

TEXADA

ISLAND OFFICIAL COMMUNITY PLAN



Texada Island's vision is to sustain an independent rural lifestyle with minimal regulations. We envision our island economy fostering a diverse and balanced mix of resource industries, tourism, small business enterprises, agriculture, and services for seniors. Texada Island will adapt to change carefully, while always preserving our freedoms, stewarding the natural beauty of our island, our coast, and our island lifestyle.

Texada Island Official Community Plan

Schedule A to Bylaw No. 551, 2019

Adopted August 26, 2021



gathet
REGIONAL DISTRICT

Acknowledgments

This Official Community Plan was developed through a collaborative planning process which involved a full spectrum of Electoral Area D (Texada Island) community members and stakeholders.

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credit: Philip Lo Photography*

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qathet
REGIONAL DISTRICT

The official name change to qathet Regional District was issued by the Lieutenant Governor on July 5, 2018. qathet (pronounced 'KA-thet') is a Coast Salish word meaning 'working together' and was gifted to the Powell River Regional District by the Elders of Tla'amin Nation.

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1.1 Introduction

The Official Community Plan provides a framework to guide growth and development on Texada Island towards the community's vision for the future. The Official Community Plan offers policy direction on land use, housing, infrastructure and servicing, parks and recreation, environmental protection, and economic development. The Official Community Plan also offers direction on how to implement the policies it contains by setting out steps the Regional District can take to implement the Official Community Plan and support the community's vision for the future.

Legal Context

Under Section 471 of the *Local Government Act*, an official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government. An official community plan is required by Section 473 of the *Local Government Act* to consider:

- approximate location, amount, type or density of residential development to meet anticipated housing needs over a period of at least 5 years;
- approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- approximate location of sand and gravel deposits suitable for future extraction;

- restrictions on the use of land subject to hazardous conditions or identified as environmentally sensitive to development;
- approximate location and phasing of any major road, sewer or water systems;
- approximate location and type of present and proposed public facilities including schools, parks and waste treatment and disposal sites;
- policies with respect to affordable, rental and special needs housing; and
- targets and policies for the reduction of greenhouse gas emissions.

The legal effect of an official community plan include:

- Establishing a community vision;
- Designating future land use patterns;
- Coordinating policy to protect features and infrastructure;
- Informing financial planning and servicing;
- Guiding decisions by Regional Board;
- Guiding decisions by residents, land owners, investors and developers; and
- Guiding decisions by other levels of government that have jurisdiction within or adjacent to the planning area (provincial line agencies, federal line agencies, neighbouring municipalities, and first nations).

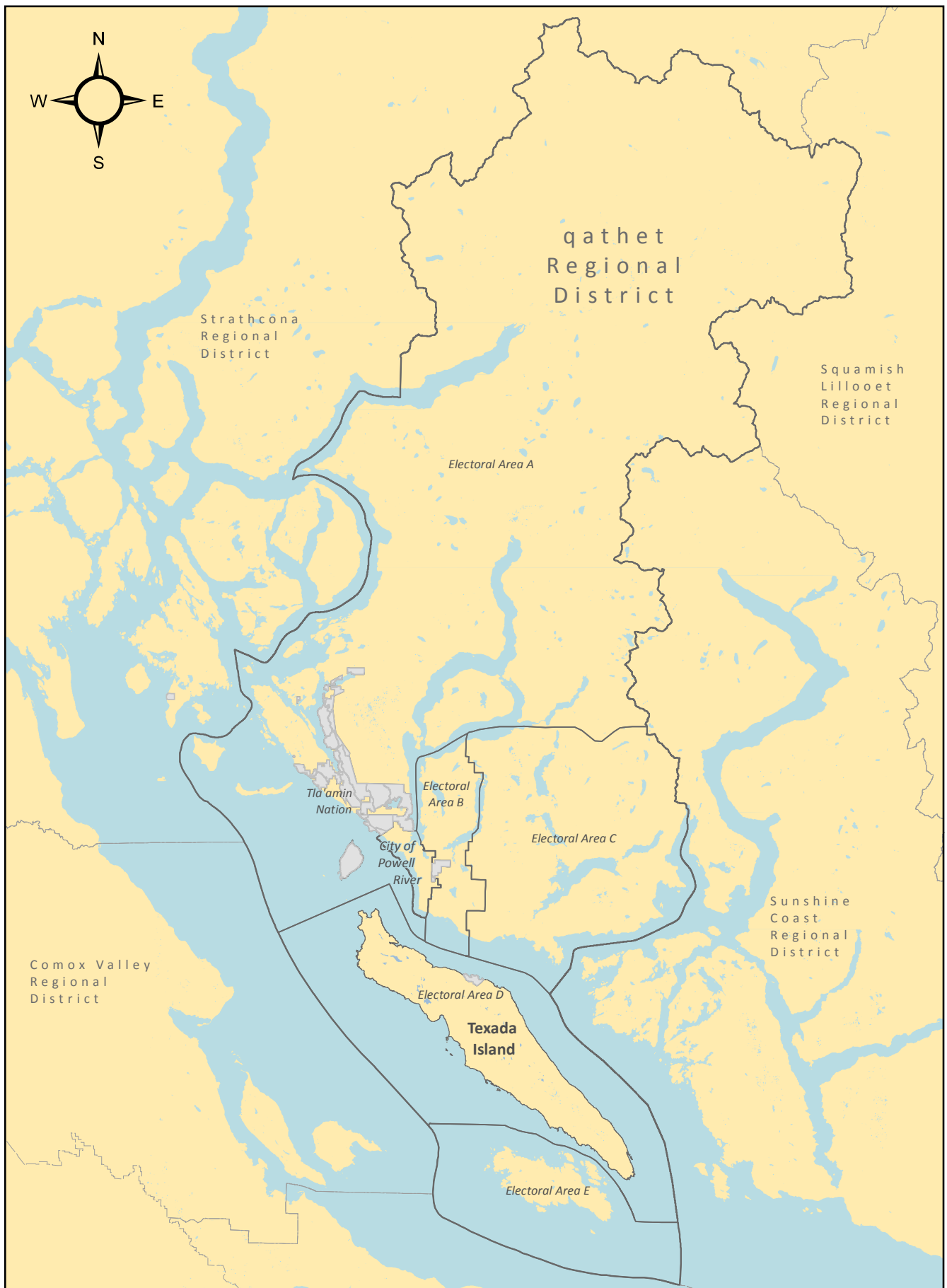


Figure 1: Jurisdictional and Electoral Area Boundaries

1 Plan Foundation

1.2 Location

Texada Island is located within Electoral Area D of qathet Regional District and the territories of the Tla'amin, shíshálh and K'ómoks First Nations. The island lies centrally within the Strait of Georgia, part of the Salish Sea. This region is one of the most spectacular and ecologically rich areas on the south coast of British Columbia.

The natural environment of Texada Island is typical of the south coast region of British Columbia with forests of Coastal Douglas-fir and Coastal Western Hemlock, small lake and river systems, and long stretches of rocky cliffs and small bays along the coastline.

The economy of Texada Island has historically been driven by the mining and forest industries. The community also supports small businesses, agricultural activities, and tourism. It is used extensively by recreationalists with excellent multi-use trails, kayaking, swimming, and scuba diving.

Texada Island is linked with the lower mainland via BC Ferries which provides scheduled crossings between Blubber Bay and Powell River, Saltery Bay and Earl's Cove, and Langdale and Horseshoe Bay. Texada Island is linked with Vancouver Island via BC Ferries with scheduled crossings between Blubber Bay, Powell River, and Comox. There is an airport on the island, located just north from the community of Gilles Bay, with flights via private airlines.

Area Covered by the Plan

The Official Community Plan covers all of Texada Island, except for land under the jurisdiction of the Tla'amin Nation. The heart of the planning area is composed of the developed portions of the island. Within the developed portions of the planning area are the unincorporated villages of Van Anda and Gillies Bay, along with a collection of rural neighbourhoods that together make up the larger community of Texada Island.

Approximately 70% of Texada Island is composed of provincial Crown land. While this land is included within the planning area, and this plan includes a policy framework to guide activities on Crown land, the government of British Columbia has ultimate decision making authority over provincial Crown land.



Figure 2: Texada Island Official Community Plan - Planning Area

1 Plan Foundation

1.3 Regional Context

Regional Sustainability Charter

The Official Community Plan supports and aligns with the vision and principles expressed in the Regional Sustainability Charter, signed in July 2010 by the Regional Board, the City of Powell River Council and the Tla'amin Nation Council.

The Charter vision statement asserts:

"Powell River is a strong, independent West Coast community, proud of our ability to work well together. Diverse values and experiences are respected, and relationships are cherished. All our basic needs are met and we have a rich social and cultural life that respects our history. We live in harmony with each other and with the natural environment, tending to its health while at work, at play, and at home. We are stewards for the future."

The Charter principles include:

- recognize and respect Tla'amin rights, title and cultural history;
- recognize ecological limits;
- take a long view;
- promote self-reliance;
- integrate environment, society and economy;
- work together;
- learn continuously;
- strive for equity;
- manage uncertainty; and
- consider local and global sustainability.

Sustainability Principles

The Official Community Plan supports and aligns with qathet Regional District's Strategic Plan and embraces the four principles of sustainability:

Environmental Sustainability

Ensure the resiliency, conservation and protection of the natural environment.

Economic Sustainability

Provide and support ongoing economic benefits for the community.

Cultural Sustainability

Provide and promote respect for diversity and heritage.

Social Sustainability

Provide access, support and advocacy for a safe, secure and inclusive community.

First Nations Interests

The Official Community Plan recognizes and respects the regional interests of First Nations, including the Tla'amin, shíshálh and K'ómoks.

The Tla'amin, shíshálh, and K'ómoks First Nation traditional territories overlap with the land and water now known as Texada Island, Electoral Area D. These First Nations have a common history in the area that dates back over 8,500 years with countless archaeological sites that document their history, culture, and presence on Texada Island.



Figure 3: Tla'amin Nation Place Names

1.3 Regional Context

The Tla'amin traditional territory includes all of Texada Island, formerly known as Sahyehyeen in the Tla'amin language. The shíshálh traditional territory includes the southern end of Texada Island. The K'ómoks traditional territory includes the western side of Texada Island. In recent years, the Tla'amin Nation has signed Shared Territory Agreements with both the shíshálh and K'ómoks Nations and intends to maintain these agreements into the future.

The Tla'amin Nation negotiated a Final Agreement (Treaty) with the Province of British Columbia and the Government of Canada. The Treaty has been in effect since April 5, 2016. The Treaty includes self-governance provisions and over 8,000 hectares of land, including waterfront land on Sahyehyeen (Texada Island), in Shehtekwahn (Pocahontas Bay), and future acquisition land. The Treaty also includes provisions for hunting, fishing and resource gathering rights on Sahyehyeen (Texada Island).

qathet Regional District and the Tla'amin Nation adopted a Protocol Agreement for Communication and Cooperation. The Protocol Agreement sets out shared principles and values for working together on a range of interests including land use planning.

The shíshálh Nation has adopted the "Strategic Land Use Plan for the shíshálh Nation" and the "shíshálh Nation Lands and Resources Decision-Making Policy". Their land use plan and policy provide a comprehensive overview of the shíshálh people's rich history and connection to their territory, known as swiya in the shíshálh language.

Their land use plan provides an overview of shíshálh values and resource management directions across their swiya (territory), including a Cultural Emphasis Area on southern Texada Island. The shíshálh Nation use their land use plan and policy to guide and support their land and resource decision-making. In the future they hope to develop a collaborative government to government process that respects their decision-making process.

Key First Nation interests on Texada Island include:

- Working together to harmonize land use planning in interface areas between Tla'amin Lands (including future acquisition lands) and adjacent lands;
- Protecting the natural environment and ensuring a sustainable resource base for hunting, fishing and resource gathering for future generations;
- Protecting cultural and archaeological resources and expanding the inventory of known sites. These sites are highly valued by Tla'amin, shíshálh and K'ómoks people, and are protected under the provincial *Heritage Conservation Act*;
- Being recognized and respected as part of the community and in government to government relationships; and
- Educating the general public on First Nation culture, history and connection to the lands and waters of the island.

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1.4 Population

Electoral Area D (Texada Island) currently has a population of approximately 1,076 (Statistics Canada 2016 Census), which constitutes 5.4% of the overall qathet Regional District population of 20,070. The majority of this population live within the developed portions of Texada Island, including the villages of Van Anda and Gillies Bay, along with a collection of rural neighbourhoods that together make up the larger community of Texada Island.

Population projections have been undertaken to estimate the population change for Electoral Area D over the next 25 years. BC Stats has applied the Component/Cohort-Survival method to project the population. This method "grows" the population from the latest base year estimate by forecasting births, deaths and migration by age. The risk of error is increased for smaller areas.

As a result, projections for Electoral Area D rely on general trends taking place in the qathet Regional District as a whole. These projections by small area are prepared by extrapolating past trends, and modifying these trends wherever possible to take into consideration available information on planned changes to the industrial base and the regional economic outlook.

Inferences are intended to provide a base for future planning, but the small population size and island's susceptibility to a host of variables that could affect its future growth are important limitations which must be noted.

Table 1. Population Change 2001 – 2016

	2001	2006	2011	2016	Total Pop. Change 2001-2016	% Change 2001-2016
Electoral Area D	1,130	1,107	1,053	1,076	-54	-4.7%
qRD	19,765	19,599	19,906	20,070	305	1.5%
British Columbia	3,907,735	4,113,487	4,400,057	4,648,055	740,320	18.9%

Source: Statistics Canada

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1.4 Population

Recent Trends

As shown in Table 1, between 2001 and 2016 the population in Electoral Area D decreased by 54 people or 4.7%. This was in contrast to the modest growth of 1.5% shown in the Regional District as a whole, and the steady increase of 18.9% overall for the province.

Despite the overall population decrease for Electoral Area D between 2001 and 2016, a modest reversal of the downward population trend took place between 2011 and 2016. This resulted in a population increase of 23 person or 2.2%.

Although the population changes were very modest from 2011 to 2016, they masked more dramatic age group changes, see Table 2. The younger age groups under 20 years (i.e., pre-school, elementary, and high school age) and from 20 to 44 years (i.e., younger work force and some post-secondary students), declined significantly in each five-year period. This resulted in a population decrease of approximately 50% for each age group over the 15-year time period.

The older work force from 45 to 64 years increased modestly over the same 15-year time period but the increases were much more erratic within each five-year census. The senior age groups over 65 years more than doubled in size resulting in a median age for Texada Island (60.6 years) that is well above that of the qathet Regional District (53.5 years) and the province (43 years).

Table 2. Population Change Electoral Area D 2001 – 2016 by Age Groupings

Age Group	2001	2006	2011	2016	Pop. Change 2001-2016*	% Change 2001 - 2016
0-19	230	170	125	105	-125	-54.3%
20-44	295	250	185	150	-145	-49.2%
45-64	390	480	475	425	+35	9.0%
65-84	185	185	240	380	+195	105.4%
85+	25	20	25	25	0	0.0%
Total	1,130	1,107	1,053	1,076	-54	-4.7%

Source: qathet Regional District - Electoral Area D Population Projection 2016 - 2041 (The Arlington Group)

* sub-groups and totals differ due to rounding

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1.4 Population

Population Projections

BC Stats has provided population projections for Electoral Area D from 2016 to 2041, maintaining the Electoral Areas share of 5.4% of the Regional District's population. Table 3 projects a population increase of 208 people in Electoral Area D over the next 25 years. This represents a compound annual growth rate of 0.71% and 19.3% over the 25-year time period. Table 4 shows the breakdown by sex over each 5-year interval from 2016 to 2041. Males constituted 53% of the total population in 2016 and this ratio is assumed to remain unchanged.

