

# Frequently Asked Questions

*Updated November 25, 2024*

## **1. Tetra Tech Slope Hazard Study and Setbacks**

- 1. Is the qRD intending to use last years Tetra Tech slope hazard study and the associated set back recommendations in the Savary Island Community Plan?**

The qRD has made no decisions to use last year's Tetra Tech slope hazard study and the associated set back recommendations in the Savary Island Community Plan. The slope hazard study and its recommendations are important background information that will be explored with the community in future phases of engagement.

- 2. If the Tetra Tech slope hazard study is included and adopted into the community plan as written, would any future land use regulation be bound by the community plan?**

It depends, there are a variety of options for including information from the Tetra Tech slope hazard study in the community plan. There is also the option of not including information from the Tetra Tech slope hazard study in the community plan. All of the different options will be explored with the community in future phases of engagement.

- 3. Will the qRD be referencing the Thurber Report which was part of the 2006 OCP?**

No. The Thurber Report is outdated and has been replaced by the Tetra Tech slope hazard study.

**4. Would the qRD be willing to explain potential impacts to property owners in each of the three hazard zones if and before it's included in the community plan? This would include how would a property determine their 2100 natural boundary offset.**

Yes. The qRD will be sharing information with property owners about slope hazards and seeking feedback on different policy options for the community in future phases of engagement.

**5. Is the qRD considering a Land Use Regulation after the community plan and review and update is finalized and adopted? If yes, when would the community see that process start?**

No. The qRD has given no consideration to adopting land use regulation after the community plan review and update is finalized.

The qRD has not adopted land use regulations for slope hazard areas in any part of the qathet Regional District.

**6. Will property owners be required to have geotechnical analyses performed on their lots?**

No decisions have been made by the qRD at the present time. It is good practice for property owners to understand the geotechnical conditions on their lots to reduce their risk of property damage. However, all of the different options will be explored with the community in future phases of engagement.

**7. Why are we required to consider sea level rising as far in the future as 2100?**

The guidance for coastal flood adaptation emphasizes that areas like Savary Island, with its shallow slopes, are highly vulnerable to even small increases in sea level rise. In these locations, storm surges, shoreline erosion and minor coastline flooding can compound to create significant risks, justifying the need to consider long-term horizons even though we are not required to plan for 2100 levels.

A 2011 study commissioned by the Government of B.C. recommended planning for 1.0 meter sea level rise by 2100. These recommendations are based on updated research suggesting that previous projections were conservative. Using the higher projections ensures a more resilient approach in areas that are particularly vulnerable, such as in regions that experience storm surges, have significant erosion potential and shallow slopes.

In 2018, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development updated its [Flood Hazard Area Land Use Management Guidelines](#) to incorporate the recommendation to plan for 1 meter of sea level rise by the year 2100. Local governments in BC are required to consider the "Flood Hazard Area Land Use Management Guidelines" in floodplains.

The information referenced can be found in the [BC Ministry of Environment Sea Level Rise Adaptation Primer](#) and the [qRD Coastal Flood Mapping Report Phase 2](#).

## **2. Erosion, Water Use, and Fire Hazard**

### **1. Has the qRD investigated erosion mitigation strategies?**

Erosion is a significant topic within the existing OCP. Various policies address preventing erosion, including the Guidelines for Development Assessment Area 1 - Shoreline Areas. This topic will be discussed during the review and update of the Community Plan.

### **2. What plans are in place to address fire hazards on the island?**

Addressing fire hazards will be discussed in later phases of the Community Plan review and update. The existing OCP addresses fire protection in section 7.4 Fire Protection. It notes that hazard mapping for wildfire has been done across the Island, indicating the west and east portions of the Island have an extreme Interface rating. Various policies address this topic. The Savary Island Volunteer Fire Department provides fire protection for the Island.

**3. How will the OCP address the community's concerns about water usage?**

Addressing the community's concerns about water usage is an excellent topic for discussion during later phases of the Community Plan review and update.

### **3. Building Regulations and Community Character**

**1. Will the new OCP impose stricter building regulations and permitting processes?**

The qathet Regional District does not operate a building inspection and permitting service for building occurring in Electoral Areas A, B, C, or D. At this time, the qRD does not plan on implementing building regulations and permitting processes.

### **4. Land Use Regulations**

**1. Does the qRD intend to introduce land use regulations after the Community Plan is finalized?**

No. the qRD has given no consideration to adopting land use regulation after the community plan review and update is finalized.

