qathet Regional District

SAVARY ISLAND COMMUNITY PLAN

# Savary Island Community Plan

PHASE 2: Community Exploration and Visioning
Online Community Discussion Sessions
February 2025

# Land Acknowledgement

qɛyɛ qʷən (Savary Island) is located on the traditional territory of the Tla'amin, Homalco, and Klahoose First Nations.

The opposite of planning

# AGENDA

SAVARY ISLAND COMMUNITY PLAN

| | | | |
|---|---|---|---|
| 1 | **Introductions** | 5 min | 0:00 - 0:05 |
| 2 | **Operating Values & Protocols** | 5 min | 0:05 - 0:10 |
| 3 | **Technology Check** | 5 min | 0:10 - 0:15 |
| 4 | **Project Background** | 20 min | 0:15 - 0:35 |
| 5 | **What We've Heard (so far)** | 15 min | 0:35 – 0:50 |
| 6 | **Breakout Groups - Discussion** | 30 min | 0:50 – 1:20 |
| 7 | **Large Group – Discussion** | 30 min | 1:20 – 1:50 |
| 8 | **Closing Remarks / Next Steps** | 10 min | 1:50 – 2:00 |

# Operating Values for this Session

**Respect everyone**

**Be curious!**

**Challenge ideas, not the individual**

**Create a safe space for ideas and discussions**

**Ask questions, listen to understand**

**Listen with an open mind**

**Inflammatory or disrespectful behaviour is not productive.**
Those unable or unwilling to participate in respectful, productive participation may be asked to leave the session.

# Meeting Protocol

Meeting is large and small group discussion style

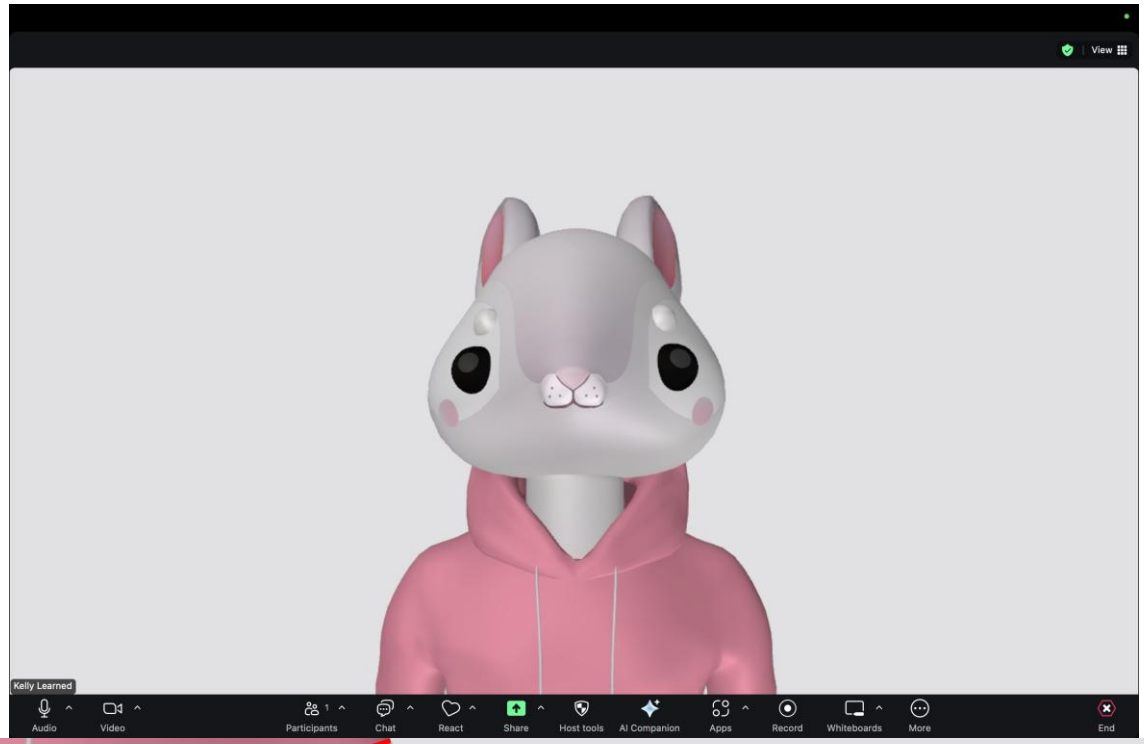
Participants are encouraged to have cameras on (if available)

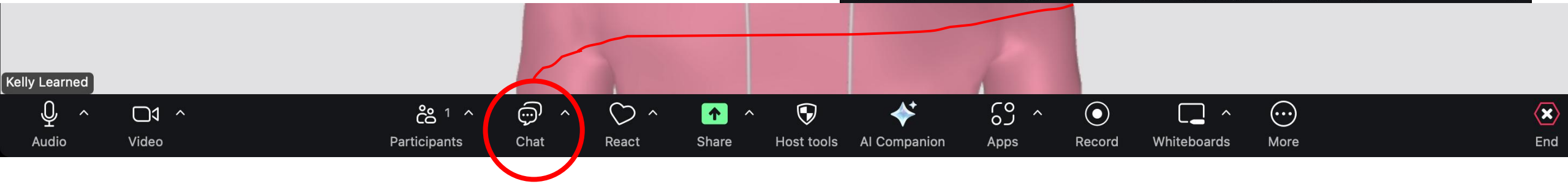
There will be some interactive questions using cellphones and polling

To reduce background noise for all participants, please mute your microphone when we are in the large group or when you are not speaking.

# Tech Check!

**1. Please share your name in the chat box**

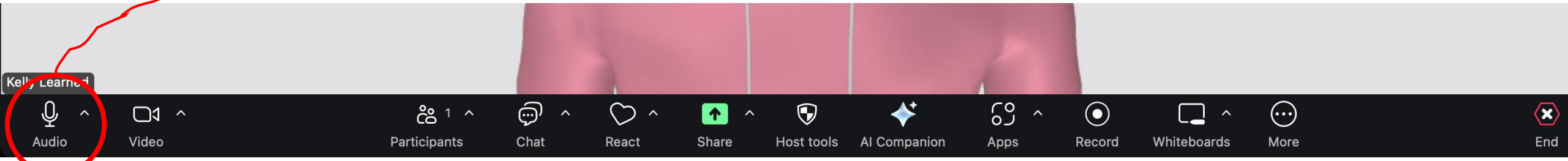


# Tech Check!

**2. Go to the top of the chat window. The first person named in the chat, please unmute yourself and say your name. Then mute yourself. Second person named in the chat, unmute, etc.**

Look for the microphone on your zoom toolbar

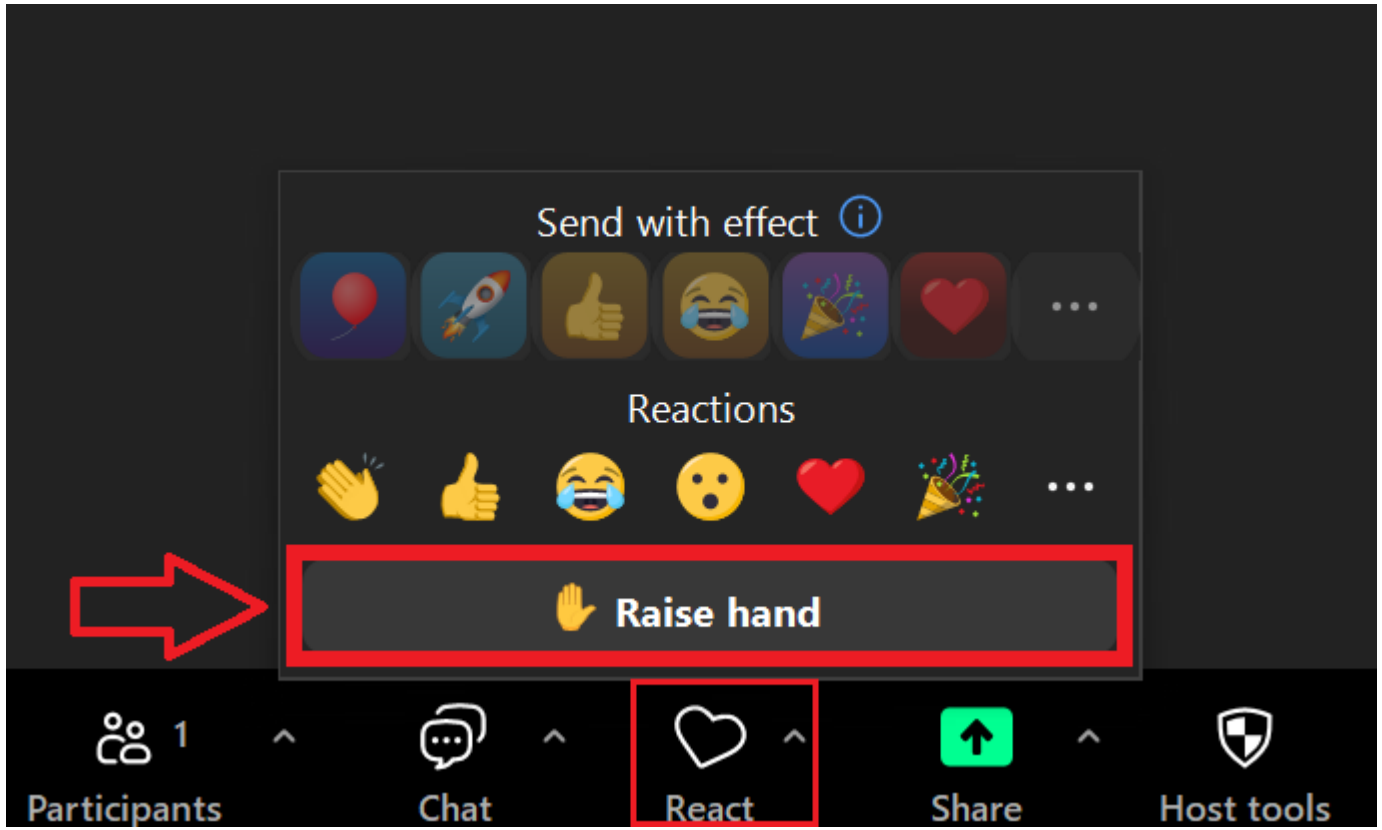


# Tech Check!

**3. Find the ‘React’ button on your toolbar.**
**Click on any reaction.**
**To remove the reaction, click on the button again.**