BC Stats population projections contrast with the findings of the June 2012 'Powell River Regional District and Unincorporated Areas Aggregated Population Projections' completed by WM Population Analysis for the qathet Regional District, which predicted a steady decline in the region's population over the coming decades to 2041.

The WM Population Analysis indicated that deaths in qathet Regional District exceeded births in every year since 2000. Given the age profile of Electoral Area D, this trend is projected to continue. Net in-migration is thus anticipated to be the key driver for the projected population increase in the qathet Regional District and Electoral Area D.

Table 3. Population Change 2016 – 2041

	2016	2021	2026	2031	2036	2041	% Change 2016 - 2041
Electoral Area D	1,075	1,123	1,170	1,212	1,253	1,283	19.3%
qRD	20,070	20,719	21,583	22,412	23,193	23,879	18.9%
British Columbia	4,757,700	5,039,700	5,343,300	5,645,000	5,923,900	6,178,300	29.8%

Source: Statistics Canada

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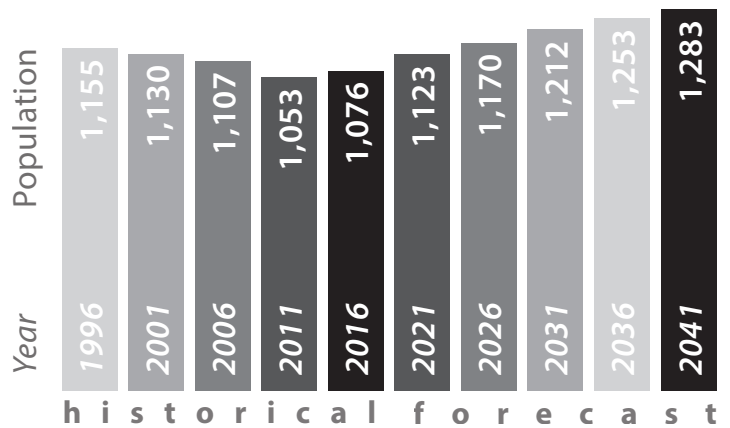
1.4 Population

In-migration has three components: population changes within British Columbia, interprovincial changes and international changes. The relative proportion of the three types of in-migration applicable to Electoral Area D or the qathet Regional District is not available for smaller regions of British Columbia.

Although a population increase of approximately 19% is projected for Electoral Area D and the qathet Regional District, these increases are well below the nearly 30% population increase forecasted for British Columbia.

Figure 4 shows the historical and forecasted population for Electoral Area D from 1996 to 2041. The population slowly but steadily declined from 1996 to 2011 with a similar slow but steady increase from 2011 to 2041.

Figure 4. Electoral Area D
Population Change 1996 - 2041



Source: BC Stats

Table 4. Electoral Area D Population Change by Sex 2016 – 2041

	2016	2021	2026	2031	2036	2041	Annual Change
Female	505	530	552	572	592	606	0.73%
Male	565	593	618	640	661	677	0.73%
Total	1,075	1,123	1,170	1,212	1,253	1,283	0.71%

Source: BC Stats

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1.4 Population

The population of Canada and British Columbia is aging but this trend is more pronounced in the qathet Regional District and Electoral Area D. Table 5 compares Electoral Area D with the qathet Regional District and the province as a whole. Electoral Area D is projected to maintain an older age profile compared to the qathet Regional District and British Columbia as a whole. Over a third of the Electoral Area D population (37%) is projected to be 65+ compared to 33% for the qathet Regional District and 26% for the province.

This projection assumes that the population of Electoral Area D maintains a consistent share of the qathet Regional District population as observed in the unadjusted 2016 census figures throughout the whole projection period.

It also assumes a constant (2016 Unadjusted Census) age/sex distribution in the population of Electoral Area D throughout the whole projection period. Following existing trends, the future population is skewed towards an aging population, with 75% of the Electoral Area D population between the ages of 45 and 85. Both the 45-64 and 65-84 age groups, at 40% and 35% respectively, are proportionately much larger than the other age categories in Electoral Area D and compared to the same age groups in the Regional District or the province.

Earlier findings in the WM Population Analysis report highlighted the importance of in-migration in stimulating future population growth and stabilizing the region's population. The report at the regional district level indicated a small but steady population decline due to deaths exceeding births by 50 or more since 2004. Net in-migration occurred but not in sufficient numbers to counteract this trend.

The latest BC Stats projections indicate increasing in-migration. A combination of factors is likely at play including more affordable housing prices compared to other areas of the province, a very mild climate, a wide array of outdoor recreational opportunities, the availability of regional services including health care in close proximity, and technology changes.

Table 5. Population Distribution by Age Groupings 2041

Age Group*	Electoral Area D 2041	qRD 2041	BC 2041
0-19	10%	17%	18%
20-44	13%	29%	30%
45-64	40%	21%	27%
65-84	35%	23%	20%
85+	2%	10%	6%

Source: BC Stats

* sub-groups and totals differ due to rounding

1.4 Population

Planning Implications

Based on the projected population increase to 1,283 people by 2041, current household sizes (2.3 people per household), and the current preference for single family dwellings, Texada Island will require approximately 90 residential parcels to meet anticipated housing needs by 2041.

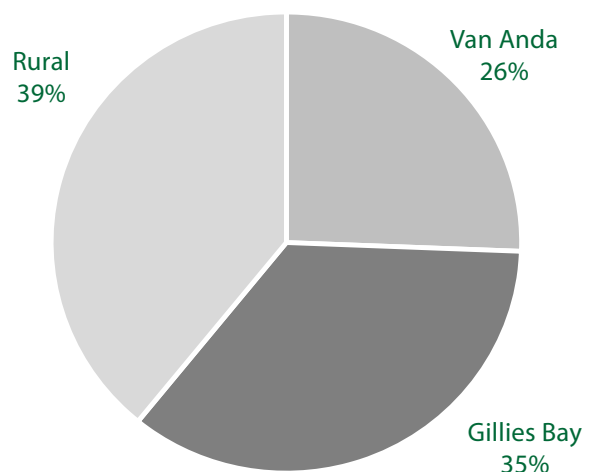
The 2018 BC Assessment Roll shows a total of 207 vacant residential parcels of land on Texada Island (Figure 5):

- 53 parcels (26%) are located in the Van Anda Improvement District and fire protection boundaries;
- 73 parcels (35%) are located in the Gillies Bay Improvement District and fire protection boundaries; and
- 81 parcels (39%) are located in rural areas outside of improvement district and fire protection boundaries.

With an inventory of vacant residential lots two times the projected demand for residential lots, the provision of additional lots is not predicted to be an issue for Texada Island.

The data reveals that the population is aging, and since the majority of current housing is single family dwellings, future development and housing needs could be supported with higher density housing types (i.e., apartment, townhouse, duplex, assisted living, etc).

Figure 5. Vacant Residential Land on Texada Island 2018



Source: BC Assessment

1 Plan Foundation

1.5 Community Planning Process

The Official Community Plan (OCP) was developed through a four-phase community planning process working in collaboration with area residents, property owners and stakeholders on Texada Island.

Phase 1 was the “pre-planning” phase of the process with a focus on laying the ground work for the official community plan. Activities during Phase 1 included: establishing an Area D OCP Planning Advisory Committee to oversee the planning process; holding a community meeting to introduce the planning process; reviewing previous reports, studies and plans relating to Texada Island. Phase 1 culminated with completion of the Area D OCP Technical Background Report.

Phase 2 was the “listening” phase of the planning process with a focus on exploring the community. Activities during phase 2 included: facilitating a community visioning workshop to hear community members views on planning issues, priorities and future vision for Texada Island; conducting a community survey; conducting a stakeholder survey; holding pop-up engagement sessions with elementary and high school students. Phase 2 culminated with completion of the Area D OCP Community Engagement Report.

Phase 3 was the “planning and development” phase of the process to focus on exploring the future. Activities during Phase 3 included working with the Planning Advisory Committee to combine the findings from Phase 1 and 2 of the planning process; preparing a refreshed vision statement and goals reflective of community and stakeholder feedback; and updating the objectives and policies. Phase 3 culminated in two community open houses to present the draft plan, and a community survey to gather feedback on the draft plan.

Phase 4 was the plan “adoption and implementation” phase of the planning process with a focus on walking the talk. The Official Community Plan was refined based on feedback from the community open houses and feedback survey, and considered at a Public Hearing prior to final adoption of the bylaw by the Regional Board. Implementation of this plan is dependent upon the decisions and actions of the community (individuals, businesses, developers), qathet Regional District and other levels of government.

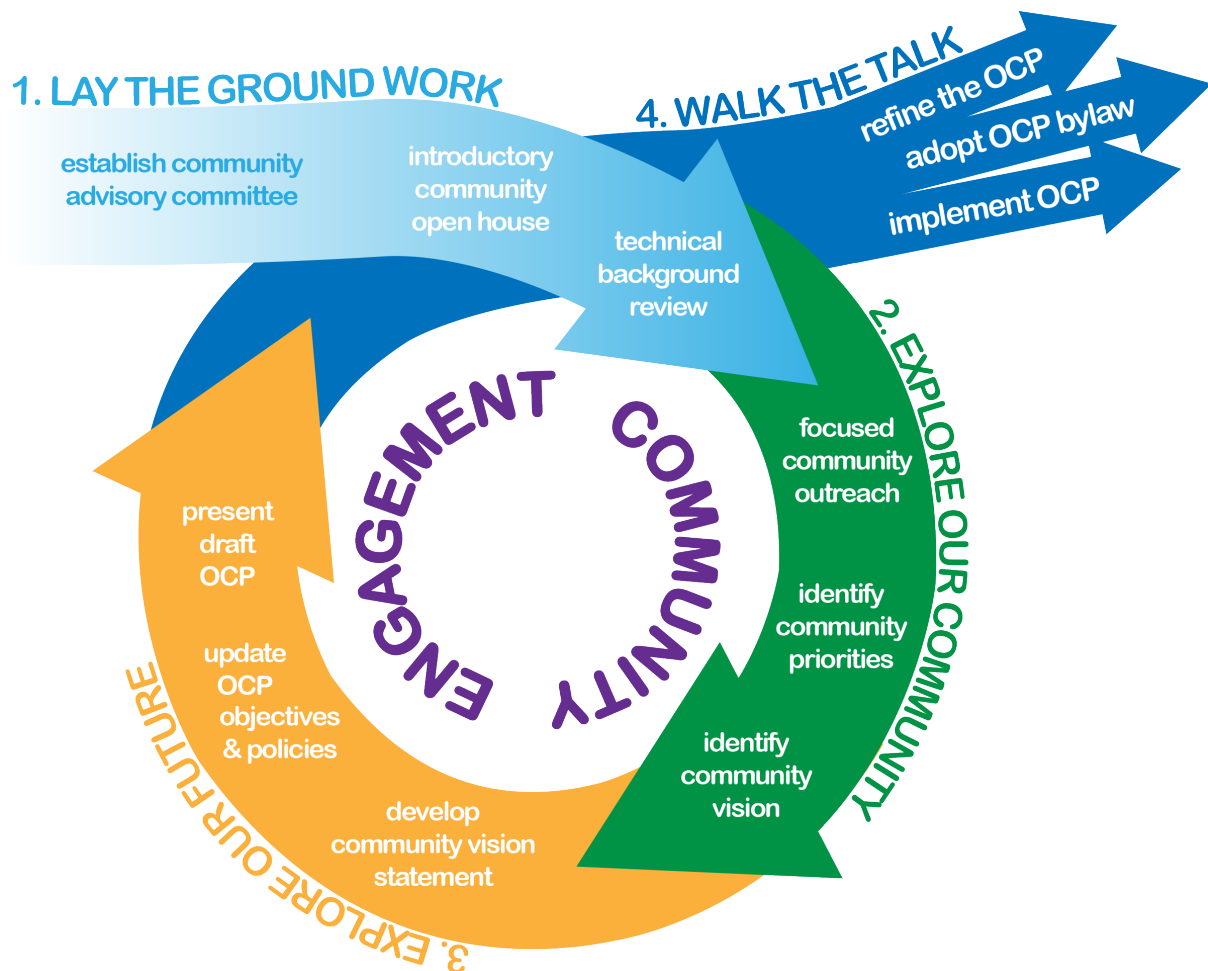
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1.5 Community Planning Process

Community Engagement was the foundation for the planning process. The community workshops, community survey, stakeholder survey, and pop-up consultation sessions with students were all designed to give community members and stakeholders an opportunity to honestly express

their goals, objectives, values, and vision for the future. The collective results of the community engagement process revealed important themes and priorities of community members and stakeholders.



Engagement Timeline

COMMUNITY ENGAGEMENT METHODS

Area D Official Community Plan Planning Advisory Committee Meetings

January 2017 - July 2019

- Monthly meetings advertised through Texada Express Lines
- Feedback from committee members
- Presentations and correspondence from the public

Introductory Open House

March 17, 2017

- Phase 1 community meeting and newsletter advertised through Texada Express Lines
- Engagement activities
- Feedback forms

Community Visioning Workshop

March 10, 2018

- Phase 2 community meeting and newsletter advertised through Texada Express Lines
- Engagement activities
- Feedback forms

Community Survey

April 29 - May 30, 2018

- Phase 2 community survey advertised through Texada Express Lines
- Questions on demographics
- Questions on values, opportunities, issues, and visions for the future of Texada Island

Pop-Up Engagement with Elementary School Students

May 9, 2018

- Phase 2 student workshops organized through Texada Elementary School
- Engagement activities with Division One
- Engagement activities with Division Two

Pop-Up Survey with High School Students

June 21, 2018

- Phase 2 student survey conducted on ferry run from Powell River to Texada Island
- Questions on demographics
- Questions on issues and visions for the future

Stakeholder Survey

May 14 - July 5, 2018

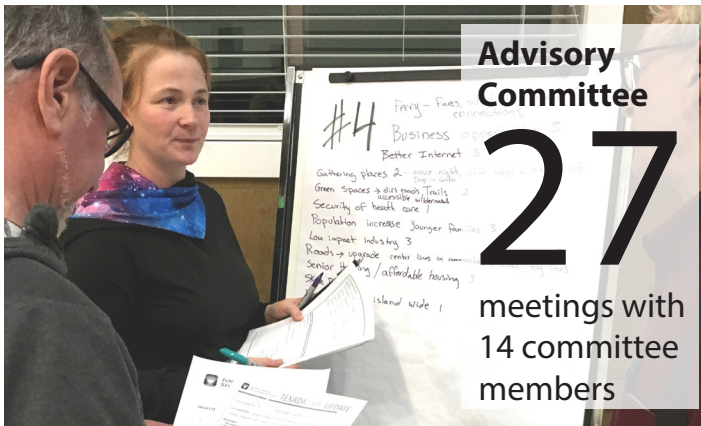
- Phase 2 stakeholder survey by invitation to organizations with interests on Texada Island
- Questions on roles and responsibilities
- Questions on issues and visions for the future

Community Draft Plan Open Houses

June 8 & 10, 2019

- Phase 3 community open houses to present the draft plan
- Community open houses and newsletter advertised through Texada Express Lines
- Feedback survey

