



‘i’ cun ‘uw ‘i’ COMMUNITY PLANNING

Gabriola Island No 5 | ma-guala No 6
11 Nanaimo River Road
Dodds Narrows | Kensington Land

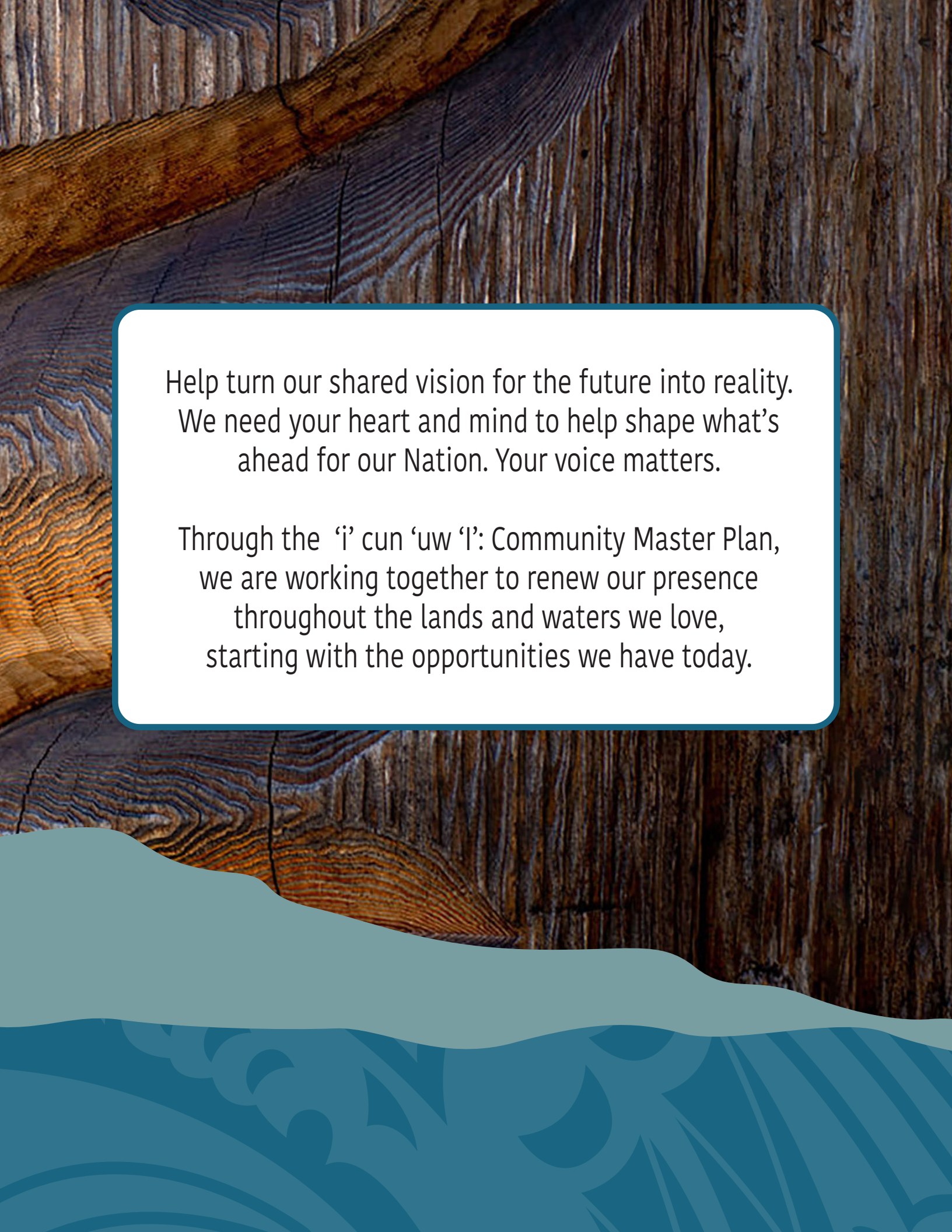
Book 3 of 6
June 8, 2025

At this time, all information is accurate



hay cep qa' for taking the time
to learn more about

'i' cun 'uw 'i'
COMMUNITY PLANNING

The background of the entire image is a close-up, high-contrast photograph of a wood grain, showing various shades of brown and tan with prominent vertical and diagonal lines. At the bottom of the image, there is a stylized graphic of a teal wave or shoreline, composed of several overlapping, curved shapes in different shades of blue and green.

