



qathet
REGIONAL DISTRICT



SAVARY ISLAND COMMUNITY PLAN

Phase 2 Vision Small Group Discussion
Report

April 3, 2025

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1. INTRODUCTION

The qathet Regional District (qRD) is updating the Savary Island Official Community Plan (“the Community Plan” or OCP). The Community Plan is a policy document that will set out the vision, goals and objectives for the future of Savary Island. The Community Plan guides the Regional District, community members, and other levels of government to make decisions on topics that may be important to the community such as environment, housing, tourism, and community well-being. The existing Community Plan for Savary Island was adopted in 2007.

If you would like to learn more about the project, the engagement process, and read relevant reports (such as the citizen survey report), visit:

https://www.qathet.ca/current_project/savaryocp/

1.1. Small Group Discussions Purpose

The qRD and consultants hosted three virtual small group discussions using the Zoom video call software on February 18, 19 and 20, 2025. The purpose of the online small group discussion sessions was to offer Savary Island property owners another opportunity to engage on key questions asked in the citizen survey and to discuss possible solutions for the Island's many challenges.

The small group discussions were structured as follows:

- a) The Project Team delivered a presentation covering project background and purpose, current state of the Island and challenges, and a summary of the feedback provided to-date. Interactive polling on key topics, including aspirations, values, and challenges, took place throughout the presentation.
- b) Participants were then put into small breakout groups of 8-12 people. These breakout discussions were facilitated by 1-2 members of the Project Team.
- c) After the small breakout groups, participants returned to the large group discussion. Members of the Project Team then shared what was discussed in each of the small breakout groups.
- d) The Project Team shared next steps for the project.

1.2. Participation Rates

Registration for each session was capped at 35 registrants to keep group discussions smaller. There were 102 registrants for the small group sessions and 61 of those registrants participated, divided into:

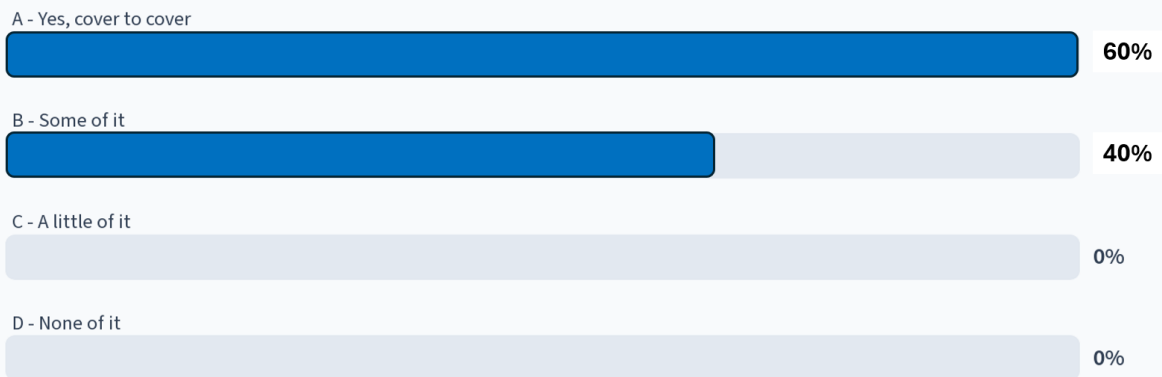
- 13 participants in Session 1 (February 18)
- 22 participants in Session 2 (February 19)
- 26 participants in Session 3 (February 20)

2. GROUP DISCUSSION OUTCOMES

This section provides a summary of what we heard at the small group discussion sessions that took place on Zoom. Due to privacy concerns and to ensure open discussion, sessions were not recorded.

The session began with some introductory questions to get a sense of who was joining the event. Below are the results for sessions 1 and 2. Session 3 began with a number of questions from participants so the project team focused on discussions instead of the polling.

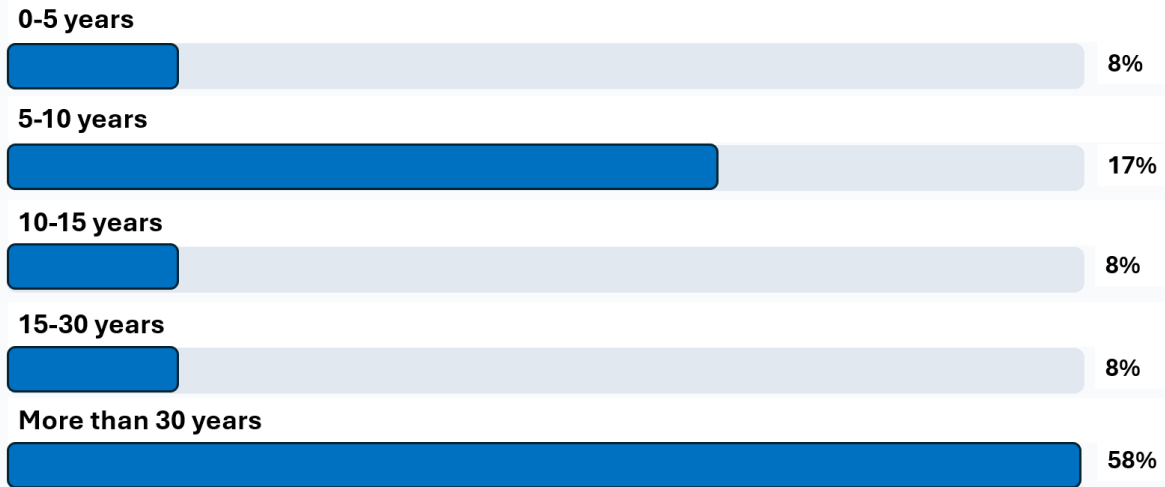
Session 1 | Have you read the current Savary Island OCP?



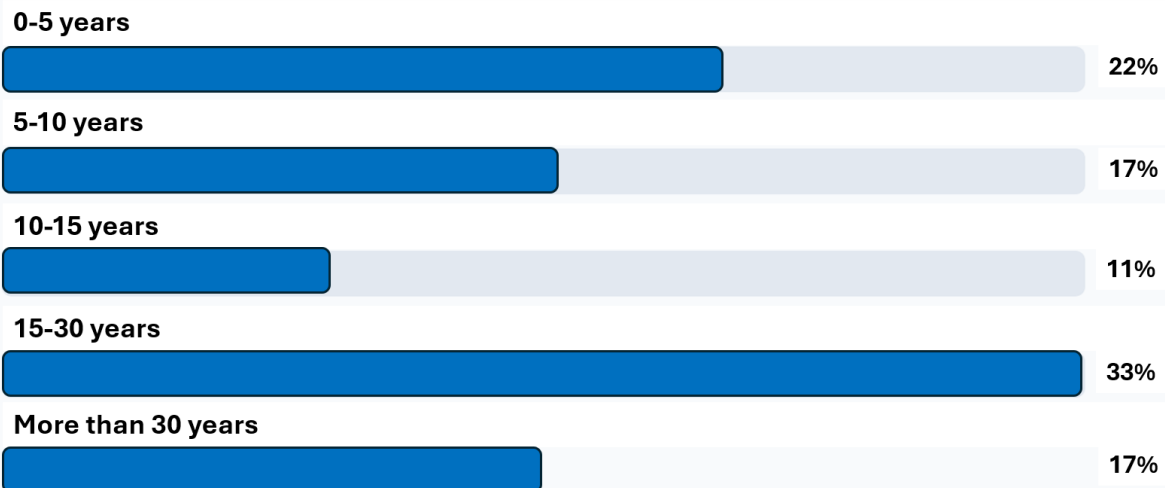
Session 2 | Have you read the current Savary Island OCP?



Session 1 | How long is your history (or your family's) on Savary Island?



Session 2 | How long is your history (or your family's) on Savary Island?



