



qathet
REGIONAL DISTRICT



Savary Island Community Plan

PHASE 3: Key Directions
Online Information Session
August 5, 2025

This session is being recorded

Land Acknowledgement



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

AGENDA



1	Project Team Introductions	5 min	4:00 PST
2	Session Purpose	5 min	4:05
3	What's Been Done in Phases 1 & 2	5 min	4:10
4	What's Been Done to Start Phase 3	10 min	4:20
5	What We've Heard (so far)	5 min	4:25
6	Next Steps	5 min	4:30
7	Questions on Process? Answers	25 min	4:55
8	Closing Remarks / Session Wrap Up	5 min	5:00

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

Session Purpose

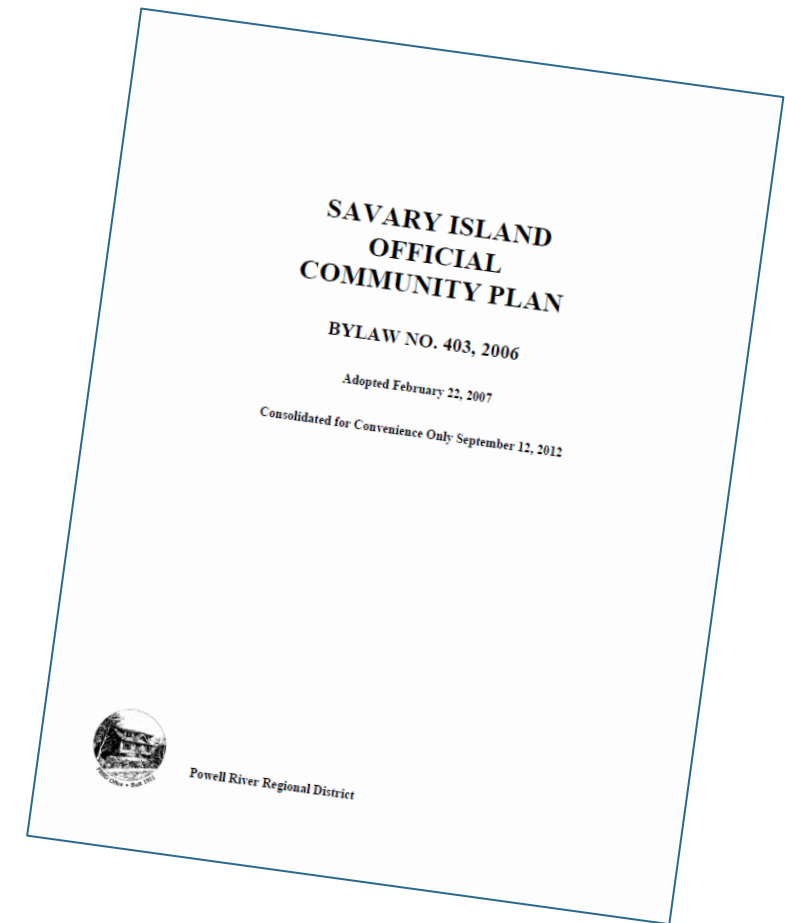
Today's session is to:

- Recap what's been completed in Phases 1 and 2
- Clarify where we are at in the process currently
- Ensure community knows about the Phase 3 Discussion Books
- Highlight what we've heard during this phase of engagement - so far
- Provide information on what comes next
- Have opportunity for public to ask questions about the process

Project Overview

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

The update project began August 2024.



What's been done so far

**The project team is taking an adaptive approach to the process.
Timelines have been adjusted previously based on community feedback.**

