

WHAT WE HEARD REPORT



May 2025
Public Engagement



Official Community Plan
Zoning Bylaw Update

Last Updated July 29, 2025

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1 ENGAGEMENT SUMMARY

In April 2025, the Village of Cache Creek kicked off an update of its Official Community Plan (OCP) and Zoning Bylaw (ZBL) to adhere to changes in legislation and to better align with the community's evolving needs, challenges, and aspirations. This What We Heard Report summarizes the feedback received from residents and interest groups through various engagement activities, including a community survey, open house, and community conversations.

Key Themes Heard from the Community

- **Infrastructure Improvements**

Infrastructure improvements were the most frequently mentioned priority across all engagement activities. Residents told us about the urgent need for continued flood mitigation efforts as well as ensuring access to clean drinking water. Many participants expressed concern that current infrastructure is insufficient to support future growth.

- **Community Beautification**

There was strong and consistent feedback about the need for community beautification. Residents spoke about wanting a "facelift" for Cache Creek, emphasizing that a cleaner, more attractive community would help draw in residents, families, and businesses. This includes cleaning up abandoned buildings and derelict properties, improving downtown aesthetics, and creating welcoming public spaces.

- **Housing Availability and Affordability**

Housing availability and affordability was identified as a critical concern that directly impacts the community's ability to retain workers, attract families, and support long-term stability. Residents emphasized that addressing housing needs is essential for the community's future. This includes the need for affordable rental options for working residents, seniors' housing to support aging community members, multi-family housing options to serve diverse needs, and housing as fundamental to community economic health.

- **Economic Development and Business Growth**

Residents expressed a strong desire to attract new businesses and industries that would provide local employment opportunities and contribute to economic sustainability. There was particular interest in diversifying the economic base and supporting local entrepreneurship. This includes bringing in more businesses and light industry, supporting small business development and local entrepreneurship, creating business-friendly policies and investment incentives, and developing a broader economic base beyond tourism.

- **Green Spaces and Recreation**

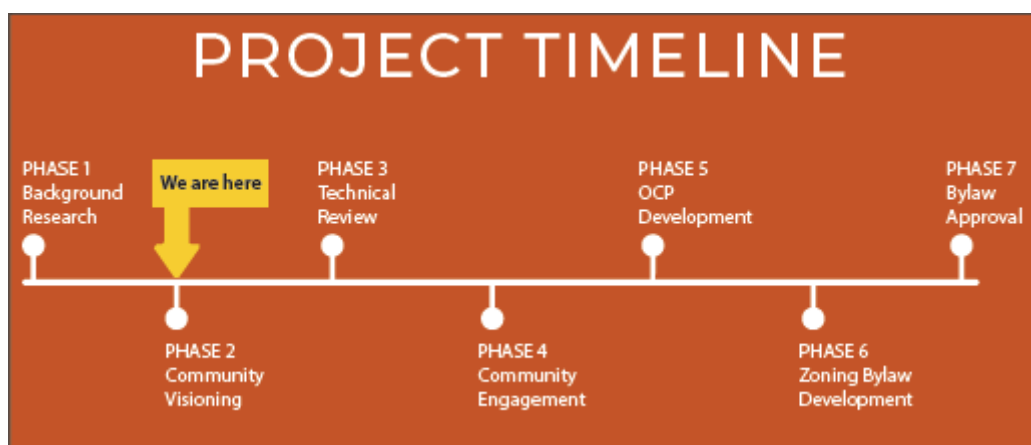
Residents envisioned a future Cache Creek with enhanced parks, trails, and recreational opportunities. This theme was closely connected to creating a family-friendly, inclusive community that serves all ages. This includes expanding and developing parks and green spaces with trees and shaded areas, creating bike and multi-use trails connecting to surrounding areas, developing walkable, pedestrian-friendly connections, and ensuring recreational amenities for families and all age groups.

2 PROJECT BACKGROUND

The Village of Cache Creek is undertaking an update of its Official Community Plan (OCP) and Zoning Bylaw (ZBL). These foundational planning documents guide how land is used and developed in the community. Both the current OCP and ZBL are now out of date, and no longer fully reflect the community's evolving needs, challenges, and aspirations.

Updating these documents provides an important opportunity to align local policies with the community's vision for the future. The revised OCP will help shape growth and development over the next 20 years, addressing key topics such as land use, housing, infrastructure, the environment, economic development, and community well-being. The updated Zoning Bylaw will provide the regulatory tools needed to implement the OCP's goals on the ground.

Community input is at the heart of this process. Through surveys, open houses, and conversations, residents and interest groups are helping to identify current priorities and explore opportunities for Cache Creek's future. In addition, the OCP will incorporate housing needs projections to comply with the Province of BC's requirement for updated housing needs by December 2025.



3 OVERVIEW OF ENGAGEMENT ACTIVITIES

Project kick off focused on building public awareness engagement events which provided opportunities for the project team to get to know the community. These “visionary” types of engagement activities offer the opportunity for broader, forward-looking engagement and to focus in on key areas of opportunity and concern. Promotions included the launch of a news release, website updates, and social media posts to inform and educate residents about the OCP and ZBL review. Conversations also took place with First Nations governments, community organizations, and government agencies to gather feedback in key areas. This foundational work helped the project team better understand the community and how best to engage different groups. These efforts led up to the first round of public engagement, which launched on May 15, 2025, with a survey and open house event.

3.1 In-person Open House

On May 15, 2025, 15 community members joined the project team at the Cache Creek Community Hall for a drop-in style open house. Information was set up around the room for attendees to learn more about the Official Community Plan update, speak with representatives from the Village and TRUE Consulting, and share their ideas through interactive displays. A summary of feedback heard through the poster boards, conversations, and Feedback Frames can be found in section 4.1.

3.2 Community Survey

The survey was available between May 15 – May 29, 2025 online as well as paper copies at the Village office. A total of 48 surveys were completed, which represents approximately 5% of the population of Cache Creek. A summary of survey results can be found in section 4.2.

3.3 Interest Group Meetings

One interest group meeting was held to explore how the OCP and Zoning Bylaw updates can better support local organizations working in and around Cache Creek. This meeting took place with the Ashcroft HUB, a regional hub for wellness, recreation, and arts programming. A second meeting was held with Chief Frank Antoine and staff from Bonaparte First Nation to identify opportunities for collaboration and to strengthen the relationship between the Village and the Nation. The OCP and ZBL updates represent an important foundation for building shared priorities and advancing mutual goals in a spirit of partnership.

4 WHAT WE HEARD: FEEDBACK

Several key themes can be seen through community conversations, feedback from the open house, and survey responses. The following section includes summarized feedback from each engagement event.

4.1 Open House

4.1.1 Poster Boards

What's Missing in Cache Creek?

- Convention Centre with retail space
- Affordable, safe housing for low income and service industry employees (2 mentions)
- Affordable, clean, maintained rental housing
- Quartz Road bridge / crossing (4 mentions)
- Public washrooms to encourage park use

When you think of Cache Creek in the year 2045, what do you imagine?