Help turn our shared vision for the future into reality.
We need your heart and mind to help shape what's
ahead for our Nation. Your voice matters.

Through the 'i' cun 'uw 'l': Community Master Plan,
we are working together to renew our presence
throughout the lands and waters we love,
starting with the opportunities we have today.



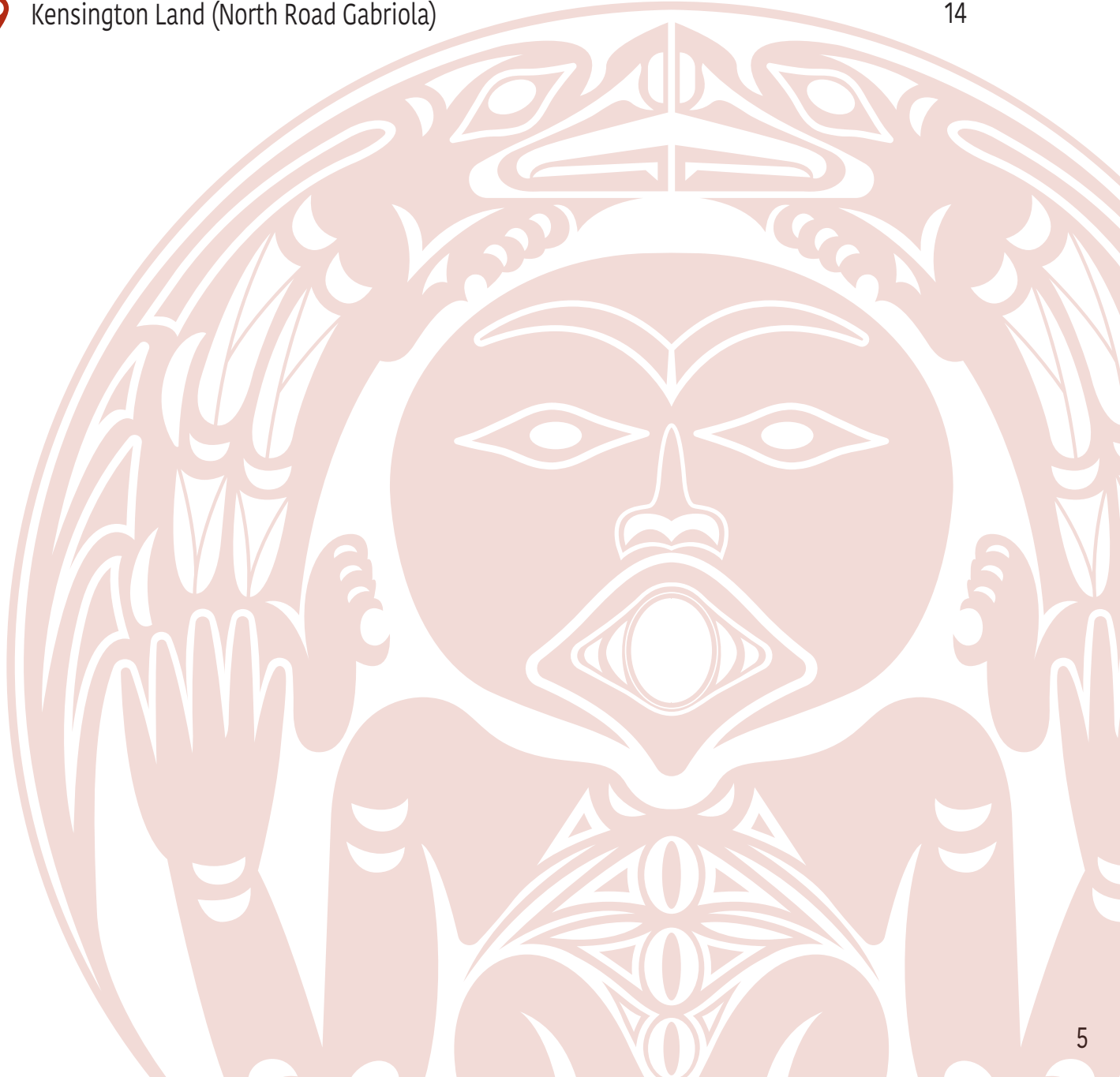
We invite you to share your
feedback on the future of these
land parcels by scanning the
QR code or visiting
www.snuneymuxw.ca/cp