2.1. Values

During the presentation, the project team shared the values identified in the citizen survey:

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

Participants in Session 1 and 2 were then asked 'What other values are there to add to the list from the citizen survey themes presented?' In addition to the values listed above, participants listed a few unique values:

- Sustainability
- Conservation
- Safety
- Traditions

A values poll wasn't taken during Session 3 due to time constraints.

The values outcomes from the citizen survey and the group discussions will help inform the key directions that will be discussed in the next phase of engagement.

The following graphics are images of the words some of the participants entered into the poll. Because some participants entered their comments in the meeting 'chat' and verbally, it is recognized this image does not capture all the input. These provide a general indication of how aligned the discussion participants were with the citizen survey outcomes.

Session 1: Values Word Cloud



Session 2: Values Word Cloud



A values poll wasn't taken during session 3 due to time constraints resulting from the number of questions arising during the presentation.

2.2. Aspirations

The following themes of aspirations from the citizen survey were presented to participants. Aspirations help inform the community Vision.

- **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**

Participants in Sessions 1 and 2 were asked to share their additional aspirations for Savary Island. A poll was not conducted during Session 3 due to time constraints. Below is a list of the compiled results.

<ul style="list-style-type: none">• Preserve the natural environment• Maintain the natural beauty of the island• Preserve ecosystems• Stewardship• Undeveloped land buyback• Protect land to reduce traffic, dust, clear cutting, impact on roads and groundwater• Traffic reduction, better roads• Dust mitigation• Bike paths• Have appropriate levels of road maintenance	<ul style="list-style-type: none">• Caring community• Protect as much land as possible through acquisition to enable sustainability• Preservation and enhancement of the land, the community, quality of experience• Maintain quiet/silence (noise pollution)• No development permit areas• Increased services
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These aspirations will be reviewed and inform the key directions for the next phase of engagement. Note, some participants did not use the poll and instead provided verbal responses or written response in the chat (all aspirations are captured above).

Session 1: Aspirations Polling Results

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

Protect land to reduce traffic, dust, clear cutting, impact on roads and groundwater. ☆

Preserve natural environment ☆

Have appropriate levels of road maintenance ☆

Caring community ☆

Project as much land as possible through acquisition to enable sustainability ☆

Preservation and enhancement of the land, the community, quality of experience ☆

Traffic reduction ☆

Preserve ecosystems ☆

Stewardship ☆

Session 2: Aspirations Polling Results

Bike paths

Maintain the natural beauty of the island.

Dust mitigation

Encourage less vehicles

maintain quiet/silence (noise pollution)

Public washrooms

Bettter roads

No development permit areas

Undeveloped-land-buyback

Increased services

Session 3 did not have a poll due to time constraints.

2.3. Challenges and Solutions

During the presentation, the Project Team shared the following challenges identified in the citizen survey:

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

Participants in Session 1 were then asked *'What other challenges does Savary Island face?'* Results are provided in the word cloud image below. The size of the word indicates that more participants answered with that word. Sessions 2 and 3 did not have a challenges poll due to time constraints.

Session 1: Challenges word cloud



2.3.1. Challenges and Solutions Discussion Results

This portion of the event asked participants to consider the most frequently mentioned challenges from the citizen survey and work in small groups to discuss potential solutions to the challenges. The following section is organized by challenges with the solutions suggested by meeting participants.

2.3.1.1. Overdevelopment and Population Growth

CHALLENGES	SUGGESTED SOLUTIONS
<p>Well contamination from septic</p> <ul style="list-style-type: none"> Concerns about saltwater intrusion into aquifer due to well depth in lower water tables qRD is not liable because they are not responsible for regulating 	<ul style="list-style-type: none"> Amalgamation of lots Tax incentives for lot consolidation to reduce density Rules of 100ft from septic and from wells. Following this distance would make a difference in development Provincial government regulations regarding wells and septic can be promoted through education and raising awareness Home insurance requires following provincial standards Enforcement (Province) Local government could provide a tool or mechanism to ensure adherence to existing provincial rules that promote public health Small group of companies drilling wells or installing on the Island – if they aren't doing it correctly (depth, distance etc.) they should be reported Community-driven solutions such as responsible well management and pollution prevention
<p>Water use</p>	<ul style="list-style-type: none"> Ground water study that will be received in March that will provide an assessment and will be foundational for the OCP Education on water usage (maintenance, conservation, etc.)
<p>Population increases</p> <ul style="list-style-type: none"> Different values between full-time and part-time residents, old-timers and newcomers 	<ul style="list-style-type: none"> Some support for development caps e.g. maximum number of units per lot Every property owner does something to preserve the environment on the Island – picks up garbage, plants trees, maintain natural beauty. Suggestion to promote this ethic to all owners - new and old

CHALLENGES	SUGGESTED SOLUTIONS
<p>Overdevelopment given historical subdivision of the Island</p> <ul style="list-style-type: none"> • Tree removal/clear cutting • Number of structures per property • Density 	<ul style="list-style-type: none"> • What will happen 20 years from now given the growth that's happened 20 years before us? We need to think past the time when we are gone • Development Regulation – Hornby Island example of successful regulations (ie pink stucco is example of poor design without regulations) • Support initiatives for buildings designed sensitively • Some government intervention may be needed and some low-level regulations - side yard, front yard setbacks, number of structures on a property. • Tree planting program • Tree cutting covenant – registered currently on some parcels on west part of Savary • Habitat restoration
<p>Building footprints</p> <ul style="list-style-type: none"> • Large houses (4000+ sq ft) and no protection against overbuilding so trees are removed and privacy to neighbours is impacted • However, it was also raised that it is a different kind of growth than historically on the island - more permanent large homes, maybe being built to BC building code standards which results in more quality construction. 	<ul style="list-style-type: none"> • Square footage regulation • Lot consolidation

CHALLENGES	SUGGESTED SOLUTIONS
<p>Increasing lack of economic diversity on the Island.</p> <ul style="list-style-type: none"> • Second homes tend to be for those that can afford them in a housing crisis. Mill jobs used to be able to afford parcels on the island, now it's becoming more challenging. 	<ul style="list-style-type: none"> • Considerations of square footage limits could potentially protect economic diversity
<p>Tourism</p> <ul style="list-style-type: none"> • Need to consider the impacts on Savary (garbage, water use, facilities) • Growth in Airbnb's and day visitors • Economic benefits not realized on Savary • High number of visitors/rentals 	<ul style="list-style-type: none"> • Implement visitor education programs on reducing environmental impact of tourism at key entry points (Powell River, ferry docks) • Groups on Savary involved in educating people but there are limitations – i.e. some people don't care • Visitor tax or fees to offset impacts on infrastructure • Park fees for beaches • Washrooms • Require tourism operators to contribute to island maintenance (e.g., garbage management)

2.3.1.2. Environmental Sustainability

CHALLENGES	SUGGESTED SOLUTIONS
<p>Natural Hazards</p> <ul style="list-style-type: none"> Coastal erosion threatens properties, yet there is some resistance by residents to erosion control techniques and a lack of support for mitigation Climate change is increasing the risk of wildfire, droughts, and sea level rise 	<ul style="list-style-type: none"> Education about erosion control methods Incentivizing erosion management at the local level – federal and provincial funds are often for primary homes, not secondary Exploration of how to leverage BC government for eliminating hurdles Some examples in Ontario cottage country that could be looked at Notices on title regarding slope hazard Develop regulations or voluntary guidelines to prevent risky coastal development Timber management, FireSmart exercise to remove fuel – but if trees are removed or reduced privacy might be affected FireSmart training for parcel owners Green Shores principles to address rising sea level rise and coastal erosion instead of concrete infrastructure Explore funding for debris cleanup and environmental restoration initiatives
<p>Emergency management</p> <ul style="list-style-type: none"> Unclear who is responsible for cleanup and disaster preparedness 	<ul style="list-style-type: none"> Collaboration between the qRD and other levels of government to ensure emergency situations are planned for Need emergency management communications

