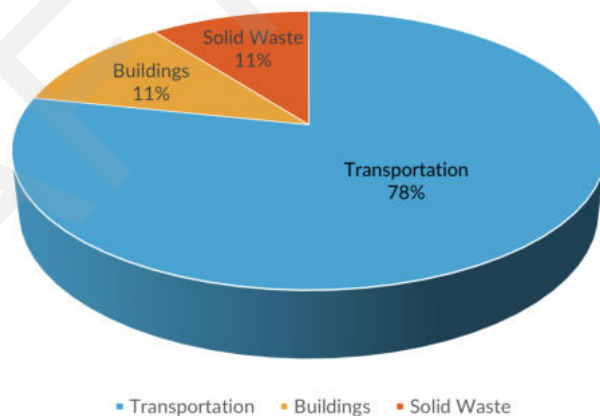
Reducing GHG emissions is widely recognized as a necessary step to mitigate these impacts and improve environmental and public health outcomes. In 2007, the Province of BC passed Bill 44 – the *Greenhouse Gas Reduction Targets Act*, committing to a 33% reduction in GHG emissions below 2007 levels by 2020 and an 80% reduction below 2007 levels by 2050.

To support these goals, the *Local Government (Green Communities) Statutes Amendment Act (Bill 27)* requires OCPs to include GHG reduction targets and supporting policies and actions.

Clearwater’s GHG reduction targets:

- 40% by 2030
- 60% by 2040
- 80% by 2050

GHG Emission Sources - 2007 Baseline Data



The District of Clearwater uses the *Community Energy and Emissions Inventory (CEEI)* report to track and report annual community-wide energy consumption and GHG emissions. The baseline year is 2007, with emissions estimated across three sectors including: on-road transportation, buildings and solid waste.

As a signatory to the *BC Climate Action Charter (2008)*, the District has voluntarily committed to:

- Striving for carbon neutrality in corporate operations
- Measuring and reporting community GHG emissions
- Creating a compact, energy-efficient community

Objective

- i. Reduce community-wide GHG emissions by 40% by 2030, 60% by 2040 and 80% by 2050.

Policies

- a. Implement the Community Climate Action Plan.
- b. Encourage transition from propane and heating oil to renewable systems (e.g., woodchip, wood pellet, air source heat pumps, geo-exchange).
- c. Support biomass energy conversions for institutional uses and large commercial and industrial buildings.
- d. Promote solar, wind and geothermal applications for municipal infrastructure as well as commercial, industrial and residential development.
- e. Create climate resiliency through land use design by:
 - * Protecting natural areas, urban forests, and habitats.
 - * Focusing on infill growth with connected, walkable neighbourhoods.
 - * Providing diverse transportation options to shift away from car dependency.
- f. Ensure EV readiness for all new commercial, industrial and multi-family developments.
- g. Prioritize climate resiliency in District operations by encouraging infrastructure development that minimizes the risk of negative climate related impacts.
- h. Promote reduction, recycling, and re-use of solid waste.
- i. Consider incentives (e.g., reduced Development Cost Charges or Building Permit fees) for developments that is designed to result in low environmental impact.

2.8.4 - EMERGENCY PREPAREDNESS & WILDFIRE RESILIENCY

Wildfire is a natural part of British Columbia's ecosystems, but it poses significant risks to human life, property, critical infrastructure, and ecological values in the Clearwater area. The District of Clearwater and surrounding communities are located in a forested landscape with steep canyon topography, continuous fuels, and increasing wildfire risk due to climate change. Longer, hotter, and drier summers are expected to increase the frequency and severity of wildfires, making proactive planning essential.

The *Community Wildfire Resilience Plan (CWRP)* identifies elevated wildfire threat across the Area of Interest (AOI), including the municipality and adjacent communities. Many neighborhoods face evacuation challenges due to limited routes, wooden bridges, and lack of cell coverage. Wildfire smoke also impacts health and the tourism economy. Building resilience requires integrated land use planning, FireSmart implementation, fuel management, and emergency preparedness.

The District of Clearwater maintains an *Emergency Response and Recovery Plan (ERRP)*, updated in 2019, which outlines procedures for a range of hazards. While broader emergency planning is supported by the TNRD Emergency Management Program, the District maintains authority to declare a state of local emergency and issue evacuation orders, ensuring local decision-making and coordination with regional and provincial authorities.

Clearwater has a comprehensive network of emergency services, including the Clearwater Fire Department, RCMP, Search and Rescue, and BC Ambulance. During complex emergencies, these teams work together to provide an integrated response. The Clearwater Fire Department is the primary agency for structural and wildfire response within the municipality. It is led by a full-time Fire Chief and supported by trained Paid-On-Call members. The Clearwater RCMP detachment serves Clearwater and surrounding communities such as Little Fort, Blackpool, Wells Gray Park, Birch Island, Vavenby, Avola, and Blue River. BC Ambulance Service delivers emergency medical care and patient transport as part of the provincial emergency health services network. Wells Gray Search and Rescue, based in Clearwater, is a volunteer organization specializing in ground search, rope rescue, and water-based operations.

Objectives

- i. Reduce wildfire risk to human life, property, and critical infrastructure.
- ii. Integrate FireSmart principles into development and public spaces.
- iii. Improve community preparedness and evacuation capacity.
- iv. Support landscape-level fuel management and ecological resilience.
- v. Collaborate with First Nations, regional partners, and provincial agencies on wildfire mitigation.

Policies

- a. Maintain and update the municipal Emergency Response and Recovery Plan; communicate routes

- and shelter-in-place options to residents.
- b. Expand public education on emergency preparedness, evacuation routes, and FireSmart principles.
 - c. Advocate for improved emergency communications infrastructure, including expanded cellular coverage and community warning systems.
 - d. Encourage mutual aid agreements and cross-training among local fire departments and BC Wildfire Service.
 - e. Advocate for sustained funding for paid-on-call, equipment (SPUs, pumps, tenders), and cross-training with BC Wildfire Service (BCWS).
 - f. Continue to co-lead the Clearwater Area Wildfire Roundtable with the WGCF, Simpcw First Nation, BC Parks, BC Hydro, CN Rail, Interfor, and TNRD.
 - g. Lobby the province for continued sustainable funding for fuels mitigation, fire smart activities and emergency response.
 - h. Identify and prioritize fuel management treatment areas near high-risk neighborhoods and evacuation routes, consistent with CWRP recommendations. Support strategic fuel breaks and buffers along Clearwater Valley Road and other critical corridors.
 - i. Encourage incorporation of deciduous species and climate-adaptive forest practices in municipal and community forest management.
 - j. Require FireSmart principles in new subdivisions and building design, including defensible space and fire-resistant materials and incorporate wildfire risk considerations into subdivision approvals, with attention to access/egress and water availability.
 - k. Showcase FireSmart demonstration projects on municipal properties and parks.
 - l. Host annual FireSmart and wildfire preparedness events; integrate messaging into community celebrations and tourism materials.
 - m. Advocate for enhanced maintenance of roads and bridges on evacuation routes.



Sources: <https://www.tnrd.ca>

2.8.5 - AGRICULTURE & FOOD SECURITY

Clearwater supports initiatives that promote local food production as a means to strengthen community resiliency, support the local economy, and foster independence. The community's agricultural history, combined with ample land and water resources, makes local food production both feasible and valuable.

This section complements **Section 3.2.13: Agricultural Land Reserve (ALR)**.

Objectives

- i. Provide residents with the opportunity, knowledge, and resources to grow, access, and enjoy affordable, nutritious local food.
- ii. Build community capacity for growing, storing, and preparing local food.
- iii. Explore niche export opportunities for local agricultural products.
- iv. Support local food security initiatives.

Policies

- a. Continue supporting the local farmers' market and explore the establishment of a year-round market.
- b. Link food security initiatives with economic development wherever possible.
- c. Encourage landowners to produce food and agricultural by-products.
- d. Promote access to traditional foods for First Nations Peoples, supporting cultural and health outcomes.
- e. Support educational workshops on local food production and preservation techniques.
- f. Support community gardens, and promote collective food storage, preparation, and cooking facilities.
- g. Support opportunities to create local soil and nutrients from organic waste and natural materials.



Sources: Clearwater Farmers Market

- h. Encourage rainwater collection systems for irrigation.
- i. Support the development of food-safe kitchens in public and institutional buildings.
- j. Protect ALR lands for soil-based and non-soil-bound agriculture (e.g., greenhouses, nurseries, poultry, and egg production).
- k. Encourage organic intensive agriculture and other sustainable farming practices.
- l. Support small-scale farming and complementary uses permitted in the ALR to diversify local food production and farming income.



Credit: Johann Vincent Photography

2.9 COMMUNITY INFRASTRUCTURE & SERVICING

The Infrastructure Master Plan was originally prepared in 2013 and includes water, wastewater, roadways, buildings, and park infrastructure owned by the District. An Infrastructure Master Plan Update was completed in 2021, supplementing the existing plan with a current list of future water and sewer infrastructure needs and capital projects. The update guides other planning projects including the proposed Development Cost Charge (DCC) Bylaw update and future updates to the Water Conservation Plan and Capital Plan. The District is working towards full implementation and sustainable funding of the Asset Management Plan.

Refer to **Map 2: Water System**, **Map 3: Sewer System** and **Map 4: Transportation** for existing and proposed system networks and expansion areas.

2.9.1 - WATER

The District of Clearwater's domestic water system consists of approximately 40 km of water mains and over 1,000 service connections. Exceptionally high-water demand indicates that the water system likely experiences leakage losses both on the private side (beyond the property line) and within District-owned infrastructure.

The system draws from both surface and groundwater sources:

- **Surface Water:** Supplied via the Russell Creek intake, which collects water from the Russell, Hascheak, and McDougall Creek watersheds. A booster station at the intake pumps water to the existing concrete reservoir near the Archibald subdivision.
- **Groundwater:** Provided by two aquifers:
 - * **Clearwater River Aquifer** – serving Wells 1 and 3
 - * **Dutch Lake Aquifer** – serving Well 2

All water sources are treated with sodium hypochlorite. Additionally, the Russell Creek surface water is treated using ultraviolet (UV) light reactors. These sources feed into the distribution network and supply the Archibald Reservoir.

Although Clearwater has abundant natural water resources, the current distribution system is undersized in certain areas for firefighting needs and lacks sufficient looping. There are also constraints such as system capacity, high water demand, and power outages. The drinking water and distribution

system is also undersized for the current system demands and fire flow requirements. These constraints limit water flow, pressure, quality, and system redundancy during maintenance. The District may need to secure additional water sources and storage capacity within the next 15 years. However, if further conservation measures such as leak detection and repair, public education, and water metering are implemented, these projections can be reassessed.

Water System Priorities

- Construct a water reservoir west of Dutch Lake for backup supply and firefighting capacity
- Clearwater Valley Road Supply Main
- Well 1 and 3 Distribution Pumping Redundancy
- Strawberry Flats PRV Replacement
- Miscellaneous watermain looping projects to improve fire flow

Objectives

- Provide residents with high-quality potable water in a sustainable manner, respecting watershed capacity.
- Maintain compliance with the *BC Drinking Water Protection Act* and the District's Drinking Water Operating Permit issued by IHA.
- Maintain a well-designed and well-operated water distribution system with adequately funded reserves.
- Improve system efficiency and promote water conservation through technology, regulation, and education.



Policies

- Operate the water system in accordance with the District's Drinking Water Operating Permit including mandatory water testing and public reporting.
- Encourage new developments to connect to the municipal system.

-
- c. Expand the municipal water system through a combination of funding sources.
 - d. Implement a universal water metering system.
 - e. Discourage “leap-frog” development and subdivision of un-serviced parcels.
 - f. Provide adequate resources and funding for water system operations.
 - g. Complete installation of auxiliary power systems for water treatment and distribution.
 - h. Protect water sources through land use restrictions and conservation measures.
 - i. Update District policies and regulations to encourage water conservation, including potential water usage and irrigation restrictions.
 - j. Investigate incentive programs to exceed building code standards and promote low-flow fixtures.
 - k. Regulate bulk water use or sale from the municipal system.
 - l. Implement public education programs to promote responsible water use and conservation technologies.

2.9.2 - SANITARY SEWER

The District’s sanitary system includes a wastewater treatment plant, four lift stations, a septic receiving station and approximately 7.5 km of sanitary sewer. Approximately 25% of the District’s water users are connected to the sanitary system, as many water users utilize onsite wastewater disposal systems. The District does have long term plans to expand the sanitary collection network to service more water users.

The District of Clearwater wastewater collection system consists of:

- **5.4 km of gravity sewers**
- **2.2 km of force main**
- **Septic receiving station**
- **Four lift stations**
 - * Raft River School Lift Station
 - * Hospital Lift Station
 - * Eden Road Lift Station
 - * Clearwater Estates Lift Station

The District's wastewater treatment plant underwent upgrades in 2020 and now consists of headworks, two aerated lagoons, three rapid infiltration basins and two lift stations. The capacity for treatment is now 600 m³/day. Recent flow data from 2012-2019 indicated that summertime flows approach 300 m³/day, with average flows closer to 200 m³/day.

Sanitary Sewer System Priorities

- Siphon Replacement with Gravity Sewer
- Hospital Lift Station Replacement
- Dutch Lake Expansion
- Strawberry Flats Expansion

Objectives

- i. Provide an efficient, cost-effective wastewater collection system to address the high failure rate of septic systems.
- ii. Expand the wastewater system in an affordable manner, using grants or a user-pay approach.
- iii. Promote community education on water conservation and proper disposal of harmful substances.

Policies

- a. Operate the District's sanitary sewer system in accordance with the operating permit including mandatory effluent testing and public reporting.
- b. Support and adhere to a sewer infrastructure plan that evaluates staged expansion feasibility.
- c. Prioritize expansion in areas identified for increased density.
- d. Explore opportunities to extend the wastewater collection system to the Dutch Lake area to minimize potential impact from septic fields on the District's drinking water supply wells and Dutch Lake.
- e. Prohibit new septic or ground disposal systems within 90 metres of Dutch Lake.
- f. Discourage future development that does not extend the sanitary sewer north along Clearwater Valley Road.
- g. Administer a reserve fund for upgrades, lifecycle replacements, and capital expenditures.
- h. Implement a maintenance system to eliminate leakage and infiltration.

2.9.3 - STORMWATER

The District of Clearwater has minimal piped stormwater infrastructure. Stormwater is typically managed through onsite infiltration or directed via roadside ditches into nearby tributaries of the Clearwater River or the North Thompson River watersheds. This approach has both costs and benefits:

Benefits of Non-Piped Systems:

- Environmentally preferable: stormwater filters through soil, recharging aquifers and avoiding direct discharge of pollutants (e.g., heavy metals, chemicals, pet waste).
- Lower initial and replacement capital costs compared to piped systems.

Challenges:

- Ditch systems require ongoing maintenance to prevent sediment buildup, vegetation overgrowth (including invasive species), and flooding.
- Ditch systems require more surface area within the roadway cross-section compared to a conventional piped system.
- As development density increases, the need for piped stormwater and dedicated stormwater management facilities typically grows as a result of urban development standards and increased impervious surfaces.

Objectives

- i. Implement a stormwater management plan based on best practices and long-term affordability, and that mitigates future reliance on piped stormwater systems.
- ii. Promote responsible stormwater management and educate landowners on their responsibilities, including maintenance of District boulevards.
- iii. Implement a scheduled maintenance program for ditches, catchbasins, and drywells that complies with Riparian Areas Regulation and minimizes flood risk.

Policies

- a. Require all new development to incorporate onsite stormwater



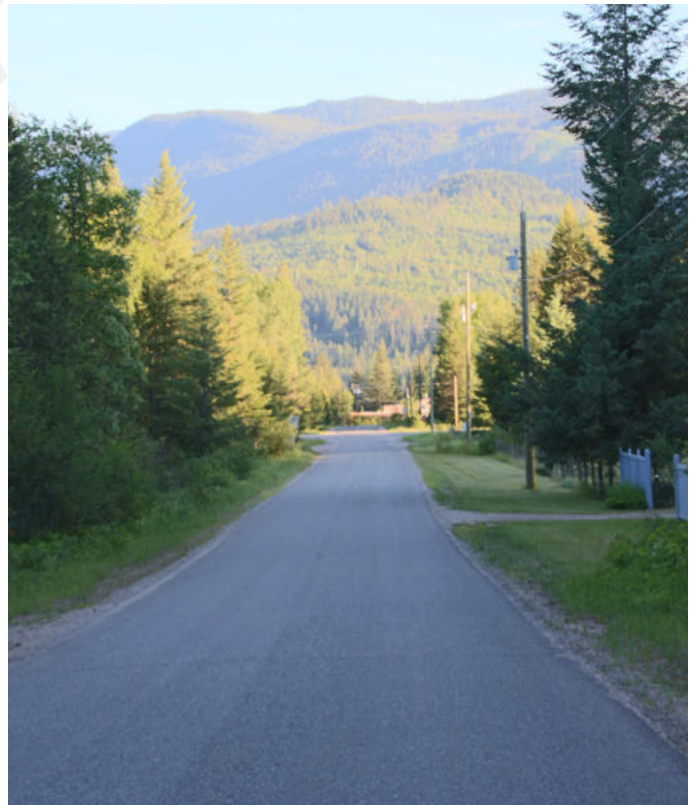
management tailored to site-specific geotechnical, hydrological, and topographical conditions.

- b. Utilize road cross sections with naturalized ditching except in identified urban areas that will require urban cross-section (i.e. curb, gutter, catch basins, piped system, etc.).
- c. Protect natural and constructed drainage features throughout the community, including on private property.
- d. Mitigate environmental impacts of surface parking by encouraging permeable surfaces at stall locations and directing runoff to vegetation or an oil/grit separator to filter contaminants prior to discharge.
- e. Support stormwater retention on private properties and the planting of vegetation that aids in transpiration and groundwater filtration.
- f. Maintain a GIS inventory of drainage infrastructure.

2.9.4 - TRANSPORTATION

A comprehensive, effective, and safe transportation system contributes significantly to a community's quality of life. Recognizing alternative modes of transportation while balancing mobility needs and safety. Coordinating transportation and land use planning promotes convenient and sustainable alternatives, potentially reducing reliance on traditional vehicular travel.

Highway No. 5, known as the Yellowhead, is a controlled-access provincial highway linking Vancouver via the TransCanada Highway to Edmonton and east to Manitoba. Highway No. 24, located in the Little Fort area, connects to Highway No. 97 in the Cariboo. Bus services include Clearwater and Area Transit System operated by Yellowhead Community Services in partnership with the District of Clearwater, BC Transit, and the Thompson-Nicola Regional District. Local transit services are available on weekdays, with a regional connection to Kamloops provided by BC Transit. The Jasper-Kamloops-Vancouver link of the Canadian National Railway's main line runs through the North Thompson Valley, passing through Clearwater, Birch Island, and Vavenby. While there are no airport services in Clearwater, there is an unused dirt airstrip west of the Clearwater River. The nearest regional airport



to Clearwater is Kamloops Airport. Blue River also has an asphalt runway operated by the BC provincial government. Additionally, there is a privately operated helicopter landing pad located adjacent to the Yellowhead Highway along the southwest boundary of the municipality, providing charter service.