# Tech Check!

**4. Find the ‘Raise Hand’ button on your toolbar.**
**Click on it.**
**Click on it again to put your hand down.**



# Tech Check!

## Online Polling

Join by Web

**PollEv.com/planning250**

Join by Text

Send **planning250** and your message to **37607**

Join by QR code

Scan with your camera app

# 2 Have you read the current Savary Island OCP?

A - Yes, cover to cover

0%

B - Some of it

0%

C - A little of it

0%

D - None of it

0%

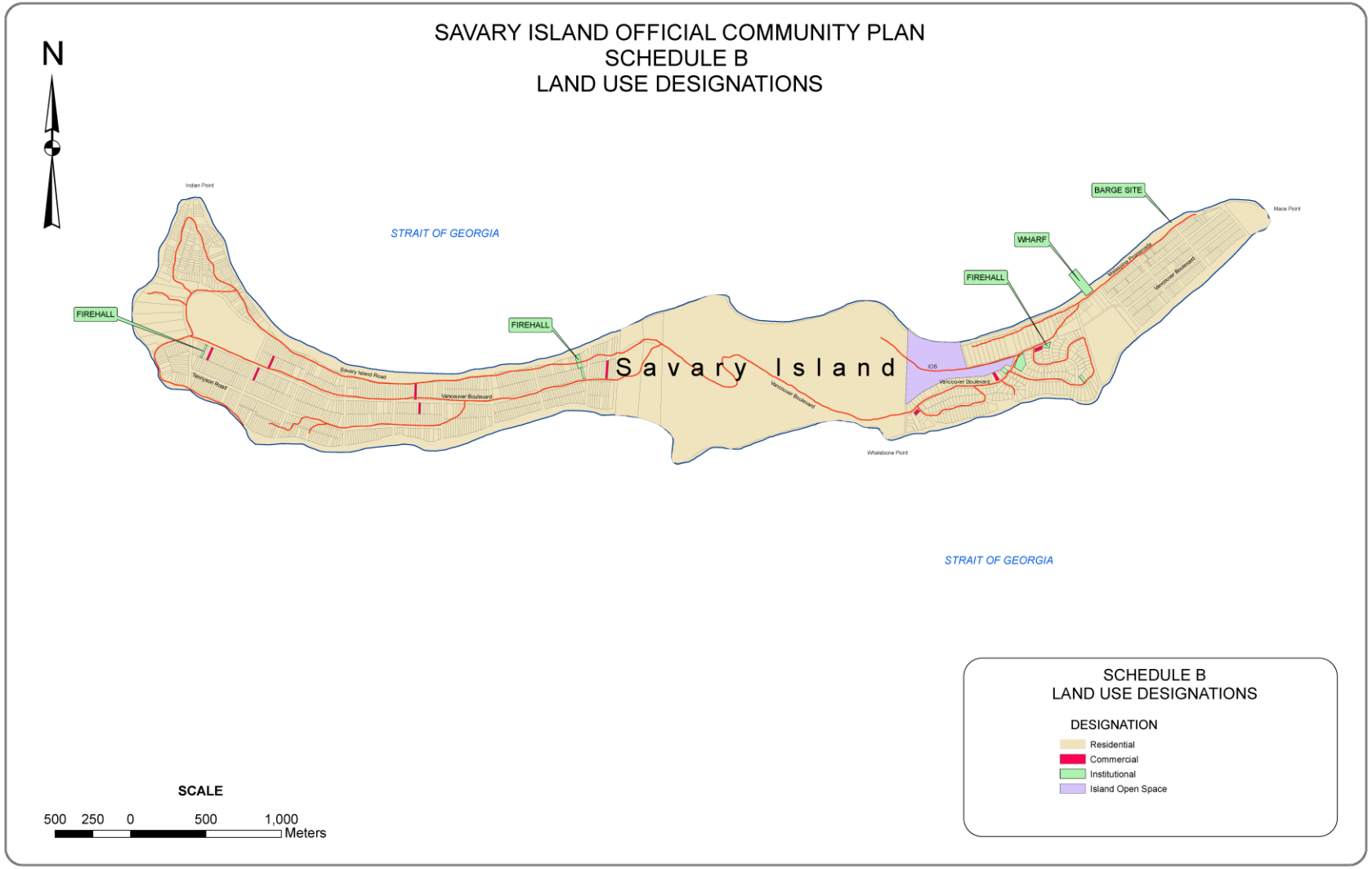
Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

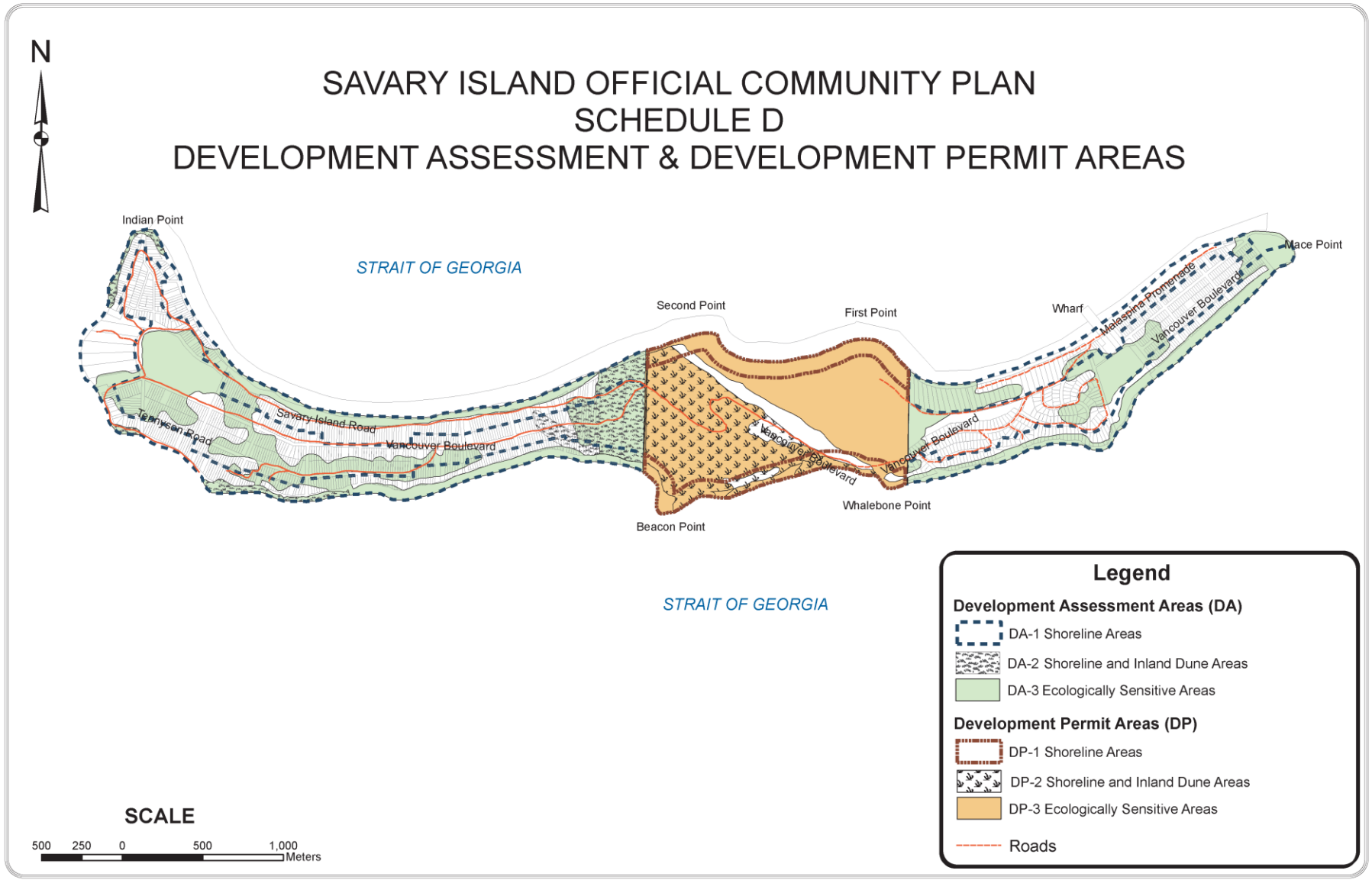
# Project Overview

The qathet Regional District initiated an update for the existing (2006) Savary Island Community Plan in August 2024.