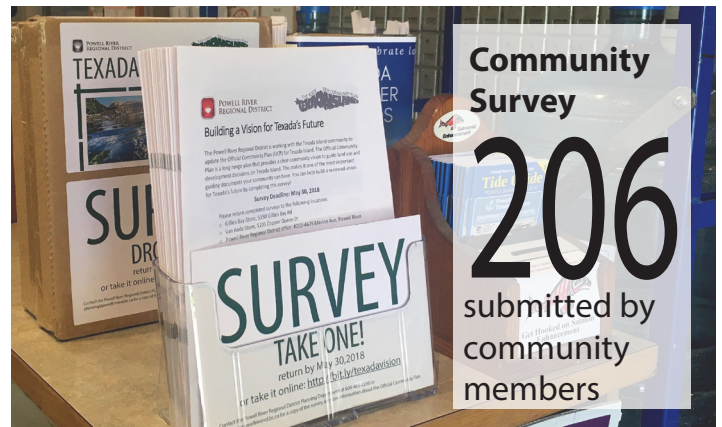
Engagement Statistics



Advisory Committee

27

meetings with 14 committee members



Community Survey

206

submitted by community members



Introductory Open House

45

people + 9 committee + area director



Stakeholder Survey

43

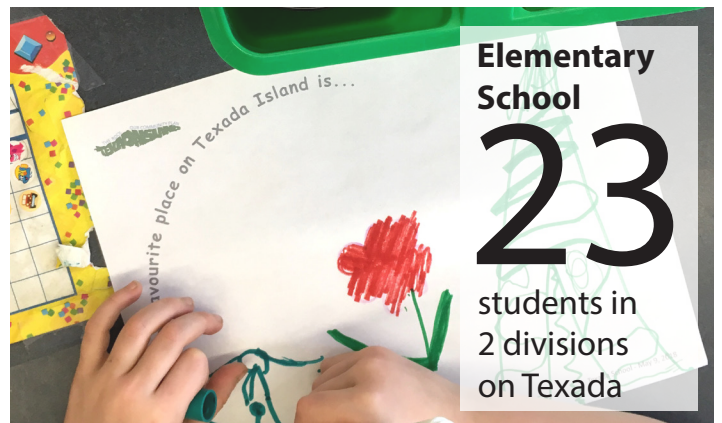
submitted by regional & local organizations



Public Presentations

51

made by 21 individuals or groups



Elementary School

23

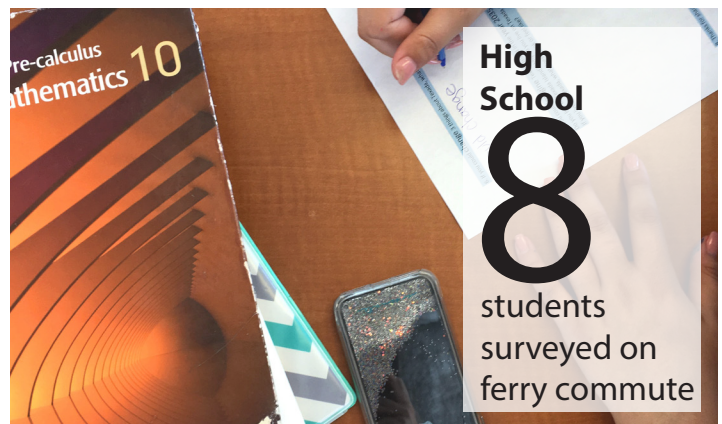
students in 2 divisions on Texada



Community Workshops

40

people + committee + area director



High School

8

students surveyed on ferry commute

1.6 Vision for the Future

Community Vision

"Texada Island's vision is to sustain an independent rural lifestyle with minimal regulations. We envision our island economy fostering a diverse and balanced mix of resource industries, tourism, small business enterprises, agriculture, and services for seniors. Texada Island will adapt to change carefully, while always preserving our freedoms, stewarding the natural beauty of our island, our coast, and our island lifestyle."

Community Goals

Sustain Community Values

We will sustain our independent spirit and island lifestyle that embraces the community values of freedom, friendliness, safety, volunteerism, history, culture, diversity, respect of the natural environment.

Promote Healthy Community

We will promote supportive community services (educational, medical, social, and recreational) for all ages, including seniors and children. Our community will support access to safe drinking water, successful food systems, and suitable housing.

Grow Local Economy

We will grow a diverse local economy that attracts young families and provides sustainable employment opportunities in mining, forestry, tourism, small business, health care services, agriculture, and arts and culture events.

Adapt to Change

We will adapt to change to ensure access to appropriate, affordable, and safe housing for all ages. Our community will support measures to improve services for seniors, and adapt to climate change to protect people and places from natural hazards.

Encourage Outdoor Recreation

We will encourage outdoor recreation opportunity for all ages and abilities, and promote access to natural areas for people to enjoy the natural beauty of the island's forests, shorelines, and lakes.

Steward Natural Environment

We will steward the natural environment to seek a balance between economic growth and environmental protection, environmental stewardship of our watersheds, riparian areas, shorelines, and old growth forests.

Improve Connectivity

We will improve the connectivity of people and goods including reliable internet services, safe roads, safe airport, community bus services, and convenient and accessible ferry service.

The community vision statement was developed through the community engagement process

COMMUNITY VISION

Texada Island's vision is to sustain an independent rural lifestyle with minimal regulations. We envision our island economy fostering a diverse and balanced mix of resource industries, tourism, small business enterprises, agriculture, and services for seniors. Texada Island will adapt to change carefully, while always preserving our freedoms, stewarding the natural beauty of our island, our coast, and our island lifestyle.

SUSTAINABILITY



Environmental Sustainability

Ensure the resiliency, conservation and protection of the natural environment.



Economic Sustainability

Provide and support ongoing economic benefits for the community.

PRINCIPLES



Social Sustainability

Provide access, support and advocacy for a safe, secure and inclusive community.



Cultural Sustainability

Provide and promote respect for diversity and heritage.

This plan embraces the principles of sustainability adopted by the Regional Board in 2018

COMMUNITY GOALS



**Sustain
Community
Values**



**Promote
Healthy
Community**



**Grow
Local
Economy**



**Adapt to
Change**



**Encourage
Outdoor
Recreation**



**Steward
Natural
Environment**



**Improve
Connectivity**

The community goals emerged through the community engagement process

2.1 Introduction

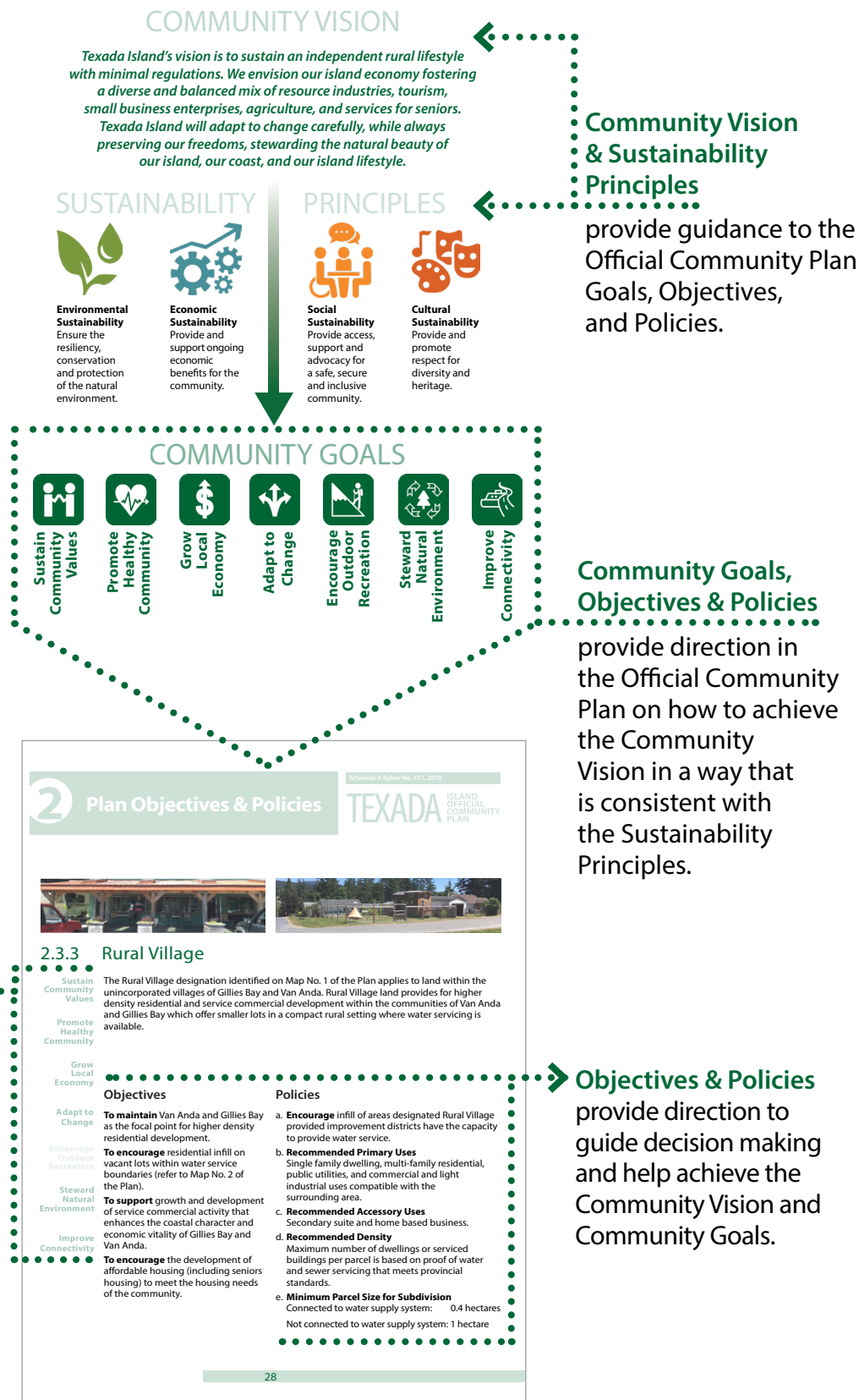
Official Community Plan Objectives and Policies support the Community Vision and Community Goals set out on page 18 of this plan. The objectives are broad statements of intent and are supported by specific policies and actions intended to guide future land use decisions by the community (individuals, businesses, developers), qathet Regional District, and other levels of government.

For matters outside the jurisdiction of the Regional Board, the Official Community Plan states broad community objectives and advocacy policies. Advocacy policies are intended to guide decisions by other levels of government that have jurisdiction within or adjacent to the planning area (i.e., provincial, federal, and first nations). The Official Community Plan does not represent a commitment from other government agencies to act according to community objectives and policies.

"Texada is a destination, not someplace you pass by along your travel. If you come to Texada, you have decided to come to Texada."
- survey respondent



How to Read the Plan



Community Goals are listed on the left hand side of each Plan Objective & Policy section. Community Goals that are supported by the Objectives & Policies are highlighted, and Community Goals that are not applicable are translucent.

Objectives & Policies provide direction to guide decision making and help achieve the Community Vision and Community Goals.

2.2 Land Use & Development

Texada Island's settlement pattern has been largely shaped by its historical development. Residential and commercial developments are clustered around the unincorporated villages of Van Anda and Gillies Bay where water servicing is available through the Van Anda and Gillies Bay Improvement Districts. Residential development is also dispersed in small rural neighbourhoods primarily on the northern portion of Texada Island adjacent to agricultural and forest lands.

The Official Community Plan objectives and policies support the established settlement pattern and seek to sustain the rural character and island lifestyle so valued by the community. For the purposes of this plan, rural character is defined as a pattern of land use and development in which the natural landscape and vegetation predominate over the built environment, and mixed land uses foster increased opportunities to live, work, and recreate close to home in rural areas.

"The Texada community's greatest opportunity is to remain one of the best places on the planet."
- survey respondent



2.2 Land Use & Development

Sustain
Community
Values

Promote
Healthy
Community

Grow
Local
Economy

Adapt to
Change

Encourage
Outdoor
Recreation

Steward
Natural
Environment

Improve
Connectivity

General Objectives

To maintain the unincorporated villages of Van Anda and Gillies Bay as vibrant community hubs with community and commercial services, and compact residential development.

To retain and enhance the rural character and natural amenities of the island.

To retain in a natural state, areas where development may prove hazardous to public health or safety.

To promote collaborative relationships with the Tla'amin Nation and encourage harmonized land use along jurisdictional boundaries.

To promote collaborative relationships with provincial agencies, private managed forest land owners and private managed mines and quarries, and encourage harmonized land use along jurisdictional boundaries.

General Policies

- a. **Encourage** higher density residential and commercial development in Van Anda and Gillies Bay where water servicing is available.
- b. **Support** proof of potable water and sewer servicing prior to subdivision and development.
- c. **Encourage** the clustering of development in the most environmentally appropriate areas in order to protect sensitive ecosystems, protect scenic natural areas, and maximize the retention of greenspace.
- d. **Recognize** First Nations history in the area and support the protection of archaeological resources under the provincial *Heritage Conservation Act*.
- e. **Require** applicants to provide cash in lieu of land, when land is being subdivided and parkland dedication is required under the *Local Government Act*, unless the subject property contains land identified as an area of park or trail interest.

Land Use Designations



"Watersheds must be protected. They are the life line of the communities."



"The fact that Texada is unspoiled by development and is not over populated."



"I would like to see more building lots (small ones) available close to both Van Anda and Gillies Bay."



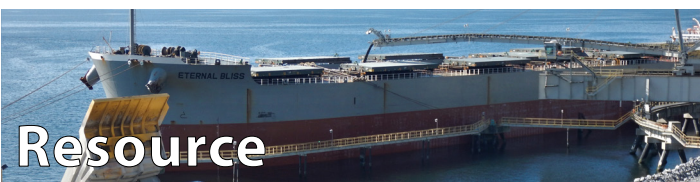
"We are fortunate to have the medical clinic and staff, school, police, Post Office, etc."



"Opportunities to be self supporting by growing my own food in a rural setting"



"People will come to hike, bike, paddle, walk in our beautiful and safe natural setting."



"A good quality of life will continue if there is support for local companies, particularly forestry and mining."

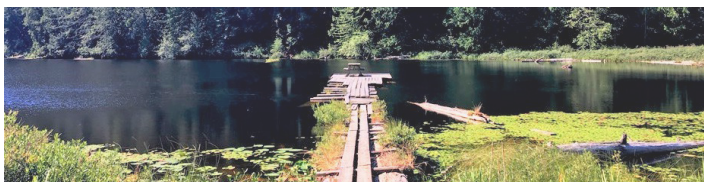
2.3 Land Use Designations

The Official Community Plan establishes seven land use designations on Map No. 1 (page 63) of the Plan. Specific objectives and policies that apply to each land use designation are set out on the following pages:

Land Use Designation	Page
Community Watershed	26
Rural Residential	27
Rural Village	28
Institutional	29
Agricultural	30
Parks & Recreation	31
Resource	32



*"Let's look after what we have -- if we desire more, we can take a trip to the city -- then return to the wonderful life here!"
- survey respondent*



2.3.1 Community Watershed

Sustain Community Values

Promote Healthy Community

Grow Local Economy

Adapt to Change

Encourage Outdoor Recreation

Steward Natural Environment

Improve Connectivity

The Community Watershed designation identified on Map No. 1 of the Plan applies to land that may be affected by the provincially designated Priest Lake and Cranby Lake Community Watersheds and includes lands designated Rural Residential, Agricultural, Institutional, and Resource. The Priest Lake Watershed is the water source for properties within the Van Anda Improvement District. The Cranby Lake Watershed is the water source for properties within the Gillies Bay Improvement District. Contamination of these water sources could negatively impact access to safe drinking water for the communities of Van Anda and Gillies Bay. Preserving the quality and quantity of water in these lakes is a high community priority.

Objectives

To support access to safe drinking water for all residents.

To protect community watersheds from contamination.