Overview

This booklet shares information about the potential future plans for the following parcels of land:

📍 Gabriola Island No 5	6
📍 ma-guala No 6	8
📍 11 Nanaimo River Road	10
📍 Dodds Narrows (1250 Leask Road)	12
📍 Kensington Land (North Road Gabriola)	14





Gabriola Island No 5

PARCEL SIZE: 2.37 acres **OWNERSHIP TYPE:** Reserve Land

OVERVIEW

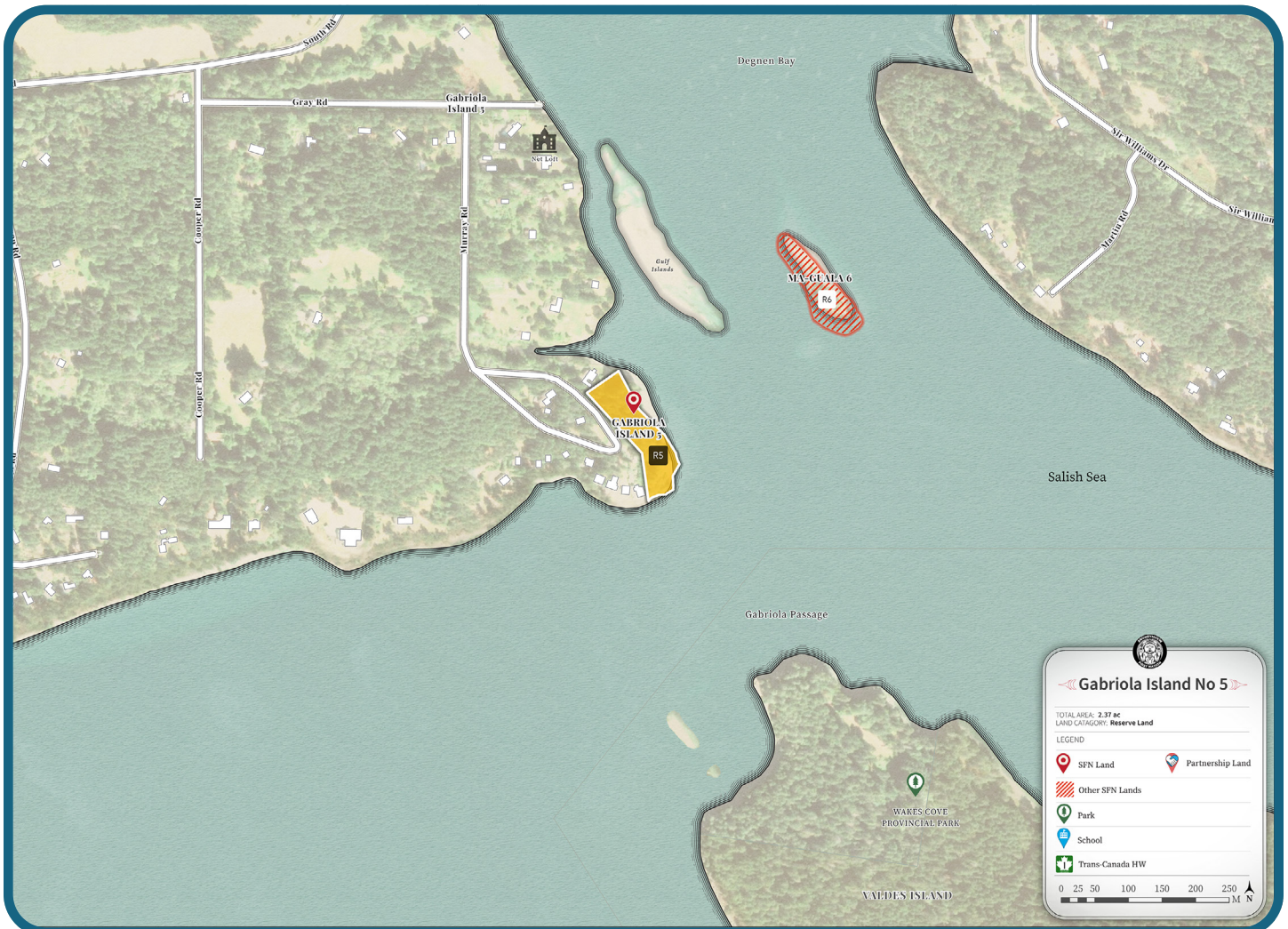
This land is located on the southern coast of Gabriola Island, at the mouth of Degnen Bay. Adjacent to it is ma-guala No. 6, located on a small island within Degnen Bay. The parcel is accessed by Rowan Way.

MORE INFORMATION

There is a temporary shed onsite, with a large water tank and power available through an existing utility pole located just outside the property lines. The topography is flat, with scenic waterfront views looking eastward.

OPPORTUNITIES

- Gabriola Island, once home to Snuneymuxw villages, holds immense cultural significance. The parcel offers an opportunity to reconnect members with their heritage and strengthen cultural ties to the land.
- Uninterrupted views of the ocean from the parcel.





OVERHEAD SHOT



ADJACENT PROPERTIES



WATERFRONT VIEWS



ma-guala No 6

PARCEL SIZE: 0.59 acres **OWNERSHIP TYPE:** Reserve Land

OVERVIEW

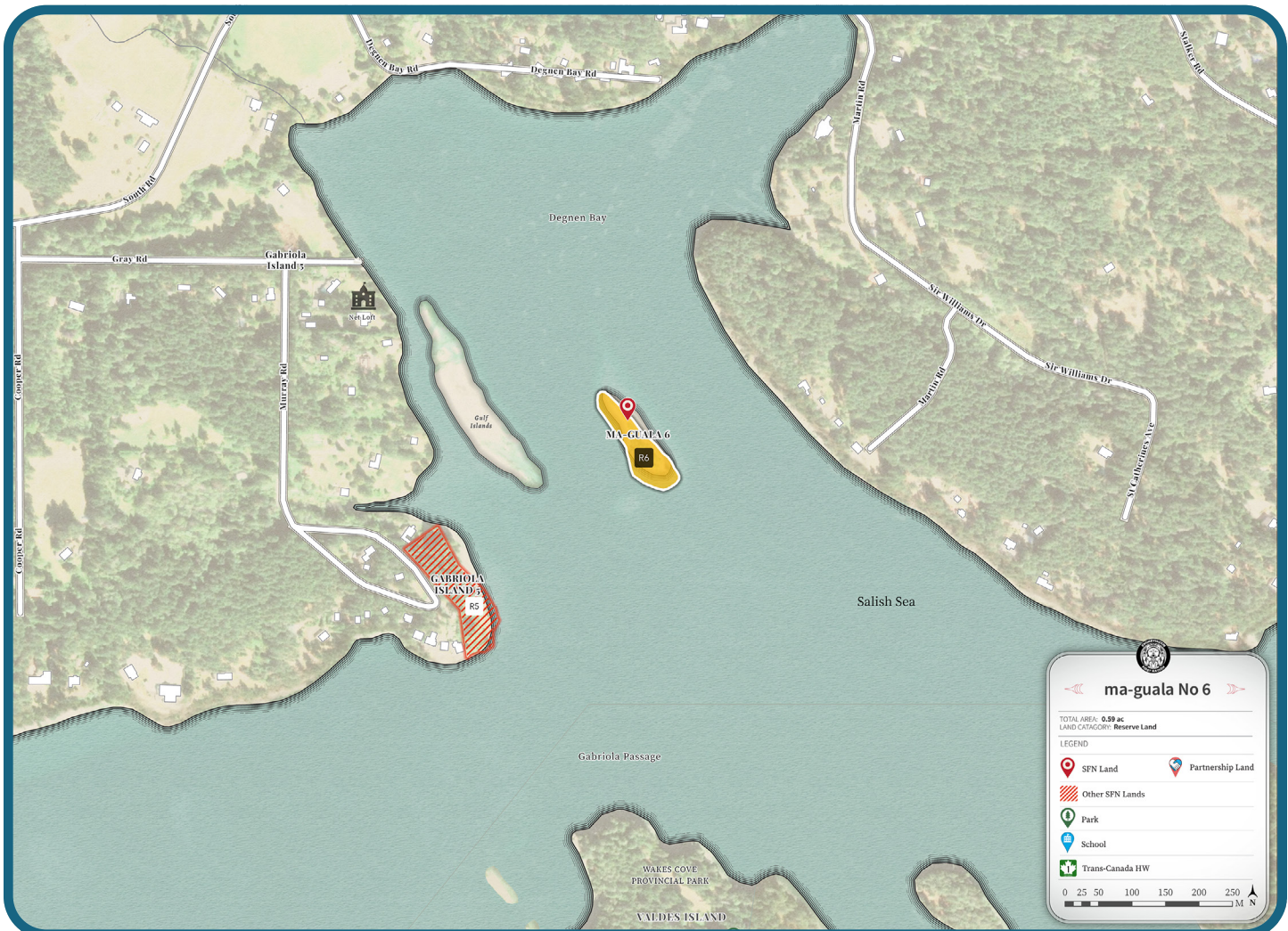
This land is a small island located within Degnen Bay, approximately 275 m from Gabriola Island No. 5. Situated in a non-intertidal zone, it is accessible only by water.