# 2006 Savary Island OCP



# 2006 Savary Island OCP



# 2006 Savary Island OCP

## 1.2 Principal Aim and Major Goals

The OCP is intended to serve as a strategy for the development of Savary Island. The Plan begins with an expression of the desired outcome for the community in the form of a statement of a principal aim. This aim is in turn qualified by a series of goals. The principal aim and major goals create a framework for the Plan objectives and policies. Outlined below are the principal aim and major goals for Savary Island.

***Principal Aim***

TO MAINTAIN SAVARY ISLAND'S UNIQUE CHARACTER AND RUSTIC ISLAND LIFESTYLE WHILE PROTECTING THE ISLAND'S GROUNDWATER RESOURCES, ITS SENSITIVE ECOSYSTEMS AND ITS UNIQUE BIOPHYSICAL CHARACTERISTICS.

# Project Overview

Bluerock Planning has been contracted to support the qRD on updating the Savary Island Community Plan.

Community engagement will inform the Vision, Guiding Principles and policy to update the Community Plan.

# Project Team

qathet Regional District

## qathet Regional District (Project Sponsor)

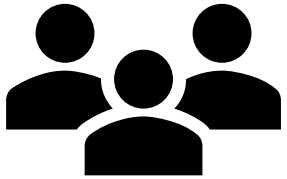
- Laura Roddan, General Manager of Planning Services, qRD
- Cherise Roberts, Planner, qRD

bluerock planning

## Bluerock Planning (Consulting Team)

- Jonathan Schmidt, Project Manager, Senior Planner
- Kelly Learned, Engagement, Planning Support
- Kacia Tolsma, Climate and Tourism
- Steve Schaming, Mapping & GIS

# Advisory Committee



## Roles & Responsibilities of the Committee

- *Help project team connect with community*
- *Participate in community engagement*
- *Review, provide feedback on community engagement outcomes*
- *Help identify and evaluate potential options to address key community issues and opportunities.*

**Membership** is 15 Savary community members

# Process Overview

Phase 1

**PROJECT INITIATION**
Summer/Fall 2024

Phase 2

**COMMUNITY EXPLORATION & VISIONING**
Fall /Winter 2024

We are here

Phase 3

**KEY DIRECTIONS**
Winter/Spring 2024/25

Phase 4

**OCP PREPARATION**
Spring/Summer 2025

Phase 5

**APPROVAL PROCESS**
Fall 2025

# Phase 1

**PROJECT INITIATION**
Summer/Fall 2024

**Key Activities**

- ✓ **Project Launch** (in person)
- ✓ **Island Tour** (project team)
- **Open House**
- ✓ **Existing OCP Vision Check In** (in person)
- **Market Event**
- ✓ **Meet & Greet** (in person)

**Advisory Committee**

- ✓ Recruit and Confirm Committee

**Deliverables**

- ✓ Begin Project
- ✓ Engagement Phase 1 Report

# Phase 2

**COMMUNITY EXPLORATION & VISIONING**
Fall /Winter 2024

- ✓ **Background Report** (project team)
- **Visioning Survey**
- ✓ Existing OCP Vision Check In
- **Community Sessions** Exploring Concerns, Issues, Vision (online)

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- ✓ Committee Meeting #1 - **Orientation**

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- Background Report
- Engagement Phase 2 Report

# Phase 3

**KEY DIRECTIONS**
Winter/Spring
2024/25

- **Community Discussion Books** Key Directions
- **Community Sessions** Key Directions (online)
- **Survey** Key Directions (online)

Committee Meeting #2 – **Review Key Directions**

- Community Discussion Books
- Engagement Phase 3 Report

# Phase 4

**OCP PREPARATION**
Spring/Summer
2025

- **Draft OCP** (project team)
- **Open House** Draft OCP (in person)
- **Public Presentation** Draft OCP (online)

Committee Meeting #3 – **Review Draft OCP**

- Draft OCP
- Engagement Phase 4 Report

# Phase 5

**APPROVAL PROCESS**
Fall 2025

- **OCP Referrals**
- **Public Hearing**
- **Board approval process**

Committee Meeting #4 - **TBD**

- Final OCP

# Process Overview

| | PROJECT INITIATION<br>Summer/Fall 2024 | COMMUNITY EXPLORATION & VISIONING<br>Fall /Winter 2024 | KEY DIRECTIONS<br>Winter/Spring 2024/25 | OCP PREPARATION<br>Spring/Summer 2025 | APPROVAL PROCESS<br>Fall 2025 |
|---|---|---|---|---|---|
| | = COMMUNITY ENGAGEMENT ACTIVITY | | | | |
| **Key Activities** | ✓ **Project Launch** (in person)<br>✓ **Island Tour** (project team)<br>**Open House Existing OCP Vision Check In** (in person)<br>**Market Event Meet & Greet** (in person) | ✓ **Background Report** (project team)<br>**Visioning Survey** Existing OCP Vision Check In<br>**Community Sessions** Exploring Concerns, Issues, Vision (online) | • **Community Discussion Books** Key Directions<br>**Community Sessions** Key Directions (online)<br>**Survey** Key Directions (online) | • **Draft OCP** (project team)<br>**Open House** Draft OCP (in person)<br>**Public Presentation** Draft OCP (online) | • **OCP Referrals**<br>**Public Hearing**<br>• **Board approval process** |
| **Advisory Committee** | ✓ Recruit and Confirm Committee | ✓ Committee Meeting #1 - **Orientation** | Committee Meeting #2 – **Review Key Directions** | Committee Meeting #3 – **Review Draft OCP** | Committee Meeting #4 - **TBD** |
| **Deliverables** | ✓ Begin Project<br>✓ Engagement Phase 1 Report | • Background Report<br>• Engagement Phase 2 Report | • Community Discussion Books<br>• Engagement Phase 3 Report | • Draft OCP<br>• Engagement Phase 4 Report | • Final OCP |

# What is Planning?

# What is Planning?

Guides expectations for neighbourhoods to help people get along.

So what one person does on their property does not negatively impact those around them.

We try to avoid this >>

# OCP Spectrum

## Aspirational

- Guiding, visionary
- Inspirational rather than restrictive
- Policies are encouraging, supporting, guiding
- Low level of enforcement
- Social contract

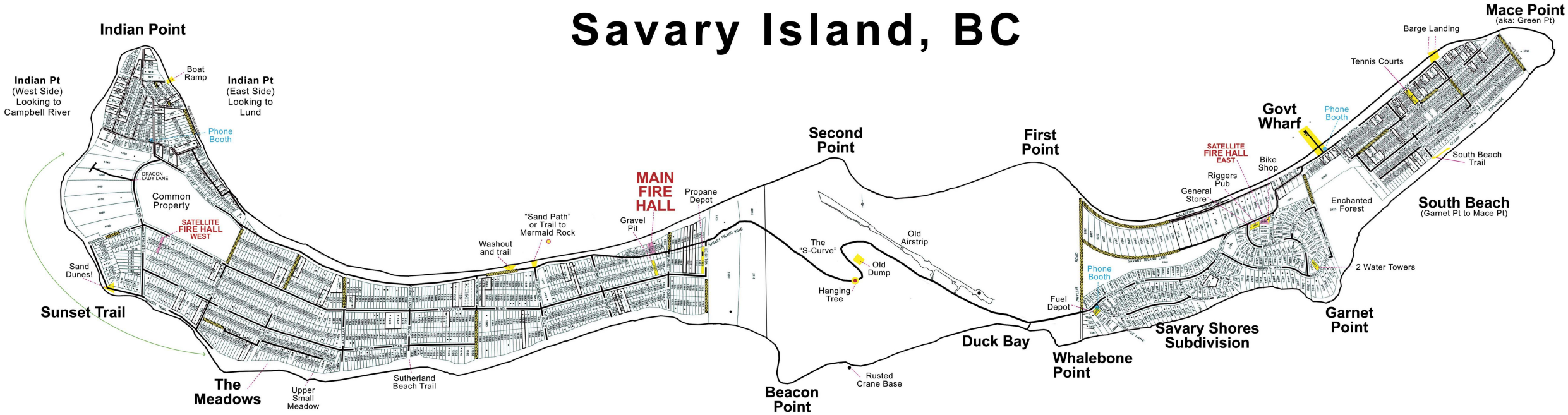
## Regulatory

- Directive, prescriptive, restrictive
- Policies are mandatory (shall, will, must)
- High level of enforcement (DPs, zoning)

