



qathet
REGIONAL DISTRICT



SAVARY ISLAND COMMUNITY PLAN

Phase 2 Vision - Community Engagement
Citizen Survey Report

January 23, 2025

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1 INTRODUCTION

The qathet Regional District (qRD) is updating the Savary Island Official Community Plan (“the Community Plan”). The update process will include many opportunities for the public to share their ideas and insights – such as the Vision Check-In survey open to the community between October 17-31, 2024.

The Community Plan is a policy document that will set out the future vision, goals and objectives for 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 and engagement process, visit https://www.qathet.ca/current_project/savaryocp/.

1.1 Citizen Survey Purpose

The citizen community plan survey was created to explore property owners’ hopes and concerns for the future of the island and to check in with the community to understand whether the 2007 OCP’s vision and goals remained relevant today. This initial touchpoint with the community was intended to help the project team understand some of the key topics that should be discussed with the community in the next round of public engagement. Questions asked were focused on the level of support for the existing Vision and Goals, residents’ values, hopes and dreams for Savary, and challenges.

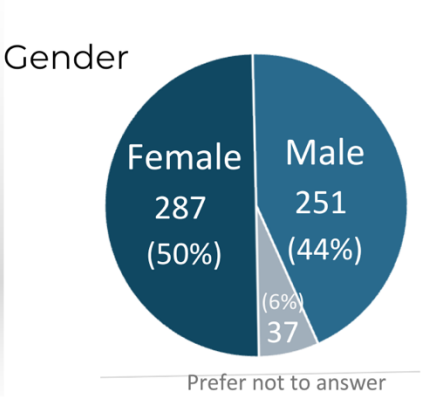
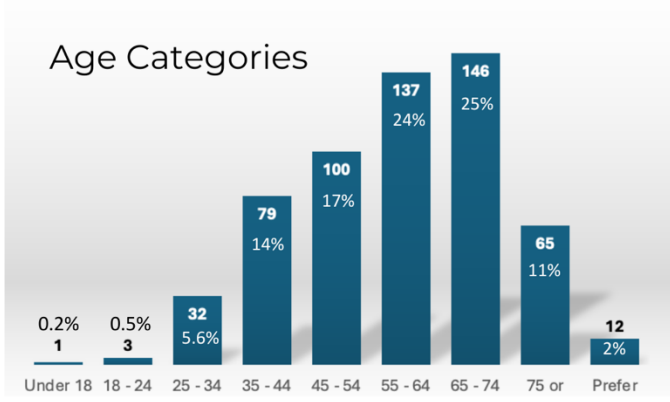
1.2 Survey Participation Rates

Survey uptake was very strong and resulted in 575 completed responses, resulting in an estimated 39% response rate (based on the total number of parcels on Savary Island). Compared to other community vision surveys that typically receive in the range of 5 – 10% uptake based on population, Savary had significant uptake.

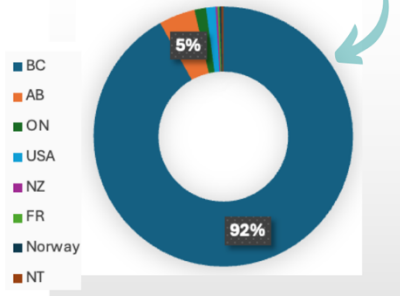
Survey dates: October 17 - 31, 2024

Who Participated?

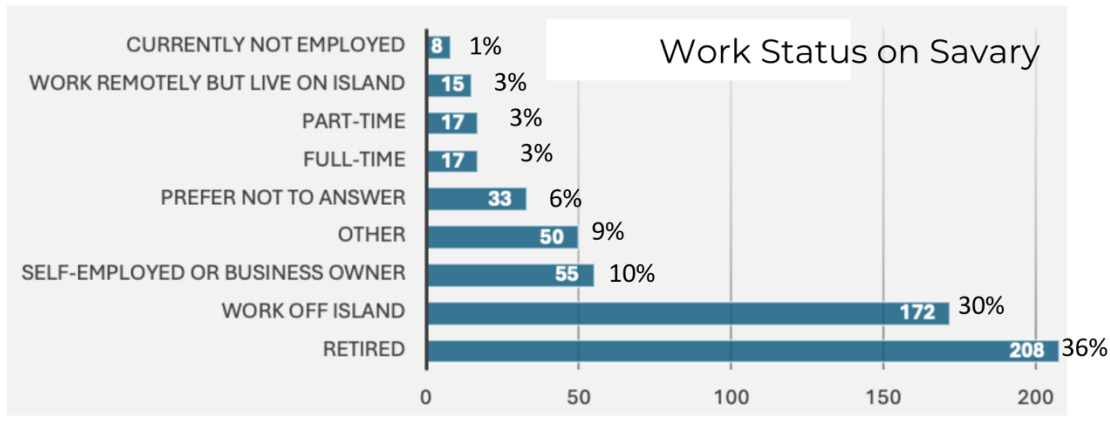
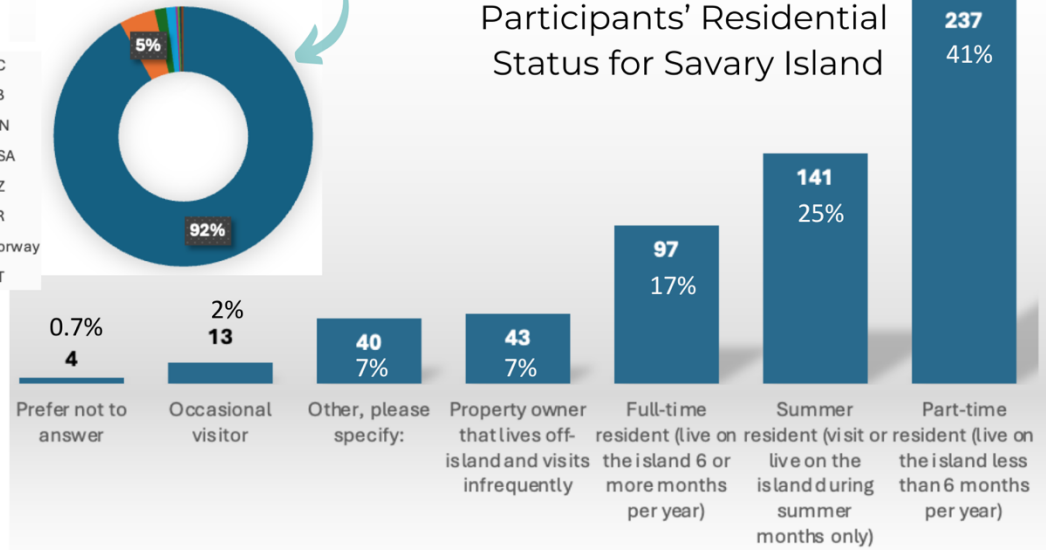
of Surveys Completed **575**



Full time place of residence (other than Savary Island)



Participants' Residential Status for Savary Island



1.3 Survey Outcomes Summary

The survey's 575 respondents expressed a range of opinions on the island's current state and what changes, if any, should be made in the future. Overall, participants support the existing vision and guiding principles but want to have more clarity on what they mean for the OCP.

Some residents advocate for maintaining the island's off-grid, rustic character, while others voice support for limited development and infrastructure improvements. Many respondents express strong opposition to development restrictions and setbacks, even though these are not an item being considered for the OCP update project. The survey highlights the tensions and complexities associated with balancing community desires, environmental concerns, and property rights in a unique and fragile ecosystem.