To ensure Gillies Bay Improvement District has sufficient and sustained quantities of potable water for domestic use and fire fighting purposes.

To ensure Van Anda Improvement District has sufficient and sustained quantities of potable water for domestic use and fire fighting purposes.

To increase public awareness of the sensitivity of community watersheds and the location of their boundaries.

Policies

- Promote** the retention of native vegetation and forest cover within a buffer area of at least 30 metres around lakes, creeks and wetlands. Detailed community watershed regulations are set out in the associated *Texada Island Watershed Protection Bylaw No. 237, 1993*.
- Support** efforts of improvement districts to educate the public on the importance of protecting Community Watersheds.
- Liaise** with provincial agencies and licensees to advocate that land be managed to protect domestic water sources.
- Discourage** further alienation of provincial Crown land within boundaries of Community Watersheds.
- Recommended Uses**
As described in coinciding land use designations.
- Recommended Density**
As described in coinciding land use designations.
- Minimum Parcel Sizes for Subdivision**
As described in coinciding land use designations.



2.3.2 Rural Residential

**Sustain
Community
Values**

**Promote
Healthy
Community**

**Grow
Local
Economy**

**Adapt to
Change**

**Encourage
Outdoor
Recreation**

**Steward
Natural
Environment**

**Improve
Connectivity**

The Rural Residential designation identified on Map No. 1 of the Plan applies to residential land outside the unincorporated villages of Gillies Bay and Van Anda. Rural Residential land provides for an independent, rural lifestyle primarily on larger lots where a range of uses can be accommodated without disturbing surrounding properties.

Objectives

To provide opportunity for rural residential development on larger lots where on site servicing may be required.

To encourage residential infill on vacant lots within fire service boundaries (refer to Map No. 2 of the Plan).

A home-based business means a business that is accessory to the occupancy of a dwelling and is carried out by the resident(s) of the dwelling.

Policies

a. Recommended Primary Uses

Single family dwelling, and public utilities.

b. Recommended Accessory Uses

Outside Community Watershed:
secondary suite, home-based business, agriculture, small-scale commercial, and light industrial compatible with the surrounding area.

Inside Community Watershed:
secondary suite, and home-based business.

c. Recommended Density

Maximum number of dwellings or serviced buildings per parcel is based on proof of water and sewer servicing that meets provincial standards.

d. Minimum Parcel Sizes for Subdivision

Outside Community Watershed: 1 hectare

Inside Community Watershed: 4 hectares



2.3.3 Rural Village

Sustain
Community
Values

Promote
Healthy
Community

Grow
Local
Economy

Adapt to
Change

Encourage
Outdoor
Recreation

Steward
Natural
Environment

Improve
Connectivity

The Rural Village designation identified on Map No. 1 of the Plan applies to land within the unincorporated villages of Gillies Bay and Van Anda. Rural Village land provides for higher density residential and service commercial development within the communities of Van Anda and Gillies Bay which offer smaller lots in a compact rural setting where water servicing is available.

Objectives

To maintain Van Anda and Gillies Bay as the focal point for higher density residential development.

To encourage residential infill on vacant lots within water service boundaries (refer to Map No. 2 of the Plan).

To support growth and development of service commercial activity that enhances the coastal character and economic vitality of Gillies Bay and Van Anda.

To encourage the development of affordable housing (including seniors housing) to meet the housing needs of the community.

Policies

- a. **Encourage** infill of areas designated Rural Village provided improvement districts have the capacity to provide water service.
- b. **Recommended Primary Uses**
Single family dwelling, multi-family residential, public utilities, and commercial and light industrial uses compatible with the surrounding area.
- c. **Recommended Accessory Uses**
Secondary suite and home based business.
- d. **Recommended Density**
Maximum number of dwellings or serviced buildings per parcel is based on proof of water and sewer servicing that meets provincial standards.
- e. **Minimum Parcel Size for Subdivision**
Connected to water supply system: 0.4 hectares
Not connected to water supply system: 1 hectare



2.3.4 Institutional

Sustain
Community
Values

Promote
Healthy
Community

Grow
Local
Economy

Adapt to
Change

Encourage
Outdoor
Recreation

Steward
Natural
Environment

Improve
Connectivity

The Institutional designation identified on Map No. 1 of the Plan applies to land containing public facilities within the planning area. Public facilities operated by qathet Regional District include the Metal Transfer Site, Old School (library, preschool, seniors centre), Texada Community Hall, Texada Island Heritage Museum, Texada Island (Gillies Bay) Airport (CYGB), Texada Island Health Centre, Van Anda Wharf, and Woodland Cemetery. Other public facilities include the BC Ferries Terminal, Gillies Bay Fire Hall, Texada Island RCMP detachment, Texada Elementary School, and Van Anda Fire Hall.

Objectives

To maintain and enhance existing public facilities.

Policies

- a. **Manage** public facilities with an integrated approach in order to deliver maximum benefit and value in the community through responsible operation, maintenance, renewal, upgrade and/or disposal of assets including land, buildings, service infrastructure and facilities.
- b. **Encourage** shared use of public facilities as a means to maximize use and minimize cost.
- c. **Support** programs or initiatives that provide social, cultural, and educational activities.
- d. **Recommended Density**
Maximum number of serviced buildings per parcel is based on proof of water and sewer servicing that meets provincial standards.



2.3.5 Agricultural

**Sustain
Community
Values**

**Promote
Healthy
Community**

**Grow
Local
Economy**

**Adapt to
Change**

**Encourage
Outdoor
Recreation**

**Steward
Natural
Environment**

**Improve
Connectivity**

The Agricultural designation identified on Map No. 1 of the Plan applies to land that may be affected by the provincially designated Agricultural Land Reserve (ALR). Agricultural production is of growing importance and expansion of agricultural activity is seen as a means to diversify the Texada Island economy. Farms operating on Texada Island produce a wide range of agricultural products including livestock, forage crops, orchard products, vegetables, fruits, berries, honey, and cannabis.

Objectives

To promote the use of land within the ALR for agricultural production and strengthen the island's food system.

To encourage environmentally sound farm practices.

To encourage an ALR boundary review by the Agricultural Land Commission.

Policies

a. **Promote** setbacks for agricultural buildings and livestock grazing areas to reduce the risk of contamination of domestic water sources and fish-bearing streams as set by federal and provincial legislation and regulation.

b. **Recommended Uses**

Subject to provisions of the provincial *Agricultural Land Commission (ALC) Act* and Agricultural Land Reserve (ALR) Use Regulation. The *ALC Act* and ALR Use Regulation prohibit or restrict non-farm use of land within the ALR, unless otherwise permitted or exempted.

c. **Recommended Density**

Subject to the provisions of the provincial *Agricultural Land Commission Act* and Agricultural Land Reserve (ALR) Use Regulation.

d. **Minimum Parcel Sizes for Subdivision**

Outside Community Watershed: 2 hectares

Inside Community Watershed: 4 hectares

subject to approval by the Agricultural Land Commission.

"The foundation of Texada's local food system combines five distinct yet related activities: production, processing, distribution, consumption, and resource recovery. Each supports the other, and collectively, they promote local food security."

- Texada Agriculture Group (TAG)



2.3.6 Parks & Recreation

Sustain Community Values

Promote Healthy Community

Grow Local Economy

Adapt to Change

Encourage Outdoor Recreation

Steward Natural Environment

Improve Connectivity

The Parks & Recreation designation identified on Map No. 1 of the Plan applies to land managed for public parks, playing fields, and recreation sites within the planning area. Parks and recreation sites maintained by qathet Regional District include Emily Lake Recreation Area, Erickson Beach, Gillies Bay Ball Field, Gillies Bay Tennis Courts, Shelter Point Regional Park, Sturt Bay Park, Van Anda Ball Field, Van Anda Cove Park, and several beach access sites along the north side of Gillies Bay. Provincial parks and recreation sites include Anderson Bay Provincial Park, Bob's Lake Recreation Site, Davie Bay UREP, Dr. Sanderson Trail, Northeast Bay Reserve, Shingle Beach Recreation Site, South Texada Island Provincial Park, and Stromberg Falls Reserve.

Objectives

To maintain and enhance existing parks, playing fields and greenspace.

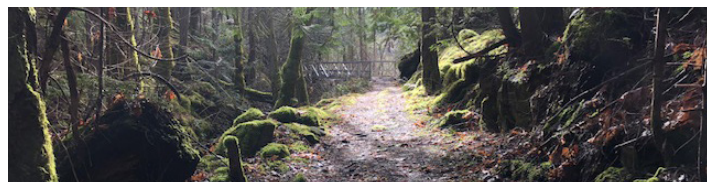
To ensure that the island's parks and recreation resources are available for the enjoyment of present and future generations.

To promote acquisition of more parks and recreation areas.

UREP is a provincial designation that means Use, Recreation and Enjoyment of the Public

Policies

- Preserve** the recreational value of public parks, playing fields, and greenspace.
- Design** recreation developments to enhance their natural setting by preserving special features and areas of native vegetation and utilizing building materials and designs that complement the area's rural West Coast character.
- Support** shared use of recreation space and encourage collaboration between recreation user groups.
- Advocate** provincial agencies to protect recreational reserves and UREPs in perpetuity.
- Advocate** provincial agencies to upgrade road and trail access to provincial parks, recreation sites, and UREPs.
- Advocate** provincial agencies to develop more parks and recreation sites on Provincial Crown land including a system of trails and campsites.
- Request** provincial agencies to provide qathet Regional District an opportunity to acquire, for regional park purposes, any recreation reserves the province may decide to relinquish.



2.3.7 Resource

**Sustain
Community
Values**

**Promote
Healthy
Community**

**Grow
Local
Economy**

**Adapt to
Change**

**Encourage
Outdoor
Recreation**

**Steward
Natural
Environment**

**Improve
Connectivity**

The Resource designation identified on Map No. 1 of the Plan applies to provincial Crown land, private managed forest land, and private land with mineral resources, limestone quarries, and surface mines. Lands designated Resource are valued for natural resources including forests, minerals, water, fish, wildlife, and recreation opportunity. Provincial legislation and regulation govern land and resource use in these areas. Given the Regional District has no authority over provincial Crown land, private managed forest land, or submerged land, community objectives and policies for land designated Resource are advisory only.

Objectives

To protect the island's future resource potential.

To support an integrated resource management approach on Texada Island in order to enhance and conserve the island's wide range of abundant natural resources.

To reduce risk to domestic water sources, sensitive ecosystems, and rare and endangered species from unintended or unnecessary change to the natural environment.

To ensure the long-term availability of water for domestic, agricultural, recreational, wildlife, fisheries, and industrial purposes.

To ensure sustainability of sea life in the planning area.

To preserve areas of particular environmental, recreational, scenic, and historical significance.

To liaise with provincial agencies, licensees and private land owners to advocate for the protection of areas of interest to the community as identified on Map No. 3 of the Plan.



2.3.7 Resource

Policies

- a. **Advocate** for the sustainable use and management of natural resources for long-term economic, social, and environmental benefits to the community.
- b. **Support** small-scale forest industrial operations, such as dry land sorting, and shake mills or sawmills.
- c. **Discourage** subdivision of land designated Resource in order to maintain the island's long-term viability for resource development. Notwithstanding this, should a need for subdivision be clearly demonstrated, the recommended minimum parcel size requirement for subdivision is 4 hectares.
- d. **Advocate** that land designated Resource be managed with consideration for impacts on adjacent land and water uses.
- e. **Encourage** responsible land use practices with respect to soil conservation, water conservation, vegetation removal, and storm water management.
- f. **Support** the preservation of sand and gravel resources in order to ensure the availability of local resources for road construction and maintenance, as well as other construction needs.
- g. **Encourage** on-going restoration and rehabilitation of the land, where resources are being extracted, as opposed to such action at the time of project completion.
- h. **Encourage** the protection of scenic landscapes, vistas and views.
- i. **Discourage** the siting of wireless telecommunication facilities within existing or proposed protected areas identified on Map No. 3 of the Plan.

2.4 Infrastructure & Community Services

Sustain Community Values

Residents of Texada Island enjoy a level of community services beyond that available in many other similar size communities. qathet Regional District services within the planning area include solid waste management and recycling, regional emergency program, and recreation services. A strong network of volunteers and community organizations deliver water, fire protection and first responder services. Provincial and regional organizations deliver educational, medical, and ambulance services in the community.

Promote Healthy Community

Grow Local Economy

General Objectives

To maintain and enhance existing infrastructure and community services.

Adapt to Change

To ensure the provision of community services that meet the present and future educational, medical, social, cultural, and recreational needs of the community.

Encourage Outdoor Recreation

To promote island-wide first responders service.

Steward Natural Environment

Improve Connectivity

"Van Anda wharf is important both for access and as a tourist attraction."
- survey respondent

General Policies

- a. **Support** the continued operation of the Texada Elementary School and Texada Island Health Centre.
- b. **Support** educational, social, cultural, and recreational opportunities for all ages of the community, from children and youth to seniors.
- c. **Encourage** shared use of community facilities such as schools, playgrounds, and community gathering places in order to maximize use and minimize costs.



2.4.1 Water Servicing

The Van Anda Improvement District provides potable water to residents and businesses in the unincorporated village of Van Anda, and provides water for fire protection purposes within the boundaries of the Van Anda Improvement District. Continuing to be able to supply potable water to the community and supply water for fire protection purposes is the vision of the Van Anda Improvement District. In 2018, the improvement district received a provincial grant to complete a number of substantial upgrades to the water system to meet provincial drinking water legislative and regulatory standards.

The Gillies Bay Improvement District provides potable water to residents and businesses in the unincorporated village of Gillies Bay, and provides water for fire protection purposes within the wider boundaries of the Gillies Bay Improvement District. Supplying potable water to the community and supplying water for fire protection purposes is the vision of the Gillies Bay Improvement District. The Gillies Bay water system requires substantial upgrades to meet provincial drinking water legislative and regulatory standards. The cost of required upgrades to the aging infrastructure will be a challenge for the improvement district in the years to come.

Residents and businesses outside of Gillies Bay and Van Anda obtain their water from private on-site wells or small water supply systems. The regulation of water supply systems and water quality monitoring is under the jurisdiction of Vancouver Coastal Health and the Province.

There is one small water supply system operated by qathet Regional District that services Shelter Point Regional Park. The Regional District will continue to maintain the water system to ensure compliance with provincial legislation and regulations.

Objectives

To support access to safe, clean drinking water for all residents.

Policies

- a. **Advocate** for regular maintenance of water supply systems and domestic wells throughout the planning area to ensure compliance with provincial legislation and regulations.

2.4.2 Sewer Servicing

There is no qathet Regional District sewer system within the planning area. There is a small private sewer supply system servicing several residences in the Gillies Bay area. Outside of this small service area, all sewage waste is disposed by private on-site sewage disposal systems. All septic systems and other forms of sewage treatment must be designed and installed by a Registered On-site Wastewater Practitioner (ROWP) and filed with the local health authority.

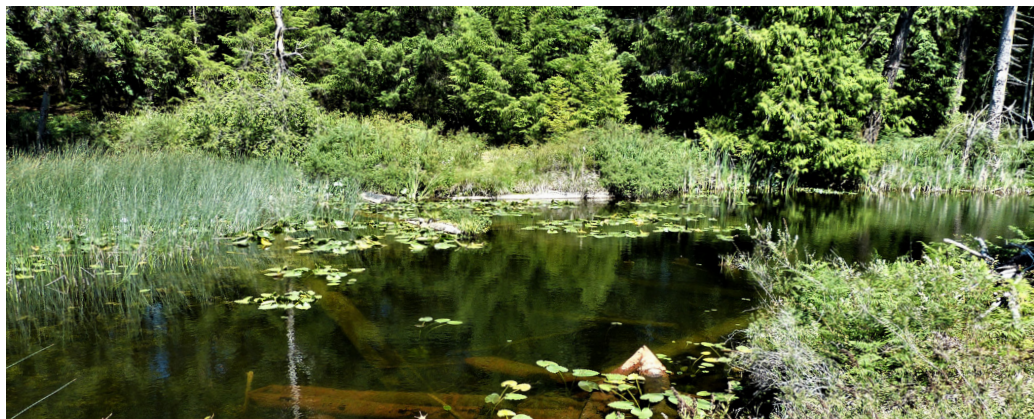
Objectives

To promote the installation of septic systems by a Registered On-site Wastewater Practitioner (ROWP).