Creating the Savary Island Community Plan



Phase 1: Project Initiation

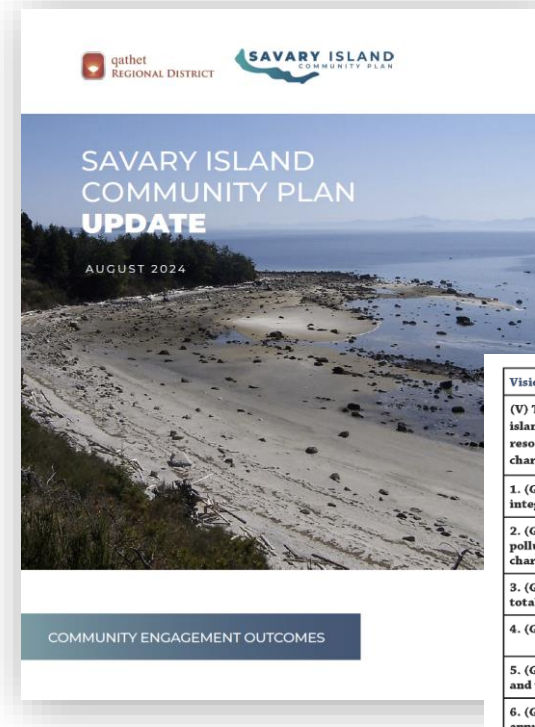
SUMMER/FALL 2024

ENGAGEMENT and OUTREACH

- ✓ Existing OCP Vision Check In Drop In (In Person)
- ✓ Market Event Meet and Greet (In Person)
- ✓ Recruit and Confirm Advisory Committee

DELIVERABLES

- ✓ Project Team Orientation of Savary Island
- ✓ Phase 1 Engagement Report:
 - Summary from Open House and Market
 - Main Topics: Testing the existing OCP Vision and Goals and identifying community values



Vision (V), Goal (G)	SA	A	N	D	SD	U	Total
(V) To maintain Savary Island's unique character and rustic island lifestyles while protecting the island's groundwater resources, its sensitive ecosystems and its unique biophysical characteristics.	18 62%	10 34%	0 0%	0 0%	1 3%	0 0%	29 100%
1. (G) To protect natural areas and the Island's ecological integrity.	18 67%	7 26%	1 4%	0 0%	1 4%	0 0%	27 100%
2. (G) To limit commercial development to small-scale, non-polluting endeavours, compatible with the Island's rural character and natural environment.	19 58%	10 30%	2 6%	0 0%	1 3%	1 3%	33 100%
3. (G) To encourage lot consideration in order to reduce the total number of small lots on the Island.	20 63%	5 16%	6 19%	0 0%	1 3%	0 0%	32 100%
4. (G) To safeguard the Island's groundwater supply.	20 69%	5 17%	2 7%	0 0%	2 7%	0 0%	29 100%
5. (G) To strive for a balance between land use regulations and the desire of local residents for a rural island lifestyle.	10 33%	10 33%	5 17%	3 10%	1 3%	1 3%	30 100%
6. (G) To provide a level of community services at a scale appropriate for a rustic rural island community.	12 40%	8 27%	6 20%	1 3%	3 10%	0 0%	30 100%
7. (G) To provide for a level of residential development which maintains the Island's rural character and is mindful of the Island's carrying capacity.	18 58%	9 29%	0 0%	1 3%	3 10%	0 0%	31 100%

Legend: SA = Strongly Agree, A = Agree, N = Neutral, D = Disagree, SD = Strongly Disagree, U = Unsure
Percentages are rounded to the nearest whole number.