1.3.1 Impact of Tetra Tech Study Concerns on Survey Responses

Prior to the start of the Community Plan project, the qRD commissioned a study by the engineering firm Tetra Tech to investigate the geotechnical hazards that may be present on Savary Island. This Report was completed as background information for the Community Plan.

During the compilation of results and feedback from the citizen survey it became clear the majority of survey respondents were upset by rumours circulating that the Tetra Tech report was going to be used verbatim as part of the OCP document or as policy to regulate within the OCP. This influenced how respondents approached this survey. The project team recognizes there was confusion for residents and has adjusted the engagement approach to clarify the issues that have arisen with the Tetra Tech report and the purpose of an OCP (Community Plan) for Savary Island.

2 SURVEY RESULTS & OUTCOMES

The following section provides:

- The survey question
- How the outcomes will be used for the Savary Island Community Plan
- A high-level overview of the outcomes

Verbatim responses are provided in the report **Appendix** and categorized by topic. The number in the brackets represent the number of times the topic was mentioned*.

*Some responses involved multiple topics and could have been included in several other topic areas or counted in other topics. The categorization is not meant to be a statistical, qualitative analysis, rather it is intended to identify topic areas to better understand where the community is at in relation to the future of the island and to inform the Community Plan process.

2.1 Q1: What do you value most about Savary Island?

The first question of the survey was “What do you value most about Savary Island?”. When beginning community processes, we ask what people value because values are internal standards by which we judge events or behaviour as good, bad, right, wrong, fair, unfair, etc. Our values are personal criteria that govern the way we think things ought to be and tend not to shift dramatically over time.

When we collect and categorize individual values about a community, it reveals what is important at a community level. The more a value is mentioned is an indication that the item, the issue or the topic is important to pay attention to.

2.1.1 Q1 Feedback Results Overview

The results from question one can be summarized into three top categories: natural beauty and environment; off-grid, rustic lifestyle; and sense of community and freedom. Details of these answers are provided below.

- **The natural beauty and environment** (253 mentions): This was the most common theme, with a significant majority of the responses mentioning Savary's natural beauty, beaches, ocean, forests, wildlife, and clean air and water. Many people appreciate the peace and quiet that comes with being surrounded by nature.

I value...*“Ocean, beaches, views, eagles, ravens, hummingbirds, big trees, moon rises, sunsets, quiet”*

“Savary is an island retreat where I like the current balance of comfort and challenge. There is just enough infrastructure to maintain its unique character as a special place”

- **Off-grid, rustic lifestyle** (191 mentions): A large number of respondents value Savary's off-grid lifestyle, lack of paved roads, and limited infrastructure. They appreciate the simplicity, self-sufficiency, and freedom that comes with this way of life.

- **Sense of community & Freedom** (163 mentions): Many respondents mentioned the **sense of community on Savary**. They appreciate the **friendliness, helpfulness, and shared values** of their fellow islanders. Others value the **freedom and lack of regulations** that allow them to live the way they want.

I value...*“Less regulation, great community”*

“It is a place our people [Tla’amin] historically used and occupied”

“My family has grown up on the island”

- **Other** common values expressed by survey respondents are described as:
 - Peace, quiet and serenity
 - Family history and connection
 - Simplicity and escape from city life

2.1.2 How will answers to Q1 be used?

The results to this question provide a way for the project team and community to test whether the 2007 OCP Goal statements continue to be relevant for the Savary Island Community Plan in 2024-2025. This will be discussed further in future community engagement activities with the community.

2.2 Q2: Hopes and Dreams

In the second survey question participants were asked to imagine life on Savary Island 25 years from now in 2050 and what they hope to see and experience. In other words, what is their dream for Savary?

2.2.1 Q2 Feedback Results Overview

Results from question two express a clear desire to keep things similar to how they are now:

- significant emphasis on preserving the island's natural beauty
- maintaining the unique off grid lifestyle
- strengthening the sense of community
- not a lot of new development, but some improvements

"I hope my family is still able to experience the natural areas of Savary... I hope that the environment has been preserved and protected for all to enjoy".

Participant responses highlight a strong desire for a future Savary Island that balances preservation with the evolving needs of the community. The vision is one of a thriving, yet mindful community deeply connected to its natural environment and committed to a sustainable way of life.

Many respondents expressed a strong desire to see Savary Island's natural environment preserved for future generations. This includes protecting the island's forests, beaches, and water resources, and limiting development that could harm the island's fragile ecosystem.

A closely related theme is the desire to maintain Savary Island's current off-grid lifestyle. This includes keeping the island free of power lines, paved roads, and excessive development. Respondents value the island's simplicity and self-sufficiency and believe that connecting to the mainland's power grid would irrevocably alter the island's character.

"My dream for Savary would be: there would be no change and it would stay as is. If it continues as is with being off-grid and no communal services, it will continue to be sparsely populated for 8-9 month with the usual influx in summer months".

The importance of community is a recurring theme. Respondents hope that Savary Island will continue to be a place where people know their neighbours, look out for each other, and work together to address common challenges. They want to preserve the island's welcoming and inclusive atmosphere and ensure that it remains a place where families can create lasting memories.

“...The island needs a little less vigilante and a little more accountability in order to preserve itself...”

While most respondents favored preserving the status quo, some acknowledged the need for some improvements, development or restrictions to mitigate potential overdevelopment on Savary Island. Suggestions include: restricting house size, oversight on poor builds and crowding buildings on a lot, building code regulations, restrictions on tree cutting, restrictions on tree protection, new houses fitting into the landscape, some additional commercial such as a small café, restrictions on rental units, restrictions on vehicles, better roads or dust control, a community center.

2.2.2 How will answers to Q2 be used?

Asking community members to think long term (25 years) allows them to imagine the future they hope to see for the next generation. It allows community members to think about possibilities.

The themes listed below provide another way for the project team and community to test whether the 2007 OCP Vision (Principle Aim) statement continues to be relevant for the Savary Island Community Plan. This will be discussed further in future community engagement activities with the community. It will also help inform ideas about key directions for the Community Plan – if the community says they want to see something happen, what are their ideas on how to get that to happen?

2.3 Q3: What Challenges Might Impact What You Hope to see in 25 years?

Question 3 asked community members to start thinking about some of the issues that may need to be discussed and addressed to achieve their vision.

2.3.1 Q3 Feedback Results Overview

Based on the responses to question three, key challenges for Savary Island include:

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

Survey responses from Savary Island residents reveal significant concerns about overdevelopment, increased population, and environmental degradation. Respondents cited worries about water resources, erosion, and the impact of tourism. Many expressed frustration with government regulations (or potential regulations) and lack of community engagement in decision-making processes, particularly regarding a proposed Official Community Plan (OCP). The overriding theme was a fear of losing Savary Island's unique rural

character and lifestyle, especially the freedom to build without municipal-level building or zoning regulations.

Overdevelopment/population growth: This category encompassed the most frequently mentioned concerns about the increasing number of people and buildings on the Island. Respondents worry about the impact of overdevelopment on the Island's natural resources (water, trees), its rural character, and the quality of life for residents.

“There are too many lots, which if all developed, would change the Island to a place that is not relaxing and rural in nature”

Environmental degradation: Concerns about environmental degradation included worries about erosion, climate change, water quality and availability, deforestation, and the impact of vehicles and tourism on the island's fragile ecosystem.

“I fear excess regulation and rules will change Savary to where it won't be special anymore”

Government interference/regulation: Many respondents expressed a strong desire for limited government interference in Savary Island life, including building and development.

Respondents stated opposition to regulations, particularly land use restrictions, and fear that rules would negatively impact property values, limit their freedom, and change the

Island's character. Some respondents commented there is not a good understanding of local government processes and responsibility as well as a mistrust for government.