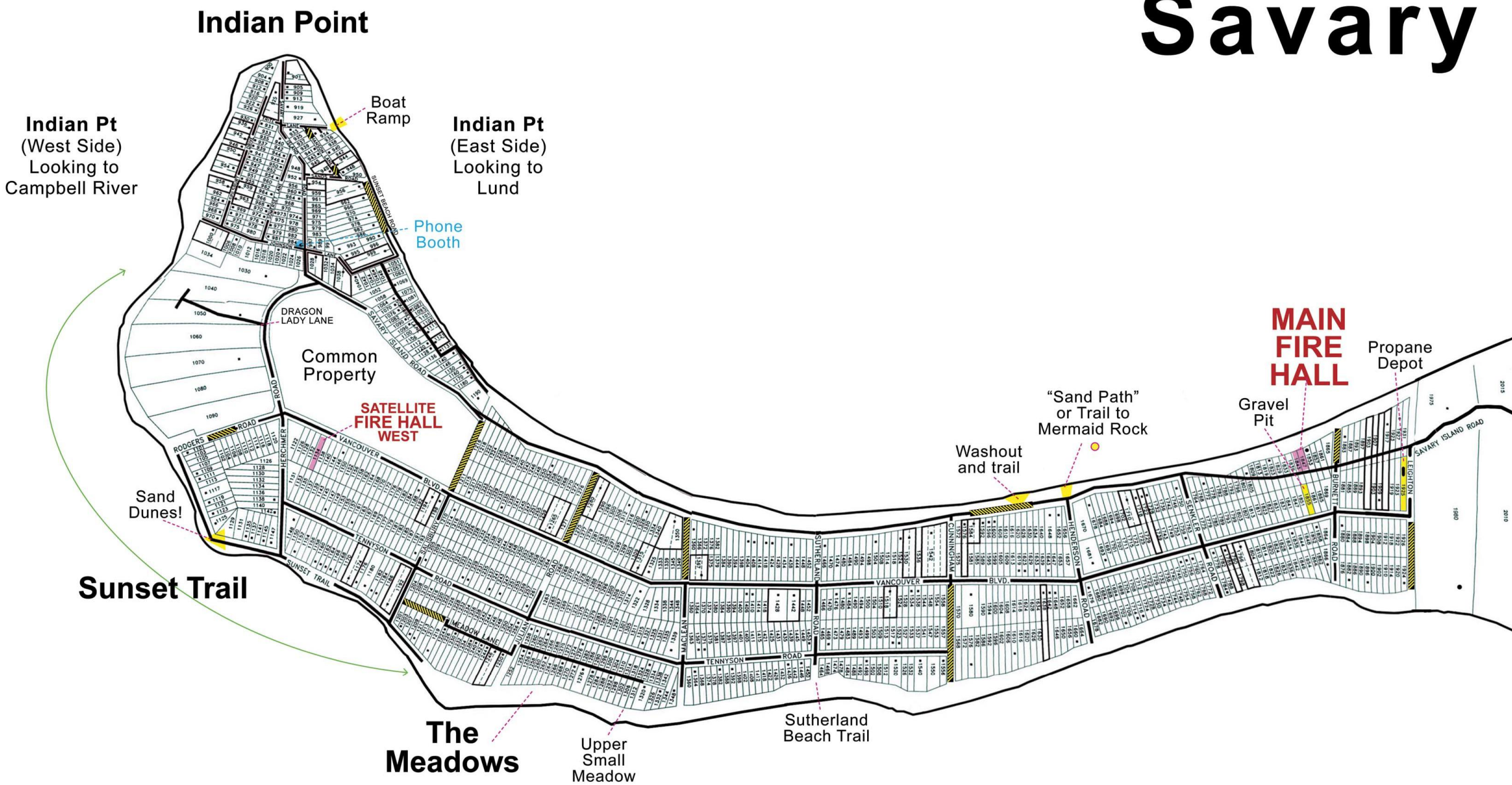
# What can an OCP do?

- Create a **common vision** for the future of the Island. Set expectations for what will happen.
- Guide decision-making for RD Board and staff (e.g. funding priorities)
- Support grant funding from the province and other agencies
- Guide decisions of businesses and landowners
- Encourage and support collaborations between governments

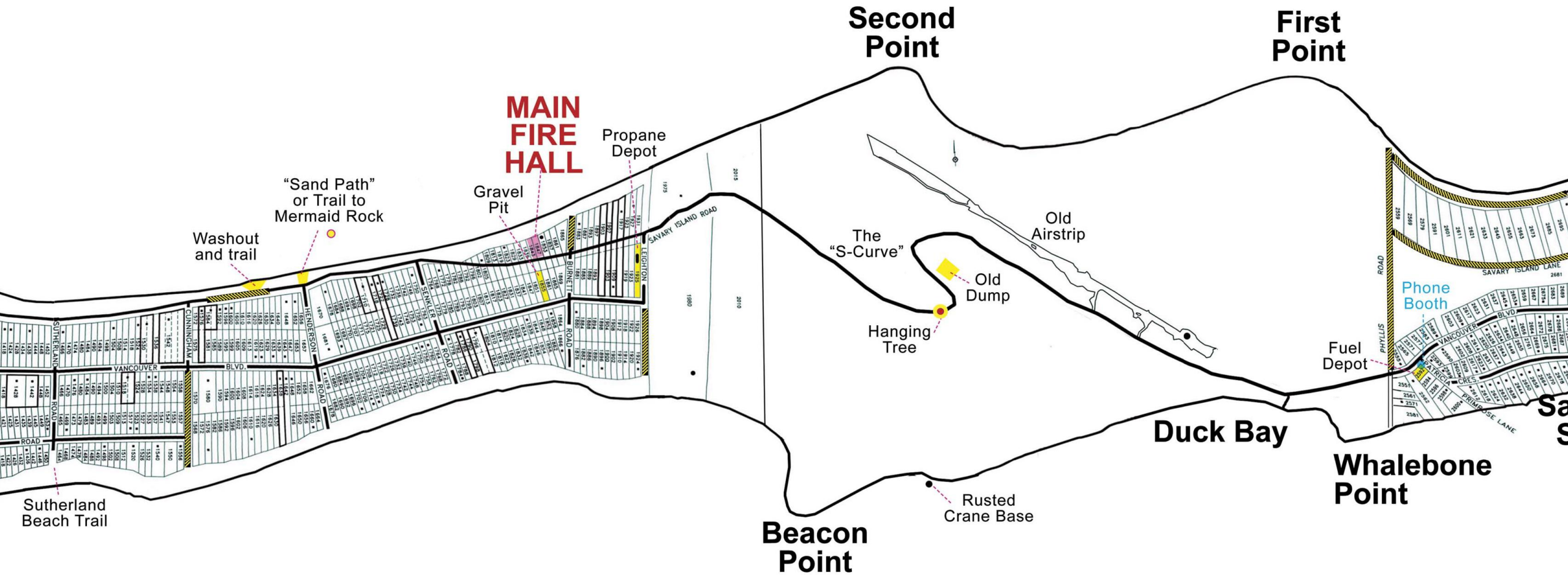
# Current Situation



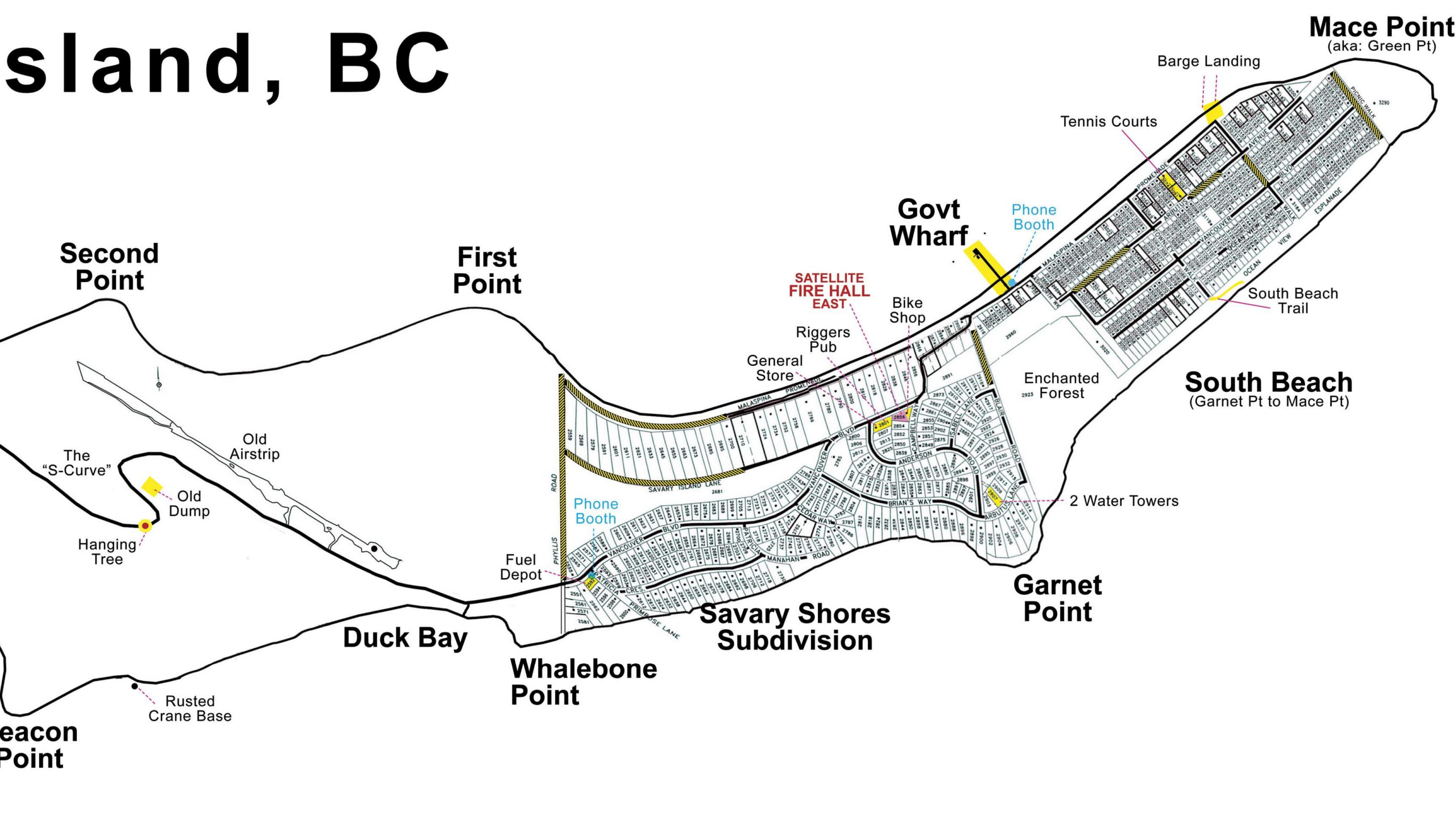
# Savary


Indian Point
Indian Pt
(West Side)
Looking to
Campbell River
Indian Pt
(East Side)
Looking to
Lund
Boat
Ramp
Phone
Booth
SUNSET BEACH ROAD
SAVARY ISLAND ROAD
DRAGON
LADY LANE
Common
Property
SATELLITE
FIRE HALL
WEST
Sand
Dunes!
Sunset Trail
The
Meadows
Upper
Small
Meadow
Sutherland
Beach Trail
Washout
and trail
"Sand Path"
or Trail to
Mermaid Rock
Gravel
Pit
MAIN
FIRE
HALL
Propane
Depot
VANCOUVER BLVD.
TENNYSON ROAD
SUTHERLAND
CUNNINGHAM
HENDERSON
SENKLER
BURNETT
LEIGHTON
SAVARY ISLAND ROAD
RODGERS ROAD
HERCHMER
SUNSET TRAIL
MEADOW LANE
JULIAN
MACLEAN

