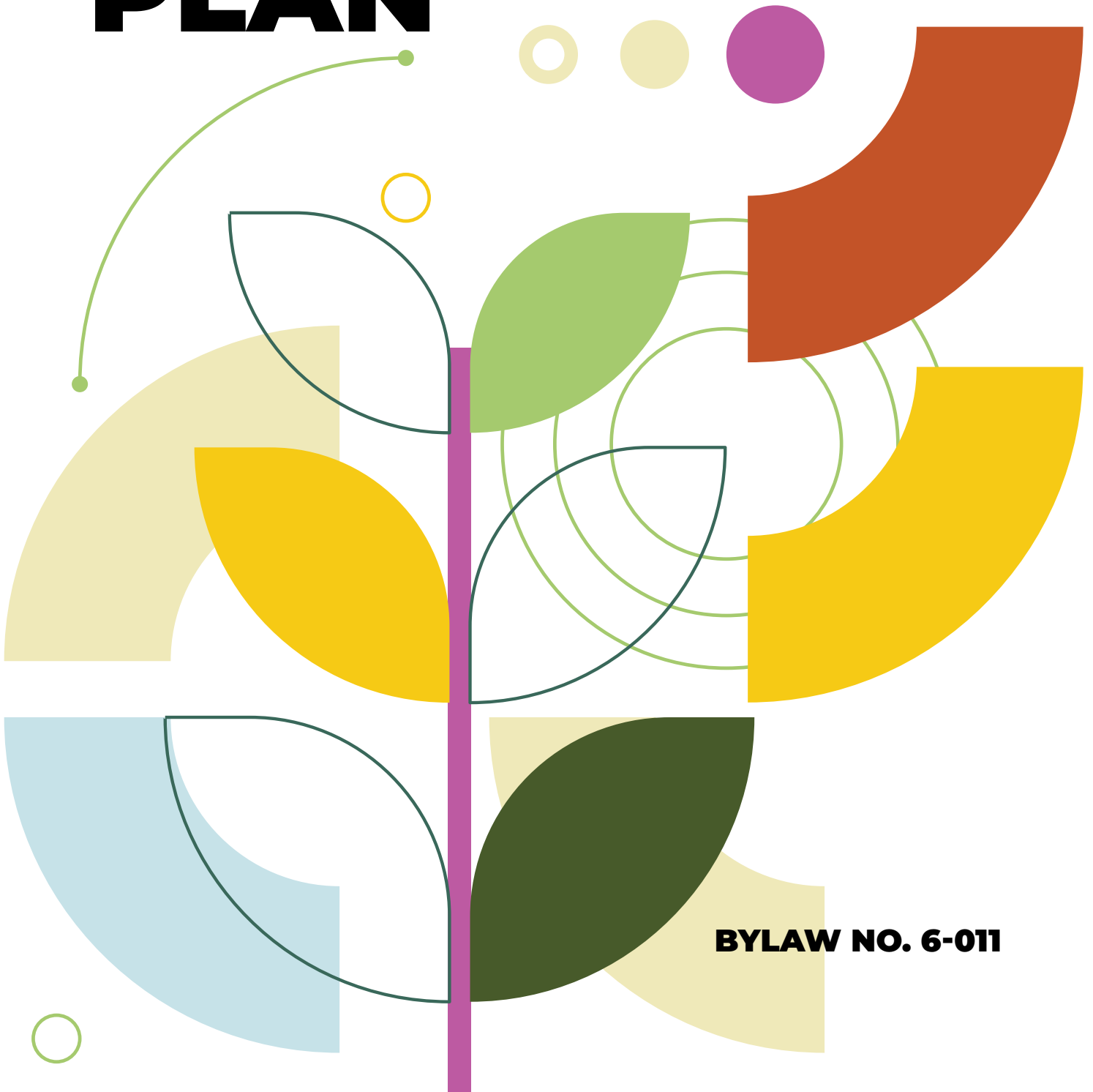


Village of Cache Creek

OFFICIAL COMMUNITY PLAN



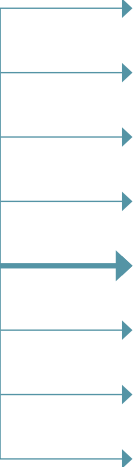
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INDIGENOUS ACKNOWLEDGMENT

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We acknowledge that the Village of Cache Creek is located on the traditional and unceded ancestral territory of the Secwepemc [Shi-HUEp-muh] and Nlaka-pamux [Ing-khla-kap-muh] peoples.

We recognize and honor the deep connection that Indigenous Peoples have to this land and their enduring contributions to its stewardship.

As a community, we commit to learning from and working alongside Indigenous Peoples in the spirit of reconciliation and respect.

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CHAPTER 1: INTRODUCTION

Village of Cache Creek

1. INTRODUCTION

1.1 PURPOSE OF THE OCP

The Official Community Plan (OCP) serves as Cache Creek’s principal guide for land use, development, and community growth over the next 20 years. This document represents a shared vision for the Village’s future, developed through community engagement and reflecting the values and aspirations of Cache Creek residents.

The OCP provides Council, staff, residents, businesses, and developers with clear direction on:

- Future land use and development patterns
- Infrastructure and servicing priorities
- Environmental protection measures
- Community amenities and services
- Economic development opportunities

As a legally binding document adopted by bylaw under the Local Government Act, the OCP guides Council decisions on rezoning applications, subdivision approvals, and capital investments. All bylaws enacted and works undertaken by Council must be consistent with this Plan.

1.2 NEED FOR AN UPDATED PLAN

Cache Creek’s current Official Community Plan was adopted in 2013. While this plan has served the community well over the past decade, it is now overdue for a comprehensive update. Best practices recommend that OCPs be reviewed and updated every 5 to 10 years to ensure they remain relevant and responsive to changing community needs and provincial requirements.

Recent provincial legislation has introduced new requirements for housing planning that necessitate this update. The Province now mandates that municipalities review and update their OCPs by December 31, 2025, following the development of an Interim Housing Needs Assessment. This requirement ensures that

communities plan proactively for housing needs based on current census data and demographic trends. Cache Creek must ensure its OCP and zoning bylaws permit the number of housing units needed over the next 20 years, as determined by the Housing Needs Assessment.

Additionally, significant events since 2013 – including the 2017 Elephant Hill wildfire and the devastating 2023 flooding – have highlighted the urgent need to incorporate climate adaptation and infrastructure resilience into the community’s planning framework. This update provides an opportunity to address these challenges while building on the Village’s strengths and opportunities.

1.3 LEGISLATIVE REQUIREMENTS

This Official Community Plan fulfills the requirements of Part 14 of the Local Government Act of British Columbia. Section 473 mandates that an OCP must address:

MANDATORY CONTENT (SECTION 473(1)):

- Residential development locations, amounts, types, and densities for at least 20 years
- Commercial, industrial, institutional, agricultural, recreational, and public utility land uses
- Sand and gravel deposits suitable for extraction
- Hazard lands and environmentally sensitive areas
- Major road, sewer, and water systems
- Public facilities including schools, parks, and waste treatment sites

HOUSING REQUIREMENTS (SECTIONS 473(1) AND 473(2)):

- Policies respecting affordable, rental, and special needs housing
- Consideration of the most recent Housing Needs Assessment
- Housing units required to meet anticipated needs over 20 years

CLIMATE ACTION (SECTION 473(3)):

- Greenhouse gas emission reduction targets
- Policies and actions to achieve those targets

PROVINCIAL GUIDELINES (SECTION 473(4)):

- Consideration of applicable provincial guidelines





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CHAPTER 2: COMMUNITY VISION & GOALS

Village of Cache Creek

2. COMMUNITY VISION & GOALS

2.1 COMMUNITY VISION

Rooted in the semi-arid landscape where Cache Creek meets the Bonaparte River, the Village of Cache Creek will honour its heritage as a historic crossroads—from the Cariboo Gold Rush era to today’s travellers—while building a resilient and diversified community for the future.

Cache Creek will maintain its welcoming role as a gateway community at the junction of the Trans-Canada and Cariboo Highways, celebrating its distinctive “1950s and 1960s Graffiti” character and auto-oriented charm. The Village will leverage the economic strength of the landfill operation while fostering new opportunities for local business, light industry, and employment that keep families and workers in the community.

As Cache Creek grows modestly over the next 20 years, it will remain a small town where neighbours know each other, while creating a cleaner, healthier, more attractive community core, expanding affordable housing options, protecting its natural watercourses and surrounding grasslands, and enhancing parks and trails that connect residents to the unique desert landscape that defines this special place. Through sound infrastructure planning, climate adaptation and resilience, and community collaboration, Cache Creek will be a safe, sustainable, and vibrant place to live, work, and visit—a community that desert-dwellers and highway travelers alike are proud to call home.

2.2 GOALS

These goals articulate what Cache Creek aims to achieve over the next 20 years:

1. Infrastructure Excellence and Climate Resilience:

Ensure reliable, high-quality municipal infrastructure—including safe drinking water, effective flood protection systems, well-maintained roads and sidewalks, and upgraded utilities—that protects community health and safety, adapts to climate challenges, and supports sustainable future growth within existing service areas.

2. Vibrant and Welcoming Community:

Create a clean, attractive, and well-maintained community that residents are proud to call home and travellers are pleased to experience, through proactive beautification efforts, removal of derelict structures, enhancement of the downtown core and highway corridors, and celebration of Cache Creek’s unique 1950s and 60s graffiti theme and gold rush heritage.

3. Diverse and Stable Economy:

Strengthen and diversify Cache Creek’s economic base by supporting the landfill operation, encouraging new business investment and local entrepreneurship, attracting light industry to provide year-round employment, strengthening the municipal tax base, and maintaining the Village’s role as a welcoming service centre for highway travellers.

4. Adequate and Affordable Housing for All:

Expand the supply of affordable, safe, and well-maintained housing—including rental units, seniors’ housing, and multi-unit options—to support workforce retention, attract and retain families, and meet the housing needs of residents at all stages of life and income levels.

5. Connected Recreation and Natural Amenities:

Develop an expanded network of parks, trails, and recreational facilities that provide opportunities for outdoor activity, improve walkability and pedestrian safety, connect residents to the community’s unique semi-arid desert landscape, and create safe, family-friendly routes throughout the Village for people of all ages and abilities.

6. Environmental Stewardship and Natural Asset Protection:

Protect Cache Creek’s watercourses, riparian areas, environmentally sensitive lands, and surrounding agricultural lands while pursuing greenhouse gas emission reductions, wildfire risk management, and sustainable development practices that safeguard the community’s unique semi-arid ecosystem for future generations.

7. Regional Collaboration:

Work cooperatively with the Thompson-Nicola Regional District, adjacent municipalities—particularly the Village of Ashcroft—the Ministry of Transportation and Transit, and other regional partners on planning, service delivery, and infrastructure matters of mutual interest that benefit Cache Creek and the broader region.

8. Indigenous Nations Cooperation:

Build respectful, collaborative relationships Ashcroft Indian Band, Bonaparte First Nation and Skeetchestn Indian Band whose traditional territories include the Cache Creek area, pursuing meaningful engagement on land use planning, development applications, and infrastructure projects, and seeking opportunities for partnership and mutual benefit.



2.3 HOW THE PLAN WAS CREATED

The Official Community Plan was created through a combination of community engagement, review of existing planning documents, and analysis of data and reports to identify opportunities and challenges within Cache Creek. This included:

- Review of precedent plans from similar-sized municipalities and provincial documents
- Analysis of housing needs data, demographic information, and population projections
- Review of Village and regional economic and market conditions
- Project team site visit to understand community context and constraints
- Land analysis through the use of Geographic Information Systems (GIS) and spatial mapping
- Community engagement through surveys, open houses, and conversations
- Workshops and discussions with Council and Village staff
- Conversations with Indigenous governments and community organizations

All of this work sets the direction for the Official Community Plan and forms the foundation for the policies and actions that will guide Cache Creek’s future.

COMMUNITY ENGAGEMENT

Between May and Sept 2025, residents, businesses, and organizations shared their priorities, concerns, and vision for Cache Creek’s future through multiple engagement opportunities:

Community Survey (May 15-29, 2025)

48 residents completed the survey (approximately 5% of Cache Creek’s population), providing input on housing needs, community priorities, and future development. Key themes began to emerge, allowing the project team to develop the vision, guiding principles, and policy directions.



Open House (May 15, 2025)

15 community members attended a drop-in open house at the Cache Creek Community Hall to learn about the OCP update, share ideas through interactive displays, and discuss priorities with Village staff and the project team.

Interest Group Meetings

Focused conversations with the Ashcroft HUB and Bonaparte First Nation explored opportunities for collaboration and identified shared priorities to strengthen relationships and advance mutual goals.

Council Workshops (May 13 & 15, 2025)

Council participated in focused workshops to define priorities, review policy options, and provide direction on key planning topics including housing, economic development, and community infrastructure.

Graffiti Days Pop-up Booth (September 14, 2025)

The project team set up an information booth at the annual Graffiti Days Show & Shine at Cache Creek Recreational Park, an opportunity to share draft directions on the OCP and capture feedback from community members.

WHAT WE HEARD

Through these engagement activities, several clear priorities emerged:

Infrastructure Improvements was the most frequently mentioned priority. Residents emphasized the urgent need for continued flood mitigation efforts and ensuring access to clean drinking water. Many expressed concern that current infrastructure is insufficient to support future growth.

Community Beautification generated strong and consistent feedback. Residents spoke about wanting a “facelift” for Cache Creek—cleaning up abandoned buildings and derelict properties, improving downtown aesthetics, and creating welcoming public spaces.

Housing Availability and Affordability was identified as critical to the community’s ability to retain workers, attract families, and support long-term stability. Residents emphasized the need for affordable rental options, seniors’ housing, and Multi-Unit Housing housing to serve diverse needs.

Economic Development and Business Growth emerged as a strong theme, with residents expressing desire to attract new businesses and industries that would provide local employment opportunities and contribute to economic sustainability.

Green Spaces and Recreation resonated throughout the engagement, with residents envisioning enhanced parks, trails, and recreational opportunities that create a family-friendly, inclusive community serving all ages.





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CHAPTER 3: CONTEXT

Village of Cache Creek

3. CONTEXT

3.1 LOCATION & CONTEXT

Cache Creek stands at a historic crossroads in British Columbia’s Interior, where the Trans-Canada Highway (Highway 1) meets the Cariboo Highway (Highway 97). Located 354 kilometres northeast of Vancouver and 84 kilometres west of Kamloops, the Village is situated at a long-established travel and gathering junction that has been used by Indigenous peoples for thousands of years, and later emerged as a vital transportation hub during the Cariboo Gold Rush era of the 1860s.

Situated at the confluence of Cache Creek and the Bonaparte River in the Thompson Plateau, the Village occupies a dramatic landscape where

the Thompson and Cariboo valleys converge. The surrounding terrain transitions from deep river valleys to rolling grasslands and sagebrush-covered hills, creating the distinctive semi-arid landscape that defines this part of British Columbia’s Interior.

The Village encompasses 10.5 square kilometres within its boundaries, characterized by varied topography that both shapes and constrains development patterns. The Bonaparte River flows through the community from north to south, while its namesake Cache Creek enters from the east, creating natural corridors that have influenced the community’s growth.

3.2 SURROUNDING COMMUNITIES & LANDSCAPE

Cache Creek is surrounded by a diverse landscape of ranches, grasslands, and mountainous terrain that characterizes the South Central Interior. The Village of Ashcroft lies approximately 11 kilometres to the south along Highway 1, while Clinton is located approximately 30 kilometres to the north. To the east, Savona sits at the western end of Kamloops Lake, and to the west, the Fraser Canyon communities of Lytton and Spences Bridge connect Cache Creek to the Coast. The Village is also situated in close proximity to several Nlaka’pamux and Secwépemc communities, including Ashcroft Indian Band, whose lands are located south and west of Cache Creek; Bonaparte First Nation, with reserves located north and west of Cache Creek; and the Skeetchestn Indian Band, whose community is situated to the east near Savona.

The Boston Flats area, located between Cache Creek and Ashcroft at the junction of Highways 1 and 97C, represents an important development area that serves both communities and continues to provide opportunities for residential and service commercial uses.

The surrounding landscape is characterized by the dramatic transition between ecological zones. The valley bottoms support irrigated agriculture and ranching operations, while the benchlands and hillsides feature native grasslands, sagebrush, and scattered Ponderosa Pine. Higher elevations transition to Douglas Fir and eventually to the montane forests of the Interior Plateau. This diverse topography creates both opportunities and constraints for development, with steep slopes, wildfire hazards, and water availability being key considerations.

Cache Creek’s strategic location continues to make it an important service centre for highway travelers and the transportation industry. Despite the opening of the Coquihalla Highway in 1986,

which diverted some through-traffic, the Village maintains its role as a key stopping point for those traveling the scenic Canyon route or heading north to the Cariboo and beyond.

3.3 CULTURAL BACKGROUND

The Village of Cache Creek lies within the traditional and unceded territories of the Ashcroft Indian Band (Nlaka’pamux), Bonaparte First Nation (St’uxwtews), and Skeetchestn Indian Band, members of the Nlaka’pamux Nation (Ashcroft) and Secwépemc Nation (Bonaparte and Skeetchestn). Nlaka’pamux and Secwépemc peoples have occupied and travelled through this region since time immemorial, guided by rich oral histories, cultural laws, and kinship systems that define relationships to land, water, and one another. The Nl̓eʔkepmxcín and Secwepemctsin language remain central to identity and knowledge transmission, carrying place-based teachings, names, and stories that reflect a deep understanding of the landscape.

Culture and livelihood have long been rooted in seasonal rounds of fishing, hunting, and gathering, supported by extensive knowledge of local ecosystems. Salmon-bearing waterways,

grasslands, and forested areas provided essential resources and shaped patterns of settlement and movement. Stewardship practices were, and continue to be, grounded in respect, reciprocity, and sustainability, with land management approaches such as controlled burning used to maintain healthy ecosystems and support biodiversity.

These Nations have maintained strong cultural continuity and connection to their territories. Today, language revitalization, cultural renewal, and land stewardship remain central priorities. Archaeological sites, culturally modified landscapes, and traditional use areas throughout and around Cache Creek continue to hold significance, underscoring the importance of recognizing Indigenous knowledge and perspectives in land use planning and decision-making.

3.4 HISTORICAL BACKGROUND

The name “Cache Creek” derives from the fur trade era when traders cached supplies near the creek’s confluence with the Bonaparte River. The Hudson’s Bay Company and North West Company traders used this location as a depot for their inland operations, establishing the area’s long history as a supply and transportation hub.

With the Cariboo Gold Rush beginning in 1858, Cache Creek evolved from a fur trade depot into a crucial junction on the Cariboo Wagon Road. The community’s first stopping house was

established in 1863, marking the beginning of its tradition of serving travelers. The Cache Creek post office opened in 1868, formalizing the community’s presence on provincial maps.

The Village was first incorporated as a Local District Municipality in 1959 and achieved its current status as an incorporated village in 1967. Throughout the automobile era, particularly after World War II, Cache Creek grew as a highway service centre, developing the commercial character that remains evident today.



3.5 REGIONAL CONTEXT

Cache Creek is part of the Thompson-Nicola Regional District (TNRD), one of British Columbia's largest regional districts covering 44,449 square kilometres with a population of over 143,000. The Village is located within Electoral Area I (Blue Sky Country), which encompasses the unincorporated areas surrounding Cache Creek and extends south to include Boston Flats and other rural communities.

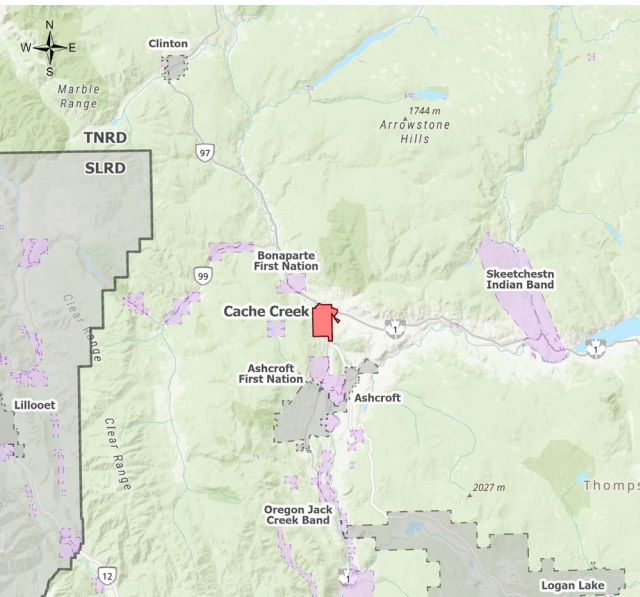


FIGURE 1: REGIONAL CONTEXT

The TNRD provides essential services to the region including managing the landfill, regional parks, library services, and the Economic Development Commission. The Regional District's diverse geography ranges from the inland temperate rain forest of Wells Gray Park in the north to the semi-arid valleys of the Thompson River system, with Cache Creek situated in one of Canada's driest regions.

Within the regional context, Cache Creek maintains important relationships with neighboring municipalities. Ashcroft, located just 11 kilometres to the south, functions as a sister community providing high school education through Desert Sands Community School and healthcare services through the Ashcroft Urgent and Primary Care Centre. The two communities share many services and often collaborate on regional initiatives.

The Thompson-Nicola Regional District adopted a Regional Growth Strategy in 2000 that continues to guide regional development. This strategy emphasizes concentrating growth in existing urban centres while protecting agricultural lands and resource areas. Cache Creek's role within this strategy is to continue as a community that supports both local residents and the traveling public while maintaining its unique character.

The Village has embraced its identity as a highway town through its distinctive "1950s and 1960s Graffiti" theme that celebrates mid-century car culture. Expressed through community events, signage and the public realm, this theme helps define the Village's character and sets it apart from other Interior communities. In addition to reinforcing local identity, the theme functions as an economic development asset by attracting visitors and supporting local businesses.



3.6 REGIONAL POLICY CONTEXT

THOMPSON-NICOLA REGIONAL DISTRICT REGIONAL GROWTH STRATEGY (RGS)

In accordance with Section 446 of the Local Government Act, an Official Community Plan must include a Regional Context Statement (RCS) where a Regional Growth Strategy (RGS) applies to the same area as the OCP. The Village of Cache Creek is within the jurisdictional boundary of the Thompson-Nicola Regional District (TNRD) and its Regional Growth Strategy Bylaw No. 2409, 2013 as adopted on May 9, 2013.

The Regional Growth Strategy presents a long-term strategic framework to guide sustainable growth, foster economic and social balance, and promote regional cohesion across the Thompson-Nicola Regional District. Rather than prescribing specific land uses, the RGS articulates broad objectives and identifies growth management priorities that inform land use planning and inter-jurisdictional decision-making across the region's diverse communities.

OVERVIEW OF THE REGIONAL GROWTH STRATEGY

The Thompson-Nicola Regional District first adopted its Regional Growth Strategy in May 2000, with the current version updated through a minor amendment process in 2011 and formally adopted as Bylaw 2409, 2013. The strategy was developed in response to the Province's 1995 Growth Strategies Amendment Act, which provided regional districts and their member municipalities with an opportunity to cooperatively manage regional issues and growth between municipal and electoral areas.

The RGS is not a land use plan, but rather a cooperative strategy for achieving a sustainable future for the region over a 25-year planning horizon. It provides a framework for coordinating efficient use of land, public facilities, services, finances, and other resources while ensuring the environment and natural amenities are protected as the region continues to develop.

REGIONAL VISION

The TNRD's vision statement emphasizes the region's unique character:

"The TNRD is a unique region of diverse urban and rural communities, wilderness and natural resource opportunities, and a vibrant economy."

Building on this diverse mix of urban and rural, resource and wilderness settings is the dominant guiding principle for new development. Urban places are expected to grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed.

GROWTH PROJECTIONS

To inform the updated strategy, the TNRD reviewed historical data and developed the following forecasts for the 25-year planning period:

Population: The regional population is expected to grow at an average rate of 0.8% per year, yielding an increase of 29,000 residents over 25 years, with 85% likely to locate in the two largest cities, Kamloops and Merritt.

Housing: Demand for housing is expected to grow at 1.1% per year, with 18,000 additional housing units anticipated over 25 years. Approximately 60% of these units are expected to be detached single-detached dwellings, with 75% of all new units likely to be located in Kamloops and Merritt.

Economic Development: The labour force is expected to grow by 0.7% per year, with approximately 17,000 new jobs forecast to be created over 25 years. The health sector is projected to grow most rapidly, while primary manufacturing and processing continue a trend toward slower growth as the region transitions to more service sector employment.