Infrastructure/services: Some respondents highlighted challenges related to the Island's infrastructure and services, such as road maintenance, parking, garbage removal, and the lack of public facilities like washrooms. A smaller number of respondents advocated for bringing services like electricity and internet to the island, while others fear that such changes would destroy Savary's unique appeal.

2.3.2 How will answers to Q3 be used?

The feedback from respondents listed above provide insight to the project team about what challenges the community is facing today and a strong understanding about how many Savary residents feel about the potential for local government regulations. The strong feelings against municipal land use regulations from many respondents reinforces the need to move slowly in the community planning process and ensure there is general community support for whatever directions the plan takes.

2.4 Q4: Principal Aim (Vision) 2007 OCP

Savary Island 2007 OCP, Principal Aim (Vision):

“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”.

In question four survey participants were asked to indicate their level of support for the Principal Aim (Vision) that is in the current Savary Island Official Community Plan (shown above). The purpose of this question was to understand if it still resonates with residents, or if changes need to be made. The same question was asked at the in-person Open House in August 2024 on Savary Island.

2.4.1 Q4 Feedback Results Overview

A majority of respondents (62%) indicated they strongly agreed or agreed to the existing vision statement (“principal aim”) as shown in **Figure 1** below. 22% indicated they strongly disagreed or disagreed and 17% indicated they were neutral or not sure.

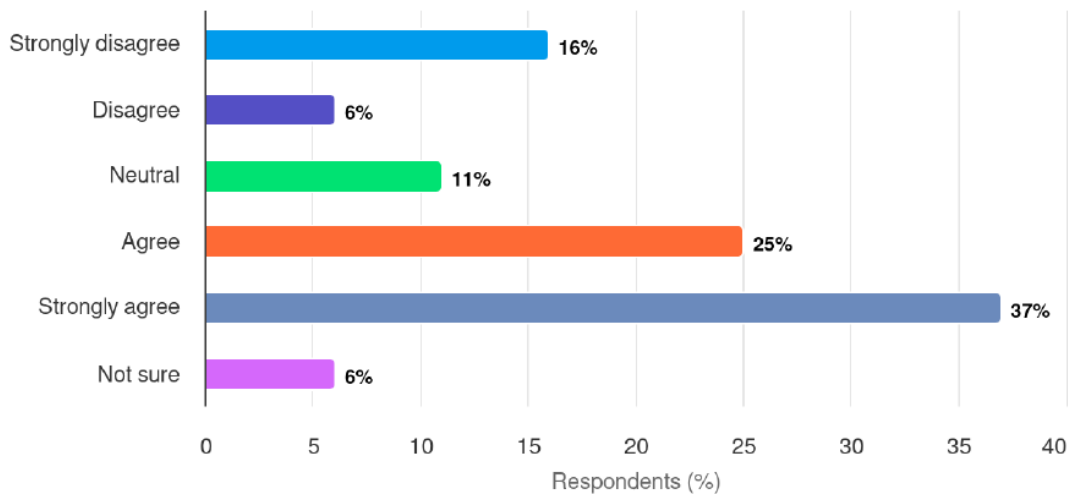


Figure 1 | Level of Support for 2007 OCP Principal Aim

For the second part of the Vision question, participants were asked if they would like to provide comments or changes to the existing Savary Island OCP Vision (Principal Aim).

- **116 respondents provided comments, but not all were comments related to the vision.** Some common themes include concerns about land use regulations, property rights, environmental protection, and infrastructure. Several responses requested the removal of setbacks from the vision – however there is no statement in the vision that refers to setbacks or regulations being noted by respondents.
- **97 respondents expressed concerns, uncertainty, or asked for clarification about the community vision.** These responses often focused on the potential implications of the vision, particularly regarding land use regulations, property rights, and government overreach.
- **74 respondents explicitly indicated that they want to keep the vision the same or did not want to suggest revisions.** This category represents a preference for maintaining the status quo and avoiding significant changes to the existing vision.

In summary: While some respondents supported the existing vision, many others sought revisions or expressed concerns. This suggests the community vision is a complex and potentially contentious topic, with diverse perspectives and interests needing to be considered during the planning process.

2.4.2 Suggested next steps on the Vision:

A vision statement should provide a shared image of the future a community wants to achieve. The vision should be strongly supported by the community in a community plan. However, if a community is divided on the future they want to see, this is a challenge and means that a lot of work must be done to find a common vision and values that Savary residents can agree upon. Some suggestions for amending the 2007 OCP Principle Aim (Vision):

- Clarify the role of an Official Community Plan as a visionary document and that it is not zoning regulations
- Define *rustic* or change the word to a different term relating to rural, off-grid lifestyle and discuss further with community
- Add in wording that speaks about the community, the people of Savary Island

2.5 Q5: 2007 Savary Island OCP, Goals – Check In

For question five participants were asked about the goal statements listed in the 2007 OCP. Respondents were asked to indicate their level of agreement to the goal statements as a check-in to see what is relevant today or what might need to change or be removed.

2.5.1 Q5 Feedback Results Overview

A) *Goal 1: To protect natural areas and the Island's ecological integrity.*

- 77% strongly agreed or agreed with this goal
- 10% strongly disagreed or disagreed with this goal
- 14% were neutral or unsure

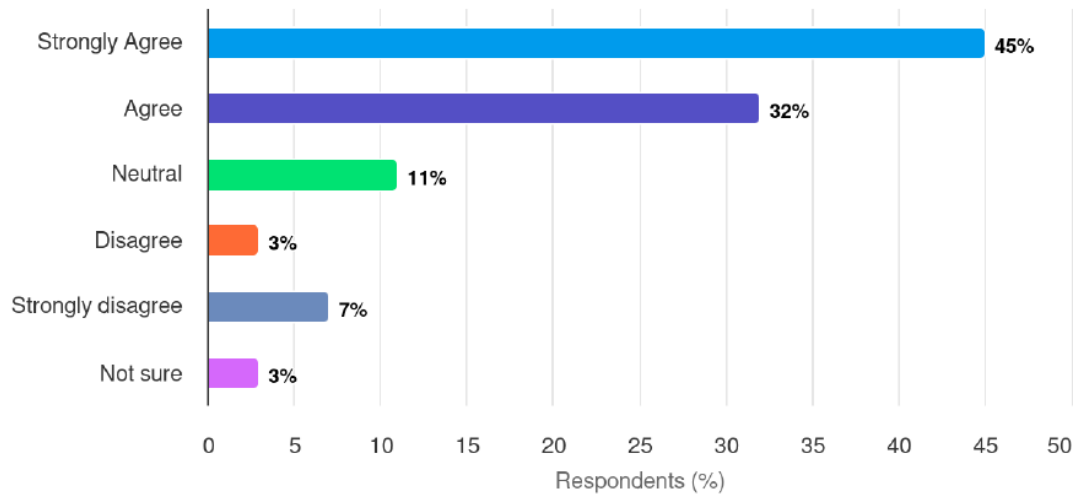


Figure 2 | Level of Support for 2007 OCP Goal 1

Please Note: Respondents observed that the selection choices for the goals switched from the Vision order of choices. The qRD did not do this on purpose, it was an entry error when setting up the survey in the survey platform.

Summary of Comments

Participants were asked if there are changes or revisions they would like to suggest for this goal. A strong majority of participants either agreed or strongly agreed with the goal to protect natural areas and the Island's ecological integrity in principle. However, the comments revealed a challenge remains with some participants wanting no regulation or requirements for them individually, but at the same time value the rustic living and natural areas that make Savary Island special. To ensure the rustic and low-density lifestyle continues, some respondents recognize that over-development in the context of no oversight or regulation may take place and that concerns them. This will require further discussion with the community in future engagement.