Policies

- a. **Advocate** for regular maintenance of sewer supply systems and on-site sewage disposal systems throughout the planning area to ensure compliance with provincial legislation and regulations.

*"Good quality of drinking water for all citizen is the base of good quality life."
- survey respondent*



2.4.3 Solid Waste & Recycling

qathet Regional District coordinates solid waste planning and management for all areas within qathet Regional District, including the City of Powell River and the Tla'amin Nation. The Regional District solid waste transfer station is located on Highway 101, just south from the City of Powell River. There is no Regional District service for pick-up of solid waste or recycling in any of the electoral areas, including Texada Island.

The Regional District operates a small metal transfer site on Texada Island for the storage of car bodies and operates recycling drop-off depots located in Gillies Bay and Van Anda.

The Regional District actively promotes a reduction in solid waste through the Waste Management Education Program - Let's Talk Trash. This program focuses on increasing the number of recyclable products accepted at rural recycling drop off depots and reducing the amount of solid waste that residents and businesses generate across the region.

Objectives

To improve the solid waste system by building on the existing framework of services and programs, seeking to improve the delivery of those services, and continuing to reduce the quantity of waste sent to landfill across the region.

Policies

- a. **Promote** the “working towards zero” solid waste management philosophy that focuses on waste reduction, recycling, and reuse prior to disposal.
- b. **Support** the development of a Regional Resource Recovery Centre and Composting Facility.
- c. **Encourage** community efforts for on-island yard waste disposal and composting options.
- d. **Discourage** refuse storage on Texada Island. Detailed regulations are set out in the associated *Texada Island Zoning Bylaw No. 99, 1982*.

2.4.4 Regional Emergency Program

The Regional District Regional Emergency Program coordinates emergency planning, preparedness, training, response, and recovery for all areas within qathet Regional District, including the City of Powell River and the Tla'amin Nation. The program works with emergency responders, government staff, volunteers, partner agencies, and the public throughout the region, including Texada Island.

Objectives

To mitigate emergency concerns and build better community resilience to emergencies across the region.

Policies

- a. **Promote** emergency preparedness across the region.
- b. **Encourage** residents and businesses to have their driveways clearly marked with their house number.
- c. **Encourage** residents and businesses to ensure their driveways are at least 5 metres wide, have a solid base of gravel or asphalt and not be too steep or have very sharp curves. Driveways should remain clear of excess vehicles or anything else that would hinder access by a large emergency vehicle.
- d. **Support** development and maintenance of a community wildfire protection plan.
- e. **Support** development and maintenance of a community evacuation plan.
- f. **Encourage** residents and businesses to participate in Fire Smart and Emergency Preparedness workshops.

2.4.5 Fire Protection

Gillies Bay Volunteer Fire Department provides fire protection service within fire protection boundaries.

Van Anda Volunteer Fire Department provides fire protection service within fire protection boundaries. The Van Anda Volunteer Fire Department also provides first responder service within its fire protection boundaries, and the road rescue service across the island.

Policies

- a. **Promote** collaboration between fire departments throughout the region for firefighter training and effective and efficient service coordination.

2.4.6 Recreation Services

qathet Regional District established a Recreation Commission on Texada Island for the purposes of advising on the needs and use of public recreational facilities, programs and services. The Commission serves as an advisory body to the Regional Board on all matters relating to recreation services on Texada Island.

Through the Texada Recreation Commission, the protection and maintenance of established public recreation facilities including regional parks, public trails, heritage sites, and other community buildings, facilities, and properties is encouraged.



"Paths that are accessible to pedestrians, hikers and bikes would be a big attractive asset."
- survey respondent

2.5 Transportation

Sustain Community Values	Transportation service to Texada Island is provided by BC Ferries between Westview (Powell River) and Blubber Bay. Air transportation to and from Texada Island is provided by private airlines. Private planes and boats are also an important means of transportation to and from the island.
Promote Healthy Community	Blubber Bay Road, Gillies Bay Road, Shelter Point Road, and Central Road are the main roads serving Texada Island between the ferry terminal located in Blubber Bay to about mid-way down the island. A network of smaller roads provide access through various subdivisions and neighbourhoods in and around Van Anda and Gilles Bay, and along Central Road and Bell Road.
Grow Local Economy	The Ministry of Transportation and Infrastructure has jurisdiction for most paved roads on Texada Island. There is a network of unpaved Natural Resource Roads which, are for the most part, under the jurisdiction of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. There are also a number of private roads.
Adapt to Change	The existing road network on the island is suitable and appropriate for the current and projected population. However, Blubber Bay Road can be an intimidating place for pedestrians, cyclists, and mobility scooters. The Powell River Regional Transportation Plan completed in 2014, sets out a long-term implementation plan focused on providing a complete network of active transportation routes between Blubber Bay and Shelter Point Regional Park.
Encourage Outdoor Recreation	The Regional District operates a rural para-transit service that provides service one day a week between Shelter Point on Texada Island to Powell River.
Steward Natural Environment	
Improve Connectivity	

"Some form of public transportation to connect Van Anda and Gillies Bay with Powell River and beyond."

- survey respondent



2.5 Transportation

General Objectives

To support a safe, efficient and economical transportation network.

To maintain and enhance the Texada Island (Gillies Bay) Airport and promote competitive air service.

To promote the maintenance of roads by the provincial Ministry of Transportation and Infrastructure on a regular basis.

To support community efforts to develop a safe and segregated network of active transportation routes for alternative modes of transportation (walking, cycling, mobility scooters).

To support the provision of affordable and appropriate levels of ferry service to Powell River and Vancouver Island.

To consider transportation needs and connectivity as part of the land use and development process.

To maintain Van Anda Wharf for recreational and emergency use.

General Policies

- a. **Encourage** economic aviation initiatives at Texada Island (Gillies Bay) Airport to generate revenues and offset costs of ongoing airport maintenance.
- b. **Advocate** the Ministry of Transportation and Infrastructure bring all roads up to provincial standards and ensure safe cycling and walking routes.
- c. **Advocate** the Ministry of Transportation and Infrastructure enforce standards for timely response and action to complaints about the deterioration of rural roads, which contractors would be required to meet.
- d. **Advocate** BC Ferries and the Ministry of Transportation and Infrastructure to maintain and enhance ferry service from Texada Island to Powell River and Vancouver Island.
- e. **Advocate** the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to maintain natural resource roads that provide access to areas of interest for outdoor recreation.
- f. **Collaborate** with BC Transit to maintain and enhance rural para-transit service to serve the needs of residents without access to private transportation.
- g. **Encourage** community efforts to establish ride-sharing programs to complement the limited rural para-transit service.

2.6 Economic Development

Sustain Community Values

Texada Island is rich in natural resources that have fueled the provincial and regional economy, and provided local employment and contracting opportunities for decades. Industrial mining and forestry, marinas, tourism, and commercial recreation are key economic opportunities on the island.

Promote Healthy Community

The planning area is home to a diverse array of businesses operating on both private and provincial Crown land. Findings from the 2013 Powell River Regional Business Inventory indicated there were over 100 businesses operating on the island. The inventory identified primary contributors to the local economy are mining, forestry, accommodation and food services, construction, manufacturing, professional scientific and technical services, retail trade. In addition, the community has identified agricultural production including cannabis as a key economic opportunity.

Grow Local Economy

Adapt to Change

In 2018, the Texada Island Chamber of Commerce produced an Economic Development Action Plan which identifies short and long term actions for economic development on the island. Key short term actions identified in the plan include: working with qathet Regional District and Tla'amin Nation to develop a Long House / Gathering Structure in Shelter Point Regional Park; working with Tourism Powell River and Tla'amin Nation to promote guided cultural tours, fishing charters and hunting charters on the island; and working with Tourism Powell River and trail user groups to create a Texada Trail Map and improved trail signage. Other actions include a range of business marketing projects and targeted support for small businesses that can deliver alternative transportation options (ride share, car stop, taxi), affordable housing developments, and locally grown food products.

Encourage Outdoor Recreation

Steward Natural Environment

Improve Connectivity

"We need more employment opportunities for young people and families, which leads to more kids in school."
- survey respondent



2.6 Economic Development

General Objectives

To support local business retention and attraction to grow a stable and diversified local economy.

To promote economic development that results in sustainable employment opportunities to attract and retain young families.

To encourage economic development through tourism, commercial recreation, arts and culture, and services for seniors.

To encourage a sustainable agricultural system including production, processing, distribution, and sales of local agricultural goods and services, including agri-tourism.

To ensure the island's natural resources are managed and used in a sustainable manner to maximize their long-term economic benefits.

To minimize negative environmental or social consequences of economic development.

General Policies

- a. **Enhance** the ability to work from home by promoting the extension of affordable high-speed internet and improved cell phone service.
- b. **Support** community and regional efforts to market Texada Island as a lifestyle choice.
- c. **Support** community efforts to develop a permanent space for vendors near the farmers market (similar to Lasqueti Island).
- d. **Favour** environmentally friendly and sustainable small-scale commercial and industrial developments that harmonize with the rural character and natural amenities of the island.
- e. **Support** the development of small-scale renewable forms of energy production that supply power for the local economy.
- f. **Advocate** for the sustainable use and management of natural resources for long-term economic, social, and environmental benefits to the community.
- g. **Advocate** shared use of existing industrial wharves to avoid unnecessary proliferation of waterfront industrial sites and to concentrate industrial traffic.
- h. **Advocate** commercial and industrial proponents mitigate any impact of their operations on the natural environment, adjacent residential neighbourhoods and recreation areas, and to provide opportunity for community feedback on proposed development plans.

2.7 Heritage Conservation

Sustain Community Values

gathet Regional District established a Community Heritage Commission on Texada Island for the purposes of undertaking heritage planning and conservation. The Commission serves as an advisory body to the Regional Board on matters relating to heritage conservation on Texada Island. The Commission is composed of the duly elected executive of the Texada Island Heritage Society.

Promote Healthy Community

The Texada Island Heritage Society operates the Texada Island Heritage Museum located in Van Anda. The museum has a significant collection of artifacts and archival materials on the history of Texada Island.

Grow Local Economy

Texada Island continues to be important for cultural and traditional use purposes to First Nations. The island contains numerous culturally significant sites and is part of a culturally and archaeologically rich area. The Tla'amin Nation has compiled a relatively thorough information base on the location of cultural sites. Archaeological sites on the island include village sites, summer campsites, fish traps, clam gardens, pictographs, beach middens, and burial sites.

Adapt to Change

There will continue to be a need to increase the inventory and knowledge of cultural sites, and to monitor the conditions of known sites. An important challenge is that most accessible shoreline sites have had some disturbance as these sites are typically in favoured locations for recreation access, facilities, and activities. The presence of cultural sites can add a unique and significant richness to the recreational experience but it is necessary to ensure the protection of the cultural values.

Encourage Outdoor Recreation

Steward Natural Environment

Improve Connectivity

"Preservation of Texada's natural heritage and First Nations culture is an attraction."
- survey respondent



2.7 Heritage Conservation

General Objectives

To recognize the importance of heritage to the community.

To encourage and facilitate the identification and conservation of historical and archaeological sites within the planning area.

To foster an awareness and understanding of the importance of traditional use and culturally significant sites on Texada Island to First Nations including Tla'amin, shíshálh and K'ómoks.

General Policies

- a. **Encourage** the preservation of artifacts and archival materials that illustrate the history of Texada Island.
- b. **Support** community efforts to inventory and protect historical sites and heritage resources.
- c. **Work** with First Nations to identify and protect traditional use areas and culturally significant sites.
- d. **Work** with First Nations to develop strategies to monitor and protect culturally significant sites for the continued practice of traditional use activities.
- e. **Work** with First Nations and other government agencies to ensure that recreation activities be directed away from particularly important or vulnerable cultural sites.
- f. **Encourage** the preservation of historical and archaeological sites through the establishment of voluntary covenants, heritage revitalization agreements or other means available through heritage conservation legislation.
- g. **Advocate** the Ministry of Forest, Lands, Natural Resource Operations and Rural Development, and Archaeology Branch to enforce the *Heritage Conservation Act* that protects archaeological sites on public and private land.

2.8 Environmental Protection

Sustain Community Values	The provincial <i>Local Government Act</i> provides for the inclusion of policies within an Official Community Plan relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems and biological diversity.
Promote Healthy Community	A healthy natural environment is integral to a healthy community. Natural aquatic and terrestrial habitat areas and corridors support diverse plant and animal life, and facilitate healthy ecosystem processes. Natural drainage features and watercourses purify water and provide flood protection. Forests and riparian areas provide important fish and wildlife habitat.
Grow Local Economy	Coastal riparian areas provide critical habitat for fish, shellfish, and coastal birds, and provide erosion protection. Surface water and groundwater are essential for domestic, agricultural, and industrial uses. A healthy natural environment also provides a multitude of economic, recreational, social, and cultural opportunities that are highly valued by community members.
Adapt to Change	The Official Community Plan recognizes that a key feature of protecting the natural environment is acknowledging the need to balance environmental protection with the pattern of human settlement, land use, and development. The use of best environmental practices in development can achieve a range of benefits. Environmentally sensitive development can help to achieve clean air, water, and habitat to support species diversity. The proper siting of development can ensure that properties and people are not at risk in environmentally sensitive areas with steep unstable slopes or low-lying areas subject to flooding. Environmentally sensitive development can also help to achieve reductions in greenhouse gas emissions, support resiliency to climate change, and protect watersheds.
Encourage Outdoor Recreation	
Steward Natural Environment	
Improve Connectivity	



2.8 Environmental Protection

General Objectives

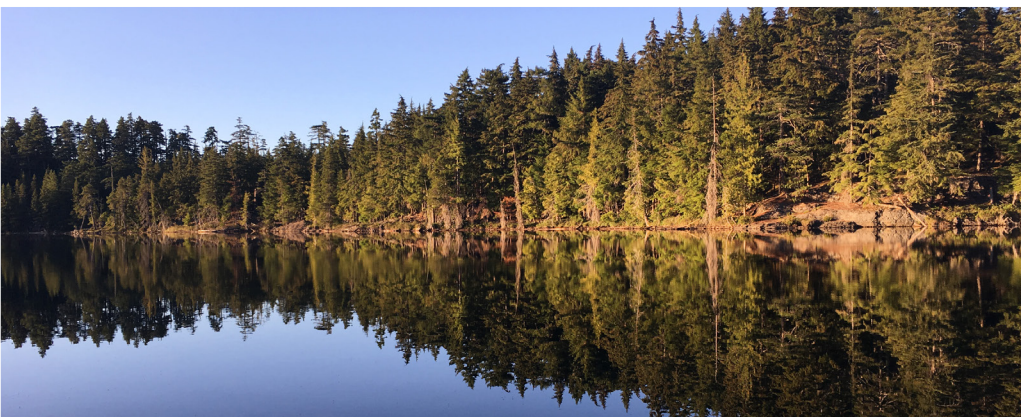
To relate the type, scale and intensity of land use to the natural capacity of the land to support development.