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GREENHOUSE GAS EMISSIONS REDUCTION

Recent changes to provincial legislation require that Regional Growth Strategies include targets for the reduction of greenhouse gas emissions and policies for achieving those targets. Recognizing the challenges of reducing GHG emissions in rural communities, especially expansive regional districts with major road networks, the TNRD established community-wide GHG emissions reduction targets of:

- 10% by 2020 from 2007 levels
- 33% by 2050 from 2007 levels

The 2007 Community Energy & Emissions Inventory showed that transportation accounts for the majority of GHG emissions in the region, followed by buildings and solid waste. Numerous GHG reduction policies have been incorporated throughout the RGS to address these sources.

REGIONAL GROWTH STRATEGY GOALS

The TNRD Regional Growth Strategy outlines ten key goals to guide growth in a manner that respects the region’s diverse communities and landscapes:

1. Promote and encourage local and regional economic development
2. Protect and enhance the natural environment
3. Protect and maintain access to the resource base
4. Preserve the rural and wilderness character of the region
5. Protect farmland and encourage farming
6. Ensure adequate and appropriate services are provided
7. Maintain mobility throughout the region
8. Ensure adequate range of housing opportunities are available
9. Promote regional collaboration on common issues
10. Cooperate with Indigenous nations in planning and servicing matters

REGIONAL CONTEXT STATEMENT FOR CACHE CREEK

The Regional Context Statement within this Official Community Plan demonstrates the alignment of the Village of Cache Creek’s land use policies, planning principles, and community development objectives with the overarching vision and strategic priorities of the Thompson-Nicola Regional District Regional Growth Strategy.

The Village affirms the importance of a collaborative and integrated approach to growth management, undertaken in partnership with the TNRD and with respect for the governance and rights of Indigenous communities. This Plan fosters a framework for strengthened cooperation, grounded in principles of recognition, reconciliation, mutual respect, and shared stewardship.

As required under Sections 446 and 447 of the Local Government Act, TNRD member municipalities collectively support the RGS by preparing regional context statements identifying the relationship between the OCP and RGS. The following table demonstrates how the Village of Cache Creek Official Community Plan aligns with and achieves the objectives of the Regional Growth Strategy.

TABLE 1: OCP ALIGNMENT WITH RGS POLICIES		
RGS Policy Area	Village of Cache Creek OCP Policy Alignment	OCP Reference
Policy Area #1: Human Settlement	Cache Creek supports compact, sustainable community design by directing residential growth to serviced areas in the northeast neighbourhood, encouraging mixed-use development in the Village Core, and promoting infill and intensification over sprawl. The OCP establishes clear boundaries between urban development and resource lands, ensuring efficient use of existing infrastructure.	Sections 4 and 5
Policy Area #2: Energy and Transportation	The Village integrates energy and transportation planning through its Greenhouse Gas Emission Reduction Strategy, which includes targets and actions for reducing emissions from buildings and transportation. The OCP supports the Major Street Network Plan to improve regional connectivity, encourages sidewalk development to enhance walkability, promotes trail system development, and supports alternative energy sources and green building standards.	Sections 4 and 5
Policy Area #3: Economic Development	Cache Creek promotes economic diversification while protecting its resource base. The OCP supports the continued operation and expansion of the Cache Creek Landfill as a major economic driver, encourages industrial development in appropriate areas, supports highway commercial services, protects outdoor recreational commercial operations, and recognizes the importance of agriculture and resource extraction to the regional economy.	Sections 4 and 5
Policy Area #4: Environmental Protection	The Village prioritizes environmental stewardship through policies protecting watercourses and riparian areas, establishing Development Permit Areas for stream protection, addressing slope stability and geotechnical hazards, protecting watersheds, and supporting mapping of environmentally sensitive areas. The OCP's GHG Reduction Strategy includes specific actions to reduce air pollution and improve environmental quality.	Sections 4, 5, and 6
Policy Area #5: Open Space and Cultural Heritage	Cache Creek protects open space and cultural heritage through policies supporting the Village of Cache Creek Parks, Recreation and Trails Master Plan, establishing parkland dedication requirements, protecting archaeological sites, preserving the natural attributes of Cache Creek and the Bonaparte River, and supporting trail development to enhance public access to natural features.	Sections 2, 4, 5, and 6
Policy Area #6: Co-operation and Process	The Village of Cache Creek demonstrates alignment with the TNRD's policy around co-operation and process through local policies that mandate intergovernmental coordination on matters of mutual interest, including land use planning and regional service delivery. This collaborative framework is further reinforced by a commitment to establishing respectful partnerships and pursuing meaningful engagement with Indigenous nations.	Section 5

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CONSISTENCY WITH THE REGIONAL GROWTH STRATEGY

This Official Community Plan has been prepared to be consistent with the Thompson-Nicola Regional District Regional Growth Strategy. The Village of Cache Creek’s planning policies support the regional vision of balanced growth that:

- Concentrates development in the existing urban centre with adequate servicing
- Protects agricultural lands and resource areas from inappropriate development
- Promotes environmental protection and stewardship
- Encourages economic development that builds on community strengths
- Enhances quality of life through improved parks, trails, and community facilities
- Addresses climate change through GHG reduction targets and actions
- Maintains the Village’s unique character as a highway service community

The Village will continue to work cooperatively with the Thompson-Nicola Regional District, member municipalities, Indigenous nations, provincial agencies, and other community partners to implement both the Regional Growth Strategy and this Official Community Plan in a coordinated manner that serves the best interests of Cache Creek residents and the broader region.

IMPLEMENTATION AND MONITORING

As part of the ongoing implementation of this OCP and its alignment with the Regional Growth Strategy, the Village commits to:

- Participating in the TNRD’s Intergovernmental Advisory Committee
- Contributing to the RGS Monitoring Program and annual reporting processes
- Reviewing and updating the Regional Context Statement as needed when either the OCP or RGS is amended
- Coordinating with the TNRD on boundary extension applications and fringe area development
- Collaborating on regional initiatives related to climate action, economic development, and service delivery
- Participating in any future review or update of the Regional Growth Strategy

Through these commitments, the Village of Cache Creek demonstrates its dedication to supporting regional planning objectives while maintaining local autonomy in managing growth and development within the community.

3.7 CHALLENGES & COMMUNITY RESILIENCE

The Village has faced significant natural disasters in recent years that have shaped both its physical landscape and community planning priorities. The region’s semi-arid climate, with an average annual precipitation of only 280 millimetres and summer temperatures regularly exceeding 30°C, creates challenges in terms of water conservation and increases risks from both wildfire and flooding events. Extreme heat, cold, and drought are climate impacts that are increasingly being felt throughout the community.

The 2017 Elephant Hill wildfire forced evacuations and destroyed much of the Boston Flats mobile home park, highlighting the region’s vulnerability to extreme weather events. This disaster was followed by the devastating 2023 spring freshet that brought severe flooding to Cache Creek.

From April 27 to May 16, 2023, Cache Creek overflowed its banks after a sudden temperature rise accelerated snow melt, followed by a rain on snow event, which was amplified when the creek became blocked at the Quartz Road culvert. The flooding forced the Village to declare a State of

Local Emergency that extended through June 9, 2023. The flooding revealed the vulnerability of critical infrastructure throughout parts of the Village.

In response, the Village has developed a comprehensive infrastructure recovery plan and is working with multiple community partners including neighboring municipalities, Indigenous nations, provincial ministries, and engineering consultants to implement both immediate repairs and long-term flood mitigation measures. The community demonstrated remarkable resilience during the crisis, with residents banding together to protect properties and support evacuees.

These recent events have underscored the urgent need for climate adaptation measures, improved emergency preparedness, and infrastructure upgrades to protect the community from future flooding and wildfire events. The Village is now actively engaged in planning for more resilient infrastructure, including proposals to replace the Quartz Road culvert with a bridge that can handle increased water flows anticipated with climate change.

3.8 DEMOGRAPHICS & GROWTH ANALYSIS

This section builds on the Demographics and Growth Analysis to examine historic population trends, current demographic composition, and projected population change over the next 20 years. Together, these indicators establish a realistic and evidence-based foundation for land use planning, infrastructure investment, and long-term community resilience.

DEMOGRAPHIC TRENDS

Historic population data from 1996 to 2021 demonstrates that Cache Creek has experienced modest and uneven population change, characterized by periods of stability interspersed with gradual decline rather than sustained growth.

As illustrated in *Figure 2: Historic Growth (1996-2021)*, overall population levels have remained relatively flat over the past 25 years.

This pattern is consistent with many small rural communities in British Columbia, where demographic change is influenced by limited local employment diversification, an aging population, and out-migration of younger residents. Importantly, the absence of rapid historic growth suggests that future development pressures are likely to be incremental rather than transformative. This reinforces the importance of aligning growth expectations with realistic market demand.



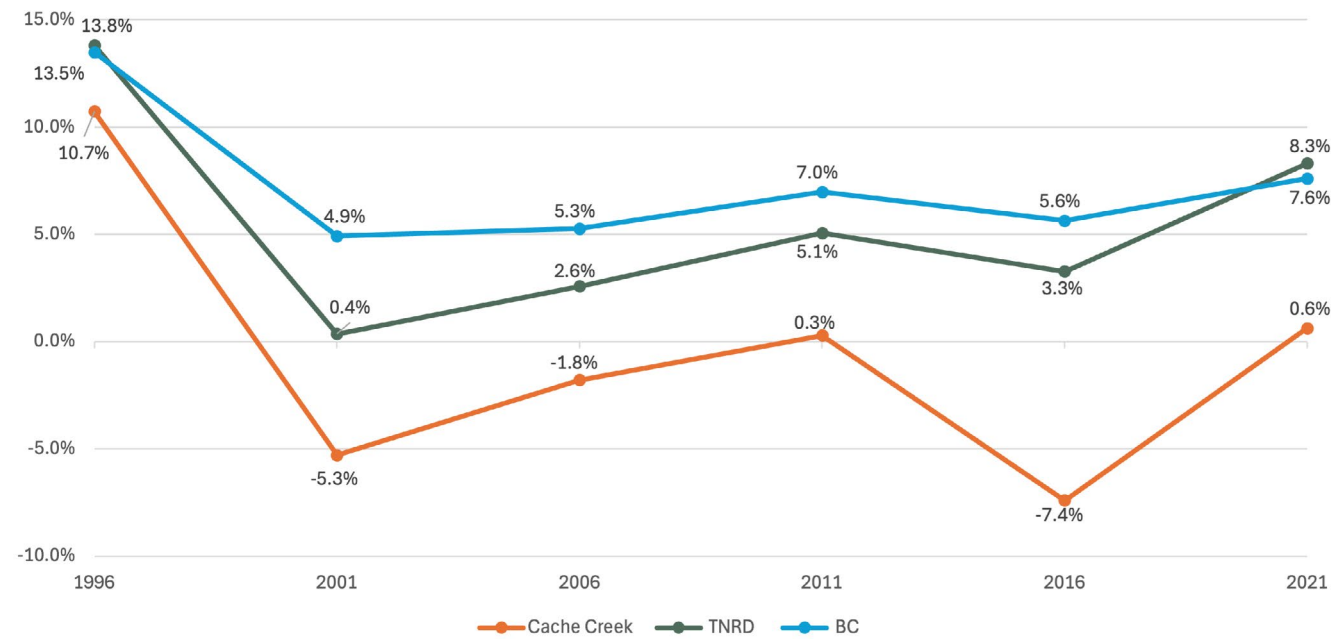


FIGURE 2: HISTORIC GROWTH (1996-2021)

POPULATION AGE STRUCTURE

The 2021 population age profile, summarized in *Figure 3: Population By Age Group (2021)*, indicates that Cache Creek has a mature and aging population, with a comparatively higher proportion of older adults and a smaller share of children, youth, and young families.

This demographic structure has several implications:

- **Housing demand** is likely to favour smaller units, accessible housing forms, and options that support aging in place.
- **Community services and facilities** will increasingly need to respond to the needs of older residents.
- **Labour force renewal** may be constrained without policies that support attracting and retaining younger households.

From a planning perspective, this reinforces the importance of housing diversity, adaptable building forms, and land use policies that support a range of household sizes and life stages.



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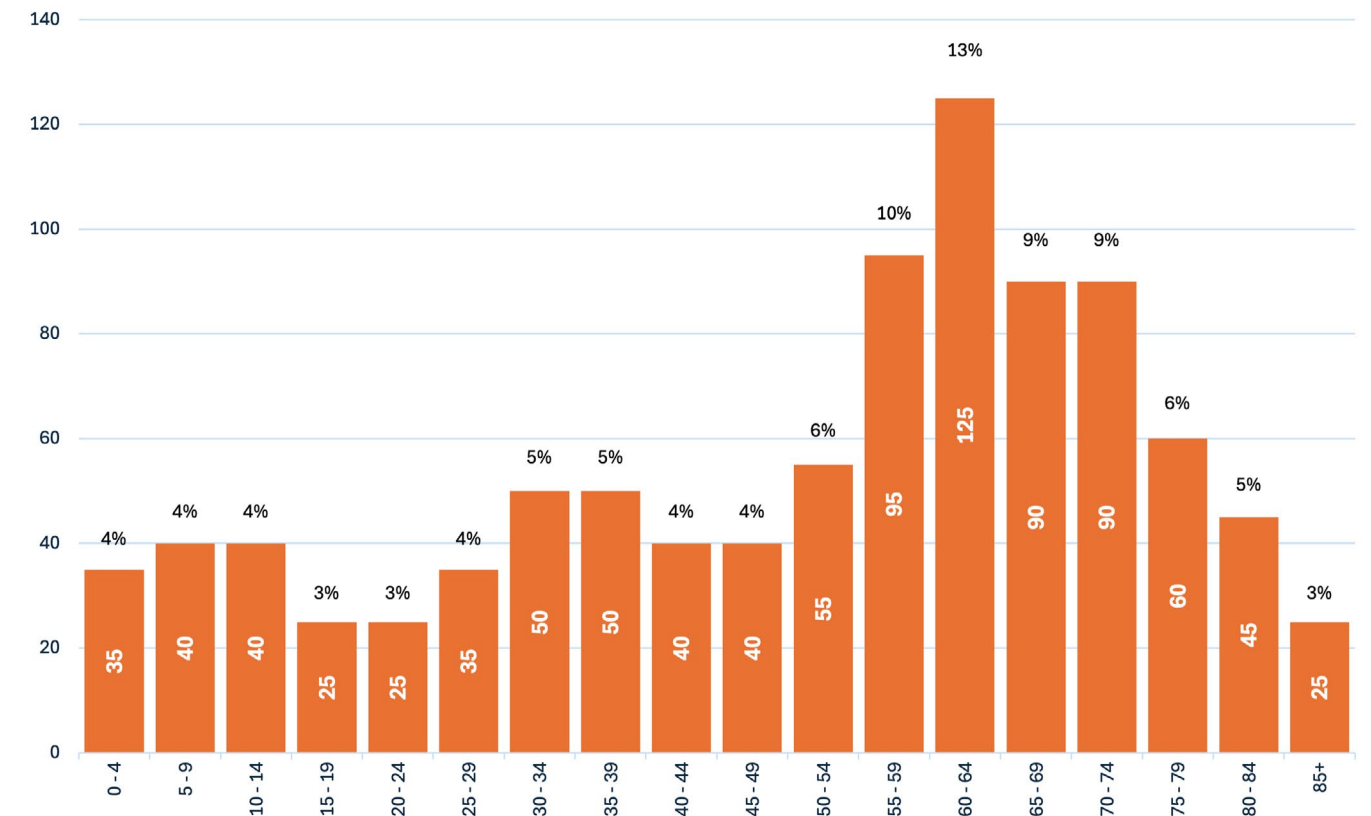


FIGURE 3: POPULATION BY AGE GROUP (2021)

GROWTH PROJECTIONS: 20-YEAR OUTLOOK

Population growth projections prepared by BC Stats, illustrated in *Figure 4: Growth Projections (BC Stats)*, indicate that Cache Creek is expected to experience low to moderate growth over the next 20 years. These projections suggest gradual population change rather than rapid expansion.

Projected growth aligns closely with historic trends and reflects conservative assumptions regarding regional economic conditions and demographic change.

As shown in *Figure 2*, future population levels increase incrementally over time, reinforcing the need for:

- Phased and measured land use planning;
- Efficient use of existing serviced lands; and
- Infrastructure investments that prioritize maintenance, renewal, and modest capacity increases rather than large-scale expansion.

These projections provide a prudent planning horizon for the Official Community Plan, ensuring that land supply and servicing strategies are aligned with realistic growth expectations.



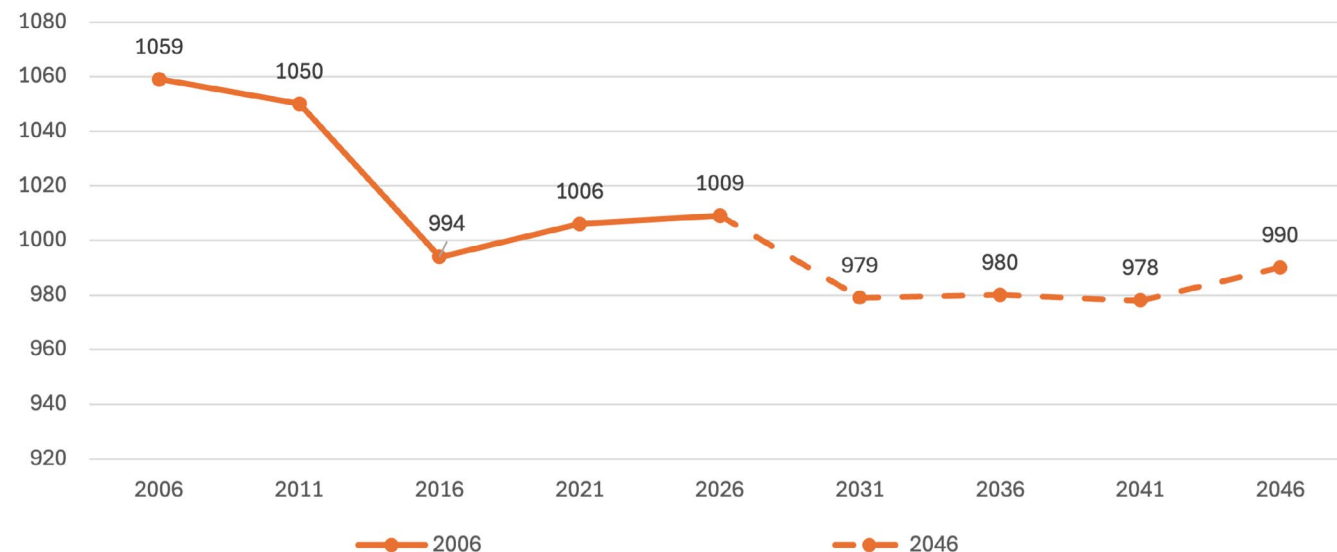


FIGURE 4: GROWTH PROJECTIONS (BC STATS)

PLANNING IMPLICATIONS FOR THE OFFICIAL COMMUNITY PLAN

Taken together, Cache Creek’s historic demographic trends, current age structure, and projected population growth support an Official Community Plan that emphasizes long-term resilience and fiscal responsibility. Key implications include:

- Planning for incremental growth, rather than large-scale greenfield expansion;
- Focusing development within existing serviced areas to maximize infrastructure efficiency;
- Encouraging housing diversity to respond to an aging population while remaining attractive to younger households; and
- Maintaining flexibility to respond to changing demographic or economic conditions over time;
- Consider demand for accessible and adaptable housing to serve those aging population / older residents to be able to age in place in community.

This evidence-based approach ensures that the Village of Cache Creek is positioned to accommodate future population change while maintaining community character, livability, and financial sustainability.

3.9 SCHOOL

CONTEXT

School District 74 has experienced a sustained decline in student enrollment over the past two decades. Current projections indicate that district-wide enrollment is expected to decrease from 1,091 students in the 2022/23 school year to approximately 1,019 students by 2031/32. While the District’s 2023 Long-Term Facilities Plan notes that enrollment may stabilize at “around 1,000” students over the next decade, the overall long-term trend remains modestly downward.

Across School District 74, school facilities are generally aging and operating well below capacity. The average age of school buildings is approximately 51 years, with facilities ranging from 37 to 61 years old. Average utilization across the district is approximately 49.1 percent, reflecting enrollment levels that are significantly lower than designed capacity.

Cache Creek Elementary School (CCES) is a long-established education facility serving the Village of Cache Creek and surrounding rural areas. Constructed in 1971, the school is approximately 55 years old at the time of this plan. CCES

has a stated capacity of 220 students and a current enrollment of 132 students, resulting in an apparent utilization rate of approximately 60 percent. It should be noted, however, that students residing in Cache Creek may attend other schools within School District 74, including those in Ashcroft, Clinton, and Skeetchestn. As a result, the utilization rate does not fully reflect the total number of Cache Creek-area students accessing elementary education within the district.

The School Board-approved Long-Term Facilities Plan (2023) identifies the following priorities for Cache Creek Elementary School:

- Building envelope upgrades
- Parking lot redesign

These priorities are consistent with the District’s broader facilities strategy, which emphasizes reinvestment in and renewal of existing school infrastructure to support safe, functional, and sustainable learning environments, rather than new school construction in communities experiencing stable or declining enrollment.

3.10 HOUSING NEEDS ASSESSMENT

The Residential designation encompasses the primary areas where Cache Creek residents live, providing a range of housing options to meet diverse community needs. The Village recognizes that as Cache Creek evolves, residential areas must accommodate different housing types and densities while maintaining neighbourhood character and livability. With over 70 hectares of land available for residential development in the northeast neighbourhood, Cache Creek has sufficient capacity to meet housing demand for years to come.

HOUSING NEEDS ASSESSMENT

In accordance with the Local Government Act (LGA), the Village conducted a housing needs projection for the next 5-year and 20-year periods. This analysis, completed as part of the 2024 Housing Needs Assessment, determined that the Village will require 80 new housing units over the next 5 years and a total of 223 units over the next 20 years.



CURRENT CAPACITY TO MEET HOUSING NEEDS

BUILD-OUT SCENARIO

The table below identifies land and housing calculations based on three different lot types:

- 1. Existing Subdivided Vacant Lots;
- 2. Unsubdivided Vacant Lots (Residential);
- 3. Unsubdivided Vacant Lots (Mixed Use).

Each of the three different lot types presents unique development opportunities. For instance, existing subdivided vacant lots offer potential for small-scale builders or individual homeowners to develop single-detached dwellings or duplexes. In contrast, unsubdivided vacant parcels are better suited for larger developers seeking to undertake comprehensive subdivision projects. Although these larger developments may span several years, they have the capacity to significantly increase the Village’s housing supply.

TABLE 2: INFILL POTENTIAL			
Categories	Anticipated Maximum Number of Housing Units	Area (ha)	Units per hectare (UPH)
Existing Subdivided Vacant Lots	38	3.3	11.5
Unsubdivided Vacant Lot (Residential)	723	65.8	11.0
Unsubdivided Vacant Lot (Mixed Use)	10	1.0	10.0
Total	771	70.1	11.0

The results of this analysis shows the Village has the zoning potential to accommodate its projected housing needs in the next 5 years and 20 years. The total number of housing units that could be built within the Village exceeds 700 units, which far exceeds the 223 units needed over the next 20 years.

In practice, the projected number of housing units is unlikely to be realized within the 20-year timeframe. The calculated figures reflect the theoretical capacity permitted under the Village’s Zoning Bylaw and Official Community Plan (OCP), rather than what is expected to be built.

HOUSING SOLUTIONS TO MEET NEEDS

HOUSING SOLUTIONS

To support the goals identified in the Housing Needs Assessment, four housing solutions have been developed. The following table outlines calculations that illustrate how these solutions are expected to evolve over the next 20 years.

Solution 1: Build-out of subdivided vacant lots



Total Anticipated Units: 38

Solution 2: Development of residential unsubdivided lots



Total Anticipated Units: 182 units

Solution 3: Development of mixed-use unsubdivided lots



Total Anticipated Units: 4 units

Solution 4: Create accessory dwelling units on existing single detached lots



Total Anticipated Units: 37 units

TABLE 3: HOUSING SOLUTIONS				
Housing Solutions (20-year period)	Studio	2-bed	3+ bed	Total Potential Units
Build-out of subdivided vacant lots	N/A	N/A	38	38
Development of residential unsubdivided lots	(91*0.25) = 23 units	(362*0.5) = 181 units	(270*0.25) = 68 units	182 units
Development of mixed-use unsubdivided lots	(1*0.25) =1 unit	(6*0.5) =3 units	(3*0.25) =1 unit	4 units
Create accessory dwelling units on existing single detached lots.	N/A	(18.7*2) = 37 units	N/A	37 units
Total Potential Units	24	221	107	352
Total Units Needed	28	111	84	223
In-Stream Applications	0	0	0	0
Net Difference	-4	110	23	129



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4

CHAPTER 4: LAND USE

Village of Cache Creek



4. LAND USE

4.1 GENERAL LAND USE STRATEGY

FUTURE LAND USE

The Village's land use and growth strategy strives to create a logical pattern of land use for future development that will help achieve the vision for a sustainable, connected, and thriving Cache Creek. Map 1: Land Use Plan outlines the Village's future land use strategy and is intended to guide day-to-day decision-making at the Village, including development and rezoning applications, infrastructure investment, and other Village policy and spending. Each land use designation has associated policies that can be found in Sections 4.2 through 4.11 of this Plan.