- Vibrant & self sustained
- Vibrant, eco forward, bustling community
- Non-existent

What do you love most about Cache Creek?

- Sense of community
- Safe place to live (2 mentions)
- Resilience
- I know everyone
- Small town, no big city problems
- Sense of community
- I have roots here / it is home (3 mentions)

What are the opportunities you would like to see Cache Creek explore in the future?

- Recreation
- Multi-family safe housing
- Senior's housing
- Promotion of what we have to offer
- Promote our assets, increase use of the hall and the park
- Business / industry to employ and attract people
- Affordable housing

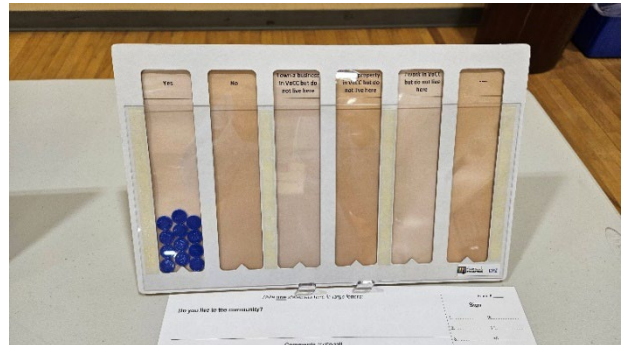
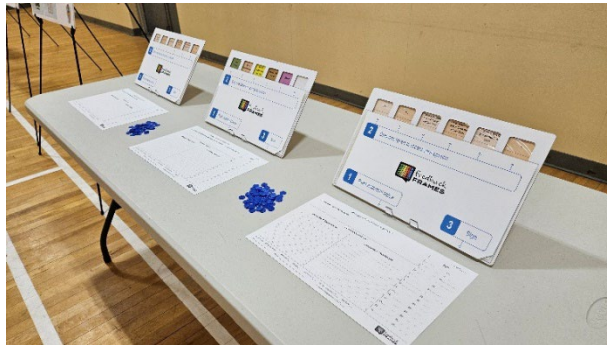
- Increase the use of the airport as an airport
- Make it a senior's village
- Ecotourism
- Knock down the old catholic church and residences
- Industry attraction
- Lower taxes for business to attract and employ sustainably

What do you think are the biggest challenges facing Cache Creek over the next 20 years?

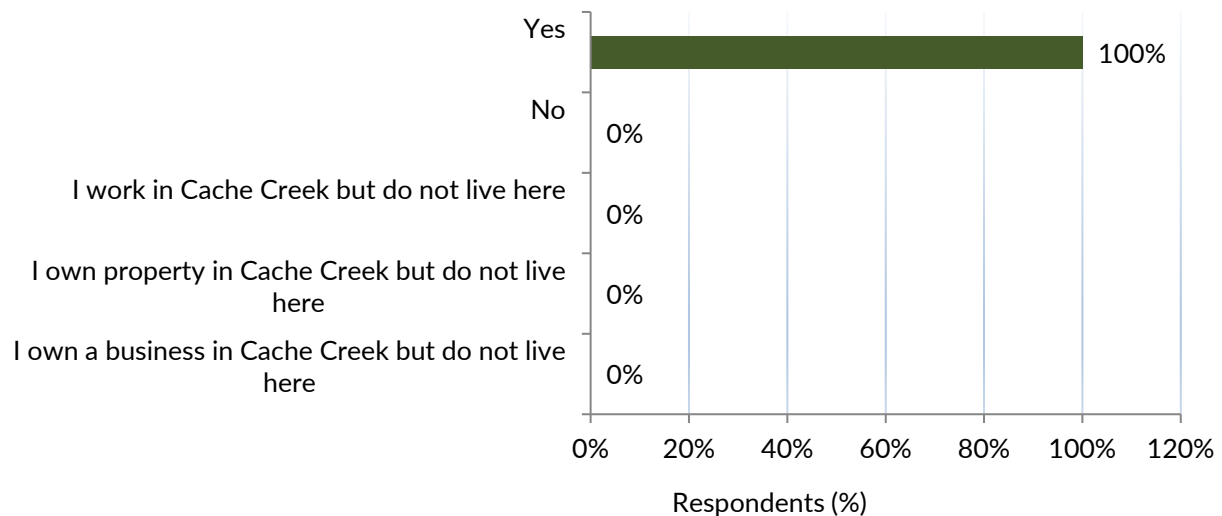
- Financial
- Moving forward instead of looking back
- Encouraging economic diversity
- Lack of housing for low-income employees
- Lack of employees and housing
- Increasing rental housing
- Taxes are too high, no control of budget
- Lack of business support
- Need drinkable water (3 mentions)
- Attracting business (2 mentions) when there is so little commercial or industrial space available (what is available is run down)
- Lack of industrial business
- No housing for the people who live here
- Lower property taxes
- Create an abandoned building bylaw

4.1.2 Feedback Frames

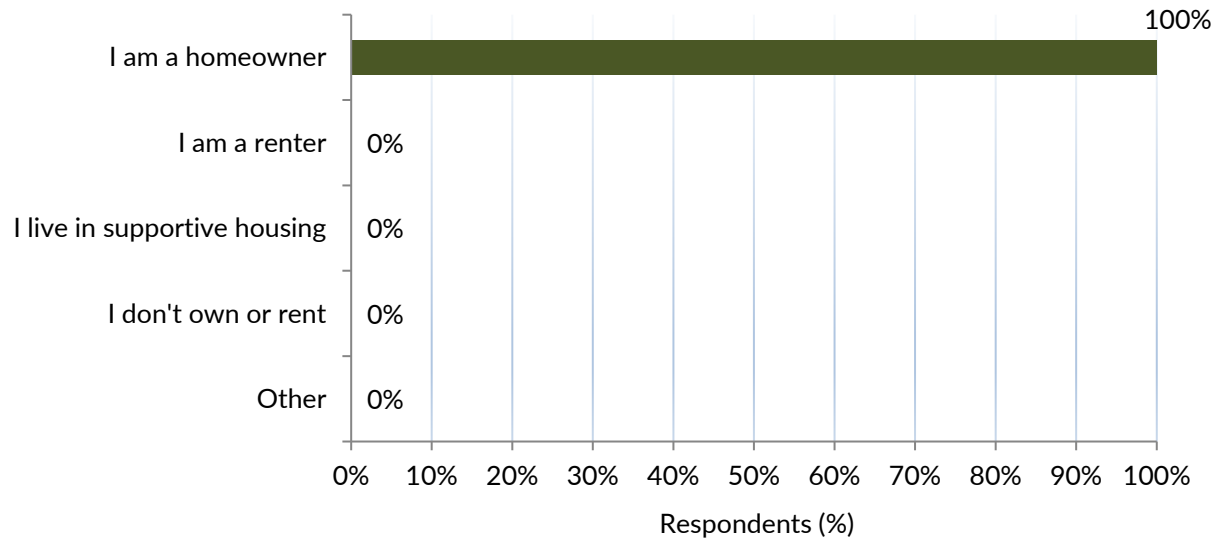
Feedback Frames use anonymous voting and simple questions to learn more about community demographics or to gauge how the community feels about certain issues. They were used during the open house to better understand community priorities and values for Cache Creek. Responses are included below.