The categorization of participant comments below illustrates a diversity of perspectives within the survey responses, underscoring the complexity of balancing ecological concerns with property rights and individual desires within a community.

Feedback Themes and Categories on Goal 1: Protection of Natural Areas

- **Protect, but with safeguards for property owners:** A substantial number of respondents support protecting natural areas and the Island's ecological integrity, but with a strong emphasis on safeguards for property rights. This group consistently rejects any measures that they perceive as infringing on their ability to use and enjoy their land, including setbacks, site regulations, and limitations on building or rebuilding. They often call for "minimal intervention," advocating for grandfathering of existing structures and emphasizing the importance of respecting individual property rights and the financial investments they have made in their properties. Agreement with the goal, but stated conditions related to not over regulating property owners or that Islanders self-regulate already.
- **Desire for clarity and specifics:** Many respondents, while generally agreeing with the concept of environmental protection, expressed a strong desire for more clarity and specific details. Respondents questioned the meaning of terms like "ecological integrity," sought information on what specific areas will be protected and how, and want to understand the practical implications of any proposed regulations, particularly their impact on property owners. This group emphasizes the importance of transparency, detailed information, and community involvement in the development of environmental protection measures.
- **Support existing protections and limited intervention:** Some respondents stated the existing protections for natural areas on Savary Island are sufficient and that additional regulations are unnecessary or even counterproductive. These respondents pointed to the presence of land trusts, provincial regulations, and the responsible actions of residents as evidence that the Island's environment is already well-protected. They advocate for a limited role for government intervention, trusting in the existing framework and community stewardship to ensure the preservation of Savary's natural beauty.
- **Concerns and opposition to the Tetra Tech Study:** A notable number of respondents expressed concerns about the Tetra Tech Slope Hazard Study. They expressed worry about the potential negative impacts of such proposals on property values, building rights, and their overall ability to use and enjoy their land. Respondents highlighted the need for careful consideration and potential revisions to any new regulations to mitigate these concerns and ensure fairness for property owners.
- **Other:** This category encompasses a wide array of responses that don't neatly fit into the other categories. It includes comments that express general support for environmental protection without offering specific recommendations, suggestions for alternative approaches like education and voluntary initiatives, and responses that

critique the survey itself or express confusion about its format. This diverse range of responses highlights the complexity of perspectives on environmental protection and the need for a balanced approach that considers various viewpoints.

- **Suggestions** provided for how to protect natural areas and the Island’s ecology and still try to achieve property owners concerns on regulation:
 - Limit the size of buildings
 - Limit property development, density and therefore Island population
 - Consolidate lots
 - Stop tree clearing on lots and preserve the ecology of the Island
 - Limit number of vehicles on the Island

Comments and suggestions from this survey question will be further discussed in future engagements.

B) Goal 2: To safeguard the Island's groundwater supply.

- 85% of respondents strongly agree or agree to safeguarding the Island’s groundwater supply
- 6% strongly disagree or disagree
- 9% are neutral or unsure

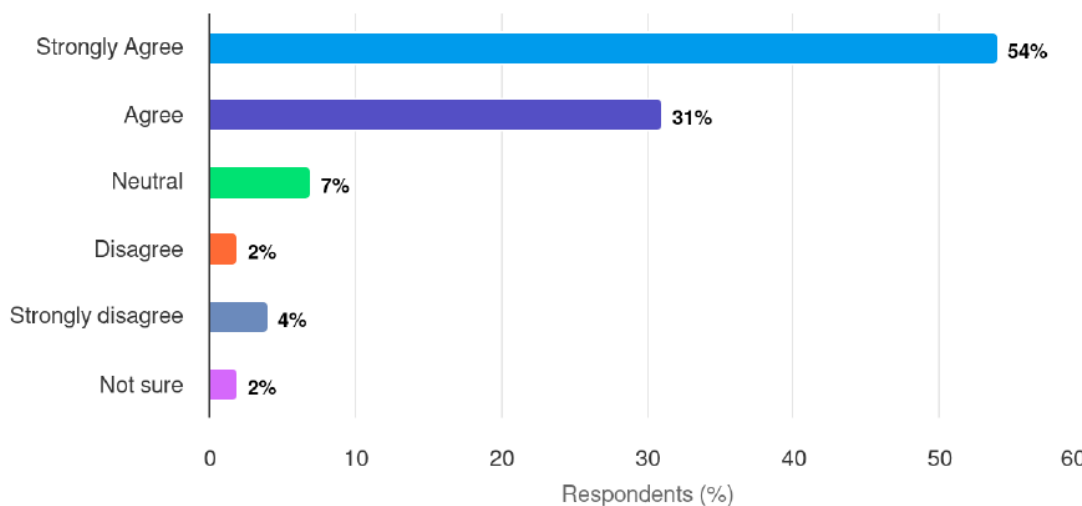


Figure 3 | Level of Support for 2007 OCP Goal 2: Groundwater

Summary of Comments

The goal on safeguarding Savary Island's groundwater reveals strong support (85%) but significant disagreement on methods. Many respondents emphasize the need for further study before implementing regulations, citing existing provincial rules and the Island's low population density. Concerns about contamination from sources like old vehicles and improper septic systems were also raised. The comments highlight a desire to balance

environmental protection with individual property rights and the unique character of Savary Island's off-grid lifestyle. A perspective that there is inconclusive data on groundwater resources underlies much of the debate.

Here are 5 categories that represent the range of opinions expressed in response to the survey question about safeguarding the Island's groundwater:

- **Responsible management and existing regulations:** This is the largest category and reflects the viewpoint that safeguarding groundwater involves a combination of responsible water use practices, proper well maintenance, and adherence to existing provincial regulations. Many responses emphasized the importance of education and awareness to prevent contamination and promote conservation. They express confidence in current systems and suggest that new restrictions might be unnecessary. Examples of this perspective include: "Wells are properly maintained and managed," "People need to follow the basic rules," and "The current septic and well rules seem to be working well."
- **Groundwater abundance, no concern:** This category encompasses those who stated the Island has a plentiful and resilient groundwater supply, with some even asserting that it's essentially unlimited. Many responses downplayed concerns about water scarcity, pointing to the Island's low population density and the aquifer's ability to recharge itself. Examples include comments such as: "We have plenty of water," "Savary has an ample aquifer that regenerates itself annually," and "We have a very healthy aquifer. It fills itself every single year to 100%."
- **Development restrictions and off-grid living:** These responses centred on the idea that limiting population growth and water-intensive development is key to protecting the groundwater. Many responses advocated for maintaining the Island's off-grid character and restricting development to single-detached dwellings to minimize the strain on the water supply. A common sentiment is that the Island's unique lifestyle and limited infrastructure naturally help safeguard groundwater. Examples include comments like: "Remaining off grid and restricting development to single family dwellings without multi-unit rentals will go a long way to safeguarding the groundwater supply," and "Staying off grid and restricting development of resorts, condos or other multi owner units could help safeguard the supply. Keeping development to single family units."
- **Need for further study and data:** These responses represented those who feel more information is needed to make informed decisions about groundwater protection. They highlighted the importance of conducting thorough studies and assessments to understand the aquifer's capacity, recharge rate, and potential vulnerabilities. Some express skepticism about existing data or call for independent assessments before implementing new policies. Examples of this viewpoint include: "There isn't even a conclusive study on the groundwater of Savary," "Any restrictions need to be based on real studies and true science and data," and "I believe this report is pending so need facts as to whether groundwater supply is at risk and how this is determined."