**2. What is the difference between an OCP and the Savary Island Community Plan?**

There is no difference, the Savary Island Community Plan is a review and update of the current Savary Island Official Community Plan.

**3. Would a Land Use Regulation supersede an Official Community Plan?**

No, an OCP is the highest-level statutory plan, it provides the guiding vision for land use and development. Land use regulations and zoning bylaws must be aligned with a community plan.

#### **4. How will the new Official Community Plan consider immediate community needs such as public toilets, garbage/recycling facilities, barge ramp upgrades, and road upgrades?**

If there is clear direction from the community in the OCP process, the new OCP could provide direction to the qRD administration and Board for capital planning and budgeting to implement these types of services.

Roads are outside the scope of local government authority. Roads are the jurisdiction of the provincial Ministry of Transportation and Infrastructure (MoTI).

### **5. Provincial Legislation**

#### **1. Is keeping the old OCP and not implementing a new one a possibility?**

This process is a review and update of the 2007 Savary Island Official Community Plan. It is standard practice to review and update an OCP every 15-20 years in rural areas.

It will be determined during the process how much of the existing OCP will be kept or changed. Some minor changes are required at a minimum due to policies that are no longer relevant, as well as recent legislative requirements around housing. For example, recent updates to the Local Government Act requires all communities with an OCP to include updated housing needs assessments where applicable. For Savary Island, because they are part of the qathet Regional District, a reflection of the qRD's housing assessment will need to be included. Therefore, at the very least, this update will require some minor amendments to the 2007 OCP.

#### **2. What is the purpose of the legislative language in the OCP?**

The Local Government Act of BC has requirements for every OCP. It is important for the OCP to meet the legislative requirements set out by the province. In general, they include:

An OCP must have statements and map designations for:

- Residential development required to meet anticipated housing needs
- Present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses

- Present and proposed public facilities, including schools, parks and waste treatment and disposal sites
- Sand & gravel deposits mapping
- Phasing of any major road, sewer and water system
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.
- Housing policies for affordable housing, rental housing and special needs housing, and
- Targets for the reduction of greenhouse gas emissions, and policies and actions of the local government proposed to achieve those targets

Source: <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/official-community-plans>

### **3. What new Provincial legislation needs to be included in the updated OCP, and where can residents find this legislation?**

Many of the recent legislative requirements announced by the Province are not applicable to Savary because it is within a regional district. The applicable changes for the qRD are included in Part 14 of The Local Government Act, Housing Needs Reports Regulation:

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/90\\_2019](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/90_2019)

## **6. Concerns about Potential Overdevelopment**

### **1. Is the qRD proposing to change zoning bylaws to allow for more development and higher density?**

There are no zoning bylaws for Savary Island. There are no plans to develop zoning bylaws for Savary Island.

### **2. Will the OCP address concerns about potential overdevelopment and the preservation of Savary Island's rural character?**

The Savary Island OCP is a high-level aspirational document, it is not a regulatory tool. The OCP could articulate concerns and suggest ways to address

these concerns; however, the OCP cannot implement these solutions through regulation or bylaw enforcement.

### **3. What plans are in place to address the potential impact of increased traffic, garbage, and sewage on the island?**

There are no current plans to address impacts of increased traffic, garbage, and sewage on the island. Roads and traffic are outside the scope of local government authority. Roads are under the authority of the provincial Ministry of Transportation and Infrastructure (MoTI).

There is currently no sewer system service provided by the qRD. On-site septic servicing is outside the scope of local government authority. Septic filings and enforcement are under the authority of Vancouver Coastal Health (VCH). Under provincial regulations, on-site septic systems must be installed by a Registered On-Site Wastewater Practitioner (ROWP).

## **7. Communication and Engagement**

### **1. Does the qRD post on the Savary Island message boards?**

The qRD does not post to Savary Island message boards on Facebook. However, posts on our own qRD Facebook page can be shared by members of the public to these message boards.

### **2. What are the timelines and the processes for the community engagement?**

A communications and engagement strategy was developed at the beginning of the project that considers the seasonal nature of the community and includes both in-person and online engagement. If all engagement events were in-person, the costs would increase and a large proportion of the community would not be able to participate. Online engagement allows for greater participation by Savary Island property owners.

A project timeline identifying the planning process and different community engagement activities is available on the project webpage: [qathet.ca/savaryocp](http://qathet.ca/savaryocp).

The project team will do our best to adjust as needed while still respecting the project constraints. Since feedback received in August regarding the timeline, the qRD has adjusted the schedule to ensure engagement occurs in person in July/August 2025.