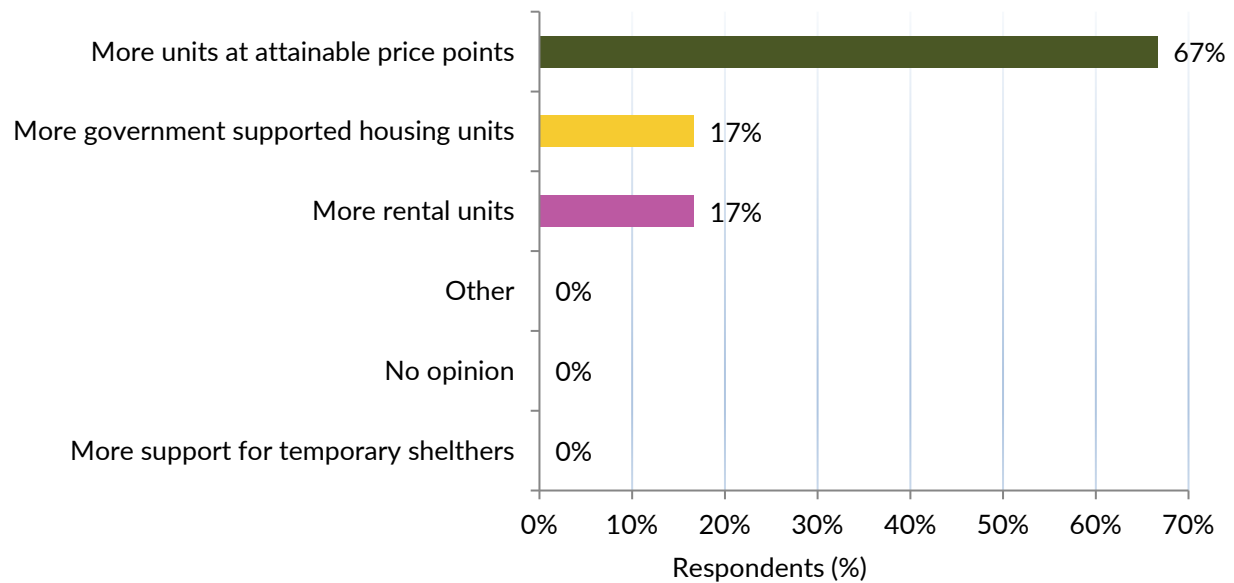
Do you live in the community?



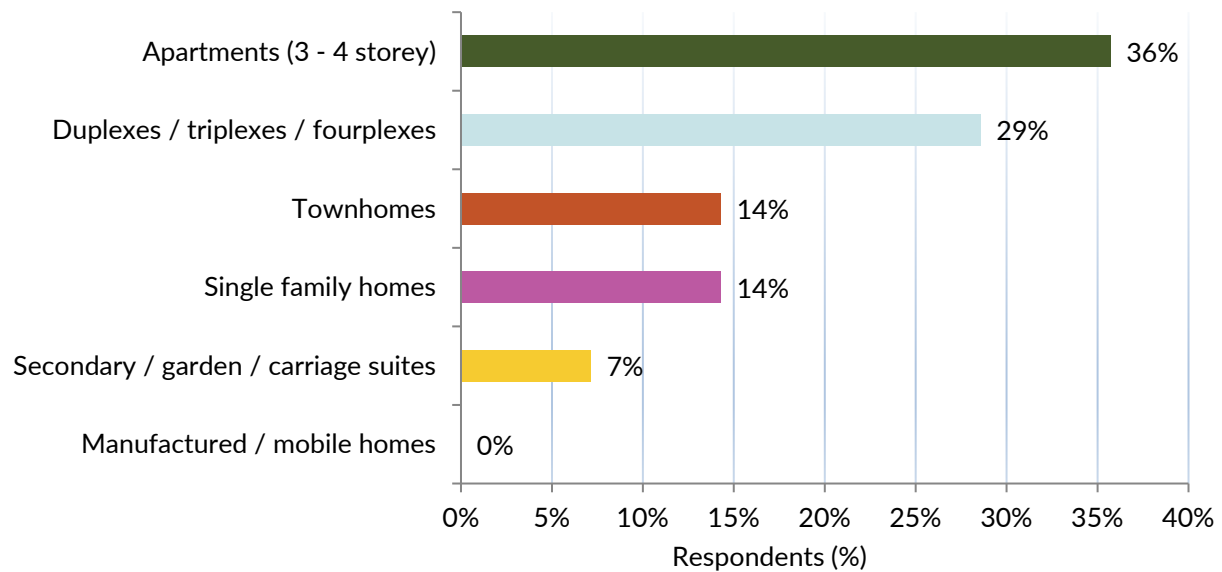
**If you are a resident of Cache Creek, please
select the description that best describes you.**



**How can we ensure there is enough housing
that meets the needs of everyone?**



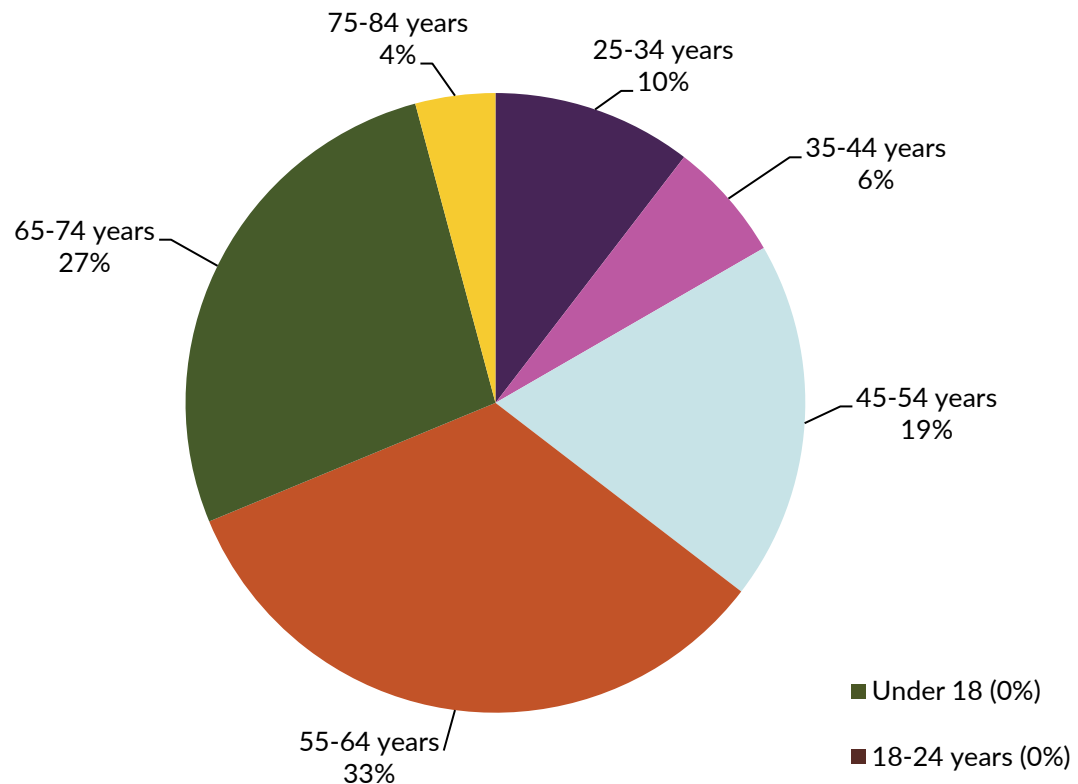
What types of housing would you like to see more of in Cache Creek to address the need for housing?