LAND USE PLANNING

Land use planning and land use maps play a crucial role in community planning by organizing and guiding the development of different areas within a community. These tools are important because they help ensure that land is used in a thoughtful and sustainable manner to meet the needs of the community both now and in the future.

By envisioning what the community should look like in the future, land use planning takes into account factors such as population growth, economic development, environmental conservation, and transportation needs. It helps in creating a balance between development and preservation of natural and agricultural areas, ensuring that the community remains sustainable and livable for its residents.

APPLICABILITY

The following objectives and policies apply to all lands on Map 1: Land Use Plan.

VILLAGE-WIDE OBJECTIVES

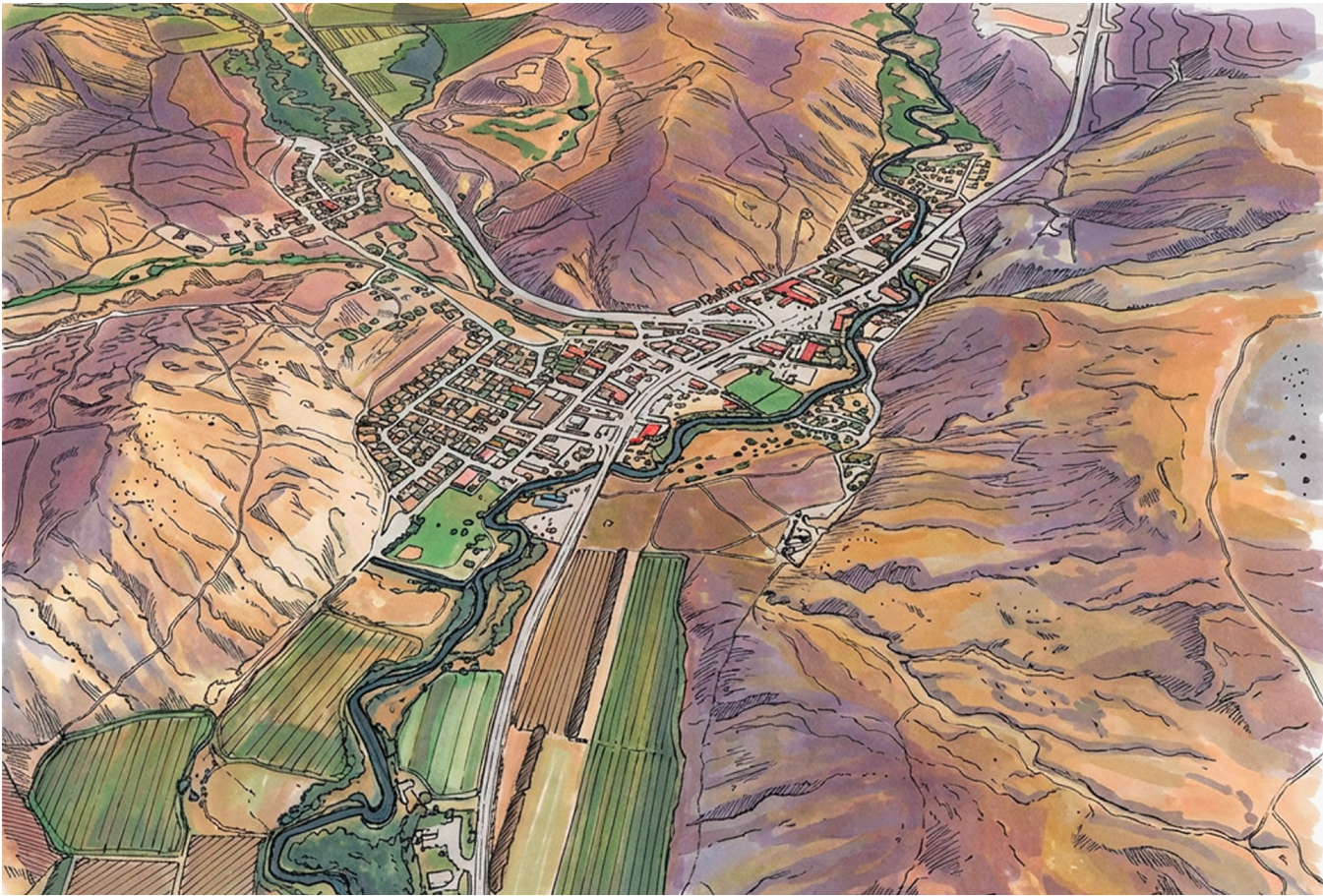
- Support housing diversity throughout the Village, including affordable and Purpose-Built Rental Housing.
- Focus commercial growth in the Village Core and along Highway corridors while enhancing pedestrian-friendly environments.
- Encourage infill development on vacant serviced lots to use existing infrastructure efficiently.

VILLAGE-WIDE LAND USE POLICIES

- 4.1.1. Land Use Map Guidance:** The Village's decision-making as it relates to land use planning and development applications, including rezoning applications, shall be guided by Map 1: Land Use Plan.
- 4.1.2. Housing Supply Monitoring:** The Village shall ensure sufficient housing supply for 20 years by updating the Housing Needs Assessment, meeting density requirements, incentivizing affordable housing, and monitoring supply and demand.
- 4.1.3. Commercial and Industrial Land Supply:** The Village shall ensure sufficient commercial and industrial land for 20 years by monitoring supply and demand.
- 4.1.4. Infill Priority:** The Village shall prioritize infill and redevelopment within existing neighbourhoods to use infrastructure more efficiently and reduce pressure on natural and agricultural areas.

- 4.1.5. Infrastructure Capacity Restrictions:** The Village shall prohibit development in areas with capacity restrictions of sewer, water, drainage, or transportation infrastructure until there is confirmed funding and plans to address capacity shortfalls.
- 4.1.6. Interconnected Street Network:** New street and block layouts shall attempt to create an interconnected road network with more than one road access to all properties where feasible.
- 4.1.7. Growth Management and Phasing:** The Village shall plan for incremental and phased growth consistent with projected low to moderate population change over the 20-year planning horizon, and shall avoid premature land use re-designation that would exceed demonstrated demand.

- 4.1.8. Efficient Use of Serviced Lands:** Priority shall be given to infill, redevelopment, and intensification within existing serviced areas before considering expansion into undeveloped or unserviced lands, in order to maximize infrastructure efficiency and fiscal sustainability.
- 4.1.9. Master Plan Requirements:** Large parcels (greater than 1 hectare) or attached multi-unit residential developments with 5 units or greater should be planned and developed in a comprehensive manner and are required to submit a Master Plan to the Village prior to subdivision or development approval.



4.2 RESIDENTIAL NEIGHBOURHOOD

INTRODUCTION

Cache Creek’s residential areas have historically been characterized by single-detached homes on larger lots, reflecting the community’s rural character. However, demographic trends and housing affordability pressures indicate a growing need for diverse housing options. The northeast and northwest areas of the Village represent the primary growth areas for new residential development, with existing municipal infrastructure capacity. Alternative housing forms, including duplexes, fourplexes, townhouses, and apartments, play an important role in providing housing choices for seniors, young families, and workforce housing needs.

INTENT

The intent of the Residential designation is to provide for a range of housing types including single-detached dwellings, mobile homes, and multi-unit forms such as townhouses, rowhouses, and low-rise apartments. The primary focus for new residential development is in the north-east and north-west areas of the Village where municipal water and sewer services are available.

OBJECTIVES

- Provide a diverse range of housing types to meet the needs of current and future residents
- Support the development of complete, walkable neighbourhoods
- Focus new residential growth in the north-east and north-west areas of the Village
- Support affordable and accessible housing throughout the Village

APPLICABILITY

The following objectives and policies apply to lands identified as “Residential Neighbourhood” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.2.1. Primary Development Areas:** New residential development shall focus on areas designated as Residential in the north-east and north-west areas of the Village.
- 4.2.2. Land Use Plan:** A range of housing types will be considered in the Residential land use designation on Map A: Land Use Plan; including traditional single-detached dwellings, mobile homes and multi-unit forms such as townhouses, rowhouses, and low-rise (less than 4 storey) apartments.
- 4.2.3. Multi-Unit Housing:** Multi-unit development, such as townhouses, rowhouses, and low-rise apartments, will be considered in the Residential designation in locations where there is:
- a) Provision of direct access to a major road as designated on Map 3: Transportation; and
 - b) Connection to municipal water and sewer systems.
- 4.2.4. Integrating Multi-Unit Housing:** The Village shall encourage multi-unit developments in areas with significant views to subdivide or cluster units to maximize individual unit views and reduce building bulk on the site.
- 4.2.5. Mobile Home Parks:** New, stand-alone mobile home parks are supported in areas designated as Residential subject to the following conditions:
- a) Connection to municipal water and sewer systems; and
 - b) Establishment of a site plan showing lay out of the pads, internal road circulation, and details of buffering from adjacent non-mobile home land uses.

- 4.2.6. Incentivizing Affordable Rental Housing:** Council may consider higher density if projects include affordable or Purpose-Built Rental Housing secured through housing agreements.
- 4.2.7. Subdivision Design:** Residential subdivisions shall be designed to create well-connected street networks with pedestrian and cycling infrastructure, preserve natural features where possible, and integrate with existing neighbourhoods.
- 4.2.8. Neighbourhood Parks:** Subdivisions creating three or more lots shall dedicate 5% of the total land area for park purposes or provide cash-in-lieu payment, as determined by Council, in accordance with *Policy 4.11.2*.
- 4.2.9. Home-Based Businesses:** Home-based businesses that are compatible with residential character shall be permitted subject to Zoning Bylaw regulations.

- 4.2.10. Housing Forms Aligned with Demographic Change:** Residential policies shall support housing forms that respond to an aging population, including smaller dwelling units, accessible housing, and housing that enables aging in place, while maintaining flexibility to accommodate families and workforce households.
- 4.2.11. Incremental Density:** Where appropriate and supported by servicing capacity, modest increases in residential density shall be encouraged as a means of accommodating gradual population growth without altering neighbourhood character.
- 4.2.12. Recreational Vehicle Use and Storage:** The Village shall regulate through the Zoning Bylaw the parking, storage, and occupancy of recreational vehicles, travel trailers, and similar non-permanent structures on lands designated as Residential Neighbourhood to maintain neighbourhood character and ensure residential lands are used for permanent housing purposes



4.3 VILLAGE CORE MIXED USE

INTRODUCTION

The Village Core Mixed Use designation represents Cache Creek’s community heart—a place where residents and visitors can access daily services, and experience a pedestrian-friendly environment. The Village Core, centered around the key intersection at Highways 1 and 97, provides an opportunity to create a vibrant, walkable downtown atmosphere that serves both the local community and the traveling public.

INTENT

The intent of the Mixed Use designation is to encourage a variety of land uses within the Village Core Area, including residential development integrated within the same building as commercial development, and stand-alone institutional uses. This designation supports the creation of a pedestrian-friendly downtown area with mixed buildings and active street presence.

OBJECTIVES

- Maintain the Village Core as the primary commercial and community gathering area
- Encourage mixed-use development that integrates residential uses with commercial activity
- Enhance the Village around the highway intersection to create an attractive downtown that serves as a desirable stop for both travelers and residents
- Support the redevelopment of underutilized sites for mixed-use purposes
- Preserve and enhance the character and vitality of the downtown area

APPLICABILITY

The following objectives and policies apply to lands identified as “Village Core Mixed Use” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.3.1. Village Core Pedestrian Services:** Smaller-scale pedestrian-oriented services shall be encouraged on side streets within the Village Core.
- 4.3.2. Mixed Land Uses:** Mixed-use development shall be encouraged in the Village Core Area including residential-commercial integration and institutional uses.
- 4.3.3. Public Spaces in Village Core:** The Village shall prioritize the creation and enhancement of the pedestrian experience within the Village Core, including sidewalk amenities, street trees, benches, and pedestrian-scale lighting.
- 4.3.4. Building Orientation:** New buildings should help create an active, pedestrian-friendly streetscape by:
 - a) Being placed close to front-property lines;
 - b) Be oriented to face the street;
 - c) Have clearly defined entrances, facing the street;
 - d) Have large windows and clear sight lines at street level to create an active, pedestrian-friendly streetscape.
- 4.3.5. Parking:** Adequate on-site parking shall be provided in the Village Core. Parking areas should be designed and located to minimize visual impacts on streetscape and adjacent properties wherever practical.
- 4.3.6. Upper Floor Residential:** The Village encourages residential uses on upper floors of commercial buildings in the Village Core to increase activity throughout the day and support local businesses.
- 4.3.7. Residential Integration:** Mixed-use and Village Core policies shall encourage the integration of residential uses within commercial areas to support population stability, local business viability, and efficient use of existing infrastructure.

4.4 HIGHWAY COMMERCIAL

INTRODUCTION

Cache Creek’s commercial landscape is dominated by its highway-serving businesses, which depend on visibility, accessibility, and the steady flow of travelers through the community. The Highway Commercial designation reflects this reality by directing large-scale commercial development to locations with direct highway access or frontage roads. While this creates challenges for creating a traditional “Main Street” environment, it also provides economic opportunity and establishes Cache Creek’s identity as a welcoming stop for travelers. Maintaining high visual standards along these corridors is essential to attracting and retaining customers while presenting a positive image of the community.

The Highway Commercial designation recognizes Cache Creek’s strategic location at the junction of the Trans-Canada Highway (Highway 1) and the Cariboo Highway (Highway 97). This positioning has historically made Cache Creek a vital stopover point for travelers and commercial transportation, with motels, restaurants, gas stations, and automotive services forming the economic backbone of the community.

INTENT

The intent of the Commercial designation is to accommodate auto-oriented commercial uses serving the traveling public along the highway corridors, as well as smaller-scale pedestrian-oriented commercial services within the Village Core Area that serve both residents and visitors.

OBJECTIVES

- Provide locations for commercial uses that serve regional and traveling markets
- Ensure safe vehicular access and adequate parking for commercial uses
- Maintain visual quality and development standards along highway corridors
- Minimize land use conflicts with adjacent residential areas

APPLICABILITY

The following objectives and policies apply to lands identified as “Highway Commercial” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.4.1. Highway-Oriented Uses:** Auto-oriented commercial uses shall be limited to sites with direct highway access or frontage road access.
- 4.4.2. Site Landscaping:** Highway commercial developments shall incorporate landscaping that enhances visual appeal, screens service areas and parking, and provides shade and comfort for pedestrians, while being mindful of wildfire fuel management.
- 4.4.3. Signage Consistency:** The Village shall work with businesses to ensure signage along highway corridors contributes to Cache Creek’s unique character while avoiding visual clutter, with particular attention to lighting, size, and placement.
- 4.4.4. Cross-Access Between Properties:** Where feasible, the Village encourages cross-access agreements between adjacent highway commercial properties to reduce direct highway access points and improve traffic safety.



4.5 NEIGHBOURHOOD MIXED USE

INTRODUCTION

Neighbourhood Mixed Use areas provide opportunities for small-scale commercial and residential development that serves the daily needs of residents within walking distance, reducing reliance on vehicle travel. These areas focus on pedestrian-oriented, neighbourhood-scale services such as corner stores, cafes, and professional offices, strategically located to enhance neighbourhood livability while minimizing competition with the Village’s primary commercial areas along highway corridors.

INTENT

The intent of the Neighbourhood Mixed Use area is to provide smaller-scale commercial opportunities that serve nearby residents and complement major commercial areas without competing with the Village’s commercial core.

OBJECTIVES

- Provide convenient access to daily goods and services within walking distance of residential areas
- Support the development of complete, walkable neighbourhoods
- Encourage building forms that integrate residential and commercial uses
- Ensure neighbourhood-scale development that is sensitive to surrounding residential areas
- Promote pedestrian-oriented design and active transportation

APPLICABILITY

The following objectives and policies apply to lands identified as “Neighbourhood Mixed Use” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.5.1. Mixed Use Buildings:** The preferred building form in Neighbourhood Mixed Use areas is a mixed-use building with commercial or office uses on the ground floor and residential units on upper floors.
- 4.5.2. Rezoning Requirements:** Rezoning to a neighbourhood-scale mixed use designation will be supported provided it meets the following conditions:
- a) It is located along an arterial or collector road;
 - b) It is built at the same scale as surrounding neighbourhood residential;
 - c) It provides residential units in addition to ground-floor commercial;
 - d) There is not another established mixed use node within 500m; and
 - e) It is located within 100m of a local park or school or it provides semi-public amenity space (e.g. patios, plazas or greenspace).
- 4.5.3. Cultural and Community Amenities:** The Neighbourhood Mixed Use area around Quartz Road is the preferred location for cultural facilities, community gathering spaces, and public art that enhance community identity and visitor experience.
- 4.5.4. Pedestrian Orientation:** Neighbourhood Mixed Use areas shall be supported by sidewalks, pathways, and safe pedestrian crossings to ensure convenient walking access from surrounding residential areas.
- 4.5.5. Parking:** Adequate on-site parking shall be provided for both commercial and residential uses, with parking areas designed to minimize visual impact from streets and adjacent properties.

- 4.5.6. Servicing:** Neighbourhood Mixed Use developments shall be connected to municipal water and sewer systems.
- 4.5.7. Site Design:** Development proposals shall demonstrate high-quality site and building design that enhances the pedestrian environment and provides appropriate transitions to adjacent residential areas.

- 4.5.8. Complete Neighbourhood Support:** Neighbourhood Mixed Use areas shall be planned to support daily needs within walking distance, recognizing the needs of older residents and households with limited mobility.



Rendering of conceptual neighbourhood mixed use building



4.6 INDUSTRIAL

INTRODUCTION

Cache Creek’s industrial land base was significantly expanded through boundary extensions, providing Crown-owned land outside the Agricultural Land Reserve with terrain suitable for development. The Industrial designation accommodates employment-generating uses including the Cache Creek Landfill, manufacturing, processing, warehousing, trucking, heavy equipment operations, and the airport. Concentrating industrial uses near the landfill creates synergies and reduces land use conflicts while diversifying the municipal tax base and providing local employment opportunities.

INTENT

The intent of the Industrial designation is to accommodate manufacturing, processing, packaging, warehousing, with particular support for the continued operation and expansion of the Cache Creek Airport, Landfill, and related industrial activities.

OBJECTIVES

- Provide adequate land for industrial development and employment generation
- Support the continued operation and expansion of existing industrial uses
- Encourage industrial diversification and economic development
- Minimize land use conflicts with residential and other sensitive uses
- Support airport-related industrial development

APPLICABILITY

The following objectives and policies apply to lands identified as “Industrial” on Map 1: Land Use Plan.

POLICIES

- 4.6.1. General Industrial:** Industrial designated lands shall accommodate a broad range of employment-generating industrial businesses, resource management facilities, and transportation infrastructure.
- 4.6.2. Landfill Gas Utilization:** LNG and renewable energy projects using landfill gas shall be encouraged.
- 4.6.3. Airport Development:** Airport expansion and related industries shall be encouraged.
- 4.6.4. Industrial Buffering:** Where industrial uses are located adjacent to residential or other sensitive land uses, adequate buffering through landscaping, berming, fencing, or setbacks shall be provided to minimize visual, noise, dust, and other impacts.
- 4.6.5. Industrial Site Landscaping:** Industrial sites shall incorporate landscaping along street frontages and property lines visible from public roads to enhance visual quality.
- 4.6.6. Hours of Operation:** The Village recognizes that industrial operations may require extended or 24-hour operations and shall consider this when reviewing adjacent land use proposals.
- 4.6.7. Industrial Traffic Management:** Industrial developments generating significant truck traffic shall provide on-site loading areas, circulation patterns, and access points that minimize impacts on residential streets and maintain traffic safety.

4.7 OUTDOOR RECREATION COMMERCIAL

INTRODUCTION

The Outdoor Recreation Commercial designation recognizes a unique category of commercial activity in Cache Creek that differs from both highway commercial and Village Core uses. These are recreation-focused businesses such as campgrounds, golf courses, and driving ranges that require larger land areas, are oriented toward leisure rather than convenience, and often feature natural or landscaped settings. Located primarily along the Trans-Canada Highway east of the core commercial area, these uses capitalize on Cache Creek’s natural setting and serve both travelers and destination visitors seeking outdoor recreational experiences.

INTENT

The intent of the Outdoor Recreation Commercial designation is to accommodate outdoor recreational land uses such as golf courses, driving ranges, and campsites that provide recreational opportunities for residents and visitors while maintaining the natural setting and visual appeal at the Village entrances.

OBJECTIVES

- Support tourism-related commercial development that enhances recreational opportunities
- Encourage development that complements the natural landscape
- Balance recreation activities with the protection of environmental features such as watercourses and sensitive areas
- Provide flexibility for a range of outdoor recreation uses

APPLICABILITY

The following objectives and policies apply to lands identified as “Outdoor Recreation Commercial” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.7.1. Future Outdoor Recreation Development:** Re-designation of land to accommodate new outdoor recreation sites shall be considered by Council on a case by case basis provided that the site meets the following criteria:
 - a) Does not unduly impact existing residential areas;
 - b) Does not unduly impact agricultural operations;
 - c) Has a recreational feature such as a creek location or a scenic trail, or is in close proximity to a recreation or tourist attraction;
 - d) Does not have a preferred alternative use; and
 - e) Does not negatively affect environmentally sensitive areas.
- 4.7.2. Outdoor Recreation Site Standards:** Outdoor recreation commercial operations shall provide adequate parking, washroom facilities, potable water, and waste management services appropriate to the scale and nature of the use.
- 4.7.3. Seasonal Operations:** The Village recognizes that many outdoor recreation commercial uses are seasonal and supports flexible regulations that acknowledge varying intensity of use throughout the year.
- 4.7.4. Natural Feature Preservation:** Outdoor recreation commercial developments shall preserve and enhance natural features including trees, water features, and topography that contribute to the recreational experience and environmental quality.



4.8 AGRICULTURAL

INTRODUCTION

Agricultural lands within and adjacent to Cache Creek provide important ecosystem services, contribute to local food security, maintain rural character, and support the regional economy. The Agricultural designation aligns with lands within the Provincial Agricultural Land Reserve (ALR). Primary agricultural uses include grazing, hay production, and ranch-related activities suitable to the Interior Plateau environment. As Cache Creek grows, careful attention must be paid to the interface between urban development and agricultural lands to ensure farming can continue without undue constraints.

INTENT

The intent of the Agricultural designation is to protect lands for agricultural purposes including farmland currently used, or with potential for, grazing, crop or feed production, with designation boundaries generally corresponding to Agricultural Land Reserve boundaries.

OBJECTIVES

- Protect agricultural land for current and future farming activities
- Support viable agricultural operations and local food production
- Ensure compatibility between agricultural and non-agricultural land uses
- Work cooperatively with the Agricultural Land Commission on ALR matters
- Provide appropriate buffering between agricultural and residential uses

APPLICABILITY

The following objectives and policies apply to lands identified as “Agricultural” on Map 1: Land Use Plan.

POLICIES

- 4.8.1. Agricultural Designation:** Lands designated as Agricultural shall be used for agricultural purposes including grazing, crops, and feed production.
- 4.8.2. ALR Alignment:** Agricultural designations shall generally correspond to ALR boundaries.
- 4.8.3. Agricultural Interface Design:** Development proposals adjacent to the ALR shall demonstrate how the development will minimize impacts on agricultural operations through site design, building placement, landscaping, and edge treatments in accordance with Agricultural Land Commission “Guide to Edge Planning”.
- 4.8.4. Support for Agricultural Economic Viability:** The Village supports the economic viability of agricultural operations through policies that protect the ability of farmers to use accepted agricultural practices and diversify farm income.
- 4.8.5. Agricultural Land Protection:** The Village discourages the removal of land from the Agricultural Land Reserve and will work with the Agricultural Land Commission to maintain the integrity of the ALR.

4.9 ENVIRONMENTAL

INTRODUCTION

Cache Creek’s dramatic topography includes steep hillside areas that lack the level terrain, road access, and utility infrastructure necessary for cost-effective urban development. The Environmental designation applies to lands that, due to steep slopes, natural drainage corridors, and environmental sensitivity, are not suitable for urban development. These lands, located primarily on hillsides above the valley floor, provide important natural ecosystem functions, wildlife habitat, and biodiversity while maintaining Cache Creek’s scenic desert landscape character. Protecting these areas in their natural state safeguards the community from the costs and hazards associated with hillside development.

