





Shaping SAVARY'S FUTURE TOGETHER!

The Savary Island Community Plan is well underway!

We've listened to your feedback and updated the Vision and Goals. We've also put together a Background Report that summarizes key trends, information, and recommendations from related reports and studies. Based on what we've heard so far, we've prepared information briefs on some of the key themes that have emerged. These briefs are meant to stimulate discussion on key directions to help guide the next phase of developing the Plan. Resources are provided if you would like to learn more about the topic.

Creating the Savary Island Community Plan













UPDATED COMMUNITY VISION

"Our community is committed to maintaining Savary Island's unique character and rustic island lifestyle while protecting the island's groundwater resources and sensitive ecosystems, and recognizing the Tla'amin people's rich history, sensitive cultural resources, and ongoing interests on the island."

UPDATED COMMUNITY GOALS

*All goals are equally important and work together to achieve the vision.



To preserve the sense of community, tranquility, peacefulness and neighbourliness on Savary Island.



To provide a level of community services at a scale appropriate for a rustic rural island community.



To safeguard the Island's groundwater supply.



To support small-scale commercial businesses that are non-polluting and compatible with the Island's rural character and natural environment.



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing, and archaeological site protection.



To encourage a reduction in vehicle use and parking by supporting alternative transportation modes such as car share, taxis, walking, and biking.



To protect natural areas and the Island's ecological integrity.

How to Use THE DISCUSSION BOOK

STEP 1: Read the information briefs and the discussion questions for each.

STEP 2: Use the Discussion Book to dig deeper into the topics with other Savary Islanders, find areas of agreement and areas where more discussion may be needed.

STEP 3: Complete the online survey at: www.qathet.ca/savaryocp





Please complete a survey before August 22.

Results from the survey will help define key policy directions for the **DRAFT COMMUNITY PLAN**.

Glossary

Development Assessment Area/Guideline: This term is used within the existing Savary Island OCP. It means a mapped area identifying important ecological or hazard lands. Properties within this area are encouraged to take certain actions before construction or land disturbance.

Development Permit Area (DPAs): Designated areas where special conditions and guidelines are in effect to meet specific objectives. In an area where a DPA is designated, a development permit must be obtained prior to the subdivision, development or alteration of land. DPAs can be designated for the protection of the natural environment, protection of development from natural hazards, and to promote energy conservation, water conservation, and the reduction of greenhouse gas emissions.

Policy: A statement that guides decisions and actions of individuals and governments to meet specific objectives and goals. Policies cannot be enforced unless implemented through regulatory bylaws.

Regulation: Specific rules or directives that people must follow. Regulations are legally binding and can be enforced. A zoning bylaw is a form of land use regulation.

For more planning term definitions see the Savary Island 2006 OCP and the Local Government Act.

QUESTIONS?

Contact Laura or Cherise in the Planning Department:



604.485.2260







TLA'AMIN NATION AND SAVARY ISLAND



Community Plan Goals



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing and archaeological site protection.



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qεyε q^wən Beginnings and the Tla'amin People

Savary Island is called qeye qwən (pronounced Qaye qwun) by the Tla'amin people and is on the traditional territory of the Tla'amin, Klahoose, and Homalco First Nation. These First Nations have a common history that dates back over 10,000 years, with numerous archaeological sites that document their history, culture, and presence in the region.

The word qeye qwən means freshwater spring. The island has this name because of its three freshwater sources. The springs on the island also carry the name qeye qwən.



According to Tla'amin creation stories, the name qeye qwən was given to the island after the transformer came and transformed Payhos, (pronounced Ay hos) a double-headed serpent, into the physical island we see today. When Payhos was feasting near max nax (Mitlenatch), xaxye ti qaymıx (the transformer) came and transformed the serpent into an island to stop him from getting to his cave at xaxa gił (Hurtado Point).

The solid rock at the end of the island is where the transformer stopped ?ayhos. At χεχαjeyιs (Beacon Point), the transformer speared ?ayhos, which left a water hole that never goes dry, even in the summer.



What Does This Mean for the Savary Island Community Plan?

A Community Plan can include objectives and policies that aim to foster an awareness and understanding of Tla'amin Nation history, recognize Tla'amin place names, and reconcile ongoing interests on the island.

Archaeological sites and culturally significant sites are highly valued by the Tla'amin Nation and protected under the BC Heritage Conservation Act. This legislation applies equally to sites on public and private land.