4.2 Survey Results

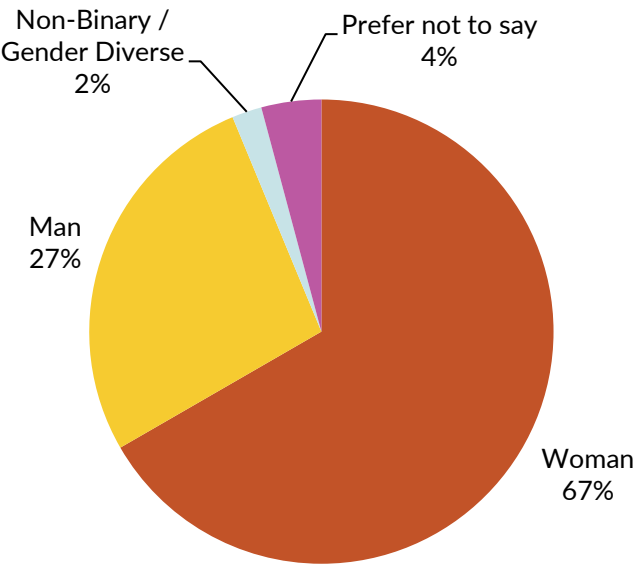
Survey results are included below. Graphs are included to show a breakdown of responses, and open-ended questions are summarized for clarity. A total of 48 surveys were completed, which represents approximately 5% of the population of Cache Creek.

Q1. What is your age?



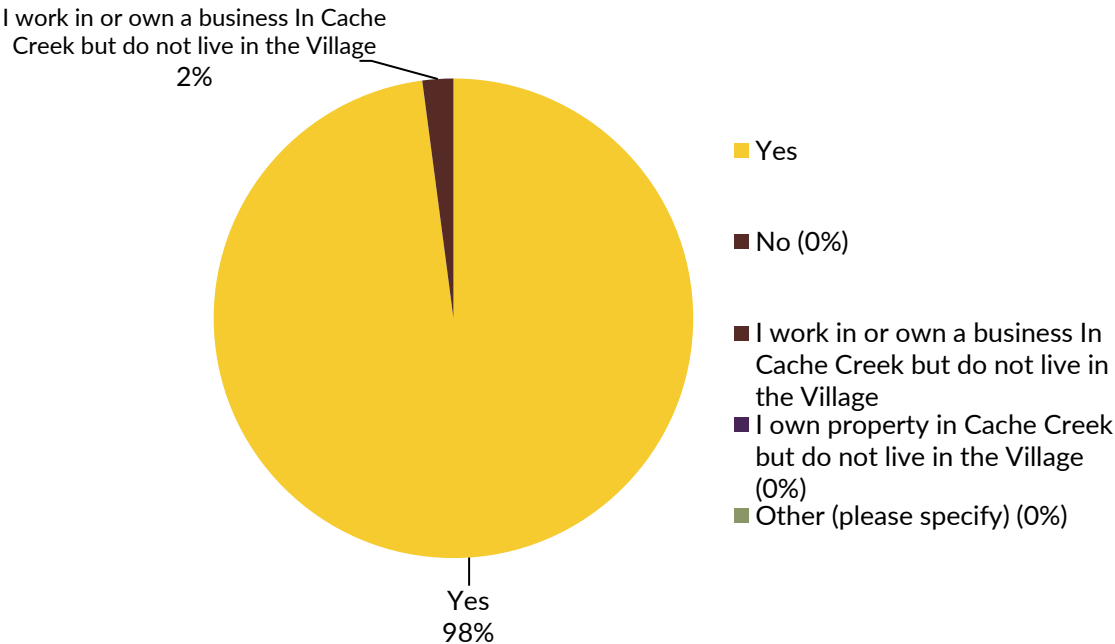
Total Respondents: 48

Q2. What is your gender?



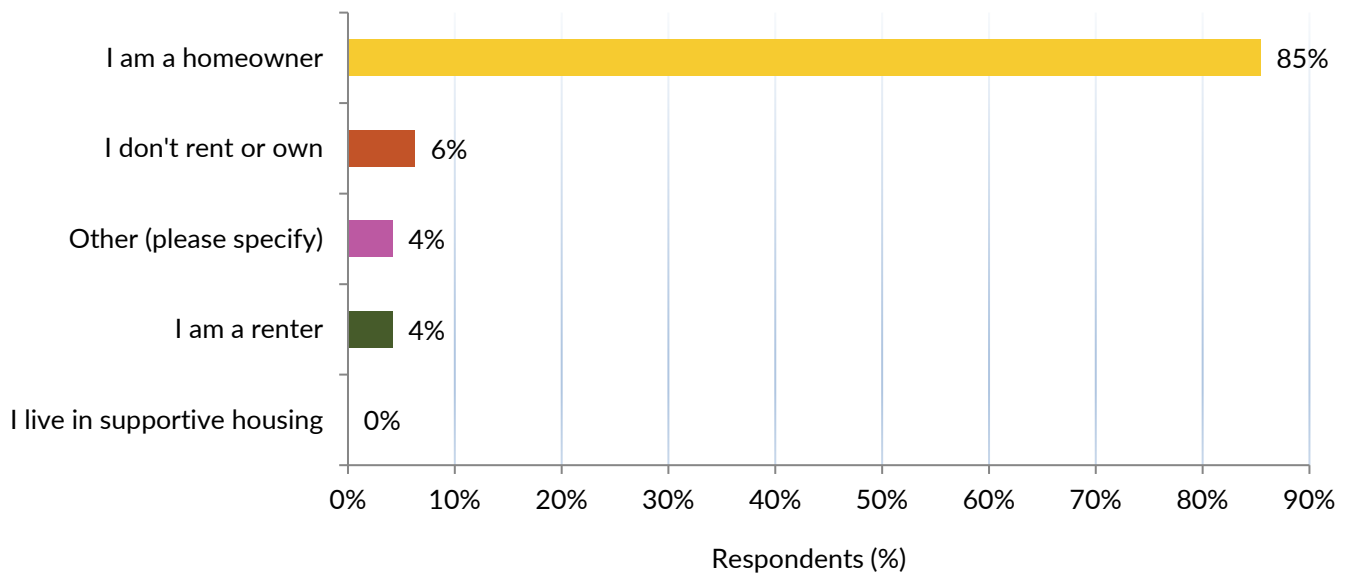
Total Respondents: 48

Q3. Do you live in the community?