- Specific threats and targeted solutions:** These responses focused on addressing particular threats to groundwater quality. Concerns included potential contamination from aging vehicles, inadequate septic systems, illegal dumping, and legacy landfills. Respondents call for targeted actions to mitigate these risks, such as community cleanup efforts, stricter enforcement of regulations, and exploration of alternative wastewater management systems. Examples include comments such as: "Rusted out vehicles and other garbage collecting on lots or in the bush is a hazard to groundwater systems," and "The plan puts the onus on landowners to maintain their septic system but does not encourage improvements to septic systems if issues arise."

C) Goal 3: To strive for a balance between land use regulations and the desire of local residents for a rural island lifestyle.

- 57% of respondents strongly agree or agree
- 25% strongly disagree or disagree
- 19% are neutral or unsure

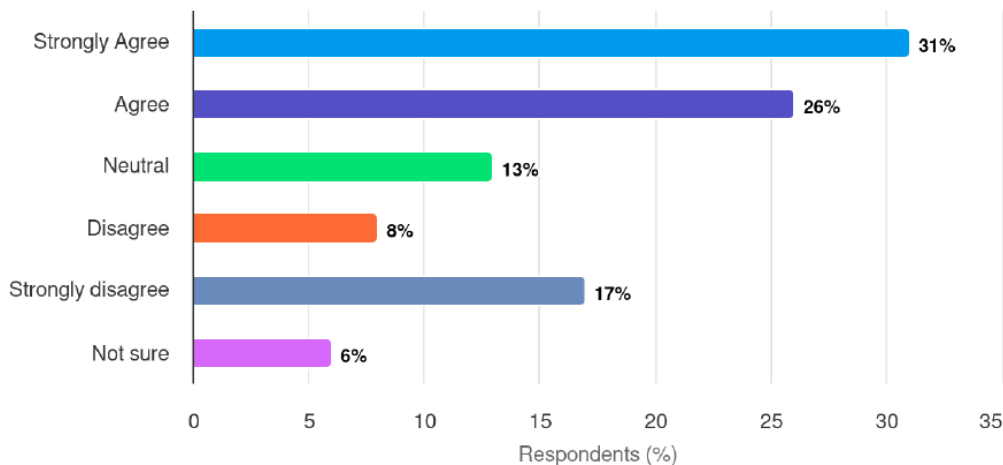


Figure 4 | Level of Support for 2006 OCP Goal 3: Land Use Regulations

Summary of Comments

For this goal, concerns were raised regarding the vagueness of the survey question and the potential negative impacts of proposed regulations, particularly setback requirements, on property values and the existing rural lifestyle. Many respondents emphasized the importance of preserving the Island's unique character and minimizing government interference, while others advocated for stronger regulations to protect the environment. The comments reveal a wide spectrum of opinions and a need for clearer communication and community involvement in the consideration of any new regulations.

- Opposition to land use regulations:** The largest portion of responses express opposition to any form of land use regulations. These individuals view regulations as an infringement

on their property rights and a threat to the Island's existing rural lifestyle. They argue that Savary Island has thrived without strict regulations and see no need for government intervention in land use practices.

- **Concerns about the impact of specific regulations (primarily setbacks) and the Tetra Tech report:** Many respondents, while not necessarily against all regulations, express specific concerns about the potential negative impacts of certain regulations, particularly setback requirements. They expressed worry that these setbacks, as proposed in the Tetra Tech report, will severely limit their ability to use their property, potentially rendering some lots unusable or significantly reducing property values.
- **Support for a balanced approach with carefully considered regulations:** Several respondents acknowledge the need for some level of land use regulation to protect the Island's environment and unique character. However, they emphasize the importance of striking a balance between protecting the environment and respecting individual property rights. They stated the need for regulations that are carefully considered, well-defined, and implemented in a way that minimizes negative impacts on property owners while achieving sustainability goals.
- **Criticism of the goal's wording and a desire for more clarity and information:** A notable number of respondents found the wording of the goal to be ambiguous, vague, or poorly phrased. They express a need for more specific information on what types of land use regulations are being considered, how the concept of "balance" is defined, and how these regulations would be implemented in practice.

D) Goal 4: To provide for a level of residential development which maintains the Island's rural character and is mindful of the Island's carrying capacity.

- 65% of respondents strongly agree or agree
- 17% strongly disagree or disagree
- 18% are neutral or unsure

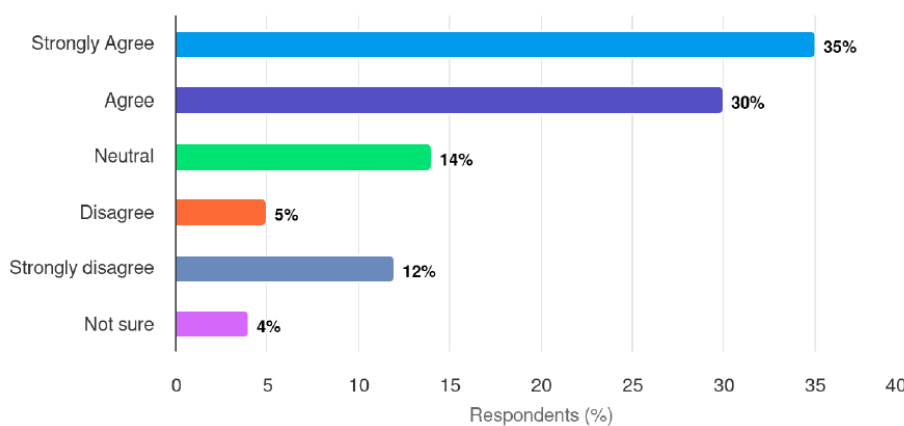


Figure 5 | Level of Support for 2007 OCP Goal 4: Residential Development

Summary of Comments

Survey responses to goal 4 regarding Savary Island's residential development carrying capacity reveal significant disagreement on development limits. Many respondents desire to protect the Island's rural character and worry about infrastructure limitations, especially water resources. Others emphasize property rights and oppose restrictions on building or rebuilding. The undefined nature of "carrying capacity" and concerns over potential regulations are recurring themes. Ultimately, the responses highlight a deep division over balancing development with environmental preservation and existing property owners' interests.

- **Support for the goal, but with caveats:** Many respondents agree with the statement, but express concerns about how carrying capacity should be defined and what specific limitations should be put in place. Several comments express worry about the potential impact on property owners' rights, and some advocate for incentives to encourage practices like lot amalgamation.
- **Opposition to any restrictions or regulations on development:** These respondents are opposed to any restrictions or regulations on residential development. They argue that landowners should have the freedom to develop their property as they see fit. Some express concerns about the impact of regulations on property values and financial futures.
- **Concerns about the ambiguity of the statement:** These respondents find the goal statement vague and ambiguous, particularly regarding the definition of carrying capacity and what is meant by "level of residential development". They want more specific information and details before they can provide a clear answer.
- **Belief that the island is already overdeveloped:** Many respondents believe the island is already overdeveloped. They express concerns about the impact of development on the island's environment, resources, and character. Some argue that further development should be limited or prohibited.
- **Support for single-family structures and opposition to multi-unit rentals or commercial endeavors:** A portion of respondents specifically support the idea of allowing only single-family structures on existing lots. They oppose the development of multi-unit rental properties or commercial ventures. They believe this type of development is incompatible with the island's rural character and carrying capacity.