Within District boundaries, **Map 4: Transportation** illustrates the existing road network of arterials, collectors, and proposed links. The large District land base results in a significant extent of roads requiring operations and maintenance financing as well as, over time, substantial capital investment. There are approximately 66 km of municipal road in the District, along with significant extents of undeveloped dedicated road land. To ensure long-term financial sustainability, planning a road network that is functional and affordable is a priority. Highway 5 and the section of Clearwater Valley Road north of the roundabout are under the jurisdiction and maintenance of the Ministry of Transportation and Transit. Ideally, all new development should be located on existing roads and undertake capital improvements on those roads, alleviating the taxpayer's burden of maintaining new roads and repairing failing ones. For this reason, the development of new roads or even the dedication of land for roads should be carefully considered and weighed against the long-term cost of maintenance and reconstruction.

Objectives

- i. Ensure future transportation networks are developed in an efficient and affordable manner.
- ii. Cooperate with the Province in protecting and enhancing the controlled-access Highway 5 (Yellowhead Highway) corridor that transects Clearwater.

Policies

- a. Support the ongoing improvement and maintenance of Highway 5 and encourage safety improvements for all controlled access intersections.
- b. Council will consider land use decisions that improve the existing municipal road network while supporting infill development on existing infrastructure, minimizing financial burden on the District compared to new greenfield development and new roads.
- c. Where development necessitates new roads, the District will support cases where a road system is looped and dead ends are avoided.
- d. The subdivision approving officer shall consider the road network and its cost burden in all subdivision decision-making while keeping statutory requirements in mind.
- e. The District will undertake a lifecycle or asset management approach to completing a long-term road and pavement management plan.
- f. The District acknowledges the extent of undeveloped road dedication and discourages further land being dedicated for roads without road construction.
- g. Recognize trails as alternative transportation options and utilize local road rights-of-way for trails and other forms active transportation.

- h. The District will consider development of an airstrip (aerodrome) to support tourism and regional transportation options.

2.9.5 - SOLID WASTE

Solid waste management within the District is administered by the Thompson-Nicola Regional District (TNRD), which oversees landfills, transfer stations, and related infrastructure. These services are delivered through a combination of regional oversight and private sector contracts. In Clearwater, private curbside collection is available to residents, while others in the region typically transport their waste and recyclables to designated TNRD facilities. The TNRD continues to explore innovative approaches to waste reduction, diversion, and long-term sustainability in alignment with regional environmental goals.

The Clearwater Eco-Depot, located at 290 Camp 2 Forest Service Road, provides comprehensive waste and recycling services for residents and businesses. Open Tuesday to Sunday from 8:00 a.m. to 4:00 p.m., the facility includes a weigh scale and covered tipping areas for efficient handling of residential and commercial loads. Fee-based disposal is available for household garbage, construction and demolition waste, wood, shingles, asphalt, concrete, and commercial yard waste. Free recycling services include household recyclables, electronics, appliances, batteries, light bulbs, paint, propane tanks, used oil, scrap metal, tires, residential yard waste, and clothing donations. These services support regional goals for waste diversion and environmental sustainability.

Objectives

- i. Collaborate with the TNRD to reduce landfill-bound waste.
- ii. Improve the quality and quantity of sorted and cleaned recyclables.
- iii. Educate the community on recycling best practices and product lifecycle impacts.

Policies

- a. Promote an equitable user-pay system for waste and recycling collection.
- b. Plan for an efficient, bear-safe collection system that serves all residents.
- c. Encourage composting, recycling, and community-wide waste reduction.
- d. Enforce illegal dumping regulations. by promoting environmental stewardship, fostering public awareness.





SECTION 3

LAND USE DESIGNATIONS

3.1 LAND USE OVERVIEW

3.1.1 - LAND USE

This section outlines the policies specific to each land use designation shown on **Map 1: Land Use Plan**. In some cases, it also addresses general categories of land use such as residential and industrial, as well as specific parcels or areas within those categories.

The overarching objective of these designations is to guide the pattern of existing and future land use in a way that:

- Promotes orderly growth
- Supports a variety of land uses
- Sustains the existing resource base
- Preserves the natural environmental characteristics of the plan area.

The boundaries shown on Map 1 are illustrative, not absolute. Unlike zoning or parcel lot lines, these boundaries are not intended to invalidate a bylaw solely due to their precise location. Council acknowledges that some existing land uses may not align with the designations shown on **Map 1**.

The intent is not to immediately change the use of these lands, but rather to illustrate the preferred pattern of land use as development progresses. Existing zoning remains in effect; however, if a rezoning application is submitted, it will be evaluated for consistency with the OCP designation, considering both policy and map guidance.

The following sections describe the intent and major land use policies associated with each designation shown on **Map 1**.



3.1.2 - GENERAL LAND USE POLICIES

The land use designations in this OCP outline the general range of uses and densities permitted within each category. These designations provide broad guidance for future land use in the community and inform planning applications and decisions.

The General Land Use Summary offers an overview of all designations, including their intent and key characteristics. For detailed policies and requirements for each designation, refer to the individual sections.

While OCP designations indicate what is generally supportable from a land use perspective, the Zoning Bylaw establishes what is permitted on a site-specific basis. Any application to amend the Zoning Bylaw must align with the land use designations identified in the OCP.

This Plan identifies four types of residential development, each with varying densities and servicing requirements. These designations are in addition to residential uses permitted within Rural Resource lands in the municipality. The residential areas shown on **Map 1: Land Use Plan** are intended to support a variety of housing forms and development types. The amount of undeveloped land designated for residential use is more than sufficient to meet projected housing needs for the next 20 years, even if the annual population growth rate of 1.5% were to double.

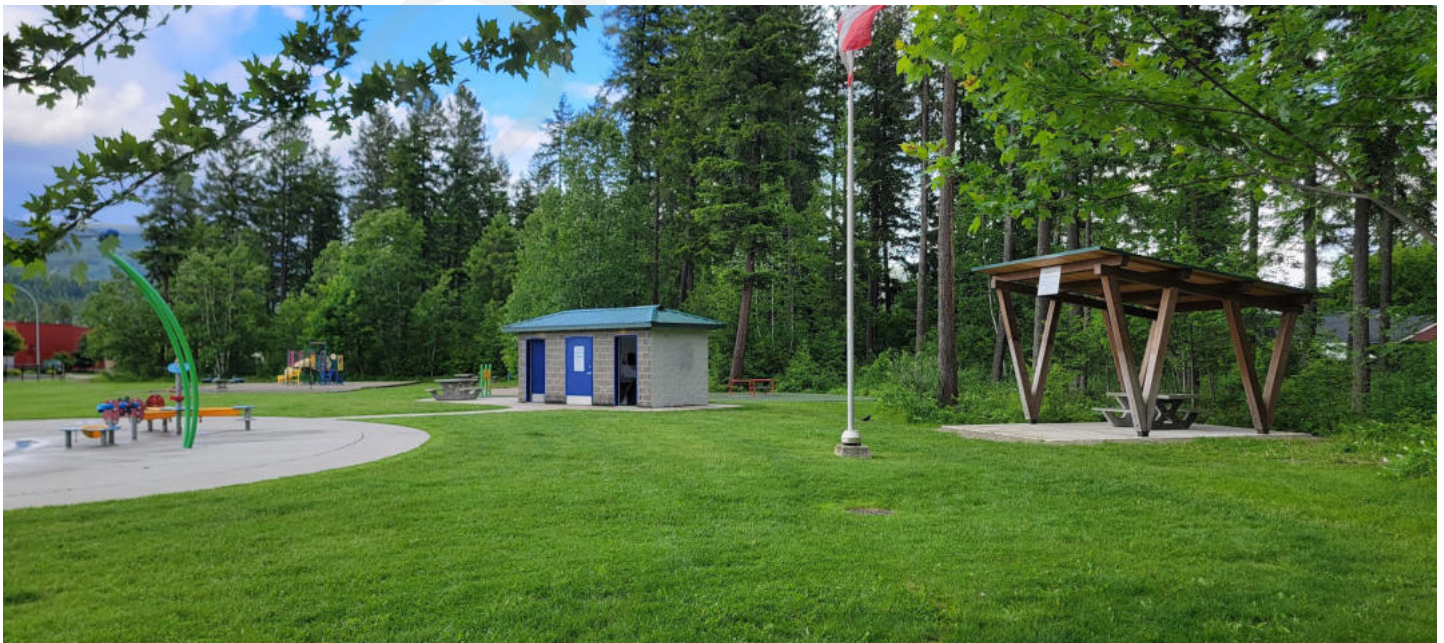
Objectives

- i. Provide opportunities for a wide range of housing types, densities, and tenures to accommodate all income levels, age groups, and household types.
- ii. Support residential densification in existing neighbourhoods that are serviced by community water and sewer, in alignment with Smart Growth principles.

Policies

- a. New residential development will be encouraged and directed to areas designated as Suburban Residential or Urban Residential and must connect to District water and sewer where possible.
- b. Residential areas should be planned comprehensively, with attention to roadway safety, appropriate density, and the form and character of the neighbourhood.
- c. Promote infill development as an effective way to protect natural areas and greenspaces, maximize investments in municipal infrastructure and services, and support transit.

-
- d. While Council acknowledges existing rural residential development, it discourages further subdivision into smaller acreages due to limited municipal servicing and the increasing cost of maintaining roads in outlying areas.
 - e. Manufactured home parks are recognized as a valuable form of affordable housing and may be permitted in all residential designations, provided they are serviced by community water and sewer.
 - f. New development will promote design that incorporates FireSmart Principles to mitigate the negative impacts of wildfire, where possible.
 - g. Institutional/public use facilities (e.g., fire halls) are permitted within residential designations.
 - h. Parks, public open spaces, pathways, community gardens and other recreation uses that do not result in significant increases in traffic, parking demand or noise, while promoting community well-being are permitted in all land use designations.



Sources: <https://www.tnrd.ca>

3.1.3 - LAND USE DESIGNATION SUMMARY

DESIGNATION	PURPOSE/ DENSITY	USE	MINIMUM PARCEL SIZE/SERVICING
Urban Residential	High density residential	Single-family, two-family and multi-family dwellings, secondary suites including ADUs and group/special needs housing	400 m ² - District water and sewer
Suburban Residential	Medium density residential	Single-family and two- family dwellings Secondary suites including ADUs may be considered if there is sufficient District or on-site servicing capacity	700 m ² - District water and sewer 1000 m ² - District water and on-site sewage
Country Residential	Medium/ low density residential	Single-family dwellings Secondary suites including ADUs may be considered if there is sufficient District or on-site servicing capacity Small scale agricultural activities are supported	0.4 ha - District water and on-site sewage 1.0 ha - on-site water and on-site sewage
Rural Residential	Low density residential	Single-family dwellings located in rural areas without District servicing Secondary suites including ADUs suites may be considered if there is sufficient on-site servicing capacity Small scale agricultural activities are supported	Varies 2.0 ha - on-site water and sewage for new subdivision Existing parcels may be undersized
Town Centre	High density mixed- use development	Supports a range of commercial, residential and institutional uses catering to residents and visitors	Varies
Neighbourhood Centre	Medium density mixed- use development	Supports a range of commercial, residential and institutional uses primarily catering to residents	Varies
Commercial	Commercial	Supports a range of general commercial, highway commercial, local commercial and recreational commercial uses	Varies

Industrial	Industrial	Supports a range of medium industrial uses	Varies
Future Development			Varies
Rural Resource	Resource and low density residential	Agriculture, forestry and other resource activities Low density residential in the form of un-serviced rural homesites	4.0 ha - non ALR 8.0 ha - ALR
Aggregate & Mineral Resources	Resource	Extraction of sand and gravel or other mineral resources	Varies
Institutional	Public use	Civic uses, indoor recreation, schools, libraries, medical facilities and other public services and community facilities	1000 m ² - District water and sewer 2000 m ² - District water and on-site sewage 1.0 ha - on-site water and on-site sewage
Parks & Open Space	Park	Parks, outdoor recreation and trails	N/A
ALR	Agriculture	Protected land for agricultural use in accordance with the Agricultural Land Commission Act	Varies
Strawberry Flats	Restricted Use	Recognize existing land uses while limiting new residential development in the 200-year floodplain	Varies
Hazard Lands	Restricted Use	Restricts uses in floodplain, steep slopes and other hazardous area	N/A

3.2 LAND USE DESIGNATIONS

3.2.1 - URBAN RESIDENTIAL

The Urban Residential designation is intended to support a variety of residential development forms. As shown on **Map 1**, this designation may include single-family and two-family dwellings, as well as a range of multi-family housing types such as small-lot residential, cluster housing, townhouses, apartment buildings, group housing, and special needs housing. It also accommodates home-based businesses, natural and green spaces, and utilities.

Objective

- i. Provide a range of higher-density residential development within the serviced core of the municipality.

Policies

- a. Development density in Urban Residential areas shall be based on a minimum parcel size of 400 square metres.
- b. Designated areas are expected to more than meet demand over the next five to ten years. Increased Urban Residential density is encouraged in the following locations:
 - * North of Park Drive, adjacent to Clearwater Secondary School and across from Dr. Helmcken Memorial Hospital
 - * Clearwater Village Road, adjacent to Blair Place and Murtle Crescent
- c. All development within Urban Residential areas must be serviced by both the municipal water and sewer systems.
- d. To support affordable housing, the District encourages the development of smaller lots within Urban Residential areas.
- e. Applications for townhouses or compact residential development will be evaluated based on:
 - * Proximity to parks, recreation, shopping, and amenities
 - * Aesthetic considerations, including compatibility with adjacent development, scale, views, and privacy
 - * Provision of secondary access for fire protection and emergency services
 - * Impact of traffic generation on existing roads and neighbourhoods

-
- * Potential to serve specialty residential markets, such as seniors or individuals with special needs
 - f. Council may consider density bonusing where developments are connected to the municipal sewer system and provide amenities such as affordable or special needs housing to the satisfaction of the District.

3.2.2 - SUBURBAN RESIDENTIAL

The Suburban Residential designation applies to medium-density residential areas, primarily accommodating detached dwellings. Along with the Urban Residential designation, these lands are intended to support infill and new growth. Suburban Residential areas are serviced or serviceable by the municipal water system, though some are not connected to the municipal sewer system.

Objective

- i. Maintain the character of existing suburban residential neighbourhoods while encouraging new development within the serviced core of the municipality.

Policies

- a. Development density in Suburban Residential areas shall be based on a minimum parcel size of 700 square metres.
- b. If a parcel is serviced by the municipal water system but not the sewer system, the minimum parcel size shall be 1,000 square metres to accommodate on-site sewage disposal and a replacement field.
- c. Many areas designated Suburban Residential are not serviced by the municipal sewage system. Where new subdivision is proposed, the developer will be required to connect to the municipal sewer system if feasible or ensure parcel sizes can accommodate sewage disposal in accordance with Provincial regulations and allow for future connection.
- d. Land needed to meet housing demand over the next five to ten years should be provided through infill adjacent to existing developed areas and expansion into new areas as shown on **Map 1**.
- e. Higher-density Suburban Residential development is discouraged along the Yellowhead Highway. Where development does occur, it should include adequate natural screening and buffering, as well as frontage or backage roads. Direct access to the highway will not be permitted.

3.2.3 - COUNTRY RESIDENTIAL

The Country Residential designation is intended to support low-density development outside the community core, particularly in areas where natural hazards or sewage disposal constraints prevent smaller parcel sizes. Larger parcels and lower density reflect the community's desire to maintain a rural residential lifestyle in these areas.

Objective

- i. Maintain larger residential parcel sizes in Clearwater and provide continued opportunities for rural living, preserving the character of existing country residential areas and neighbourhoods.

Policies

- a. Development density in Country Residential areas shall be based on a minimum parcel size of one hectare.
- b. Notwithstanding the above, if a parcel is serviced or can be serviced by the municipal water system, the minimum parcel size may be reduced to 0.4 hectares (1 acre), provided the site can be adequately serviced by a sewage disposal system that meets Provincial regulations.
- c. Subdivision development in Country Residential areas should only be supported if it:
 - * occurs within designated Country Residential areas on **Map 1**
 - * is adequately serviced with water and sewage disposal in accordance with Provincial regulations, and considers other environmental factors
 - * is approved by the appropriate Provincial authority if located within the Agricultural Land Reserve
 - * complies with the density provisions of the District's Zoning Bylaw
- d. Before any change to Country Residential use is considered, the development proponent must engage qualified professionals to prepare a site-specific report acceptable to the District. The report must address:
 - * soil capability for sewage effluent
 - * cumulative impact of sewage disposal on groundwater quality
 - * overall impact and form and character of development
 - * wildfire hazard risk and mitigation measures
 - * tree retention, removal, and replacement
 - * neighbourhood connectivity and integration with trails

-
- e. Small-scale agricultural activities are supported on lands designated Country Residential

3.2.4 - RURAL RESIDENTIAL

The Rural Residential designation is intended to recognize low-density rural development that does not conform to Rural Resource minimum lot sizes and if not affected by the ALR. The Rural Residential designation is intended to recognize existing parcels, densification and subdivision should be directed to lands designated for infill such as Urban or Suburban parcels or lands located in the Town or Neighborhood Centres.

Objective

- i. Recognize existing rural residential parcel sizes in Clearwater and provide continued opportunities for rural living, preservation the character of existing rural neighbourhoods.

Policies

- a. Development density in Rural Residential areas shall be based on a minimum parcel size of two hectares.
- b. Subdivision development in Rural Residential areas should only be supported if it:
 - * occurs within designated Rural Residential areas on **Map 1**
 - * is adequately serviced with water and sewage disposal in accordance with Provincial regulations, and considers other environmental factors
 - * complies with the density provisions of the District's Zoning Bylaw
- c. Before any change to Rural Residential use is considered, the development proponent must engage qualified professionals to prepare a site-specific report acceptable to the District. The report must address:
 - * soil capability for sewage effluent
 - * cumulative impact of sewage disposal on groundwater quality
 - * overall impact and form and character of development
 - * wildfire hazard risk and mitigation measures
 - * tree retention, removal, and replacement
 - * neighbourhood connectivity and integration with trails
- d. Small-scale agricultural activities are supported on lands designated Rural Residential.

3.2.5 - TOWN CENTRE

The Town Centre designation identifies the community's primary commercial, civic, and mixed use area. Typical uses in the Town Centre include retail, restaurants, offices, personal services, accommodation, cultural facilities, civic and institutional uses, and higher density residential forms. The Town Centre is intended to serve as Clearwater's central hub for business, services, and community activity. Mixed use development is strongly supported, with active commercial uses at street level and residential or office uses located above.

Objectives

- i. Develop the Town Centre as the community's commercial, civic, and cultural focal point.
- ii. Support a compact, walkable, mixed use core that provides a wide range of goods, services, and amenities.
- iii. Encourage higher density residential development that increases housing choice and supports local businesses.
- iv. Enhance the public realm with high quality streetscapes, pedestrian oriented design, and accessible public spaces.
- v. Reduce auto dependency by concentrating services and amenities in a central, well connected area.

Policies

- a. A Council-approved Master Plan is required prior to the approval of any subdivision, rezoning, or major development within the Town Centre designation. The Master Plan shall outline land use, density, transportation networks, public realm elements, servicing requirements, and phasing.
- b. The District supports a wide range of commercial, residential, civic, and cultural uses within the Town Centre where they contribute to a vibrant, economically resilient, and socially active core.
- c. Mixed use buildings are strongly encouraged, with ground floor commercial space supported by residential or office uses above, where compatible with the surrounding context.
- d. Development should contribute to a cohesive Town Centre identity by enhancing walkability, creating active street edges, and strengthening connections to active transportation networks.
- e. Public realm improvements, including landscaping, lighting, seating, plazas, and pedestrian pathways, are encouraged to support community gathering and enhance the attractiveness of the Town Centre and create a strong sense of place.
- f. The District supports high quality commercial and mixed use development by establishing Development Permit Areas and promoting architectural, streetscape, and infrastructure standards appropriate to the Town Centre.