INTENT

The intent of the Environmental designation is to protect and conserve environmentally sensitive areas including steep slopes, natural drainage areas, and wildlife habitat that are largely free of urban development, while supporting natural ecosystem functions and biodiversity conservation.

OBJECTIVES

- Protect environmentally sensitive lands from inappropriate development
- Support resource-based activities on suitable lands
- Preserve natural features and ecological functions
- Allow for low-impact recreational uses where appropriate
- Maintain large parcel sizes to discourage subdivision and urban development

APPLICABILITY

The following objectives and policies apply to lands identified as “Environmental” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.9.1. Environmental Designation:** Lands with steep slopes, environmental sensitivity, or lack of infrastructure and road access shall be designated Environmental and protected from urban development.
- 4.9.2. Minimum Parcel Size:** A minimum parcel size of 2 hectares shall be maintained within the Environmental designation to prevent subdivision and direct residential development to serviced areas of the community.
- 4.9.3. Trail and Recreation Access:** Where appropriate, the Village may seek to establish trails or limited recreational access on Environmental designated lands through agreements with landowners.
- 4.9.4. Watershed Protection:** Environmental designated lands that contribute to Cache Creek’s watershed shall be managed to protect water quality and quantity through erosion control and vegetation retention.
- 4.9.5. Natural Vegetation Retention:** The Village encourages retention of native grassland and other natural vegetation on Environmental designated lands for erosion control, wildlife habitat, and maintenance of natural character, except where wildfire management practices require vegetation modification or removal.



4.10 COMMUNITY USE

INTRODUCTION

Cache Creek benefits from a variety of community facilities that serve residents and visitors alike. The Community Use designation recognizes lands and facilities that provide essential public functions, including the Community Hall, Gateway Park, Cache Creek Elementary School, the library, places of worship, and the cemetery. These gathering places strengthen social connections, support quality of life, and make Cache Creek a more attractive place to live, invest, and put down roots.

INTENT

The intent of the Community Use designation is to accommodate facilities that serve the public including recreation facilities, schools, libraries, churches, cemetery, and other institutional uses that provide community services and amenities.

OBJECTIVES

- Provide adequate land for institutional and community facilities
- Support the development and maintenance of facilities that serve community needs
- Encourage community facilities to locate in accessible locations
- Protect archaeological and heritage sites
- Ensure adequate parking and site design for institutional uses

APPLICABILITY

The following objectives and policies apply to lands identified as “Community Use” on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan.

POLICIES

- 4.10.1. **Community Hall:** Council shall support the Community Hall as a community focal point.
- 4.10.2. **Community Use Location:** Community uses are to be encouraged in mixed-use areas subject to rezoning.
- 4.10.3. **Cemetery:** Council has designated the cemetery as a Community Use and will support its expansion as needed.
- 4.10.4. **Accessible Community Facilities:** New community facilities shall be designed and located to be accessible to all residents, including consideration of mobility, age-friendly design, and proximity to residential areas.
- 4.10.5. **Multi-Use Community Spaces:** The Village supports community facilities that can accommodate multiple uses and programs to maximize utility and cost-effectiveness.
- 4.10.6. **Community Facility Partnerships:** The Village shall seek partnerships with other levels of government, the regional district, school district, non-profit organizations, and the private sector to develop and maintain community facilities.

- 4.10.7. **Schools:** Council will work cooperatively with the School Board in future site planning for schools and school needs assessments.
- 4.10.8. **Coordination with School District:** The Village will coordinate with School District 74 to monitor enrollment trends and consider implications for growth management, housing, and servicing decisions, recognizing district-wide projections.

- 4.10.9. **Maintain School Building:** The Village recognizes CCES as a long-term community asset and supports SD 74's efforts to extend the functional life of the school for community use.
- 4.10.10. **Efficient Community Form:** The Village will support a growth pattern that reinforces existing serviced areas and efficient community form, recognizing that district-wide school utilization is low on average and long-term planning is focused on sustaining and upgrading existing facilities.



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4.11 PARK

INTRODUCTION

Parks, recreation areas, and open spaces are essential components of a healthy and livable community, providing opportunities for recreation, social interaction, and connection with nature.

The Cache Creek Recreational Park, located at the north end of Quartz Road, serves as the Village’s primary 4.5-hectare community park with facilities including a playground, sports fields, horseshoe pits, Bonaparte River access and 1km walking circuit. Council is currently exploring options for how to improve/use the covered “arena” space.

The 2013 Parks, Recreation and Trails Master Plan and the 2025 Active Transportation and Downtown Revitalization Plan identified development of a functional trail system.

As the Village grows, particularly in the north-east area, smaller neighbourhood parks will be needed to serve residents within 800-metre (10 minute) walking distance. The following policies support both plans and emphasize partnerships with community groups, other levels of government, Indigenous nations, and local businesses.

INTENT

The Park designation protects existing parks and recreational facilities that serve growing residential neighbourhoods and provide trail connections along the Bonaparte River and Cache Creek.

OBJECTIVES

- Provide adequate park space to serve existing and future residents
- Develop a comprehensive trail network connecting parks and neighbourhoods
- Enhance public access to watercourses and natural features
- Support recreational programming and facilities for all ages and abilities

APPLICABILITY

The following objectives and policies apply to lands identified as “Park” on Map 1: Land Use Plan, Map 2: Community Core Land Use Plan, and to all on Map 4: Parks, Open Space & Trails.

POLICIES

- 4.11.1. **Neighbourhood Park Access:** The Village shall support the development of neighbourhood parks throughout the community to ensure all residents have access to a park within an 800-metre walking distance.
- 4.11.2. **Parkland Dedication:** The Village shall consider the option for-cash in-lieu of parkland dedication under one or more of the following circumstances:
 - a) The total parcel size would be too small for a park or pathway component; or
 - b) The land under consideration would not complement the park or pathway system.
- 4.11.3. **Watercourse Preservation:** Council encourages the preservation of the natural attributes of Cache Creek and the Bonaparte River.
- 4.11.4. **Setbacks from Watercourses:** Development adjacent to watercourses shall maintain appropriate setbacks to protect riparian areas and public access for trail development.
- 4.11.5. **Parks & Development Integration:** As new lands are developed, the Village shall establish inclusive and accessible neighbourhood parks and open spaces in accordance with the locations and service areas identified on Map 4: Parks, Open Space and Trails.

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CHAPTER 5:
COMMUNITY-
WIDE USES

Village of Cache Creek



5. COMMUNITY-WIDE USES

5.1 ARTS & CULTURE

INTRODUCTION

Arts and culture contribute to community identity, social cohesion, quality of life, and economic vitality. Cache Creek’s unique “1950s and 60s graffiti theme” represents one aspect of the community’s cultural identity, celebrating its role as a traveler destination with vibrant, eye-catching commercial signage. Beyond this highway-oriented character, Cache Creek has opportunities to support local artists, artisans, cultural events, and heritage preservation that enrich community life and visitor experience.

OBJECTIVES

- Celebrate and preserve Cache Creek’s unique cultural identity and history
- Support local artists and artisans through showcasing opportunities and economic development
- Enhance community gathering spaces with public art and cultural programming
- Use arts and culture to support local economic growth and attract visitors

POLICIES

- 5.1.1. Public Art:** The Village encourages public art in community facilities, parks, and public spaces that reflects Cache Creek’s character.
- 5.1.2. Cultural Events:** The Village supports cultural events and festivals that bring residents together and attract visitors.
- 5.1.3. Local Arts Economy:** The Village shall support the local arts economy through markets, galleries, artisan studios, and maker spaces in commercial and mixed-use areas.
- 5.1.4. Cultural Facilities:** The Village supports cultural facilities that provide space for arts programming, performances, exhibitions, and community activities.
- 5.1.5. Indigenous Cultural Recognition:** The Village shall work respectfully with Indigenous peoples to recognize Indigenous history, culture, and contributions through interpretation, signage, and programming.

5.2 BOUNDARY EXPANSION

INTRODUCTION

Municipal boundary extensions have accommodated Cache Creek’s industrial growth, particularly for the landfill and former chip reload facility. Other past extensions have provided strategic economic development opportunities in suitable locations with appropriate terrain, proximity to existing industrial uses, and lands outside the Agricultural Land Reserve. The Village prioritizes efficient use of existing serviced lands through infill and redevelopment, while recognizing that boundary extensions may be appropriate in specific circumstances to accommodate growth needs that cannot be met within the current municipal area. All boundary extension proposals will be carefully evaluated to ensure they align with the Village’s long-term planning objectives, demonstrate clear community benefits, minimize infrastructure costs, and respect natural and agricultural lands.

OBJECTIVES

- Prioritize infill and redevelopment within existing municipal boundaries to maximize efficient use of infrastructure and serviced lands
- Support strategic boundary extensions only where they advance community objectives that cannot be achieved within existing boundaries
- Ensure boundary extensions do not place undue financial burden on the municipality through increased servicing costs or infrastructure requirements
- Protect Agricultural Land Reserve lands from boundary extensions intended solely for future development

POLICIES

- 5.2.1. Infill Priority:** The Village shall not expand the municipal boundary solely for new residential development and shall direct residential growth to existing serviced areas within the current boundary.
- 5.2.2. Boundary Extensions:** Boundary expansions will be considered by the Village where the following criteria are carefully assessed:
 - a) The area proposed to be included within the municipality must be contiguous with the existing municipal boundary;
 - b) The proposed municipal boundary should not divide legal parcels;
 - c) Roads and road rights-of-way adjacent to the boundary extension area should be included in the municipality;
 - d) There is no ‘leapfrogging’ of development that results in the need for unnecessary extension of municipal services;
 - e) Land use designations are carefully considered; and
 - f) There is general support from landowners.
- 5.2.3. Infrastructure Capacity Assessment:** Prior to approving any boundary extension, the Village shall complete an assessment of existing infrastructure capacity and the costs associated with extending and maintaining municipal services to the proposed area, including water, sewer, roads, and emergency services.



- 5.2.4. Servicing Agreements:** Where boundary extensions are approved, the Village shall require servicing agreements that clearly define responsibilities for infrastructure development, ongoing maintenance costs, and service delivery standards.
- 5.2.5. Regional District Consultation:** The Village shall consult with the Thompson-Nicola Regional District on all boundary extension proposals to ensure coordination of service delivery and minimize potential conflicts.
- 5.2.6. Land Use Consistency:** Boundary extension proposals shall demonstrate consistency with the land use designations and policies of this Official

Community Plan, and any proposed land uses within the extension area shall be compatible with adjacent lands.

- 5.2.7. Natural and Environmental Considerations:** Boundary extensions shall avoid areas with significant environmental constraints, hazard lands, or Environmentally Sensitive Areas (ESAs) unless appropriate mitigation measures can be implemented.
- 5.2.8. Agricultural Interface:** Where boundary extensions adjoin Agricultural Land Reserve lands, the Village shall ensure appropriate buffering and edge planning measures are incorporated to minimize land use conflicts between urban and agricultural uses.



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5.3 ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development is essential to Cache Creek’s long-term sustainability and prosperity. The Village’s economy has traditionally been based on highway-serving commercial services, and the Cache Creek Landfill operation. Continued economic diversification, business retention and attraction, workforce development, and support for entrepreneurship are important for creating local employment opportunities and maintaining a strong municipal tax base.

OBJECTIVES

- Diversify Cache Creek’s economic base beyond highway commercial and landfill operations
- Support business retention, expansion, and attraction initiatives
- Foster entrepreneurship and small business development
- Strengthen Cache Creek’s role as a regional service centre
- Coordinate economic development efforts with regional partners
- Support tourism development that capitalizes on Cache Creek’s location and character

POLICIES

- 5.3.1. Home-Based Businesses:** The Village shall encourage home-based businesses by maintaining flexible zoning regulations in the Zoning Bylaw that balance entrepreneurial opportunities with neighbourhood character and require appropriate business licensing.
- 5.3.2. Business Attraction and Retention:** The Village shall work with regional economic development agencies to attract new businesses and support the retention and expansion of existing businesses in Cache Creek.

- 5.3.3. Industrial and Commercial Land Supply:** The Village shall maintain an adequate supply of serviced industrial and commercial land to accommodate business growth and attraction opportunities.
- 5.3.4. Local Procurement:** The Village shall, where feasible and consistent with procurement requirements, prioritize local businesses when purchasing goods and services to support the local economy.
- 5.3.5. Tourism Development:** The Village supports tourism development that capitalizes on Cache Creek’s strategic location, natural setting, and unique character, including accommodation, restaurants, recreation services, and visitor attractions.
- 5.3.6. Broadband Infrastructure:** The Village recognizes high-speed internet connectivity as essential economic infrastructure and shall advocate for improved broadband service to support businesses and enable home-based work.
- 5.3.7. Village Core Vitality:** The Village shall enhance Village Core economic vitality through business support, public realm improvements, and facade grants as they are available.



5.4 FLOODPLAIN MANAGEMENT

INTRODUCTION

Cache Creek’s location at the confluence of Cache Creek and the Bonaparte River creates unique flood hazard challenges. The devastating 2023 spring freshet demonstrated the community’s vulnerability to flood events and revealed critical infrastructure weaknesses. Climate change projections indicate that extreme weather events, including flooding, are likely to increase in frequency and severity, making proactive floodplain management essential for community safety and resilience.

Effective floodplain management balances the protection of life and property with the preservation of natural floodplain functions. Floodplains provide critical ecological services including flood attenuation, groundwater recharge, water quality improvement, and riparian habitat.

The Village is committed to working collaboratively with residents, neighbouring jurisdictions, Indigenous nations, provincial ministries, and engineering consultants to implement comprehensive flood mitigation measures and build long-term community resilience.

OBJECTIVES

- Protect residents, property, and infrastructure from flood hazards
- Preserve natural floodplain functions and ecological services
- Ensure development complies with floodplain management regulations
- Expand flood mapping to inform future land use decisions
- Build community preparedness and resilience through inter-governmental collaboration
- Minimize future exposure to flood hazards through informed planning and development controls

POLICIES

- 5.4.1. Hazard Preparedness Coordination:** Support community preparedness and resiliency through collaboration with residents, community partners, and other government agencies to address natural hazards, subject to available provincial and federal funding.
- 5.4.2. Flood Mapping Expansion:** Collaborate with other government jurisdictions and qualified professionals to develop flood mapping for southern areas of the Village not currently addressed in the Floodplain Management Bylaw.
- 5.4.3. Floodplain Identification:** Recognize that lands subject to flooding are shown approximately on Map 8: Floodplain Hazard DPA and may include lands around watercourses other than Cache Creek and Bonaparte River, as defined within the Floodplain Management Bylaw.
- 5.4.4. Floodplain Development Compliance:** Require all new development and redevelopment within the Floodplain to comply with the Village’s Floodplain Management Bylaw.
- 5.4.5. Natural Hazard Covenants:** Require a ‘save harmless’ restrictive covenant pursuant to Section 219 of the Land Title Act for any property identified as being subject to natural hazards prior to approval with the following conditions:
 - a) Covenants shall be required prior to building permit approval where a site-specific exemption under the Floodplain Management Bylaw is being sought; and
 - b) Covenants shall be required prior to rezoning, subdivision, or development permit approvals.



5.5 GREENHOUSE GAS REDUCTION

INTRODUCTION

The Local Government Act requires Official Community Plans to include greenhouse gas reduction targets and actions. In Cache Creek, transportation is the largest emissions source, followed by buildings and solid waste. The Village will reduce emissions through compact development, energy-efficient design, alternative transportation, and waste reduction, in partnership with senior governments while respecting its rural character.

GHG REDUCTION TARGETS

The Village has established the following greenhouse gas emission reduction targets using 2007 as the base year:

- By 2030: 10% reduction in buildings and transportation emissions
- By 2050: 33% reduction in buildings and transportation emissions

OBJECTIVES

- Reduce greenhouse gas emissions from buildings, transportation, and waste
- Support energy-efficient building design and renewable energy systems
- Encourage compact, mixed-use development that reduces vehicle dependence
- Promote active transportation and alternative mobility options
- Support waste reduction and diversion initiatives

POLICIES

- 5.5.1. Climate Action Planning:** The Village shall implement climate action initiatives consistent with Council’s climate action goals and may develop a Climate Action Plan to coordinate reduction efforts and establish monitoring procedures.

ENERGY-EFFICIENT BUILDINGS

- 5.5.2. Alternative Energy Systems:** The Village shall support alternative energy sources including solar and geothermal systems that may include incentives such as a streamlined permitting processes.
- 5.5.3. Energy Efficiency Standards:** The Village shall encourage energy-efficient and climate resilient building design, and may consider adopting higher energy efficiency standards for new construction.
- 5.5.4. Building Retrofits:** The Village shall encourage energy retrofits of existing buildings through information sharing and exploring incentive programs.

COMPACT DEVELOPMENT

- 5.5.5. Compact Growth:** The Village shall support compact development forms that reduce infrastructure costs and vehicle dependence.
- 5.5.6. Mixed-Use Development:** The Village shall encourage mixed-use buildings that integrate residential and commercial uses to reduce transportation needs.

TRANSPORTATION

- 5.5.7. Active Transportation:** The Village shall support walking and cycling through development of sidewalks, trails, and bicycle infrastructure.
- 5.5.8. Alternative Transportation:** The Village shall encourage transit, carpooling, ride-sharing, and other alternatives to single-occupancy vehicle travel.

WASTE REDUCTION

- 5.5.9. Waste Diversion:** The Village shall support waste reduction, recycling, and composting initiatives in partnership with the Thompson-Nicola Regional District.



5.6 GOVERNANCE

INTRODUCTION

Good governance is fundamental to Cache Creek’s success as a community. Effective decision-making processes, public engagement, intergovernmental coordination, fiscal responsibility, and transparent communication build public trust and lead to better outcomes. The Village is committed to governance practices that are inclusive, accountable, and responsive to community needs.

OBJECTIVES

- Maintain transparent, accountable, and responsive governance practices.
- Foster collaborative relationships with other levels of government, Indigenous nations, and regional partners.
- Ensure fiscal responsibility and sustainable financial management.
- Promote meaningful community engagement in decision-making processes.

POLICIES

INTER-GOVERNMENTAL COORDINATION

- 5.6.1. Intergovernmental Coordination:** The Village shall work cooperatively with the Thompson-Nicola Regional District, provincial ministries, federal agencies, and Indigenous governments on matters of mutual interest.
- 5.6.2. Regional Collaboration:** The Village shall actively participate in regional planning and service delivery initiatives that benefit Cache Creek and the broader region.

- 5.6.3. Indigenous Relations:** Council shall work to build respectful, collaborative relationships with Indigenous nations whose traditional territories include the Cache Creek area, pursuing opportunities for partnership, consultation, and mutual benefit.
- 5.6.4. Archaeological Site Protection:** All development shall give consideration to the requirements of the Heritage Conservation Act, including the protection of archaeological sites.

FISCAL MANAGEMENT

- 5.6.5. Fiscal Responsibility:** The Village shall make land use and infrastructure decisions that consider long-term fiscal sustainability and community capacity to pay.
- 5.6.6. Asset Management:** The Village shall implement and maintain a comprehensive asset management program for municipal infrastructure and facilities.

COMMUNITY ENGAGEMENT

- 5.6.7. Public Engagement:** The Village shall provide opportunities for residents to participate in planning and decision-making through meetings, surveys, advisory committees, and other mechanisms.
- 5.6.8. Volunteer Support:** The Village shall support volunteer-led initiatives through coordination, recognition, and financial or in-kind assistance where feasible.

5.7 HOUSING

INTRODUCTION

Housing is a fundamental component of community well-being and economic vitality. Cache Creek faces housing challenges common to rural communities, including limited rental stock, affordability pressures, and the need for diverse housing types to accommodate seniors, families, and individuals at different life stages and income levels.

The Village recognizes the importance of supporting housing diversity through land use policies that enable a range of housing forms, from single-detached homes to multi-unit developments, secondary suites, and other alternative housing options that meet community needs.

OBJECTIVES

- Increase the diversity of housing types available in Cache Creek to meet the needs of residents at all life stages and income levels.
- Support the development of affordable housing options, including Purpose-Built Rental Housing and housing for seniors and those with diverse support needs.
- Enable innovative housing solutions that increase housing supply while maintaining community character.
- Promote housing policies that support aging in place and multi-generational living arrangements.

POLICIES

AFFORDABLE HOUSING

- 5.7.1. Affordable Housing Support:** Council shall support initiatives that increase affordable housing supply, working with senior governments, non-profit organizations, and developers.

- 5.7.2. Purpose-Built Rental Housing:** The Village shall encourage purpose-built rental housing through land use designations and zoning that accommodate Multi-Unit Housing development.
- 5.7.3. Diversity of Housing Strategies:** The Village shall encourage a diverse mix of housing strategies, including affordable housing, purpose-built rental housing, and non-market housing, to address the range of housing needs identified in the community.

HOUSING DIVERSITY

- 5.7.4. Compact Development:** The Village shall support compact development that maximizes efficient use of land and infrastructure capacity.
- 5.7.5. Diverse Housing Forms:** The Village shall support diverse housing types including single-detached homes, duplexes, townhouses, rowhouses, apartments, mixed-use buildings, and innovative housing models to provide housing options for all residents.
- 5.7.6. Accessory Dwelling Units:** The Village shall support Accessory Dwelling Units as an alternative housing form in all residential areas subject to Zoning Bylaw regulations.
- 5.7.7. Demographic-Responsive Housing Supply:** The Village shall monitor housing supply and demand over time to ensure housing types and unit sizes reflect changing household composition, including smaller households and seniors-led households.
- 5.7.8. Flexibility in Housing Delivery:** Housing policies shall remain flexible to allow adjustments in housing form, tenure, and density in response to changing demographic or economic conditions over the planning period.



SUPPORTIVE HOUSING

5.7.9. **Specialized Housing:** The Village shall support housing that meets the needs of seniors and those with diverse support needs, including accessible units, supportive housing, and age-in-place options, and shall work with senior governments and service providers to facilitate such housing developments.

HOUSING STANDARDS & INNOVATION

- 5.7.10. **Energy-Efficient Housing:** The Village may support incentives for energy-efficient, climate resilient housing and alternative energy sources such as solar and geothermal heating.
- 5.7.11. **Green Building Standards:** New homes in subdivisions subject to rezoning shall meet Step Code standards or equivalent sustainable building practices.

5.8 MUNICIPAL SERVICES

INTRODUCTION

Reliable, well-maintained municipal infrastructure is fundamental to community health, safety, environmental protection, and economic development. Cache Creek’s municipal services include water supply, wastewater collection and treatment, stormwater management, solid waste collection, and maintenance of roads and public facilities.

The Village is committed to sustainable infrastructure management that balances service delivery with fiscal responsibility and environmental stewardship. Water conservation, energy efficiency, and lifecycle asset management guide the Village’s approach to planning infrastructure expansion and maintaining existing systems to meet the needs of a growing community.

OBJECTIVES

- Ensure the provision of safe, reliable municipal services that meet the needs of current and future residents and businesses
- Promote water conservation and efficient use of municipal infrastructure
- Plan for infrastructure expansion that supports community growth while maintaining fiscal sustainability

- Protect water quality and the natural environment through appropriate management of water, wastewater, and stormwater systems
- Maintain municipal assets through comprehensive asset management planning

POLICIES

WATER SUPPLY & CONSERVATION

- 5.8.1. **Water Conservation:** Council shall monitor water conservation strategies for all users.
- 5.8.2. **Water System Planning and Protection:** The Village shall plan for water system improvements to accommodate growth, ensure adequate supply and fire protection, and protect drinking water sources through watershed management and monitoring programs.
- 5.8.3. **Water Conservation:** The Village shall monitor water conservation strategies and encourage water-efficient fixtures, landscaping, and practices in all buildings.

WASTEWATER MANAGEMENT

- 5.8.4. **Wastewater System Management:** The Village shall plan for wastewater capacity that accommodates growth, maintain infrastructure to reduce inflow and infiltration, and ensure treatment meets applicable standards.
- 5.8.5. **Wastewater Connections:** The Village shall require connection to municipal sewer services where available.

STORMWATER MANAGEMENT

- 5.8.6. **Stormwater Infrastructure:** The Village shall develop stormwater management plans that reduce flooding risks, protect water quality, and maintain drainage infrastructure to address current and future needs.
- 5.8.7. **Low Impact Development:** The Village shall encourage low impact development practices and require erosion and sediment control measures during construction.

SOLID WASTE MANAGEMENT

- 5.8.8. **Waste Management Services:** The Village shall provide waste collection services, support recycling and waste diversion programs, and coordinate with the Thompson-Nicola Regional District on regional waste management.