E) *Goal 5: To encourage lot consolidation in order to reduce the total number of small lots on the Island.*

- 72% of respondents strongly agree or agree
- 13% strongly disagree or disagree
- 8% are neutral or unsure

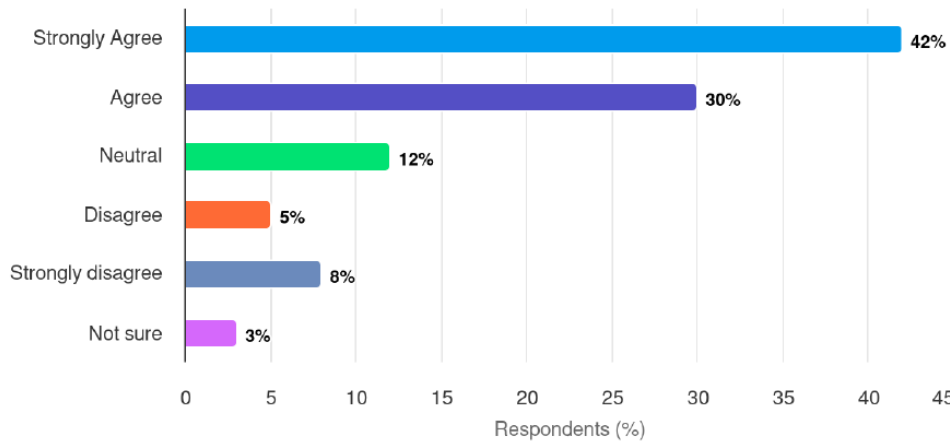


Figure 6 | Level of Support for 2007 OCP Goal 5: Lot Consolidation

Summary of Comments

A survey on Savary Island regarding lot consolidation reveals strong support (72%) for encouraging this practice, primarily through financial incentives like tax credits or grants. However, significant concerns exist regarding affordability and the potential exclusion of lower-income residents. Many comments highlight the need for clarity on the definition of "encourage," emphasizing voluntary participation and avoiding forced consolidation. The high cost of land and existing efforts by the Savary Island Land Trust are also discussed. Ultimately, respondents advocate for a balanced approach that considers both environmental preservation and economic equity.

- **Agreement with the Goal of Reducing Small Lots:** A majority of comments for this goal express agreement through comments that clearly indicate support for the idea of reducing the number of small lots on the island. This category does not consider the specific methods or conditions for achieving this goal, focusing solely on the overall objective.
- **Support for Lot Consolidation with Conditions:** Respondents in this category express support for lot consolidation, but with specific conditions or caveats. This category includes respondents who:
 - believe incentives are necessary to make consolidation financially feasible.
 - emphasize that consolidation should be voluntary and driven by individual property owners.

- express concerns about potential negative consequences of consolidation, such as increased exclusivity or the possibility of larger homes being built.
- support existing efforts by organizations like SILT to promote consolidation.
- **Opposition to Lot Consolidation:** A smaller number of responses clearly express opposition to lot consolidation, arguing that:
 - it would primarily benefit wealthier individuals and make Savary Island less accessible to people with lower incomes.
 - it could lead to the clearing of more land and the construction of larger, more environmentally impactful homes.
 - it infringes on private property rights and limits individual choice.
- **Questions about goal implementation:** A number of comments express uncertainty about the implications of lot consolidation or question the effectiveness in achieving desired outcomes. Several stated they need more information or context to form an opinion.
- **Focus on Practical Implementation:** These comments primarily focus on the practical aspects of implementing lot consolidation and suggest specific mechanisms for encouraging or facilitating consolidation, like tax incentives or streamlined processes. Some had concerns about the feasibility and cost of consolidation and how consolidation would be managed and enforced.

F) Goal 6: To limit commercial development to small-scale, non-polluting endeavours compatible with the Island's rural character and natural environment.

- 77% of respondents strongly agree or agree
- 10% strongly disagree or disagree
- 6% are neutral or unsure

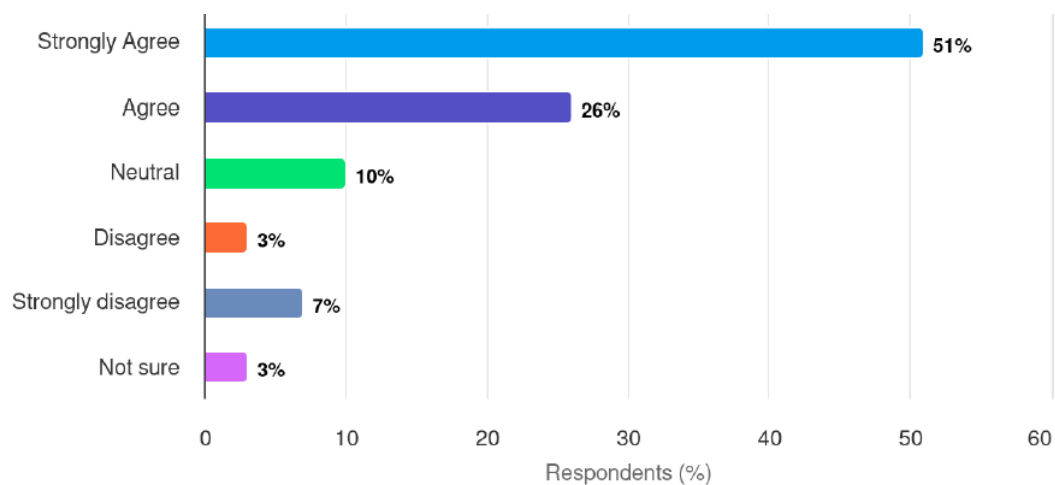


Figure 7 | Level of Support for 2007 OCP Goal 6: Commercial

Summary of Comments

A strong majority (over 75%) favored limiting or prohibiting further commercial development, citing concerns about preserving the Island's rural character and natural environment. Many respondents felt that existing commercial activity was sufficient, while others expressed worries about pollution and the impact of increased tourism. Significant concerns were raised regarding the vague goal statement and the potential for biased outcomes in the survey. The responses revealed a desire for community control over development decisions.

- **Limit or prohibit commercial development:** This was the largest category of responses and encompasses responses advocating for strict limitations on commercial development or a complete halt to any further development. Many respondents within this group stress the importance of preserving Savary Island's off-grid status, minimizing environmental impact, and maintaining the Island's existing rural character.
- **Support for small-scale, community-oriented businesses:** This category represents respondents who generally support limited commercial activity, particularly if it involves small-scale, non-polluting businesses that directly benefit the Savary Island community. They often mention essential services, home-based businesses, local crafts, or small eateries as examples of acceptable development.
- **Concerns and criticisms regarding the goal:** This category captures responses that directly critique the wording and framing of the goal. Respondents raised concerns about the vagueness of terms like "small-scale" and "non-polluting," arguing that these terms lack clear definitions and are open to subjective interpretation. Some view the goal as biased or leading, suggesting that it presupposes a negative view of commercial development.
- **Support for existing businesses and no further development:** This category of comments represents those who express satisfaction with the current level of commercial activity on Savary Island and believe that no further development is necessary. They often point to the existing general store, propane depot, and other businesses as sufficient to meet the community's needs.
- **Opposition to regulation and support for resident autonomy:** This category reflects the sentiment of respondents who strongly oppose any external regulations or controls imposed on commercial development. They emphasize the ability of Savary Island residents to self-regulate and make decisions that align with their community values. They argue that the island's unique character is a result of this autonomy and that external interference would be detrimental.