3.2.6 - NEIGHBOURHOOD CENTRE

The Neighbourhood Centre designation identifies a local serving commercial area. Typical uses in the Neighbourhood Centre include convenience groceries, cafés, small eateries, personal services, and other commercial activities serving the day to day needs of residents. Mixed use development is supported with commercial uses at street level and residential or office uses located above.

Objectives

- i. Provide convenient access to daily goods and services for local residents.
- ii. Support small businesses that contribute to local employment and neighbourhood vitality.
- iii. Promote mixed use development where it enhances neighbourhood character and provides additional housing opportunities; and reduce auto dependency by locating services close to where residents live.

Policies

- a. The District supports the development of small scale commercial uses within the Neighbourhood Centre designation that primarily serve local needs.
- b. New development should be designed to integrate seamlessly, through building form, scale, orientation, and site planning that prioritizes pedestrian access and comfort.
- c. Mixed use buildings are encouraged, with active commercial uses at the ground floor and residential or office spaces above where compatible with neighbourhood character.
- d. Development should contribute to creating complete and connected neighbourhoods by providing services within close proximity to homes and along active transportation routes.
- e. Development should limit traffic impacts on adjacent residential streets and promote safe movement for pedestrians, cyclists, and mobility assistance users.
- f. The District encourages high-quality commercial development by establishing Development Permit Areas and promoting architectural and infrastructure standards.

3.2.7 - COMMERCIAL

Clearwater has commercial hubs including the Wells Gray Gateway (a highway commercial area centered at the intersection of Clearwater Valley Road and the Yellowhead Highway), and Strawberry Flats. Wells Gray Gateway is emerging as a new commercial core serving both residents and the travelling public. Riverside Centre is recognized as a location where redevelopment and a mix of

commercial and residential uses are encouraged. Several smaller commercial pockets also exist throughout the plan area.

Objectives

- i. Encourage the centralization of commercial services to support business opportunities, core services, employment, and a pedestrian-friendly streetscape for residents and visitors.
- ii. Support a range of commercial activities that meet the needs of residents, tourists and highway travelers to promote local shopping.
- iii. Provide automobile-based services that are accessible from major major transportation networks such as Highway 5 and arterial roads.

Policies

- a. Commercial uses are encouraged to locate in the Wells Gray Gateway or within the Neighborhood or Town Centre land use designations.
- b. Commercial developments should access internal, frontage, or collector roads rather than directly accessing the Yellowhead Highway, unless access is approved by the Province (e.g., within 800 metres of a Controlled Access Highway intersection).
- c. Large format commercial uses should be located on highway fronting parcels with safe and suitable access.
- d. New commercial developments should be serviced by community water and sewer systems.
- e. The District encourages high-quality commercial development by establishing Development Permit Areas and promoting architectural and infrastructure standards.
- f. Clustering of commercial development is preferred to avoid long, continuous strip development.
- g. A high standard of landscaping, signage, and aesthetics is encouraged for all new developments and along public roadways.
- h. Applications for neighbourhood convenience stores outside designated commercial areas may be considered by Council on a case-by-case basis.
- i. Although not designated as Commercial on **Map 1**, Council may consider zoning for small-scale commercial uses (existing or future) in areas designated Rural Resource, Country Residential, or Suburban Residential. An OCP amendment may not be required, provided the commercial use is appropriate to the rural or residential context and does not undermine the viability of existing commercial core areas. For example, a home-based business that exceeds the scope permitted in the Zoning Bylaw would require a rezoning application but not an OCP amendment, as residential use remains the primary land use.

3.2.8 - INDUSTRIAL

Industrially designated lands in Clearwater are located in four primary areas: the Camp 2 area (former sawmill site), the former sawmill site in Strawberry Flats, the CN Rail lands south of the North Thompson River, and the former Canfor sawmill site near Vavenby. Approximately 350 hectares of land are currently designated for industrial use, providing sufficient space to support a range of industrial and manufacturing activities.

Objectives

- i. Provide a suitable inventory of land for industrial and supportive uses to foster business development, employment, innovation, and entrepreneurship.
- ii. Encourage industrial uses that are environmentally responsible.

Policies

- a. Industrial uses are encouraged to locate within existing industrial areas.
- b. Redevelopment of existing industrial sites is prioritized over the expansion of new industrial areas.
- c. Permitted industrial land uses may include:
 - * General industrial activities involving intensive manufacturing, storage, and processing of raw materials
 - * Light industrial uses such as warehousing, storage, distribution, light manufacturing, and wholesaling; retail activity should be limited to a small ancillary component
 - * Automotive repair, storage, and wrecking
- d. The District encourages continuous monitoring and management of environmental impacts resulting from industrial activities.
- e. The District will collaborate with industrial users to implement screening and buffering measures to reduce conflicts between industrial and non-industrial land uses.
- f. Safeguard the industrial land supply by restricting non-industrial primary uses.

3.2.9 - RURAL RESOURCE

The Rural Resource designation applies to lands within the municipality that are reserved for agriculture, forestry, and other resource-based activities, along with isolated homesites. These lands are primarily located outside the urban core and are intended to remain in large parcels to preserve the rural character and prevent premature development. This designation includes lands within the Agricultural Land Reserve (ALR), which is administered by the Province.

Objectives:

- i. Recognize and support rural resource activities such as farming, forestry, aggregate extraction, and renewable energy production.
- ii. Preserve resource lands, especially those within the ALR, to ensure future food production and sustainable resource management.
- iii. Recognize and maintain large-lot rural residential development on the un-serviced periphery of the municipality.

Policies:

- a. Lands designated Rural Resource may be used for grazing, forestry, agriculture, sustainable resource management (including wood fibre, aggregates, and renewable energy), and resource extraction.
- b. Minimum parcel size for development is 8 hectares for lands within the ALR and 4 hectares for lands outside the ALR.
- c. Rural residential subdivision may be permitted if:
 - * the land is unsuitable for resource use
 - * the subdivision will have minimal impact on adjacent parcels
 - * there is an adequate supply of domestic water and sewage disposal
 - * approval is obtained from the appropriate Provincial authority if the land is within the ALR
- d. Urban or commercial development in Rural Resource areas is not supported, except for home-based businesses, bed and breakfast operations, or agritourism. Such development should be directed to appropriately designated areas with available servicing.
- e. Rezoning to allow subdivision into Country Residential parcel sizes is not supported unless the land has been approved for subdivision by the Agricultural Land Commission (if within the ALR) and the proposed development does not require construction of new public roads.

-
- f. Encourage rural residential development to locate within existing settlement areas. that have access to community services.

3.2.10 - AGGREGATE & MINERAL RESOURCES

Although the extraction of sand, gravel, and mineral resources falls outside the jurisdiction of local government, the OCP is required to include policies and planning considerations for aggregate resources. The location and extent of known aggregate deposits within the plan area are identified on Map 1. There are two gravel pits within the municipal boundary is located adjacent to the Clearwater-100 Mile Forest Service Road (north of Sunshine Valley), with two additional gravel pits situated just beyond the boundary.

Objectives

- i. Identify and preserve sand, gravel, and mineral resources for future development.

Policies

- a. The location of known sand and gravel deposits within the plan area are shown on **Map 1**.
- b. While extraction activities are outside the District's jurisdiction, Council encourages that sand, gravel, and mineral resource extraction and on-site processing occur on lands designated for rural, agricultural, or industrial use, provided effective noise and dust controls are implemented.
- c. Council encourages the responsible Provincial agency to work cooperatively with the District to ensure that resource extraction sites are compatible with surrounding land uses.

3.2.11 - INSTITUTIONAL

Institutional uses include civic facilities such as schools, fire halls, medical facilities, community care facilities, religious institutions, government offices, libraries, parks, recreational facilities and community halls.

Objectives

- i. Encourage public and private institutional uses that meet the needs of the community.
- ii. Support the development of community-based institutional facilities, including schools, places of worship, gyms, arenas, and other spaces for learning, reflection, and social activity.

Policies

- a. Existing institutional land uses are identified on **Map 1**.

- b. New institutional uses are encouraged to locate within areas already designated as Institutional.
- c. Institutional uses proposed outside designated areas should only be supported where municipal water and sewer services are available.

3.2.12 - PARKS & RECREATION

Parks and Trails

The District of Clearwater is committed to maintaining and developing a diverse range of parks to meet the cultural, recreational, and social needs of residents and visitors. In addition to 10 developed parks, there are approximately 3 hectares of undeveloped parkland throughout the plan area that may be developed into neighbourhood parks as demand increases. Clearwater also contains portions of two Provincial Parks within its municipal boundaries: North Thompson River Provincial Park and Wells Gray Provincial Park. Both developed and undeveloped parklands, along with the Provincial Parks, are identified as “Park” on **Map 1: Land Use Plan**.

Building on previous community trail mapping, this Plan outlines a conceptual trails network to promote pedestrian movement throughout the municipality (see **Map 5**). As the community grows, a Parks, Recreation Open Space and Trails Master Plan should be developed to refine recommendations for parkland acquisition, and the enhancement of existing parks and trails to meet leisure and open space needs.

Recreation

Clearwater maintains several recreational facilities, including the North Thompson Sportsplex (offering hockey, figure skating, and curling), Capostinsky Park (baseball diamonds), and Rotary Park (tennis courts and a skateboard park). The Clearwater Ski Hill is a valued community amenity featuring 900 vertical feet of runs, a T-bar, beginner handle tow, six runs, a rental shop, and a lodge. It also offers year-round activities such as disc golf. The Candle Creek mountain bike and cross-country ski trails provide additional recreational opportunities just outside the District’s boundaries.

Objectives

- i. Provide a variety of dedicated land areas for recreation and environmental conservation.
- ii. Create a connected recreation system linking parks, trails, and open spaces.
- iii. Advocate for and promote multi-use trails within Clearwater and surrounding areas.
- iv. Ensure that existing and future recreation facilities serve as active community hubs.
- v. Develop a strong network of facilities and services to support diverse recreational and leisure opportunities for residents and visitors.

Policies

- a. Existing parks and proposed future park locations are identified on **Map 1**. Proposed parks are shown as general locations; specific sites will be determined during detailed planning of new developments. Existing and proposed trails, along with environmentally sensitive areas, are shown on **Maps 4 and 5**.
- b. Developers should provide cash-in-lieu of parkland dedication unless the subdivision is located on land designated for future park use on **Map 1**, in accordance with the *Local Government Act*.
- c. All new developments should integrate green space, open space, public space, and pathways.
- d. Linear park space along the shorelines of Dutch Lake and the Clearwater and North Thompson Rivers should be dedicated when larger adjacent properties are subdivided.
- e. Trails within road dedications should be considered as alternatives to sidewalks where practical and safe.
- f. The existing trail system should be supported and formally dedicated during subdivision where appropriate.
- g. Trails on Crown, private, and park lands should be identified, and legal responsibilities and maintenance challenges addressed.
- h. The District should negotiate with the Province and private landowners to secure public pedestrian trail access through rights-of-way, easements, or land purchases.
- i. Partnerships with School District #73 for property use are encouraged.
- j. The District supports collaboration with service clubs and organizations to provide public facilities within parks.
- k. Recreational programs should leverage local skills, knowledge, and expertise.

3.2.13 - AGRICULTURAL LAND RESERVE

The extent of land within Clearwater that falls under the Agricultural Land Reserve (ALR) is shown on **Map 1**. All ALR areas have a base land use designation of Rural Resource, except where otherwise indicated by coloured underlay.

Lands within the ALR are protected for agricultural use under the *Agricultural Land Commission Act*. Approximately 1,600 hectares of land in the District are within the ALR, with about 1,500 hectares located in the Rural Resource designation. An additional 33 hectares of ALR land are located within the industrial lands at the former sawmill site in the Camp 2 area.

The policies in this section apply to all lands within the ALR and are subject to the *Agricultural Land Commission Act*, its regulations, and the policies of the Agricultural Land Commission. These lands are also governed by the policies of their respective land use designations.

Objectives

- i. Preserve agricultural land to ensure present and future food production.
- ii. Encourage local farming and explore economic incentives and diversified uses of ALR lands, while maintaining and protecting their intended agricultural purpose.

Policies

- a. Council will not support applications for exclusion from or subdivision within the ALR unless the land has no significant agricultural potential, or unless Council determines that the proposal is in the best interest of the community. Final decisions rest with the BC Agricultural Land Commission.
- b. Council supports the exclusion of industrial, non-agricultural land from the ALR in the Camp 2 area.
- c. Support the preservation of designated and potential range and pasture lands.
- d. Promote the inclusion of productive agricultural land not currently designated into the ALR.
- e. Support new road, utility, and communication corridors that minimize impacts on existing or proposed agricultural operations.
- f. Encourage agri-tourism and agricultural education opportunities for local residents within ALR-designated lands.

3.2.14 - STRAWBERRY FLATS

The Strawberry Flats Overlay, as shown on **Map 1**, represents a historic area of Clearwater that faces unique challenges due to its location within the 200-year floodplain of the North Thompson River. Further residential development in this area is not considered desirable because of the extensive and costly flood-proofing required. The area is identified for limited residential infill (on existing vacant parcels) and for service commercial and industrial uses, where specific criteria are met and Council deems the use appropriate.

Lands within the Strawberry Flats Overlay are subject to a base land use designation in addition to the following objective and policies.

Objective

- i. Recognize existing land uses while limiting new residential development within the floodplain.

Policies

- a. The existing mix of uses in Strawberry Flats is recognized, including Suburban Residential, Commercial, Institutional, Industrial, and Parks, Open Space, and Recreation.
- b. Given the diverse mix of uses and parcel sizes, and the challenges related to floodplain constraints and lack of sanitary sewer servicing, Council will evaluate land use amendment applications on a case-by-case basis.
- c. Applications for rezoning to create new residential parcels in the floodplain will not be supported.
- d. Rezoning applications to legalize non-conforming uses may be considered if the applicant demonstrates that the proposed use or redevelopment will be appropriately flood-proofed and adequately serviced by a sewage disposal system in compliance with the District's Flood Regulation Bylaw and Development Permit Area 4: Hazard Lands, as shown on **Map 7**.
- e. Expansion of service commercial or industrial uses within designated Commercial or Industrial areas may be considered, subject to meeting flood-proofing and sewage disposal requirements.
- f. Rezoning applications for new retail commercial uses will not be supported within Strawberry Flats.
- g. Agricultural use, including small-scale residential agriculture, is supported throughout Strawberry Flats.
- h. Conversion of existing industrial land into open space or community recreation space is supported. Where environmentally feasible, agricultural use and community gardens are also encouraged.
- i. The District will work to maintain and improve the dike along the North Thompson River.

3.2.15 - HAZARD LANDS

The District of Clearwater spans approximately 56 square kilometers and contains several known natural hazards that influence development and settlement patterns. These hazards include floodplain areas and steep slopes, as shown on **Map 7**, and areas subject to wildfire risk.

Parts of the District are affected by the 200-year floodplain of the Clearwater River and the North Thompson River. Development must comply with the District's Flood Regulation Bylaw and Development Permit Area 4: Hazard Lands.

Steep slopes, generally defined as 30% or greater, are also present throughout the District. **Map 7** uses 1:20,000 scale TRIM elevation contour data to broadly illustrate these areas.

Objectives

- i. Recognize and respect the constraints imposed by environmental hazards and avoid development in hazardous areas or require adequate precautions to reduce risks to people and property when development is unavoidable.

Policies

- a. **Map 7** identifies general areas with steep slopes and the extent of the 200-year floodplain. It is intended for guidance and should not be considered a precise delineation of all potential hazards.
- b. Developers proposing projects within hazard areas may be required to submit a Development Permit application including a report from a Professional Engineer or Geoscientist with geotechnical expertise, certifying that the land can be safely used for the intended purpose.
- c. Development is not supported in areas with steep slopes (30% or greater), or where soil subsidence, rockfall, landslip, or erosion hazards are known or suspected. Exceptions may be considered if a qualified professional certifies the land as safe and mitigation measures are implemented. A covenant under Section 219 of the *Land Title Act* may be required to acknowledge the hazard and indemnify the District.
- d. Development in flood-prone areas should be limited to parks, open space, recreation, or non-intensive agriculture. Where development is unavoidable, building setbacks and elevations must comply with the District's Zoning Bylaw, Flood Regulation Bylaw, and other applicable regulations.
- e. During subdivision or land use applications in floodplain areas, property owners may be asked to register a covenant under Section 219 of the *Land Title Act* acknowledging the flood hazard and indemnifying the District.
- f. Landowners are encouraged to apply FireSmart practices in building design and land management to reduce wildfire risk.
- g. In areas designated as High Wildfire Risk in the Community Wildfire Resilience Plan, any subdivision or land use application creating four or more parcels or dwelling units must include a Wildfire Hazard Assessment Report prepared by a Registered Professional Forester or equivalent qualified professional. The report must:
 - * assess current wildfire hazard
 - * evaluate on-site and off-site conditions, including neighbouring lands
 - * assess wildfire susceptibility of the proposed development
 - * recommend mitigation measures to reduce wildfire hazard to "moderate" or lower
- h. Where wildfire hazard management requirements overlap with riparian area regulations, riparian requirements shall prevail.

- i. New development adjacent to forested areas should incorporate fire prevention measures based on advice from the Fire Department and recommendations in the District’s Community Wildfire Resilience Plan.
- j. Hazard Lands are designated as a Development Permit Area to ensure that development within floodplains or on steep slopes is reviewed by qualified professionals and incorporates appropriate mitigation, or is restricted where risks cannot be safely addressed.



Sources: <https://www.tnrd.ca>



SECTION 4

DEVELOPMENT PERMIT AREAS

4.1 DEVELOPMENT PERMIT AREAS OVERVIEW

4.1.1 - WHAT ARE DEVELOPMENT PERMIT AREAS?

Development Permit Areas (DPA) ensure that new development is compatible with its surroundings and minimizes potential negative impacts. These guidelines apply to projects with significant influence on community character or those located on environmentally sensitive or hazard-prone lands. Examples include commercial and multi-family developments in specific areas requiring extra attention to the form and character of development, site planning and landscaping or revitalization, and projects near natural areas, wetlands, or hazard zones.

The Clearwater Official Community Plan establishes five DPA's to guide development and protect sensitive and hazardous areas:

- DPA 1 Town Centre
- DPA 2 Neighbourhood Centre
- DPA 3 Wells Gray Gateway
- DPA 4 Hazard Lands
- DPA 5 Environmental

4.1.2 - LEGISLATIVE AUTHORITY

Section 488 of the *Local Government Act* authorizes municipalities to designate Development Permit Areas in an Official Community Plan to achieve specific purposes. This Plan designates development permit areas for the following purposes pursuant to the *Local Government Act*:



Built Form Standards: To define objectives for the form and character of commercial, industrial, and multi-family residential developments, guiding quality design and consistency.



Commercial Revitalization: To support the rejuvenation and enhancement of areas zoned for commercial use. **Residential Character:** To establish clear objectives for the form and character of intensive residential development, including multi-unit housing.



Residential Character: To establish clear objectives for the form and character of intensive residential development, including multi-unit housing.



Hazard Mitigation: To protect development from potential hazards, including geotechnical instability, flooding, and wildfire risk.