INFRASTRUCTURE PLANNING & ASSET MANAGEMENT

- 5.8.9. **Infrastructure Planning:** The Village shall maintain infrastructure master plans for municipal systems and implement asset management practices to optimize lifecycle costs.
- 5.8.10. **Infrastructure Standards:** The Village shall establish infrastructure design standards and use Development Cost Charges to ensure new development pays an appropriate share of infrastructure costs.

- 5.8.11. **Infrastructure Planning Based on Realistic Growth:** Infrastructure investment decisions shall be based on conservative population growth projections and shall prioritize maintenance, renewal, and optimization of existing systems over major capacity expansions
- 5.8.12. **Phased Infrastructure Expansion:** Where growth occurs, infrastructure upgrades shall be phased and timed to align with actual development demand, available funding, and long-term asset management objectives.

SERVICING & DEVELOPMENT

- 5.8.13. **Development Servicing:** The Village shall require new development to connect to municipal services where available and contribute to service extension costs.
- 5.8.14. **Servicing Agreements:** The Village shall enter servicing agreements with developers to ensure infrastructure meets municipal standards and may require off-site improvements where necessary.

ENERGY & CLIMATE CONSIDERATIONS

- 5.8.15. **Sustainable Infrastructure:** The Village shall pursue energy-efficient infrastructure, consider climate change impacts in planning, and explore green infrastructure opportunities.



5.9 NATURAL CLIMATE SOLUTIONS

INTRODUCTION

Cache Creek’s natural environment provides essential ecosystem services including water filtration, habitat for wildlife, erosion control, and climate regulation. The Bonaparte River, Cache Creek, and surrounding grassland ecosystems are defining features of the community’s character and support both environmental and economic values. As climate change brings increasing risks from wildfire, flooding, extreme heat, and water scarcity, protecting and enhancing natural systems becomes increasingly important for community resilience. The Village is committed to protecting riparian areas, preserving native vegetation, managing climate hazards, and building adaptive capacity to ensure the community can thrive in a changing climate.

OBJECTIVES

- Protect riparian areas, native vegetation, and natural ecosystems that provide environmental and community benefits
- Preserve mature trees and expand urban tree canopy for carbon sequestration, cooling, and habitat
- Manage invasive species that threaten native ecosystems and agricultural productivity
- Build community resilience to climate change impacts including extreme heat and water scarcity
- Promote water conservation as both an environmental protection and climate adaptation measure

POLICIES

NATURAL ENVIRONMENT PROTECTION

5.9.1. Riparian Area Protection: The Village shall protect riparian areas along the Bonaparte River, Cache Creek, and other watercourses through development setbacks, restoration initiatives, and application of the Provincial Riparian Areas Protection Regulation.

5.9.2. Native Vegetation Retention: The Village shall encourage retention of native grassland and associated vegetation that provides habitat, controls erosion, maintains community character, and supports climate resilience, particularly in environmentally sensitive areas.

5.9.3. Urban Tree Canopy: The Village shall support expansion of the urban tree canopy through street tree planting, park development, and landscaping requirements, using drought-tolerant and water-efficient species where appropriate, to provide cooling benefits and improve climate resilience.

5.9.4. Invasive Species Management: The Village shall work with property owners and partner agencies to support identification, education, and control of invasive plant species that threaten natural ecosystems and agricultural productivity.

CLIMATE ADAPTATION

5.9.5. Extreme Heat Response: The Village shall plan for increasing extreme heat events by maintaining and expanding urban tree canopy, ensuring access to cooling centres during heat emergencies, and supporting energy-efficient building design that reduces cooling needs.

5.9.6. Water Conservation: The Village shall promote water conservation as a climate adaptation measure through public education, responsible irrigation practices, drought-resistant landscaping, and consideration of water metering systems.

5.9.7. Climate-Resilient Infrastructure: The Village shall consider climate change impacts in infrastructure planning and design, including more intense precipitation events, extended dry periods, and changing temperature patterns.

5.10 SAND AND GRAVEL

INTRODUCTION

Sand and gravel deposits are important natural resources that support construction, infrastructure development, and economic activity. The Local Government Act requires Official Community Plans to identify sand and gravel deposits suitable for future extraction. Significant deposits are located in the Boston Flats area south of the Village and are identified on Map 1: Land Use Plan. These resources are also identified in the Thompson-Nicola Regional District’s Ashcroft-Cache Creek Fringe Area Official Community Plan. The Village recognizes the economic importance of these resources while managing extraction activities to minimize impacts on other land uses and the environment.

OBJECTIVES

- Identify and protect significant sand and gravel resources for potential future extraction
- Balance resource extraction with other community interests including residential development, agricultural uses, environmental protection, and community character
- Ensure sand and gravel extraction is conducted in an environmentally responsible manner with appropriate mitigation and rehabilitation measures

POLICIES

GRAVEL

5.10.1. Gravel Resources: The Village shall encourage the responsible identification, management, and extraction of sand and gravel resources within the community.

REGIONAL COORDINATION

5.10.2. Regional Gravel Resource Management: The Village shall support the policies in the Thompson-Nicola Regional District’s Ashcroft-Cache Creek Fringe Area Official Community Plan regarding identification and management of sand and gravel resources.

EXTRACTION MANAGEMENT

5.10.3. Extraction Standards and Compatibility: The Village shall ensure sand and gravel extraction operations minimize conflicts with residential areas, agricultural operations, and environmental values, and shall work with the Province and Regional District to ensure extraction meets environmental standards including dust control, noise mitigation, and traffic management.

5.10.4. Site Rehabilitation: The Village shall require progressive rehabilitation of extraction sites to appropriate post-extraction uses, which may include agricultural, recreational, or environmental conservation purposes.

5.10.5. Buffer Requirements: The Village shall require appropriate buffer areas between extraction operations and sensitive land uses such as residential areas, schools, and parks.

TRANSPORTATION IMPACTS

5.10.6. Haul Routes and Road Maintenance: The Village shall work with the Ministry of Transportation and Transit and extraction operators to identify appropriate haul routes that minimize impacts on residential areas and ensure roads used for hauling are adequately maintained through appropriate agreements.



5.11 SOCIAL SERVICES

INTRODUCTION

Access to quality healthcare and social services is essential to community well-being and quality of life. Cache Creek residents are served by the Ashcroft Urgent and Primary Care Centre for primary care and access regional healthcare and social services through Interior Health and provincial programs. Social services provide critical support for seniors, youth, families, persons with disabilities, and those experiencing vulnerability.

As the community ages and grows, ensuring adequate healthcare services and social supports will become increasingly important. The Village is committed to working with Interior Health and social service providers to advocate for and maintain local services that meet community needs.

OBJECTIVES

- Support adequate healthcare services and facilities to meet the needs of Cache Creek residents.
- Advocate for improved access to primary care, emergency services, and specialized healthcare in the region.
- Promote health and wellness through community programs, facilities, and partnerships.
- Support the delivery of adequate and equitable social services to meet the needs of all community members.
- Foster an inclusive, welcoming community where diversity is celebrated and all residents have opportunities to participate fully in community life.
- Advocate for social services and supports that address the needs of vulnerable populations, including seniors, youth, families, and persons experiencing homelessness or poverty.

POLICIES

HEALTHCARE SERVICES

- 5.11.1. Healthcare Advocacy:** Council shall advocate to Interior Health and the provincial government for enhanced healthcare services, including primary care, emergency services, and specialized care.
- 5.11.2. Healthcare Facility Support:** The Village shall support healthcare facilities by providing appropriate land use designations and collaborating with healthcare providers.
- 5.11.3. Regional Healthcare Coordination:** Council shall work with neighbouring communities and the Thompson-Nicola Regional District to coordinate healthcare planning and advocacy.
- 5.11.4. Ambulance Services:** Council shall advocate to BC Emergency Health Services to ensure adequate ambulance coverage and response times.

WELLNESS & PREVENTIVE HEALTH

- 5.11.5. Health Promotion:** The Village shall support health promotion initiatives that encourage healthy lifestyles, social connection, active living, and disease prevention.
- 5.11.6. Seniors' Health Services:** Council shall work with healthcare providers and organizations to ensure appropriate health services for the aging population.
- 5.11.7. Mental Health and Addictions:** The Village shall support initiatives that address mental health and substance use, working with Interior Health and partners to provide resources and supports.

SOCIAL SERVICE DELIVERY

- 5.11.8. Support for Service Providers:** The Village shall support social service organizations through land use policies, facility accommodation where feasible, and advocacy for funding and resources.
- 5.11.9. Service Gaps:** Council shall work with partners to identify gaps in social services and advocate for resources to address unmet needs in the community.

SENIORS SUPPORTS

- 5.11.10. Aging in Place:** The Village shall support policies and programs that enable seniors to age in place with dignity through accessible housing, supportive services, and age-friendly design.
- 5.11.11. Seniors' Programs and Facilities:** Council shall support programs, facilities, and services that meet the needs of older adults.

YOUTH AND FAMILY SUPPORTS

- 5.11.12. Youth Services:** The Village shall support programs and facilities that provide recreational, educational, and support services for youth.

- 5.11.13. Family Support Services:** Council shall support services that strengthen families through early childhood programs, parenting supports, and counseling.

VULNERABLE POPULATIONS

- 5.11.14. Food Security:** Council shall give consideration to initiatives that address food security through community gardens, food banks, meal programs, and local food production.
- 5.11.15. Accessibility and Inclusion:** The Village shall promote universal accessibility in the built environment and community programs for full participation of persons with diverse support needs.

SAFETY AND SECURITY

- 5.11.16. Crime Prevention:** Council shall work with the RCMP and community partners to promote community safety through crime prevention programs, neighbourhood connections, and responsive policing.
- 5.11.17. Safe Public Spaces:** The Village shall design and maintain public spaces using Crime Prevention Through Environmental Design (CPTED) principles, creating safe, welcoming environments for all users.



Gary Winslow

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5.12 TRANSPORTATION: PEDESTRIAN MOBILITY

INTRODUCTION

Creating a walkable community enhances quality of life, promotes active transportation, supports local businesses, and reduces automobile reliance. Cache Creek’s highway location presents both opportunities and challenges, bringing economic activity while creating barriers to safe pedestrian movement. The Village is committed to improving pedestrian infrastructure and connectivity through a comprehensive sidewalk and trail network.

OBJECTIVES

- Improve pedestrian safety and accessibility throughout the Village, particularly along highway corridors and within the Village Core.
- Develop a comprehensive sidewalk network that connects residential areas, commercial areas, parks, schools, and community facilities.
- Create a walkable Village Core that encourages pedestrian activity and supports local businesses.
- Work collaboratively with the Ministry of Transportation and Transit (MOTT) to address pedestrian safety along provincial highways.
- Encourage the development of a safe and accessible trail network that supports local recreation and, where feasible, connects to regional trail systems through collaboration with neighbouring jurisdictions and partner agencies.

POLICIES

SIDEWALKS

- 5.12.1. Highway Sidewalks:** The Village shall work with the MOTT to plan for sidewalks along the Trans-Canada and Cariboo Highways.
- 5.12.2. Village Sidewalks:** The Village shall pursue construction of new sidewalks and re-alignment of existing sidewalks fronting commercial establishments, particularly within the Village Core Area.
- 5.12.3. Sidewalk Financing:** The Village may use Local Improvement charges to recover costs for sidewalk construction from benefiting property owners.

PEDESTRIAN SAFETY

- 5.12.4. Highway Pedestrian Safety:** The Village shall work with MOTT to separate pedestrian and vehicular traffic along highways and improve pedestrian crossing points through marked crosswalks, signals, lighting, and traffic calming measures.
- 5.12.5. Accessible Design:** The Village shall ensure all new sidewalks and pedestrian infrastructure meet accessibility standards for persons with mobility challenges and all users.

TRAIL DEVELOPMENT

- 5.12.6. Trail Connections:** The Village shall acquire trail corridors within new subdivisions and provide trail connections at cul-de-sacs where possible to create a connected village-wide trail network.
- 5.12.7. Regional Trail Opportunities:** The Village shall support and explore opportunities for regional trail connections beyond municipal boundaries, where feasible, through collaboration with neighbouring communities, Indigenous nations, senior levels of government, and other partner agencies.

PEDESTRIAN-ORIENTED DEVELOPMENT

- 5.12.8. Pedestrian-Friendly Design:** The Village shall encourage development that supports pedestrian activity through building orientation toward sidewalks, weather protection, human-scale design, and active ground-floor uses in commercial areas.
- 5.12.9. Pedestrian Connectivity:** The Village shall require new development to include pedestrian connections to adjacent properties, streets, parks, and community facilities.



5.13 TRANSPORTATION: VEHICULAR MOBILITY

INTRODUCTION

Cache Creek’s strategic location at the junction of the Trans-Canada Highway and the Cariboo Highway is fundamental to the community’s identity and economy. These major transportation corridors support the movement of goods and people through the region and provide access to businesses serving residents and travelers.

Effective management of the transportation network is essential to supporting economic development, ensuring community safety, and maintaining quality of life. The Village works with the Ministry of Transportation and Transit (MOTT) to plan for transportation needs, manage highway access, and balance the needs of through traffic with local access and community livability.

OBJECTIVES

- Support the safe and efficient movement of goods and people while protecting residential areas from traffic impacts
- Work with MOTT to plan and manage the highway network and major roads
- Develop a local road network that supports community connectivity and appropriate access to all areas

POLICIES

MAJOR ROADS NETWORK

5.13.1. **Major Street Network Plan:** The Village shall support the Major Street Network Plan as illustrated on Map 3: Transportation.

5.13.2. **Network Planning:** The Village shall work with MOTT to plan transportation improvements that support growth while minimizing impacts on residential areas.

HIGHWAY ACCESS MANAGEMENT

5.13.3. **Highway Access Management:** The Village shall work with MOTT to plan access management for the highways that separates vehicular access to private property from highway traffic.

5.13.4. **Frontage Roads:** The Village shall support frontage roads and service roads that provide property access while reducing direct highway access points.

LOCAL ROAD NETWORK

5.13.5. **Residential Streets:** The Village shall design local residential streets to prioritize safety, livability, and neighbourhood character, using traffic calming measures where appropriate.

5.13.6. **Road Access and Maintenance:** The Village shall ensure appropriate road access to commercial and industrial areas while minimizing through-traffic in residential areas, and shall maintain local roads to appropriate standards.

ALTERNATIVE TRANSPORTATION

5.13.7. **Active Transportation:** The Village shall incorporate bike lanes on major new roads where possible and support carpooling and ride-share programs.

5.13.8. **Transit Connections:** The Village shall work with regional partners to maintain transit connections to neighbouring communities.

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CHAPTER 6: DEVELOPMENT PERMIT AREAS

Village of Cache Creek



6. DEVELOPMENT PERMIT AREAS

6.1 WHAT IS A DEVELOPMENT PERMIT AREA?

AUTHORITY

The Village of Cache Creek designates areas within its boundaries as Development Permit Areas, under the provisions set out in section 919.1 of the Local Government Act for specific purposes and to guide or control development to achieve objectives. In this community plan there are two types of DPAs:

Form and Character DPAs: To establish design guidelines that enhance the appearance and character of Cache Creek’s commercial areas.

Environmental & Hazard Lands DPAs: To protect the natural environment, including watercourses, riparian areas, and ecological features, and/or to protect development from natural hazards such as flooding and unstable slopes.

REQUIREMENTS

The “*Local Government Act*” dictates when a property owner whose property is in a development permit area is required to obtain a development permit. For convenience, at the time of adoption of this Plan, the “*Local Government Act*” states the following land alterations are prohibited unless an exemption in this bylaw applies or the owner first obtains a development permit:

- Land within the area must not be subdivided;
- Construction of, addition to or alteration of a building or other structure must not be started; and
- In areas designated as an Environmental & Hazard Lands DPA land alterations are not permitted.

EXEMPTIONS & VARIANCES

In addition to any exemptions listed within each DPA section, general exemptions include:

- Interior alterations to a building;
- Replacement, upgrading or repair of roofing, windows, paint or signage;
- Installation, repair or placement of utilities, infrastructure or flood protection works by the Village or authorized agencies;
- General road construction or maintenance within the right-of-way;
- Removal of danger trees under direction of a qualified arborist;
- Removal of invasive species;
- Restoring, supplementing or maintaining existing vegetation;
- Removal or replacement of flammable vegetation and materials for the purposes of “FireSmart” treatment within 30.0 metres of structures; and
- Any works undertaken by the Village of Cache Creek on Village property.

Minor variances may be considered for:

- Setbacks and/or building height where development is clustered in order to protect the natural environment or to protect development from a hazard;
- Impermeable surfaces provided that other means of stormwater management are addressed; or
- Landscape buffers where the proposed building locations do not allow for a viable tree buffer. In this case, an equivalent planting area is required on site or within the public realm along with an off-site works agreement.

6.2 CACHE CREEK DEVELOPMENT PERMIT AREAS

FORM & CHARACTER DPAS

Cache Creek has the following Form & Character DPAs:

1. Village Core DPA
2. Highway Commercial DPA
3. Neighbourhood Mixed-Use DPA
4. Multi-Unit Residential DPA
5. Industrial DPA

ENVIRONMENTAL & HAZARD LANDS DPAS

Cache Creek has the following Environmental & Hazard Lands DPAs:

1. Riparian & Sensitive Ecosystem DPA
2. Flood Hazard DPA
3. Steep Slope Hazard DPA

6.3 GENERAL FORM & CHARACTER DPAS

INTRODUCTION

Form & Character Development Permit Areas are established to guide the quality and character of development throughout Cache Creek. These General to All guidelines establish baseline design standards that apply across all Form & Character DPAs to create a cohesive, attractive community appearance while supporting functional site design, pedestrian safety, and environmental sustainability. By establishing common standards for site access, parking layout, building placement, landscaping, and lighting, the Village ensures that all new development contributes positively to Cache Creek’s overall character regardless of specific land use or location. These guidelines are intentionally general in nature to provide flexibility for different development types while maintaining consistent quality expectations.

OBJECTIVES

Form & Character Development Permit Areas are established to:

- Guide the quality, appearance, and character of development throughout Cache Creek
- Establish baseline design standards for site layout, building placement, landscaping, and lighting that create cohesive, attractive development

APPLICABILITY

The following guidelines apply to all Form & Character Development Permit Areas designated in this Plan, including:

- Village Core DPA ([Section 6.4](#))
- Highway Commercial DPA ([Section 6.5](#))
- Neighbourhood Mixed-Use DPA ([Section 6.6](#))
- Multi-Unit Residential DPA ([Section 6.7](#))
- Industrial DPA ([Section 6.8](#))

These General to All guidelines apply unless specifically stated otherwise in individual DPA sections. Where area-specific guidelines in Sections 6.4 through 6.8 conflict with these General to All guidelines, the area-specific guidelines shall prevail to recognize the unique character and function of that particular area.



POLICIES

APPLICATION REQUIREMENTS

- 6.3.1. **Application Requirements:** Applications for Development Permits in Form & Character DPAs shall include:
- a) Site plan showing building locations, access points, and parking areas
 - b) Landscape plan identifying planting areas, retained vegetation, and site grading
 - c) Building elevations showing exterior materials, colours, and architectural features
 - d) Signage plan showing location, size, and illumination details

SITE DESIGN & ACCESS

- 6.3.2. **Shared Access:** Shared vehicle access between adjacent properties shall be encouraged to minimize road access points.
- 6.3.3. **Pedestrian Walkways:** Pedestrian walkways shall be clearly defined through contrasting materials, painted crossings, or physical separation.
- 6.3.4. **Pedestrian Connectivity:** Internal walkways shall connect to existing sidewalks and pathways to create continuous pedestrian networks.

ACTIVE TRANSPORTATION SUPPORT

- 6.3.5. **Active Transportation Support:** Development within the Village Core, Highway Commercial, and Neighbourhood Mixed-Use DPAs are encouraged to provide active transportation infrastructure, such as bicycle parking, pedestrian connections to adjacent streets and pathways, and end-of-trip amenities where appropriate, recognizing these areas as key community / commercial nodes that support walking and cycling throughout the Village.

PARKING & SERVICE AREAS

- 6.3.6. **Service Area Screening:** Loading areas and service bays shall be located at building rear or sides and screened from public view.

BUILDING PLACEMENT

- 6.3.7. **Building Oriented to Street:** Buildings shall be oriented to create a street presence, with primary facades and entrances facing public streets.
- 6.3.8. **Limit Long Facades:** Long building facades exceeding 20 metres shall incorporate architectural articulation such as varied roof lines, recessed or projected elements, or changes in materials to create visual interest.

LANDSCAPING & SCREENING

- 6.3.9. **Suitable Landscaping:** Landscaped areas shall incorporate climate-adapted, drought-tolerant plant species suitable for the local environment and deciduous trees to provide additional shade.
- 6.3.10. **FireSmart Principles:** Landscaping design shall follow FireSmart principles by favouring vegetation that reduces fire risk and avoiding plantings that contribute to increased fuel loading or fire intensity, particularly in hedges, screening, and areas adjacent to buildings.
- 6.3.11. **Screening:** Garbage and recycling storage areas shall be screened from public view through fencing, walls, or landscaping.
- 6.3.12. **Parking Landscaping:** Parking areas with more than 10 spaces shall include landscaped islands or strips to break up large paved areas and provide stormwater infiltration opportunities, and deciduous trees to provide additional shade.

LIGHTING

- 6.3.13. **Lighting:** Exterior lighting shall be designed to provide safety and security while minimizing light pollution and glare onto adjacent properties and public streets.

6.4 VILLAGE CORE DPA

INTRODUCTION

The Village Core represents Cache Creek's traditional downtown area, serving as the community's civic, commercial, and social heart. This DPA is intended to guide development that creates a pedestrian-friendly, vibrant main street environment that encourages walking, supports local businesses, and provides gathering spaces for residents and visitors.

OBJECTIVES

This Development Permit Area is established to:

- Create a pedestrian-oriented main street environment with active, transparent storefronts and continuous street walls
- Guide building and site design that supports a vibrant, walkable downtown character

APPLICABILITY

This DPA applies to all properties designated as Village Core on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan, and designated as Village Core DPA on Map 6: Form & Character DPAs.

POLICIES

In addition to the *6.3 General Form & Character DPAs on page 63*, the following policies apply:

GENERAL

- 6.4.1. **Graffiti Theme:** New construction and building renovations shall incorporate Cache Creek's 1950s and 60s graffiti theme.
- 6.4.2. **Design Guidelines:** Sign and facade designs should be informed by the The Facade Treatment Guide (Merrill Sutherland), and Downtown Revitalization Plan which may be updated from time to time.

- 6.4.3. **Transparent Facades:** Ground floor facades facing streets are encouraged include windows and glazing for at least 50% of facade area.
- 6.4.4. **Identifiable Entries:** Building entries shall be clearly identifiable through architectural features.
- 6.4.5. **Upper Storey Features:** Upper storey residential uses shall include balconies, bay windows, or similar features providing visual interest and privacy.
- 6.4.6. **Weather Protection:** Weather protection elements (awnings, canopies, covered walkways) shall be incorporated to enhance pedestrian comfort.
- 6.4.7. **Public Realm Enhancements:** Public realm improvements (street furniture, planters, bike racks, pedestrian lighting) are encouraged to enhance streetscapes.
- 6.4.8. **Pedestrian-Scale Signage:** Signage shall be pedestrian-scaled, architecturally integrated, and coordinated with other building signs.
- 6.4.9. **Sidewalks:** Where feasible, and in collaboration with MOTT, sidewalks should be buffered from the road by a minimum 2.0m wide landscape buffer.



6.5 HIGHWAY COMMERCIAL DPA

INTRODUCTION

Cache Creek has for many years been a major stopping point for travelers and transportation service vehicles. Many of the community’s motels, food service, automotive, and related establishments depend on this business. Its physical location at the junction of two major provincial transportation routes has made its commercial district highly visible, particularly for night travelers. Cache Creek would like to reinforce its “1950s and 60s graffiti theme” by accentuating its commercial service role by supporting vivid and animated signage to welcome travelers. To reflect the 1950s and 1960s graffiti theme, creative and brightly illuminated signage for advertising, such as neon-style LED or similar lighting, is encouraged for advertising. Other improvements that may be carried out over time are intended to foster pedestrian safety without unnecessarily impeding vehicle access to accommodation, auto and truck service, and food service establishments.

OBJECTIVES

This Development Permit Area is established to:

- Guide development that reinforces Cache Creek’s distinctive “1950s and 60s graffiti theme” through vibrant, creative, and animated signage and building design.
- Ensure building and site design supports safe pedestrian movement while accommodating vehicular access.

APPLICABILITY

This DPA applies to all properties designated as Highway Commercial on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan, and designated as Highway Commercial DPA on Map 6: Form & Character DPAs.

POLICIES

In addition to the *6.3 General Form & Character DPAs on page 63*, the following policies apply:

GENERAL

- 6.5.1. Graffiti Theme:** New construction and building renovations shall incorporate Cache Creek’s 1950s and 60s graffiti theme.
- 6.5.2. Design Guidelines:** Sign and facade designs should be informed by the The Facade Treatment Guide, and Downtown Revitalization Plan which may be updated from time to time.