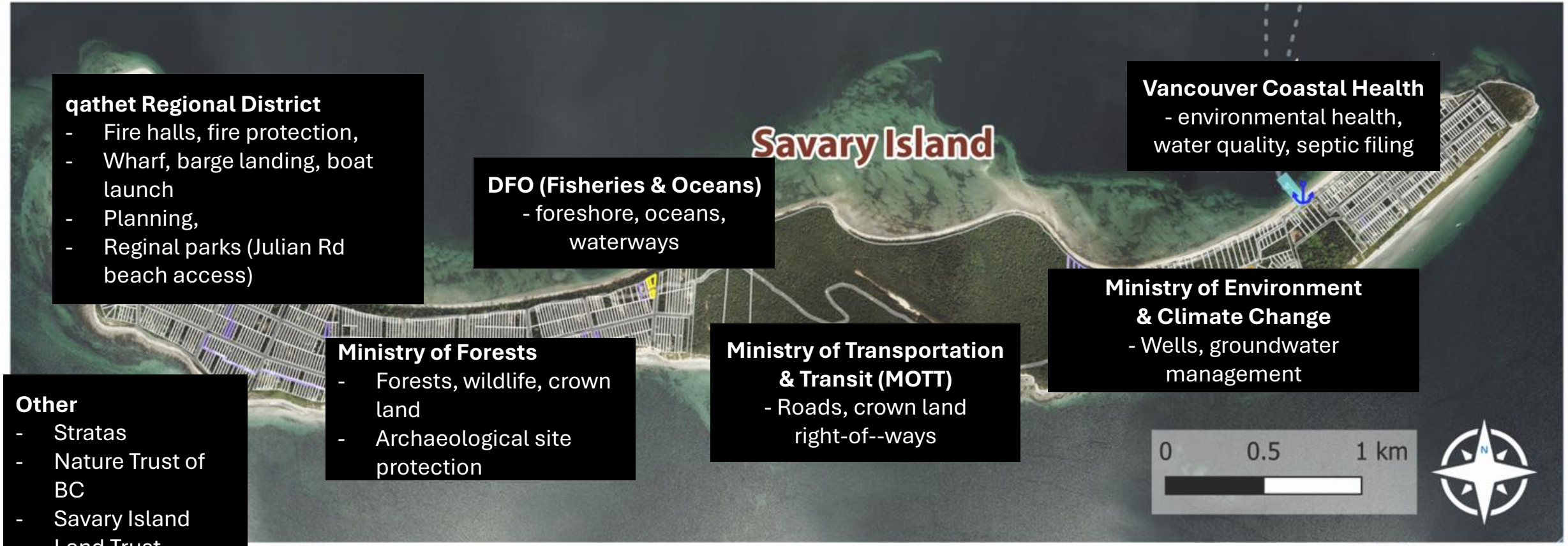
# Savary Island, BC



# sland, BC


Mace Point
(aka: Green Pt)
Barge Landing
Tennis Courts
Govt
Wharf
Phone
Booth
Second
Point
First
Point
SATELLITE
FIRE HALL
EAST
Bike
Shop
Riggers
Pub
General
Store
South Beach
Trail
Enchanted
Forest
South Beach
(Garnet Pt to Mace Pt)
Old
Airstrip
The
"S-Curve"
Old
Dump
Hanging
Tree
Phone
Booth
Fuel
Depot
2 Water Towers
Garnet
Point
Savary Shores
Subdivision
Duck Bay
Whalebone
Point
Rusted
Crane Base
eacon
Point

# Multiple Jurisdictions....




**qathet Regional District**
- Fire halls, fire protection,
- Wharf, barge landing, boat launch
- Planning,
- Reginal parks (Julian Rd beach access)

**DFO (Fisheries & Oceans)**
- foreshore, oceans, waterways

**Vancouver Coastal Health**
- environmental health, water quality, septic filing

**Ministry of Forests**
- Forests, wildlife, crown land
- Archaeological site protection

**Ministry of Transportation & Transit (MOTT)**
- Roads, crown land right-of--ways

**Ministry of Environment & Climate Change**
- Wells, groundwater management

**Other**
- Stratas
- Nature Trust of BC
- Savary Island Land Trust
- SSID

**LAND OWNERSHIP**

qathet Regional District

- Provincial Government
- First Nation
- Municipal Government
- Private
- Unclassified

- Wharf
- Savary Island Dock
- Water Taxi
- Road

Savary Island lies within the traditional territories of the Tla'amin, Klahoose and Homalco First Nations.

Color-Blind Friendly

Created August, 2024 by Bluerock Planning inc.
Source Data: Qathet Regional District, iMAP BC

# Background Report

- Draft Report submitted to the qRD in January
- Currently undergoing revisions prior to public release.

# Background Report

## Land & Mapping Analysis

- 1436 private parcels on Savary
  plus 7 bareland strata parcels
- The average lot size is between 700 and 1400 sq. metres (7,500 to 15,000 sq. feet) in area. In most cases, parcels have an average width of 15.24 metres (50 ft.).

Table 1 | Savary Island Parcel Class and Ownership

| Owner Type | Parcel Class | # OF PARCELS |
|---|---|---|
| PRIVATE | SUBDIVISION | 1436 |
| CROWN PROVINCIAL | SUBDIVISION | 32 |
| PRIVATE | BARELAND STRATA | 7 |
| MUNICIPAL | SUBDIVISION | 4 |
| FIRST NATION | SUBDIVISION | 2 |
| UNCLASS | COMMON OWNERSHIP | 1 |
| OTHER | N/A | 9 |
| Total | | 1491 |

# Background Report

## LAND OWNERSHIP

qathet Regional District

- Provincial Government
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- Private
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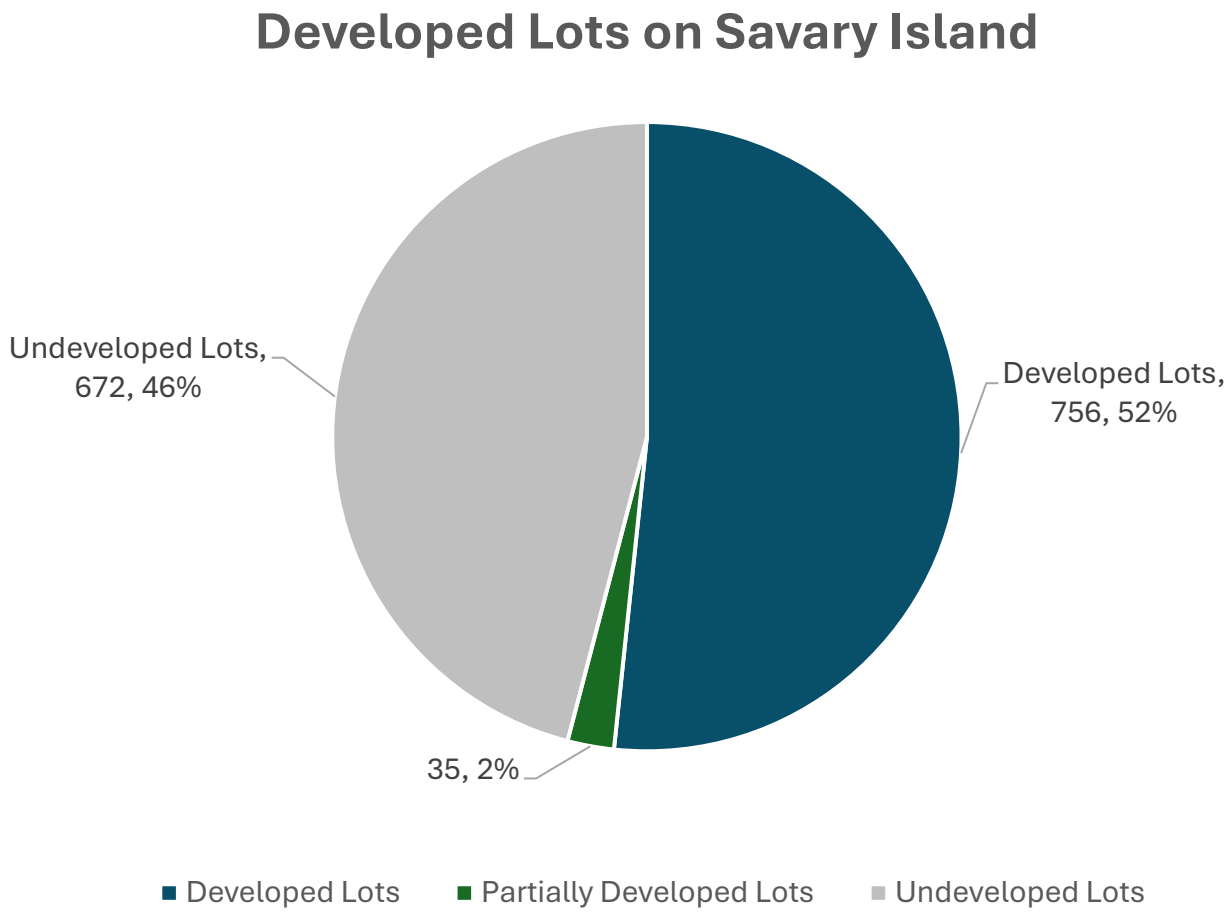