To promote development design that is sensitive to landscape features such as watercourses, riparian areas, and environmentally sensitive areas.

To oppose the discharge of untreated sewage or other potentially toxic substances into bodies of fresh or salt water.

General Policies

- a. **Support** community education to increase public awareness of Official Community Plan policies that support environmentally sensitive development.
- b. **Liaise** with federal and provincial agencies to advocate that development meet environmental standards and comply with federal and provincial legislation and regulation.
- c. **Discourage** the use of pesticides and herbicides throughout the planning area.



*"Texada has unique and sensitive ecosystems. All creeks and waterways need to be protected."
- survey respondent*

2.8.1 Climate Change

qathet Regional District has identified climate change as a strategic priority and supports proactive planning and actions to reduce the impacts of climate change and enhance the environmental sustainability of our community. Lowering our carbon footprint, working towards zero waste, and identifying natural hazards are climate change goals of the qathet Regional District.

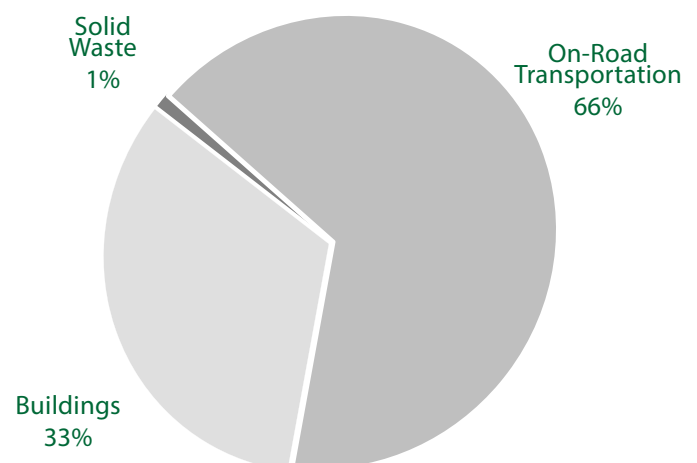
Climate change refers to the increasing concentration of heat-trapping greenhouse gases like carbon dioxide in the atmosphere. The science is clear that the Earth's atmosphere and oceans are growing warmer, the amount of snow and ice are diminishing, and sea levels are rising. The International Panel on Climate Change has predicted a global mean temperature increase of 1.1° to 2.6° Celsius by 2100.

With a warmer climate come consequences for communities in British Columbia, across Canada, and around the world. Some regions may see benefits, such as a longer growing season. Many will face challenges. There is a greater likelihood of extreme weather events (storms, heavy precipitation, flood, and drought) and changes to natural ecological systems. Provincial recommendations are for coastal communities to plan for a 1.0 metre rise in sea level by 2100 and a 2.0 metre rise in sea level by 2200.

According to the 2010 provincial Community Energy and Emissions Inventory, the main sources of greenhouse gas emissions in qathet Regional District are on-road transportation, buildings and solid waste (Figure 6). Changes to greenhouse gas emissions for qathet Regional District between 2007 and 2010 show a slight decrease in greenhouse gas emissions from buildings and on-road transportation, but an increase in solid waste (Figure 7).

Energy efficiency and energy substitution (switching from gasoline, diesel and propane to wood, sun, wind, etc.) are critical for reducing greenhouse gas emissions and lowering our carbon footprint.

Figure 6. Greenhouse Gas Emission Sources in 2010 (qRD unincorporated areas)



Source: BC 2010 Community Energy and Emissions Inventory
* does not include industrial emissions

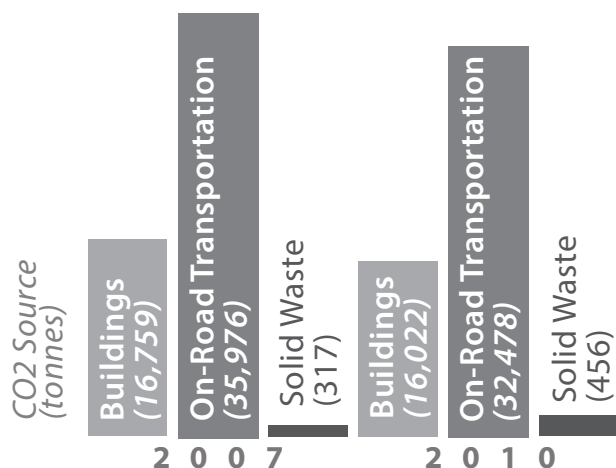
2.8.1 Climate Change

Objectives

To support climate change mitigation by reducing greenhouse gas emissions at the community level.

To support climate change adaptation by completing high-level risk assessments (sea level rise, coastal flooding, landslide, wildfire) to guide land use and development.

Figure 7. Greenhouse Gas Emissions Change (qRD unincorporated areas)



Source: BC 2010 Community Energy and Emissions Inventory

* does not include industrial emissions

Policies

- Promote** the use of alternative transportation options such as rural para-transit, ride-sharing, and active transportation.
- Encourage** the use of electric vehicles and the installation of publicly accessible charging stations.
- Encourage** local agriculture and food production to reduce greenhouse gas emissions created by food transport.
- Encourage** the retention and enhancement of natural trees and vegetation as a natural carbon sink to offset greenhouse emissions.
- Encourage** fuel-efficient wood stoves through the establishment of a Woodstove Exchange Program.
- Promote** the “working towards zero” solid waste management philosophy that focuses on waste reduction, recycling and reuse prior to disposal.
- Advocate** provincial and federal governments to obligate industry to set targets for greenhouse gas emissions reduction and to implement actions to achieve those targets.
- Ensure** information from high-level risk assessments (sea level rise, coastal flooding, landslide, wildfire) is accessible and available to the community.

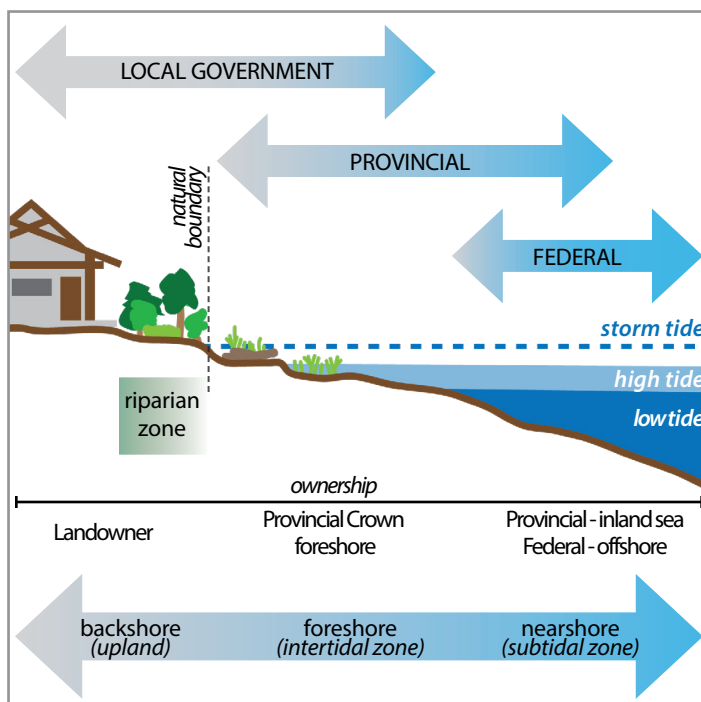
*“Encourage adaptation of our forests and community to threats such as climate change”
- survey respondent*

2.8.2 Coastal Areas

Coastal areas have great environmental, economic, and aesthetic value to the community. Texada Island's coastal areas include important fisheries resource areas, unique and sensitive environmental features, and many sites suitable for recreational use and enjoyment by the public. Coastal areas are also in demand for industrial, commercial, and residential development. Despite the island's lengthy coastline, limited waterfront access and rocky uplands require that these varied, and sometimes incompatible uses, concentrate in a few accessible and protected bays.

The Official Community Plan recognizes industrial uses that are dependent upon a waterfront location, particularly mining and forestry businesses. At the same time, the plan recognizes the foreshore as a public resource and seeks to ensure public access and preservation of the beauty and natural character of the shoreline that contributes to the quality of life on the island, and ongoing tourism promotion efforts.

Jurisdiction along British Columbia's coastal shores involves local government, provincial government, federal government, and first nation government. The different levels of government have overlapping levels of ownership and jurisdiction as illustrated in Figure 8.



Objectives

To increase public awareness of high-level sea level rise risk assessments.

To promote retention and rehabilitation of native vegetation and forest cover within 30 metres of the natural boundary of the sea to stabilize shorelines and minimize degradation of the marine environment.

To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment.

To foster public ownership and stewardship of the foreshore.

Figure 8. Coastal Foreshore Jurisdiction

2.8.2 Coastal Areas

Policies

- a. **Recommend** completion of site-level assessments by a qualified professional to inform coastal development and ensure adequate flood construction levels and setbacks from the sea.
- b. **Liaise** with provincial and federal agencies to advocate that development in coastal areas meet environmental standards and comply with provincial legislation and regulations.
- c. **Advocate** provincial and federal agencies monitor and protect the island's wild shellfish stocks, and promote and fund restoration projects that will enhance wild marine finfish and shellfish resources.
- d. **Advocate** protection of public access to wild shellfish harvest beaches that have road access or are in close proximity to outdoor recreation areas.
- e. **Advocate** public access around or across foreshore lease and licence areas, wherever practicable.
- f. **Encourage** residents and users of the foreshore to minimize the disturbance or pollution of coastal areas and refrain from littering.
- g. **Advocate** provincial and federal agencies discourage the siting of any commercial operations adjacent to land designated Parks and Recreation identified on Map No. 1 of the Plan.



"The foremost Island value, despite its industrial face, and artistic heart, is its natural soul sitting in the body of an inland sea."
- survey respondent

2.8.3 Sensitive Ecosystems & Species at Risk

Coastal Douglas Fir and Coastal Western Hemlock bio-geoclimatic zones occur on Texada Island. The Coastal Douglas Fir zone occurs along the northern, western, and southern coasts of Texada Island. The Coastal Douglas Fir zone is home to the highest number of species and ecosystems at risk. These species at risk face numerous threats including large-scale habitat loss and competition from invasive species. As a member of the Coastal Douglas Fir & Associated Ecosystems Conservation Partnership, qathet Regional District supports the protection of endangered Coastal Douglas Fir ecosystems.

According to the BC Conservation Data Centre, endangered species on Texada Island include Painted turtle – Pacific Coast Population, Paxton Lake Benthic Stickleback, Paxton Lake Limnetic Stickleback, Vananda Creek Benthic Stickleback, and Vananda Creek Limnetic Stickleback.

The Paxton Lake and Vananda Creek Stickleback Species on Texada Island are species at risk under the federal *Species at Risk Act*. Fisheries and Oceans Canada adopted an 'Action Plan for the Paxton Lake and Vananda Creek Stickleback Species Pairs (*Gasterosteus aculeatus*) in Canada' and under the *Species at Risk Act*, their critical habitat must be protected.

Objectives

To support protection of sensitive and endangered ecosystems and species at risk on Texada Island.

"Our link to nature is our crowning asset. People seek such tranquility."
- survey respondent

Policies

- a. **Liaise** with provincial agencies and private property owners to advocate for the protection of critical habitat of the endangered Paxton Lake and Vananda Creek Stickleback Species pairs as identified on Map No. 3 of the Plan.
- b. **Liaise** with provincial agencies and private property owners to advocate for the protection of old growth forest and plant communities that are red-listed by the BC Conservation Data Centre.
- c. **Support** the efforts of the Coastal Invasive Plant Committee to educate the public on the impacts of invasive plants on the natural environment and native species.

2.8.4 Riparian Areas

The provincial *Riparian Areas Act* and Riparian Area Regulation (RAR) require local governments to protect sensitive riparian areas and fish bearing watercourses from the effects of residential, commercial, and industrial development. Riparian areas are adjacent to streams, lakes, and wetlands as illustrated in Figure 9. These areas support a unique mixture of vegetation that directly influence fish and wildlife habitat. A failure to understand the importance of riparian areas to fish and wildlife species may lead to a loss of habitat and impact species at risk such as the endangered Stickleback in Paxton Lake, Emily Lake, Van Anda Creek, and Priest Lake. Riparian areas on Texada Island are identified on Map No. 4 of the Plan.

Objectives

To promote retention and rehabilitation of native vegetation and forest cover within 30 metres of watercourses (lakes, streams, creeks, wetlands) to stabilize banks, moderate water temperature, filter pollutants, and control runoff and sedimentation.

Policies

- a. **Recommend** completion of riparian area assessments by a qualified environmental professional prior to any proposed development within 30 metres of a watercourse (lakes, streams, creeks, wetlands).
- b. **Liaise** with Ministry of Environment to advocate that development meet environmental standards and comply with provincial legislation and regulation.

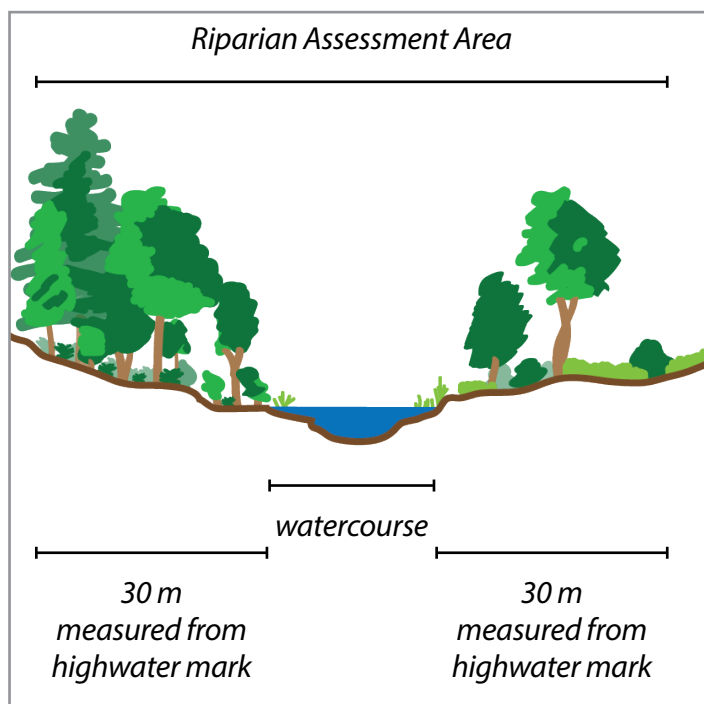


Figure 9. Riparian Areas

2.8.5 Natural Hazard Areas

qathet Regional District supports proactive planning and actions to reduce the impacts of climate change and enhance the environmental sustainability of our community.

To inform the Official Community Plan, the Regional District completed a high-level landslide and fluvial hazard assessment to identify potential natural hazard areas in and around the more densely populated communities of Van Anda and Gillies Bay. Both communities contain lands considered sensitive to development including steep sloped areas subject to rock fall or landslide, and low-lying coastal areas and floodplains subject to flooding.

Due to historical mining activity, Van Anda contains areas of potential ground subsidence hazards related to underground mine workings and karst terrain. The coastal escarpment in Gillies Bay contains potential for deep-seated slope instability of the clay layer under both static and seismic loading. Development on unstable soils may be subject to settling, shifting, and slipping which could result in costly property damage and constant maintenance. Improperly sited septic systems may destabilize soils and result in septic seepage. Site-level geotechnical assessments are recommended for subdivision and development proposals to ensure that buildings, roads, and waste disposal systems are properly sited to protect the development from hazardous conditions, and to protect the environment from harm.

Objectives

To increase public awareness of high-level landslide and fluvial hazard assessments.