### **3. What is the rationale for the Official Community Plan timeline and why is it shorter than Texada Island's OCP?**

The average length of time required for an OCP review and update is one year. One year is a realistic timeframe to complete the Savary Island OCP review and update.

The Texada Island OCP review and update took almost two years to complete. The longer timeline was the result of 3 significant differences between the Texada Island and the Savary Island processes. Firstly, there was no consultant support contracted for the Texada OCP. The work load for the project was completed by qRD Planning staff, a challenging task with only two staff. Secondly, there were no online engagement tools or capacity to deliver them at the time. The Texada OCP review and update was a few years prior to Covid when social networking platforms like Zoom and Teams really took off. Thirdly, there were shishalh Nation interests that had to be addressed prior to project completion.

### **4. Are property owners directly mailed about the slope studies and land use regulations?**

The qRD has never provided public mail outs on any of the slope hazard studies or coastal flood mapping reports completed in the qRD Regional District.

All slope hazard studies and coastal flood mapping reports have been presented and considered at open meetings of the qRD Regional Board. In addition, all slope hazard studies and coastal flood mapping reports are freely accessible to the public on the qRD website.

All slope hazard studies can be found on our [Development Resources](#) page. Coastal flood mapping reports for the mainland and the islands can be found on our [Coastal Risks](#) page.



The qRD has not adopted slope hazard or coastal flood hazard land use regulations in the any part of the qathet Regional District.

**5. Will the qRD offer facilitated workshops to discuss important topics like carrying capacity, transportation, and water?**

Phase 2 engagement will ask the community to share concerns, issues and what they would like to see for the future of Savary Island. During Phase 3 engagement, the community will have the opportunity to dig into some of the key outcomes from Phase 2 engagement – this will likely include the topics listed in the question above. As well, the Savary Island Groundwater Assessment project will inform the OCP discussions around water and carrying capacity. You can find out more about the groundwater project here:

[https://www.qathet.ca/current\\_project/savarygroundwater/](https://www.qathet.ca/current_project/savarygroundwater/)

**6. How will the feedback collected from the community be used to inform the OCP?**

Each phase of engagement will have a What We Heard Report to transparently provide information on community input, statistics on who engaged, outcome highlights and details (for those that want to read verbatim comments), analysis, and next steps in the process.

If there are topics that are not within the scope of the OCP but high on the list of issues, concerns or desires for the Savary Island community, those will be reported and flagged for the qRD or jurisdiction responsible for the topic. The development of the OCP will reflect the direction from the community engagement outcomes.

**7. Will the feedback be weighted to reflect the diverse perspectives of the community, including full-time residents, seasonal residents, and First Nations?**

Feedback will not be weighted or prioritized for permanent/full-time residents only. All current landowners and the Tla'amin people that have occupied qεyε q<sup>w</sup>ən since time immemorial will have a say in the OCP.

## **8. qRD Vision Survey**

### **1. What guidelines and criteria were used to develop the survey questions?**

#### **Does the OCP survey accurately reflect the community's vision?**

The demographic questions were outlined in the Engagement Strategy accepted by the qRD Board prior to the engagement beginning. Tracking demographic information is an established practice in engagement processes to understand who is engaging. The Vision Survey was issued to test the vision and goals that are in the existing 2007 Savary Island Official Community plan (OCP).

The survey questions were designed to understand whether the 2007 OCP vision (principle aim) and goals are still relevant or if changes are needed to better reflect the community today. This was the first touchpoint with the community, not the only engagement. If the survey results show that a new community vision and goals are required, creating a new community vision and goals will be part of the process.

### **2. Why were survey questions so focused on groundwater and erosion?**

The survey questions were to test the existing 2007 OCP Vision and Goals. At that time, groundwater and erosion issues were a high priority of the community.

### **3. Why didn't the survey offer a "Does Not Apply" option for self-identification categories?**

That was an error on our part and we sincerely apologize. In future surveys, a 'Does Not Apply' option will be included.

### **4. How does the qRD plan to ensure the accuracy and reliability of the survey results?**

The Vision Survey was designed as an initial check in with the community to understand if the existing Vision and Goals are still relevant for the Savary Island community today. The qRD has confidence in the survey platform used for this survey and, based on initial results, there is no evidence of survey spamming or attempts to influence results. The community has acted in good faith and provided their insights through this first touchpoint with the community. The project team will investigate future restrictions if required.