



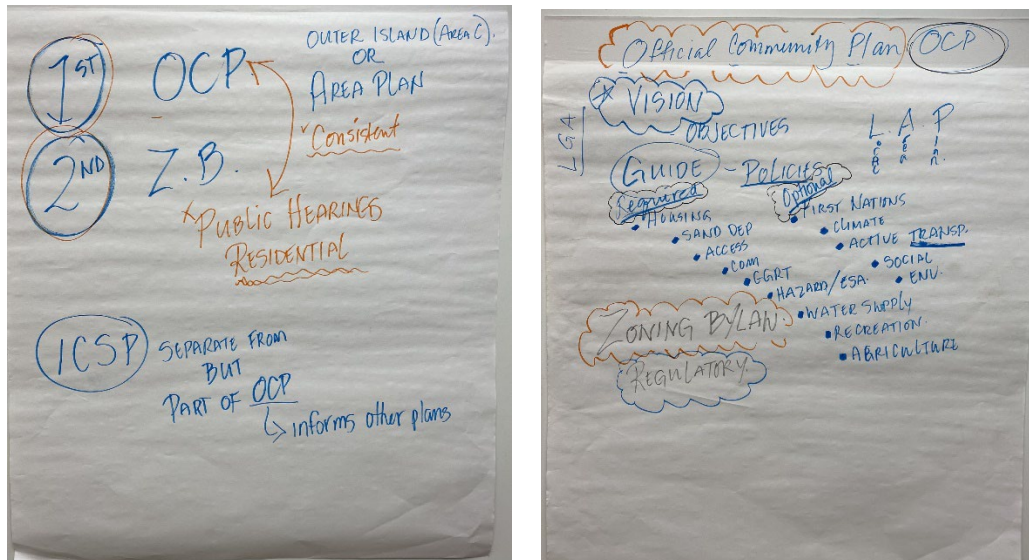
What we heard: Outer Islands Community Meeting

Area C OCP Project | October 16th 2024 @ Surge Narrows Bunk House



"small is beautiful"

The Strathcona Regional District would like to thank the outer islands community members who attended the Area C OCP project kick off meeting. The meeting consisted of a brief overview of the OCP review process, required content, what the OCP does, which was then followed by a community lunch and ended with a mind mapping discussion about topics important to the community.



The Surge Narrows Community Association presented staff with their draft principle aim of the OCP which states;

“To support an interdependent & cooperative community that holds high regard for an individual’s choice of lifestyle while protecting ecological integrity and maintaining respect for other members of the community.”

DRAFT PRINCIPLE AIM FOR OCP

To support an interdependent & co-operative community that holds high regard for an individual's choice of lifestyle whilst protecting the ecological integrity of the area & maintaining respect for other members of the community.

Nine long form written comments and notes taken by staff were collected from (approximately) 30 attendees. The discussions both with the group and with staff members were informative and included what the residents love about their community, as well as concerns to be addressed in the OCP.

The following provides a summary of the responses received, the visual notes taken at the community meeting, and highlights the most common themes.