Phase 2: Community Exploration & Visioning

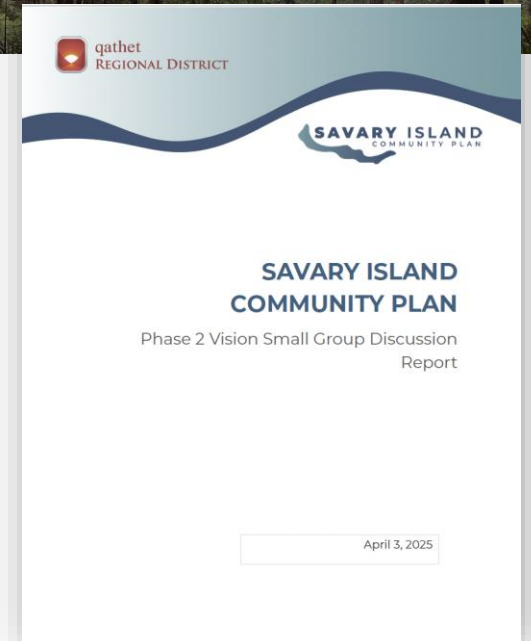
FALL 2024 - WINTER/SPRING 2025

ENGAGEMENT & OUTREACH

- ✓ Visioning Survey: Existing OCP Vision Check In
- ✓ Community Sessions: Small Group Discussions Online (Exploring Concerns, Issues, Vision)
- ✓ Advisory Committee Meeting #1: Orientation
- ✓ Advisory Committee Meeting #2: Groundwater Report Presentation; Vision/Goals Worksheets & Discussion

DELIVERABLES

- ✓ Background Report
- ✓ Phase 2 Vision: Community Engagement Citizen Survey Report (January 2025)
- ✓ Phase 2 Vision: Small Group Discussions Report (April 2025)
- ✓ FAQ created to respond to community



Phase 3: Key Directions Discussions

SPRING/SUMMER 2025

We Are Here

ENGAGEMENT & OUTREACH

- ✓ Advisory Committee Meeting #3: Phase 3 Engagement Objectives and Key Directions Discussion Book Feedback
- ✓ In Person Drop In + Workshop: July 28
- ✓ Drop In to add to Workshop outcomes: July 29
- Information Session (online) August 5th (4:00 – 5:00 PST)

DELIVERABLES

- ✓ Phase 3: Key Directions Community Discussion Books
- Engagement Report for Phase 3: Key Directions In Person Events and Survey

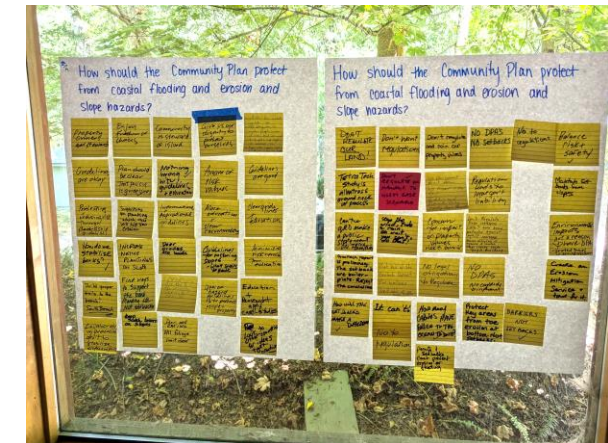


Phase 3: What We've Heard So Far

Key Takeaways – SO FAR

from on Island Engagement (July 28 & 29)

- General support for learning more about Tla'amin history, cultural practices and building better relationships
- Strong support for more education on land constraints (e.g. groundwater, slopes, sensitive areas) instead of regulation
- Permitting, zoning or regulations not supported by many
- Note - **No policy, setbacks or regulation have been drafted.** Policy development will be the next step in the project *after* Key Directions are understood (current community engagement work).



LAND CONSERVATION

How should the Community Plan address sensitive ecosystems?

SHARE
YOUR
IDEAS!

Keep
wheeled
devices OFF
the land.
- bikes
- strollers
- scooters
etc

YES, COMM.
should buy
lots

Education

* VISA's
for
visitors
to pay for
toilets

Enforcement
Sign.
Concern

Building setbacks
↳ Regulation

NO NET
LOSS OF
TREES

WE HAVE
EXCEEDED THE
Goal of 30%
WE ARE AT 34%

↑ grd
budget
for Savary

Keep 1
dwelling
per parcel
option

At 34%,
Savary has met
BC govt goal
of 30% by 2030

Abandoned vehicles
+ boats
need to be
addressed

Look to
other best
wise practices
as case studies
to learn
from

Encroachment
of foreshore
w/ development
+ use

SIGNAGE
EDUCATION
START IN
LUND

• OCP
encourage
conservation
+ preserv.

Old cars, etc.
↳ Can they
be removed?
Enforce - use
\$P

↑ grd
funding
for con serv.