G) *Goal 7: To provide a level of community services at a scale appropriate for a rustic rural island community.*

- 70% of respondents strongly agree or agree
- 13% strongly disagree or disagree
- 10% are neutral or unsure

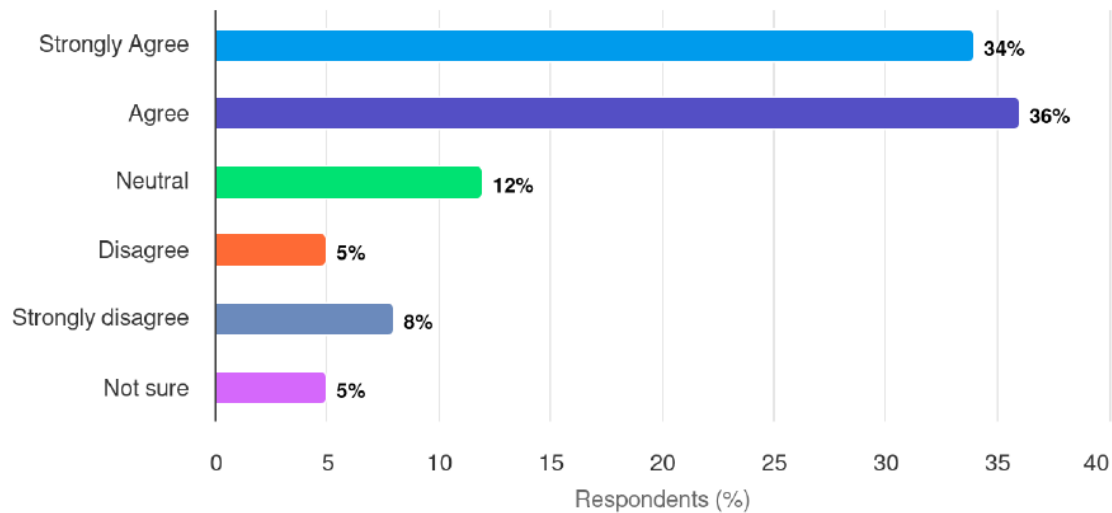


Figure 8 | Level of Support for 2007 OCP Goal 7: Community Services

Summary of Comments

The comments show a significant division, with strong opinions for and against increased services like garbage collection and public washrooms. Many respondents emphasized maintaining Savary's "off-grid" character, contrasting it with other developed islands. Concerns regarding the cost and responsibility for providing services were frequently raised. The need for improved road maintenance was a recurring theme.

- **Keep Savary off-grid:** This category encompasses respondents who firmly believe in preserving Savary Island's off-grid character and its natural environment. They oppose the introduction of most new services, especially those that would require significant infrastructure, like hydroelectricity or paved roads. Many of these responses explicitly express a desire to avoid becoming like other islands with more developed services, using phrases like "keep Savary off the grid".
- **Essential services:** This category includes responses advocating for the provision of essential services like garbage and recycling collection (either on the island or at a drop-off point in Lund), road maintenance (especially addressing dust and potholes), public washrooms, and improved emergency services. These respondents emphasize practical solutions to address the island's current needs while preserving its rural character.

- **Maintain existing services:** This category includes those who are content with the current level of services and don't see a need for significant changes. They believe the existing services are adequate for a rural island community and express concerns about the potential negative impacts of additional development.
- **Clarification and specifics:** Many respondents sought clarification about the meaning of "community services" or asked for concrete examples. Some questioned the vagueness of the goal and expressed uncertainty about what services were being considered.
- **Financial considerations:** This category includes responses highlighting concerns about funding and taxation. Some respondents questioned how new services would be financed and expressed a desire for transparency in decision-making. Others questioned the value received for the taxes they currently pay, especially given the perceived lack of existing services provided.

H) Goal 8: To encourage a system of transportation which meets but does not exceed the Island's needs and maintains and complements the Island's rural character.

- 68% of respondents strongly agree or agree
- 15% strongly disagree or disagree
- 20% are neutral or unsure

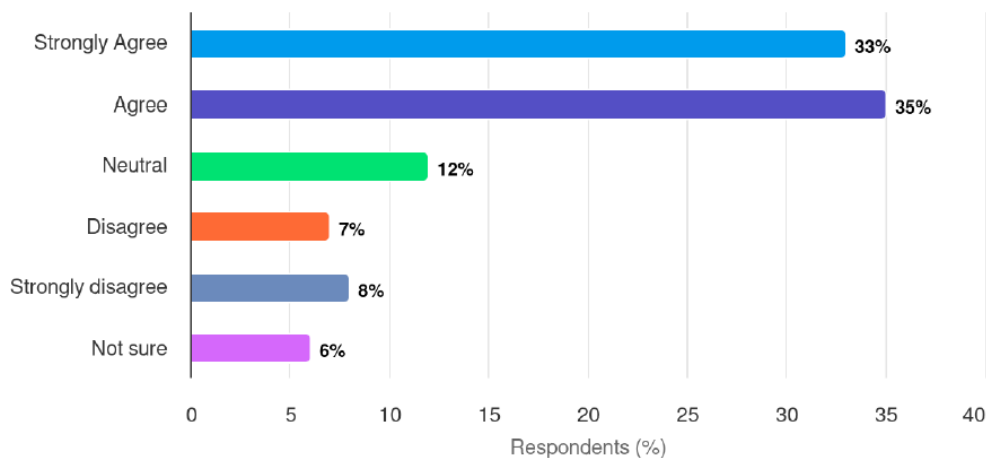


Figure 9 | Level of Support for 2007 OCP Goal 8: Transportation

Summary of Comments

A majority either strongly agreed or agreed that the current system complements the Island's rural character. However, many comments revealed significant concerns about road maintenance, excessive traffic, and a lack of parking. Respondents frequently suggested limiting vehicle access, improving existing services like taxis and barges, and creating bike paths. Strong opinions existed against paving roads, preferring the Island's current unpaved roads.

- **Maintain rural character/limit development:** This category encompasses responses that emphasize preserving Savary Island's rural character as a primary concern. This includes strong opposition to paving roads as it's seen as leading to more vehicles and urbanization and advocating for keeping the existing transportation system with its reliance on water taxis, land taxis, and limited vehicle access. General concerns about excessive development or changes that would disrupt the island's character were also noted.
- **Restrict vehicles/traffic:** This category represents the many respondents who directly address the perceived issue of too many vehicles on Savary Island. They propose different forms of restrictions such as limiting vehicle access to property owners only, banning vehicles for renters and tourists, restricting the number of vehicles allowed per property or the frequency of bringing vehicles and encouraging alternative modes of transport like walking, cycling, and golf carts
- **Improve road maintenance:** This category highlights the consistent calls for better road maintenance, particularly on the main road, Vancouver Boulevard. The responses include complaints about dust, potholes, and general safety concerns, requests for more frequent grading and graveling and suggestions to pave Vancouver Boulevard while keeping side roads unpaved.
- **Support existing private services/oppose government intervention:** This category captures the sentiment of those satisfied with the current private transportation services (water taxis, land taxis, and barge services). They oppose government-run systems and prefer the free market to determine transportation options. Some respondents specifically praise the existing services or believe no changes are needed.
- **Unclear goal or need more information:** A significant number of respondents found the goal vague or ambiguous. They request clarification on the meaning of "system of transportation" and "Island's needs" and express difficulty understanding the goal's intent.

1) Suggestions for Missing Goals

Respondents were asked if there were any goals missing that they would like to suggest for the Community Plan. Here are 5 categories that represent the responses.

- **Property Rights** - Many respondents are concerned about the potential for increased government regulation and the impact this could have on their property rights. They want to be able to use and enjoy their property with minimal interference from the government.
- **Infrastructure and Services** - There are a number of calls for improvements to the island's infrastructure and services, such as roads, public washrooms, parking in Lund, garbage and recycling services, fire protection, and medical services. Respondents feel that these improvements are necessary to support the island's growing population and tourism.