2.3.1.3. Infrastructure and Services

CHALLENGES	SUGGESTED SOLUTIONS
<p>Roads and traffic</p> <ul style="list-style-type: none"> • Volume • Lack of maintenance • Lack of enforcement 	<ul style="list-style-type: none"> • Road maintenance is not in qRD jurisdiction, but the qRD should advocate to the Ministry of Transportation and Transit (MOTT) about this • No vehicles / or vehicle restrictions • Bus service • Bike paths (separate from the roads to avoid dust) • Dust suppression – oil based, magnesium, other options should be investigated. Environmentally friendly options (e.g. not oil) should be pursued first to preserve the Island's groundwater resources and related environmental features • Lund Water Taxi and barge could restrict traffic to the Island for owners only
<p>Beach access points</p>	<ul style="list-style-type: none"> • Each part of the island has worked on beach access points, however maybe qRD should get involved to support more maintenance of beach access points
<p>Garbage</p> <p>Savary Islanders pay taxes but do not have on-island garbage removal</p>	<ul style="list-style-type: none"> • Big bin in Lund for Savary garbage • Payment system for garbage • Create a resource recovery centre. If people on the Island want a service there would be a cost for that. • Garbage collection during the busy months May to September and some sort of recycling plan

2.3.1.4. Government Regulation

CHALLENGES	SUGGESTED SOLUTIONS
<p>Land use regulations</p> <ul style="list-style-type: none"> • How do you move from an idea to something that could really happen? • How do you actually change things? Many issues, but there are limited pathways to making changes. • What is the process to changes? 	<ul style="list-style-type: none"> • The community planning process is looking at options – if majority of people on Savary want to see something, it gives a mandate to the qRD to consider it and look at costing • The OCP is a long-term plan so all ideas will be considered but plan won't be able to action all of these things. i.e cost implications, priorities etc. • qRD process: the Board would direct staff to create a report. The Board would review the report, debate, and consider action or no action • Social pressure / social contract, education, and government regulation are different methods of creating change for challenges. Pros and cons to any of these approaches.
<p>Technical reports</p> <ul style="list-style-type: none"> • Validity of reports presented - Does the qRD have the ability to impose regulations on Savary in regard to technical reports / criteria? 	<ul style="list-style-type: none"> • The qRD could implement regulations (e.g. Zoning Bylaw) to enact the recommendations of technical study if there was a strong citizen mandate to do so
<p>Property taxes</p> <ul style="list-style-type: none"> • Unsure what Savary Island taxes are spent on. Lack of education on how taxes are spent due to the lack of visible services on the Island 	<ul style="list-style-type: none"> • qRD budgets and priorities can be found within Board minutes, agendas and documents on the qRD website, which identify how taxes are spent

<p>Conflicting community priorities</p> <ul style="list-style-type: none"> • Desire from a number of citizens for freedom from regulation yet still a desire to address issues such as development, land use, groundwater, and environmental sustainability. 	<ul style="list-style-type: none"> • Individual owner actions to protect the environment • Citizen-led initiatives for community building • Acknowledging the need for some form of stewardship while respecting local values and off-grid lifestyles • Fostering a “culture of place” by educating residents and visitors on the environmental and social responsibilities of living in this unique setting • Engaging real estate agents and new property owners in early education efforts to promote respectful land use practices • Hosting seasonal conversations about sustainability, local ecosystems, and how small actions contribute to long-term environmental resilience • Using community dialogue as a primary tool for addressing concerns like tree removal, water management, and wildlife protection—ensuring solutions are informed, inclusive, and locally supported • Encouraging voluntary land-use agreements (e.g., tree protection covenants) rather than top-down regulations • Leveraging the collective power of the community to promote sustainable practices, such as replanting initiatives and common-sense land management guidelines • Strengthening community advocacy to ensure local government support for road maintenance, emergency access, and environmental protections • Encouragement over regulation – improve/increase communication and information sharing with land owners, encourage solutions – hard for seasonal or part-time property owners to know what’s happening on the island when they aren’t there
<p>Direct representation for Savary</p>	<ul style="list-style-type: none"> • Explore pathways for greater local decision-making power • There is a separate committee for the marina/dock (Savary Island Marine Advisory Committee). They are working on several items and can see the Committee's minutes on the qRD website what work is being done • Suggestion for a Savary Representative on the Regional Board to get more action on issues on the Island

<p>Questions about the OCP</p> <ul style="list-style-type: none"> • How do the aspirations fit into the development of the OCP? • How do they translate into 'doable' action items? • How are the policies 'policed,' or implemented? 	<ul style="list-style-type: none"> • The OCP can't be prescriptive on issues outside of local government authority • The OCP is a land use plan so can't be regulatory for all issues, but it can align with services related to addressing certain issues • Desire for reassurance that these aspirations don't leave the door open to restrictive bylaws and regulations in the future • Many options for community advocacy and implementation ideas are listed in the other topic areas
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2.3.1.5. *Sense of Community*

CHALLENGES	SUGGESTED SOLUTIONS
No community center and limited land so finding a spot for community gathering is challenging	<ul style="list-style-type: none"> • Move fire department out of community centre and have them build a proper firehall • Landowners in the past have explored donating land for community use • Potential to turn Pascale's Hacienda into a community centre
Strengthen sense of community	<ul style="list-style-type: none"> • Mix of permanent and part-time residents - sweet spot finding the unity between the two different residence perspectives
Different populations are bringing 'city life' to the Island	<ul style="list-style-type: none"> • Education on how to live on the Island in harmony with local values and the land. • Create OCP sub groups (e.g. youth, seniors) to explore specific issues

3. SUMMARY

The small group discussion sessions reinforced what was indicated in the citizen survey while proposing many great solutions to tackle key challenges on Savary Island. Key items of concern and challenges continue to be:

- traffic and road maintenance on the Island;
- accessibility and emergency (only one point of entry to the island);
- density/growth and overpopulation, but a desire not to have any or too much regulation on the island;
- concerns about environmental impacts of population growth and visitors (water use and quality, septic);
- support for basic services such as garbage and roads; and
- ensuring the island's natural beauty and peace are sustained for years to come.

Small group participants suggested solutions to these challenges that will be further explored in future engagement phases on the Community Plan. These solutions, as outlined in section 2 of this report, will be consolidated into key directions and policies of the draft Community Plan for the next round of community engagement.