TLA'AMIN NATION AND SAVARY ISLAND

PAST, PRESENT AND FUTURE DEVELOPMENT



- Since time immemorial, Tla'amin people have occupied qεγε q^wən.
- Tla'amin people living on qεγε q"an participated in ceremonies and spiritual gatherings, clam digging, root digging, berry picking and hunting. Near the reef, there was a herring spawning area in the past.
- q $\epsilon y \epsilon q^w = n$ had large villages sites, multiple burial sites and was a cultural place for ceremonial and spiritual gatherings for thousands of years.
- In the early 1900s, when the island was subdivided by the Province, the Tla'amin people were displaced from their villages and homes on the island.



- After 25 years of negotiations with the Provincial and Federal governments the Tla'amin Final
 Agreement was signed in 2014. The agreement came into effect April 5, 2016, and Tla'amin's right to
 self-government is formally acknowledged in the treaty.
- Today, Tla'amin is a self-governing Nation working to restore its stewardship and decision-making role throughout Tla'amin territory.
- Tla'amin citizens have the right to harvest fish, plants, wildlife, and migratory birds for food, social and ceremonial purposes on Crown lands.
- The Tla'amin Nation owns two fee simple parcels of land on Savary Island.
- The Tla'amin Nation is working to raise awareness of their history and the importance of learning from and protecting archaeological sites and artifacts found on qεγε qwən and throughout their territory.



- The island continues to be an important place in ?ams gijs (Tla'amin territory) for harvesting fish, plants, wildlife and migratory bird for food, social and ceremonial purposes.
- Tla'amin Nation continues working to learn from and protect archaeological sites and artifacts throughout their territory.
- Tla'amin artifacts are housed in ?əms ?ayε (Our House), Tla'amin Nation's new cultural centre and traditional food processing facility.

COMMUNITY DISCUSSION QUESTIONS

- 1. How can the Community Plan honour the rich history and stewardship of the Tla'amin Nation on qsys qwan?
- 2. Should the Community Plan provide guidance for property owners on what to do if you find an archaeological site, artifacts, or bones?
- 3. Should the Community Plan establish development permit areas to protect archaeological sites and culturally significant sites?

Topic Resources



- Savary Island Community Plan Background Report (May 2025) – qεγε q^wən Island of the Freshwater Springs, Indigenous History & Present Day
- Tla'amin Final Agreement and Information

 https://www.tlaaminnation.com/home-page/final-agreement/
- <u>qathet Museum Place Names -</u> <u>https://qathetmuseum.ca/place-names/</u>
- Savary Island OCP (2006) policies on heritage resources





GROWTH OVER TIME



Community Plan Goals



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To safeguard the Island's groundwater supply.



To support small-scale commercial businesses that are non-polluting and compatible with the Island's character and natural environment.



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing, and archaeological site protection.



To protect natural areas and the Island's ecological integrity.

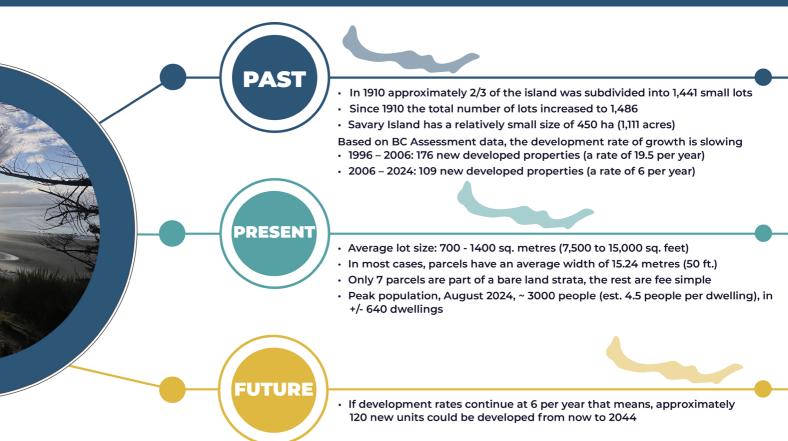
Why Think About Growth?

When land is developed on Savary Island, it brings changes such as tree clearing, infrastructure for wells, septic systems, and driveways, which can affect the natural environment (e.g., stormwater, groundwater, vegetation, wildlife and soils) and may also impact archaeological sites or ancestral remains important to the Tla'amin (la?amin) people. Development can also result in an increased local population if new structures are added.