To promote the need for site-level assessments to inform development and minimize risk from hazardous conditions.

“Improve flood prevention measures in Gillies Bay, drainage pipes, ditches, to help with potential flooding risks.”

- survey respondent

Policies

- a. **Recommend** completion of site-level assessments by a qualified professional prior to development of any lands identified with natural hazard potential on Map No. 5 and Map No. 6 of the Plan.
- b. **Liaise** with provincial agencies to advocate completion of site-level assessments of surficial geology and drainage by a registered professional geotechnical engineer prior to development of any lands identified with natural hazard potential on Map No. 5 and Map No. 6 of the Plan.

2.8.6 Water Resources

Texada Island has significant water resources upon which all life is dependent. The ability to access clean, safe drinking water for domestic use, and irrigation water for farming, is critical. It is also critical to prevent environmental damage through proper planning and development design.

The hydrologic cycle (Figure 10) is a naturally occurring process that human activities can disrupt and alter. Native vegetation and soils play a key role in absorbing and controlling the transmission of moisture delivered to the earth. Surface and groundwater are critical for supplying drinking water, supporting fish and wildlife habitat, and agricultural irrigation.

A failure to understand the role of the hydrologic cycle within the local landscape and employ appropriate measures to protect water resources may lead to contamination. This is critically important in the context of the Cranby Lake and Priest Lake Watersheds.

Policies

- a. **Promote** water conservation and foster stewardship of this valuable resource.
- b. **Promote** retention and rehabilitation of native vegetation and forest cover within 30 metres of watercourses (lakes, streams, creeks, wetlands) to stabilize banks, moderate water temperature, filter pollutants and control runoff and sedimentation.
- c. **Recommend** completion of environmental assessments by a qualified professional prior to any proposed development within a community watershed and ongoing water quality monitoring related to all activities.
- d. **Liaise** with provincial agencies to advocate that development meet environmental standards and comply with provincial legislation and regulation.

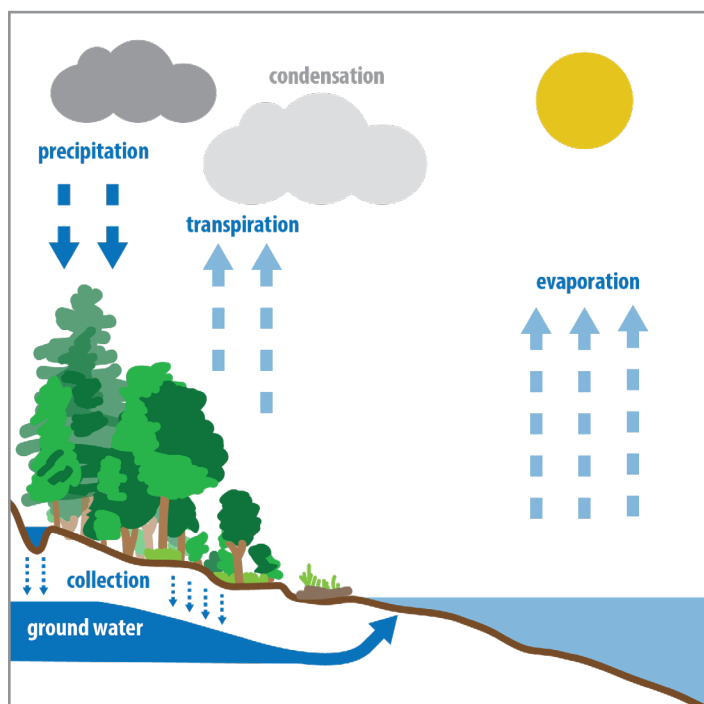


Figure 10. Hydrologic Cycle

3.1 Implementation

The Official Community Plan establishes a community vision, designates future land use patterns, coordinates policy to protect features and infrastructure, and informs financial planning and servicing. The Official Community Plan is broad statements of goals, objectives and policies guiding development in the planning area.

The implementation of the Official Community Plan depends on decisions and actions of the community (individuals, businesses, developers), qathet Regional District, and other levels of government that have jurisdiction within or adjacent to the planning area.

While the *Local Government Act* does not require qathet Regional District to commit or authorize any specific project set out in the Official Community Plan, it does indicate that all land use planning actions should be consistent with the plan and all bylaws enacted must be consistent with the plan.

Actions

Upon adoption of the Official Community Plan, the Regional Board will:

Initiate a review and update of *Texada Island Community Watershed Protection Bylaw No. 237, 1993* and *Texada Island Zoning Bylaw No. 99, 1982* to ensure consistency with the Official Community Plan. Land use regulations contained in these bylaws are critical implementation tools for promoting environmentally sensitive development in the Priest Lake and Cranby Lake Community Watersheds, and for regulating refuse storage on Texada Island.

Consider the establishment of an Advisory Planning Commission for Electoral Area D. An Advisory Planning Commission would operate as defined under the provincial *Local Government Act* to advise the Regional Board on land use matters referred by the Regional Board.



3.2 Review & Amendments

As growth and development take place within the planning area and conditions change, the plan will need to be reviewed and updated so that it remains a viable and effective tool for guiding growth and development.

A formal review and update of the Official Community Plan should be completed at least every 10 years to determine progress towards achieving goals and objectives, and to determine whether revisions are necessary to meet any new legislative requirements, or to meet evolving needs and priorities of the community.



"You need a balance of what the community values but within a supportive logistical framework of both government services and business."
- survey respondent

3.3 Relationships with Other Government Agencies

There are various federal and provincial agencies, first nations, and local improvement districts with decision making authority on Texada Island (see Figure 11). Other levels of government have an impact on the realization of the Official Community Plan.

qathet Regional District recognizes the authority and interests of other levels of government, and encourages coordination and cooperation in the implementation of the Official Community Plan.

"We have the opportunity, the power to maintain what already exists here. A community that has shared values and one that values it's freedom."
- survey respondent



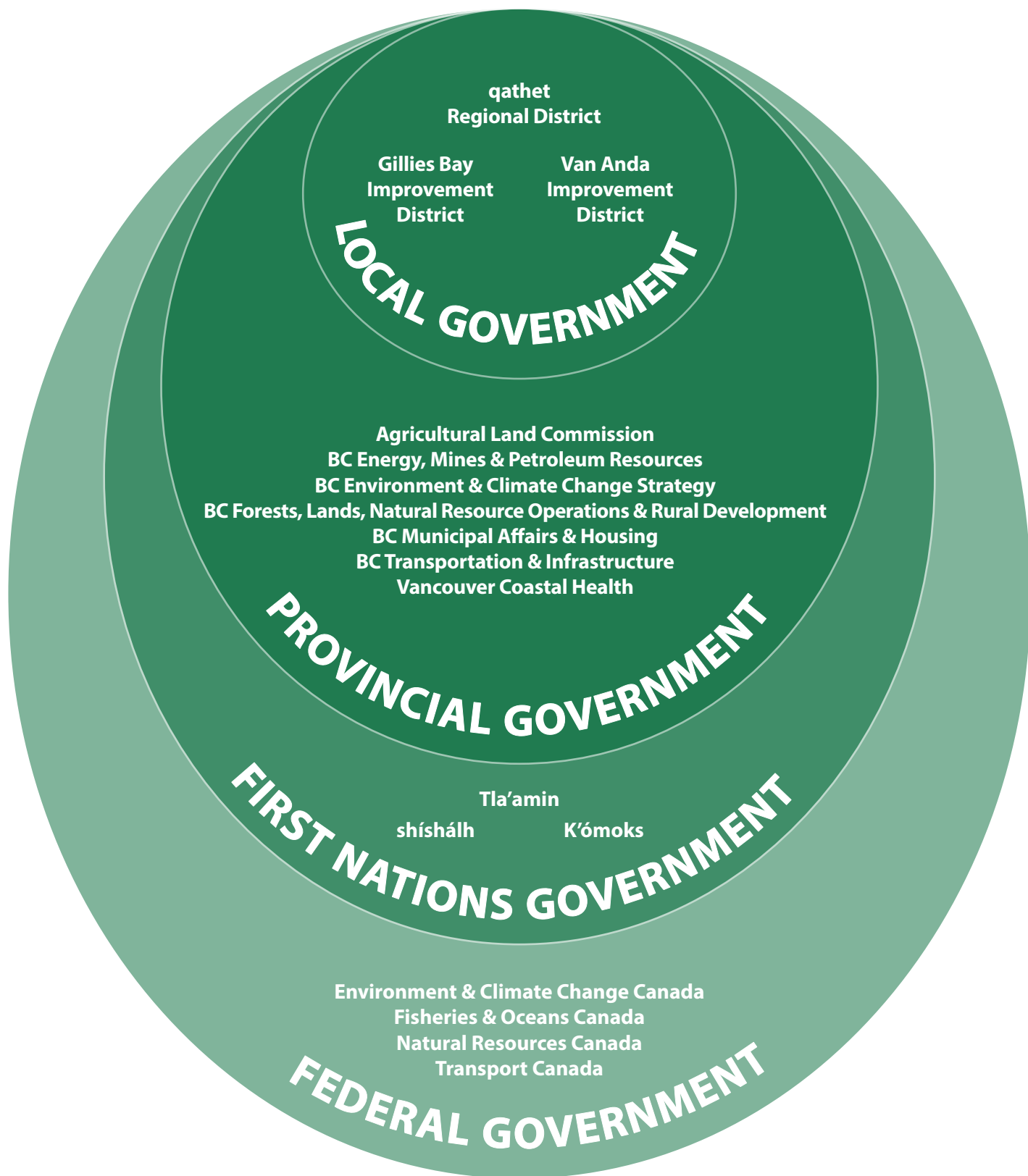
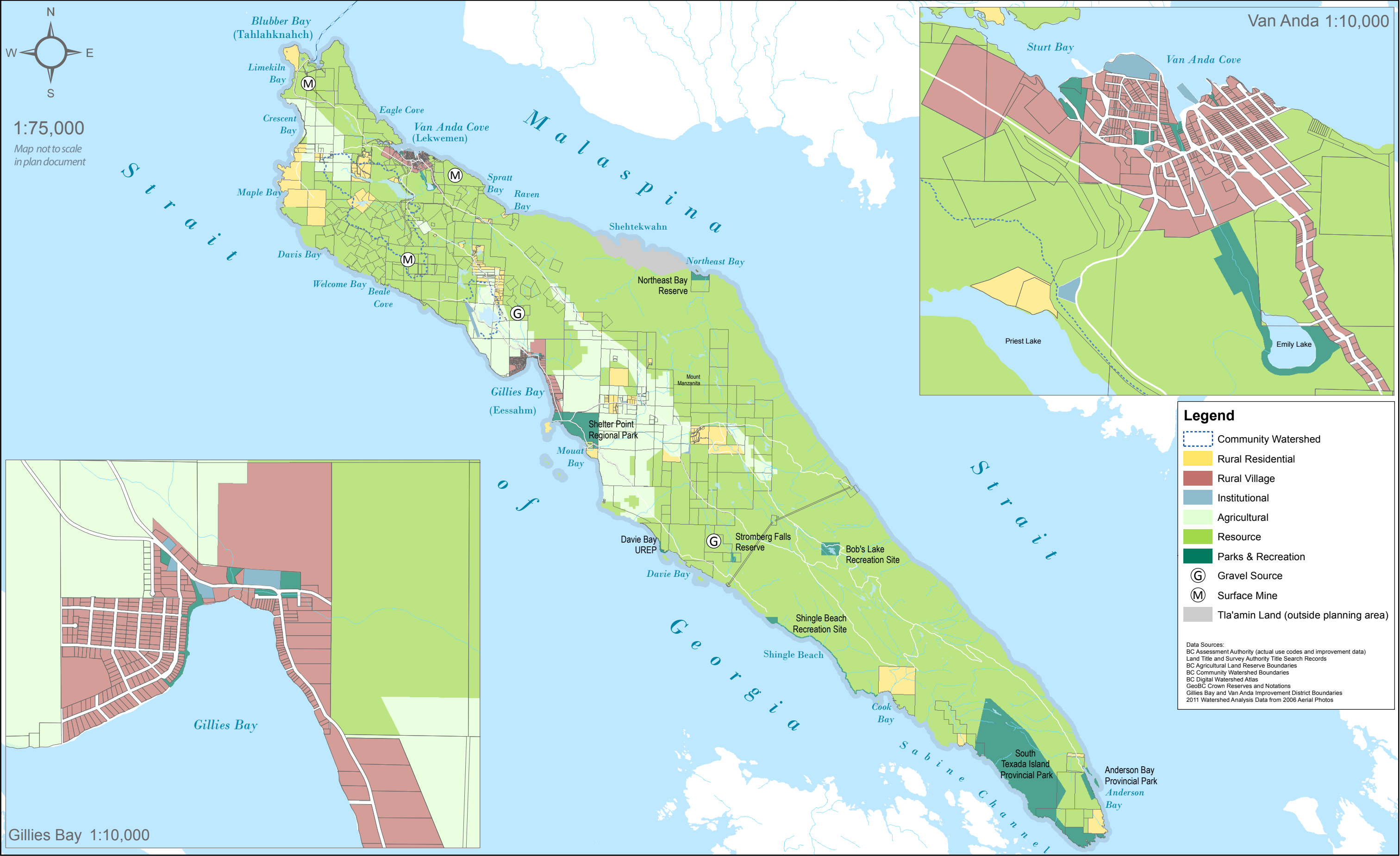