Environmental Protection: To safeguard the natural environment, its ecosystems, and ensure biological diversity are preserved.

4.1.3 - MULTIPLE DPA'S

If a property falls within more than one DPA designation, only one Development Permit is required; however, the application must meet the guidelines of all applicable DPAs.

4.1.4 - APPLICABLE ACTIVITIES

A development permit is required in accordance with Section 489 of the *Local Government Act*, for any activity occurring on land within designated Development Permit Areas, when the activity falls under one of the following categories:

- Subdivision of land.
- Construction, addition, or alteration of a building or structure.
- Removal, alteration, disruption, or destruction of vegetation.
- Soil disturbance.
- Creation of non-structural impervious or semi-pervious surfaces.
- Construction or establishment of flood protection works.
- Construction of roads, trails, or bridges.
- Provision and maintenance of sewer, water, and/or drainage services.
- Development of utility corridors.
- Alteration of land.

For clarity, these requirements apply only to the portion of the parcel located within the DPA boundary.

4.1.5 - GENERAL EXEMPTIONS

The following activities are exempt from requiring a Development Permit, except where otherwise stated in a specific DPA section:

1. **Interior alterations:** that do not change the exterior appearance of a building.
2. **Replacement, repair, or upgrading:** of roofing, siding, windows, exterior paint, or signage where there is no change to building footprint or form and character.
3. **Installation, repair, or replacement:** of utilities, infrastructure, or flood protection works undertaken by the District or authorized agencies.
4. **General road construction or maintenance:** within existing rights of way.
5. **Removal of:** danger trees as identified by a qualified arborist and removal of invasive plant species.
6. **Maintenance, restoration, or enhancement:** of existing vegetation consistent with best management practices.
7. **FireSmart vegetation management:** within 30 metres of a structure, where conducted in accordance with recognized wildfire mitigation guidelines.
8. **Any works undertaken directly by the District of Clearwater:** on District-owned property.



Sources: ByWard Market Ottawa

4.1.6 - MINOR VARIANCES

A *Zoning Bylaw* variance may be considered through the issuance of a Development Permit if all the following apply:

1. Does not affect use or density: The proposed variance must not change the permitted land use or increase the allowable density.
2. Complies with the intent of development permit area guidelines: The variance should align with the objectives and design guidelines established for the development permit area.
3. Enhances the proposed development: The variance should improve the overall quality, functionality, or aesthetics of the development.
4. Necessary to avoid a physical constraint: The variance is required due to site-specific conditions such as topography, lot shape, or other physical limitations.
5. Does not adversely impact adjacent land: The variance should not negatively affect neighboring properties in terms of privacy, access, views, or other considerations.

4.1.7 - APPROVAL DELEGATION

Council delegates authority to the Chief Administrative Officer (CAO) or their designee to approve Development Permits that meet the following conditions.

1. **MINOR DEVELOPMENT PERMIT OR AMENDMENT** : A Minor Development Permit or Minor Development Permit Amendment is defined as meeting the following criteria:
 - a. **Exterior or façade changes that comply with all of the following conditions:**
 - * Changes are consistent with policies and guidelines outlined in the Official Community Plan (OCP)
 - * Retain or enhance the basic form and character of the development
 - * Complement neighbouring building
 - * Are less than \$100,000 in construction value
 - b. **Minor Zoning Bylaw Variances:** For setbacks, height or lot coverage that do not exceed 20% of the total requirement.
 - c. **Changes to open space and amenity areas:** That are minor in nature, and any plant substitution is of equivalent size or value.

d. Changes to vehicle access and parking areas: That are minor in nature.

The Minor Development Permit process does not apply to modifications that have already been constructed.

2. HAZARD LANDS DEVELOPMENT PERMITS

3. ENVIRONMENTAL DEVELOPMENT PERMITS



Sources: <https://www.tnrd.ca>

4.1.8 - SECURITY DEPOSITS

In accordance with the *Local Government Act*, the District may require a security deposit in the form of cash or a letter of credit when issuing a permit in any Development Permit Area. Security deposits shall be calculated at 125% of the cost estimate prepared by the Landscape Architect, Designer, Professional Engineer, or other Qualified Professional.

Once the site and development work outlined in the permit is substantially complete, and landscaping conditions have been met, the District will return 60% of the security deposit to the permit holder. The remaining 40% will be held for one additional year to ensure the maintenance and survival of the landscaping.

For security deposits related to mitigation of unsafe conditions or protection of the natural environment, the District will return 100% of the deposit upon completion, inspection, and confirmation that all permit conditions have been met.

4.2 DPA 1: TOWN CENTRE

4.2.1 - PURPOSE

The District of Clearwater seeks to create a dynamic and welcoming Town Centre that serves as the community's primary hub for commerce, culture, and social interaction for both local residents and visitors alike. The form and character of development in the Town Centre significantly shape visitors' impressions of Clearwater and influence the community's image. The Town Centre will reflect Clearwater's alpine character while promoting a strong sense of place and year-round activity.

4.2.2 - AREA OF APPLICATION

DPA 1 guidelines apply to all lands located DPA 1 as shown on **Map 6**.

4.2.3 - EXEMPTIONS

The Town Centre Development Permit Area (DPA 1) does **not** apply to the following activities:

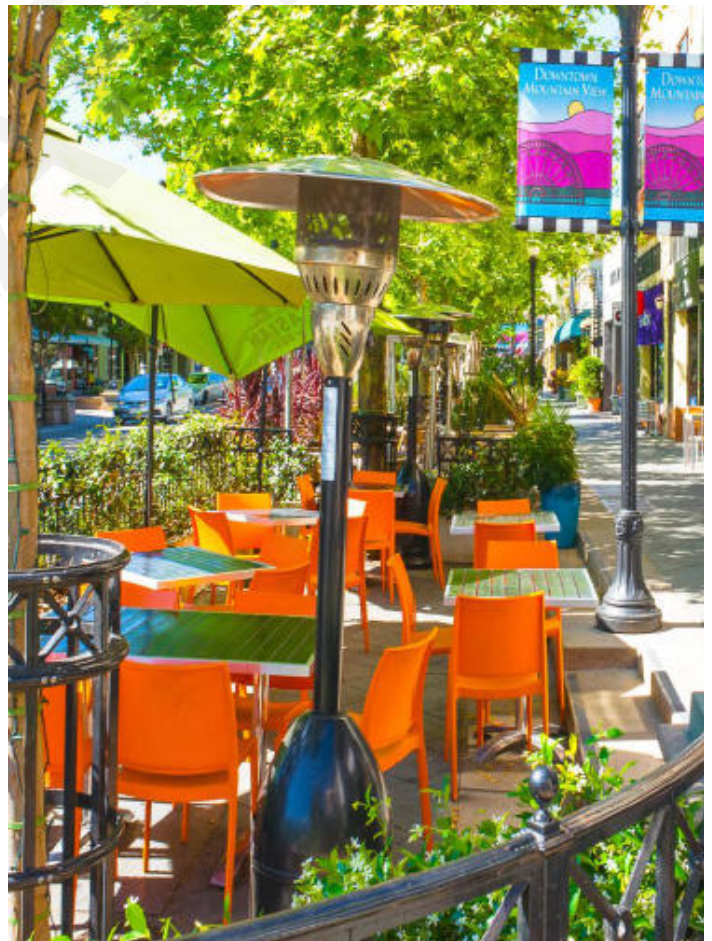
1. **Internal renovations:** Interior changes that do not affect the external appearance or form and character of the building.
2. **External renovations that do not require a building permit:** Exterior changes that do not alter the form and character of the building or site.
3. **Subdivisions:** The creation or adjustment of property boundaries through subdivision.
4. **Additions or renovations not visible from the public realm:** Changes that occur on portions of the building or site that are not visible from streets, parks, or other public spaces.
5. **Construction (including site works) where:** the proposed value is less than \$50,000.
6. **Installation or repair of overhead canopies or pedestrian weather protection devices:** if designed in accordance with applicable DPA policies and guidelines.

4.2.4 - SUBMISSION REQUIREMENTS

1. **Site Plan:** Showing existing and proposed development, building setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas with the number of stalls, and any easements or rights-of-way.
2. **Concept Plan:** Including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.
3. **Landscape Plan:** Prepared by a registered Landscape Architect or a landscape professional to the satisfaction of the District, showing existing vegetation to remain undisturbed and all proposed landscaping. A full planting list must be included.
4. **Additional Development Approval Information:** As required by the District of Clearwater and outlined in the Development Approval Information requirements (5.3.1).

4.2.5 - OBJECTIVES

- a. Creating a Town Centre that acts as the heart of the community.
- b. Encouraging high-quality, context-sensitive architecture and site design that complements surrounding development.
- c. Promoting pedestrian safety, comfort, and connectivity through well-designed sidewalks, crossings, and public spaces.
- d. Creating active streetscapes and public spaces that engage with the street through patios, plazas, transparent façades, weather protection, and human-scale detailing.
- e. Supporting mixed-use development that integrates residential, commercial, and civic uses to enhance livability and economic vitality.
- f. Fostering a walkable, attractive environment that encourages social interaction and supports local businesses.



Source: street patio - Cranrook DT Revitalization Plan

4.2.6 - GUIDELINES

While the guidelines in this section provide specific design requirements, Council may consider a variety of design proposals that align with the overarching goal of delivering high-quality development for the community.

Building & Site Design

1. Site planning and building design must respond to site opportunities and constraints, including views, open spaces, street networks, lot size and shape, and natural landscapes to create attractive, welcoming, and context-appropriate places.
2. Buildings must be oriented and designed to front the primary public street, with clearly identifiable, street-facing entrances and architectural features that contribute to an engaging pedestrian experience.
3. New development must establish consistent and convenient connections and extensions to surrounding pedestrian, cycling, and vehicular networks through site planning and access points.
4. Development must prioritize a pedestrian-oriented ground level and a generous public realm, delivering a highly engaging, comfortable, and safe experience appropriate to a Town Centre context.
5. Exterior and interior spaces and connections to adjoining spaces must be designed for universal accessibility for people of all ages and abilities.
6. Development must provide adequate setback depth for sidewalks and street furnishings; where ground-level commercial is present, provide space within the setback for outdoor patios or displays without encroaching into the pedestrian through-zone.
7. Street-level design must incorporate all-season weather protection, including canopies, awnings, and overhangs, and account for snow accumulation and ice to maintain safe pedestrian and vehicle access during winter conditions.
8. Mixed-use buildings (e.g., residential above commercial) are supported and should be used to animate streets and support daily needs locally.
9. Development is encouraged to pursue LEED or equivalent green building standards and to incorporate flexible interior space capable of accommodating temporary or seasonal uses.

Form & Character

10. Buildings must express variety, continuity, and pedestrian interest, especially at the ground level; avoid large, monolithic forms and long, uninterrupted walls. Frontages must relate to pedestrian scale.
11. Long, continuous spans along public frontages must be broken up through massing articulation and features such as entrances, projections, and recesses.

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12. Architectural style, colour, texture, and materiality must complement and enhance the character of adjacent areas and the broader Town Centre identity.
 13. Durable, high-quality fire smart materials with a natural appearance must be used (e.g., local mass timber, stone/rock, masonry, glass, steel, and concrete). Use of less durable materials should be minimized.
 14. Buildings must incorporate architectural detailing and a high proportion of transparent glazing at the ground level to create visual interest and extend indoor activity to the street.
 15. Building height and scale must transition down toward adjacent lower-density areas, particularly at the edges of the Town Centre, to create a compatible interface.
 16. Rear and side elevations must receive appropriate design attention and incorporate materials and detailing consistent with the principal façade.
 17. Corporate branding and logos must be integrated into storefront design so as not to obscure or detract from architectural features.
 18. Where appropriate, incorporate landmark, gateway, or arrival features at key corners, entries, and view termini to strengthen Town Centre identity.

Lighting & Signage

19. Site and pedestrian lighting must be subdued, downcast, and shielded, minimizing glare and light spill onto adjacent properties while ensuring safety and visibility.
20. Front lighting of façades is preferred; over lighting is prohibited. Lighting design must support nighttime legibility without compromising neighbouring properties or the night sky.
21. Signage must be architecturally integrated and must not obscure façade articulation or building features. Corporate logos must be scaled appropriately within the overall storefront composition.
22. All signage must comply with applicable bylaws and any Town Centre DPA-specific requirements.

Access, Circulation & Parking

23. Limit driveway access points and consolidate where possible. Shared-access and mutual-access agreements should be used to connect parking areas and improve street efficiency.
24. Surface parking and loading areas must be located at the side or rear of buildings and designed to minimize visual impact through placement, screening, and landscaping.
25. On-street parking must be maintained where applicable to support convenient access and traffic calming.
26. Pedestrian circulation must be clearly defined using distinct paving, furnishings, and landscaping; vehicle circulation must be designed to avoid conflicts with pedestrian movement.

27. New developments must accommodate coach bus turning and parking where relevant to the land use.
28. Provide secure bicycle parking and EV charging to support sustainable mobility.
29. Encourage shared parking strategies and employ traffic-calming and legibility measures to enhance safety and wayfinding.

Landscaping & Screening

30. Incorporate high-quality, durable landscaping with a preference for native and climate-resilient species, ensuring performance in higher-traffic urban areas.
31. Emphasize pedestrian infrastructure and streetscape elements such as continuous sidewalks, benches, street trees, and provide connections to neighbouring properties and landmarks.
32. Protect existing mature trees where feasible and add street trees and planting that contribute to comfort, shade, and microclimate.
33. Provide screening between roads and parking lots using landscaping, berms, and/or low walls to reduce visual impact.
34. Mechanical equipment, including rooftop units, and waste/recycling areas must be screened with natural materials or vegetation; bear-proof containers are required.
35. Above-ground fuel tanks are discouraged; where proposed, they must be fully screened and sited to maintain safe and efficient circulation.
36. Landscape and lighting along mid-block connections must reinforce safety, visibility, and legibility throughout the day and evening.



Source: market_Cranrook DT Revitalization Plan



4.3 DPA 2: NEIGHBOURHOOD CENTRE

4.3.1 - PURPOSE

The Neighbourhood Centre DPA guides the creation and revitalization of vibrant, attractive, and pedestrian-oriented local commercial areas. It aims to foster a strong sense of place, support neighbourhood-serving commercial activities, and enhance public safety, comfort, and year-round usability. The guidelines implement consistent standards for building design, site planning, landscaping, and streetscape improvements to ensure that new development and redevelopment contribute positively to the surrounding neighbourhood and reinforce Clearwater's distinct community identity.

4.3.2 - AREA OF APPLICATION

DPA 2 guidelines apply to all lands located DPA 2 as shown on **Map 6**.

4.3.3 - EXEMPTIONS

The Neighborhood Centre Development Permit Area (DPA 2) does not apply to the following activities:

1. **Internal renovations:** Interior changes that do not affect the external appearance or form and character of the building.
2. **External renovations that do not require a building permit:** Exterior changes that do not alter the form and character of the building or site.
3. **Subdivisions:** The creation or adjustment of property boundaries through subdivision.
4. **Additions or renovations not visible from the public realm:** Changes that occur on portions of the building or site that are not visible from streets, parks, or other public spaces.
5. **Construction (including site works) where:** the proposed value is less than \$50,000.
6. **Installation or repair of overhead canopies or pedestrian weather protection devices:** if designed



in accordance with applicable DPA policies and guidelines.

4.3.4 - SUBMISSION REQUIREMENTS

1. **Site Plan:** Showing existing and proposed development, building setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas with the number of stalls, and any easements or rights-of-way.
2. **Concept Plan:** Including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.
3. **Landscape Plan:** Prepared by a registered Landscape Architect or a landscape professional to the satisfaction of the District, showing existing vegetation to remain undisturbed and all proposed landscaping. A full planting list must be included.
4. **Additional Development Approval Information:** As required by the District of Clearwater and outlined in the Development Approval Information requirements (5.3.1).

4.3.5 - OBJECTIVES

- a. Maintaining local character and sense of identity.
- b. Encouraging context-sensitive architecture and site design.
- c. Promoting pedestrian safety, comfort, and connectivity.
- d. Creating buildings and public spaces that actively engage with the street through design elements such as patios, porches, transparent façades, and human-scale detailing.
- e. Supporting mixed-use development that enhances livability and economic vitality.
- f. Establishing a distinct identity to create a sense of place within the community.
- g. Revitalizing the existing commercial development to improve the visual presence throughout the development permit area.



Sources: Clearwater Farmers Market

4.3.6 - GUIDELINES

While the guidelines in this section provide specific design requirements, Council may consider a variety of design proposals that align with the overarching goal of delivering high-quality development for the community.

Building & Site Design

1. Buildings shall be oriented toward the public street to reinforce the public realm. Large surface parking areas must be minimized and located behind primary buildings wherever possible.
2. Long building spans along public street frontages must be broken up through articulation and changes in massing using entrances, projections, recesses, breezeways, and, where appropriate, mid-block connections.
3. Primary building entrances must be oriented to the street, clearly identifiable, and directly connected to the pedestrian network using architectural and wayfinding features.
4. Front setbacks must be sufficient to accommodate animated street-facing spaces, including patios, display areas, street furniture, and front yards.
5. Ground-level commercial and mixed-use frontages must include canopies or other weather protection to shelter pedestrians from rain and snow.
6. Ground-level commercial and mixed-use buildings located on corner lots must provide entrances and windows on both street elevations and include a corner focal element such as a corner entrance, bay window, or tower.
7. Ground-level residential uses must contribute to an active streetscape through street-facing windows and entrances, high-quality landscaping, porches or front yards, and on-site amenity areas.
8. Garage doors and service entrances must be minimized in their visual impact by recessing or integrating them within the façade and placing them behind primary entrances.
9. New buildings must consider and complement the design of adjacent buildings and open spaces.
10. Development is encouraged to meet LEED or equivalent green building standards where feasible.
11. Mixed-use buildings that provide residential units above commercial spaces are supported.
12. Buildings must be universally accessible; flexible interior space suitable for temporary or seasonal uses is encouraged.

Form & Character

13. Buildings must demonstrate variety, continuity, and pedestrian interest, particularly at the ground level, and must avoid long, uninterrupted walls. Frontages must relate to pedestrian scale.

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14. Durable, high-quality fire smart materials with a natural appearance must be used, with local mass timber, stone/rock, masonry, glass, steel, and concrete preferred.
 15. Historical and muted colour tones drawn from natural surroundings are encouraged to complement community character.
 16. Architectural style, colour, texture, and materiality must complement and enhance the adjacent and wider neighbourhood context.
 17. Landmark, gateway, or arrival features should be incorporated at key sites or corners to strengthen identity.

Lighting & Signage

18. Site lighting must be subdued, downcast, and directed away from adjacent properties to minimize glare and light spill, while providing adequate safety.
19. Signage must be integrated with building architecture and must not obscure architectural features. Corporate logos must be scaled and incorporated into storefront design.
20. All signage must comply with the applicable bylaws and any Development Permit Area-specific requirements.

Access, Circulation & Parking

21. Driveway access points must be limited. Shared access and mutual access agreements are encouraged to connect parking lots and improve street efficiency.
22. Surface parking and loading areas must be located at the side or rear of buildings and must be screened and landscaped to minimize visual impact.
23. Developments must emphasize pedestrian infrastructure, including continuous sidewalks, benches, street trees, and safe, direct connections to neighbouring developments.
24. Pedestrian circulation areas must be clearly defined using distinct paving and landscaping; vehicle circulation must be designed to avoid conflicts with pedestrian movement.
25. Bicycle lock-up facilities and EV charging for electric vehicles are encouraged.
26. Shared parking arrangements and naturalized landscaping within parking areas are encouraged to reduce heat island effects.

Landscaping & Screening

27. Development must protect existing mature trees where feasible and include the planting of street trees to enhance the urban streetscape.
28. New development must include publicly accessible seating areas, plazas, mini-parks, and amenity spaces that support pedestrian activity and social interaction.

29. Interfaces with adjacent residential development must be addressed through building siting, height, and massing that create a gradual transition in built form and scale, including use of upper-level step-backs and effective screening and buffering of parking and refuse areas.
30. Mechanical equipment, including rooftop units, and waste/recycling areas must be screened with natural materials or vegetation. Bear-proof waste containers are required.
31. Above-ground fuel tanks are generally discouraged; where proposed, they must be fully screened and sited to maintain safe and efficient traffic circulation.
32. Screening between roads and parking lots must be provided using landscaping, berms, or low walls.



4.4 DPA 3: WELLS GRAY GATEWAY

4.4.1 - PURPOSE

The Wells Gray Gateway is located along the Yellowhead Highway between Clearwater Village Road and east of Joyce Lane. This corridor accommodates commercial uses that benefit from high visibility and convenient highway access, including large-format retail, supermarkets, and hardware stores serving both local residents and the traveling public. Land uses in this area include hotels, restaurants, gas stations, and other commercial services catering to highway travelers and visitors to Wells Gray Provincial Park. The intersection of Clearwater Valley Road and Eden Road forms the core of this commercial hub, acting as the primary gateway to the park and a key junction for residents and tourists alike.

4.4.2 - AREA OF APPLICATION

DPA 3 guidelines apply to all lands located DPA 3 as shown on **Map 6**.

4.4.3 - EXEMPTIONS

The Neighborhood Centre Development Permit Area (DPA 3) does not apply to the following activities:

1. **Internal renovations:** Interior changes that do not affect the external appearance or form and character of the building.
2. **External renovations that do not require a building permit:** Exterior changes that do not alter the form and character of the building or site.
3. **Subdivisions:** The creation or adjustment of property boundaries through subdivision.
4. **Additions or renovations not visible from the public realm:** Changes that occur on portions of the building or site that are not visible from streets, parks, or other public spaces.
5. **Construction (including site works) where:** the proposed value is less than \$50,000.
6. **Installation or repair of overhead canopies or pedestrian weather protection devices:** if designed in accordance with applicable DPA policies and guidelines.



Sources: <https://www.tnrd.ca>

4.4.4 - SUBMISSION REQUIREMENTS

1. **Site Plan:** Showing existing and proposed development, building setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas with the number of stalls, and any easements or rights-of-way.
2. **Concept Plan:** Including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.
3. **Landscape Plan:** Prepared by a registered Landscape Architect or a landscape professional to the satisfaction of the District, showing existing vegetation to remain undisturbed and all proposed landscaping. A full planting list must be included.
4. **Additional Development Approval Information:** As required by the District of Clearwater and outlined in the Development Approval Information requirements (5.3.1).

4.4.5 - OBJECTIVES

- a. Establishing a strong sense of arrival and identity at the gateway to Wells Gray Provincial Park, reflecting Clearwater's alpine and natural character and reinforcing its role as the gateway to the park.
- b. Fostering commercial development that is attractive to a diversity of customers and businesses, enhancing economic vitality.
- c. Encouraging development that sensitively integrates with and enhances the surrounding neighbourhood context.
- d. Enhancing the visitor experience by providing well-designed sites that leave a positive and lasting impression of Clearwater.

- e. Creating a coordinated and visually cohesive commercial corridor through high-quality building design, landscaping, and site planning.
- f. Improving the streetscape by requiring pedestrian-scale design that contributes positively to the pedestrian experience and supports walkability.
- g. Managing traffic flow, access, and signage to ensure safety and functionality for vehicles, pedestrians, and cyclists.
- h. Incorporating landscaping and site design that softens the highway corridor and integrates natural elements to reflect the community's character.
- i. Providing clear, coordinated signage that supports wayfinding and reinforces identity without creating visual clutter.



4.4.6 - GUIDELINES

While the guidelines in this section provide specific design requirements, Council may consider a variety of design proposals that align with the overarching goal of delivering high-quality development for the community.

Building & Site Design

1. Proposed development must integrate sensitively with the existing and planned scale and aesthetic of the surrounding area, considering building massing, height, siting, and setbacks.
2. Site planning and building design must respond to local context and opportunities, including views, open spaces, street networks, lot size and shape, and natural landscapes, to create attractive and welcoming places.



3. Buildings must be oriented to front the primary public street, with clearly identifiable, street facing entrances and architectural features that contribute to an engaging pedestrian experience.
4. New development must establish consistent and convenient connections and extensions to surrounding pedestrian, cycling, and vehicular networks through site design and access points.



Sources: Home Hardware_Whitecourt

5. Development adjacent to residential uses must provide a sensitive transition, locating parking, servicing, and utility areas away from, or screened from, public and neighbouring views.
6. Site design must mitigate traffic, noise, lighting, and other environmental conditions at sensitive interfaces, using layout, setbacks, and screening.
7. Weather protection must be provided over all exterior pedestrian building entrances, with adequate lighting for safety and comfort. Continuous canopies along the full frontage are not required in this gateway corridor context, which may have lower pedestrian volumes.
8. Buildings must be universally accessible, and layouts are encouraged to include flexible space capable of accommodating temporary or seasonal uses.
9. Development is encouraged to pursue LEED, or equivalent, green building standards.

Form & Character

10. Buildings must express variety, continuity, and pedestrian interest at ground level, avoiding massive, monolithic forms and long, uninterrupted walls. Frontages must relate to pedestrian scale.
11. Long building spans along public street frontages must be broken up through articulation and massing changes, including entrances, projections, recesses, and, where appropriate, mid block connections.
12. High quality fire smart, durable materials with a natural appearance must be used, such as local mass timber, stone, brick, metal, glass, and concrete.
13. Architectural style, colour, texture, and materiality must complement and enhance the adjacent

neighbourhood and the broader gateway corridor context. Historical and muted tones drawn from natural surroundings are appropriate.

14. Development on corner lots must provide entrances and windows on both street elevations, and include a corner focal element, such as a corner entrance, a bay window, or a modest tower.
15. Rear and side elevations must receive appropriate design attention and incorporate materials and detailing consistent with principal façades.
16. Corporate branding and logos must be integrated into storefront design and must not obscure architectural features.
17. Public seating areas or small plazas should be included where context supports them.
18. Landmark, gateway, or arrival features should be included at key locations to reinforce identity at the Wells Gray Gateway.

Lighting & Signage

19. Site lighting must be subdued, directed downward, and shielded from adjacent properties to minimize glare and light spill, while ensuring safety and visibility.
20. Front lighting of façades is preferred, over lighting is prohibited. Lighting design must support nighttime legibility without compromising neighbouring properties or the night sky.
21. Signage must complement building design and must not obscure architectural features. Corporate logos must be scaled and integrated within the storefront composition.
22. All signs must comply with the applicable bylaws and any DPA specific requirements, and wayfinding should be clear and coordinated without visual clutter.

Access, Circulation & Parking

23. Driveway access points should be limited, and consolidated where possible. Shared access and mutual access agreements should connect parking lots and improve street efficiency.
24. Surface parking and loading areas must be located at the side or rear of buildings and must be designed to minimize visual impact through placement, screening, and landscaping.
25. Pedestrian circulation areas must be clearly defined using distinct paving and landscaping, and vehicle circulation must be designed to avoid conflicts with pedestrian movement.
26. New developments must accommodate coach bus turning movements and parking where relevant to the land use.
27. Covered pick up areas for carpooling, taxis, and buses should be provided where practical.
28. Provide secure bicycle lock-up facilities, and EV charging for electric vehicles.

29. Shared parking areas are encouraged, with naturalized landscaping to reduce heat island effects and improve stormwater performance.

Landscaping & Screening

30. Emphasize pedestrian infrastructure and streetscape elements, including continuous sidewalks, benches, and street trees, and provide connections to neighbouring properties and landmarks.
31. Protect existing mature trees where feasible and add street trees and planting that contribute to comfort, shade, and microclimate.
32. Mechanical equipment, including rooftop units, and waste or recycling areas must be screened with natural materials or vegetation. Bear proof containers are required.
33. Above ground fuel tanks are discouraged, where proposed, they must be fully screened and sited to maintain safe and efficient traffic circulation.
34. Commercial development adjacent to residential uses must include fencing and landscape screening to soften and buffer the interface.
35. Provide screening between roads and parking lots using landscaping, berms, or low walls.



4.5 DPA 4: HAZARD LANDS

4.5.1 - PURPOSE

The District of Clearwater contains areas with slopes exceeding 30%, which may be susceptible to erosion, landslides, stormwater runoff, and other hazards that pose risks to public safety, site stability, and the environment. Additionally, portions of Clearwater are subject to periodic flooding and include environmentally sensitive areas that require careful management. This Development Permit Area is intended to reduce and mitigate risks to development and public safety in areas where steep slopes exist, protect hillsides from erosion and instability and minimize potential damage caused by flooding through appropriate siting and design of buildings and structures.

4.5.2 - AREA OF APPLICATION

DPA 4 guidelines apply to all lands identified as Steep Slopes or Floodplain, as shown on **Map 7**.



Source: TRUE Consulting

4.5.3 - APPLICABLE ACTIVITIES

- Removal, alteration, disruption, or destruction of vegetation.
- Soil disturbance.
- Construction or erection of buildings and structures.
- Construction of non-structural impervious or semi-impervious surfaces.
- Flood protection works.
- Construction of roads, trails, docks, wharves, and bridges.
- Provision and maintenance of sewer and water services.
- Development of drainage systems.
- Development of utility corridors.
- Subdivision of land into two or more parcels within 30 metres of a stream, unless it does not result in increased density.

4.5.4 - EXEMPTIONS

The Hazard Lands Development Permit Area (DPA 4) does **not** apply to the following activities:

1. STEEP SLOPES

- a. Repair, maintenance, alteration, or reconstruction of existing legally sited or legally non-conforming buildings, structures, or utilities, provided there is no alteration of undisturbed land or vegetation.
- b. Emergency repairs to existing structures and public walkways where a potential safety hazard exists.
- c. Removal of trees deemed hazardous by a Qualified Arborist that threaten the immediate safety of life or buildings.

2. FLOODPLAIN

- a. Alterations to a building that do not require a building permit.
- b. Replacement, alteration, or addition to a building such as new siding, roofing, doors, trim, awnings, and/or windows, provided these changes do not negatively impact the overall form and character of the building and do not affect the existing landscape or access provisions.

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- c. Actions and activities necessary to prevent immediate threats to life or property.
 - d. Ecological restoration and enhancement projects undertaken or authorized by the District of Clearwater.

4.5.5 - SUBMISSION REQUIREMENTS

1. STEEP SLOPES

- a. **Professional Assessment Report:** An assessment report prepared by a qualified professional engineer in good standing with the Engineers and Geoscientists of British Columbia (EGBC) is required to determine conditions or requirements for the development permit. The report must ensure:
 - * The proposed development is protected from slope hazards
 - * No increased hazard is posed to existing development on or near the subject property
 - * The assessment must adhere to EGBC Professional Practice Guidelines and include:
 - Description of the nature and extent of the hazard
 - Site plan identifying areas susceptible to steep slope hazards and areas to remain free from development
 - Recommendations for safe development for the proposed use
 - A professional statement confirming the property is safe for the proposed use
 - Completed *Landslide Assessment Assurance Statement*
- b. **Site Plan:** Showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development.
- c. **Landscaping Plan:** Where ground disturbance or vegetation removal is proposed in areas with slopes of 30% or greater, applicants must submit a detailed landscaping plan prepared by a professional landscape contractor. The plan must include:
 - * Existing landscaping and proposed plantings
 - * Trees to be removed and retained
 - * Location of barriers to protect retained trees
 - * Itemized cost estimate and planting list with species and pot size

2. FLOODPLAIN

- a. **Flood Risk Assessment Report** prepared by a qualified professional engineer in good standing with the Engineers and Geoscientists of British Columbia (EGBC), which describes the area as suitable for the proposed development and includes mitigation measures. The report must include:
 - * **Site Plan:** Identifying areas susceptible to flooding and any areas to remain free from development, along with all standard site plan elements required in this section.
 - * **Erosion and Flooding Potential Assessment:** Evaluating of the potential for erosion or flooding on the site.
 - * **Impact of Proposed Development:** Evaluating of how the proposed development may be affected by flood hazard conditions.
 - * **Downstream Impacts Assessment:** Evaluating of potential downstream impacts resulting from the proposed development.
 - * **Flood-Proofing Measures** Identifying required flood-proofing or other measures necessary to provide suitable protection for any structure intended for human occupancy or use.
 - * **Alternative Measures:** Identifying alternative measures to those listed in these guidelines that may be considered.
- b. **Site Plan:** Showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development.

4.5.6 - OBJECTIVES

- a. Protecting public safety and ensuring that development within areas subject to natural hazards such as steep slopes and floodplains is designed and constructed to minimize risk to life, property, and infrastructure.
- b. Reducing Environmental Impact by maintaining natural site features, including topography, vegetation, and riparian areas, to preserve ecological integrity and reduce erosion, sedimentation, and flooding impacts.
- c. Promoting resilient development and encourage site planning and building design that adapts to natural conditions rather than requiring extensive alteration of the landscape, thereby reducing hazard vulnerability.
- d. Avoiding development practices that increase hazard risks for adjacent properties or downstream areas, such as altering drainage patterns or removing stabilizing vegetation.

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- e. Requiring certification by qualified professionals for development in hazardous areas to confirm safety and compliance with best practices.

4.5.7 - GUIDELINES

1. STEEP SLOPES

- a. **Avoidance of Steep Slopes:** Development should avoid locating on slopes greater than 30% whenever possible. Site design should adapt to the natural terrain rather than significantly altering it to accommodate development.
- b. **Minimizing Alteration:** Where development on steep slopes cannot be avoided, designs should minimize changes to existing topography and incorporate parcel layouts and building forms that follow natural contours.
- c. **Safety Certification:** All development on or adjacent to steep slopes must be certified as safe by a qualified geotechnical engineer.
- d. **Erosion and Sediment Control:** Development must not cause erosion, sloughing, excessive runoff, or siltation within or adjacent to the permit area. Applicants may be required to submit erosion and sediment control plans and implement measures recommended by qualified professionals.
- e. **Building Location:** Buildings, structures, and paved surfaces should be located away from areas prone to erosion, sloughing, landslip, or related hazards.
- f. **Vegetation Retention:** Removal of trees and vegetation on steep slopes should be avoided. Where removal is necessary for grading or construction, replanting must occur promptly after completion of works.
- g. **Replanting Standards:** Replanting should prioritize drought-tolerant and native species to maintain ecological integrity.

2. FLOODPLAIN

- a. **Safety Certification:** Development on lands within the 200-year floodplain must comply with the Flood Regulation Bylaw. Where development does not conform to the Flood Construction Level or Floodplain Setback, it must be certified safe by a qualified professional engineer in good standing with the Engineers and Geoscientists of British Columbia (EGBC) and comply with flood construction requirements identified in a Flood Risk Assessment Report.
- b. **Building Siting and Design:** Buildings, structures, and paved surfaces should be located and constructed to maximize safety, including:

- * No structures within the floodway

- * Placement in the least hazardous portion of the site
 - * Avoiding increased hazard risk to adjacent properties
 - * No habitable space below the flood construction level unless permitted by a qualified professional and in compliance with these guidelines
 - * Renovations or additions should reduce flood hazard where feasible, such as raising habitable space to flood construction levels
- c. **Exemption Considerations:** Where floodplain setbacks render a property undevelopable, a reduction may be considered if a Flood Risk Assessment Report prepared by a qualified professional engineer in good standing with the Engineers and Geoscientists of British Columbia (EGBC), certifies the land can be used safely for its intended purpose.
- d. **Subdivision:** Discouraged within floodplain areas unless lot realignment improves building siting and reduces flood risk.
- e. **Restrictive Covenants:** Registration of a Section 219 covenant may be required to limit municipal liability for future flood damage.
- f. **Filling Restrictions:** Filling within designated floodplain areas should be avoided. Where unavoidable, it may only occur if demonstrated by a geotechnical report that drainage on adjacent lands will not be adversely affected.
- g. **Natural Floodplain Retention:** Applicants should strive to maintain floodplain areas in their natural state, including protecting riparian zones, vegetation, and trees to preserve hydrology and reduce environmental impacts.
- h. **Flood Protection Measures:** Structural and/or non-structural flood protection measures may be implemented within already developed areas, as recommended by a qualified professional engineer in good standing with the Engineers and Geoscientists of British Columbia (EGBC).



Sources: <https://www.tnrd.ca>

4.6 DPA 5: ENVIRONMENTAL

4.6.1 - PURPOSE

Environmentally sensitive areas including riparian areas and wetlands are vital for their ecological value and their contribution to the natural character and identity of Clearwater. These sensitive environments support a rich diversity of plant and animal life and form an integral part of local and regional environmental systems. Protecting these areas is essential to maintaining water quality, reducing flood risk, and preserving wildlife habitat. Unnecessary disturbance of riparian and wetland ecosystems can harm their long-term health and diminish the ecological services they provide to the community.

4.6.2 - AREA OF APPLICATION

DPA 5 guidelines apply to all lands identified as Environmentally Sensitive Areas (Blue Listed Species Management Area, Painted Turtle Nesting Habitat, Old Growth Management Areas, and Wetlands) and Riparian Assessment Areas, as shown on **Map 8**.

Riparian Areas have been identified based on TRIM data but may not include all streams within the District. If a stream is not shown on the map but is present, the proponent must contact the District and engage a Qualified Professional to determine whether DPA 5 applies.



Sources: <https://www.tnrd.ca>

4.6.3 - APPLICABLE ACTIVITIES

- Removal, alteration, disruption, or destruction of vegetation.
- Soil disturbance.
- Construction or erection of buildings and structures.
- Construction of non-structural impervious or semi-impervious surfaces.
- Flood protection works.
- Construction of roads, trails, docks, wharves, and bridges.
- Provision and maintenance of sewer and water services.
- Development of drainage systems.
- Development of utility corridors.
- Subdivision of land into two or more parcels within 30 metres of a stream, unless it does not result in increased density.

4.6.4 - EXEMPTIONS

The Environmental Development Permit Area (DPA 5) does **not** apply to the following activities:

1. GENERAL

- a. Construction, alteration, addition, repair, demolition, and maintenance of farm buildings.
- b. Clearing of land for agricultural purposes.
- c. Emergency responses or works undertaken by the District of Clearwater or a Provincial Ministry to prevent or control flooding, erosion, or wildfires.
- d. Construction, maintenance, or operation of municipal works and services authorized by the District of Clearwater.
- e. Ecological restoration or enhancement projects approved by the District, Ministry of Environment, or Fisheries and Oceans Canada.
- f. Reconstruction, renovation, or repair of a legal permanent structure that remains on its existing foundation, in accordance with the *Local Government Act*. A Development Permit

is only required if the foundation is moved or extended into AN Environmentally Sensitive Area or Riparian Assessment Area.