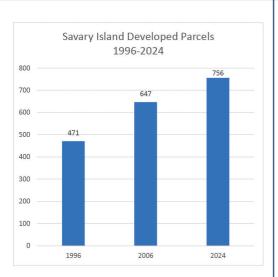
A Community Plan looks at how building and development—past, present, and future—affect the land, people, culture, infrastructure, and nature. Even small projects, when added together, can have a big impact on the environment, how people live, and their health.

PAST, PRESENT AND FUTURE DEVELOPMENT

Savary Island is unique for a rural area due to the large number of small lots. The number of lots for an island this size would be considered atypical.



Developed Lots on Savary Island Partially Developed Lots, 35, 2% Undeveloped Lots, 672, 46% Developed Lots, 756, 52% Partially Developed Lots Undeveloped Lots Undeveloped Lots



Source: BC Assessment Data

What Does This Mean for the Savary Island Community Plan?

The presence of significant subdivision and the large number of vacant lots on Savary Island present a significant amount of remaining development potential. If building and development trends continue over the next 20 years, Savary Island is likely to see continued growth and development. Through the Community Plan review and update process, the community will be asked about what form of growth they support.

COMMUNITY DISCUSSION QUESTIONS

- 1. As per the existing 2006 OCP, should the Community Plan continue to limit development to one residential dwelling per parcel?
- 2. Should the Community Plan limit the size of residential dwellings allowed on a parcel?
- 3. Should the Community Plan provide guidance for property owners on setbacks from property lines and setbacks between septic and wells?
- 4. Should the Community Plan better define what is allowed as a home-based business?
- 5. Should the Community Plan continue to encourage lot consolidation?

Topic Resources



- Savary Island Community Plan Background Report (May 2025)
 developable land analysis
- Assessment of Groundwater Resources on Savary Island 2025
 qεyε qwən implications for future growth and water availability
- Savary Island OCP (2006) policies on development and land use





GROUNDWATER



Community Plan Goals



To safeguard the Island's groundwater supply.



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing, and archaeological site protection.

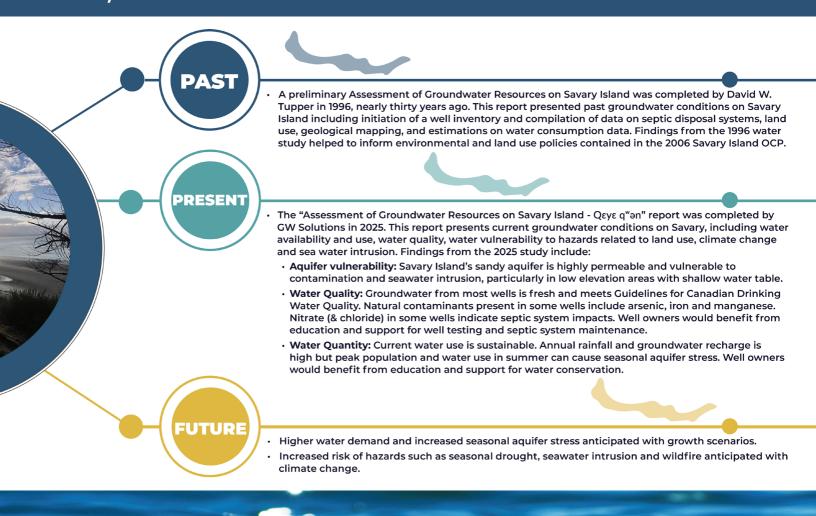


To protect natural areas and the Island's ecological integrity.

Why Does Groundwater Matter?

Water is a precious resource. The sand aquifer underlying Savary Island is the source of water for all properties on the island, including properties within the Savary Shores Improvement District. Contamination of this water source could negatively impact access to safe drinking water for the community of Savary Island. Over use during peak summer months could negatively impact water supply on Savary Island.

PAST, PRESENT AND FUTURE GROUNDWATER SITUATION





The "Assessment of Groundwater Resources on Savary Island - Qeye qwən" report provides important data and findings on groundwater quality and quantity on Savary Island. While groundwater management is outside the scope of local government authority, the Community Plan can include objectives and policies that support the protection of groundwater into the future and encourage collaboration with provincial agencies like Ministry of Environment and Climate Change, and Vancouver Coastal Health.

COMMUNITY DISCUSSION QUESTIONS

- 1. Should the Community Plan include policy that the qRD advocate provincial agencies to deliver education and support for well testing and septic system maintenance?
- 2. Should the Community Plan include policy that the qRD advocate provincial agencies to deliver education and support for water conservation?
- 3. What other policies should be included in the Community Plan to ensure this precious resource is available for future generations?