Total Respondents: 48

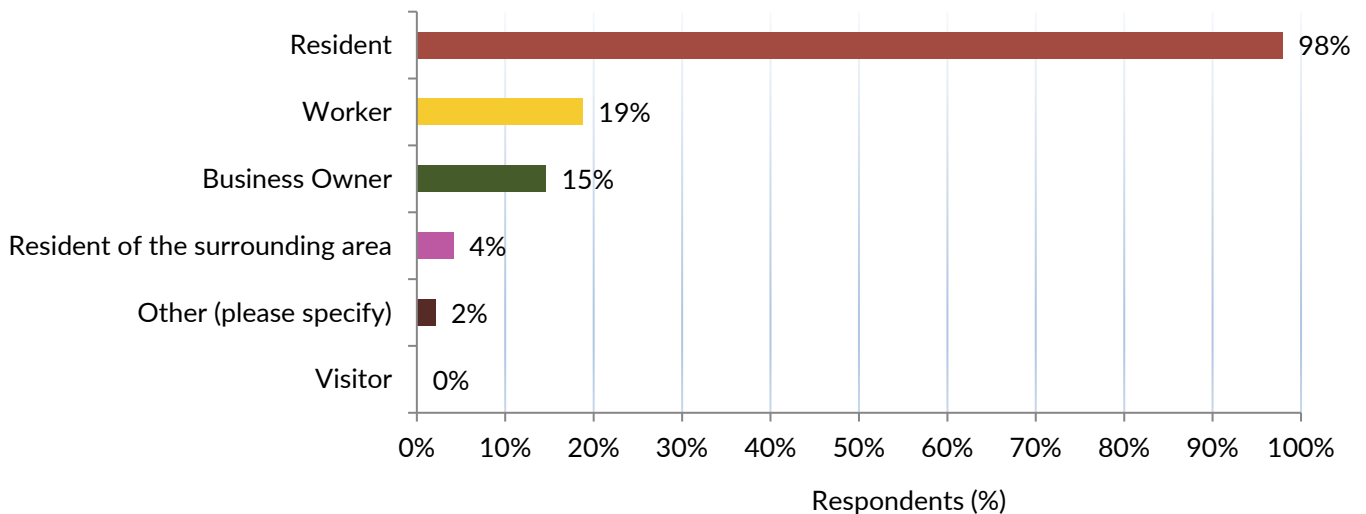
Q5. Please select the description that best suits you.



Total Respondents: 48

Other answers include: Multiple Homes; Mobile home lot renter.

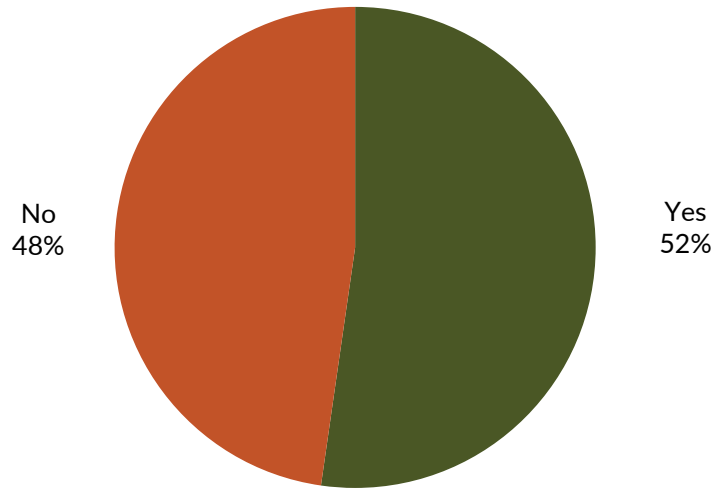
Q6. What is your relationship to Cache Creek? (check all that apply)



Total Respondents: 48

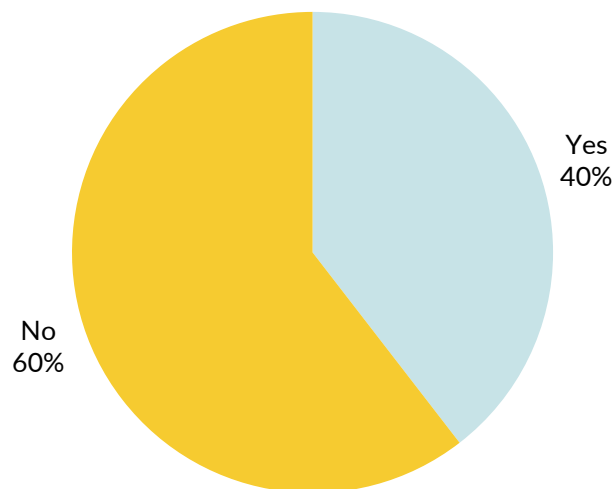
Other answers include: Council member.

Q7. Have you read the Village's Official Community Plan?



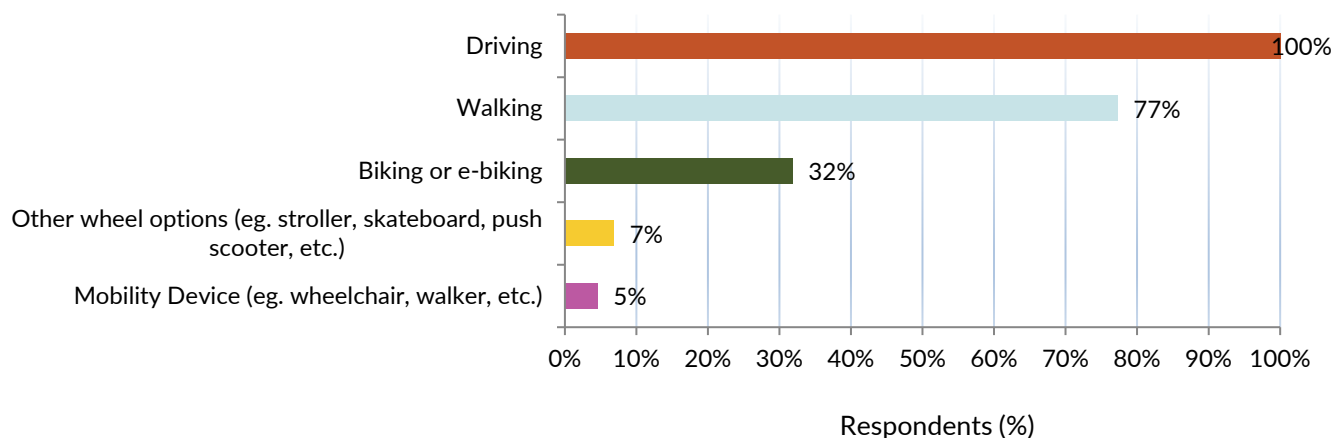
Total Respondents: 44

Q8. Are you familiar with the Village's Zoning Bylaw?