2. RIPARIAN ASSESSMENT AREAS (RAR)

- a. Institutional development that does not include residential, commercial, or industrial components.
- b. Areas where the applicant can demonstrate that RAR DPA conditions have already been satisfied, or where a previous Development Permit has been issued and all conditions have been met or remain unaffected.
- c. Areas where a Qualified Environmental Professional (QEP) certifies in writing that there is no visible channel or that the definition of a stream under the RAR does not apply.

3. ENVIRONMENTALLY SENSITIVE AREAS (ESA)

- a. Drainage works to permit or enhance agricultural use.
- b. Areas where the applicant can demonstrate that ESA DPA conditions have already been satisfied, or where a previous Development Permit has been issued and all conditions have been met or remain unaffected.
- c. Land where a qualified environmental professional certifies that no environmentally sensitive area exists.

4.6.5 - SUBMISSION REQUIREMENTS

1. Environmental Assessment Report and/or Riparian Assessment Report: Prepared by a Qualified Environmental Professional (QEP) that includes the following:

- a. **Site Disturbance Map:** A map delineating all areas where construction disturbance will occur.
- b. **Development Details:** Description of the proposed development, including layout and scope.
- c. **Sensitive Ecosystem Identification:** Identification and assessment of sensitive ecosystems, habitats, and features on the site, including:
 - * Detailed descriptions supplemented by a map
 - * Inventory of any provincially or federally listed Species at Risk found, suspected, or known to be present
 - * Identification of wetlands/riparian areas providing benefit to fish habitat

- d. **Environmental Protection Measures:** Recommendations for protecting environmental features, including locations for vegetative buffers and/or fencing.
 - e. **Hydrological Function Maintenance:** Recommendations for maintaining hydrological functions of water features, including wetlands and riparian areas.
 - f. **Drainage and Erosion Control:** Assessment of proposed on-site drainage measures to control erosion and maintain slope stability.
 - g. **Timing of Work:** Recommendations for appropriate timing of construction and site rehabilitation.
 - h. **Restoration Plan:** A plan for restoring disturbed areas, including removal of invasive species and replanting.
- 2. **Site Plan:** Showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and watercourses.
 - 3. **Landscape Plan:** Prepared by a registered Landscape Architect, showing existing vegetation to remain undisturbed and all proposed landscaping. A full planting list must be included.

4.6.6 - OBJECTIVES

- a. Preserving and enhancing sensitive ecosystems whenever possible.
- b. Requiring restoration of damaged or degraded ecosystems during new development.
- c. Regulating development activities in riparian areas adjacent to streams.
- d. Preserving natural features, functions, and conditions that support fish life processes.
- e. Minimizing development impacts through careful project review and the implementation of appropriate measures to protect environmentally sensitive riparian zones.
- f. Requiring mitigation measures during development.

4.6.7 - GUIDELINES

1. RIPARIAN ASSESSMENT AREAS (RAR)

For any proposed development within a Riparian Assessment Area, the following requirements apply:

- a. **Qualified Environmental Professional (QEP) Report:** The applicant must retain a Qualified Environmental Professional at their expense to prepare a report on the riparian area in accordance with the *Riparian Areas Protection Regulation Assessment Methodology Guidebook*.

The report must be submitted to the relevant provincial ministry and the District of Clearwater.

- b. **Federal Fisheries Act Compliance:** If the QEP report identifies a harmful alteration, disruption, or destruction (HADD) of fish habitat under the Fisheries Act or other applicable federal regulations, a Development Permit will **not** be issued unless Fisheries and Oceans Canada approves the HADD.

To apply for a HADD, the District must express support in principle and identify the context as outlined in the QEP report.

- c. **Streamside Protection and Enhancement Areas:** Where the QEP report designates an area as *Streamside Protection and Enhancement Area*, no development activities will be permitted within that area. The owner must provide a long-term protection plan, which may include:

- * Dedication back to the Crown, Province, or District of Clearwater
- * Gifting to a recognized conservation organization
- * Registration of a restrictive covenant to secure the area as a riparian buffer free of development.

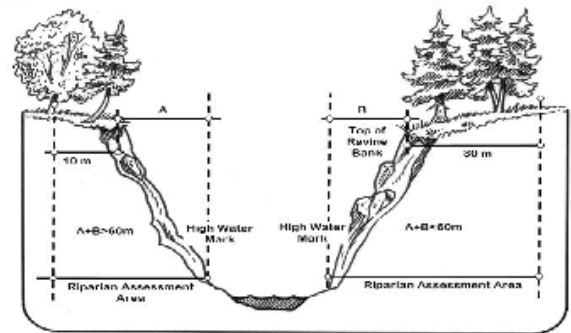
- d. **Development with Mitigation Measures:** If the QEP report identifies an area as suitable for development with mitigation measures, the Development Permit may be issued **only if the development strictly complies** with those measures.

Monitoring and regular reporting by professionals retained by the applicant may be required as a condition of the permit.

- e. **Reassessment for Project Changes:** If the nature of the proposed project changes, the QEP must reassess the proposal with respect to the Streamside Protection and Enhancement Area.

For the purposes of Development Permit Area guidelines, a *Riparian Assessment Area* is defined as:

- **Streams:** A strip 30 metres wide on both sides of the stream, measured from the high-water mark.
- **Ravines less than 60 metres wide:** From the top of the ravine to a point 30 metres beyond the top of the ravine.
- **Ravines more than 60 metres wide:** A strip 10 metres wide from the top of the ravine .



2. ENVIRONMENTALLY SENSITIVE AREAS (ESA)

For any proposed development within an Environmentally Sensitive Area, the following requirements apply:

- Qualified Environmental Professional (QEP) Report:** The applicant must retain a Qualified Environmental Professional at their expense to prepare a report including recommendations for protecting the environmentally sensitive area. This may involve strategic siting of buildings, structures, and utilities, or the implementation of mitigation measures where necessary.
- If development is proposed within the Painted Turtle Nesting Habitat or Blue Listed Species Management Area along the shoreline of Dutch Lake, the assessment report must specifically address potential impacts on the Bearded Sedge and Painted Turtle species.
- Where development overlaps with the Riparian Areas Development Permit Area, the Qualified Professional must address both the Riparian Areas Regulation and the Environmentally Sensitive Area guidelines. Only one Development Permit is required in such cases, but the application must meet the requirements of both designations.





SECTION 5

IMPLEMENTATION

5.1 IMPLEMENTATION OVERVIEW

5.1.1 - FROM VISION TO ACTION

To ensure the vision and goals of the Clearwater Official Community Plan (OCP) translate into tangible results, the District will adopt a structured approach that connects Vision to Goals, Goals to Policies, and Policies to Actions. This framework emphasizes accountability, measurable progress, and adaptability over time.

Vision to Goals

The OCP vision reflects Clearwater's aspirations for a vibrant, sustainable, and resilient community. To achieve this vision, the following high-level goals have been established:

- Support sustainable population growth.
- Encourage economic diversification and employment opportunities.
- Promote housing choice and affordability.
- Strengthen the Town Centre as a hub for commerce and community life.
- Protect environmental assets and enhance livability.

Goals to Policies

Each goal is supported by policies that provide clear direction for land use, development, and municipal decision-making. These policies inform zoning, infrastructure planning, and community investment priorities. Examples include:

- Housing Policy: Encourage infill and attached housing types to diversify the housing stock.
- Economic Development Policy: Facilitate development of employment lands and commercial space in the Town Centre.
- Growth Management Policy: Align infrastructure investments with projected population growth.

Policies to Action

Policies will be implemented through specific actions, programs, and regulatory tools. These include:

- Updating zoning bylaws to reflect OCP land use designations.

- Establishing Development Permit Areas (DPAs) for form, character, and environmental protection.
- Incorporating OCP priorities into annual capital budgeting and financial planning.
- Using Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs) to fund infrastructure and amenities.

5.1.2 - OUR ACTION ITEMS

There was great community involvement in shaping the District of Clearwater OCP update. From two well-attended open houses and a luncheon with the Wells Gray Country Seniors Society to a shopping centre pop-up, business drop-ins, conversations with key interest groups, and a Town Centre Visioning Workshop Clearwater's voices have been heard. Throughout this process, we asked one simple question: **"What do you want to see in your community?"** Your answers have guided us in creating the Action Items outlined below.

- * TOWN centre that serves the community
- * Develop a community gathering space
- * Beautify the community
- * Protect Clearwater from wildfire risk
- * Expand recreational amenities both indoor and outdoor
- * Be business friendly, support small business and foster entrepreneurial spirit
- * Make development and permitting applications approachable
- * Create space for light industry
- * Improve infrastructure
- * Identify growth areas based on servicing capacities
- * Connect the community in a safe and accessible manner
- * Protect the natural environment and Dutch Lake
- * Retain rural character while allowing for growth and welcoming newcomers
- * Improve telecommunication to support remote work

- * Improve safety at the Wells Gray Inn intersection
- * Housing for all needs
- * Encourage fun spaces such as a bowling ally, brewery, billiards, movie theatre



"What We Heard" During the OCP Consultation Process

5.1.3 - IMPLEMENTATION TOOLS

The OCP provides guidance for the District as it implements key regulatory tools and processes:

- **Zoning Bylaw:** Converts land use designations and policy directions into enforceable regulations. This bylaw will be reviewed and updated to stay aligned with the OCP.
- **Subdivision and Development Servicing Bylaw:** Sets standards for land subdivision and municipal service delivery.
- **Development Permit Areas (DPAs):** Ensure appropriate design, character, and environmental protection in designated areas.
- **Development Approval Information:** Allows the District to request studies or assessments to confirm proposals meet OCP objectives.
- **Capital Budgeting and Financial Planning:** Guides annual capital budgets and five-year forecasts to ensure infrastructure investments support long-term goals and asset management.
- **Development Cost Charges (DCCs):** Updated periodically so new development contributes fairly to infrastructure costs.

- **Amenity Cost Charges (ACCs):** Updated periodically to ensure new development helps fund community amenities.

5.1.4 - PLAN MONITORING & REVIEW

Regular monitoring ensures the OCP remains relevant and effective. The District aims to establish measurable targets and indicators for housing, environmental protection, infrastructure, and economic development. Development applications and municipal decisions will be reviewed for consistency with OCP policies. Tools like Geographic Information Systems (GIS) will help track development trends and evaluate policy performance.

The OCP is a living document that adapts to changing community needs, growth patterns, legislation, and priorities. Updates may occur through:

- **Comprehensive Review:** At least every five years, including public consultation, to confirm relevance and compliance with provincial legislation.
- **Periodic Amendments:** Between reviews to address emerging issues, with public engagement and Council approval.

All amendments should align with the OCPs vision and policy direction.

To ensure a coordinated approach, the District will align municipal plans, bylaws, policies, and strategies with the OCP. Financial planning, including capital budgeting and updates to DCCs, will be informed by the OCP and long-range asset management planning.



Sources: <https://www.tnrd.ca>

5.2 TEMPORARY USE PERMITS

The entire District of Clearwater is designated as an area where Council may consider the issuance of Temporary Use Permits under Section 492 and 493 of the *Local Government Act*.

5.2.1 - ISSUANCE OF TEMPORARY USE PERMITS

A Temporary Use Permit allows a use that is not permitted by the Zoning Bylaw on a temporary basis and may specify conditions under which the temporary use can be carried out.

Council may consider issuing a Temporary Use Permit if the proposed use:

1. Is compatible with surrounding land uses and does not negatively impact neighbouring properties.
2. Is adequately serviced with potable water and sewage disposal.
3. Will not generate traffic that adversely affects the natural environment or character of the area.
4. Will not negatively affect the environment.
5. Has received approval from the Agricultural Land Commission if located within the Agricultural Land Reserve (ALR).
6. Does not require significant capital investment at the proposed location.
7. Complies with any additional conditions or requirements specified by the District of Clearwater.

5.3 DEVELOPMENT APPROVAL INFORMATION

The entire District of Clearwater is designated as a Development Approval Information Area. In accordance with the District's Development Procedures Bylaw and the Local Government Act.

5.3.1 - APPROVAL INFORMATION REQUIREMENTS

The District may require applicants to provide information on the potential impacts of a proposed development or activity. This may include, but is not limited to:

1. Transportation patterns, including traffic flow.
2. Local infrastructure capacity.
3. Public facilities, such as schools and parks.
4. Community services.
5. Natural environment within the affected area.
6. Tenant impacts, including potential displacement, as defined in Section 63.1 of the *Community Charter*.

Applicants may be required to provide this information when applying for:

- An amendment to the Zoning Bylaw
- A Development Permit
- A Temporary Use Permit

All required information must be provided at the applicant's expense and in accordance with the procedures outlined in the District's Development Procedures Bylaw.

5.4 ACRONYMS & DEFINITIONS

5.4.1 - ACRONYMS

ACC:	Amenity Cost Charges
ALR:	Agricultural Land Reserve
CPTED:	Crime Prevention through Environmental Design
DCC:	Development Cost Charges
FCL:	Flood Construction Level
GIS:	Geographic Information System
LGA:	Local Government Act
MOU:	Memorandum of Understanding
MOE:	Ministry of Environment
MoTT:	Ministry of Transportation and Transit
QP:	Qualified Professional
QEP:	Qualified Environmental Professional
OCP:	Official Community Plan
RAR:	Riparian Area Regulation
RGS:	Regional Growth Strategy
SRW:	Statutory Right of Way
TNRD:	Thompson-Nicola Regional District
TUP:	Temporary Use Permit

5.4.2 - DEFINITIONS

Accessory Dwelling Unit (ADU): A separate self-contained dwelling unit on a parcel that is smaller and subordinate to the principal dwelling unit and may be located within the principal dwelling unit or in a separate independent building on the property.

Active Transportation: Human-powered forms of moving from one place to another. It can take many forms and is continually evolving as new technologies emerge, but typically includes walking, cycling, skateboarding, and other emerging modes of human powered transportation.

Affordable Housing: Housing which has a mortgage or rent payment that does not exceed 30% of gross income, that is provided for low to moderate income households having an income that is 80% or less than the median household income for the community. Affordable housing may include subsidized housing administered by BC Housing, the Capital Region Housing Corporation, or other non-profit housing societies in the region secured by a Housing Agreement.

Agricultural Land Commission (ALC): The independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia. Agricultural Land Reserve (ALR) The provincial designation in which agriculture land is officially designated and protected under provincial legislation. Farming is encouraged and non-agricultural uses are restricted.

Amenity Cost Charges (ACC): Amenity Cost Charges are a development finance tool that allow local governments to collect funds for amenities such as community centres, recreation centres, daycares, and libraries from new development that results in increased population of residents or workers.

Climate Action Plan: A framework document for measuring, tracking, and reducing greenhouse gas emissions and adopting climate adaptation measures. These documents are used as a framework to guide administrative bodies in addressing the impact of climate change in their communities.

Crime Prevention Through Environmental Design (CPTED): The Mission of CPTED is to reduce the fear and incidence of crime thereby working towards an improvement of the quality of life by promoting Crime Prevention Through Environmental Design (CPTED) throughout Canada.

Development Cost Charges (DCC): Development Cost Charges (DCCs) are monies that are collected from land developers by a municipality, to offset some of the infrastructure expenditures incurred, to service the needs of new development. Imposed by bylaw pursuant to the Local Government Act, the charges are intended to facilitate development by providing a method to finance capital projects related to roads, drainage, sewers, water and parkland.

Development Permit Areas (DPAs): Locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area.

Environmentally Sensitive Areas (ESAs): Areas identified through reports, studies, plans, or government designation as having special environmental attributes that are worthy of preservation, conservation, protection, or special area.

FireSmart: A set of design principles to protect communities from the wildfires.

Floodplain, Freeboard (Floodplain): Lands within a lowland area, whether diked or floodproofed, which by reasons of land elevation are susceptible to flooding from an adjoining watercourse, lake, or other body of water, are reasonably required to discharge the flood flow of a 1:200-year flood. The freeboard floodplain is commonly referred to as the floodplain.

Hazard Area: An area subject to natural events known to result in death or endangerment of the works of man, such as stream flooding, ground water, flash flooding, erosion or fluvial deposits, landslides, earthquakes, weak foundation soils, and other hazards unique to a local or regional area.

Household: A person or group of persons who occupy the same dwelling.

Household Income: The sum of the incomes of all people aged 15 years or older residing at a single address.

Infill: Development a vacant piece of land in areas fully serviced by community infrastructure (water, sewer, roads, etc.).

Intensification: Upgrading an existing developed property to a more intensive development or higher density than currently exists. Intensification can include adding additional units (such as ACUs, ADUs and secondary suites) or the conversion of existing buildings (ex: converting a single-family dwelling to a triplex).

Legally Non-Conforming: Occurs when the use of land or a building or structure is not permitted by the current zoning bylaw but was permitted by a previous bylaw.

Local Government Act: Is a Provincial Government Act that empowers, guides, limits and affects local governments. The Act covers important authorities for both municipalities and regional Districts, such as planning and land use powers and statutory requirements for administering elections.

Long Term Rental (LTR): A lease term for a residential dwelling or dwelling unit to tenants for a continuous period of 30 days or more.

Manufactured Homes: Any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another by being towed or carried.

Mixed Use Buildings: A building or groups of buildings under one ownership designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses.

Purpose-Build Rental Housing: Housing that is designed and built expressly as long-term rental accommodation. It may also include legal agreements that require the housing to stay as rental housing.

Qualified Professional (QP): A professional who is registered and in good standing with the appropriate B.C. professional organization constituted under an Act. The QP must be acting under that association's code of ethics, and subject to the organization's disciplinary action.

Qualified Environmental Professional (QEP): An applied scientist or technologist who is registered and in good standing with an appropriate B.C. professional organization constituted under an Act. The QEP must be acting under that association's code of ethics, and subject to the organization's disciplinary action.

Short-Term Rental (STR): A dwelling unit or multiple dwelling units that are rented for a continuous period of less than 30 days.

Site Plan: A drawing or set of drawings that can include: Existing site development features (e.g. buildings, structures, parking areas, pathways), Existing natural areas, drainage patterns, waterbodies, wetlands, and other natural features Proposed new buildings, structures, roads, pathways, parking and loading areas and other improvements; Proposed impacts to natural areas, drainage patterns, waterbodies, wetlands.

Smart Growth: A range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse by applying 10 basic principles to guide smart growth strategies.

Supportive Housing: Housing with on-site supports for adults, seniors and people with disabilities at risk of, or experiencing, being unhoused.

Temporary Use Permit (TUP): Under sec. 492 of the Local Government Act, Temporary Use Permits (TUPs) may be considered by the District to allow specific land uses to occur, for a limited time, that would not otherwise be permitted.

Transitional Housing: Long-term housing (three months to three years typically) for individuals who require additional social, and health supports and may be at-risk of being unhoused.