MORE INFORMATION

ma-guala No 6 is an archaeological site and was historically used as a burial ground by the Snuneymuxw people, making it culturally sensitive. There are no structures or infrastructure on the parcel.

OPPORTUNITIES

- Cultural, spiritual and historical significance of the parcel could support cultural reconnection, healing and ceremonial purposes for Snuneymuxw members.
- The natural undisturbed state of the parcel has potential for conservation and education.





OVERHEAD SHOT



LIGHT FOREST ON SITE



SITE IN CONTEXT WITH GABRIOLA



11 Nanaimo River Road

PARCEL SIZE: 41.5 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

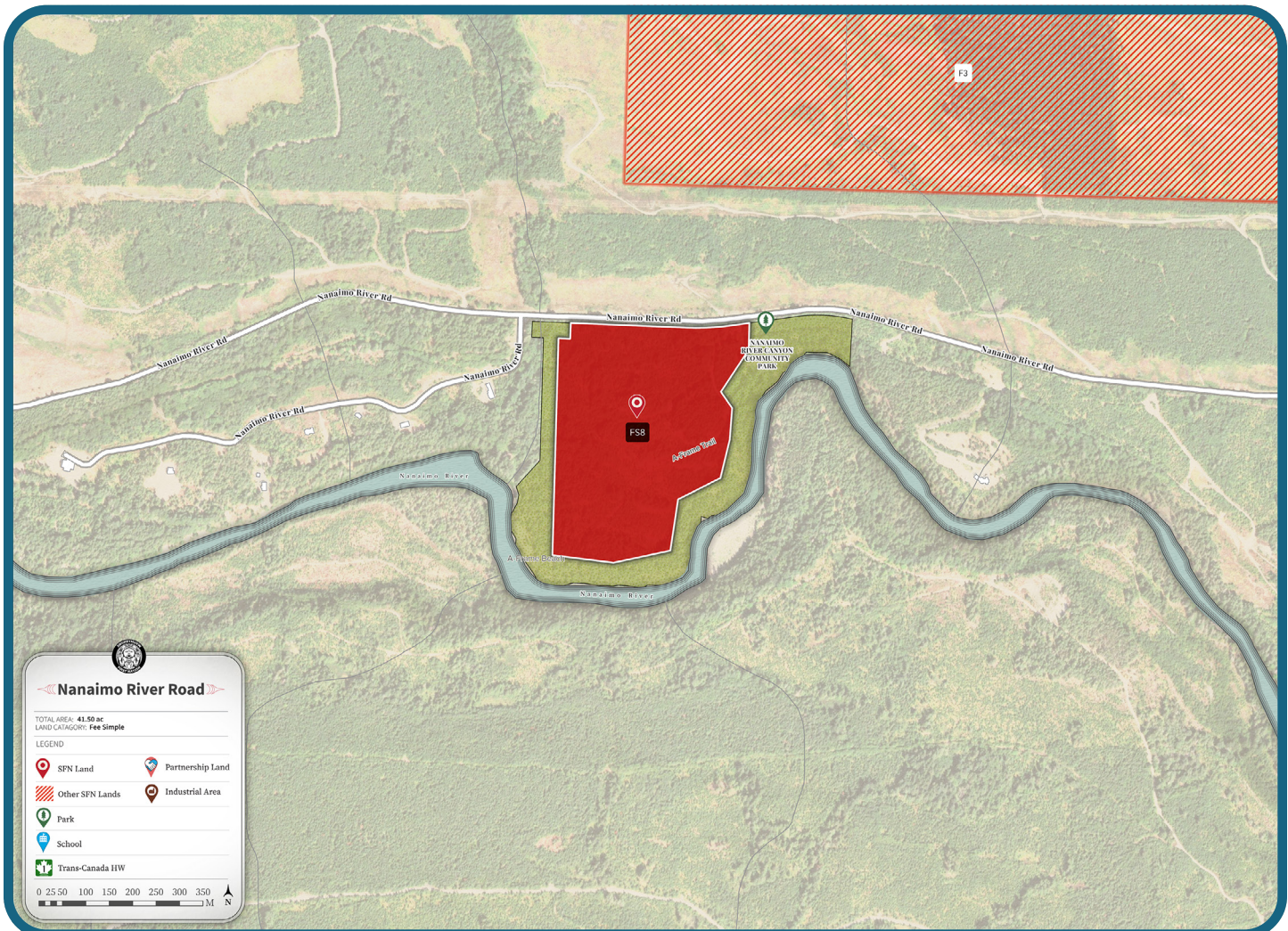
Located an approximately 20 minute drive away from downtown Nanaimo, this area has characteristics of a rural site with limited surrounding development and is heavily forested. The site gradually slopes downwards towards the Nanaimo River.

MORE INFORMATION

With direct access to Nanaimo River Road from the site, the area has nearby recreational amenities like WildPlay adventure park, paintball, golf and river swimming sites.

OPPORTUNITIES

- Located along the Nanaimo River.
- The initial 150m has a gentle slope along with the area near the river.
- Site has no preexisting buildings on it.





CAMPFIRE ACTIVITY BESIDE SITE



GATED VEHICLE ACCESS TO SITE



NORTHEAST OVERHEAD SHOT



Dodds Narrows (1250 Leask Road)

PARCEL SIZE: 0.31 acres **OWNERSHIP TYPE:** Future Addition

OVERVIEW

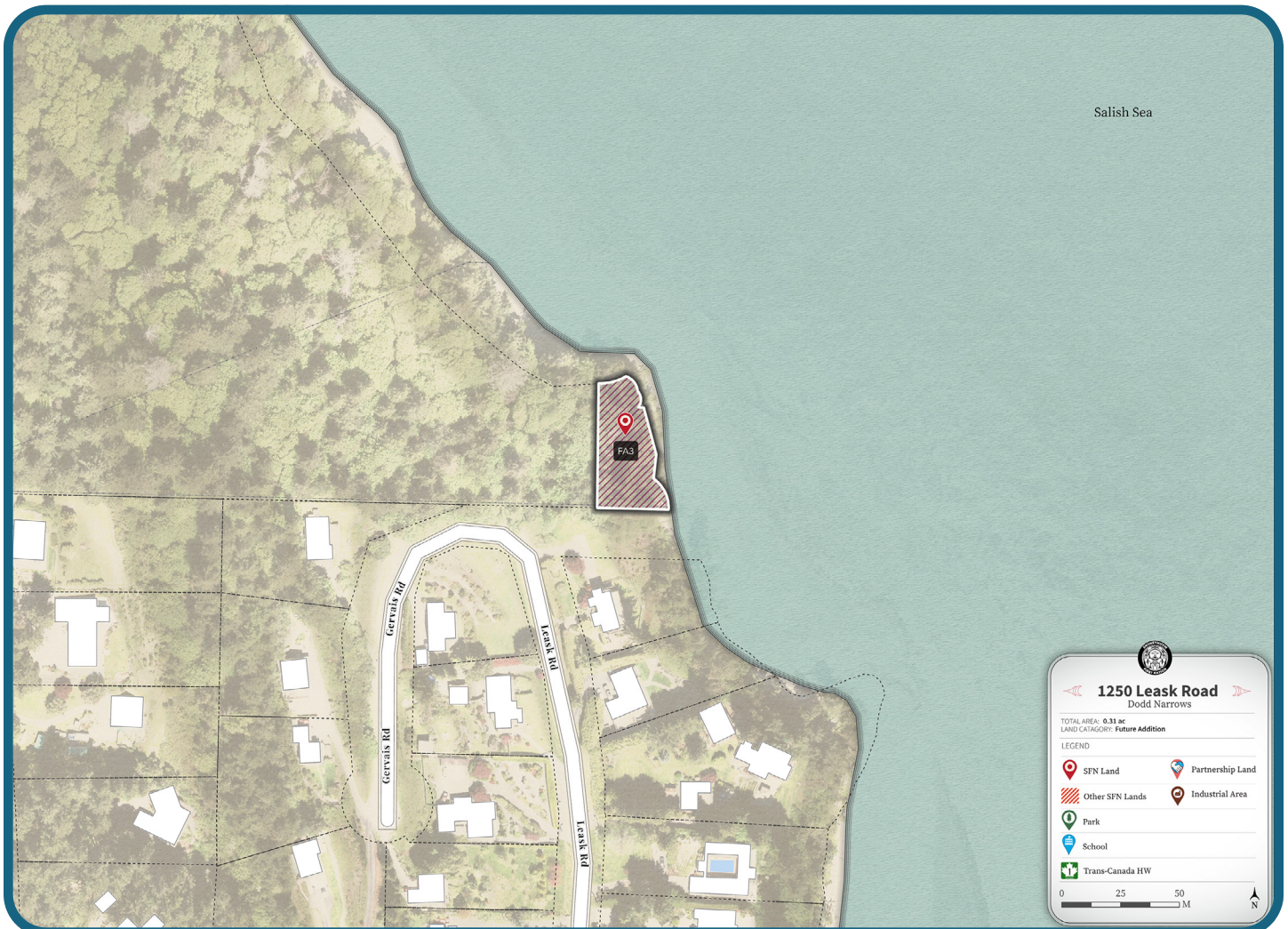
Located at the end of Leask Road near Dodd Narrows, this small forested site offers spectacular ocean views, rich wildlife presence and striking natural beauty.

MORE INFORMATION

This land is situated at the end of a quiet residential area and at the very edge of Nanaimo's boundary. Currently undeveloped, this parcel has a moderate slope towards the ocean.

OPPORTUNITIES

- Proximity to the Cable Bay trail and Dodd Narrows.
- Existing natural environment, mature trees and a beautiful view towards Mudge Island, Round Island and the ocean.





TRAIL THROUGH SITE



PROBABLE CULTURALLY MODIFIED TREE



WEST FACING OVERHEAD SHOT



Kensington Land (North Road Gabriola)