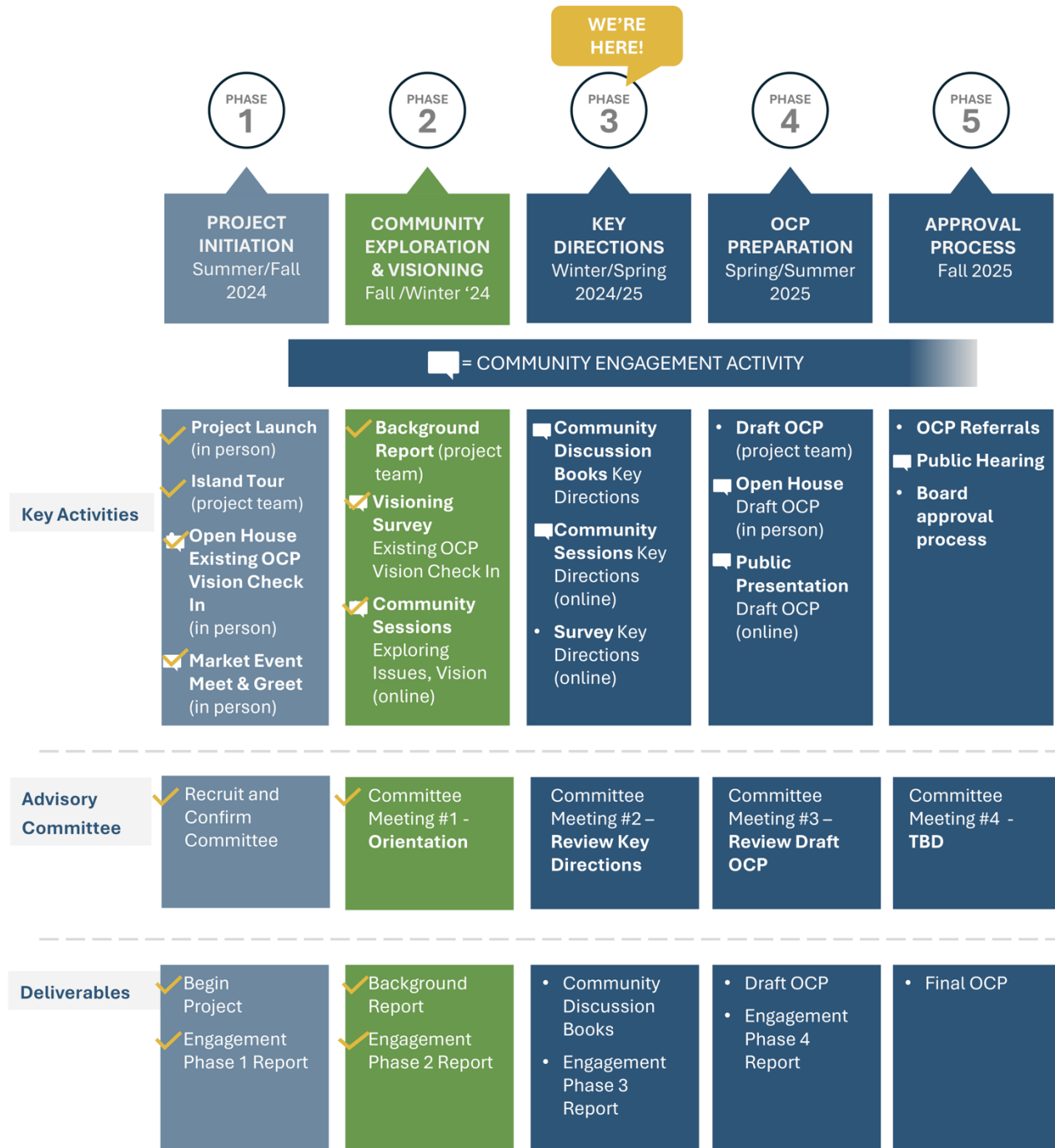
The qathet Regional District thanks participants for their thoughtfulness and ideas.

3.1. Next Steps

The results from the citizen survey and the small group discussions will inform key directions (e.g. draft policies, vision and goals) for the Savary Island community to engage on in Phase 3 of the project (see graphic for project process on next page). The project team will create workbooks that community members can complete on their own or in groups. There will also be an online information session provided to present information and answer questions the community may have.

All property owners are encouraged to sign up for direct email notifications about this project at: https://www.qathet.ca/current_project/savaryocp/ Below is the process timeline and overview of engagement opportunities.

SAVARY ISLAND COMMUNITY PLAN TIMELINE



Please note, engagement activities may be added or adjusted as we learn from the community

APPENDIX A: PRESENTATION SLIDES FROM SMALL GROUP SESSIONS



qathet
REGIONAL DISTRICT



Savary Island Community Plan

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

Land Acknowledgement



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

The opposite of
planning



AGENDA



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



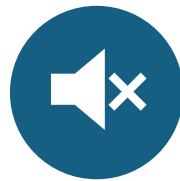
Meeting is large and small group discussion style



Participants are encouraged to have cameras on (if available)



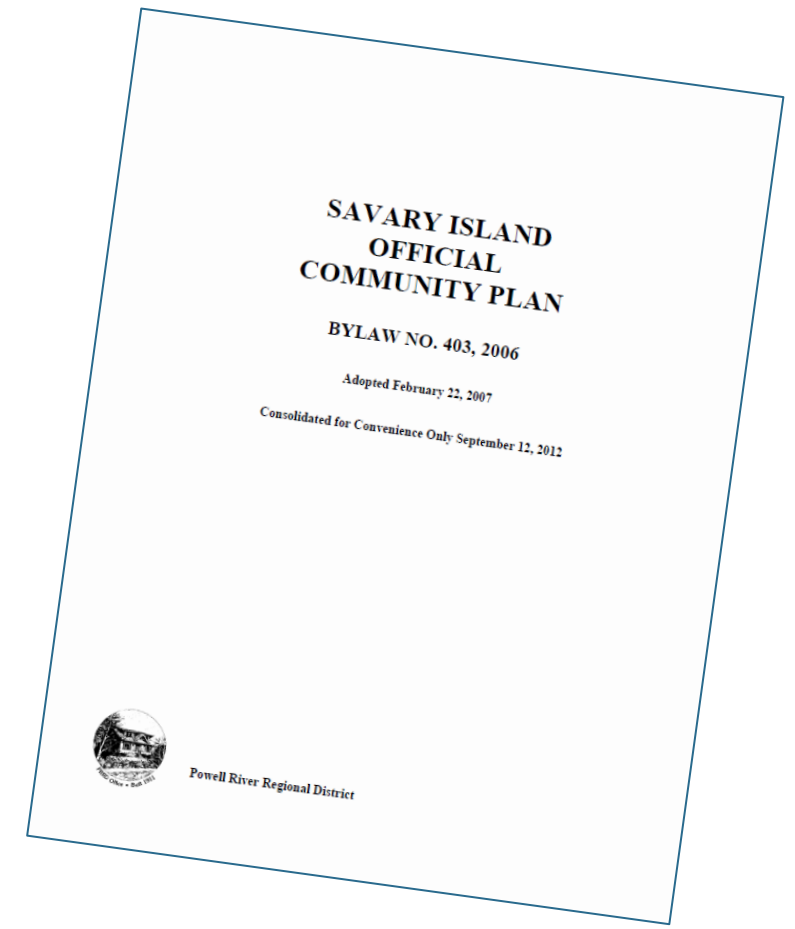
There will be some interactive questions using cellphones and polling