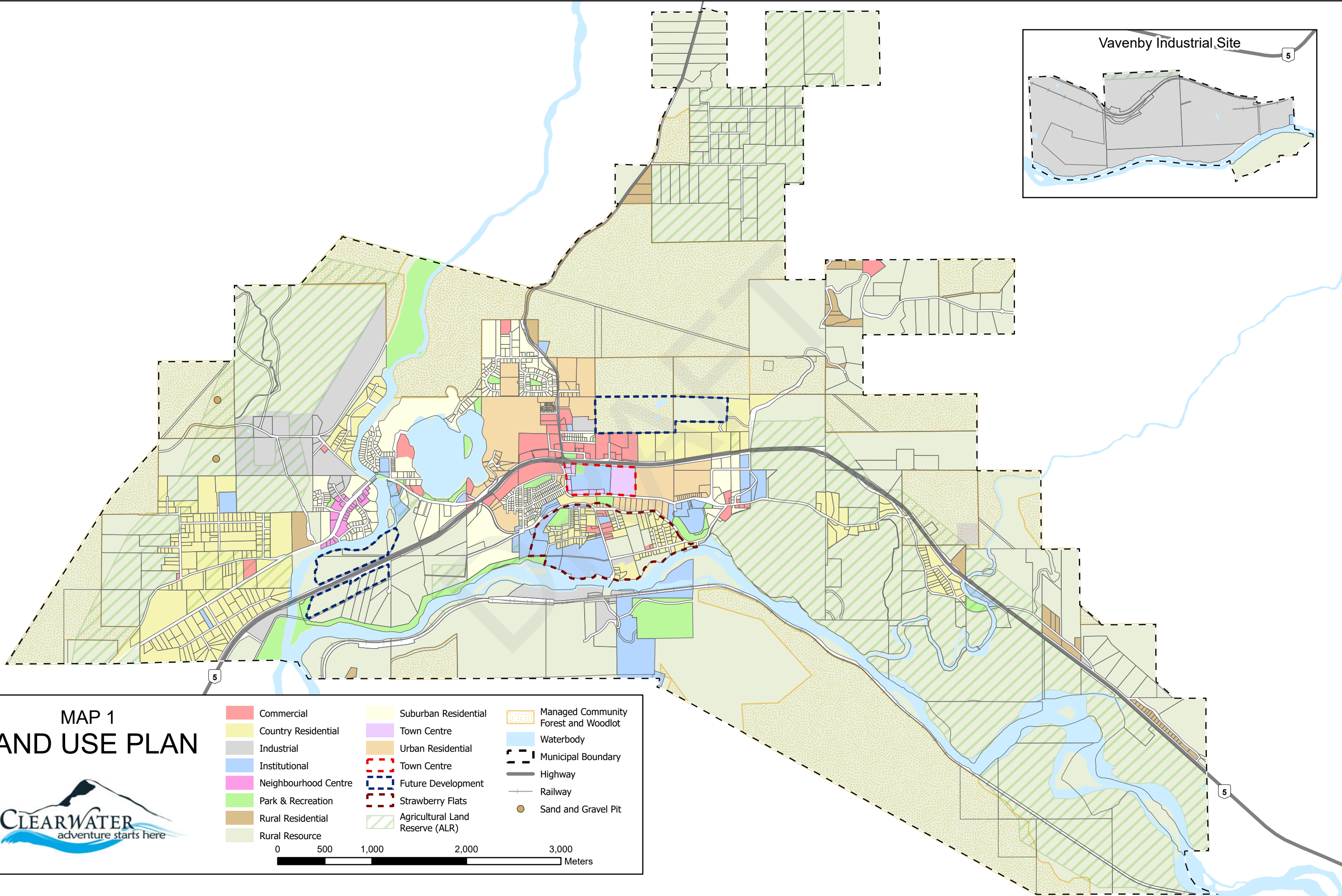
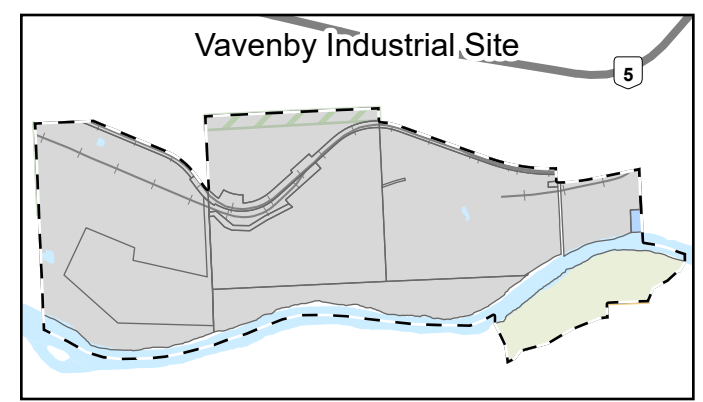
Truth and Reconciliation: The process of establishing and maintaining a mutually respectful relationship between Indigenous and non- Indigenous peoples and in Canada that includes acknowledging what happened in the residential school system. Truth and reconciliation include addressing 94 "calls to action" to further reconciliation between Canadians and Indigenous peoples stemming from the Truth and Reconciliation Commission of Canada, which documented the truth of Survivors, their families, communities and anyone personally affected by the residential school experience.

Universal Design: Design standards meant to create buildings and environments that are inherently accessible to people of all ages and physical abilities.

Wayfinding: A system that assists travelers in orienting, navigating, and moving about an environment using visual cues or other measures, including signage.

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MAPS

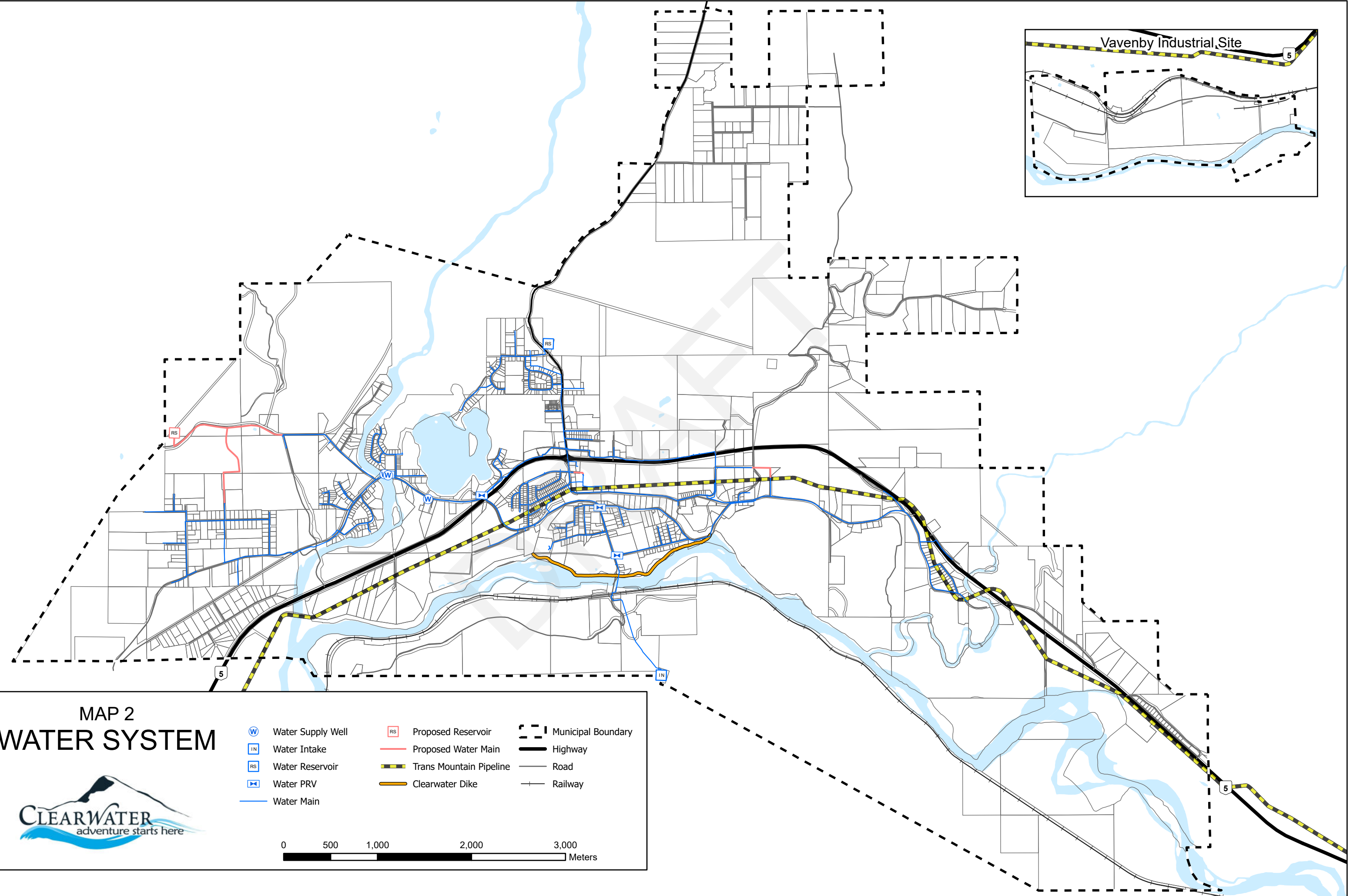
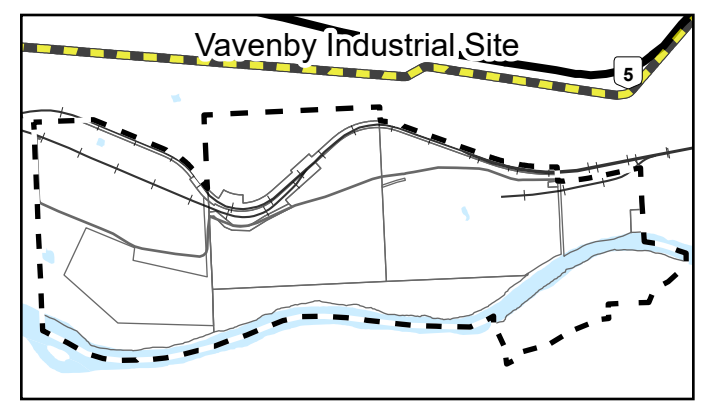


MAP 1 LAND USE PLAN



Commercial	Suburban Residential	Managed Community Forest and Woodlot
Country Residential	Town Centre	Waterbody
Industrial	Urban Residential	Municipal Boundary
Institutional	Town Centre	Highway
Neighbourhood Centre	Future Development	Railway
Park & Recreation	Strawberry Flats	Sand and Gravel Pit
Rural Residential	Agricultural Land Reserve (ALR)	
Rural Resource		

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Meters

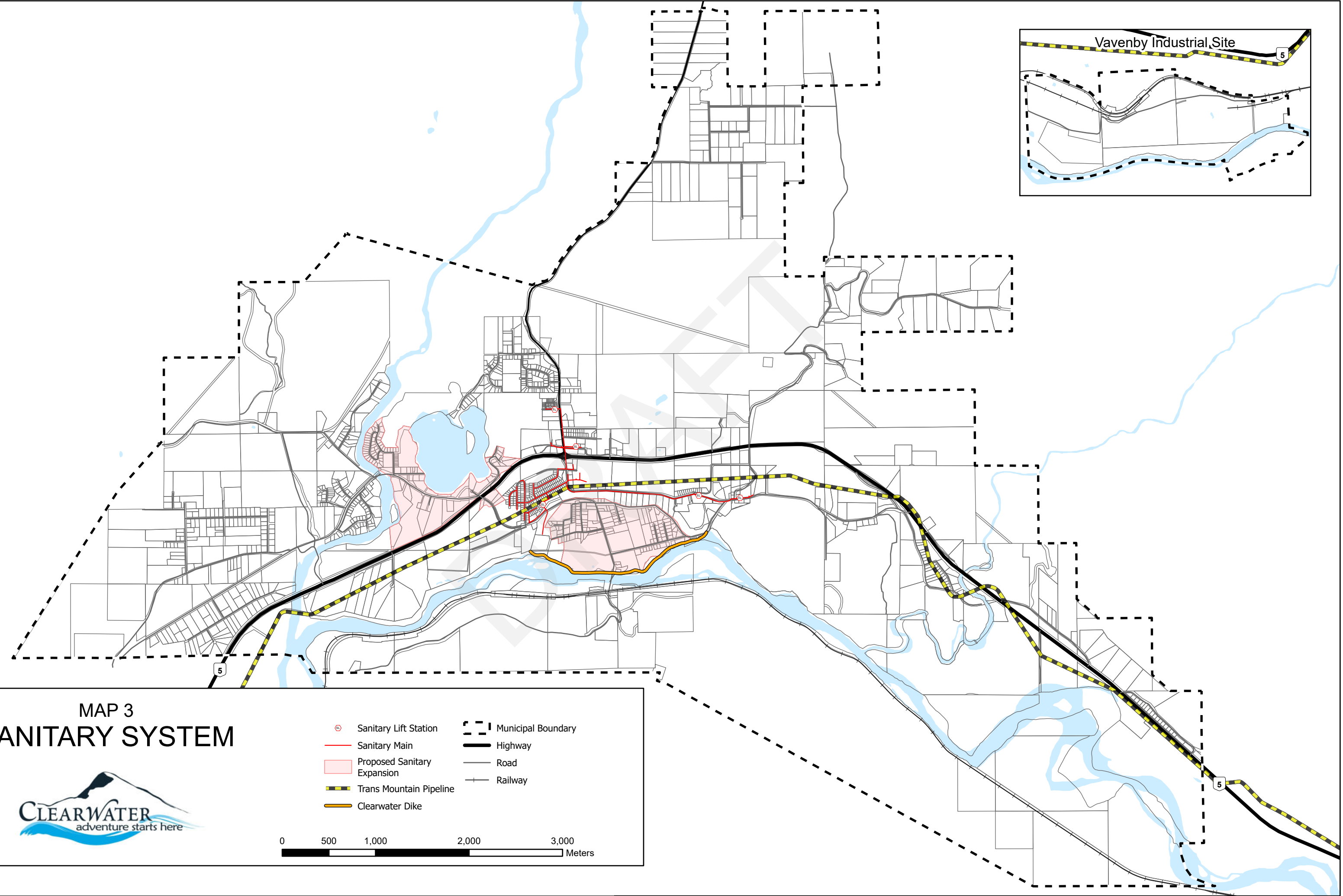
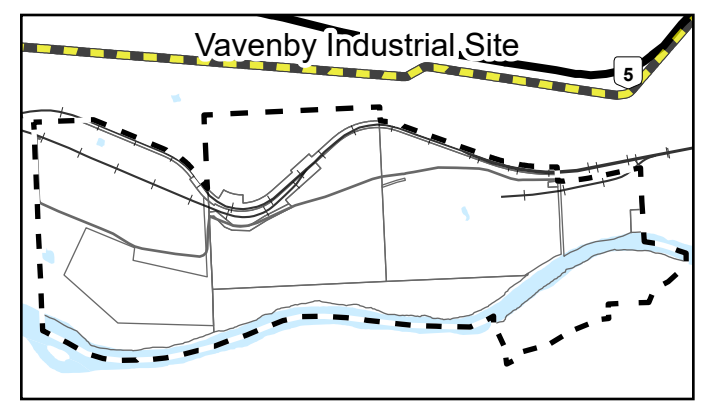


MAP 2 WATER SYSTEM



- | | | |
|-------------------|-------------------------|--------------------|
| Water Supply Well | Proposed Reservoir | Municipal Boundary |
| Water Intake | Proposed Water Main | Highway |
| Water Reservoir | Trans Mountain Pipeline | Road |
| Water PRV | Clearwater Dike | Railway |
| Water Main | | |



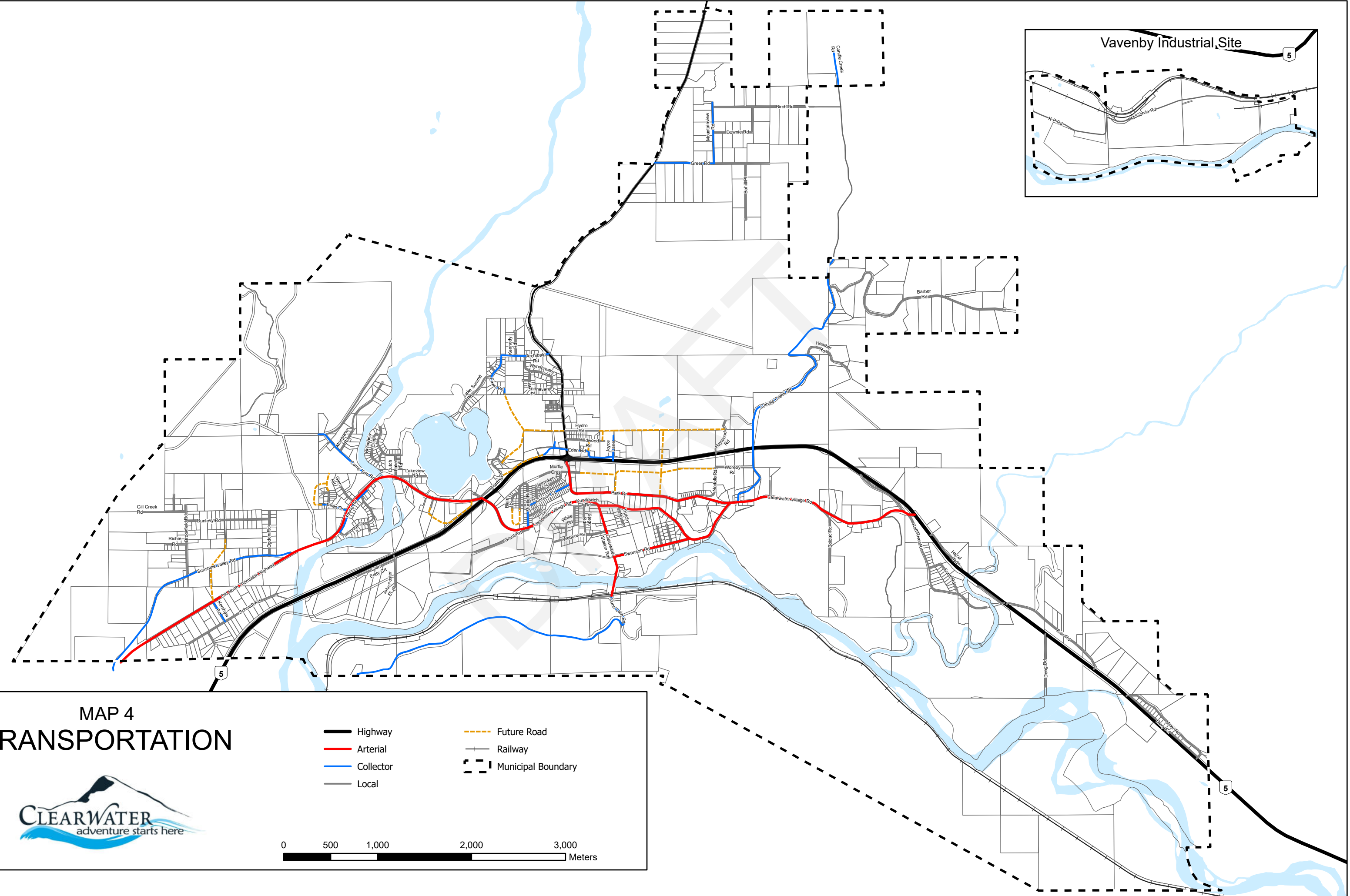
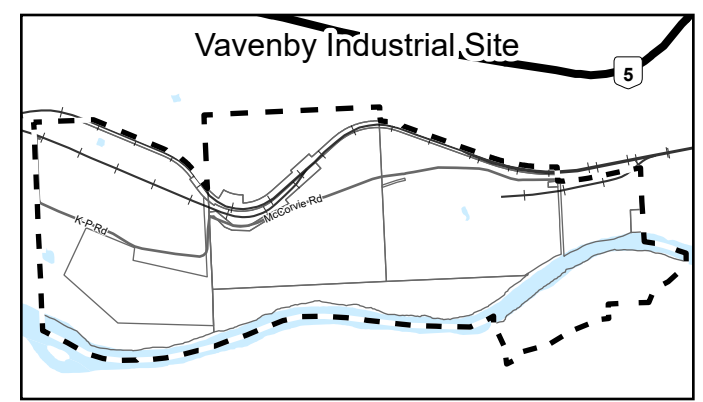