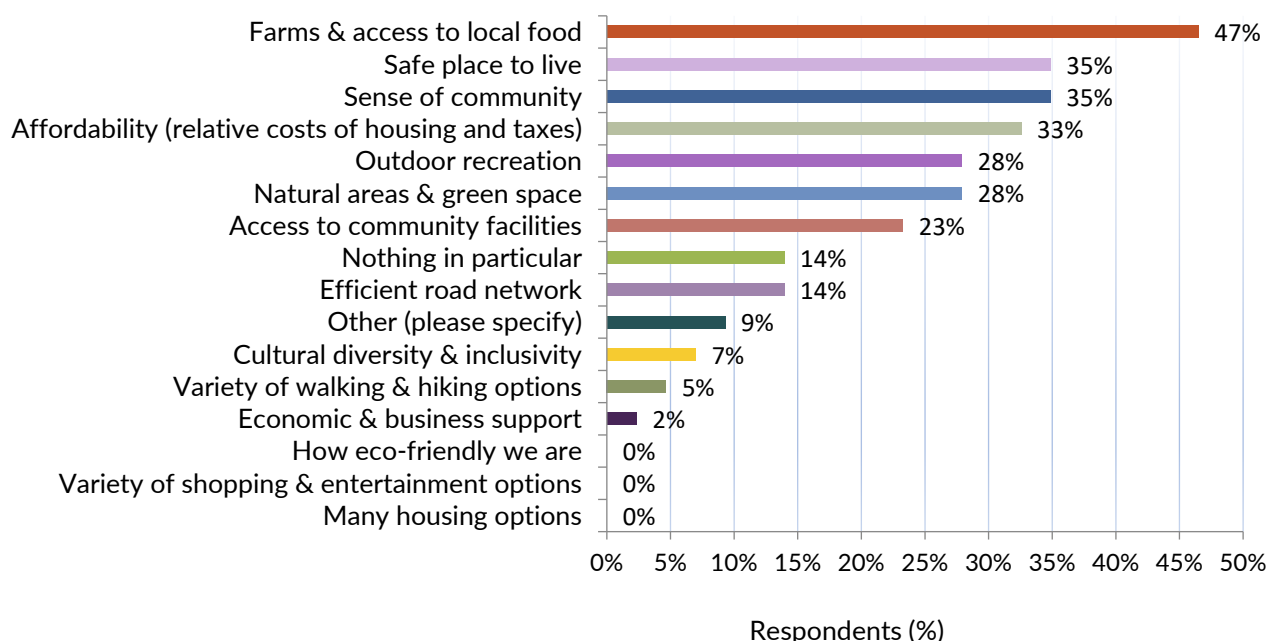
Total Respondents: 43

Q9. In the last year, what modes of transportation have you used to travel around/through Cache Creek? (select up to 3)



Total Respondents: 44

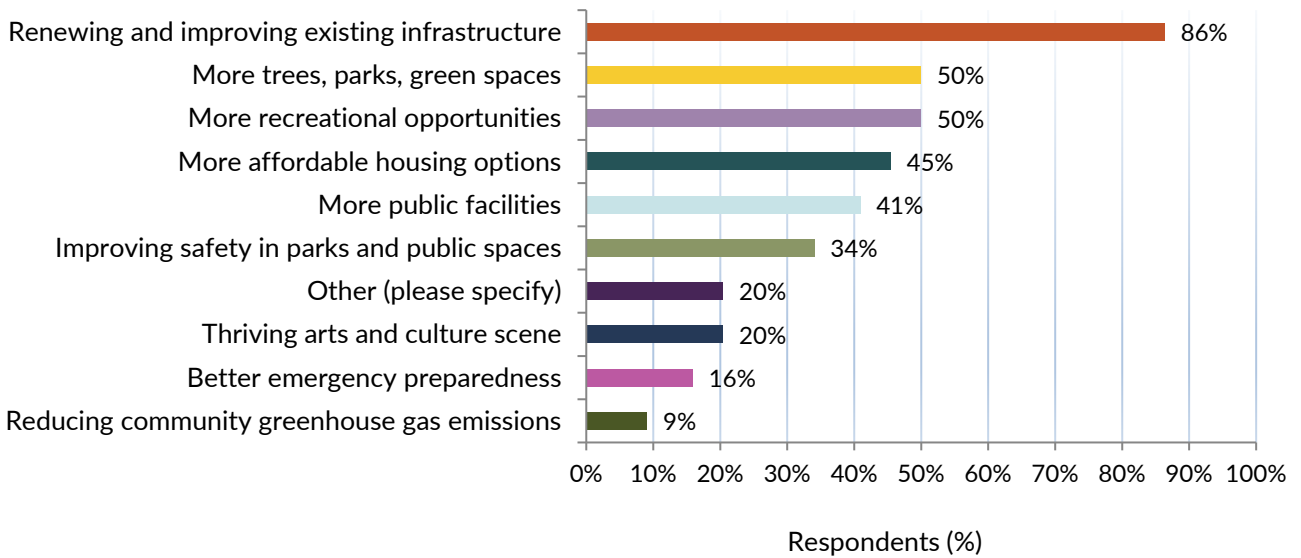
Q10. What do you love about Cache Creek? (select up to 3)



Total Respondents: 43

Other answers include: Location within the province to access a variety of regions; Close-knit neighbours; flexible; parking, property; Ability to get snacks after 5; Cache Creek is not affordable / taxes are too high.

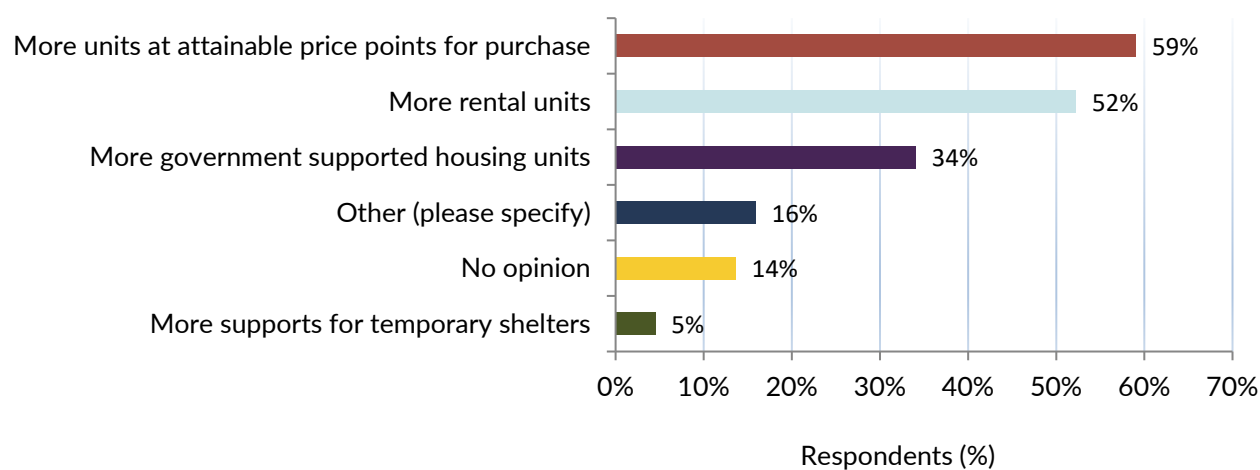
Q11. What community improvements would you most like to see over the next 20 years? (select up to 5)



Total Respondents: 44

Other answers include: Seniors facility; More stores; Agriculture expansion / be able to raise animals for food etc.; Clean up the town and rundown buildings (2 mentions); Tidiness and better maintenance of existing facilities, roads, parks, gardens; Maintaining the greenspaces we already have; New businesses coming in as opposed to leaving; ensure a safe community from crime.