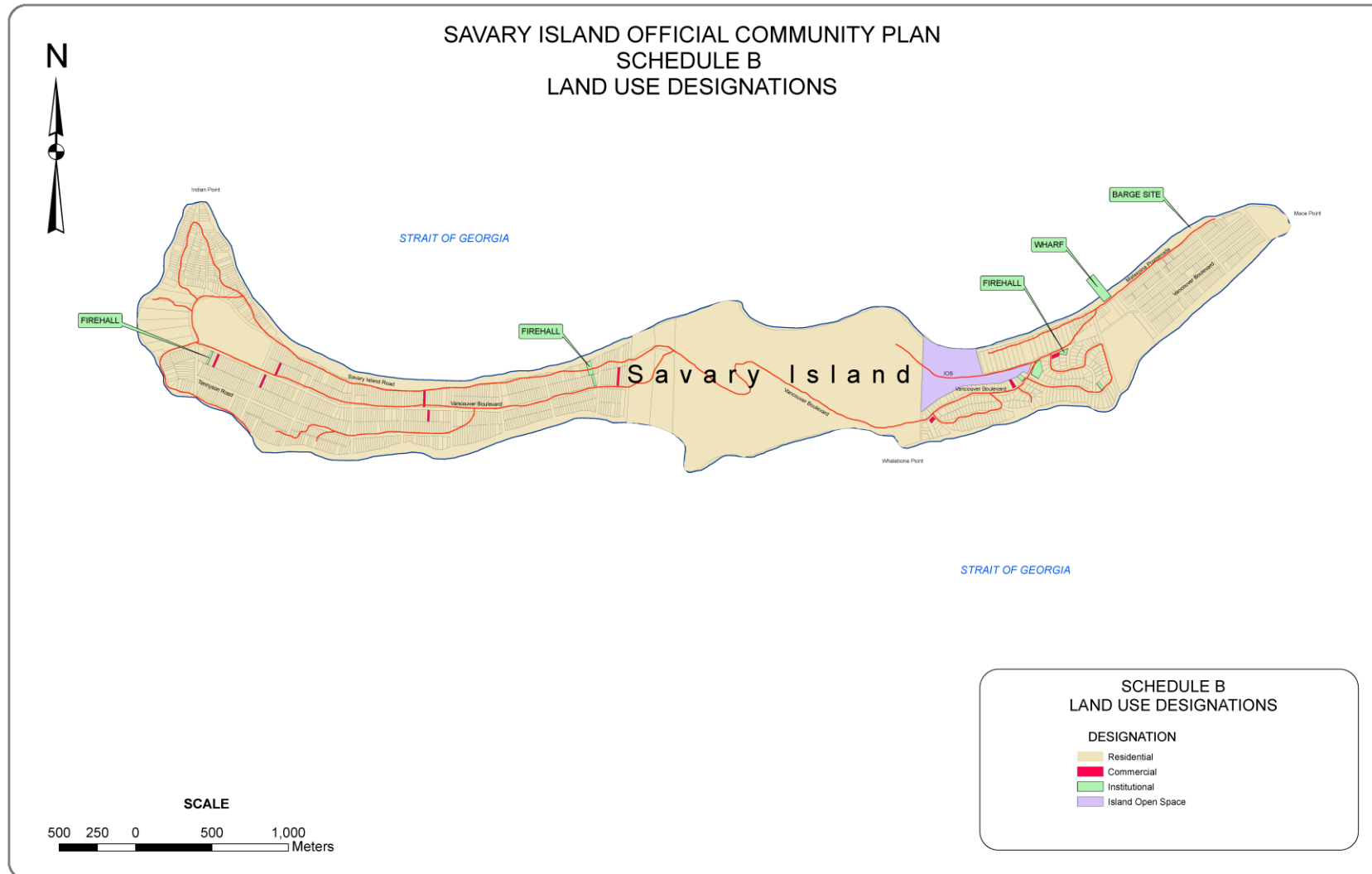
To reduce background noise for all participants, please mute your microphone when we are in the large group or when you are not speaking.

Project Overview

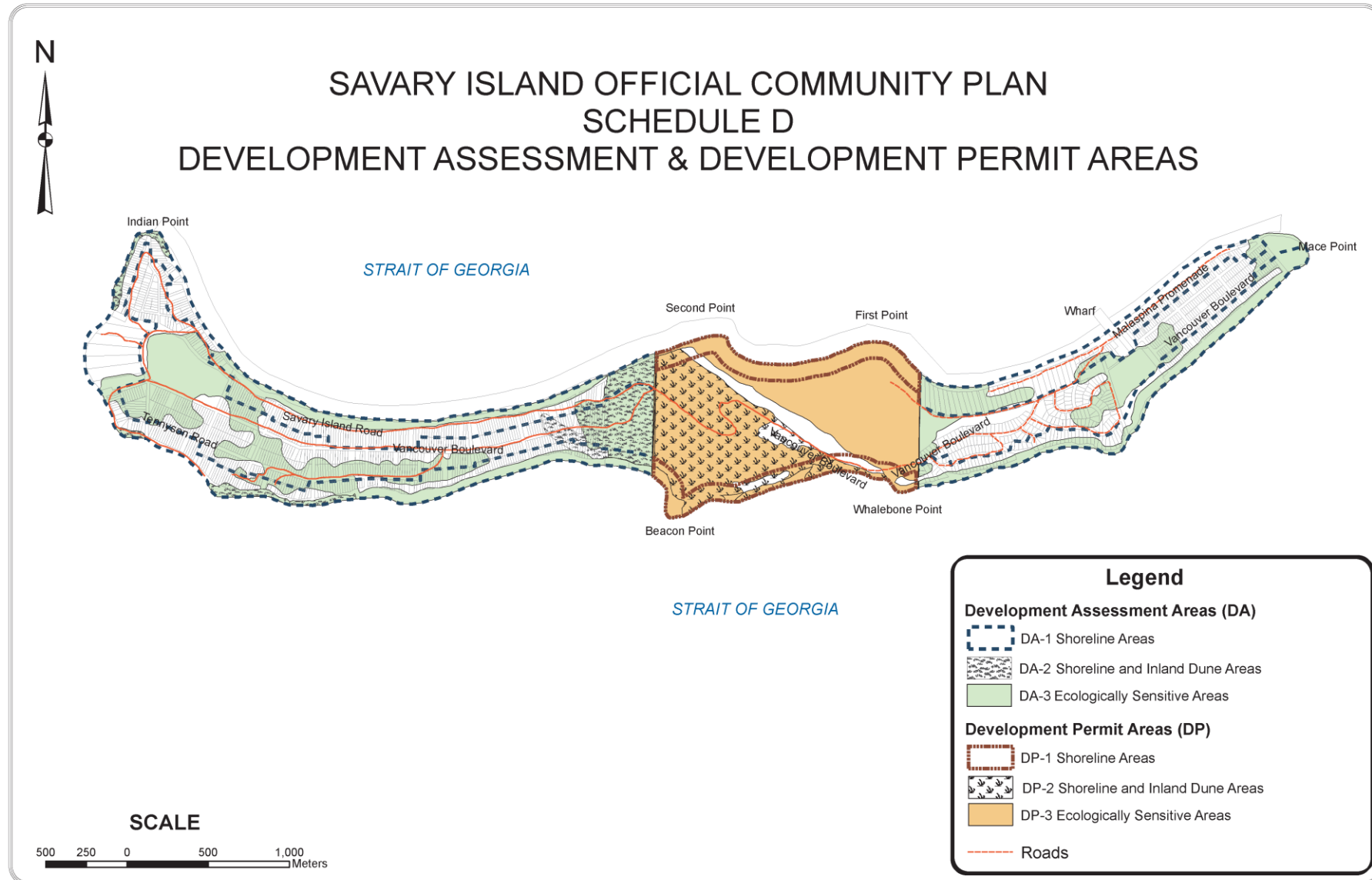
The qathet Regional District initiated an update for the existing (2006) Savary Island Community Plan in August 2024.



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.

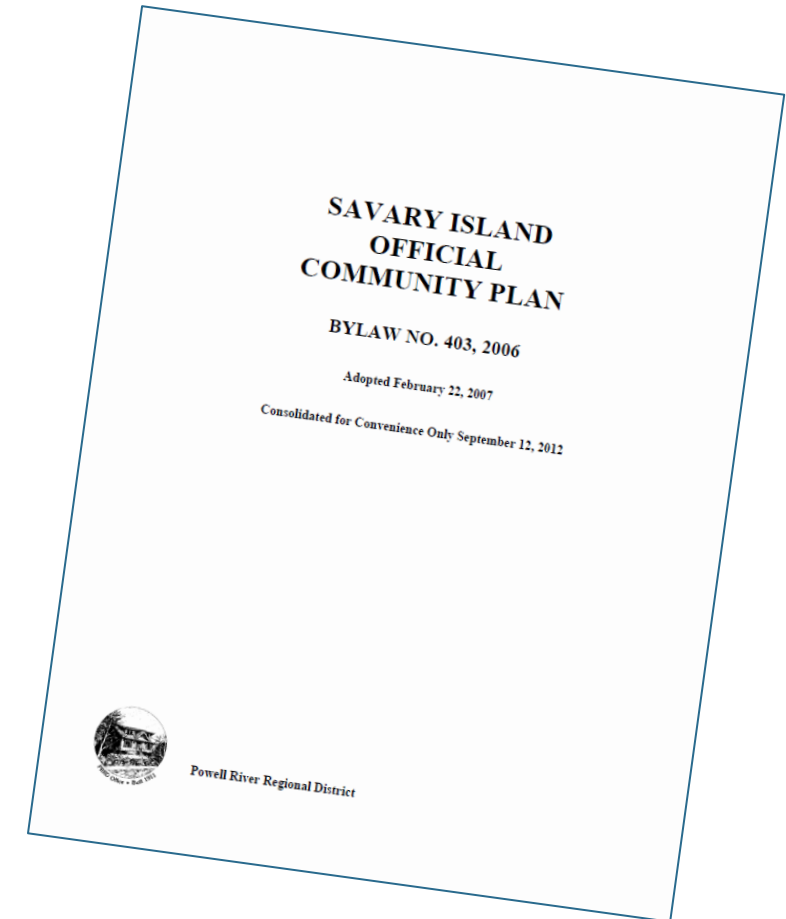
Principal Aim

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 (Project Sponsor)