How can
reduce
vehicles

Reduce use
over-educate
+ educate
as incentive

The weather
is more of
an issue
regarding
erosion

Water a
concern

Public
Washrooms

Educate
especially
visitors.
Limit visitors?

Shift
priority
to the
enviro.

Tree
covenant
currently on
little bit of
land

Tree classify
- Limit
removal
of trees

Educate
Realtors
Re: Tree
Covenant

Grantfather
classes
re: Slopes

Put info in
OCP re:
Tree Covenant

Buy
Land for
Conservation

Take care of
ecosystem
+ it'll take
care of us

How should the Community Plan protect from coastal flooding and erosion and slope hazards?

Property
Owners
are Stewards

Enjoy
Freedom of
choices

Community
is steward
of island

Give us our
dignity to
protect
ourselves

about the best model
regulate risk
+ encourage
people to
make a choice
of risk, but we need
to enforce a choice
to address risk
+ encourage people to
make a choice

Guidelines
are okay

Plan should
be clear
that policy
is guidelines

Nothing
wrong
with
guidelines
+ education

Aware of
risk
values

Guidelines
are good

Protecting
reducing risk
through
stewardship
guidelines

Suggestions
on planning
which ones
will help slow
erosion

Informational
+ Aspirational
guidelines

More
education
+ clear
recommendations

Clear guidelines
+ education

How do we
stabilize
banks? ✓

INCREASE
NATIVE
PLANTINGS
ON SLOPE

Deer
erodes
the banks

Guidelines
for restoring
slopes
- what species
to plant

Minimizing
risk erosion
through
education

Build proper
trails to the
beach!
South Beach

Find ways
to support
the bank.
Planting etc.
Not setbacks

DEER
are the
primary
cause of
erosion

Goal of
hazard
guidelines
is to protect
people + property

Education
+ Research
+ apply
case studies

Collaborate
w/ provincial
gov't to
stabilize
slopes + report

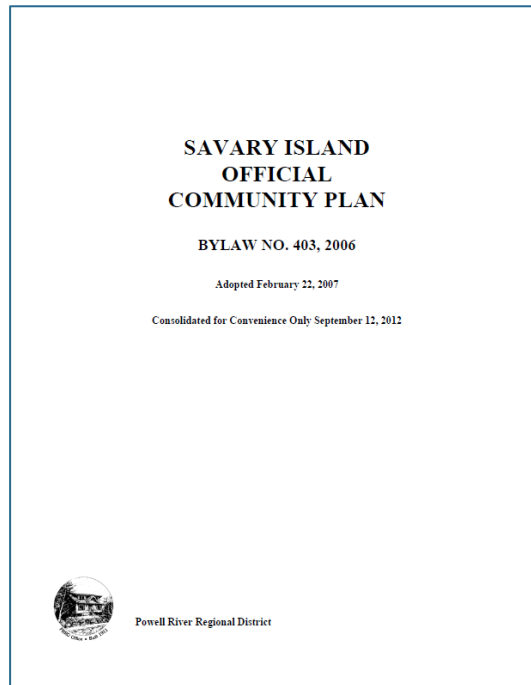
Keep
scrub, broom
on slopes

Deer ARE
EATING
All foliage
limit deer

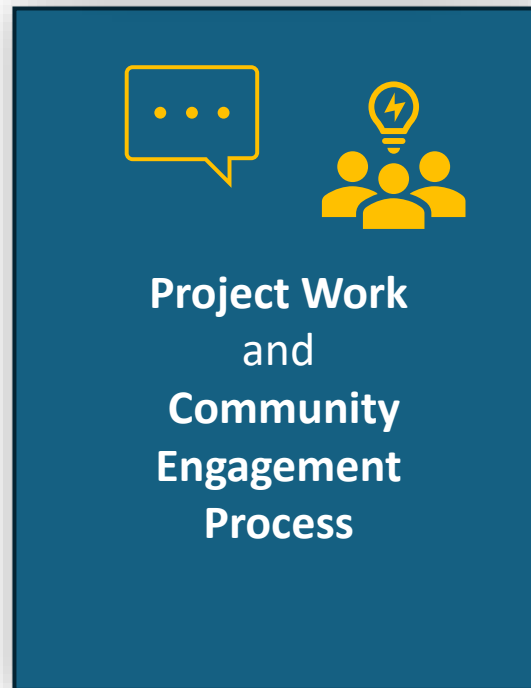
Look to
other countries
for ideas
that
are creative