Topic Resources



- Assessment of Groundwater Resources on Savary Island Qεγε q^wən
 implications for future growth and water availability
- Savary Island OCP (2006) policies on environmental protection, development and land use

For more information, contact the qathet Regional District Planning Department.



604.485.2260



LAND CONSERVATION



Community Plan Goals



To safeguard the Island's groundwater supply.



To protect natural areas and the Island's ecological integrity.

Why is Land Conservation Important?

Savary Island is known for its extensive sandy beaches, coastal bluffs, and mature cedar forests. As well, Savary has one of the greatest remaining rare Coastal Douglas-Fir bio-geoclimatic zones and one of the best examples of coastal sand dunes in Canada.

Natural areas and green spaces play a critical role in groundwater recharge, protecting sensitive ecosystems and protecting sensitive archaeological resources development.



CONSERVATION LANDS







PAST, PRESENT AND FUTURE LAND CONSERVATION





- For thousands of years, Indigenous people lived on $q\epsilon y\epsilon q^w$ an (Qaye qwun) stewarding natural resources and harvesting for food, social and ceremonial purposes.
- In 1910, Savary Island was subdivided into 1441 private parcels then further subdivided to total 1486 parcels. Provincial Crown land remaining measured 11.93 hectares (29.5 acres), 3% of the island.
- In 2003, the "Savary Island Dune and Shoreline Study" was completed by Thurber Engineering, Ltd. and Strix Environmental Consulting in 2003. This Study identified recommended setbacks intended to protect sensitive Coastal Douglas fir ecosystem and dunes.
- Findings from the 2003 Dune and Shoreline Study helped to inform land use and environmental
 policies, development assessment area guidelines and development permit area guidelines in the
 2006 Savary Island OCP. Provincial Crown land on the island was designated Island Open Space.



- Since 2006, Savary Island Land Trust has worked together with island property owners and the BC Nature Trust to acquire 138.83 hectares (343 acres) of land for conservation purposes, 34.8% of the island.
- Currently, there are 167.8 hectares (415 acres) of land protected from development on Savary Island.
- Land conservation efforts have been extremely successful with 37.8% of the island now protected. This
 includes BC Nature Trust land (DL 1375) in the heart of Savary, Provincial Crown land (east of DL 1375)
 plus 24 small parcels owned by the Savary Island Land Trust.



Further land may be acquired for conservation purposes by Savary Island Land Trust or other environmental organizations in the future.

The Community Plan can include objectives and policies that support the protection of sensitive ecosystems and natural areas into the future and encourage collaboration with provincial agencies, First Nations, environmental non-profits and land trusts.

Community engagement has indicated that residents are in support of preserving the natural environment and are interested in continued dune restoration and ecosystem conservation.

OWNER TYPE		% OF PARCELS	HECTARES	% OF LAND
PRIVATE				
Private Parcels	1,413	95.1%	229.21	57.4%
Private Conservation Lands (SILT, BC Nature Trust)	24	1.6%	138.83	34.8%
Province of BC	14	0.9%	11.93	3.0%
Local Government	4	0.3%	0.91	0.2%
First Nation	2	0.1%	0.26	0.1%
Other	29	2.0%	18.09	4.5%
TOTAL	1,486	100%	399.27	100%



COMMUNITY DISCUSSION QUESTIONS

- 1. Should the Community Plan continue to have development assessment areas for protecting:
 - a. sensitive ecosystems?
 - b. sensititive archeological resources?
- 2. Should the Community Plan establish development permit areas for protecting:
 - a. sensitive ecosystems?
 - b. sensititive archeological resources?

Topic Resources



- Savary Island Community Plan Background Report (May 2025) Subdivision,
 Savary Island History, Land Ownership Distribution, Environmental Protected
 Areas
- <u>Savary Island OCP (2006) Island Open Space, Development Assessment Areas,</u> <u>Development Permit Areas</u>





COASTAL FLOOD ADAPTATION



Community Plan Goals



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing, and archaeological site protection.



To protect natural areas and the Island's ecological integrity.

Why Does Coastal Flood Adaptation Matter?

Coastal areas are one of the most productive ecological zones on earth, providing vital habitat for many plants, birds, fish, amphibians, and animal species. Coastal properties are desirable places to live and recreate. Yet these properties may be vulnerable to risks of coastal flooding and erosion due to dynamic physical forces such as wind, waves, sediment movements, and changing water levels.