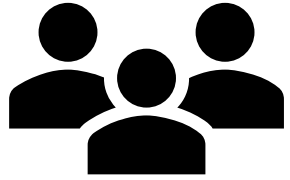
- Laura Roddan, General Manager of Planning Services, qRD
- Cherise Roberts, Planner, qRD



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

Process Overview

PROJECT INITIATION
Summer/Fall 2024

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

KEY DIRECTIONS
Winter/Spring
2024/25

OCP PREPARATION
Spring/Summer
2025

APPROVAL PROCESS
Fall 2025



= COMMUNITY ENGAGEMENT ACTIVITY

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)

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

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

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

- **OCP Referrals**
- 🗨 **Public Hearing**
- **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**
- ✓ **Engagement Phase 1 Report**

- **Background Report**
- **Engagement Phase 2 Report**

- **Community Discussion Books**
- **Engagement Phase 3 Report**

- **Draft OCP**
- **Engagement Phase 4 Report**

- **Final OCP**

What is Planning?



**Future-
looking**



**Adds
certainty**



**Guides land use &
development**



**Guides expectations
for neighbourhoods**



**Helps communities meet
their needs with services**

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

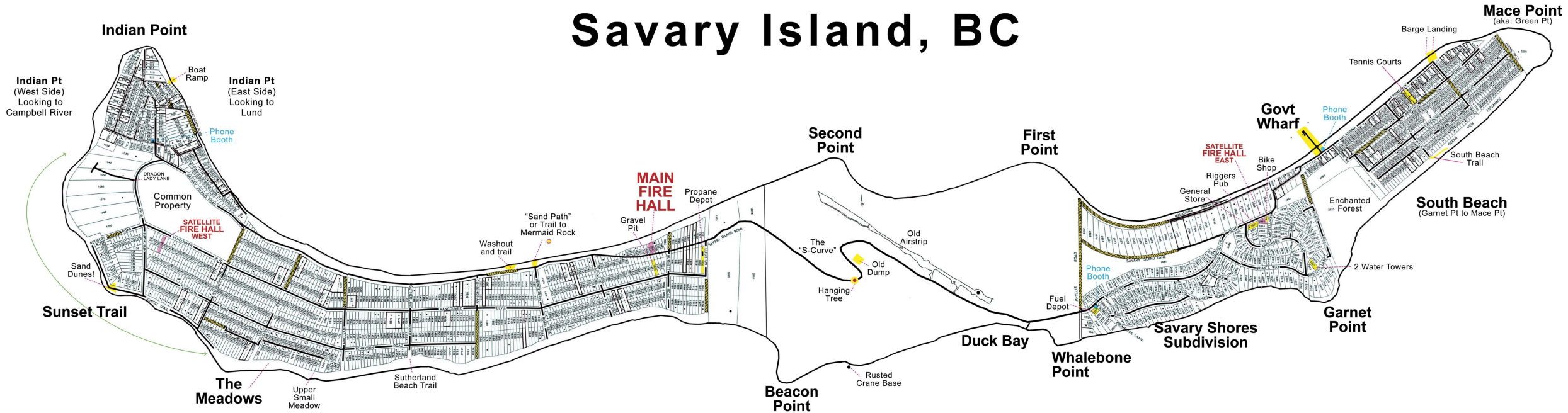
- Directive, prescriptive, restrictive
- Policies are mandatory (shall, will, must)
- High level of enforcement (DPs, zoning)

What can an OCP do?

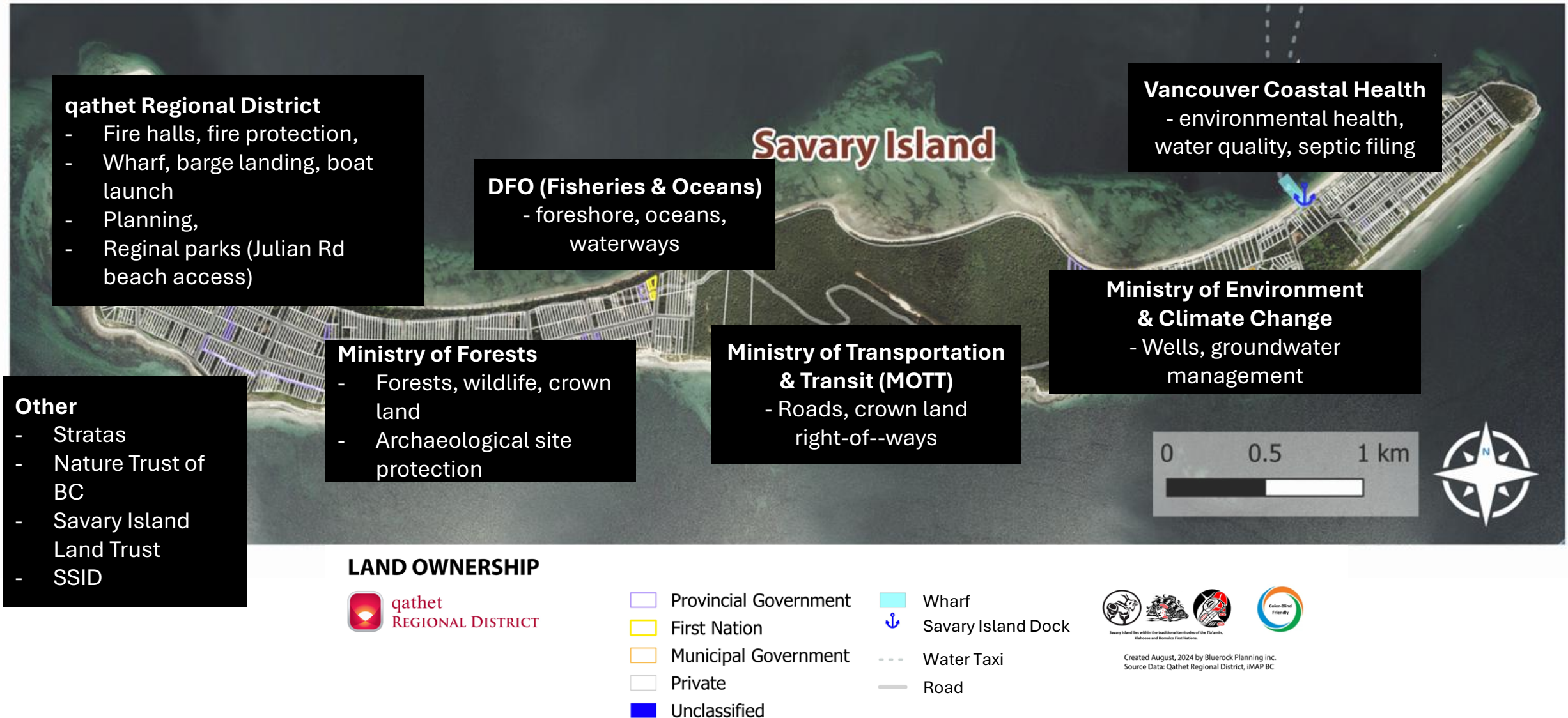
- Create a **common vision** for the future of the Island. Set expectations for what will happen.
- Guide decision-making for RD Board and staff (e.g. funding priorities)
- Support grant funding from the province and other agencies
- Guide decisions of businesses and landowners
- Encourage and support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

Current Situation

Savary Island, BC



Multiple Jurisdictions....