To determine a "***Developed***" property, the GIS model calculated any property with an assessment value greater than $50,000. "***Partially Developed***" means any property with an assessment value greater than $10,000 and less than $50,000. "***Undeveloped"*** means an assessment value less than $10,000.

# Background Report

## LOTS WITH DEVELOPMENT POTENTIAL

qathet Regional District

Savary Development

Undeveloped

Categories based on assessment values:
Undeveloped = <$10,000

Color-Blind Friendly

# Background Report

## LAND DEVELOPMENT AND CONSERVATION

qathet Regional District

- Developed
- Partially Developed
- Undeveloped
- No/Limited Development Potential
- Savary Island Land Trust
- Nature Trust of BC
- Province of BC

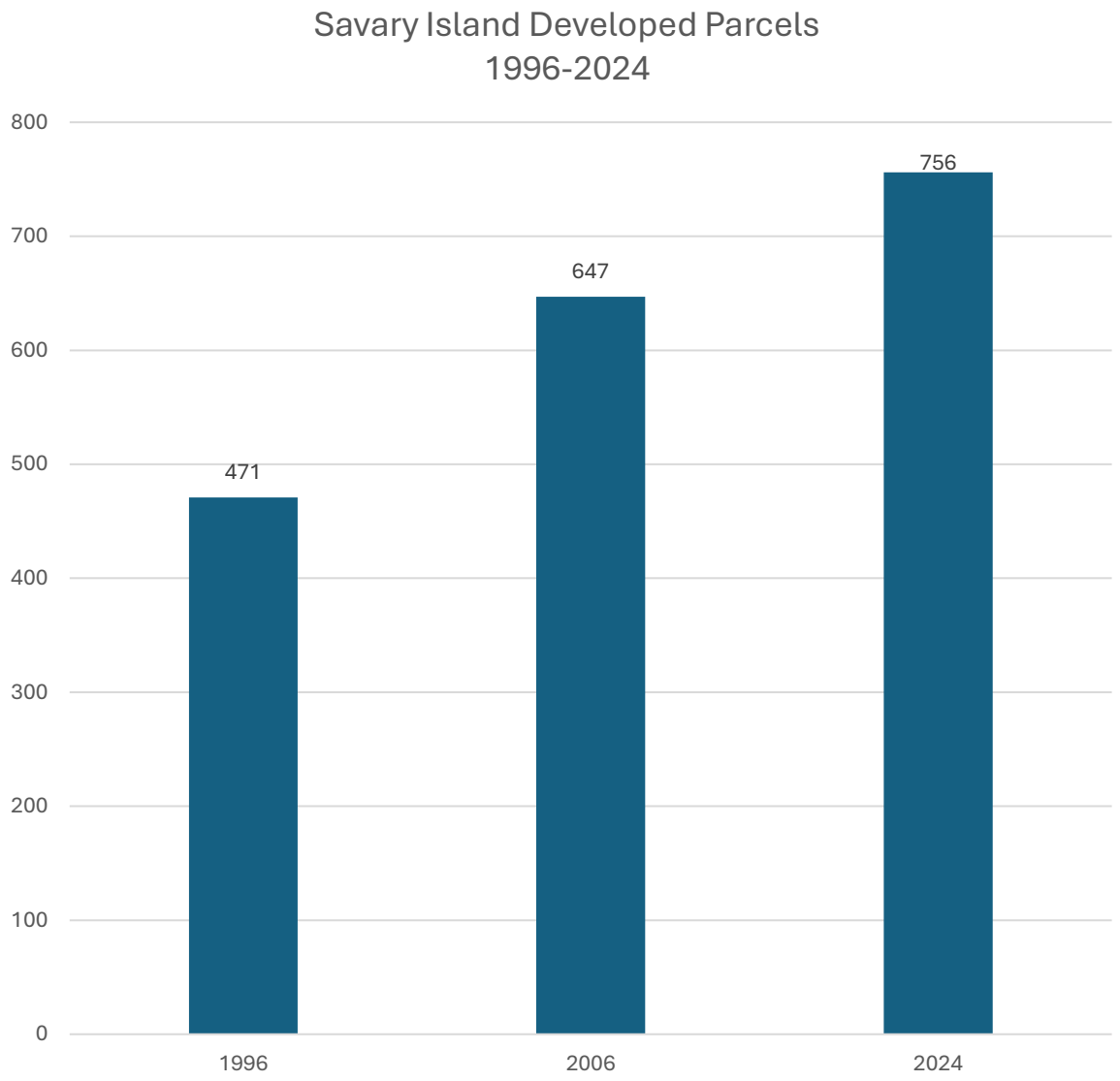
- Wharf
- Savary Island Dock
- Water Taxi
- Road

Savary Island lies within the traditional territories of the Tla'amin, Klahoose and Homalco First Nations.

Color-Blind Friendly

Created November, 2024 by Bluerock Planning inc. Source Data: Qathet Regional District, iMAP BC

# Background Report



# Background Report

## Savary Shores Improvement District (SSID)

population and growth estimates based on water usage

| 2023 | SAVARY ISLAND OCCUPANCIES | 756 Developed Properties | | |
|---|---|---|---|---|
| | Estimate based on SSID occupancy data | Estimate based on SSID occupancy rate percentage | Estimate based on SSID occupancy per property | Extrapolated population of Savary Island by month |
| | 2023 Occupied | Occupancy Percent | Avg Occupancy | Population |
| January | 155 | 20.47% | 2.00 | 309 |
| February | 186 | 24.56% | 1.75 | 325 |
| March | 274 | 36.26% | 1.75 | 480 |
| April | 340 | 45.03% | 2.00 | 681 |
| May | 557 | 73.68% | 2.50 | 1393 |
| June | 579 | 76.61% | 3.00 | 1737 |
| July | 694 | 91.81% | 4.00 | 2776 |
| August | 668 | 88.30% | 4.50 | 3004 |
| September | 531 | 70.18% | 2.50 | 1326 |
| October | 367 | 48.54% | 2.00 | 734 |
| November | 199 | 26.32% | 1.75 | 348 |
| December | 270 | 35.67% | 3.00 | 809 |

# Background Report

## Savary Shores Improvement District (SSID)

population and growth estimates based on water usage

| SAVARY ISLAND POPULATION PROJECTIONS | | | | |
|---|---|---|---|---|
| Year | Non-Peak | | Peak (August) | |
| | Growth Rate | | Growth Rate | |
| | 2.00% | 1.00% | 2.00% | 1.00% |
| 2024 | 756 | 756 | 3004 | 3004 |
| 2025 | 771 | 764 | 3064 | 3034 |
| 2026 | 787 | 771 | 3125 | 3064 |
| 2027 | 802 | 779 | 3188 | 3095 |
| 2028 | 818 | 787 | 3252 | 3126 |
| 2029 | 835 | 795 | 3317 | 3157 |
| 2030 | 851 | 803 | 3383 | 3189 |
| 2031 | 868 | 811 | 3451 | 3221 |
| 2032 | 886 | 819 | 3520 | 3253 |
| 2033 | 903 | 827 | 3590 | 3286 |
| 2034 | 922 | 835 | 3662 | 3318 |
| 2035 | 940 | 843 | 3735 | 3352 |

| Year | Non-Peak | | Peak (August) | |
|---|---|---|---|---|
| | Growth Rate | | Growth Rate | |
| | 2.00% | 1.00% | 2.00% | 1.00% |
| 2036 | 959 | 852 | 3810 | 3385 |
| 2037 | 978 | 860 | 3886 | 3419 |
| 2038 | 998 | 869 | 3964 | 3453 |
| 2039 | 1017 | 878 | 4043 | 3488 |
| 2040 | 1038 | 886 | 4124 | 3523 |
| 2041 | 1059 | 895 | 4206 | 3558 |
| 2042 | 1080 | 904 | 4291 | 3593 |
| 2043 | 1101 | 913 | 4376 | 3629 |
| 2044 | 1123 | 922 | 4464 | 3666 |
| 2045 | 1146 | 932 | 4553 | 3702 |
| 2046 | 1169 | 941 | 4644 | 3739 |
| 2047 | 1192 | 950 | 4737 | 3777 |
| 2048 | 1216 | 960 | 4832 | 3814 |
| 2049 | 1240 | 970 | 4929 | 3853 |