Phase 3: Key Directions

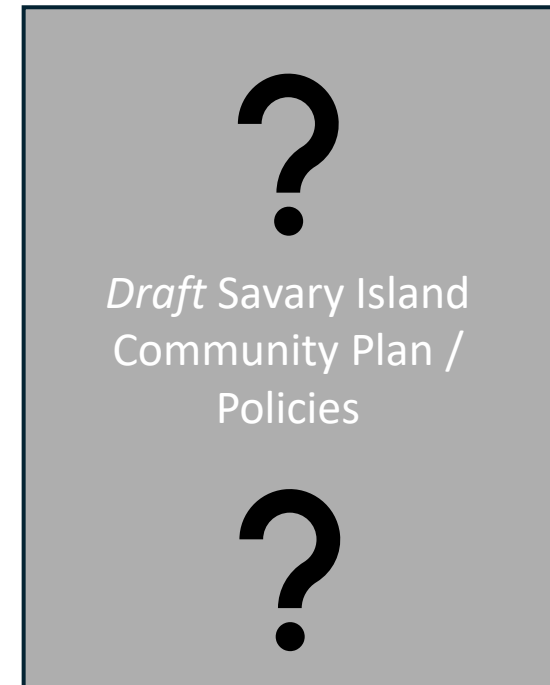
EXISTING OCP, 2006



WE ARE HERE!

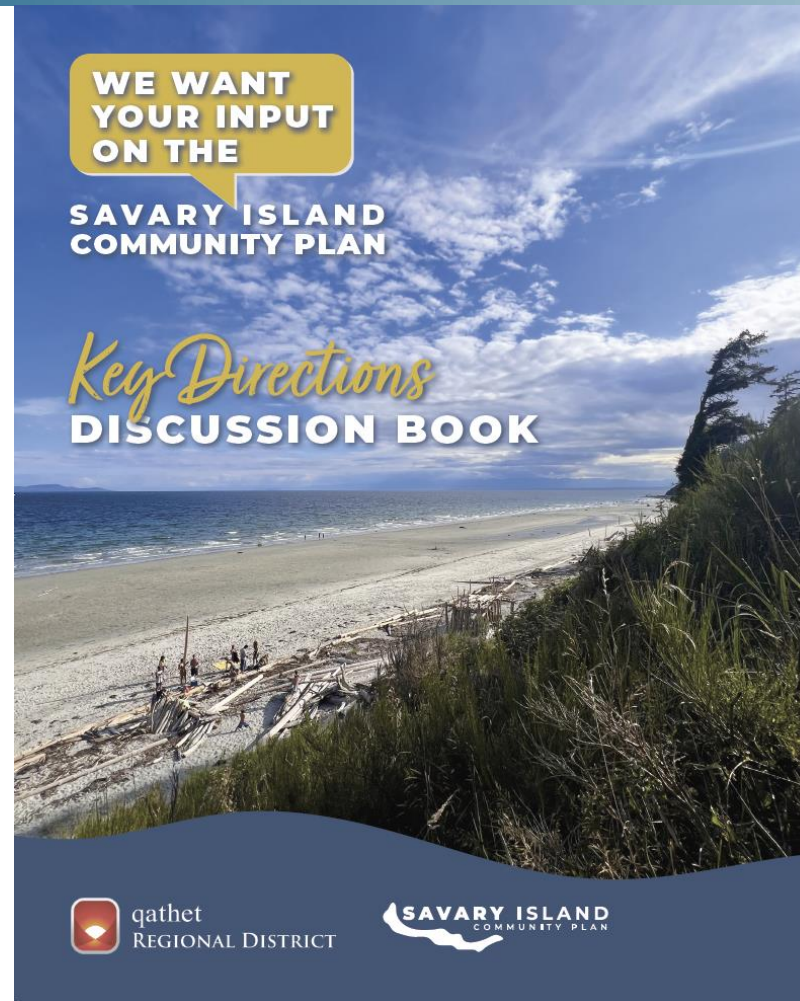


NOT YET STARTED



Phase 3: Key Directions Discussion Books and Survey

- The Key Directions Discussion Book provides ‘snapshots’ of information from the *Background Report*.
- The Discussion Book asks questions on issues that will direct policy development.