PAST, PRESENT AND FUTURE COASTAL FLOOD ADAPTATION SITUATION



Predicted climate change impacts include rising sea levels and increased storm activity (e.g., wind and wave action). This is likely to cause an increased risk of hazards such as coastal flooding and shoreline



The Community Plan update can build upon the scientific and technical foundation of the previous plans, reports and studies, potentially integrating a variety of adaptation strategies, like recommending safe building setbacks from the natural boundary of the sea, encouraging conservation of trees and native vegetation within marine riparian areas, and encouraging a Green Shores approach to shoreline stabilization. Community engagement has indicated that residents are in support of preserving the natural environment and ecosystems, and are interested in stewardship, continued dune restoration, and ecosystem conservation.

COMMUNITY DISCUSSION QUESTIONS

- 1. Should the Community Plan continue to have development assessment guidelines for protecting development from coastal flooding and erosion?
- 2. Should the Community Plan establish development permit areas for protecting development from coastal flooding and erosion?
- 3. Should funding opportunities be investigated to mitigate high risk areas for erosion on the Island?

Topic Resources



- Savary Island Community Plan Background Report (May 2025) Implications of Climate Change on Land Use, Review of Plans, Reports, and Studies
- Savary Island OCP (2006) Development Assessment Areas, Development Permit Areas
- qRD Developing Properties in Coastal Areas brochure
- qRD Developing Properties where there are Natural Hazards brochure





SLOPE HAZARD AREAS



Community Plan Goals



To support a level of residential development which is mindful of the Island's carrying capacity by adhering to Provincial standards for building, water and septic servicing, and archaeological site protection.

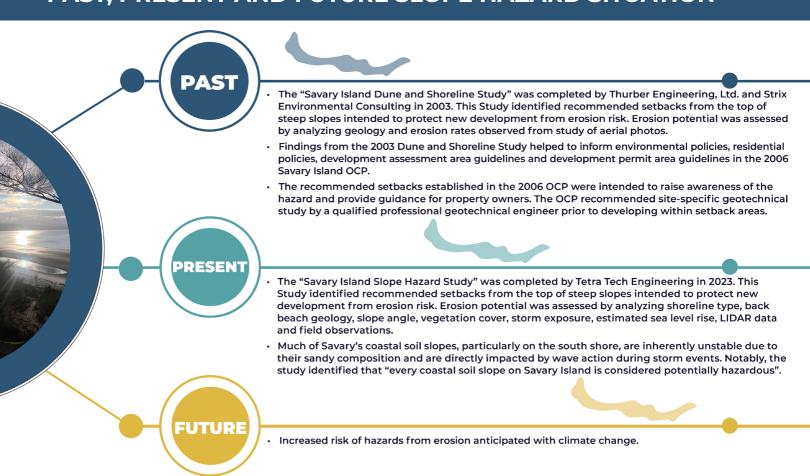


To protect natural areas and the Island's ecological integrity.

Why do Slope Hazard Areas Matter?

Slope hazard areas are lands that may be environmentally sensitive to development. Hazard lands can include steep slope areas subject to rock fall or erosion. The steep coastal bluffs characteristic on the south side of Savary Island are naturally occurring slope hazard areas. These areas are vulnerable to risks of erosion due to geology, slope, sandy soils, and dynamic physical forces such as wind, waves, and changing water levels. Land clearing and building in these areas could pose risks to property and human safety if not done properly.

PAST, PRESENT AND FUTURE SLOPE HAZARD SITUATION





Community engagement has indicated a spectrum of opinions on slope hazards. Many high bank property owners have stated their properties will be very negatively impacted if slope regulations are imposed on their properties. Some residents have concerns about steep slopes and erosion and are interested in continued dune restoration and ecosystem conservation.

The Community Plan update can build upon the scientific and technical foundation of previous reports and studies, potentially integrating a variety of strategies, like recommending site-level assessment by a qualified professional prior to land clearing and building, encouraging conservation of native vegetation within slope hazard areas, or pruning trees up instead of removing them to enhance views.

COMMUNITY DISCUSSION QUESTIONS

- 1. Should the Community Plan continue to have development assessment guidelines for properties in slope hazard areas?
- 2. Should the Community Plan establish development permit areas for properties in slope hazard areas?
- 3. Should funding opportunities be investigated to mitigate high risk areas for erosion on the Island?



Topic Resources



- Savary Island Community Plan Background Report (May 2025) Implications of Climate Change on Land Use, Review of Plans, Reports, and Studies
- Savary Island Slope Hazard Study (Tetra Tech, 2023)
- qRD Developing Properties where there are Natural Hazards brochure
- Savary Island OCP (2006) Development Assessment Areas, Development Permit Areas





INFRASTRUCTURE AND SERVICES



Community Plan Goals



To provide a level of community services at a scale appropriate for a rustic rural island community.