- **Environmental Protection** - Many respondents want the OCP to include goals related to protecting Savary Island's natural environment. These goals include limiting development, protecting trees, reducing erosion, and managing the impact of visitors.
- **Governance and Community Engagement** - Many respondents expressed dissatisfaction with the current governance structure and called for more local control over decision-making. They feel that the regional district is not responsive to the needs of the Savary Island community and would like to see more transparency and community engagement in the OCP process.
- **Tourism Management** - Some respondents believe that the OCP should address the impacts of tourism on Savary Island. Suggested goals include providing infrastructure for visitors, such as washrooms and parking, managing the number of visitors, and educating visitors about the island's unique environment and culture.

2.6 Additional Comments

Savary Island property owners overwhelmingly expressed concerns regarding proposed land use regulations, specifically concerns around building setbacks. A significant number of responses stated a desire for further community engagement.

Here is a more detailed look at the categories that represent additional comments provided in the survey.

- **Opposition to Proposed Setbacks and Land Use Regulations:** Many respondents expressed concern about the OCP being a mechanism to impose building setbacks based on the Tetra Tech Slope Hazard study, viewing them as unreasonable, detrimental to property values, and infringing on property rights. Concerns included the inability to rebuild after fire or damage and the perception that any future OCP or zoning regulations would prioritize environmental concerns over the needs and rights of property owners.
- **Preservation of Savary's Rural Character and "Off-Grid" Lifestyle:** It is clear that many respondents desire to maintain Savary's existing rustic and off-grid character, opposing developments like paved roads, electricity, and increased connectivity. They value the Island's natural beauty, simplicity, and self-sufficiency, fearing that excessive regulations or modernization will erode this unique character.
- **Demand for Improved Governance, Transparency, and Community Engagement:** Respondents expressed a desire for more communication, transparency, and inclusivity in the planning process. Respondents were in favour of more community engagement, including opportunities for direct input and potential referendums if significant land use changes were proposed in the future.
- **Need for Enhanced Infrastructure and Services:** While preserving the Island's character is paramount, some respondents also identified the need for improvements to essential infrastructure and services. These included better road maintenance, particularly on the

main road, the provision of public washrooms to address sanitation concerns, and solutions to parking issues in Lund and at the Savary wharf.

- **Concerns about Erosion, Environmental Protection, and Responsible Development:** A group of respondents expressed concerns about environmental issues like erosion and responsible development. They advocated for measures to protect the Island's fragile ecosystem while recognizing the need for balanced solutions that consider property owners' rights. Some suggest exploring mitigation strategies and promoting responsible building practices instead of restrictive regulations.

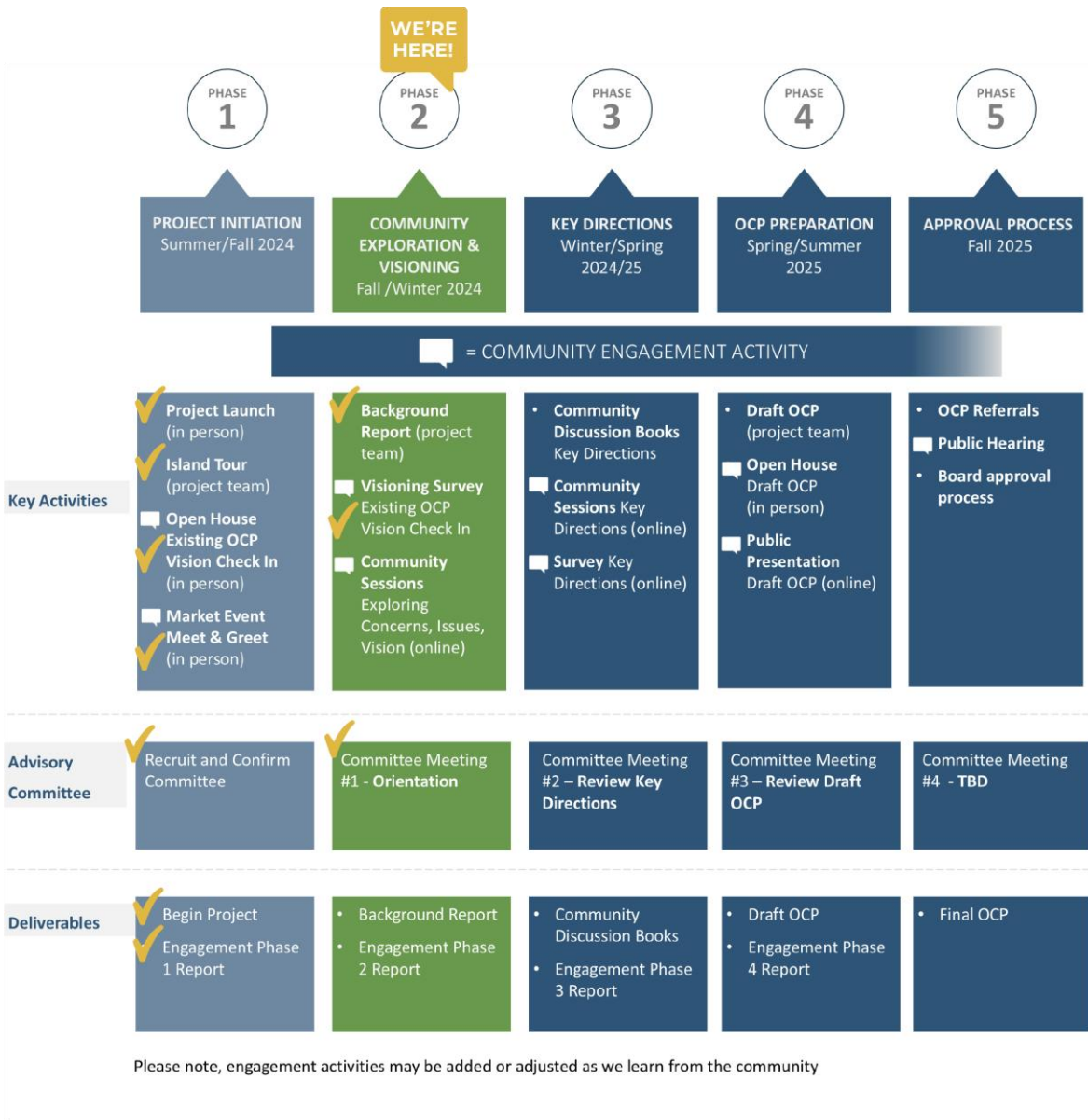
3 NEXT STEPS

The qRD and the project team are still early in the plan-making process of the Savary Island Community Plan. This initial community survey and outreach is the beginning of the process, not the end. The qRD and project team have plenty of additional community engagement planned prior to the creation of a draft new Savary Island Community Plan.

The results of this citizen survey are the first step in understanding the community's values and beliefs on key topics, using the existing Savary Island OCP Vision and Goals as a baseline. It is clear that while many of the existing OCP goals are supported by survey respondents, more clarity is needed.

The new community plan and any new policies will not be drafted until additional community engagement is completed to further understand the needs, desires, values and vision of Island landowners and residents.

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.



4 APPENDIX A: SURVEY LONG FORM ANSWERS

To ensure the protection of respondents' privacy and personal information, qRD staff are currently reviewing all of the survey responses and redacting any information that could be used to identify a specific individual or group. The survey responses will be made available after staff have finished their review.

Thank you for your patience!