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

 planning@qathet.ca

 www.qathet.ca/savaryocp



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.



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

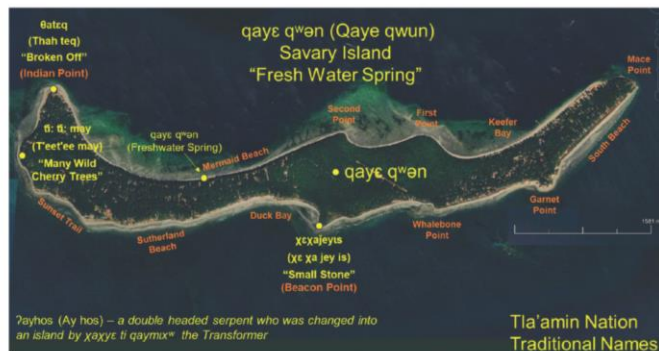


ᑭᑭᑦ ᑭᑦᑎᑦ
Tla'amin People

ᑭᑭᑦ ᑭᑦᑎᑦ Beginnings and the Tla'amin People

Savary Island is called ᑭᑭᑦ ᑭᑦᑎᑦ (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 ᑭᑭᑦ ᑭᑦᑎᑦ means freshwater spring. The island has this name because of its three freshwater sources. The springs on the island also carry the name ᑭᑭᑦ ᑭᑦᑎᑦ.



According to Tla'amin creation stories, the name ᑭᑭᑦ ᑭᑦᑎᑦ was given to the island after the transformer came and transformed ᑭᑭᑦᑎᑦ (pronounced Ay hos) a double-headed serpent, into the physical island we see today. When ᑭᑭᑦᑎᑦ was feasting near ᑭᑭᑦ ᑭᑦᑎᑦ (Mitlenatch), ᑭᑭᑦ ᑭᑦᑎᑦ (the transformer) came and transformed the serpent into an island to stop him from getting to his cave at ᑭᑭᑦ ᑭᑦᑎᑦ (Hurtado Point).

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



What Does This Mean for the Savary Island Community Plan?

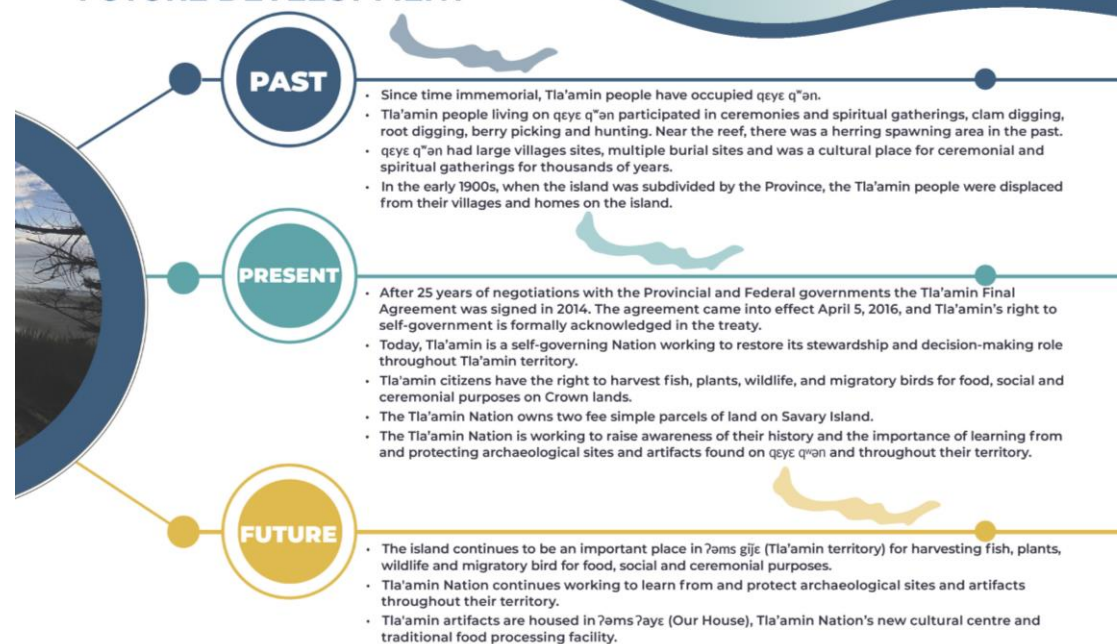
A Community Plan can include objectives and policies that aim to foster an awareness and understanding of Tla'amin Nation history, recognize Tla'amin place names, and reconcile ongoing interests on the island.