PARCEL SIZE: 943.67 acres **OWNERSHIP TYPE:** Future Addition

OVERVIEW

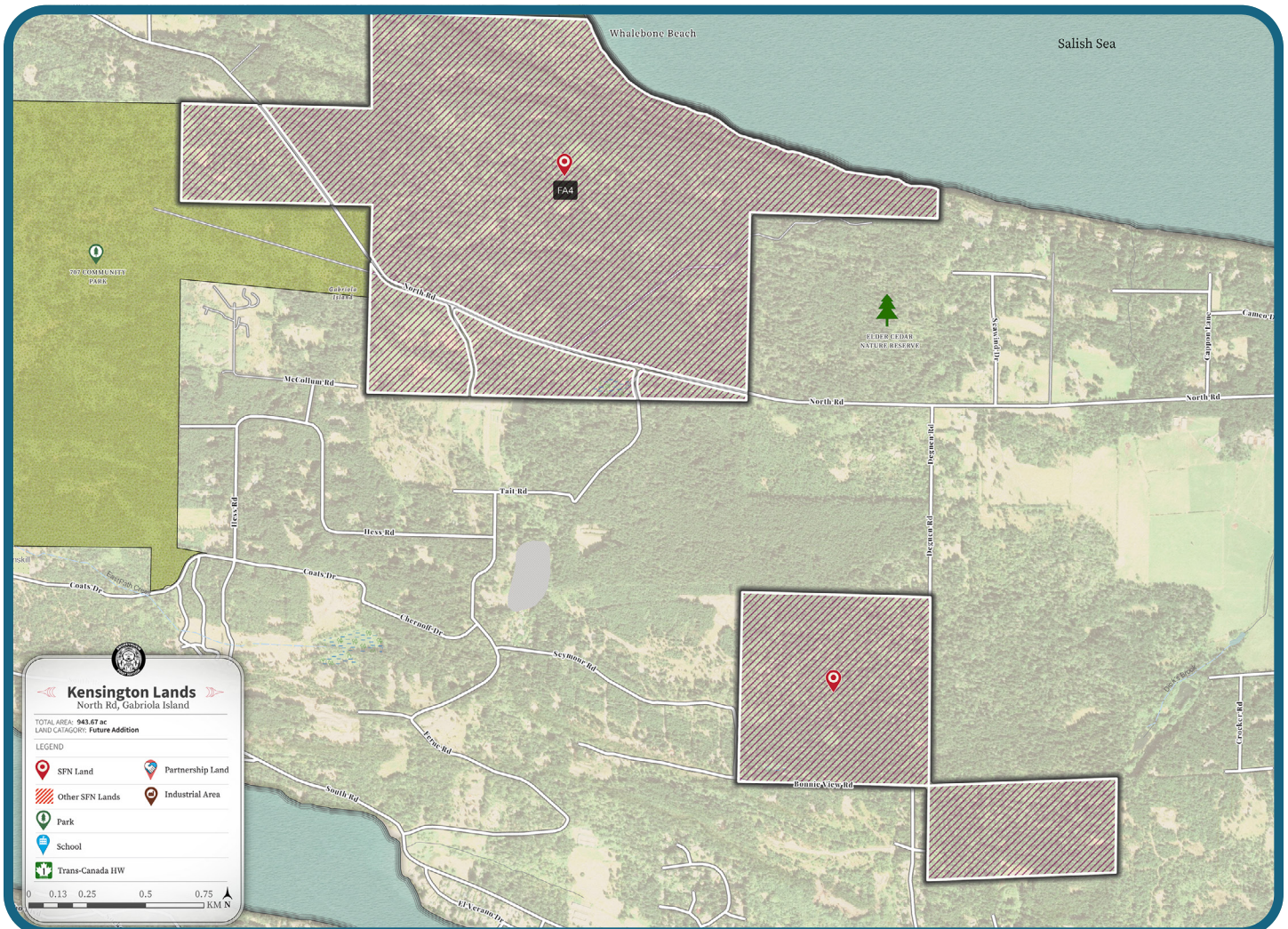
Located on Gabriola Island, the Kensington Land parcel is the largest out of SFN's current and future land parcels. It's centrally located on Gabriola Island and is heavily forested, with large amounts of land touching the shore and North Road.

MORE INFORMATION

This area is accessible by North, Bonnie View, and Degnen Roads and is currently largely underdeveloped.

OPPORTUNITIES

- Significant amount of land.
- Large sections located near the ocean.





ENTRANCE TO SITE VIA NORTH ROAD



SITE IS BESIDE WHALEBONE BEACH



BONNIE VIEW ROAD BESIDE SITE



Your voice matters.

We'd love to hear your ideas and suggestions for these sites.
Your voice matters as we plan for the future of our Nation.

Visit www.snuneymuxw.ca/cp
to complete the 'i' can 'uw 'i':
Community Master Plan survey.

**Make sure your input is heard and be
entered to win some exciting prizes!**

Stay in touch

Email: landsclerk@snuneymuxw.ca

Call: 250-740-2300

Write to: ATTN: Lands Team
668 Centre St., Nanaimo, B.C. V9R 4Z4