MAP 3 SANITARY SYSTEM



- Sanitary Lift Station
- Sanitary Main
- Proposed Sanitary Expansion
- Trans Mountain Pipeline
- Clearwater Dike
- Municipal Boundary
- Highway
- Road
- Railway



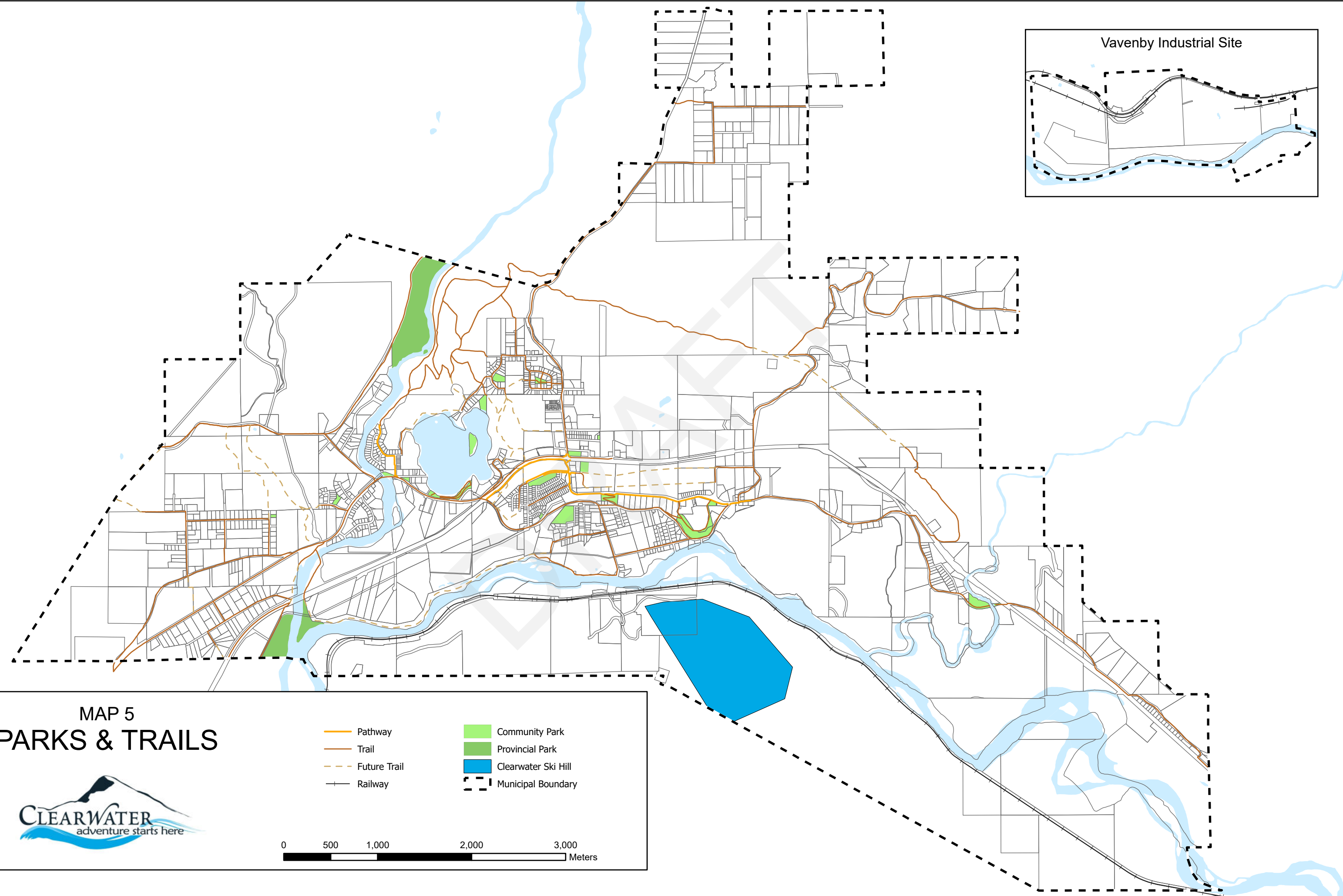
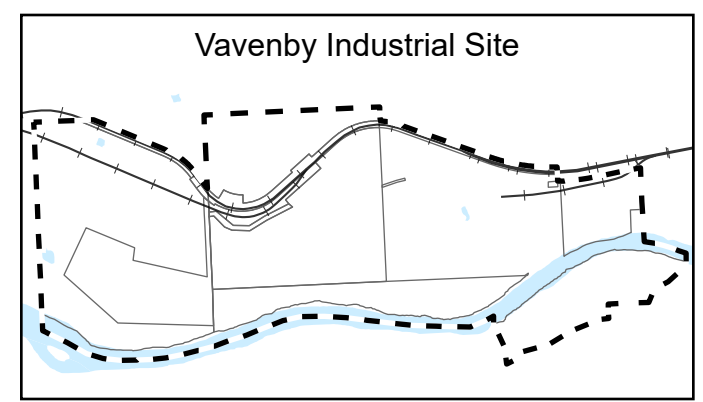


MAP 4 TRANSPORTATION



-  Highway
-  Arterial
-  Collector
-  Local
-  Future Road
-  Railway
-  Municipal Boundary



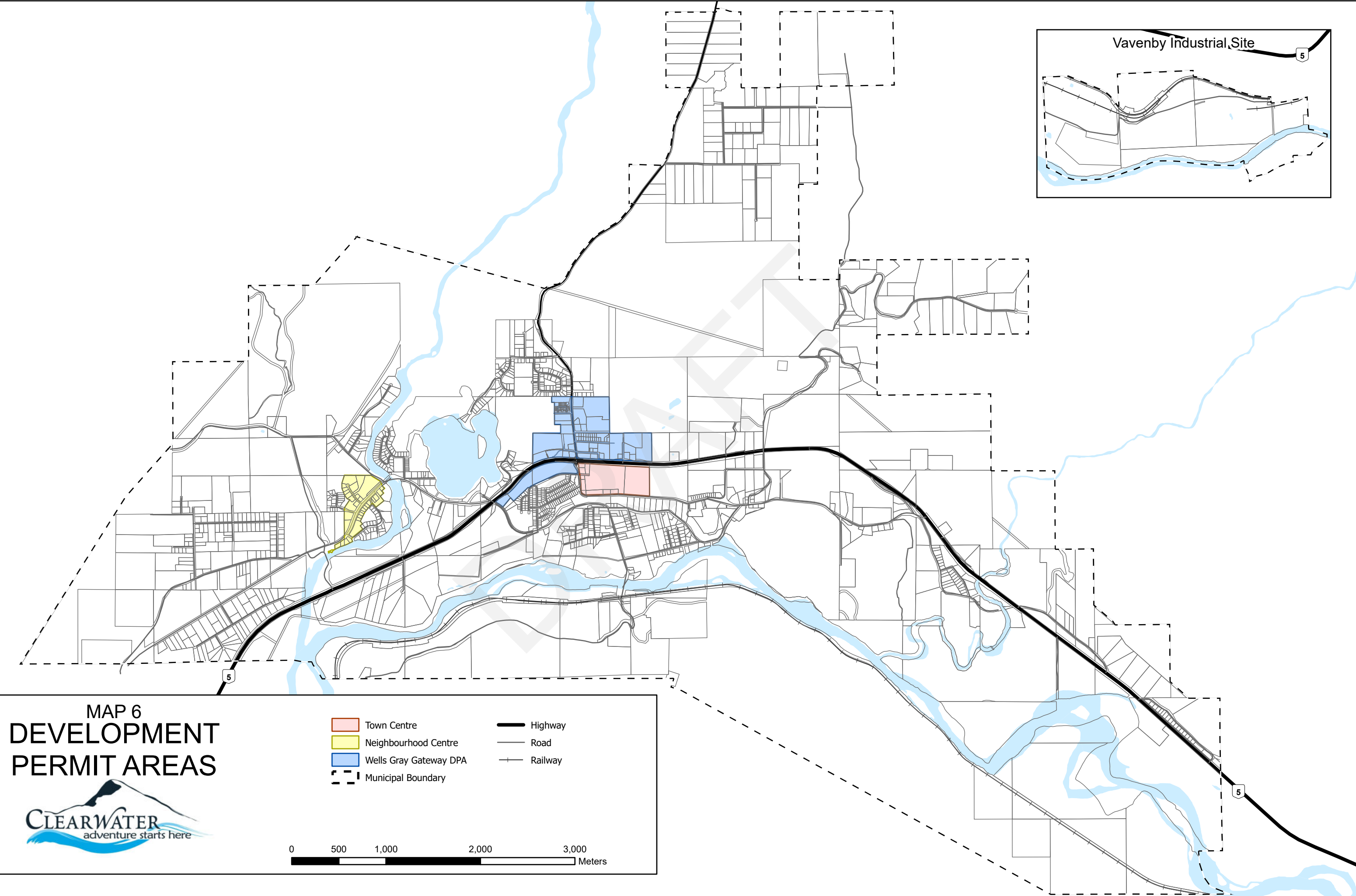
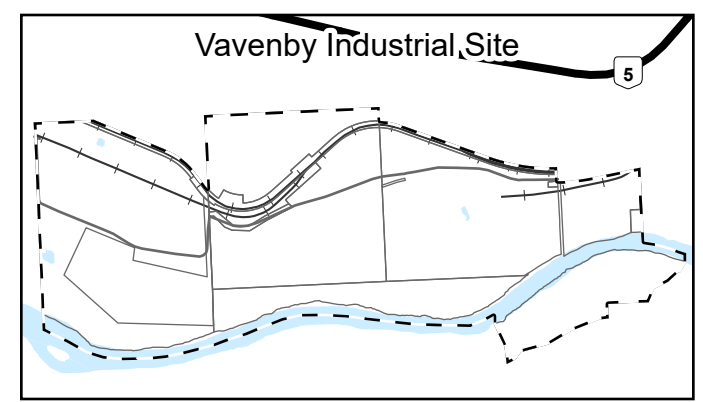


MAP 5 PARKS & TRAILS









- Pathway
- Trail
- Future Trail
- Railway
- Community Park
- Provincial Park
- Clearwater Ski Hill
- Municipal Boundary





MAP 6 DEVELOPMENT PERMIT AREAS









- | | |
|--|---|
|  Town Centre |  Highway |
|  Neighbourhood Centre |  Road |
|  Wells Gray Gateway DPA |  Railway |
|  Municipal Boundary | |

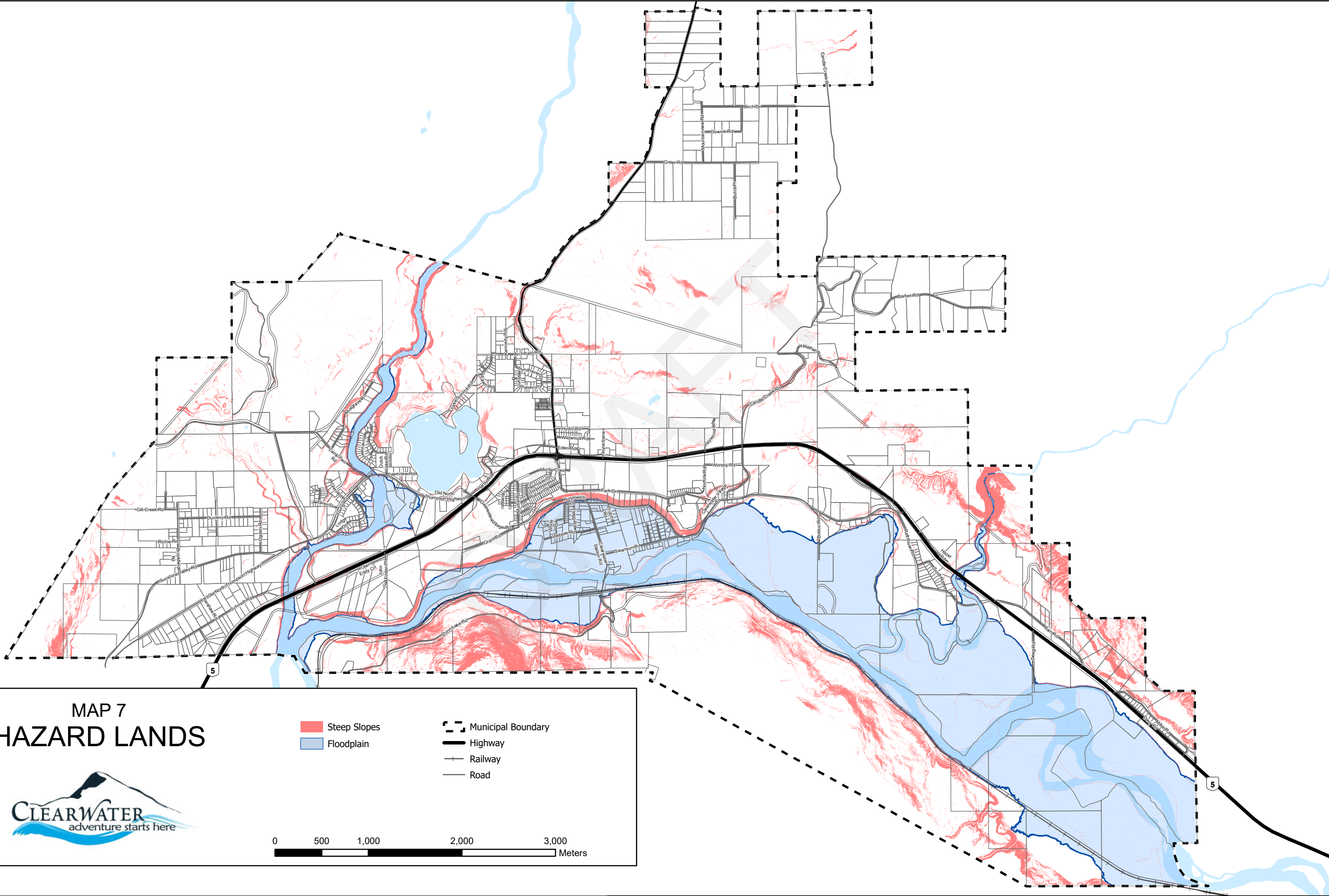


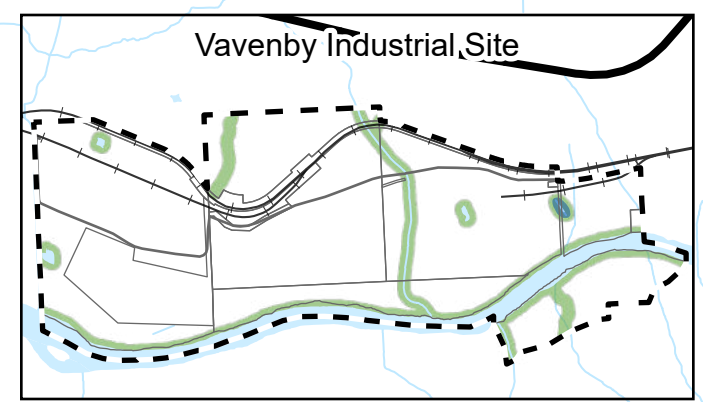


MAP 7 HAZARD LANDS



-  Steep Slopes
-  Floodplain
-  Municipal Boundary
-  Highway
-  Railway
-  Road

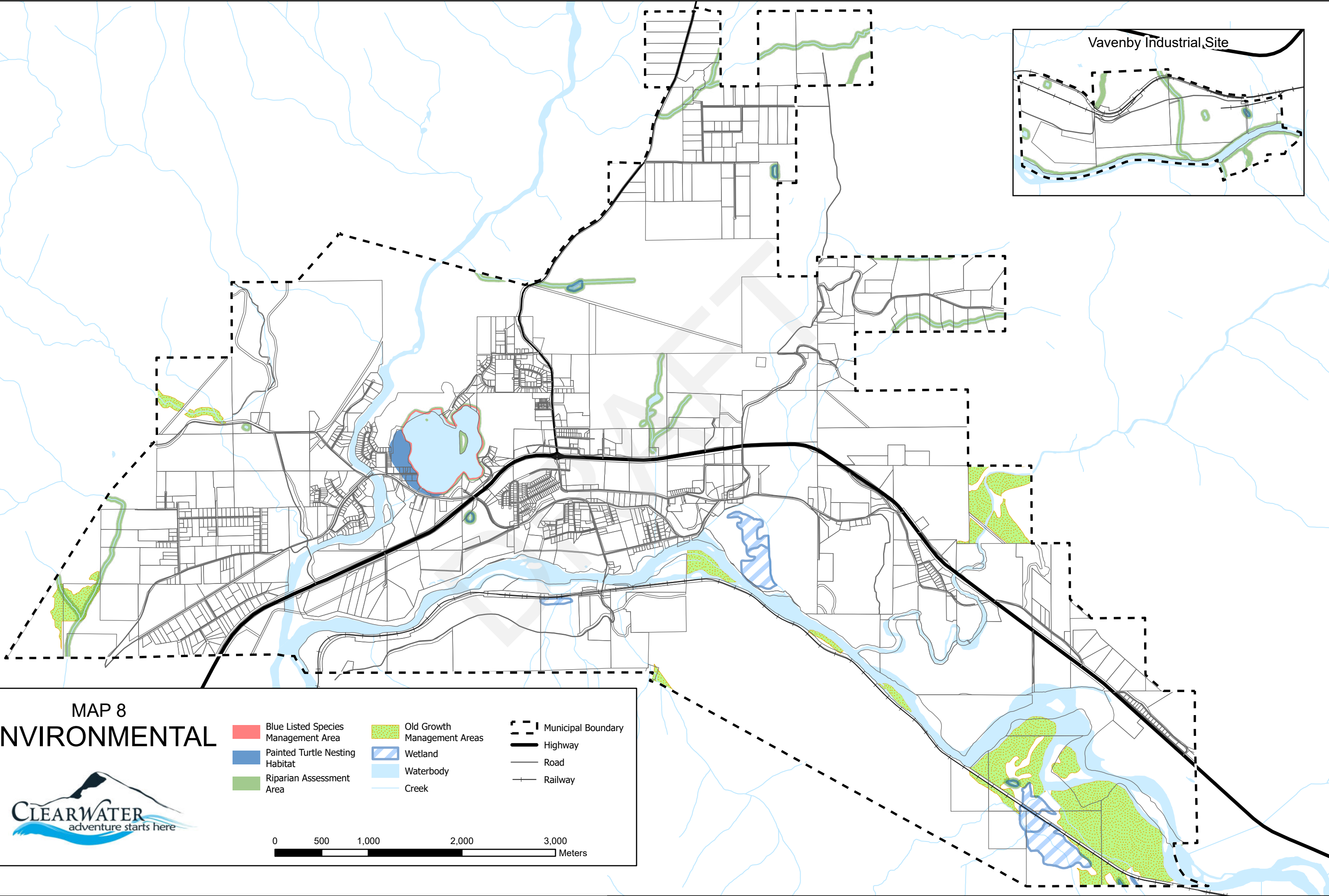




MAP 8 ENVIRONMENTAL



- | | | |
|---|--|--|
|  Blue Listed Species Management Area |  Old Growth Management Areas |  Municipal Boundary |
|  Painted Turtle Nesting Habitat |  Wetland |  Highway |
|  Riparian Assessment Area |  Waterbody |  Road |
| |  Creek |  Railway |





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