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



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

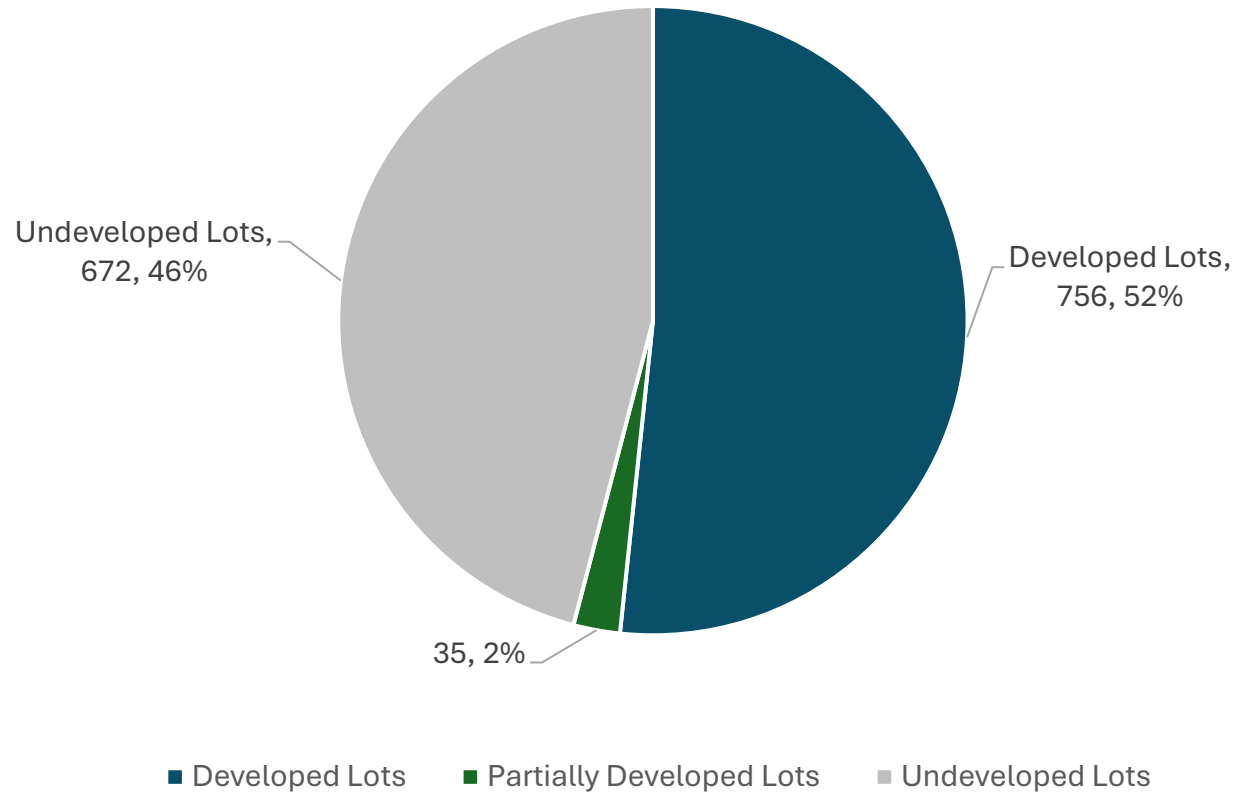
- Wharf
- Savary Island Dock
- Water Taxi
- Road



Created August, 2024 by Bluerock Planning Inc.
Source Data: Qathet Regional District, IMAP BC

Background Report

Developed Lots on Savary Island



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



Savary Development

Undeveloped

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



Background Report



LAND DEVELOPMENT AND CONSERVATION



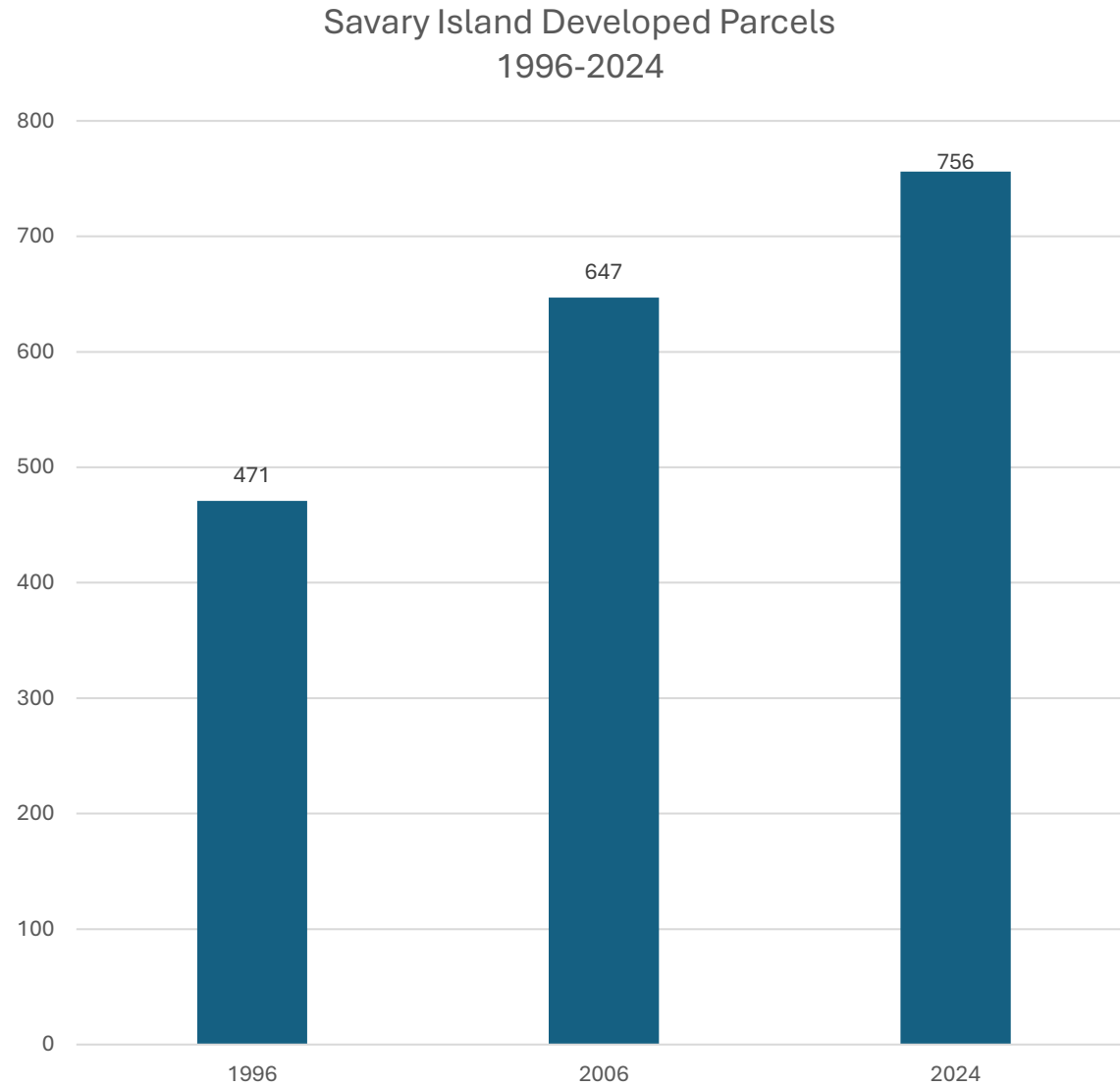
- Developed
- Partially Developed
- Undeveloped
- No/Limited Development Potential
- Savary Island Land Trust
- Nature Trust of BC
- Province of BC