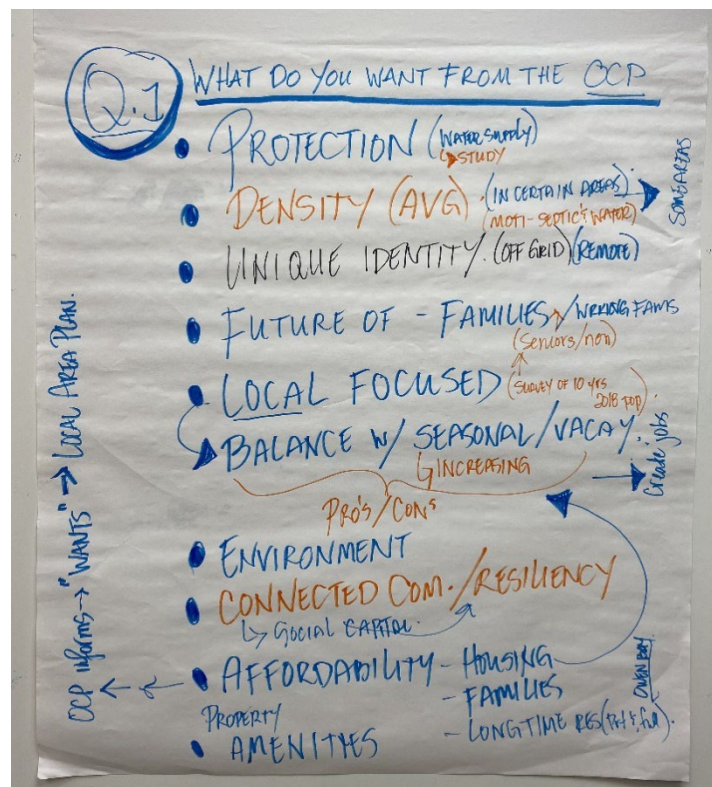
Introduction

The beginning of the meeting involved a brief presentation from staff to address the following questions:

- What is an Official Community Plan (OCP)?
- What is the difference between an OCP and a Zoning Bylaw?
- How does this relate to the Rural Land Use Bylaw?
- What is the purpose of an OCP? How is it used?
- What content belongs in an OCP?
- What is involved in an OCP review?

Following the presentation there was a brief Questions and Answer period, before moving on to the Discussion Questions.

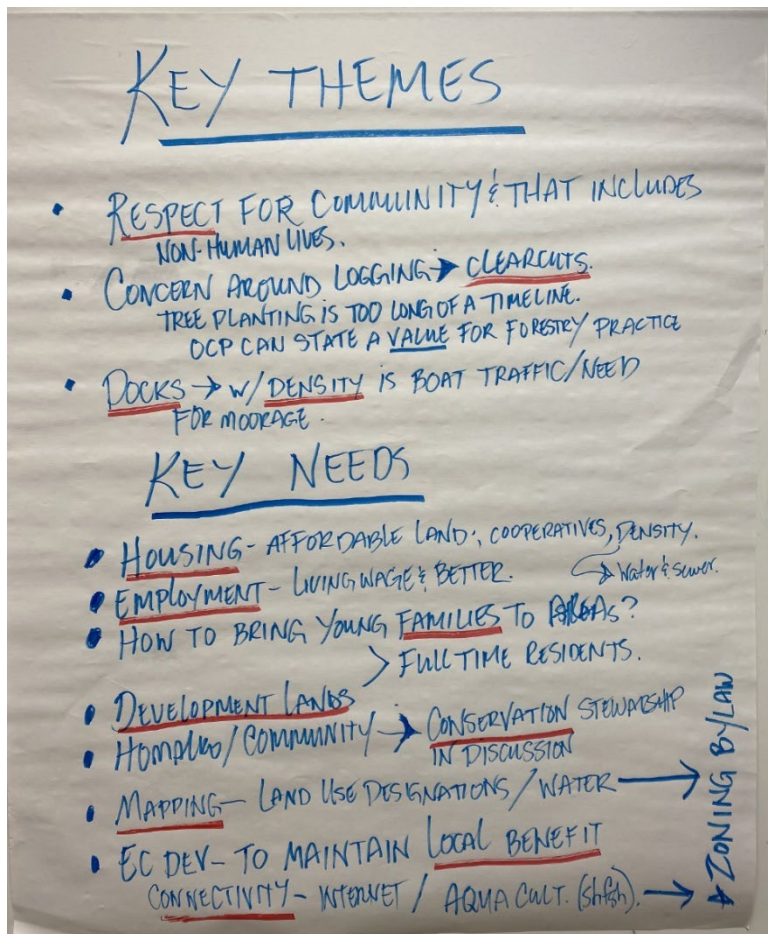
Question 1: What would you like this OCP to do for your community?



Key themes emerging from the first discussion question highlighted the importance of protecting the natural environment and the rural, remote, off-grid lifestyle that the outer islands enjoy, while still enabling some smaller lot sizes in certain areas to support attracting young families and multigenerational living. The OCP should also highlight the unique identity and culture of the outer island communities and the key differences between them. A local focus for Read Island was to identify the pros and cons of the seasonal residents and tourists, recognizing the benefits to the local economy while still ensuring that permanent residents are welcomed, creating resiliency and

greater social capital on the island. Key factors in attracting permanent residents were the affordability of land and housing, amenities, and economic opportunities for families.

Question 2: What do you see are the most urgent needs in the community that the OCP should prioritize?



The second discussion question brought forward several important themes to be incorporated into the OCP. Of the local priorities identified below, three common answers were emphasized amongst the attendees. Environmental sustainability, preservation and protection of the remote, rural, off-grid, boat access lifestyle, and lastly, the objective to attract more young families and full time residents while enabling seniors to age in place. The sense of community and social capital is very strong in the outer islands, and the OCP shall reflect and aim to protect such strengths. Maintaining the off grid and boat access remote lifestyle provides a sense of unity and community which keeps the social resilience of the outer islands strong.

Other themes of the local priorities discussed are identified below:

Housing

- Affordable land, cooperatives
- Considering water and sewage management
- Varying density responsibly
- Building community with permanent residents and young families

Environment

- Wildlife preservation
- Coexistence of humans and non-humans

- Natural habitat conservation
- Stewardship
- Conservation and protection of water
- Waste removal, waste reduction practices

Forested Lands

- Advocacy for conservation
- Scale back the volume and size of lands used for logging, stop clear cutting
- Respect the island's natural environment

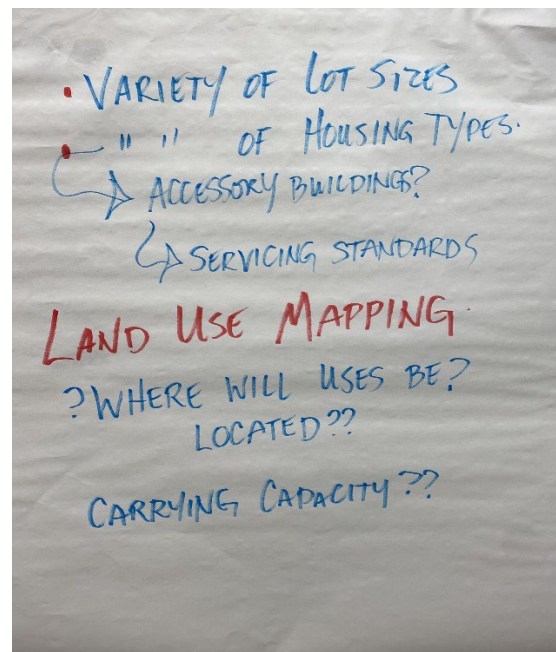
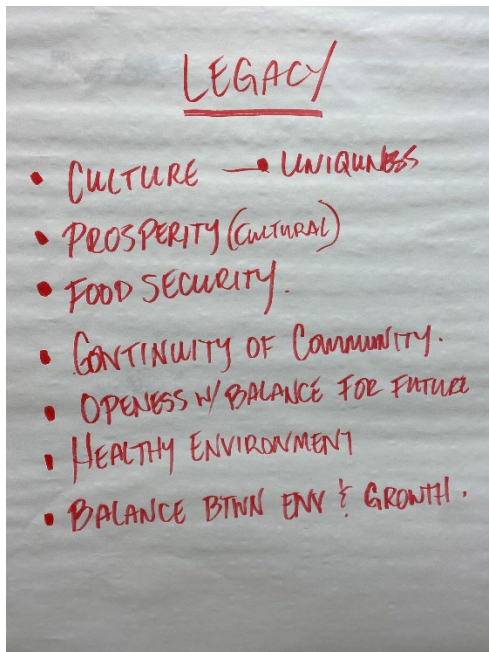
Economic Development

- Local, small scale commercial land uses
- Employment opportunities
- Maintain local benefits
- Tourism
- Food security

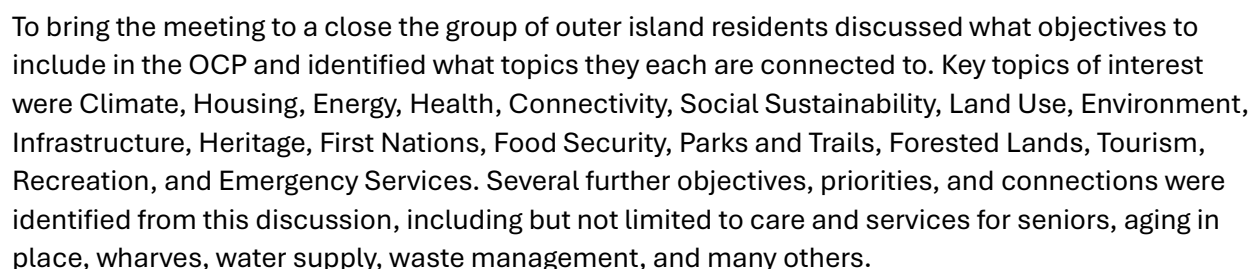
Energy

- Keep the unique off-grid lifestyle
- On island power generation
- Solar, generators, being mindful of greenhouse gas emissions

Question 3: What legacy do you want this OCP to have for the future?



Mind Mapping:



The full list of topics identified in the mind mapping activity are provided below:

OCP

CLIMATE

- Environmental protection
- Waste reduction
- Power generation options – generators, solar, propane
- greenhouse gas emissions
- commercial buildings
- institutions
- partnering for conservation
- funding options
- building efficiencies
- fibre optic

TRANSPORTATION

- flights
- public moorage (capacity and access)
- waste
- wharfs
- services, health care
- active transportation, electric bikes and charging

ENERGY

- Tied to transportation

HOUSING

- Seniors – aging in place, abilities, home supports
- Support – community funding
- Services
- Density
- Students

CONNECTIVITY

- Students
- Water
- Education System
- Teachers
- First Nations
- Partnerships

SOCIAL

- Supports
- Connection to services
- Caring for each other
- Health practitioners
- Thriving youth

ECONOMIC DEVELOPMENT

- Environmental employment

LAND USE

Scale
Forestry lands
Capacity
Partners
Institutional education and research)
Industrial – not impacting your neighbourhood
Keep rural characteristics in land use strategies

ENVIRONMENT

Research hub
Water study follow up
Ocean
Monitoring – BC Wildfire employment hub
Forestry practices, protections and water security

HERITAGE

Archeology
First Nations Culture

FIRST NATIONS

Acknowledging that traditional territories are current
Reconciliation
Place names
Healing
Connection to land and wilderness
“Old Church”

INFRASTRUCTURE

Facilities to improve connection
Internet connection
Wharves
Shared boats
Education for sustainability

FOOD SECURITY

Aquaculture
Wild foods, forest and land
Housing - ‘Block House’
Sovereign
Self sufficiency
Community garden – berries
Food tourism
Agri tourism
Local supply
Build community

TOURISM

Agriculture
Kayaking and outdoor tours
Entrepreneurs

- Small business
- artists
- Gardens
- Community building
- Local products
- Creatives space
- Respectful of community
- Encourage business that reflect the community
- Cooperatives

FOREST LANDS

- Conservation and stewardship

EMERGENCY SERVICES

- Helicopter landing
- Mapping

PARKS & TRAILS

- Maps
 - Spine trail
 - Rosen Lak
 - HBC Trading Post
 - Hotel Bay
 - Running
- Maintaining
- Resource for community

RECREATION

- Facilities
- Programming

SAND AND GRAVEL

- 'The Pit'