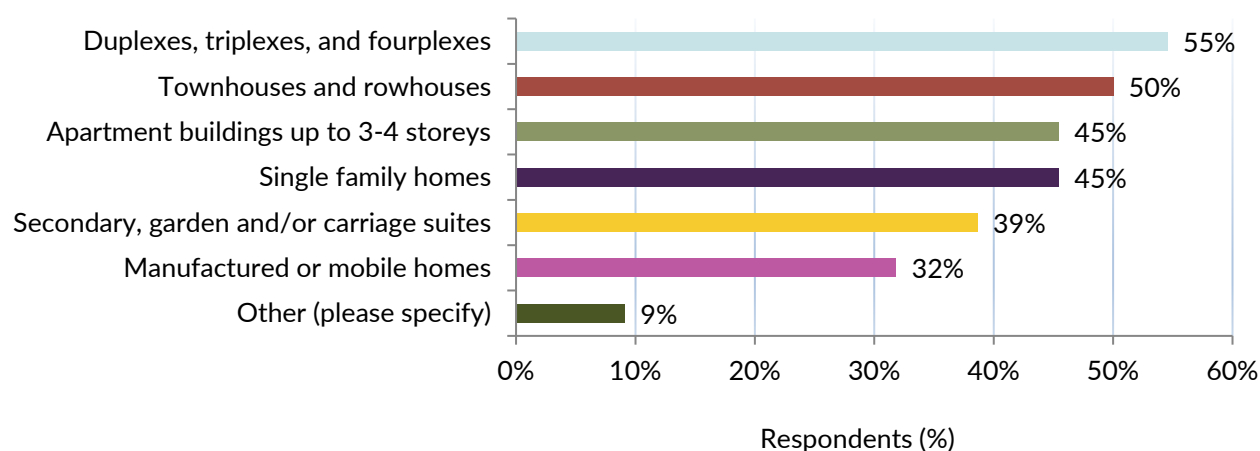
Q12. How can we ensure there is housing that meets the needs of everyone? (check all that apply)



Total Respondents: 44

Other answers include: Safe housing; Lower taxes; Seniors housing (2 mentions); Assisting developers to offer a range of housing through zoning/bylaws etc.; Need to supply business and utilities for proper housing to thrive.

Q13. What types of housing would you like to see more of in Cache Creek to address the need for housing? (select all that apply)



Total Respondents: 44

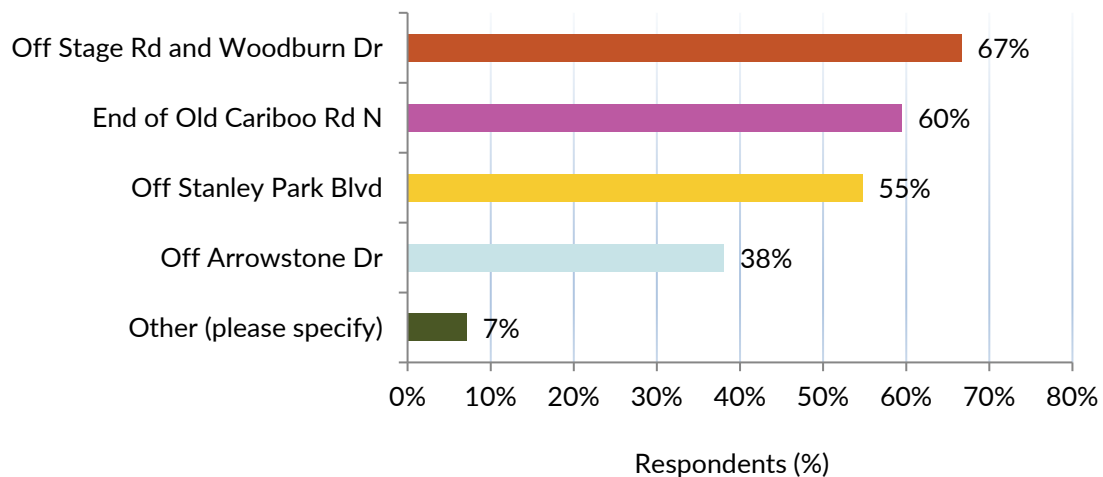
Other responses include: Senior's facility & housing (2 mentions); Safe housing; Smaller units suitable for seniors. Many single-family homes are occupied by single seniors who want to stay in the community. If they could move into smaller, accessible, affordable homes it would free up those houses for families.

Q14. Do you have suggestions on how the Village can support the need for more rental housing?

Total Respondents: 11

- Help house builders with water and sewer to the curb of new properties
- Housing co op
- Attract business and industry. People will not live where they cannot work.
- BC Housing and partnerships
- tiny homes, mobile home park
- Knock down the Oasis and build apartments
- With young people leaving, housing isn't the issue
- no rentals these people do not look after their houses
- Get rid of that derelict mall and put in apartments
- Definitely need senior's housing

Q15. Where would you like to see more residential development within the Village? (check all that apply)



Total Respondents: 42

Other responses include: Not sure why you picked these locations, other than east end of stage road; Where the oasis building is quickly falling apart. Don't take from the natural surrounding areas until you clean up the middle of town for housing like apartments; Worry more about dealing with all the unsightly commercial buildings. The community can't even get control on what we have never mind adding more.

Q16. What is the one thing that you would like to change in Cache Creek?

Total Respondents: 37

Addressing Derelict and Abandoned Buildings (18 mentions)

A significant number of respondents expressed concern about the number of derelict, vacant, or abandoned buildings, particularly in the downtown core and along the highway corridor. Suggestions included tearing down or repurposing abandoned structures, removing eyesores such as the Oasis Mall, and holding property owners accountable for upkeep. Several responses emphasized the need to clean up or redevelop properties to create a more attractive and functional community core.

Improving Community Appearance and Cleanliness (6 mentions)

Respondents highlighted the overall appearance of the village as a key concern. Responses included the need for enhanced tidiness, better maintenance, and a general cleanup of the town and highway frontage to improve curb appeal and make a better impression on residents and visitors alike.

Supporting Business Attraction and Economic Development (5 mentions)

Several responses stressed the importance of attracting new businesses and encouraging economic investment. Ideas included developing a designated business area, improving visual appeal to support commercial activity, and ensuring the village actively promotes business growth and revitalization.

Increasing Shops, Services, and Amenities (5 mentions)

Residents expressed a strong desire for additional local services and amenities. Requests included basic retail options such as a grocery or dollar store, more family-friendly spaces like a pool or water park, and improved access to everyday necessities like pharmacies and health services.

Upgrading Infrastructure and Utilities (3 mentions)

Respondents raised concerns about water quality, storage, and municipal water supply, as well as the cost of property taxes. These were identified as important areas for improvement to support future growth and livability.

Governance and Regional Planning (3 mentions)

A few comments related to governance and community planning, including suggestions to review

bylaw restrictions, improve municipal leadership, and consider expanding Cache Creek's boundaries to better integrate surrounding communities and services.

Fostering Community Involvement and Accessibility (2 mentions)

Some participants emphasized the importance of community spirit and involvement, noting that residents should be encouraged to support local businesses and events. Others mentioned the need for better accessibility in the community.

Q17. What should be the #1 priority for Cache Creek over the next 20 years?

Total Respondents: 39

Infrastructure Renewal and Upgrades (11 mentions)

Many respondents emphasized the need to upgrade aging infrastructure, including waterlines, roads, sidewalks, and sewer systems. There is concern that current infrastructure is insufficient to support future growth, and that maintenance and long-term planning are critical priorities. Suggestions included:

- Replacing aging waterlines
- Improving road conditions and paving small side roads
- Enhancing flood prevention measures
- Creating more walkways and paths

Community Cleanliness and Beautification (9 mentions)

A strong theme throughout the responses was the need to improve the appearance of Cache Creek. Participants called for a general "facelift," including cleaning up derelict properties and eye sores, removing abandoned buildings, and improving downtown aesthetics. Several highlighted that a cleaner, more attractive community would help draw in residents, families, and businesses. Comments included:

- Tidiness and maintenance as a first priority
- Cleaning up downtown and improving its image
- Beautification to boost community pride

Affordable and Rental Housing (7 mentions)

Housing is a concern, particularly the need for affordable rental options and seniors' housing. Respondents stressed that housing availability directly impacts the ability to retain workers, attract families, and support community stability. Suggestions included:

- Affordable housing for working residents
- More rental housing options
- Seniors' housing to support aging residents

Economic Development and Business Attraction (7 mentions)

Several respondents emphasized the importance of encouraging new businesses, particularly beyond tourism, and promoting small business development. Respondents also expressed a desire for light industry and a broader economic base. Ideas included:

- Bringing in more businesses and industry
- Encouraging small businesses and supporting local entrepreneurship
- Creating incentives to invest in downtown revitalization

Downtown Revitalization (3 mentions)

Respondents highlighted the importance of revitalizing the downtown core, creating a clean, welcoming, and vibrant hub for residents and visitors. Suggestions included removing abandoned buildings, repairing damaged areas, and developing spaces that encourage local shopping, tourism, and community events.

Growth and Population Retention (3 mentions)

Some respondents spoke more broadly about the need to grow the population, particularly by attracting young families, and creating a positive community image that people are proud to be part of. Related ideas included:

- Attracting and retaining families
- Promoting a more positive image of the town
- Creating a reason for people to move to and stay in Cache Creek

Health, Safety, and Security (3 mentions)

A few comments raised concerns around safety and services, including the presence of street crime, access to potable water, and the need for expanded health services. One suggestion included expanding the community boundaries to better support service delivery.

Recreation and Community Amenities (3 mentions)

Some participants expressed a desire for more recreational spaces, including renewed focus on facilities like the pool, as well as parks and community gathering spaces.

Q18. Imagine Cache Creek 10 years from now. What would make Cache Creek the best place to live?

Total Respondents: 36

Clean, Attractive, and Well-Maintained Community (12 mentions)

Respondents widely emphasized the desire for a clean, attractive, and prideful appearance across the community. Specific ideas included removing abandoned or run-down buildings, cleaning up downtown and highway corridors, maintaining public areas, and restoring vacant properties to promote a more welcoming atmosphere. Themes included:

- Removing eyesores and derelict buildings
- Restoring storefronts and public spaces
- Beautification, landscaping, and regular maintenance
- Creating a sense of pride in the community

Green Spaces, Trails, and Parks (9 mentions)

Many residents envisioned a future with more greenery, outdoor spaces, and recreation opportunities. The addition of trees, shaded areas, parks, bike paths, and walkable areas was a repeated theme. Suggestions included:

- Expanding parks and green spaces
- Adding bike and multi-use trails (e.g., to Desert Hills or Ashcroft)
- Creating walkable, pedestrian-friendly connections
- Protecting and maintaining areas prone to flooding

Business Growth and Economic Opportunity (8 mentions)

Respondents expressed a desire for a thriving business environment supported by investment, job opportunities, and a range of services. Economic growth was seen as essential to long-term community sustainability and vibrancy. Key ideas:

- Supporting diverse and local businesses
- Encouraging investment and business-friendly policies
- Creating stable, year-round jobs beyond tourism
- Attracting shopping and service options

Affordable and Sustainable Housing (5 mentions)

Affordable, eco-friendly, and accessible housing was a clear priority. Participants linked housing availability to the ability to retain workers, support families, and provide for all ages. Ideas included:

- More affordable housing options
- Housing for families and seniors
- Environmentally sustainable development

A Family-Friendly, Inclusive, and Vibrant Community (5 mentions)

Several respondents described a vision of Cache Creek as a welcoming, inclusive, and community-focused place with spaces and services for children, families, and seniors alike. Suggestions included:

- More activities for all ages
- Family-friendly gathering spaces
- Community gardens, events, and art installations
- Local pride and cultural diversity

Infrastructure, Maintenance, and Flood Prevention (5 mentions)

Participants emphasized the importance of reliable infrastructure and proactive planning, including:

- Upgraded infrastructure (roads, drainage, utilities)
- Long-term maintenance planning
- Addressing flood-prone areas

Health, Safety, and Basic Services (4 mentions)

Several responses focused on the need for health services, safety, and meeting basic needs. Suggestions included expanded medical facilities, reducing crime, and ensuring everyone has access to essential services and safe public spaces. Ideas mentioned:

- Medical and health services
- Crime prevention and security
- Ensuring basic needs like food and housing are met
- Supporting vulnerable populations responsibly

Governance, Planning, and Community Engagement (3 mentions)

A few respondents emphasized the importance of good governance and wise use of tax dollars. There was also interest in seeing more community participation and pride in local decisions and projects.

5 NEXT STEPS

The feedback collected in this report will inform the development of draft policies and regulations in the Official Community Plan and Zoning Bylaw respectively. The Village of Cache Creek will continue to engage with the community throughout the process to ensure that the updated OCP and ZBL align with the community's vision for a vibrant and sustainable future. In the fall of 2025, the project team will bring draft elements of the OCP and ZBL to the community for further feedback.