- Wharf
- Savary Island Dock
- Water Taxi
- Road



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)

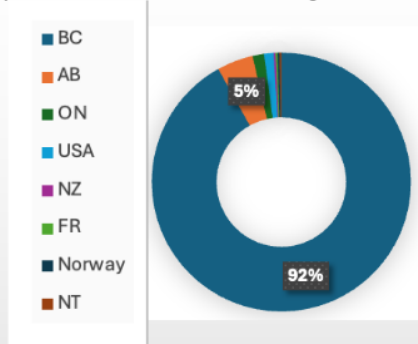


Seasonable population changes are significant and may be a growing challenge

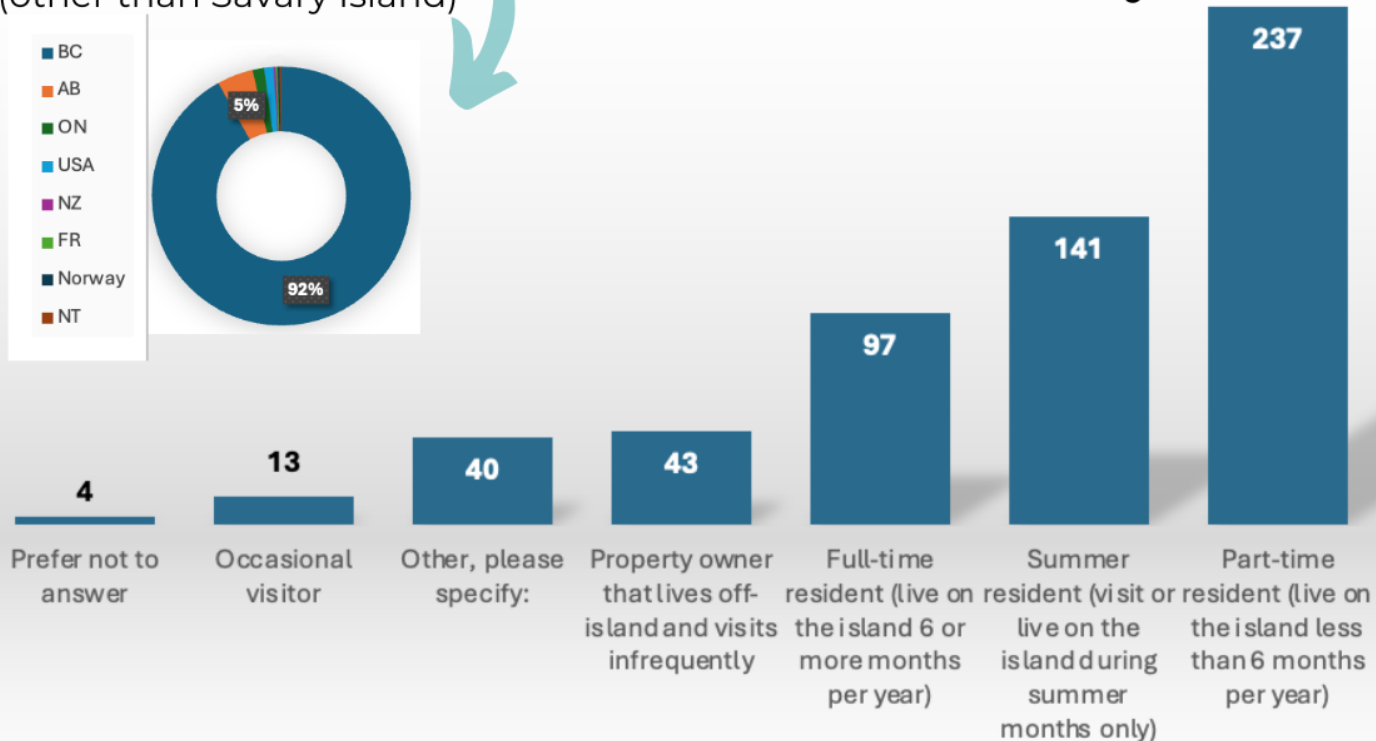
What We've Heard (so far!)

of Surveys Completed **575**

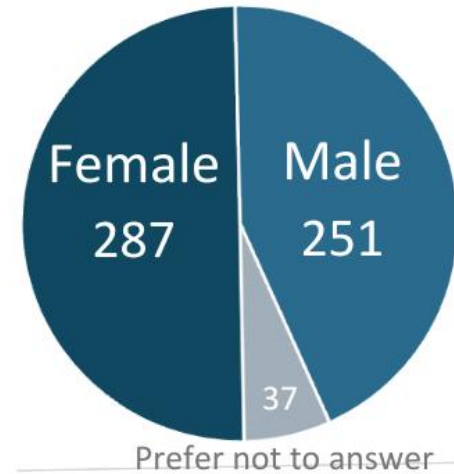
Where participants live full time (other than Savary Island)



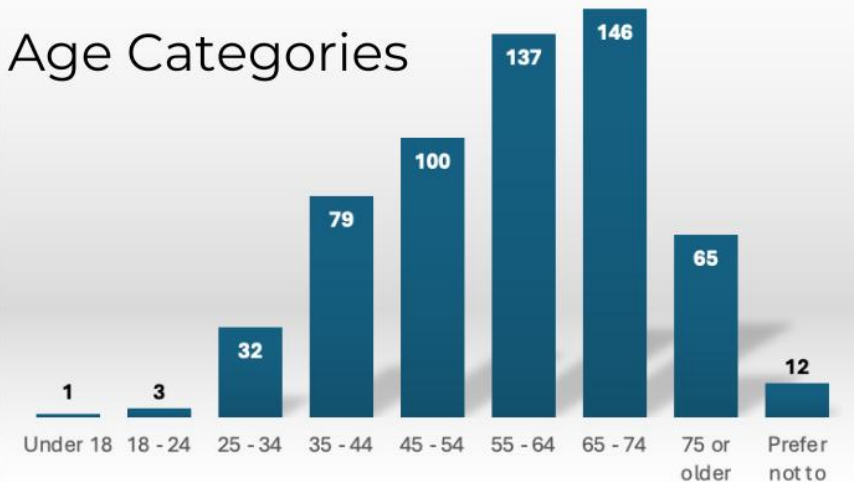
Participants' Residential Status for Savary Island



Gender



Age Categories



What We've Heard (so far!)



Large Group Discussion

What We've Heard (so far!)

VISION SURVEY RESULTS

What do you value 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 😊

What We've Heard (so far!)

VISION SURVEY RESULTS

Aspirations 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 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



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.

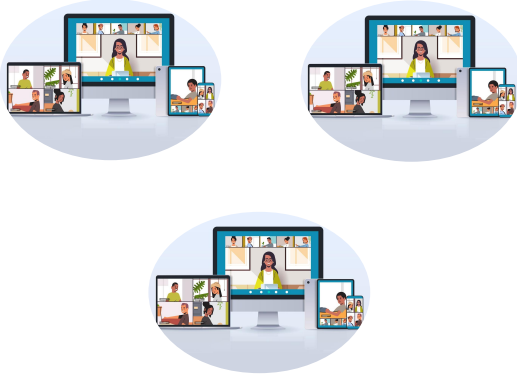
Step 2: Participants discuss the following:

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.

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



Thank you!