Figure 11. Decision Making Authority on Texada Island

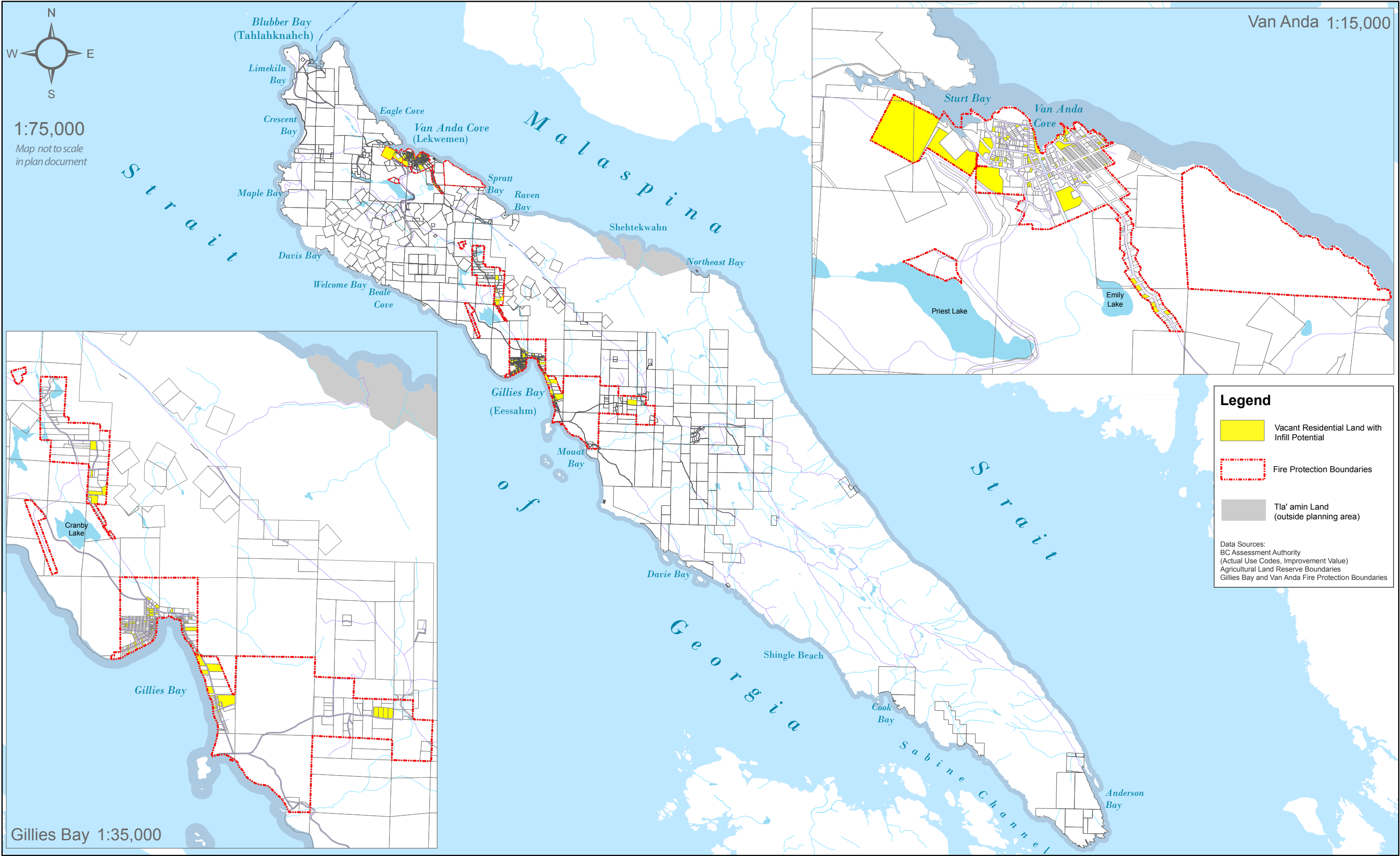
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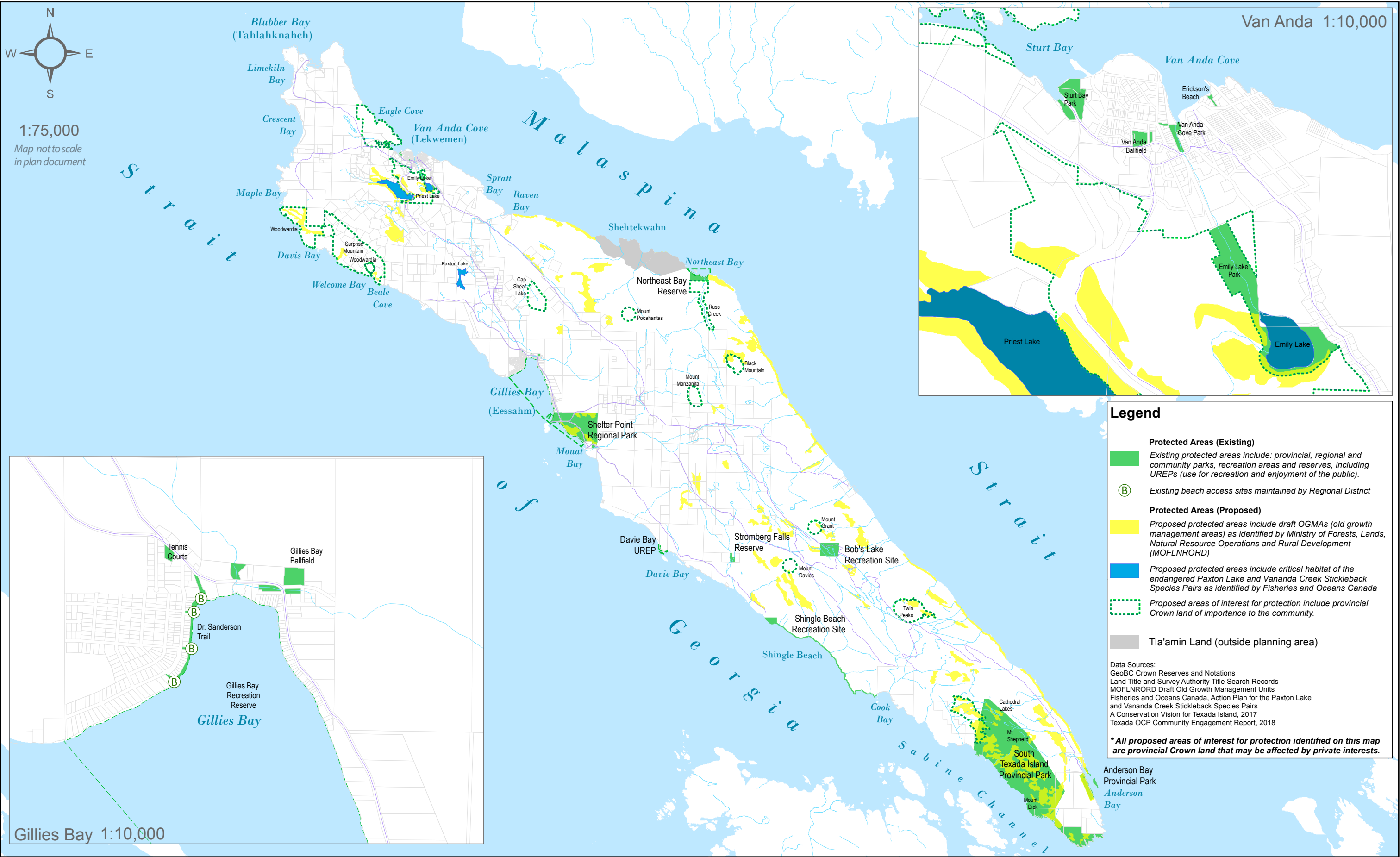
Map No. 1 Land Use Designations



Map No. 2 Residential Infill Potential



Map No. 3 Protected Areas Vision



Map No. 4 Riparian Areas



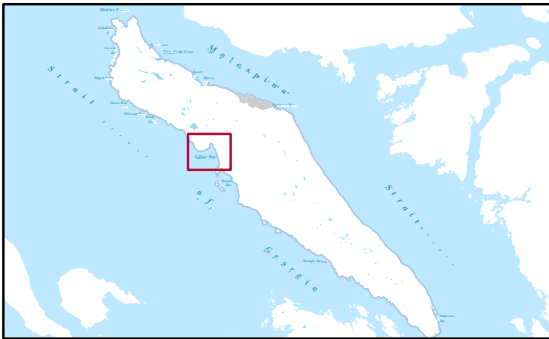
Map No.5

Schedule A Bylaw No. 551, 2019

TEXADA ISLAND OFFICIAL COMMUNITY PLAN

Natural Hazard Potential: Gillies Bay

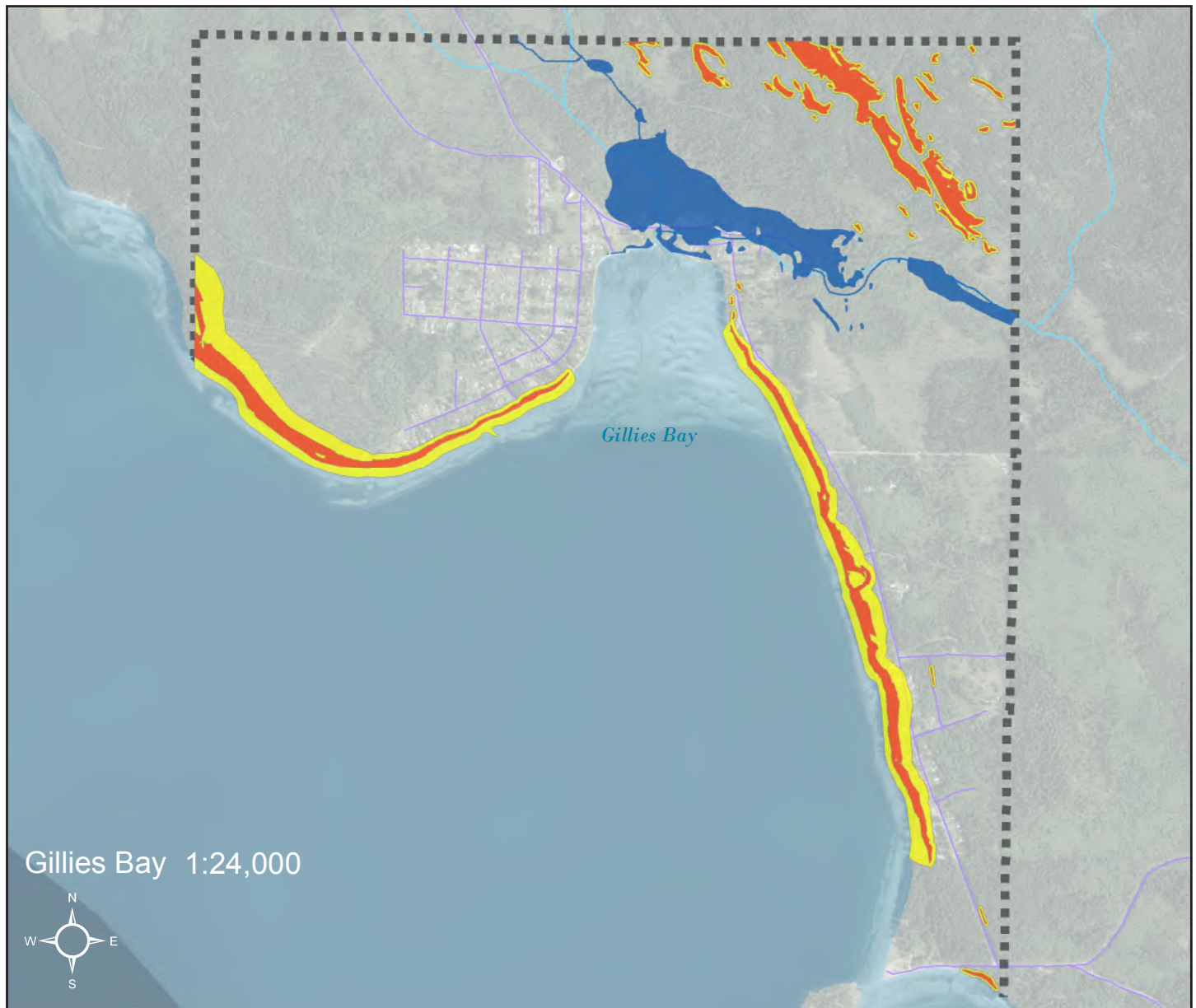
Keymap



Legend

- ■ ■ ■ Limit of Study Area
- Fluvial Hazard Polygon (200-year Flood)
- Gillies Bay: Slopes ≥ 3 m High and $\geq 35\%$ Gradient
- Recommended Additional Setback

Data Sources:
Tetra Tech EBA PRRD Landslide and Fluvial Hazards Study December 21, 2016



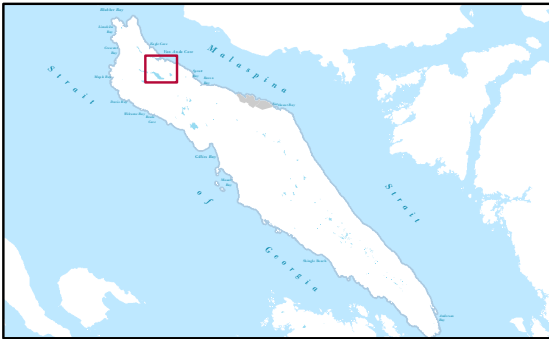
Map No.6

Schedule A Bylaw No. 551, 2019

TEXADA ISLAND OFFICIAL COMMUNITY PLAN

Natural Hazard Potential: Van Anda

Keymap

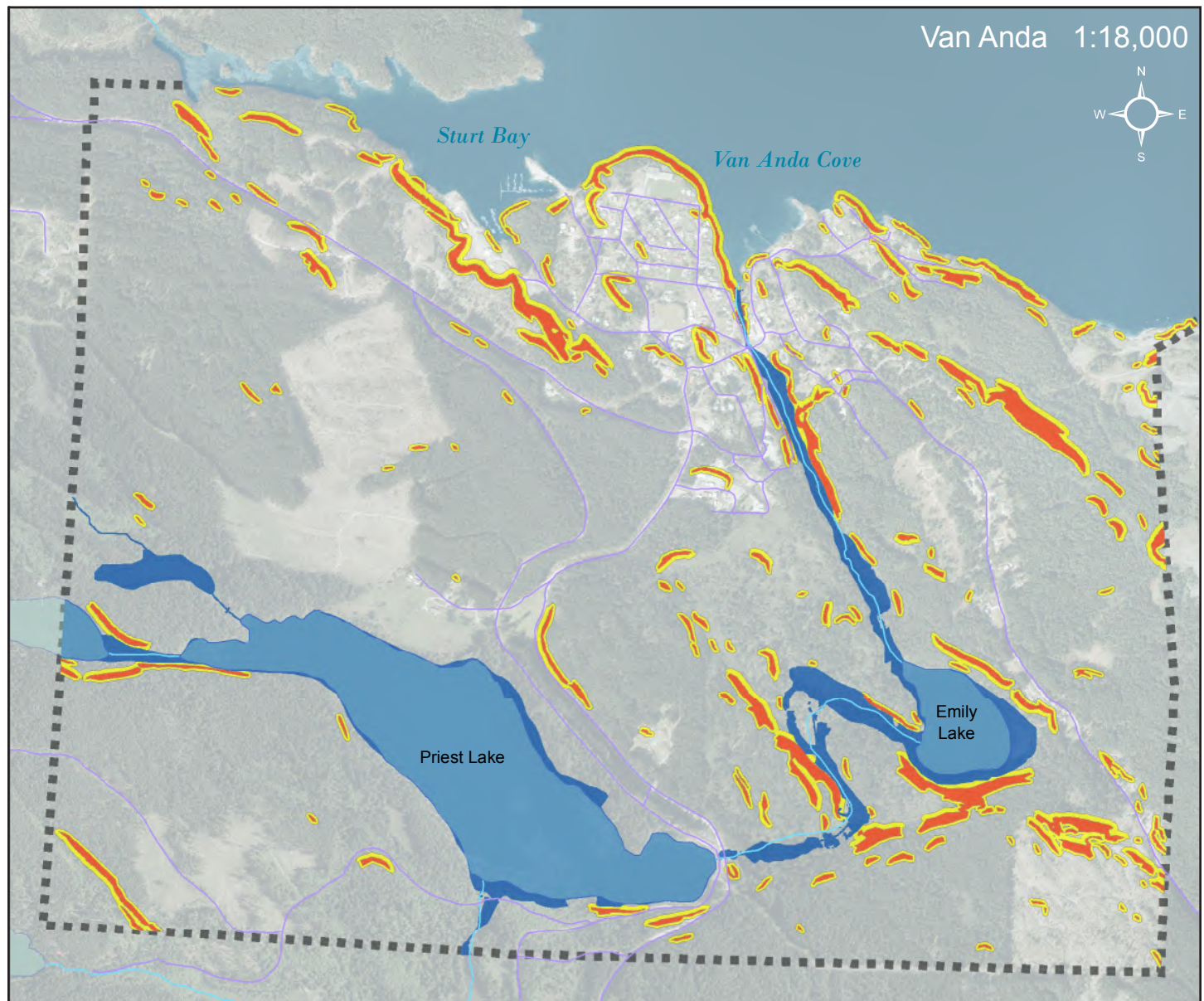


Legend

- Limit of Study Area
- Fluvial Hazard Polygon (200-year Flood)
- Van Anda: Slopes ≥ 3 m High and $\geq 50\%$ Gradient
- Recommended Additional Setback

Data Sources:

Tetra Tech EBA PRRD Landslide and Fluvial Hazards Study December 21, 2016





qathet
REGIONAL DISTRICT

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Questions about the plan?

Contact the Planning Department to learn more:
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