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



COMMUNITY DISCUSSION QUESTIONS



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

Topic Resources



- [Savary Island Community Plan Background Report \(May 2025\) - ᑭᑭᑦ ᑭᑦᑎᑦ Island of the Freshwater Springs, Indigenous History & Present Day](#)
- [Tla'amin Final Agreement and Information - https://www.tlaaminnation.com/home-page/final-agreement/](#)
- [qathet Museum Place Names - https://qathetmuseum.ca/place-names/](#)
- [Savary Island OCP \(2006\) - policies on heritage resources](#)

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



604.485.2260



planning@qathet.ca

Thank You!

FOR SHAPING SAVARY'S FUTURE

Please complete a survey before August 22.

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



www.qathet.ca/savaryocp

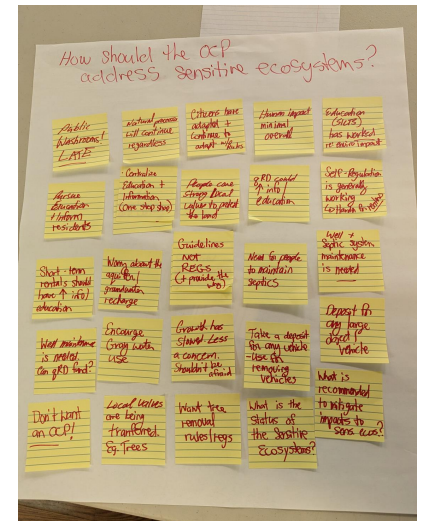
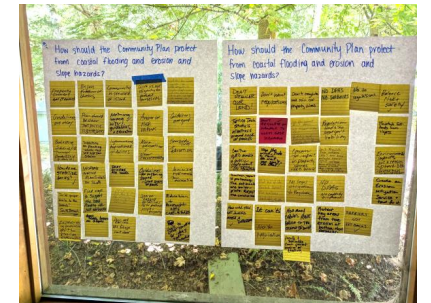


www.qathet.ca/savaryocp/



Phase 3: Key Directions Discussions

Full results of the Phase 3 engagement (including survey results) will be provided in a What We Heard Report in September.



Next Steps

➤ **Survey open until August 22**

- What We Heard Report (September)

➤ **Advisory Committee Meeting**

- Release Phase 3 - What We Heard Report to Public
- Draft Community Plan policies based on What We Heard throughout engagement (for internal qRD review)

➤ **Advisory Committee Meeting**

➤ **Draft Community Plan - public review and engagement**

- Draft Community Plan revisions
- Finalized Draft Community Plan for qRD Board to consider

➤ **Public Hearing** (qRD Board) - Community indicate if they support, do not support, have comments on the Draft Community Plan

Creating the Savary Island Community Plan





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Q&A

Guide for questions:

1. Please use the Q&A function to ask your question to the project team.
2. Questions on the planning process will be answered first.



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THANK YOU

Please complete a survey by August 22nd!
FAQ available to answer common questions

www.qathet.ca/savaryocp/