# Background Report

## Review of other plans,  documents, and reports

| Document Name | Year |
|---|---|
| Review of Rural Housing Solutions: Final Report | 2024 |
| Housing Needs Report Electoral Area A, B, C and D, 2023 | 2023 |
| Parks & Trails Strategy | 2023 |
| Savary Island Slope Hazard Study | 2023 |
| qathet Regional District Coastal Flood Adaptation Strategy | 2022 |
| Let's Talk Land Use: Public Engagement & Final Report | 2022 |
| qathet Regional District Coastal Flood Mapping Phase 2 – Islands, | 2022 |
| qathet Regional District Coastal Flood Mapping Phase 1 – Mainland, | 2021 |
| Savary Island Community Wildfire Protection Plan | 2009 |
| Savary Island Official Community Plan Bylaw No. 403, 2006 | 2006 |
| Savary Island Dune and Shoreline Study | 2003 |
| Groundwater Recourses of Savary Island | 1996 |
| Corporate GHG Reduction Strategy Background Report | 2019 |
| QRD Coastal Flood Adaptation Strategy Phase 2 - Islands Technical Report | 2022[19] |
| ASIC Savary Island Survey Report | 2023[21] |
| Tsunami Mapping | 2007 |

# Background Report

## Identified challenges and opportunities from the Background Report

- Numerous reports identify the natural hazards on Savary (wildfire, slopes, coastal flooding) and threats to groundwater
- Multiple jurisdictions need to be considered
- Lack of definitive population and growth forecasting for the Island (current data suggests steady growth on the Island)
- Seasonable population changes are significant and may be a growing challenge

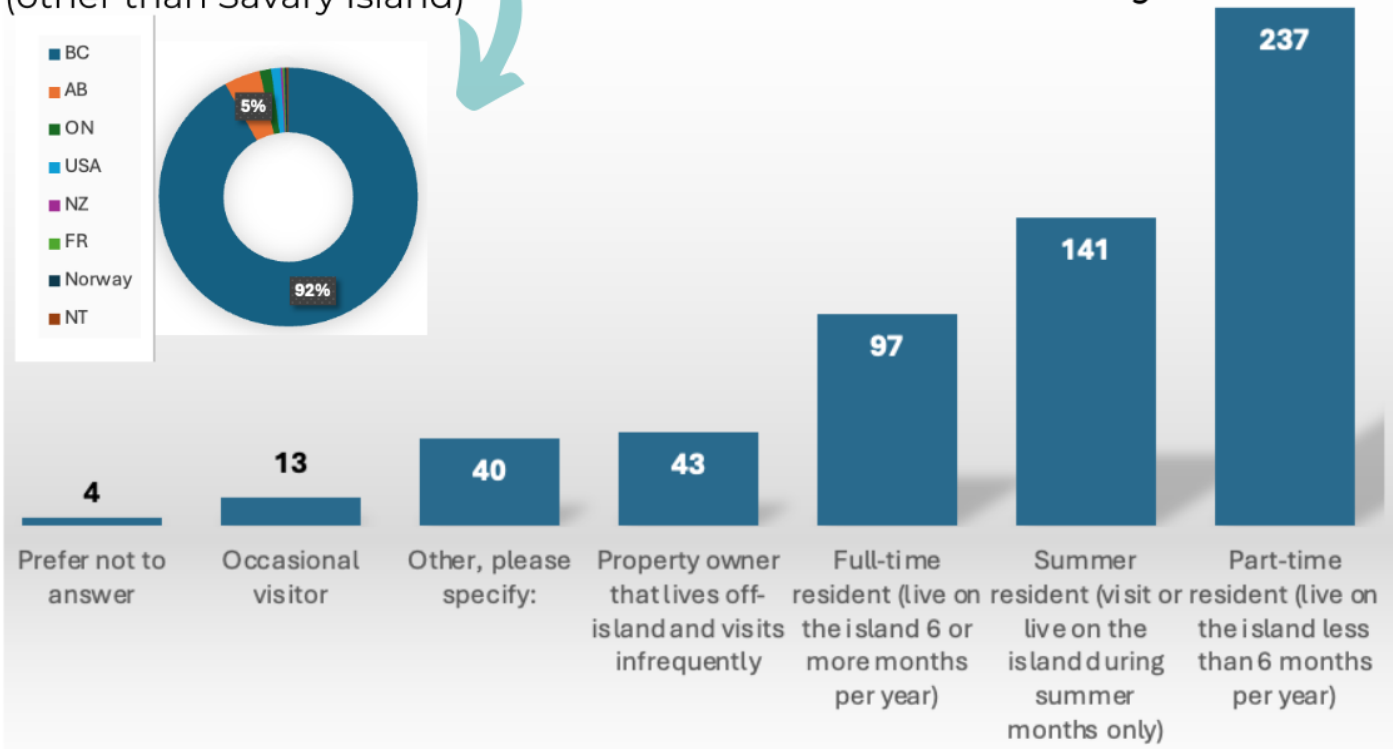
# What We've Heard (so far!)...

**# of Surveys Completed 575**

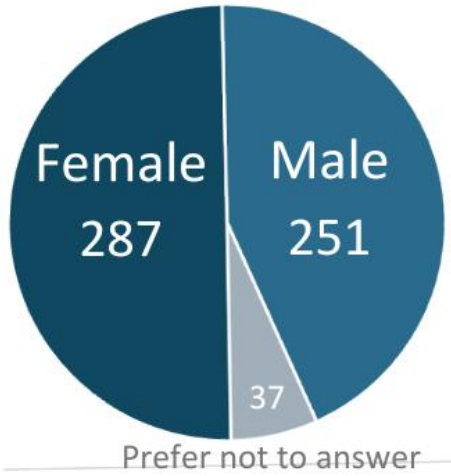
Where participants live full time (other than Savary Island)



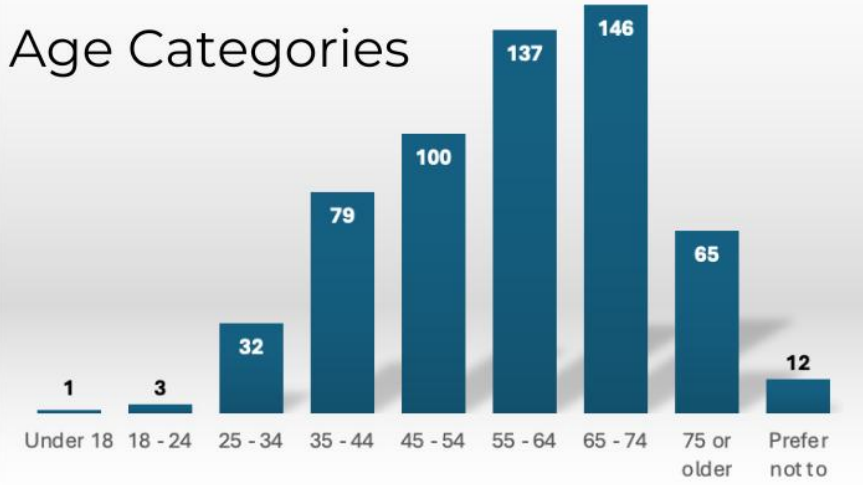

## Participants' Residential Status for Savary Island



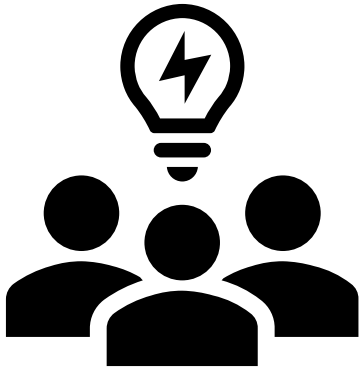

## Gender




## Age Categories



# What We've Heard (so far!)...



**Large Group Discussion**

# What We've Heard (so far!)...

## VISION SURVEY RESULTS

***What do you <u>value</u> about Savary Island?***

### Key Themes:

- Natural Beauty and Environment
- Off-Grid Rustic Lifestyle
- Sense of Community
- Peacefulness, Serenity
- Freedom

Are there any missing values?

...Polling question coming up next ☺

When poll is active respond at **PollEv.com/planning250** Send **planning250** and your message to **37607**

## What other VALUES should be added? (word cloud)

Nobody has responded yet.

Hang tight! Responses are coming in.

# What We've Heard (so far!)...

## VISION SURVEY RESULTS

***<u>Aspirations</u> for Savary Island***

- Preserve the island's natural beauty
- Maintain the unique off-grid lifestyle
- Strengthen the sense of community
- Not a lot of new development, but some improvements
- Keep things the same

Do you have any to add?

...Polling question coming up next ☺

# What are your ASPIRATIONS for Savary Island? (open ended)

Nobody has responded yet.

Hang tight! Responses are coming in.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

# Which ASPIRATIONS do you think require the MOST further discussion? Rank them

A - Preserve the island's natural beauty

B - Maintain the unique off-grid lifestyle

C - Strengthen the sense of community

D - Not a lot of new development, but some improvements

E - Keep things the same

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# What We've Heard (so far!)...

## ***ASPIRATIONS* for Savary**

- Preserve the island's natural beauty
- Maintain the unique off-grid lifestyle
- Strengthen the sense of community
- Not a lot of new development, but some improvements
- Keep things the same

## ***CHALLENGES*** *(from survey)*

- Overdevelopment
- Population growth
- Government interference & regulation
- Environmental degradation
- Infrastructure and services

Join by Web **PollEv.com/planning250** Join by Text Send **planning250** and your message to **37607**

## What other CHALLENGES does Savary Island face? (word cloud, use a dash "-" to connect multiple words)

Nobody has responded yet.

Hang tight! Responses are coming in.

# Breakout Group Discussions

You will be put into a breakout group where you will discuss a number of key questions.

- Keep an open mind.
- Acknowledge there are different points of view
- Listen without interrupting.
- Everyone will be given a chance to speak.

# Breakout Group Discussions

## Agenda for Breakout Groups

**30 minutes**

**Step 1:** The facilitator will read out the list of challenges for Savary Island from the citizen survey and from today's polling.

**Step 2:** Participants discuss the following:

1. What **solution(s)** do you think can help address a particular challenge(s)?

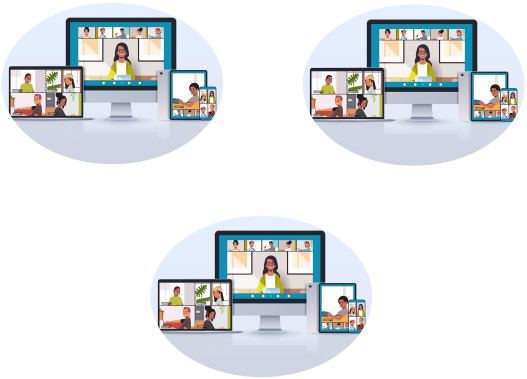
Things to consider and discuss:

a) Would be the positive or negative impacts of this proposed solution?

b) Who would implement the solution? And How?

c) What resources might be required?

# Large Group Debrief



## Large Group Discussion (15 min)

- Breakout Group Facilitators will summarize the group discussion and the list of solutions that was created.
- Group discussion about what people thought were the best ideas from all the groups and what direction the OCP should take.

## What's the best idea or solution that you've heard today? (open ended)

Nobody has responded yet.

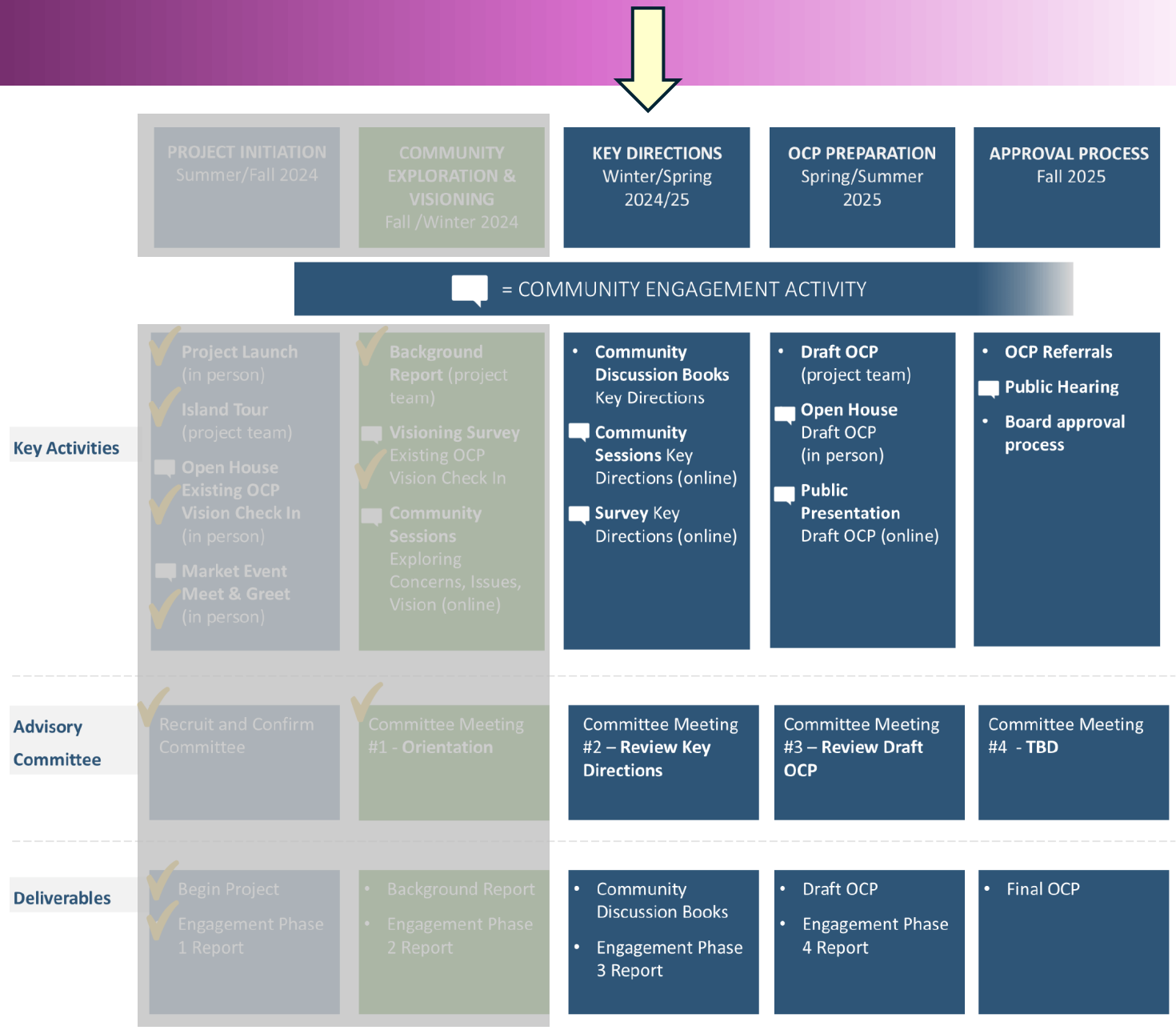
Hang tight! Responses are coming in.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

# Next Steps

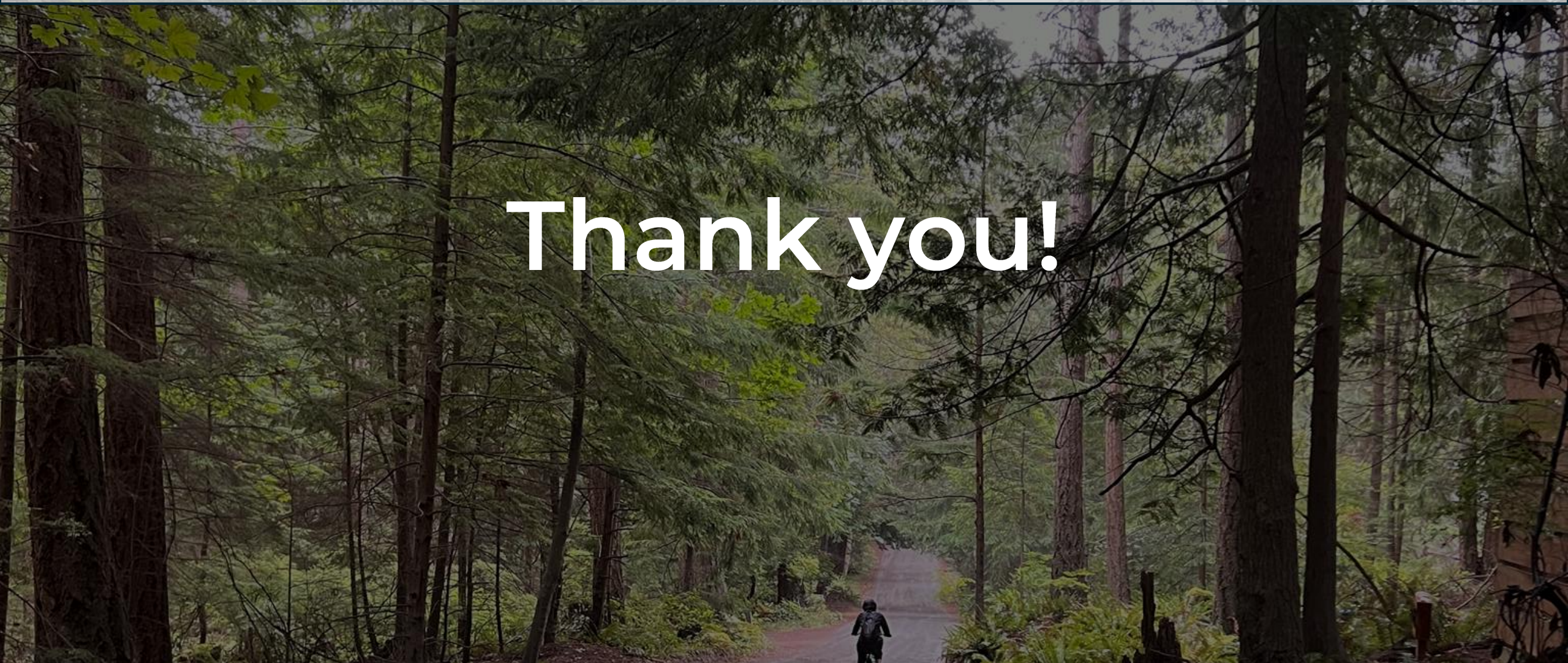
## Key Events

1. Work with Advisory Committee to draft Vision and Guiding Principles, Key draft policies and mapping
2. Create community workbooks on draft vision, guiding principles, policies and mapping for feedback



qathet
REGIONAL DISTRICT

SAVARY ISLAND
COMMUNITY PLAN



# Thank you!