SITE DEVELOPMENT

- 6.5.3. Building Continuity:** Buildings shall be sited to provide continuity with adjacent buildings and facilitate pedestrian circulation.
- 6.5.4. Wall Design:** Solid walls shall be minimized unless required for neon-style LED or similar signage display.
- 6.5.5. Highway-Facing Walls:** Large stretches of blank walls facing highways shall be avoided through use of windows and glazing.

6.5.6. Collins Road Frontage Treatment:

Development fronting Highway 1 with rear access to Collins Road shall provide an enhanced streetscape along Collins Road through either an alternative building facade or landscaped screening with the following considerations:

- a) Alternative facades along Collins Road shall include articulated building design, transparent windows, and pedestrian-oriented features comparable to the Highway 1 frontage; or
- b) Where screening is used, a landscaped buffer of minimum 3 metres shall be provided along Collins Road with mature trees and shrubs to screen service areas and building backs.

SIGNAGE

- 6.5.7. Animated Signage:** Neon-style LED, or similar lighting with creative animation, dynamic colours, and motion shall be prioritized to convey activity and excitement.
- 6.5.8. Signage Flexibility:** No maximum size or number limits apply to neon-style LED, or similar signage, provided safety and structural codes are met.
- 6.5.9. Primary Signage Type:** Neon-style LED, or similar tubing shall be prioritized over backlit acrylic for major business signage.
- 6.5.10. Residential Impact Mitigation:** Large illuminated signs shall not be directly visible from adjacent or on-site residential units.



Rendering of Highway Commercial Infill with Neon Graffiti Theme



6.6 NEIGHBOURHOOD MIXED-USE DPA

INTRODUCTION

Neighbourhood Mixed-Use areas are intended to provide local-serving commercial services and housing options within residential neighbourhoods. This DPA ensures that development in these areas is compatible with surrounding residential character while supporting walkable, complete neighbourhoods.

OBJECTIVES

This Development Permit Area is established to:

- Guide building form and character that is compatible with surrounding residential areas through sensitive scale, massing, and design transitions

APPLICABILITY

This DPA applies to all properties designated as Neighbourhood Mixed-Use on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan, and designated as Neighbourhood Mixed-Use DPA as shown on Map 6: Form & Character DPAs.

POLICIES

In addition to the 6.3 General Form & Character DPAs on page 63, the following policies apply:

- 6.6.1. **Street-Oriented Buildings:** Buildings shall be sited near street edges with reduced setbacks to create continuous street walls and define the public realm.
- 6.6.2. **Mixed-Use Encouraged:** Mixed-use buildings with ground-floor commercial and upper residential units connected by separate entrances shall be encouraged.
- 6.6.3. **Residential Compatibility:** Building scale and massing shall transition gradually in height and density where commercial uses abut residential zones.
- 6.6.4. **Residential Design Elements:** Building design shall incorporate residential elements (pitched roofs, vertical proportions, varied facades) to maintain neighbourhood compatibility.
- 6.6.5. **Residential Amenity Space:** Outdoor amenity space shall be provided through private balconies, shared courtyards, or rooftop terraces.
- 6.6.6. **Landscape Buffers:** Minimum 2.0-metre landscaped buffers shall separate commercial parking from adjacent residential properties.
- 6.6.7. **Parking Screening:** Parking areas shall minimize visual impact from residential streets through landscaping, low walls, or grade changes.
- 6.6.8. **Parking Location:** Surface parking shall be located at rear or sides of properties to reduce street visibility.
- 6.6.9. **Modest Signage:** Signage shall be modest in scale and illumination, with illuminated signs limited to indirect or halo lighting.



6.7 MULTI-UNIT RESIDENTIAL DPA

INTRODUCTION

Multi-unit residential development provides housing diversity and supports efficient use of serviced land. This DPA ensures that townhouses, rowhouses, and apartment buildings are designed to create attractive, livable residential environments that integrate well with Cache Creek’s community character.

OBJECTIVES

This Development Permit Area is established to:

- Guide the design of townhouses, rowhouses, and apartment buildings to create attractive, livable residential environments that integrate with Cache Creek’s community character

APPLICABILITY

This DPA applies to all new multi-unit residential developments with five or more dwelling units within areas designated as Residential on Map 1: Land Use Plan and Map 2: Community Core Land Use Plan, and to any existing lands designated as Multi-Unit Residential DPA on Map 6: Form & Character DPAs.

POLICIES

In addition to the 6.3 General Form & Character DPAs on page 63, the following policies apply:

- 6.7.1. **Street-Oriented Buildings:** Buildings shall be set back in line with surrounding residential buildings and be oriented to the street.

- 6.7.2. **Solar Orientation:** Buildings shall maximize solar access for units and amenity spaces while respecting adjacent property privacy.
- 6.7.3. **Defined Entrances:** Ground-oriented dwelling units shall have clearly defined entrances facing streets or pathways.
- 6.7.4. **Roof Line Articulation:** Buildings shall incorporate varied roof lines, projections, recesses, or materials to break up mass and create unit identity.
- 6.7.5. **Durable Materials:** Building materials shall be durable, low-maintenance, climate-appropriate, and varied in texture and colour.
- 6.7.6. **Common Amenity Spaces:** Common outdoor amenity spaces shall include practical elements such as seating, play features, or community gardens.
- 6.7.7. **Private Outdoor Space:** Each dwelling unit shall include private outdoor space (e.g. patios, balconies, or yards) where feasible, designed to provide resident privacy while supporting natural surveillance consistent with CPTED principles.
- 6.7.8. **Parking Location:** Surface parking shall be located at rear or sides of properties to reduce street visibility.
- 6.7.9. **Visitor Parking:** Visitor parking shall be clearly identified and conveniently located near entrances.
- 6.7.10. **Pedestrian Pathways:** Pathways connecting units, parking, amenities, and streets shall be safe, well-lit, and clearly defined.



6.8 INDUSTRIAL DPA

INTRODUCTION

Industrial areas are essential for Cache Creek’s economic development and employment base. This DPA ensures that industrial development is functional and efficient while minimizing visual and environmental impacts on adjacent areas and highway corridors.

OBJECTIVES

This Development Permit Area is established to:

- Guide functional, efficient industrial development that minimizes visual and environmental impacts on adjacent areas and highway corridors through strategic siting, screening, and landscape buffering

APPLICABILITY

This DPA applies to all properties designated as Industrial on the Map 1: Land Use Plan and Map 2: Community Core Land Use Plan, and to any existing lands designated as Industrial DPA on Map 6: Form & Character DPAs.

POLICIES

In addition to the **6.3 General Form & Character DPAs on page 63**, the following policies apply:

- 6.8.1. Visual Impact Minimization:** Buildings and outdoor storage shall minimize visual impact from highways and residential areas through siting, landscaping, or screening.
- 6.8.2. Landscape Buffers:** Minimum 2.0-metre landscaped buffers shall be provided along property lines abutting highways or commercial areas.
- 6.8.3. Residential Buffering:** A minimum 5.0-meter landscape buffer and screening shall be provided along property lines abutting residential zones.
- 6.8.4. Building Colours:** Building exteriors shall use neutral earth tones complementing the natural landscape, with accent colours limited to trim, signage, or details.
- 6.8.5. Parking Landscaping:** Large parking and manoeuvring areas shall include landscaped islands or perimeter planting for visual softening and stormwater management.
- 6.8.6. Lighting Direction:** Site lighting shall be directed downward and away from adjacent properties, highways, and night sky to minimize light pollution.
- 6.8.7. Highway-Visible Buildings:** Highway-visible industrial buildings shall include enhanced architectural features (varied roof lines, decorative entrances, quality materials).

6.9 ALL ENVIRONMENTAL & HAZARD LANDS

INTRODUCTION

The objective of the “**Environmental & Hazard Development Permit Areas**” is to increase the resiliency and sustainability of Cache Creek in the face of climate change through the protection of “**Environmentally Sensitive Areas (ESAs)**” and regulation of land uses within “**Hazard Lands**”. The policies within this (Development Permit Area) DPA support the protection of natural areas, air and water quality, wildlife and their related ecosystems and habitats within the Village of Cache Creek, as well as protecting the community from the hazards posed by developing on, or in proximity to, steep slopes, floodplains and wildfire interface areas.

In general, “**Environmental & Hazard Development Permit Areas**” establish objectives for the protection of the natural environment and protection of development from hazardous conditions pursuant to the provisions of the “**Local Government Act**”. Specific authorities are provided in each section.

OBJECTIVES

- Protect and conserve environmentally sensitive areas, natural watercourses, riparian habitats, and wildlife corridors within and adjacent to the Village.
- Reduce risk to people, property, and infrastructure from natural hazards including flooding, steep slopes, and wildfire interface conditions.
- Maintain the hydrological function of drainage systems and minimize the impact of development on natural stormwater patterns.
- Retain native vegetation and soils that support ecological health, erosion control, and habitat values.
- Ensure development within or adjacent to Hazard Lands is designed, sited, and constructed to a standard that protects public safety and the natural environment.
- Support climate resilience by safeguarding the natural systems that buffer the community from the effects of climate change.

APPLICABILITY

This DPA consists of all unprotected floodplains, riparian areas, environmentally sensitive areas and steep slopes as shown in the following “**Development Permit Area**” Maps:

Map 7: Riparian & Sensitive Ecosystem DPA.

Map 8: Flood Hazard DPA.

Map 9: Steep Slope Hazard DPA.



POLICIES

ENVIRONMENTAL & HAZARD PROTECTION

- 6.9.1. **Environmental & Hazard Protection:** Lands within an Environmental & Hazard DPA shall remain free of development in their natural condition except as permitted by Development Permit.
- 6.9.2. **Retain Vegetation:** Retain and restore, where appropriate, vegetation and soils to control runoff, and protect natural ecosystems and habitat values.
- 6.9.3. **Wildlife Habitat:** Consider wildlife habitat values associated with Environmentally Sensitive Areas (ESAs) and species habitats at risk in areas of danger trees or flammable vegetation by retaining a “Qualified Environmental Professional (QEP)” prior to removal.
- 6.9.4. **Dark Sky Lighting:** Lighting should be compliant with the Royal Astronomy Society of Canada “Dark Sky” polices for Outdoor Lighting.
- 6.9.5. **Alteration of Drainage:** Alteration of the natural drainage courses and topography of the site shall be minimized.
- 6.9.6. **Impervious Surfaces:** Total impervious surface coverage of properties in the “Environmental & Hazard DPA” should be minimized.
- 6.9.7. **Site Contamination Assessment:** Where there is evidence of, or potential for, site contamination, the Village shall require proof from a Qualified Professional (QP) that the site is not contaminated or has been remediated.
- 6.9.8. **Additional Information:** Additional site-specific information may be required as a part of the Development Permit application process.

APPLICATION REQUIREMENTS

- 6.9.9. **Application Requirements:** Where any “Environmental & Hazard Development Permit Area” policy unreasonably constrains development, consider permitting a lesser setback or other relaxation in accordance with information and conditions provided by a QP to certify the land may be safely used as intended without impacting the natural environment, according to objectives in each DPA and the following conditions:
 - a) The QP must prepare a report that may be included in the Development Permit regarding conditions of development to allow the land to be safely used as intended without impacting the natural environment;
 - b) The QP must certify a statement upon completion that the development was carried out in compliance with the conditions specified in the Development Permit;
 - c) The QP must provide a “Declaration of Competency” to provide assurance to the Village that they are acting within their expertise, training and experience regarding the specific work they are being hired for;
 - d) The QP must provide a “Conflict of Interest Disclosure Statement” regarding any potential conflict, real or perceived, that could call into question the objectivity of their advice;
 - e) The Village may require third party QP review of the report to verify findings or development conditions; and
 - f) All reports are prepared at the applicant’s expense.

- 6.9.10. **Site / Landscape Plans:** A “Site Plan” and “Landscape Plan” are required as part of the development permit application detailing the following:
 - a) Erosion control;
 - b) Protection of banks;
 - c) Control of post-development runoff;
 - d) Maintenance of watercourses and hydrological function;
 - e) “Landscape & Ecosystem Inventory” classification; and
 - f) All existing and proposed landscape features.
- 6.9.11. **Site-Specific Stormwater Plan:** A site-specific stormwater management plan shall be required and:

- a) Be designed to manage sediment and run-off during construction for areas within an “Environmental & Hazard DPA”;
- b) Be undertaken by a Qualified Environmental Professional (QEP) or related professional;
- c) Demonstrate that post-development flows do not exceed pre-development flows into watercourses; and
- d) Identify erosion and sediment control measures that will be implemented during construction of all developments to minimize the flow of sediment into the surrounding environment.



Wendy Coomber



6.10 RIPARIAN & SENSITIVE ECOSYSTEM DPA

INTRODUCTION

Riparian areas and Environmentally Sensitive Areas (ESAs) throughout Cache Creek provide essential ecological functions including flood and stormwater management, erosion control, water quality protection, temperature regulation for aquatic species, carbon absorption, and wildlife habitat and movement corridors. Riparian vegetation stabilizes stream banks, filters pollutants and sediment from runoff, and provides food and shelter for fish and wildlife.

Historical development patterns have encroached upon riparian buffers, reducing their effectiveness and compromising ecosystem health. Loss of riparian function can result in degraded water quality, increased flooding and erosion, and loss of biodiversity. This Development Permit Area establishes protective setbacks from watercourses to maintain and restore riparian ecosystem functions, ensuring development does not compromise natural processes essential for water quality, flood management, and biodiversity.



Danielle Nelson

OBJECTIVES

This Development Permit Area is established to:

- Protect water quality
- Protect areas prone to flooding and inundation
- Protect riparian habitats and related ecosystems
- Protect Environmentally Sensitive Areas (ESAs)

APPLICABILITY

The “*Riparian & Sensitive Ecosystem DPA*” represents areas identified from surface water layers within Provincial databases, which include Lakes, Rivers, Streams, and Wetlands as shown on Map 7: Riparian & Sensitive Ecosystem DPA.

Riparian Areas are mapped and identified with the following spatial boundaries:

- 30 meters from the edge of lakes and rivers;
- 35 meters from the centerline of streams; and
- 30 meters from the edge of wetlands.

POLICIES

In addition to 6.9 All Environmental & Hazard Lands on page 71, the following policies apply:

- 6.10.1. Development Restrictions:** Riparian & Sensitive Ecosystem DPA lands shall remain undeveloped unless a Qualified Professional report demonstrates land suitability and provides risk mitigation recommendations.
- 6.10.2. Required Setbacks:** Require development and all associated clearing, grading and landscaping to be a minimum of:
- a) 30m from the “Natural Boundary” of the Bonaparte River and Cache Creek;
 - b) 30m from the “Natural Boundary” of creeks and streams; and
 - c) 30m from the “Natural Boundary” of wetlands.
- 6.10.3. Erosion Control:** Vegetation within riparian setbacks shall be maintained or restored to minimize erosion.
- 6.10.4. Watersheds:** The Village will ensure, in cooperation with relevant provincial policies and regulations, that watersheds will be protected when land is subdivided and/or developed.
- 6.10.5. Impact Avoidance and Mitigation:** Development shall avoid sensitive areas and mitigate impacts on riparian areas, ecosystems, stream flow, drainage patterns, and channel geometry.
- 6.10.6. Vegetation Retention:** Development shall retain and restore healthy mature trees and vegetation between development sites and Environmentally Sensitive Areas (ESAs) or riparian areas.

- 6.10.7. Wildlife Tree Retention:** Standing dead trees with wildlife habitat value shall be retained unless they pose hazards that cannot be mitigated per QEP recommendations.
- 6.10.8. Native and FireSmart Vegetation:** Landscaping shall incorporate native British Columbia plants selected per FireSmart Design Principles.
- 6.10.9. Critical Habitat Protection:** Development shall avoid destruction of critical habitat under the Federal Species at Risk Act.
- 6.10.10. Species at Risk Notification:** The Village shall notify senior government agencies when development or clearing may affect critical habitat for species at risk.
- 6.10.11. Environmentally Sensitive Areas:** As limited mapping is presently available to record environmentally sensitive areas within the Village boundary, the Village supports efforts of senior levels of government to prepare mapping for environmentally sensitive environments, in particular land that is easily damaged or susceptible to erosion.
- 6.10.12. Revising Riparian Area Mapping:** The Village should seek funding to update riparian mapping to further refine the provincial datasets to more accurately capture functional riparian areas within Cache Creek, and update the Riparian & Sensitive Ecosystem DPA.



6.11 FLOOD HAZARD DPA

INTRODUCTION

Floodplains are low-lying areas adjacent to watercourses that naturally store and convey floodwaters during high-flow events. These areas provide critical ecological functions including flood attenuation, groundwater recharge, water quality improvement, and riparian and wetland habitat. Natural floodplain processes help moderate flood peaks, reduce erosion, and maintain healthy aquatic ecosystems.

Development within floodplains poses significant risks to life and property while reducing the landscape's natural ability to absorb and attenuate floodwaters. Historical development in Floodplains has resulted in property damage, infrastructure loss, and compromised public safety during flood events. This Development Permit Area restricts development in floodplains to preserve natural flood storage capacity, protect ecological functions, and prevent new development from being exposed to flood hazards, thereby safeguarding both community safety and environmental integrity.

OBJECTIVES

This Development Permit Area is established to:

- Preserve floodable open space critical for floodplain function and ecosystem protection
- Protect life and property from flood hazards

APPLICABILITY

Floodplains are lands within the 1:200 year floodplains subject to regular flood hazards (Map 12), regulated by this section's policies plus provincial and federal laws as shown on Map 8: Flood Hazard DPA

POLICIES

In addition to 6.9 All Environmental & Hazard Lands on page 71, the following policies apply:

- 6.11.1. Development Restrictions:** Flood Hazard DPA lands shall remain undeveloped unless a Qualified Professional report demonstrates land suitability and provides risk mitigation recommendations.
- 6.11.2. Natural Floodplain Protection:** Development shall not alter natural flow, flood storage, attenuation, or floodplain processes.
- 6.11.3. Restrictive Covenants:** Flood Hazard DPA lands shall be subject to restrictive covenants registered prior to development.
- 6.11.4. Flood Hazard Reduction:** Where possible, reduce the flood hazard to existing permanent structures on the property by:
 - a) Adding scour protection around foundations; and
 - b) Raising the habitable space and utility systems (e.g. electrical panels, heating and cooling units) to flood construction levels or higher.
- 6.11.5. Structure Location:** Structures shall be located at the landward edge of floodplain properties to minimize floodplain access and maintain safe road access.
- 6.11.6. Infrastructure Minimization:** Driveways, utility corridors, and infrastructure within floodplains shall be minimized.
- 6.11.7. Low-Lying Area Protection:** Filling of low-lying floodplain areas providing flood attenuation or habitat shall be prohibited.

6.12 STEEP SLOPE HAZARD DPA

INTRODUCTION

Steep slopes and hillsides throughout Cache Creek create potentially hazardous conditions for development including rock fall, landslide, subsidence, and erosion. Many of these slopes also contain Environmentally Sensitive Areas (ESAs) such as rock outcrops and riparian areas that provide important ecological functions and habitat.

Development on or adjacent to steep slopes poses significant risks to life, property, and infrastructure while potentially destabilizing slopes and degrading ESAs. Disturbing slope vegetation, altering natural drainage patterns, or improper grading can trigger slope failure and accelerate erosion. This Development Permit Area restricts development on steep slopes and adjacent buffer areas to reduce natural hazards, protect slope stability, preserve sensitive ecosystems, and ensure public safety.

OBJECTIVES

This Development Permit Area is established to:

- Protect the natural environment, ecosystems, and biodiversity
- Protect development from hazardous slope conditions

APPLICABILITY

This DPA applies to steep slopes (exceeding 20% grade) plus 30-metre buffers from the top and bottom of slopes, as shown on Map 9: Steep Slopes Hazard DPA.

POLICIES

In addition to 6.9 All Environmental & Hazard Lands on page 71, the following policies apply:

- 6.12.1. Steep Slope Development Restriction:** Steep slopes (exceeding 20% grade) shall remain undeveloped and in natural condition unless a Qualified Professional report demonstrates land suitability and provides risk mitigation recommendations.
- 6.12.2. Buffer Area Restriction:** Buffer areas (30 metres from slope top and toe) shall remain undeveloped and in natural condition.
- 6.12.3. Undevelopable Property:** Notwithstanding the above clause, where the steep slope area renders a property undevelopable, a lesser setback may be permissible in accordance with a report provided by a QP that is registered as a schedule of a S.219 restrictive covenant:
 - a) Identifying a safe minimum setback;
 - b) Detailing how the development will mitigate erosion, land slip, rock falls or subsidence; and
 - c) Explanation of how the development will not pose hazards to developments on or near the site.
- 6.12.4. Hazard Mitigation:** Development shall mitigate erosion, landslide, rock falls, and subsidence, and shall not pose hazards to adjacent development or public roadways.
- 6.12.5. Access Construction:** Site access shall minimize slope disturbance.
- 6.12.6. Top of Slope Protection:** Stormwater, fill, excavated material, sand, and soil shall not be directed or placed near slope tops.



7

CHAPTER 7: IMPLEMENTATION

Village of Cache Creek

6.12.7. Vegetation Removal: Vegetation removal shall be prohibited unless approved by a Qualified Professional with mitigation recommendations.

6.12.8. Site-Specific Design Considerations: Design the development to:

- a) Minimize any alterations to steep slopes,
- b) Reflect the site's natural topography,

c) Limit engineered solutions (e.g. retaining walls) as only a last resort measure, and

d) Incorporate measures to restore or enhance the natural grade, soils and vegetation during or after development.

6.12.9. Professional Design: Qualified Professionals shall design all structural or slope mitigation measures.



Bev Lievers



7. IMPLEMENTATION

7.1 PUTTING THE PLAN INTO ACTION

The Official Community Plan establishes a vision and policy framework to guide Cache Creek’s growth and development over the next 20 years. However, policies alone do not create change—they must be translated into concrete actions. This Implementation section identifies the key priorities, responsibilities, and tools needed to bring the Plan’s vision to life.

SHARED RESPONSIBILITY

Implementing this Plan is a shared responsibility that requires collaboration among many partners:

- Village Council provides political direction, makes policy decisions, and allocates resources through annual budget processes
- Village Administration manages day-to-day implementation, processes development applications, and coordinates with other agencies
- Provincial and Federal Governments provide funding opportunities, regulatory oversight, and partnerships on infrastructure and services
- Thompson-Nicola Regional District delivers regional services and coordinates on fringe area planning
- Indigenous nations are important partners in stewardship, heritage protection, and economic development
- Property owners and developers bring forward development proposals consistent with the Plan’s vision
- Community organizations and residents contribute to community vitality and help achieve social, cultural, and environmental goals

IMPLEMENTATION TOOLS

The Village has several tools at its disposal to implement the policies in this Plan:

Regulatory Tools: The Zoning Bylaw, Subdivision and Development Servicing Bylaw, Building Bylaw, and Development Permit Areas provide the regulatory framework to guide development consistent with OCP policies.

Financial Tools: The Capital Plan, Development Cost Charges, and grant funding enable the Village to invest in infrastructure, facilities, and services that support community priorities.

Partnerships and Agreements: Collaboration with senior governments, the Regional District, neighbouring municipalities, and community organizations leverages resources and expertise.

Plans and Strategies: Supporting plans and strategies (such as infrastructure master plans, economic development strategies, and climate action plans) provide detailed direction for implementing specific policy areas.

7.2 IMPLEMENTATION PRIORITIES

The following table identifies key implementation priorities organized by timeframe, responsible parties, and relationship to OCP policies. These priorities represent the most important actions

to advance the Plan’s vision and should guide the Village’s work program and resource allocation in the coming years.

TABLE 4: IMPLEMENTATION TABLE					
Policy Area	Action Item	LEAD	Related OCP Section	Priority	Timeframe
Climate Action	Implement Council's Climate Action Goals including GHG reduction strategies, education programs, and monitoring	Council / Village Administration	Section 5.4	Low	Ongoing
Climate Action	Develop a FireSmart landscaping and materials list	Village Administration / Council	Section 6.3	Medium	Medium-term (2-5 years)
Housing	Update Housing Needs Assessment and establish housing supply monitoring system	Village Administration	Sections 3.9, 4.1.3	Medium	Every 5 years
Housing	Support diverse and affordable housing through zoning amendments and partnerships	Village Administration / Council	Sections 5.8.1-5.8.5	High	Short-term (1-2 years)
Transportation	Implement pedestrian safety improvements including sidewalk construction and MOTT coordination	Village Administration / Public Works / MOTT	Section 5.10	High	Ongoing
Transportation	Implement the Active Transportation and Downtown Revitalization Plan	Village Administration / Parks	Sections 4.3, 4.11, 5.10	Low	Long-term (5-10 years)
Economic Development	Implement the Economic Development Action Plan including business attraction, Village Core revitalization, and tourism support	Council / Village Administration	Section 5.3	Medium	Ongoing
Economic Development	Review & Update Facade Design Guidelines (1991 - Merrill Sutherland)	Council / Village Administration / Community		Medium	Medium-term (2-5 years)
Economic Development	Review & Update Sign Design Guidelines (1991 - Merrill Sutherland) & Sign Bylaw (1989)	Council / Village Administration / Community		Medium	Medium-term (2-5 years)
Infrastructure	Review Subdivision Control Bylaw (1984)	Village Administration		Medium	Medium-term (2-5 years)



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CHAPTER 8: DEFINITIONS & GLOSSARY

Village of Cache Creek

Infrastructure	Develop an Asset Management Plan	Public Works / Village Administration	Section 5.9.9	Medium	Short-term (1-2 years)
Infrastructure	Establish infrastructure standards and review Development Cost Charges	Village Administration / Council	Section 5.9.10	Low	Short-term & Every 5 years
Parks & Recreation	Implement Parks, Recreation and Trails Master Plan including parkland dedication requirements	Village Administration / Parks	Sections 4.11, 5.12	Low	Ongoing
Monitoring & Reporting	Implement OCP monitoring program including annual reporting and comprehensive reviews	Village Administration / Council	Section 7.3	Medium	Ongoing & Every 5-10 years

7.3 MONITORING & REVIEW

The implementation of this Plan will be monitored regularly to track progress and identify where adjustments may be needed. The Village will report annually to Council and the community on implementation progress. A comprehensive review of the OCP should be undertaken within 5-10 years to ensure the Plan remains responsive to changing circumstances, community priorities, and growth forecasts.

The Village shall monitor the effectiveness of this Official Community Plan and its policies through the following measures:

ANNUAL MONITORING:

- Track development activity including building permits, subdivisions, and rezoning applications
- Monitor progress on implementation priorities and actions
- Review Development Permit Area effectiveness and consistency of application
- Compile statistics on housing development to track progress toward meeting housing needs

REGULAR REVIEW:

- Undertake a comprehensive OCP review every 5-10 years, or sooner if significant changes in community conditions or provincial requirements occur
- Update demographic projections and housing needs assessments as required by provincial legislation
- Review and update land use designations based on development trends and community needs
- Assess consistency between the OCP and Zoning Bylaw

PUBLIC REPORTING:

- Provide annual reports to Council and the public on OCP implementation progress
- Present monitoring results at public meetings or in annual reports
- Seek public input on OCP performance and needed adjustments

ADAPTIVE MANAGEMENT:

- Use monitoring results to inform Council decision-making on development applications
- Identify emerging issues or opportunities that may require OCP amendments
- Adjust priorities and actions based on implementation experience



8. DEFINITIONS & GLOSSARY

8.1 DEFINITIONS

Accessory Dwelling Unit	Means a dwelling unit in a separate building or within an existing dwelling that: • Has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and • Is secondary and accessory to the lot's principal building, structure, and use.
Active Transportation	Means 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	Means 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.
Age-Friendly Design	Means the design of buildings, public spaces, transportation systems, and services to be accessible, safe, and inclusive for people of all ages and abilities, with particular consideration for the needs of older adults experiencing changes in mobility, vision, hearing, or cognition.
Agricultural Land Reserve (ALR)	Means 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)	Means a development finance tool that allows 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 Adaptation	Means actions and strategies that adjust natural, built, and social systems to reduce vulnerability to the impacts of climate change and increase long-term resilience to changing environmental conditions.
Climate Resilience	Means the ability of a community, system, or environment to anticipate, withstand, respond to, and recover from climate-related hazards while maintaining essential functions and adapting to future conditions.
Density	Means the number of dwelling units per hectare of lot area.

Development Cost Charges (DCC)	Means 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)	Means 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.
Duplex	Means a building containing two dwelling units, whether side by side or one above the other, each with a separate entrance, and sharing a common wall or floor/ceiling assembly.
Environmentally Sensitive Areas (ESAs)	Means areas identified through reports, studies, plans, or government designation as having special environmental attributes that are worthy of preservation, conservation, protection, or special area.
Form and Character	Means the physical appearance, massing, siting, and design of buildings and structures, including but not limited to building height, setbacks, roof lines, exterior materials, signage, landscaping, and the relationship of development to the street, adjacent properties, and surrounding neighbourhood context.
Flood Hazard Area	Means an area of land that is susceptible to flooding during a specified flood event, as identified through floodplain mapping, hydrological analysis, or regulatory designation.
Floodplain	Means lands within a lowland area, whether diked or flood-proofed, 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.
Greenhouse Gas Emissions (GHG)	Means the release of gases such as carbon dioxide, methane, and nitrous oxide into the atmosphere that trap heat and contribute to climate change and global warming.
Hazard Lands	Means an area subject to natural events known to result in death or endangerment of property or infrastructure, 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.
Home-Based Business	Means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident of the dwelling unit, where such occupation or profession is complementary to the residential use of the dwelling unit.
Housing Agreement	Means a covenant or agreement registered on the title of a property, entered into between the Village and a property owner pursuant to Section 483 of the Local Government Act, that may include terms and conditions regarding the form of tenure, availability, and affordability of housing units, including the administration and management of housing units.

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Housing Needs Assessment	Means a background planning document, prepared in accordance with provincial requirements and commonly referenced in official community plans, that analyzes current and future housing needs to guide housing policies, land use designations, and growth management decisions.	Natural Boundary	Means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. In addition, the Natural Boundary includes the edge of dormant or old side channels and marsh areas.
Infill Development	Means a new development located within existing built and serviced areas. This can include development on vacant lots between existing buildings, re-development of existing buildings or uses of buildings and/or through renovation from one use to another.	Parkland Dedication	Means the requirement, pursuant to Section 510 of the Local Government Act, that an owner of land being subdivided provide land for park purposes or pay money in lieu of providing land, as determined by the approving authority.
Intensification	Means upgrading an existing developed property to a more intensive development or higher density than currently exists. Intensification can include adding additional units (such as Accessory Dwelling Units) or the conversion of existing buildings (ex: converting a single-detached dwelling to a triplex).	Public Realm	Means the publicly accessible spaces within a community, including streets, sidewalks, parks, plazas, and civic spaces, that support social interaction, mobility, and community life.
Land Alterations	Means any physical modification to the existing condition of land, including but not limited to grading, clearing, blasting, placement or removal of fill, soil disturbance, creation of impervious surfaces, installation of driveways or services, alteration of drainage patterns, and removal of vegetation or trees.	Purpose-Built Rental Housing	Means residential development specifically designed, constructed, and retained for long-term rental occupancy under single ownership or management, rather than for individual ownership or strata sale.
Low Impact Development (LID)	Means a stormwater management approach that seeks to mimic natural hydrological processes by using site design techniques and decentralized small-scale controls to infiltrate, filter, store, and evaporate runoff close to its source, including but not limited to rain gardens, bioswales, permeable paving, and green roofs.	Qualified Professional (QP) or Qualified Environmental Professional (QEP)	Means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if: • The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association; • The individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and • The individual is acting within that individual's area of expertise.
Master Plan	Means is a comprehensive, long-range planning framework that establishes the vision, structure, and implementation strategy for the orderly development of an undeveloped site. It translates community objectives, technical analysis, and regulatory requirements into a coordinated land use and infrastructure concept that guides phased growth over time	Restrictive Covenant (Section 219)	Means a legal agreement registered on the title of a property pursuant to Section 219 of the Land Title Act that restricts the use, development, or subdivision of the land in favour of the Village, typically required as a condition of development in areas subject to natural hazards, environmental sensitivity, or other land use restrictions identified in this Plan.
Mixed-Use	Means a street located in a Neighbourhood Corridor, Centre or Downtown where both commercial and residential uses are supported at grade with primarily residential uses being supported above grade.	Rezoning	Means the process of amending the Zoning Bylaw to change the permitted uses, density, or development regulations applicable to a specific parcel or area of land, undertaken by bylaw pursuant to the Local Government Act.
Mobile Home	Means a dwelling unit built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.	Riparian Area	Means an area of vegetation, habitats, or ecosystems that are associated with bodies of water or are dependent on the existence of perennial, intermittent, or ephemeral surface of subsurface water.
Modular Home	Means a factory-built dwelling, other than a manufactured home, which is not equipped with a permanent hitch or other device that would allow it to be attached to, or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axis and meeting the CSA-A277 standard.	Secondary Suite	Means an accessory dwelling unit located within the structure of a single-detached dwelling that is secondary and subordinate to the principal dwelling on the lot.
Multi-Unit Housing	Means residential development containing three or more self-contained dwelling units within a single building or on a single site, such as apartments, townhouses, or row housing, commonly referenced in official community plans to support a range of housing types and densities.	Single-Detached Dwelling	Means a detached building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one or more persons, and which is not attached to any other dwelling by any means.

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Site Plan	Means 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.
Steep Slopes	Means an area of land characterized by a high rate of incline or gradient, commonly defined by a minimum slope percentage in official community plans or bylaws, where development may be constrained due to geotechnical, erosion, or safety considerations.
Subdivision	Means the division of land into two or more parcels by an instrument registered in the Land Title Office, as regulated under Part 15 of the Local Government Act and the Land Title Act.
Support	Means that the local government is committed to actively assisting, encouraging, or advancing an initiative, project, or action, either directly, indirectly, or in partnership with others. Support may take a variety of forms depending on the context, including but not limited to: ● <i>Providing financial contributions (subject to budget and Council approval);</i> ● <i>Offering in-kind resources;</i> ● <i>Participating in meetings or events;</i> ● <i>Facilitating coordination;</i> ● <i>Advocating on behalf of the initiative; or</i> ● <i>Issuing letters of support.</i>
Supportive Housing	Means housing with on-site supports for adults, seniors and people with diverse support needs at risk of, or experiencing, being unhoused.
Temporary Use Permit (TUP)	Means under sec. 492 of the Local Government Act, Temporary Use Permits (TUPs) may be considered by the Village to allow specific land uses to occur, for a limited time, that would not otherwise be permitted.
Townhouse / Rowhouse	Means a building containing three or more dwelling units where each dwelling shares at least one common wall with another dwelling unit and each dwelling unit has a separate ground-level entrance.
Watershed	Means an area of land within which all surface water and groundwater drain to a common watercourse, lake, or outlet, forming a natural hydrological system that influences water quantity, quality, and ecosystem health.
Zoning Bylaw	Means the Village of Cache Creek's Zoning Bylaw, as amended or replaced from time to time.

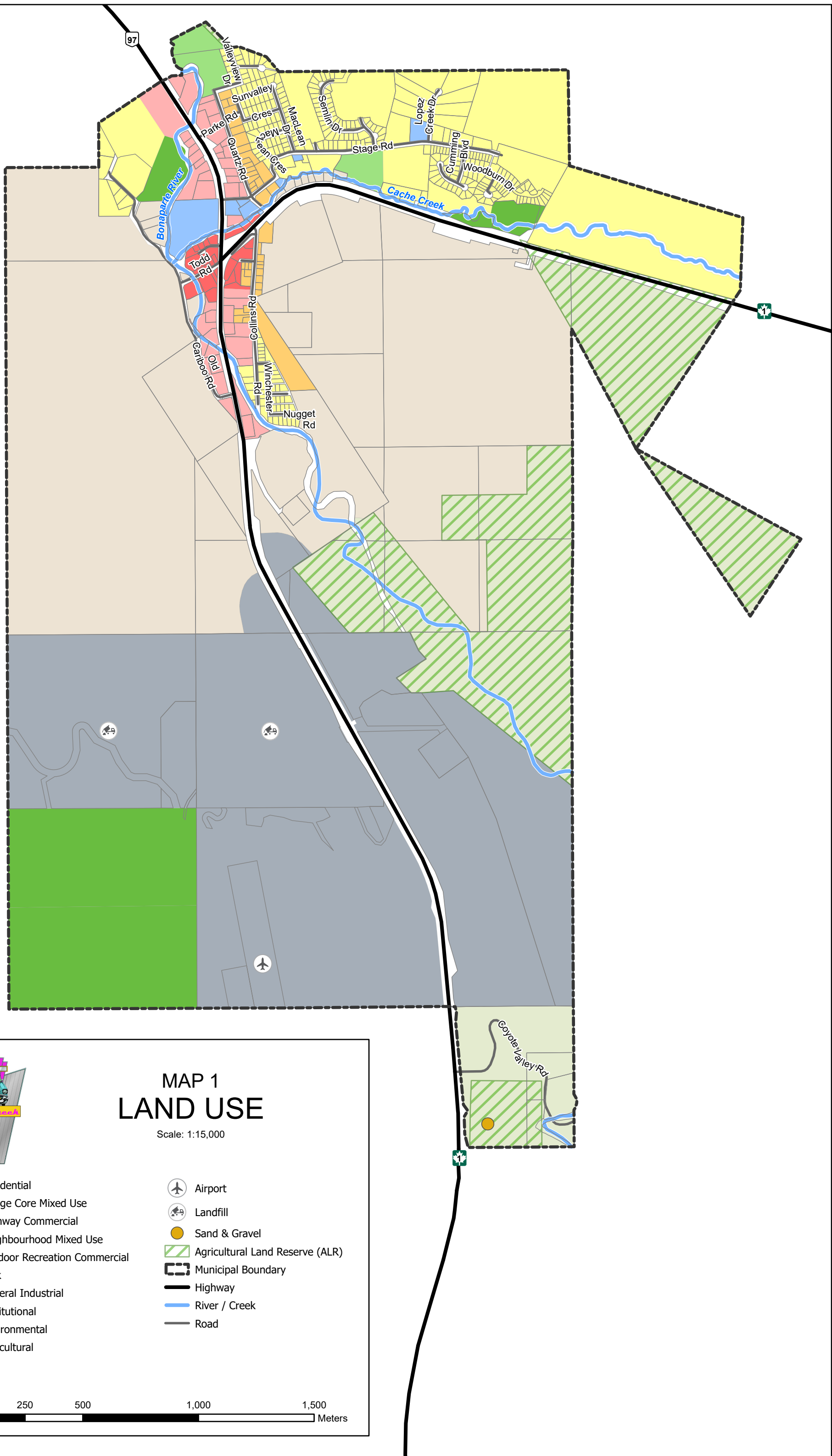
8.2 GLOSSARY

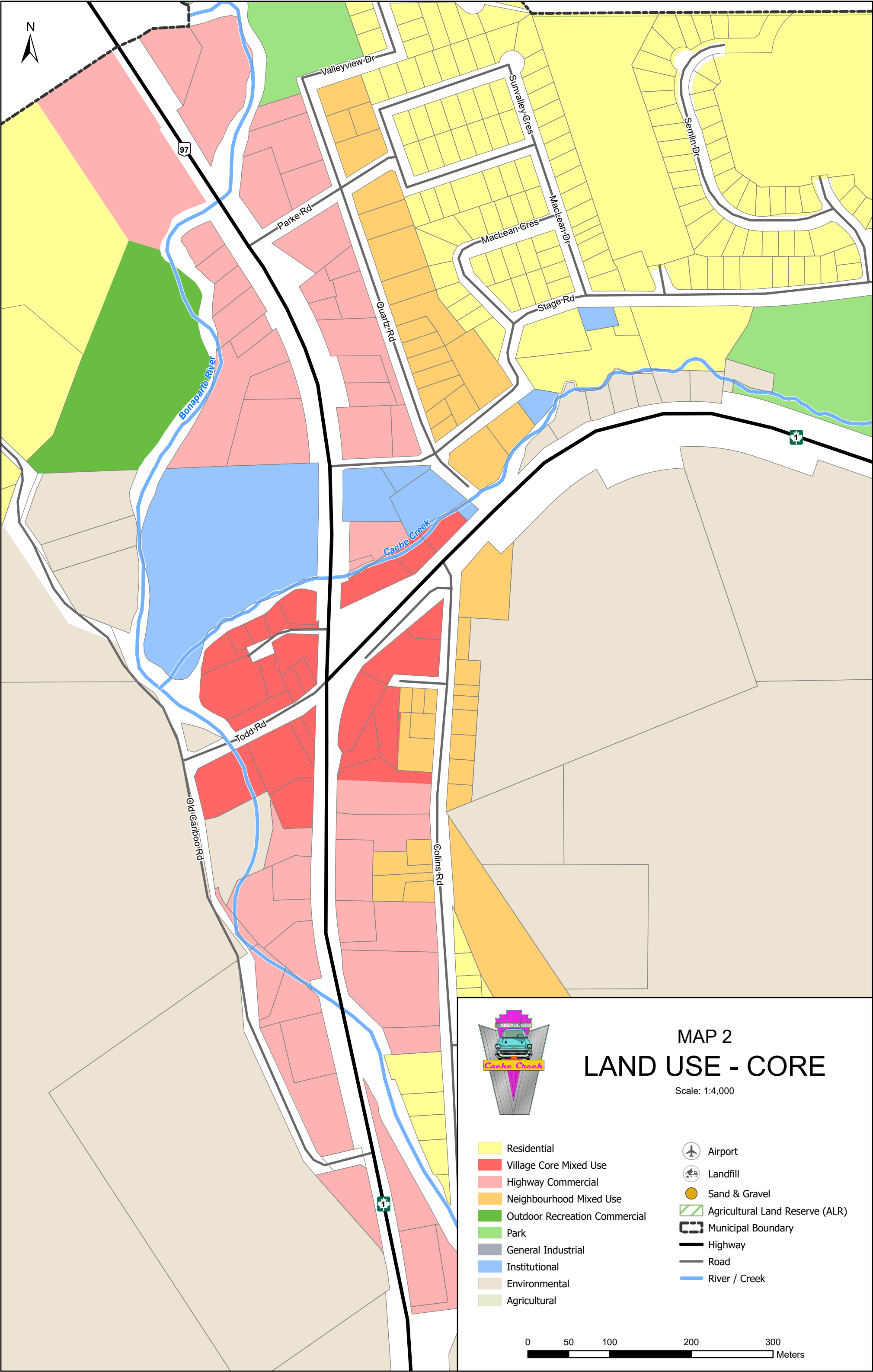
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Agricultural Land Commission (ALC)	The independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia.
Climate Action Plan	A framework document for measuring, tracking, and reducing greenhouse 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.
Complete Community	A community that provides a mix of housing types, employment, services, amenities, and transportation options within close proximity, enabling residents to meet their daily needs and support a high quality of life across all ages and abilities.
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.
Emergency Preparedness	The planning, coordination, and actions undertaken by a community to anticipate, respond to, and recover from emergencies and disasters in order to protect public safety, property, and essential services.
FireSmart	A set of design principles to protect communities from the wildfires.
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.
Ministry of Transportation &Transit (MOTT)	The Ministry of Transportation and Transit plans and improves transportation networks, builds new infrastructure, provides transportation services, and implements transportation policies, to allow for the safe and efficient movement of people and goods.
Natural Assets	Naturally occurring features and ecosystems, such as forests, wetlands, watercourses, and soils, that provide valuable services including flood protection, climate regulation, habitat, and recreation, and are recognized in official community plans as integral to long-term community sustainability.
Neighbourhood Character	The distinctive physical, social, and visual qualities of an area, including building form, scale, streetscape, land use, and cultural features, that collectively contribute to its identity and sense of place.

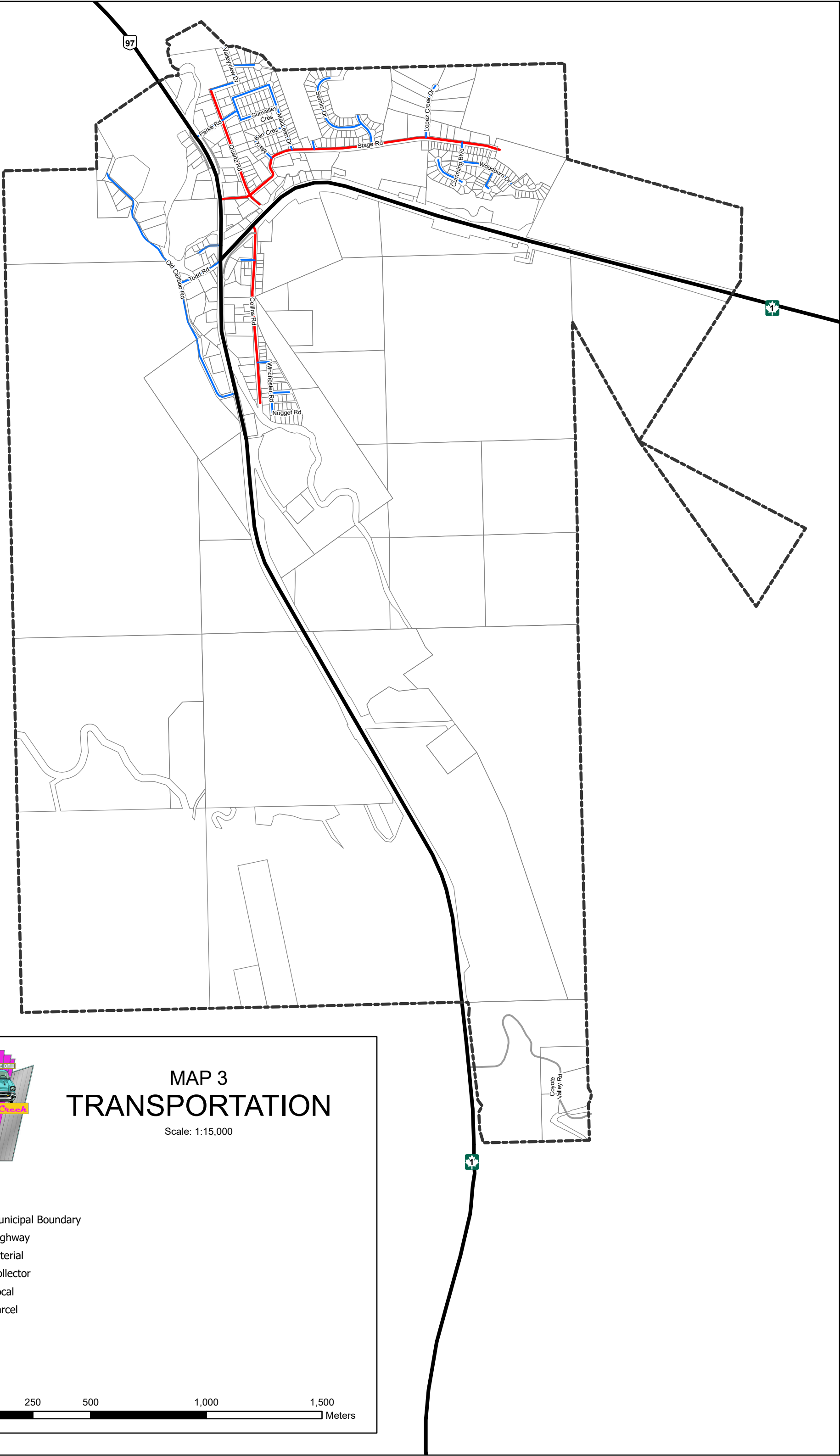


Public Amenity	A publicly accessible facility, space, or service, such as parks, trails, community facilities, or civic infrastructure, that contributes to community well-being, livability, and quality of life.
Regional Growth Strategy (RGS)	A long-range planning document adopted by a regional district that establishes a shared vision for growth, land use, and servicing across multiple jurisdictions and provides policy direction to guide local official community plans and development decisions.
Urban-Agriculture Interface	The transitional area where urban development meets agricultural land, where land use planning seeks to balance community growth with the protection of agricultural activities and minimize land use conflicts.
Universal Design	Design standards meant to create buildings and environments that are inherently accessible to people of all ages and physical abilities.
Walkability	The extent to which the built environment supports safe, comfortable, and convenient pedestrian movement through connected streets, sidewalks, and access to daily destinations.
Wildfire Interface	The area where urban development and human activities are located in or adjacent to forested or vegetated lands that are susceptible to wildfire, commonly referred to as the wildland–urban interface, and where enhanced wildfire risk mitigation and land use planning measures are required.







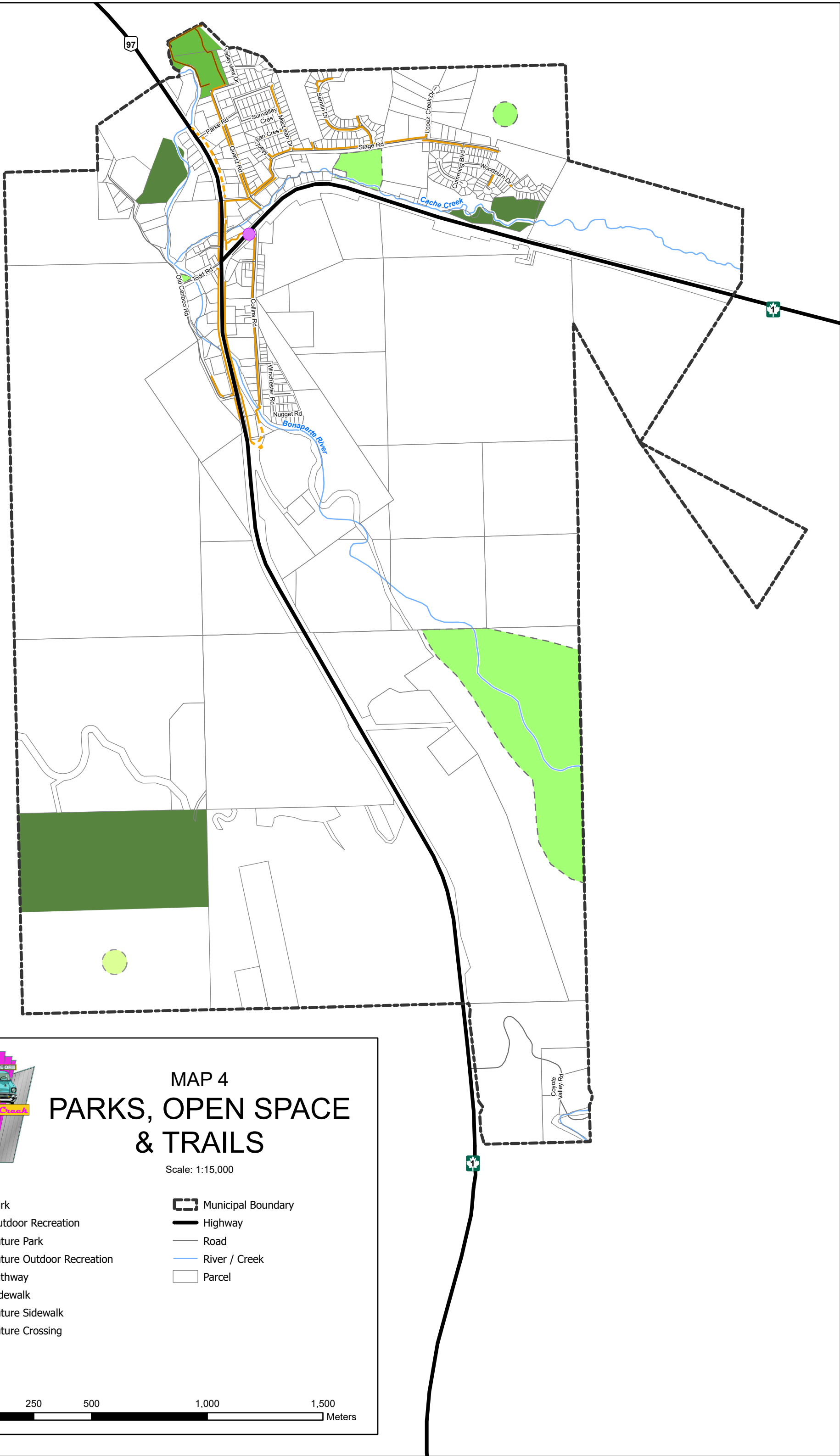


MAP 3 TRANSPORTATION

Scale: 1:15,000

-  Municipal Boundary
-  Highway
-  Arterial
-  Collector
-  Local
-  Parcel





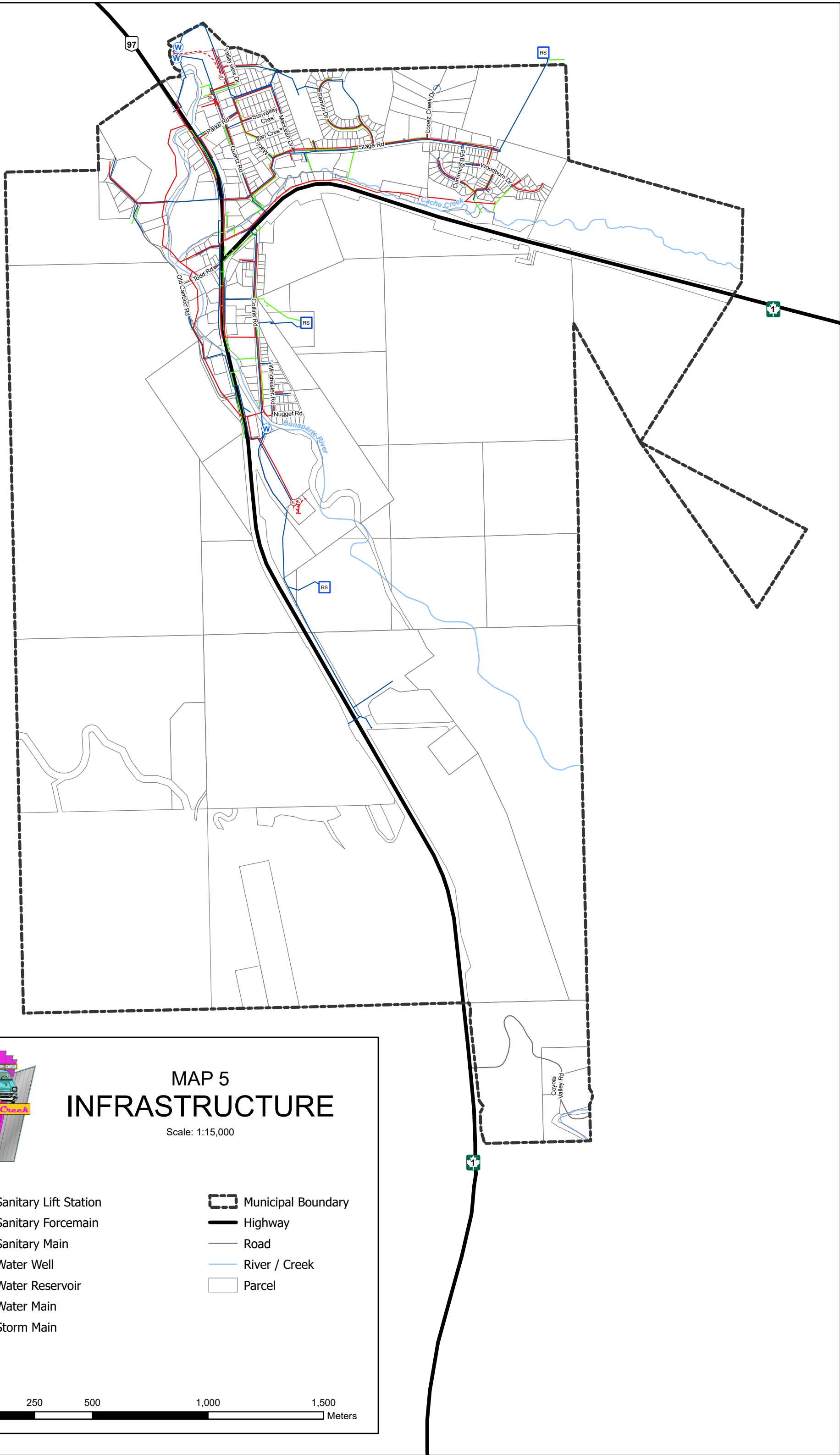
MAP 4 PARKS, OPEN SPACE & TRAILS

Scale: 1:15,000

- Park
- Outdoor Recreation
- Future Park
- Future Outdoor Recreation
- Pathway
- Sidewalk
- Future Sidewalk
- Future Crossing

- Municipal Boundary
- Highway
- Road
- River / Creek
- Parcel

0 250 500 1,000 1,500 Meters

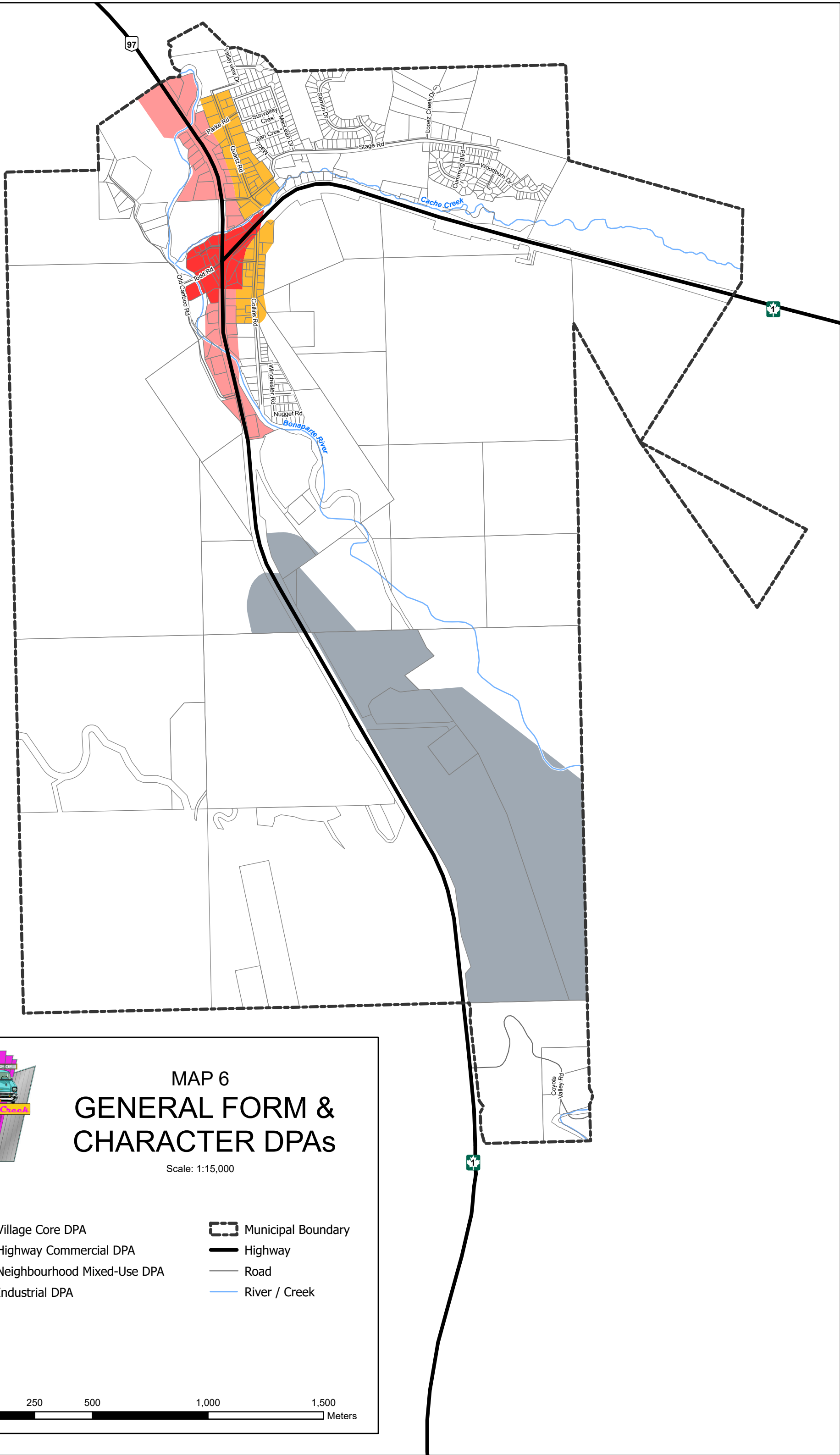


MAP 5 INFRASTRUCTURE

Scale: 1:15,000

- | | | | |
|--|-----------------------|--|--------------------|
| | Sanitary Lift Station | | Municipal Boundary |
| | Sanitary Forcemain | | Highway |
| | Sanitary Main | | Road |
| | Water Well | | River / Creek |
| | Water Reservoir | | Parcel |
| | Water Main | | |
| | Storm Main | | |

0 250 500 1,000 1,500 Meters

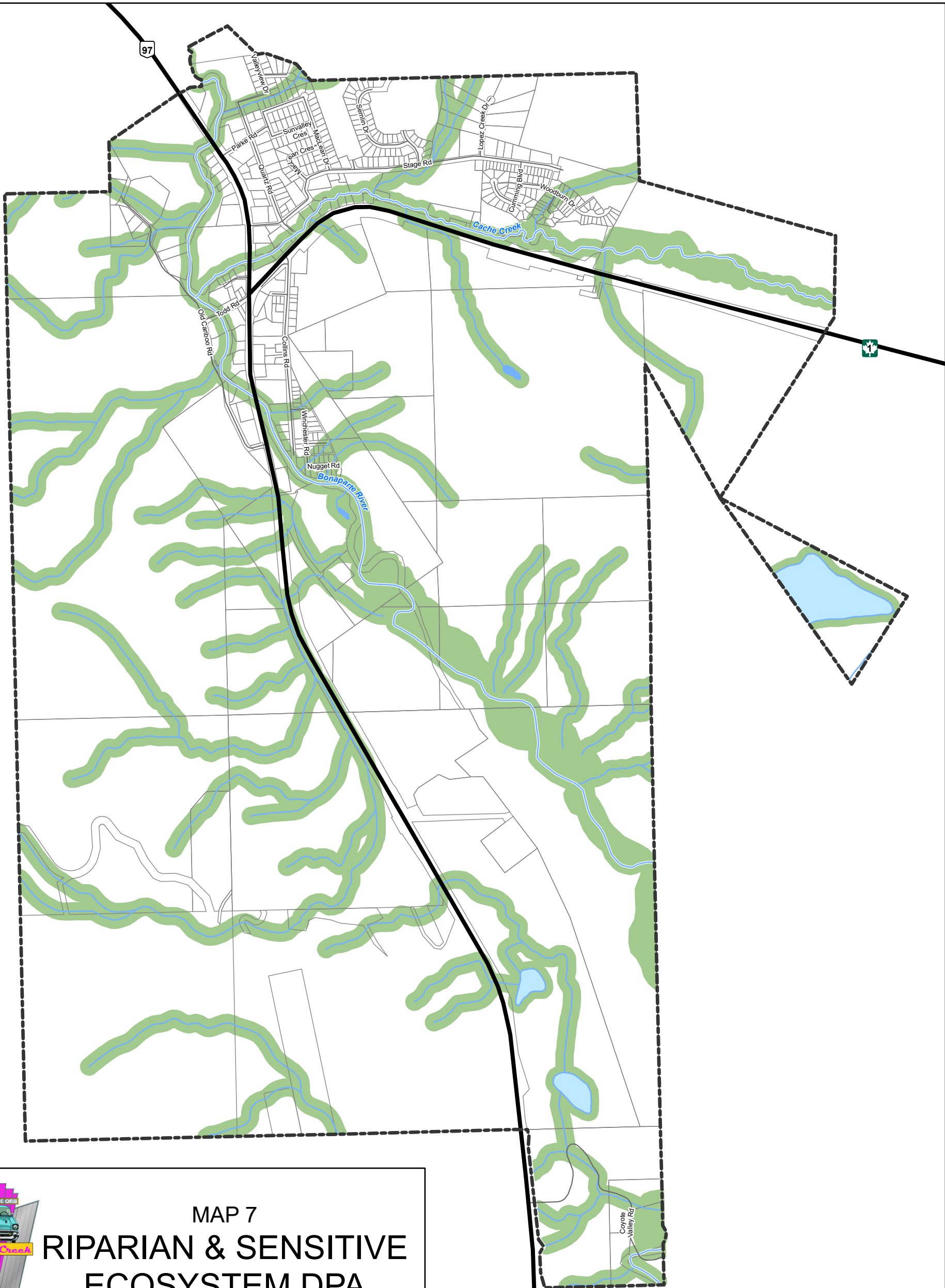


MAP 6 GENERAL FORM & CHARACTER DPAs

Scale: 1:15,000

- | | |
|---|--|
|  Village Core DPA |  Municipal Boundary |
|  Highway Commercial DPA |  Highway |
|  Neighbourhood Mixed-Use DPA |  Road |
|  Industrial DPA |  River / Creek |

0 250 500 1,000 1,500 Meters



MAP 7 RIPARIAN & SENSITIVE ECOSYSTEM DPA

Scale: 1:15,000

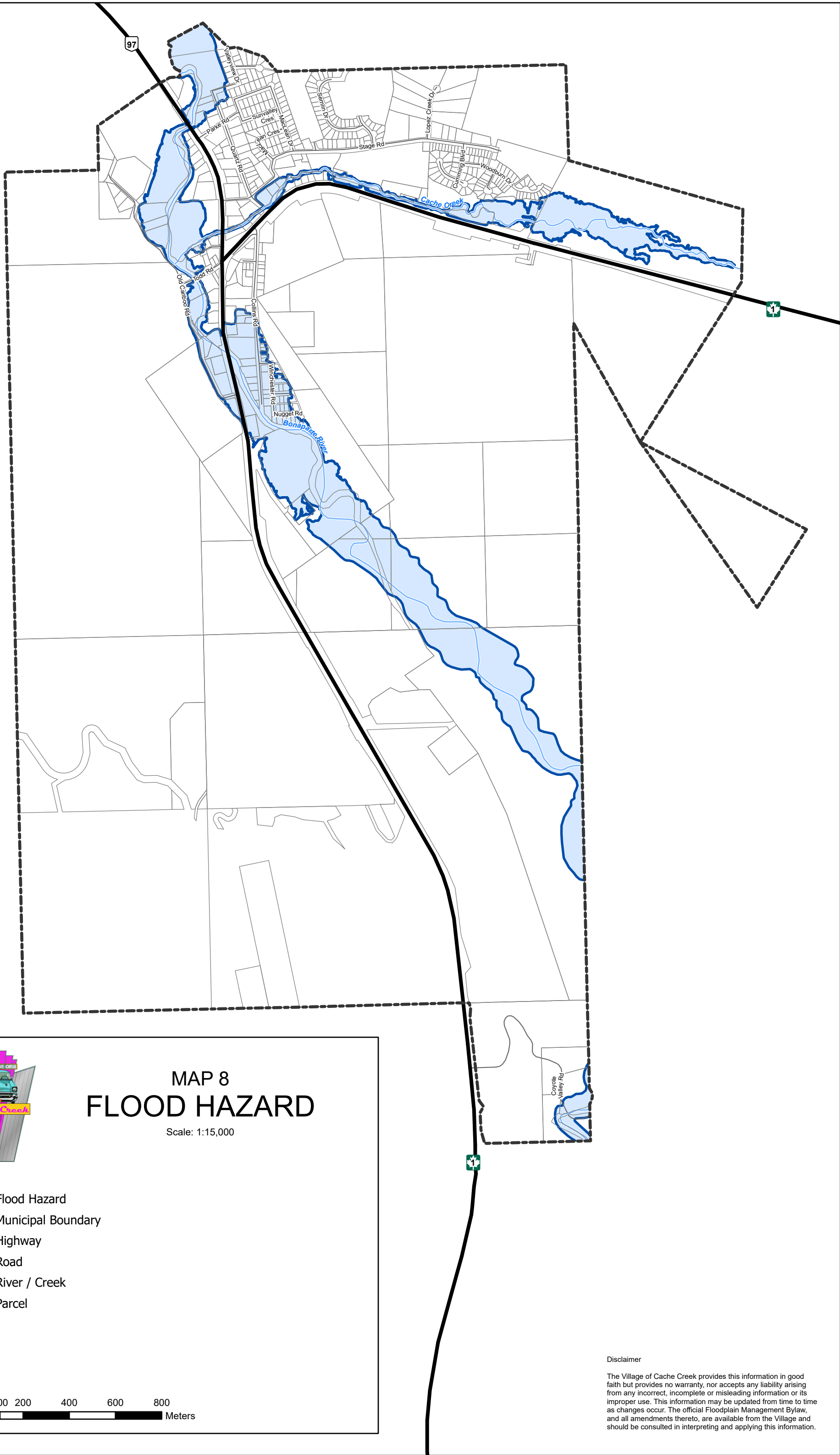
- Riparian and Sensitive Ecosystem DPA
- Wetland
- River, Creek & Gully

- Municipal Boundary
- Highway
- Road
- Parcel



Disclaimer

Riparian features shown on this map are based on provincial Freshwater Atlas data and are provided for general planning purposes only. The presence, absence, or location of a watercourse or wetland shall be confirmed through site-specific assessment at the time of development application.



MAP 8 FLOOD HAZARD

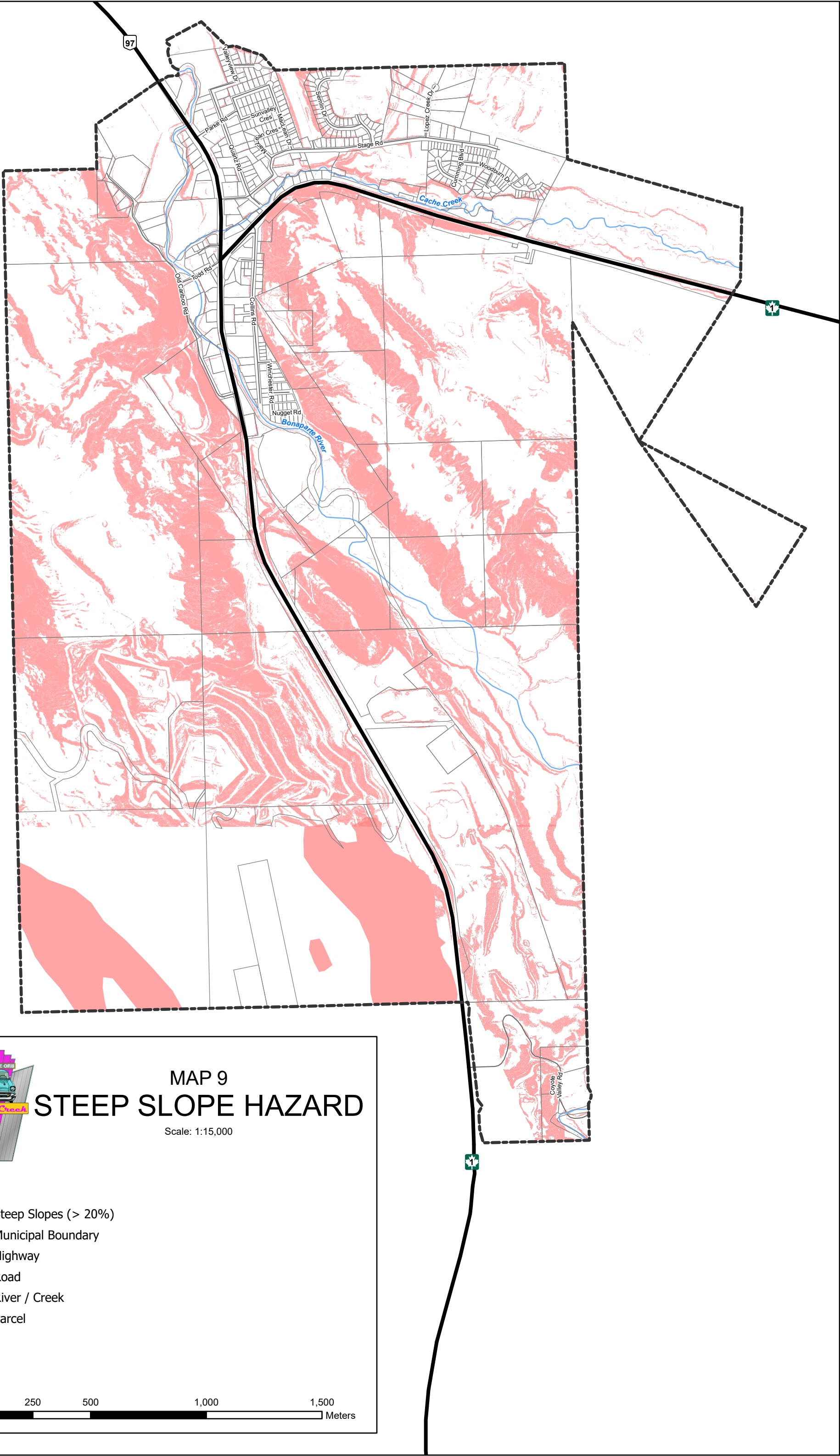
Scale: 1:15,000

-  Flood Hazard
-  Municipal Boundary
-  Highway
-  Road
-  River / Creek
-  Parcel

0 100 200 400 600 800
Meters

Disclaimer

The Village of Cache Creek provides this information in good faith but provides no warranty, nor accepts any liability arising from any incorrect, incomplete or misleading information or its improper use. This information may be updated from time to time as changes occur. The official Floodplain Management Bylaw, and all amendments thereto, are available from the Village and should be consulted in interpreting and applying this information.



MAP 9 STEEP SLOPE HAZARD

Scale: 1:15,000

- Steep Slopes (> 20%)
- Municipal Boundary
- Highway
- Road
- River / Creek
- Parcel