To encourage a reduction in vehicle use and parking by supporting alternative transportation modes such as car share, taxis, walking, and biking.

Services and Infrastructure on Savary

Infrastructure and community services available on Savary Island include: fire halls, fire protection, emergency response, rural roads, wharf, barge landing, boat launch, Savary Shores water system, and Julian Road beach access trail. Roads are under the jurisdiction of the provincial Ministry of Transportation and Transit and the Savary Shores water system is a private system owned and operated by the Savary Shores Improvement District.

PRESENT AND FUTURE REGIONAL DISTRICT SERVICES



- Regional Parks Services. Julian Road beach access trail
- Marine Services. Savary wharf, barge ramp, and boat launch.
- Fire Protection Services. There are currently three firehalls on the Island. The Savary Island Volunteer Fire Department provides firefighting and medical first responder service across the Island.
- Regional Emergency Services. Fire Smart training, emergency preparedness and evacuation planning. There is an established evacuation plan for Savary Island prepared by qRD.
- Regional Solid Waste Management. Regional Resource Recovery Centre (RRC) is located on Highway 101 within the City of Powell River. There is no Regional District service for road-side pick-up of solid waste or recycling on Savary Island. There is a small local recycling collection depot located in Lund.
- Community engagement has indicated Savary Islanders may want the qRD to provide improved or additional services on the island. Issues discussed have included: additional beach access trails; public washrooms; garbage and recycling bins; a community hall; zoning and land use regulation; better emergency planning; traffic and parking management; and road maintenance.
- Some of these issues could be addressed through current services provided by the qRD while others may require the establishment of new services and increased taxes to pay for the new service. The qRD does not have jurisdiction or authority over roads, traffic or parking on road right of ways but is able to continue advocating to the provincial Ministry of Transportation and Transit to address parking issues on road right of ways and better maintenance of roads on the island.
- The 2023 qRD Parks and Trails Strategy provided a number of recommendations specific to Savary Island such as providing safe beach access in steep locations, public washrooms, and adding a beach access trail at Mermaid Beach.





As part of this phase of engagement, we will be asking for confirmation from Savary Island residents on the items listed above. Some may be possible for the qRD to implement directly while other items will require the qRD to take on an advocacy role.

Did you know? For a greenway to get built off the roadway on the Island, it would need to cross hundreds of private properties. Agreements would need to be negotiated with landowners.

Did you know? Roads are Provincial jurisdiction. qRD continues to advocate to the Province for better road maintenance and parking management near the Wharf.



COMMUNITY DISCUSSION QUESTIONS

- 1. How could qRD improve the current level of infrastructure and service on the Island?
- 2. Should the qRD investigate the feasibility of the following services:
 - a. Public washrooms
 - b. Garbage and recycling bins
 - c. Community Hall
 - d. Mermaid Beach access trail
 - e. Zoning and land use regulation
 - f. Greenway/cycle path
 - a. Other
- 3. Should the qRD advocate to qathet Tourism and Sunshine Coast Tourism to develop a Savary Island Tourism Strategy?



Topic Resources



- Savary Island Community Plan Background Report (May 2025) Planning context and jurisdictions section and Parks and Trails Strategy section
- gathet Regional District Parks & Trails Strategy, 2023
- Savary Island OCP (2006) policies on transportation and servicing provisions





Thank you! FOR SHAPING SAVARY'S FUTURE



Results from the survey will help define key policy directions for the **DRAFT COMMUNITY PLAN**.



www.qathet.ca/savaryocp





Attend Upcoming Community Plan Events!

Monday, July 28

Pascal's Hacienda 2778 Brian's Way, Vancouver Blvd.

Open House Event Drop In | 2:00 - 3:00 pm PST

View information, provide your input on Key Directions for the Community Plan.

Workshop | 3:00 – 5:00 pm PST

Participate in facilitated discussions on Key Directions for the Community Plan.

Tuesday, July 29

Farmer's Market Event (inside Pascal's)

Drop In 11:00 - 1:30 pm PST

Stop by, see what was discussed at the workshop, add to the outcomes!

Tuesday, August 5

Online Webinar | 4:00 - 5:00 pm PST

Join us to learn about the draft Key Directions for community feedback. Visit the project webpage to register.

QUESTIONS?

Contact Laura or Cherise in the Planning Department:



