

Barbara Bryant

From: Nancy Dear <ndear22@gmail.com>
Sent: November 23, 2022 3:33 PM
To: Email - planning@srd.ca
Subject: Golf Course request for campsites

NOTICE: This email is from an external source.

I would like to extend my support to the Quadra golf course in its efforts to create a campsite on their land. Both my sons golfed from a young age as a result of very reasonable cost of play for junior players. I very much enjoy our golf course and when my family visits it is a delight for all of us to enjoy this fine facility. Golf courses have high maintenance costs and are constrained in their ability to raise playing fees. Quadra would lose a wonderful asset if the golf course cannot meet its operating costs while keeping cost of play low. A campsite of this small size when contrast against some 300 or more sights in the first nations camp sites does not seem an unreasonable request to help sustain a long term recreation facility.

With thanks,
Nancy Dear

Barbara Bryant

From: Leslie Rombough <leslierombough@gmail.com>
Sent: November 23, 2022 3:04 PM
To: Email - planning@srd.ca
Subject: Quadra Links 21 RV Site Application

NOTICE: This email is from an external source.

SRD Planning Department

Re: Quadra Links 21 Site RV Application and Bylaws 432 and 433

My name is Les Rombough. I have lived at 209 Quadra loop for the past 43 years and have been actively involved with the Golf Course for the past twenty years. I support the approval of Quadra Link's application for 21 RV sites and the approval of Bylaws 432 and 433.

The golf course is not a new venture on Quadra Island. The property has been zoned Recreation Commercial One for 17 years and has been in full operation for 11 years. It is a very large piece of property and well suited for the commercial activities designated for Recreation Commercial zoned properties. Section 3.5 c (iii) of the OCP states "recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and island residents alike, such as a golf course." It would seem that Recreational Vehicle Sites are consistent with commercial large lot outdoor recreational uses. Bylaw 432 simply amends this section by designating golf course as the principle use and adding recreational vehicle sites to associated secondary accessory uses.

Recreation Vehicles often show up at the golf course with owners wanting to play golf. Accordingly, the golf course has developed a parking area for oversized vehicles as the normal parking area just can't handle them. It is in this parking area that Quadra Links hopes to construct the RV Sites in the amended Permitted Accessory Uses, section 11.26.2, of Zoning Bylaw 433.

The current OCP section 3.5(i) states application for the establishment of commercial campgrounds for temporary accommodation of island visitors shall be considered, provided the need for the proposed facility can be proven and the scale and design of the facilities are in keeping with the rural character of the island. The Golf Course recognizes the need to properly accommodate RV's and the potential benefit of RV's taking full advantage of the golfing experience offered.

The current proposal is to provide sites that are serviced with hydro, internet service, sewer and water, including a site for a manager and rules of operation designed to ensure that the impact on local neighbours is minimal. There will be buffers in place so that it is not visible from Heriot Bay Road and each site will be separated by tasteful foliage. Every effort will be made to maintain the rural character of the Island. To put this in perspective Commercial II zoning on Quadra allows for 50 RV Sites on 5 acres. Quadra Link's proposal is for 21 sites on 5 Acres.

The golf course has become an integral part of the diversified summer recreation activities offered on Quadra and is a significant contributor to the Island's tourism industry. As such it deserves the same opportunity as all other small businesses on Quadra to operate in a successful manner.

Thank you.

Les Rombough

Barbara Bryant

From: Leslie Rombough <leslierombough@gmail.com>
Sent: November 23, 2022 3:05 PM
To: Email - planning@srd.ca
Subject: Quadra Links 21 Site RV Application

NOTICE: This email is from an external source.

SRD Planning Department

Re: Quadra Links 21 RV Site Application and Bylaws 432 and 433

My name is Ruth Rombough and I have lived at 209 Quadra Loop on Quadra Island for the past 43 years.

I have been a supporter of recreation development on Quadra Island for many years starting with activities for myself and my children. I see the Quadra Island Golf Course as another opportunity for the people of Quadra Island and its visitors to enjoy recreation on our island.

I have been a member of the Quadra Island Golf Course since it first opened and I took up the sport. I have watched how it has grown and believe that the people involved have put great care and planning into its development. I am aware of all the hard work that they have put into making sure that the development of the course has followed all the necessary steps to make sure that the land has been developed in a manner that follows all rules of community, water and wild life needs.

The request for the further development to include a Recreational Vehicle Park to accommodate those who come to visit our island and play golf should be approved as the plans for the development have shown me that those involved are willing to make sure that they follow the same care in this project as they have done with the golf course.

I believe that Quadra has become a vacation destination and that our community will only benefit from further additions to the experience of a visit to Quadra Island through its growth in recreation and business opportunities.

I fully support the Quadra Links application for 21 RV Sites.

Thank you

Ruth Rombough

Written Submissions - Opposed

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 10:57 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site proposal
Attachments: RV site at Quadra Links proposal letter.pdf

-----Original Message-----

From: Sameen Ahmed <sameenie@gmail.com>
Sent: January 12, 2022 10:42 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV site proposal

**** NOTICE: This email is from an external source. ****

Hello Ms Nelson,

Please find attached my letter to be included in the Public Hearing Binder for the Quadra Links RV Site Rezoning Application proposal.

Thank you,

Sameen

Sameen Ahmed, MD

886 Pidcock Road
Quathiaski Cove, BC V0P 1N0
250-203-0539
drsameen@hush.com

January 12, 2022

Aniko Nelson
Senior Manager, Community Services
Strathcona Regional District
301 - 990 Cedar Street
Campbell River, BC V9W 7Z8

To be included in the Public Hearing Binder Re: Quadra Links RV site Rezoning Application

Dear Ms Nelson,

I am opposed to this development and the rezoning proposed by the applicant. The reasons for my opposition to these proposals are as follows:

1. WATER - The RV site at Quadra Links will result in an increased draw from the ground water supply (aquifer). The level of the water in the aquifer already dropped after the golf course was created in 2008 and has not recharged since. Considering the added effects of climate change with longer droughts and heat waves/domes, we must protect our water sources from drying up if we are to live sustainably. This development further strains the water supply.
2. TRANSPORTATION - The increase in traffic on and off Quadra Island warrants close consideration. Our ferries are already extremely overloaded, especially, but not limited to, the late spring to early autumn months. This is not just an inconvenience. The ferries are our only transportation to and from work, school, healthcare appointments, and for acquiring goods and services that are not available in our rural community. Currently, Quadra Island residents do not have priority loading for ferries. It remains to be seen if the two smaller ferries that are on the horizon to replace our current single ferry will help alleviate the congestion

(or function adequately in the strong currents between Quathiaski Cove and Campbell River - I understand the engines may be less robust). The proposed RV site at Quadra Links stands to increase the load on our already overloaded ferry system, especially in the busiest months of the year. This development will further overload an already overly taxed ferry system that is our lifeline for providing and acquiring essential goods and services and, for many Quadra Island residents, earning a living wage.

While growth and change in a community are inevitable and necessary, it is vitally important to make such progress with careful consideration and prevention of dire consequences that may come with new initiatives. The Official Community Plan was created to guide growth and change in the community in a way that is sustainable in order that we, and those after us, may all enjoy living here for decades and hopefully centuries to come. Proposals that help address the needs of Quadra Island's community are what to prioritize at this time, such as affordable housing, safe and secure water supplies, and transportation that comfortably meets the needs of residents. I cannot support proposals that further stress our already strained infrastructure and natural resources.

Sincerely yours,

Sameen Ahmed, MD

Barbara Bryant

From: Captain Esther Allen <gulch@gicable.com>
Sent: January 13, 2022 11:05 AM
To: Email - planning@srd.ca
Cc: Nick Robinson; michelesjoholm@hotmail.com
Subject: Re Zoning Application Quadra Links
Attachments: Regional District.docx

NOTICE: This email is from an external source.

Good morning , please find attached a letter re the Quadra Links re zoning application. Regards Capt Esther Allen (retired)

Sent from [Mail](#) for Windows

Captain Esther Allen (retired)

909 Heriot Bay Rd.

Box 204 Quathiaski Cove

B.C. V0P1N0

January13 ,2022

Strathcona Regional District: Attn. Aniko Nelson, Sr. Mngr. Community Services

I am writing to ask the regional district to deny the re-zoning application for Quadra Links ,that has proposed a 30 site RV park at the golf course. I have owned my property across from the golf course

(Lot 2, Plan VIP39712, District Lot 122, Sayward Land District, Quadra Is. & DL154) for 39 years after purchasing in 1983. I settled in this area because of the larger lot size which enabled me to have a hobby farm without interfering with other peoples quality of life. In the intervening years I have noticed an increase in traffic and development which has severely curtailed my ability to enjoy my recreational pursuit of horseback riding. The areas I can safely access to ride my horse have diminished and I am now virtually confined to riding my horse in a small arena on my property instead of on local trails.

I supported the original plan of developing a golf course across the road because it was a better option than seeing a subdivision go in. It was with great disappointment that a subdivision did go in cutting off access to quiet roads I use to safely ride on. By further developing what was originally a quiet rural area will directly affect the property owners who moved here in the early 1980's to get away from the urban congestion we so badly wanted to avoid.

A further point to consider is the arrival this Spring of two smaller ferries to replace the 65 car ferry Powell River Queen. These new ferries although providing more frequent service will not be capable of hauling all the prospective RV overheight traffic as several lanes are under height only. The Powell River Queen car deck was all overheight so much better at handling outsize traffic. Adding more oversize vehicles will further impede regular Quadra Residents from accessing off Island services during peak season with overload conditions at our terminals. (Never mind the traffic nightmare if one of the ferries goes out of service leaving the Island with only a 47 car ferry while the other is repaired)

In closing I strongly opposed the further development of an RV site at Quadra Links and the increase in traffic and decrease of quality of life for our neighborhood. Regards Capt. Esther Allen

Barbara Bryant

From: Dave Ashton <dashtondp@telus.net>
Sent: February 8, 2022 7:47 PM
To: Email - planning@srd.ca
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal **opposition** to the Quadra Links RV park rezoning application 432/33 into the Public Hearing Record for Quadra Is.

Some reasons for my opposition follow:

We have terrible ferry line-ups not just in the summer but for about eight months of the year. The new ferries will not solve this problem. More tourists will only make matters worse.

We have almost no reliable hydrology for this island. We know, from our one monitored well, that the water levels have dropped steadily over the past several years.

In this time of erratic and stressful weather conditions we cannot afford to gamble with our water supply. We need to limit growth.

With more development we can expect more tree cutting, more disruption of our wetlands, and additional pressure on the island's infrastructure. An RV park will not only contribute to our sewage problem but it will reduce our fresh water resources, while placing more pressure on the natural environment. We already have enough campgrounds, RV parks, B&Bs, vacation rentals, and tourists. In fact we have too many.

I see no future benefit from this development.

I respectfully ask that you deny this application.

— ours truly,

Dave Ashton

572 Noble Road.
Box 273,
Quathiaski Cove, BC.
V0P1N0

PH 250-285-3871

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:38 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

-----Original Message-----

From: jean aston <jeantaston@gmail.com>
Sent: January 7, 2022 4:48 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

**** NOTICE:** This email is from an external source.**

Dear SRD Rural Directors,

I wish to oppose the Quadra Links RV park rezoning application 432/433. Please enter this into the Public Hearing Record for Quadra Island.

This is the third time that I have opposed an application for rezoning for Quadra Links. They want the community to save them again? What possible advantage is this to the community and residents of Quadra Island? I include the communities of plants and wildlife, which have already taken a huge beating for this organization.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres, a huge amount, as big as a shopping centre.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss. In addition we're in the middle of a pandemic, facing extreme weather causing everything from firestorms to windstorms and don't need the onslaught of visitors, the increased ferry traffic, and the general destruction of habitat.

As well, a huge RV park will further destroy our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, indeed a bigger drop in our water table than we already have, in the golfing season, which is also our dry season.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly, Jean Aston, 1092 Heriot Bay Road Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 2:23 PM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links,

From: Joyce Baker <jbaker@gicable.com>
Sent: January 4, 2022 2:15 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links, Quadra Island.

Dear SRD Rural Directors,

Please enter into the Public Hearing Record my formal opposition to the Quadra Links RV park rezoning application 33 for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a subdivision to eliminate the debt for buying the golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the golf course. Then the subdivision caused additional loss. We don't need even more damage.

A huge RV park will destroy the charming ambiance of our rural neighbourhood, will contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups by space-consuming RVs.

We already have campgrounds, RV parks, B & Bs, and vacation rentals. The We Wai Kai are expanding their facilities at Drew Harbour. We do not need specialized facilities that will cater exclusively to golfers with little economic benefit to the rest of the island.

I respectfully ask that you deny this application,

Yours truly,
Joyce Baker,
Topcliff Rd.,
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:39 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: anelson@srd.ca>, Rezoning application 432/433, Quadra Links

From: lorna baker <violinlorna@yahoo.com>
Sent: January 7, 2022 11:46 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Fwd: anelson@srd.ca>, Rezoning application 432/433, Quadra Links

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Anfang der weitergeleiteten Nachricht:

Von: Joyce Baker <jbaker@gicable.com>
Betreff: anelson@srd.ca>, Rezoning application 432/433, Quadra Links
Datum: 4. Januar 2022 um 17:16:55 MEZ
An: Lorna Baker <violinlorna@yahoo.com>

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambiance our our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Lorna Baker

1337 Vaughn Rd

Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: Wednesday, January 12, 2022 4:31 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432 & 433 Submission

-----Original Message-----

From: Louella Baker <lbaker@gicable.com>
Sent: January 12, 2022 3:53 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432 & 433 Submission

**** NOTICE: This email is from an external source.****

Please include in the "Public Hearing Binder" for Re-zoning application Bylaws 432 & 433 Quadra Links Golf Course.

To: Regional Directors:

I am a resident of Quadra Island since 1985, my address is: 1059 Topcliff Road, PO Box 473, Quathiaski Cove, B. C. V0P 1N0.

I do not agree with the application to re-zone the property at Quadra Golf Course to include 30 RV sites for the following reasons:

1. The Golf Course has gained financial solvency by asking the community to re-zone their un-used portion of golf course land into residential land use and this was granted to them to help them stay open and viable. I do not believe that a 30 site campground is necessary to keep the course open and financially viable.
2. This change would put increased pressure on the ground water use in the area, already seriously impacted by the 17-lot housing development which was built in the last two years.
3. A campground here would impact the neighbourhood in negative ways: noise, smoke, water usage, sewage, traffic, and ultimately congestion of the ferry service.
4. RV's are generally self-sufficient and therefore do not need to pay for local goods and services (grocery stores, restaurants, etc.) thus making them a burden on our systems with very little financial return to the community.

I am not in favour of granting this re-zoning application and would encourage the Directors to reject it.

Sincerely,
Louella Baker
1059 Topcliff Road,
PO Box 473,
Quathiaski Cove, B. C. V0P 1N0

Barbara Bryant

From: Aniko Nelson
Sent: Wednesday, January 12, 2022 1:59 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433 Quadra Links - Opposition
Attachments: Quadra Links RV.pdf

From: Nicky Ballingall <nball579@telus.net>
Sent: January 12, 2022 1:50 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Rezoning Application 432/433 Quadra Links - Opposition

NOTICE: This email is from an external source.

Hello again!

Attached please find my letter and rationale for opposing the Rezoning Application 432/433 for Quadra Links,

Best Regards
Nicky Ballingall



Virus-free. www.avast.com

January 12, 2022

To: SRD Rural Directors

Subject: REZONING APPLICATION 432/433 QUADRA LINKS

I am opposed to the RV rezoning application referenced above.

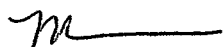
Please enter my formal opposition to the Quadra Links RV rezoning (application 432/433) into the Public Hearing Record for Quadra Island and confirm that you have done so by reply email.

The rezoning previously approved for the Golf Course subdivision a few years ago, while having a detrimental effects to natural habitat, ecoculture, ferry traffic, existing residential water supply etc, it was offset to a degree by solving the financial difficulties experienced by the Golf Course. Enabling the continued operation of the Golf Course could be considered a benefit to Quadra Island.

This further application for a RV park has no overall benefit for Quadra Island. The application should be denied for the following reason:

1. RV users, arriving to Quadra Island largely self-sufficient, make much less use of the tourist offerings and amenities on the island compared to other visitors.
2. RVs take up an inordinate amount of room on the already overloaded ferry, during peak travel demand months.
3. This proposal amounts to a parking lot for RVs, which is inconsistent with the charm and rural beauty of Quadra Island.

Please deny this application.



Nicky Ballingall
847 Anderson Road
Quathiaski Cove BC V0P 1N0

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:43 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433, Quadra Links

From: Robin Beaton <robinbeaton@gmail.com>
Sent: January 8, 2022 3:55 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning Application 432/433, Quadra Links

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I am very disappointed that Quadra Links is asking for further rezoning. In the past they received significant rezoning, first for the golf course then for a subdivision that has already had a significant impact on reducing available water resources in that neighbourhood.

An RV park of five acres would further negatively impact the local neighbourhood, challenge the availability of water, add more traffic on the roads and add to even longer ferry lineups.

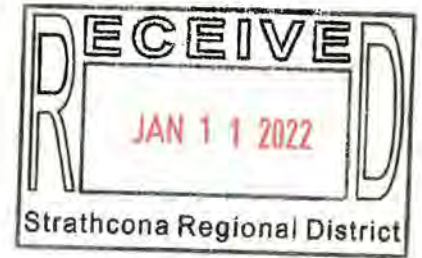
We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Robin Beaton,
Box 327,
1603 Hyacinthe Bay Road
Heriot Bay
Quadra Island

2022-01-05

Strathcona Regional District Rural Directors
301-990 Cedar St., Campbell River, BC V9W 7Z8



Subject: Rezoning Application 432/433, Quadra Links RV Park

Dear SRD Regional Directors,

I am a permanent resident, tax payer and voter living on Hope Spring Road on Quadra Island.

Please enter my formal opposition to the rezoning application 94/95 Quadra Links RV Park into the Public Hearing Record for Quadra Island.

I oppose any development proposal that increases road traffic and ferry lineups, draws additional groundwater, reduces forest cover and increases food insecurity, beyond what is already in the Official Community Plan.

Quadra's roads are our walking trails (we have no sidewalks). Additional traffic brought by this proposed project (and others) would increase risk to pedestrians, pets, drivers and wildlife, as well as reduce the enjoyment of the activity of walking on roads here and so our way of life. Plus, heavier traffic reduces the enjoyment of our properties due to noise issues.

Ferry lineups are already unbearable in the summer and have continued to get worse over the last 5 years. The new ferries will, at best, reduce the traffic temporarily, and soon will be overwhelmed by additional visitor traffic. And that's before counting the traffic brought on by this (these) development proposals.

People and lawns require freshwater. Additional development would draw on our limited (and unknown) groundwater resources. It appears that climate change will exacerbate this issue with longer, drier summers. When development increases to the point where there are water shortages (like on Saltspring), there are large negative impacts to the people living there.

Let's put a limit on development before it ruins the rural residential way of life, the very thing we live here for.

I respectfully ask that you deny this application.

Sincerely,



Stephen Belfry
PO Box 163
Heriot Bay, BC
V0P 1H0

Doug Biro
Box 63
Heriot Bay, BC v0p1h0
(250) 285-2246
vlbiro@xplornet.ca

Date: January 13, 2022

To: SRD Rural Directors for the Public Binder anelson@srd.ca

Subject: Rezoning application 432/433 Quadra Links

Dear SRD Rural Directors:

Please enter my formal opposition to the Quadra Links RV Park Rezoning Application 432/433 into the Public Hearing Records for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then proposed was a subdivision to eliminate the debt for buying the Golf course property, and now we are presented with an RV park of five acres.

Many trees were removed. wildlife habitat was destroyed for the golf course. Now, a subdivision that will further and unnecessarily stress water resources. We do not need more loss of precious natural wealth.

A huge RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups.

We already have sufficient campgrounds, RV parks, B&B's, vacation rentals to meet Quadra's tourist industry needs.

I respectfully ask that you deny this application.

Yours truly,

Doug Biro
3500 Granite Bay Road
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:48 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links rezoning application 432/433

-----Original Message-----

From: Janet Brettnacher <janinbc@gicable.com>
Sent: January 9, 2022 12:24 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links rezoning application 432/433

**** NOTICE:** This email is from an external source. ******

Dear SRD Directors,

I would like to state my opposition to the rezoning application submitted by Quadra Links #432433. My reasons are as follows:

Wrong location for a RV park in a residential neighbourhood.

Our ferry system is already overloaded and more RVs will only exacerbate the situation.

We do not have the infrastructure on Quadra Island to support more tourists as our roads are narrow with no bike paths or sidewalks, we have few restaurants and limited medical services.

We already have a large RV Campground at Drew Harbour that is in close proximity and could serve the needs of golfers.

The water usage on an island where water can be an issue and the further sewage generated.

Thank you for your consideration of my letter.

Janet Brettnacher
Quadra Island Resident
PO Box 114
Heriot Bay, BC V0P1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 18, 2022 9:11 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site Rezoning Application

From: Anita Brochocka <anitabrochocka@gmail.com>
Sent: January 17, 2022 7:25 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

Regional District Office
330 - 990 Cedar Street
Campbell River

To the Directors,

I am opposed to the RV site for which Quadra Links is hoping to secure changes to zoning.
I see more detriments than benefits for Quadra Island residents.

Benefits:

Some trade at store and restaurants

Detriments:

More traffic and car exhaust

More ferry traffic and line ups.

Change is always happening. Growth is likely inevitable.

Guided growth and change can be beneficial to the community or detrimental.

Quadra needs growth that will improve the island economy and quality of life.

Quadra needs affordable housing available for ownership or for rental. New housing requires proper infrastructure for water and sewage to make growth possible.

I also resent how the Community Plan is regularly disregarded and applicants constantly push to have the Plan changed and corrupted.

I have lived on Quadra for 33 years. I work in Campbell River 5 days a week, the ferry line-ups are very difficult and the further RV traffic is the last thing we need.

Sincerely,

Anita Brochocka

My address is
12 O'Connor Rd
Quathiaski Cove
BC V0P 1N0



Dear SRD Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 452/453 into the Public Hearing Record for Quadra Island. I am a year-round resident of Quadra Island, a voter and a taxpayer.

When Quadra Links was originally proposed – its proponents promised that none of the land set aside for the golf course would ever become a housing development. Like many other golf courses, Quadra Links did not turn out to be financially viable. So its proponents sought and obtained rezoning for a housing subdivision, against the wishes of many Quadra residents. Either the sale of land for the subdivision was not enough to retire the debt of Quadra Links, or the idea of an RV park was always part of the plan to make the Golf course financially viable. Either way – what was golf course and treed areas, is turning into complete destruction of a chunk of forest and wildlife habitat.

A large percentage of the residents of Quadra Island live here because of its rural character. We want to live in a place where there are still some vestiges of wilderness. Quadra Island should not be treated by SRD planning staff as if its residents want more development, since most of them do not. We put up with the inconveniences of being somewhat removed from stores and services because we want quiet and we enjoy being surrounded by trees and wild creatures. We value these aspects of life here which are irreplaceable. Most of the many visitors to Quadra come here to enjoy some semblance of wilderness, not to play golf, which they can do almost anywhere. There was an article in Issue 770, December 24, 2021 of The Discovery Islander titled "RV Site Proposal" and authored by members of the Board of Directors of Quadra Links Ltd. It states that "the entire design and concept of the RV Site is to ensure minimum impact to neighbouring properties." This isn't enough to overcome my objections to this proposal. There is no mention of the value of forested land and quiet, or of the fact that our ferries are already overcrowded. The new two ferry system will not alleviate this problem if more people move here and more visitors come. We need residents of working age and many of them commute daily to Campbell River for work. More crowding on the ferries will make this less and less of a viable lifestyle, encouraging the very residents we want to keep, to move away.

There has not been a thorough hydrological survey done on Quadra Island. Neither residents nor our elected officials nor SRD staff really know how many residents the water resources on this island can support. We do not want to be over-developed with shortages of potable water like Salt Spring Island. This RV park would use more of our scarce water resources, produce more sewage and contribute to even longer waits to get on and off of Quadra during tourist season. There are already plenty of visitors who stay at campgrounds, RV parks, resorts etc. More visitors will conflict with the environment that draws people to live here and visit in the first place.

I respectfully ask that you deny this application.

Yours sincerely,

Elise Bonnie Brownstein

822 Hopespring Road
cleo5048@yahoo.ca
Heriot Bay, Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:54 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433: Quadra Links

From: Brian Bruser <quadra1156@gmail.com>
Sent: January 10, 2022 12:00 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning Application 432/433: Quadra Links

NOTICE: This email is from an external source.

To: SRD Rural Directors

Subject: Rezoning application 432/433, Quadra Links,

As long-time property owners on Quadra Island (1989) we echo the opposition of others by joining them in opposing the proposed RV rezoning application referenced above.

Please enter our formal opposition to the Quadra Links RV rezoning (application 432/433) into the Public Hearing Record for Quadra Island and confirm that you have done so by reply email.

Our information is that many years ago Quadra Links applied for rezoning for a golf course, then they asked for rezoning for a subdivision (presumably for financial reasons to address the debt incurred in developing a golf course), and now they want to build a substantial RV park for investment purposes. Where lies the public and environmental good in allowing yet more development in a finite environmental space?

In pursuit of the golf course, many trees were removed, wildlife habitat and other ecosystems were disrupted, precious water resources have been tapped to keep the grass green in the face of long, dry summers, then came the housing subdivision and now the investors for self-serving purposes want a large RV park - the public must be vigilant in preserving Quadra's unique ecological framework and object to more loss and interference that RV sites and users will inevitably bring with them. It is time to put an end to this pillage of the environment. The RV proposal flies in the face of the immediate reality of climate change; it is ultimately

environmentally unsound, unprincipled, self-serving and clearly interferes with local and broader efforts to fight climate change.

Furthermore, an RV park will most certainly destroy for many residents and visitors alike the charming ambiance of our neighbourhoods, contribute to more crowded and already dangerous roads, more police, ambulance and fire response calls, more sewage, more use of our water resources, and add to even longer and ridiculous ferry line-ups, especially in the summer months which are prime RV periods (and RVs take up a lot of space on ferries).

We already have generous campgrounds, RV sites, B & Bs, vacation rentals and more for visitors. There simply is no sound sense, other than for investors with self-interests to advance, to build more RV sites.

We respectfully ask that you take into consideration our objections and those of others, along with independent and impartial expert environmental opinions and come to the right decision: deny the application.

Thank you,

Brian Bruser

Deborah Bruser

P.O. Box 782

Quathiaski Cove,

Quadra Island

VOP 1NO

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:52 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Robyn Budd <taseko1@telus.net>
Sent: January 10, 2022 10:07 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

To the SRD Rural Directors:

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links initially asked for rezoning for a golf course. Next they asked for rezoning for a subdivision to eliminate the debt for buying the golf course property. Now they want a five-acre RV park.

— a substantial forest of trees was removed and wildlife habitat destroyed to create first the golf course and then the subdivision. Further loss of forest and destruction of habitat will be necessary to to accommodate this latest endeavour.

A huge RV park will destroy the charming ambiance of our neighbourhoods; contribute to traffic congestion on our small roads; contribute more sewage; use more of our finite water supply; and add to even longer ferry line-ups.

We already have campgrounds, RV parks, B&Bs, and vacation rentals. We do not need another RV park.

I respectfully ask that you deny this application.

Sincerely,

Robyn Budd
1970 Hyacinthe Bay Rd
Box 215 Heriot Bay
Quadra Island BC

--

Robyn Budd
taseko1@telus.net
Box 215 Heriot Bay
BC V0P 1H0
250.285.3563
250.203.9792

Barbara Bryant

From: sandybullivant@gicable.com
Sent: November 23, 2022 3:49 AM
To: Email - planning@srd.ca
Cc: Aniko Nelson
Subject: Rezoning Application 432, 433, Quadra Links

NOTICE: This email is from an external source.

Dear Strathcona Regional District Rural Directors,

I submitted a letter of opposition to this rezoning application on January 6, 2022, which reportedly already forms part of the public hearing record.

This is an addition to my original letter regarding this rezoning application. The changes made by the Applicant do not alter my objection and I wish to formally register my continuing opposition to the proposed application and ask that this be included in the public hearing record.

The Applicant has asked for rezoning for a golf course, then they asked for rezoning for a subdivision to deal with their debt for buying the golf course property, and now they want an RV Park of five acres.

I have no trust in the Applicant based on previous history and my experience.

⇒ the matter of this application, it feels as if they purposefully withheld information from the community
— the time of their application for the subdivision. A planner's Staff Report from September 1, 2021 is quoted below:

"At the time the applicants obtained an amendment to the OCP and zoning bylaw to permit the adjoining 17-lot Fir Crest Acres subdivision, it was intended that a second application would be forthcoming to permit the RV site".

This application appears in contravention of our Quadra Island OCP, under Commercial Activity, Section 3.5 (h) below:

"Destination Resort type developments designed to draw large numbers of tourists at one time and generating increased traffic and utility servicing requirements as well as adverse water table, environmental, and aesthetic impacts, shall be prohibited."

Under our Quadra Island Zoning Bylaw 1990:

Resort: "means a use providing rental accommodation for tourists in separate units".

This seems very clear to me. This application has potential impacts for myself and many of my neighbours in our neighbourhood near the golf course, in terms of impact on our uncertain water security, quantity and on our water quality, on the peaceful enjoyment of our homes, and on concerns over potential risk of fire. (The Applicant changing single fire pits to a central one does not eliminate the potential problem of fires which could come with a large number of transient individuals coming through
⇒ our community. There is also the concern of people smoking cigarettes and various substances,
—mbined with consumption of alcohol or other intoxicants.)

It also has negative implications for us as residents of Quadra Island in terms of our overloaded ferries and it adds to carbon emissions in our time of climate crisis. The reality that there are so many negative

impacts from such a development to immediate neighbours and other islanders would appear to be part of why such developments are prohibited as set out in the OCP. We are talking about basic living necessities and conditions and being able to enjoy the peace of our home and neighbourhood as opposed to recreational opportunities and profits for business.

It is now our stark and frightening reality that we are in a climate crisis and emergency. We need to be maintaining green spaces and keeping trees in the ground, sequestering carbon, not obliterating green spaces, cutting trees down and paving, or gravelling, parking lots for more gas guzzling vehicles to clog up our ferries and our roads as well as adding to carbon emissions.

Nowhere could I see any attempt or plan to offset the increase in carbon emissions of this proposal.

Under Part III - Community Plan Policies in our OCP

3.4.4.1 Greenhouse Gas Emission Reduction Policies

The target for GHG emissions reductions for Quadra Island is to reduce GHG emissions to 16% below 2007 levels by 2020 and to 40% by 2050 and the actions that the Strathcona Regional District will undertake to achieve these targets are:

- (a) Raise awareness of the impact of greenhouse gas emissions through education and the distribution of information which will encourage residents to reduce greenhouse gas emissions through lifestyle choices.
- (b) Consider the impact on greenhouse gas emissions when reviewing development applications and undertaking strategic planning programs; such as the consideration of enhanced residential density within the Quathiaski Cove and Heriot Bay Containment Boundary areas, infill developments and energy efficient designs.
- (c) Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or ride-share, and those which incorporate green building features into the siting and construction of buildings to make them more energy efficient.
- (d) Recognize the importance of natural areas for carbon absorption and develop tools to encourage the retention of trees and vegetation on private land and to direct development to existing developed areas.

We live on an island, we are a community dependent on our ferries to carry out the business of our lives. What used to be an accepted part of our daily lives to commute and deal with occasional waits and certain times of heavy traffic, has, for an extended period of months, become an unacceptable burden and hardship. Anything that adds further to that hardship should not be approved, and this application does just that.

Even if the two ferries our community was promised did come into effect, they are unlikely to resolve our problems, given their weight restrictions and other issues, which could result in situations as outlined recently in the Times-Colonist on Pender Island, with vehicles left behind though the car deck was not full.

I feel we are indeed impacted by overtourism, as an individual wrote in the September issue of the DI, copy below.

"Overtourism is the congestion or overcrowding from an excess of tourists, resulting in conflicts with locals." The World Tourism Organization (UNWTO) defines overtourism as "the impact of tourism on a destination, or parts thereof, that excessively influences perceived quality of life of citizens and/or quality of visitor experiences in a negative way".

Another neighbour observed, "We recently have newly expanded campgrounds and RV parks, B & Bs, vacation rentals. We do not need more". I agree, we do not need more RV's on Quadra Island, and in fact we need not to have more RV's on Quadra Island.

I have continually expressed my concern over the potential impact on my and other's water, initially from the golf course, then the subdivision both of which I opposed, and now there is cause for additional concern. It is my understanding that the Applicant is proposing putting in washrooms, showers, a sani station, and a septic field piped through the park out to the driving range. So, individuals in these RV's will further use and deplete our water supply, and because it is not their own, may use more in showering, etc., with no concern for conservation. In speaking about their proposed systems, an article in the DI by the Applicant described the use of low flow showers and low volume toilets. This feels like an attempt to downplay any concerns and make it look as if special efforts have been made, when it is my understanding that low flow is standard in all new construction.

The proposed sani station causes me serious concern as well because I understand the sani station will be connected out to the septic field. All the chemicals contained in RV's toilets would end up out in the septic field, leaching out into our aquifers and could ultimately affect our drinking water.

I do not see how the Applicants can offer any assurance that their proposal will not impact my water and others in the neighbourhood. As of this last summer, it is my understanding that only 6 dwellings in the subdivision were being lived in. Without ongoing research, test wells and studies done, and then and now hydrologist reports, I am at a loss to know how there could be any real data or concrete knowledge as to what effect this would have on our water supply.

We have only to look here on Quadra Island and in B.C. to see the havoc that has been caused by the unpredictable and extreme weather we have been experiencing, including last year's heat dome and this year's frightening prolonged drought. We do not know how our water source will be affected but this is not a totally unknown problem. We do know about climate change, we do know that here on Quadra, our one government test well has reportedly been dropping since 2012, and we do know that our water security is uncertain.

With that knowledge, now is the time for more research and to be preserving, conserving and protecting our finite water sources, not adding a further burden of use and potential depletion such as through this application. I would respectfully ask that you deny this application.

Thank you for your time and consideration of my submission.

Respectfully submitted,

Sandy Bullivant

1064 Milton Road, Quadra Island, B.C.

#788 - September 2, 2022

What is Overtourism?

IT SEEMS many residents of Quadra Island are not familiar with this term so I will take this moment to enlighten them. From Wikipedia:

"Overtourism is the congestion or overcrowding from an excess of tourists, resulting in conflicts with locals." The World Tourism Organization (UNWTO) defines overtourism as "the impact of tourism on a destination, or parts thereof, that excessively influences perceived quality of life of citizens and/or quality of visitor experiences in a negative way." Would you, dear reader, consider the following to be

examples of overtourism on our island?

- Asking your employer to please not fire you for consistently being late for work due to the constant ferry overloads and backlogs

— Sitting with your kids or ill family member on a 30 degree day for

— Hours heading to town for groceries or medical appointments

- Spending anywhere from 2 to 3 hours daily on top of an 8+ hour shift trying to get to and from work

- Cancelling or declining invitations to go to events or participate in activities in Campbell River and beyond because the ferry lineups make it "just not worth it"

- Missing out on meal time with your kids and other activities due to sitting in lineups after work each day

- Showing up at Village Bay lakes or the Chinese Mountain parking lots and finding nowhere to park

- Having your roads and driveways blocked by mass lineups of ferry overloads

- Nearly getting killed on the daily by the increased traffic lined up Harper Rd and the ferry road while on your bike or while walking

- Rampant greed from local property owners who put their cabins and suites up on AirBNB instead of renting to a local person year round

- Dust and noise and pollution from increased traffic on our roads

- Sewage being dumped in Drew Harbour by all of the boats or by the liveaboards in Heriot Bay (which by the way comes from lack of housing and infrastructure not to mention low paying jobs in the tourism industry)

- Sitting up the hill in a ferry lineup unable to make it to the washrooms or unable to deal with the heat due to illness or a disability

- Trash dumping in the woods or at the recycling depot

— Two people in a huge RV taking the space of 10 in cars and so you wait

— another hour for the next ferry

Remember 7 or 10 years ago when we could take our cars to town to work or play with no concerns? What the h*ll happened? The rude comments on social media about "Well, you chose to live there so deal with it" are really getting old. Many were born here. Many people have been here for decades and are struggling. Many moved here just before tourism exploded. The "Well, it's the price of living in paradise" comments are equally ignorant. Just because a place is beautiful does not mean that anyone should have to bear the price of a lack of or shortage of basic infrastructure that can meet the needs of locals and tourists alike. Stand up and demand better service. No, we do not need to just sit back and take it. Has anyone found any info about the % of ferry overloads from, say, 10 years ago compared to now? I would like to see it. We lack the infrastructure to deal with the explosion of tourism here.

Yes, we are experiencing overtourism here whether you have the courage to admit it or not.

– E. Eason

Barbara Bryant

From: Aniko Nelson
Sent: January 7, 2022 9:34 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: sandybullivant@gicable.com <sandybullivant@gicable.com>
Sent: January 6, 2022 4:37 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

Dear Strathcona Regional District Rural Directors:

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I recall the Public Meeting when Quadra Links asked for rezoning for a Golf course. I voiced my concerns and objections at that time. I also recall that they promised that there would be no buildings on the property apart from the caretaker's building. They subsequently went back on that and asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property. Now I have learned that they want an RV park of five acres. In fact, I saw they had already started having RV's into their property last summer in what seems to be blatant disregard for this process.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the peaceful and charming ambiance of our neighbourhood, contribute to more crowded roads, more sewage, more use of our scarce water, an essential resource that can fluctuate with climate change and the extreme weather we are experiencing, and add to even longer ferry line-ups. I understand that more individuals on Quadra Island had to turn to trucking in water over the drought of this last summer and the fear of human caused fires has become a constant worry on our island and indeed the Province when we look to the tragedy and devastation caused by the fires this last year.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I may have more to submit on this topic and would look to add something further if that is the case, but for now, the power may go out at any minute and I wanted to get this in to you.

I respectfully ask that you deny this application,

Sandy Bullivant

November 11, 2022



Dear SRD Rural Directors;

I am writing to formally oppose the Quadra Links RV Park rezoning application 432/433. Please enter this note of disapproval into the Public Hearing Record for Quadra Island.

The original agreement in buying this land for a golf course was that, land not part of the actual course, would remain green because our OCP stipulated this. Further development would remove precious trees and break that agreement.

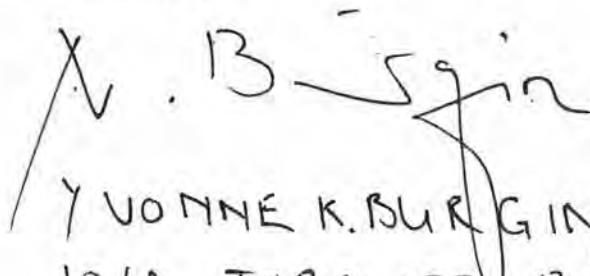
The one Ground Water Observation Well, which is being tracked by government, shows a notable drawdown on the well's gradually declining levels since the Links went in. As there is no significant decrease in rain fall over this period, the level change can only be attributed to withdrawal from the aquifer. Many of us are very concerned about our wells.

We absolutely do not have the infrastructure to support more development of any kind unless it is to be for the present islander's benefit and that means that there should be no new development unless we can make it happen affordably for our young people.

This project is being put forward without thought to the increased pressures on local environment, emergency services, medical clinics, traffic, water, roads, parking, parks, and of course....ferries. I really can't imagine how this RV Park can in anyway support or improve life for the majority of our island's population with climate changes coming on.

I respectfully ask that you deny this application.

Sincerely,


YVONNE K. BURGIN
1069 TOP CLIFF ROAD
HERIOT BAY BC V1P 1L4

Yvonne Burgin, PO Box 41, Heriot Bay, BC, V0P 1H0



SRD Rural Directors
#301-990 Cedar St.
Campbell River, BC
V9W 7Z8

January 2, 2021

Re: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV Park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning to develop a Golf course. A little further down the road they asked for rezoning of a part of the Golf course to develop a subdivision to be able to eliminate their debt. And now they want an RV park of five acres to make their operation more profitable.

Many trees were removed, and wildlife habitat was destroyed to make room for the Golf Course and the subdivision. Quadra already has campgrounds, RV parks, B&B as well as vacation rentals to accommodate golf playing guests. Another large RV Park would contribute to more crowded roads, more sewage, more use of our scarce water, and lead to even longer ferry line-ups.

I respectfully ask that you deny this application,

Yours truly,


Yvonne Burgin, Quadra Island

Barbara Bryant

From: Rod Burns <bpc@connected.bc.ca>
Sent: Wednesday, January 12, 2022 10:53 AM
To: Email - planning@srd.ca
Subject: Submission: Golf Links rezoning Appn 432. 33
Attachments: Hydrology and infrastructure, Golf RVS.docx

**** NOTICE: This email is from an external source. ****

Attached are my thoughts to the application

Put them into the Do NOT rezone for RV park!!

Rod Burns

January 10, 2022

Aniko Nelson, senior manager, community services
SRD Planning Department
Strathcona Regional District
Campbell River, B.C.

Dear SRD - Planning Staff

re: rezoning application: 432, 433 , Quadra Community Plan, 2007

ammendment applications: 16 and 136 : To ammend a land use zoning RC 1 to permit seasonal Recreational Vehicle sites as a permitted accessory use to the land

In brief: Hydrology of the area, over to West Road needs to be identified, mapped, charted and made public before any rezoning can be considered.

a) I recall that about 4 years ago, the SRD had planned in their budget approximately 50,000\$ or more to contract with a Hydrology company, to seriously map out the regions or specific areas of concern with additional detailed notes

- a map, detailing the location of lakes, ponds, wetlands, marshes, seasonal and permanent streams.
- a map which charts the structure of the watershed aquafirs
- identify known wells with notes on their pumped flow rate,
- changes in the flow rate of known wells

The 3rd party consultant would need to take into account our geological history, going back to the last iceage. 10,000 years. They would need to identify wetlands at various terraces, watersheds, hard pan geology, glacial substraights to depths of 150 m., current tree harvesting and its water retention impacts (Hartford Woodlot being beside the golf course), changes in mineral content of deep wells (different wells around Quadra, are known to contain excessive parts per million units of sulphur, boron, cadmium and arsenic, making the waters toxic for human consumption).

b) Professional Reliance Caution

Drawing on knowledge, including personally attending court proceedings of the Shawnighan Lake Community court challenge against a toxic dump application, the community worried outflow from the dump would contaminate their watershed. A professional hydrologic company provided documents to the Min. of the Environment, that there would be no concern about potential contamination. During court proceedings, in the disclosure of documents it was found that the company had in fact altered the data to show NO Concerns in supporting the applicant and 2) The two companies had made a financial agreement that they split any profits 50/50 over the next 50 years.

The community, raised over 1.5 million \$\$ to cover court costs. Their concerns were upheld in court and the zoning application was denied. Professional Reliance was compromised by the promise of economic profits!

Similar "trust us" mining promises had contaminated the Puntledge River back in 1980, killing off much of the Comox salmon run. The government continues to pay millions of dollars per year in mine management clean up costs. There is a multi million dollar upgrade of the water treatment facility for Comox Lake water treatment due to "trust us" forest logging practices.

"Trust US We're contracting Professionals" comments from Quadra Links group reads to close to the results of the other groups and their hired Professionals ie Falsified / biased. Hydrological Reports and recommendations need to be verified by 3rd party investigators!

c) Serious knowledge of the full watershed, bounded between West Road and Heriot Bay Road, not just the land within the boundaries of the application. need to be taken into account for any land use alteration proposals.

This must include aquafirs, wetlands, ponds, existing well flow rates, extending between land south to the Fire Hall, to the west including Blenken Park / wetlands, north Drew Creek headwaters / ocean outlet and east to Sutil Channel which would include draw-downs of the 20 plus private properties, homes and farms utilizing the regions streams and aquafirs

(See attached map, diagram, as I know it, from many hours of walks in the region)



These studies are long over due, as mentioned above. ***The Application must be put on hold, perhaps for many years, until such studies are completed, reviewed by SRD Staff including input from ALL Islanders at large!***

Key Point #2

***Critical community infrastructure is NOT Prepared for the impacts of expanded traffic to the island!
(Build it and they shall come!!!)***

In brief, I am totally AGAINST any changes to the OCP 2007, which would enable a rezoning to permit a RV Campground to be built and operated in this location along Heriot Bay Road.

Reasons for the NO Vote!

In a broad internet search on Golf and RV campgrounds, dozens of sites show up. A common comment is that the revenue generated by the RV sites Keeps the Golf Course open to the community and tourists. In membership news, Quadra Golf Links, states that the RV

" projected revenue from Phase 1, will generate 160,000\$, with 50% occupancy over the course of a single season. This will stem the historic losses that average 60,000\$ per year "

Should the citizens of Quadra Island, have significant life style changes foisted onto them, so that a private group of investors are able to profit economically? The primary investors knew back in 2006, that across North America, 18 hole courses were had become an economic loss, due to the lack of new members. A 9 hole course tied to real estate home sales on the 9 holes down sized courses with land turned to subdivision properties, held off foreclosures a few years. Across North America, in recent years RV campground revenues are deemed as the financial saviour, to the remaining courses and their declining members and investors!

In the past few years, tourist from across BC, somewhat the US, have flooded onto Quadra Island and coastal communities to escape heat domes and forest fires. Their arrivals have been an economic boost to a few business's BUT for all to many Islanders an ***absolute CURSE***. The curse comes due to regularly experienced 2 - 4 hour waits, travelling on BC Ferries.

While 2 new ferries start in 2022, servicing Quadra to Campbell River, their combined sailing capacity is only equal to the existing ferry at about 90 vehicles

Attracting tourists, to play golf, has and will be the significant cause of the overloads!!! Arrivals and Departures!

How do the overload wait times happen: Vehicle size and numbers! ****

A **motorhome**, average length is 33 ft. The average car length is 12 feet. This means 3 families in 3 cars equals the length of 1 motorhome, accommodating just one family. 3 Quadra families, trying to get appointments off-island are delayed per each motorhome traveling at the same time.

Truck and Trailer RV's, as proposed by the Golf Links proposal, have an average combined length of 55 feet. This means that 4 1/2 families in 12 ft lengthed cars are backlogged for each truck and camperfamily traveling.

Quadra Golf Links, plans a minimum of 10 going to 30 RV sites. This means 20 to 135 residents on Quadra are severely inconvenienced to accommodate the traffic going into the RV site. The disruption is predicted to last the length of the season. May to mid-September equals 175 days / 1750 RV bookings at 10 per day (minimum), rising to a potential of 5,250 RV's at full capacity (an aside needing to be considered is the volume of water needed to flush toilets, run showers, do dishes for the 2000 to 5000 families / 4000 to 10,000 plus individuals)

The overloads this past 2021, generally experienced from 8:00 a.m. to 4 p.m. have been 1 - 3 hours long. Wait times are compounded when the transport trucks, delivering goods need to be loaded. In 2021, the double line for overloads on many days extended up to the Gas Station / Aroma Cafe business complex.

Should / when Quadra Island experiences an environmental emergency eg. Forest Fire, and is to be evacuated, the vehicles rushing to the ferry terminal will have an even longer over load line up, to attend to, well past the West Road / Heriot Bay Road intersection (it is a known vehicle accident location)

Say NO to the golf course RV application! The infrastructure is NOT in place to handle calm days let alone emergency situations

Sincerely

Rod Burns, CPHI
1110 Milton Road,
Quadra Island, (25 year resident, having lived in Bold Point, relying on our spring, surface stream and forest management for the protection of the community watershed.

I referred to a number of Motorhome and RV websites to arrive at average length of units

Motorhome: 33 ft	Truck and RV Trailer: 55 feet
Truck: 20 ft	car 12 feet
Ferry capacity at 50% trucks and 50% cars, 676 ft, rounded to 700 for 45 vehicles	

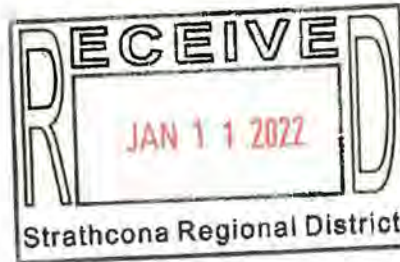
BC Ferries: 45 vehicles (truck, car, to vary per day depending upon commercial vehicles)

Motorhomes for 50% of the load:	11 units
Cars and Trucks	24 units
- difference of 45-35 =	10 vehicle overload
Total length estimated at 700 ft	

Truck and Camper at 50% of the load	7 units
Cars and Trucks at 50% of the load	24 units
- difference 45-31 =	14 vehicle overloads

Numbers will be worse, when transport trucks are needing to make deliveries, leave the island

The 1 - 3 hour overload waits come from current accommodation overload numbers. Adding another permitted 30 RV sites plus the proposed 12 sites with the Schelinick application, for a total of 42 sites, will create so much hostility in a number of unfortunate directions.



Sandra Burns
1487 West Road
Heriot Bay, BC V0P 1H0

January 5, 2022

Strathcona Regional District Rural Directors
#301-990 Cedar St.,
Campbell River,
BC V9W 7Z8

Subject: Rezoning Application Quadra Links rezoning to a 30 site RV park

Dear SRD Rural Directors

Please enter my formal opposition to the Rezoning application for Quadra Links

Given that the Quadra Official Community Plan outlined the "need to protect the quality of our environment and to discourage the creation of new settlement areas", the recently allowed new housing development already flies in the face of that need. Adding more RV sites to an island that requires a ferry for access will continue to add to residents' difficulties in getting on and off the island.

My main concerns are:

Water
Sewage
Increased Ferry Traffic with very large vehicles
Removal of more trees

The original investors in the Quadra Links have already broken with their original plan which was to have only the golf course. When that didn't make them enough money, they were fortunate enough to have the community agree to selling off lots for housing. This new RV development site is one more attempt for them to make more money (at the cost of our own sustainability) and have their own private ambitions and personal advantages satisfied.

I respectfully request that you deny this application.

Yours truly,

Sandra Burns
Quadra Island

 Barbara Bryant

From: Aniko Nelson
Sent: January 5, 2022 9:23 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Just say NO!

From: sulyncedar <sulync@gmail.com>
Sent: January 5, 2022 5:03 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Just say NO!

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

I'm opposed to the Quadra Links RV park rezoning application 432/433. Please enter my objection in the Public Hearing Record for Quadra Island.

Quadra Links pushed the reasonable limits for development on Quadra when they asked for and received rezoning for a subdivision adjoining the golf course. **Many trees were removed and wildlife habitat destroyed for both of these ventures.** Adding a five acre RV park is an unreasonable request and is not in keeping with the development standards set for Quadra Island. Enough is enough.

I respectfully ask that you deny this application.

With peace,
Sulyn Cedar
Box 229, Heriot Bay
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:05 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Emailing: SRD application 2 Vinay
Attachments: SRD application 2 Vinay.docx

-----Original Message-----

From: Chafekar <avchafekar@gicable.com>
Sent: January 11, 2022 9:24 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Emailing: SRD application 2 Vinay

**** NOTICE: This email is from an external source.****

Mr Nelson attached find a letter re Quadra Link Application...Sincerely....Vinay Chafekar.
Your message is ready to be sent with the following file or link
attachments:

 SRD application 2 Vinay

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

To SRD Directors anelson@srd.ca

Subject: Rezoning application 432/433

Dear SRD Rural Directors,

Please enter "my formal opposition" to Quadra Link RV Park rezoning application 432/433 in to public Hearing Record for Quadra Island.

Quadra Link is a private, group of local golfers who asked for zoning change to build a golf course so they can golf. They promised adequate water supply without affecting neighbours wells. As I understand the test well water has dropped 2 feet already. This trend could affect neighbour's water supply when more demand for water is made by RV owners. All Quadra Island water is ground water. Golf course is ill conceived & ill researched project from the beginning.

Against better judgement, they were again granted zoning change to build a sub division to pay off debt. Now they want zoning change for RV Park". I say "no". Enough damage has been done to the green space and wildlife habitat, building a golf course and the sub division already.

Proposed RV Park is huge. Climate change demands we preserve all the trees and forests .Felling of many trees would be required to build the RV Park destroying large part of green space damaging our beautiful Island...

RVs by design are fossil fuel guzzlers that pollute atmosphere. It is hi time to stop such reckless behavior. These people would come from all over North America ,putting huge amount of CO2 in atmosphere .They do not help the island economy, because they come fully provisioned. The big RVs or the town vehicles they tow will Crowd the streets. Ferry Overloads will be worst, even with the addition of two new (smaller capacity) ferries. Overloads have been worst last five years without these new projects.

All tourists that come to the island create lot of garbage. Road side garbage always increases in tourist season. They also demand our volunteer staffed fire services which will be stretched beyond limits. Crime will follow as more tourists, more vehicles come and people density increases on the island. RV parks already exist at the WE Wai Kai camp grounds. They are expanding their capacity as we speak. Tsa Kwa Lutén already has RV sites. And they are also increasing their Camp and RV sites numbers. Heriot Bay Inn has RV sites as well just to mention few.

In addition many islanders permit RVs to park on their properties all over the island.

Gentlemen we do not need Quadra Link RV Park. It is a destructive project .It will destroy our beautiful island." The golf course owners are eroding the OCP zoning BY Laws in an insidious manner. It should not be permitted".

This and other projects that are on SRD table are damaging to island's rural life. People visit us because it is beautiful, rural, friendly, and peaceful. This project and the Shellinek type projects will destroy island life style, land, forests, and the wild life habitat we so love. The animals have no advocate. They lose every time when people propose projects calling them "Progress"

The Quadra link has timed this project when open in person meetings can't be held so Quadra residents can freely discuss this matter in an open forum.

I respectfully ask that you reject this application or postpone consideration of this application until after the Pandemic is over, so an open forum meeting of the islanders can be held.

Respectfully submitted,

Vinay Chafekar. Quadra Island

Barbara Bryant

From: DAN AND MARTHA CHESLUK <dan-martha@shaw.ca>
Sent: November 23, 2022 1:00 PM
To: Email - planning@srd.ca
Subject: Re: bylaws/432,433

**** NOTICE: This email is from an external source. ****

Dear SDR Rural Directors,

Please enter my formal opposition to the Quadra LinksRV park rezoning application 432/433.

We do not want to be encouraging yet more RV vehicles to come to Quadra for obvious reasons. Aside from the fact that it would add to the already horrendous ferry situation for getting on and off Quadra it is environmentally unsound to encourage this type of vehicle use.

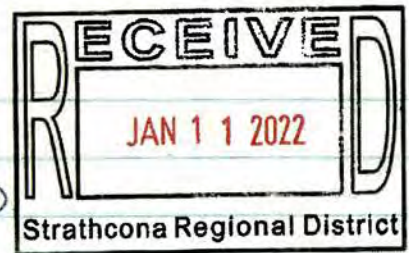
I ask that you deny this application.

Yours truly,

Dan and Martha Chesluk
110 Quadra Loop
Quadra Island
Sent from my iPhone

January 7/2021

To A. Nelson & Directors of SRD
#301 - 990 Cedar Street,
Campbell River, B.C.
V9W 7Z8



Please Enter my comments into the Public Hearing
Record,

Concerning the Quadra Links R.V. Park

I'm listening to Quadra Islanders over
the years it has become obvious to me
that the vast majority have chosen to live
here because of the small, but vibrant
community; forests, lakes & parks (natural
beauty), and the quiet rural lifestyle.
Quadra Island's population has increased
significantly in the past 6 years to the
point that even the new ferries will be
taxed. If this island is allowed to
go ahead with going against the
community plan and set it up with
even smaller pieces I'm certain our
curvy roadways will become dangerous
and the popular transportation method
of cycling will have to be curtailed.
Please help us to keep what trees we have
and hang onto ~~our~~ ability to use the
roadways safely by saying 'NO' to

any more trailer parks being
built,

Sincerely,

Candy Chidley

P.O. Box 714,

Quathiaske Cove, B.C.

VOP. 1N0

Barbara Bryant

From: Aniko Nelson
Sent: December 29, 2021 12:19 PM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links. Please enter this into the public record
Attachments: quadra links letter.docx

From: Melanie Circle <melaniecircle@me.com>
Sent: December 29, 2021 11:09 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Re: Quadra Links. Please enter this into the public record

NOTICE: This email is from an external source.

As a resident of Quadra Island, sharing the aquifer with Quadra Links, I object to the RV site or any other development on that land. Along with the pressures on the ferry and the quality of life here on Quadra, this development has affected our water supply and causes us concern over the annual safety of the water. The demand on water supply and the pollution of the aquifer are of grave concern. We do need to address the existing problem. Any further development will only increase this problem.

For the benefit of all who live on Quadra, and for those of us who access this aquifer, please stop this development.

Thank you,

Melanie Circle

1268 Heriot Bay Rd.

Heriot Bay, BC

VOP-1H0

As a resident of Quadra Island, sharing the aquifer with Quadra Links, I object to the RV site or any other development on that land. Along with the pressures on the ferry and the quality of life here on Quadra, this development has affected our water supply and causes us concern over the actual quality of the water. The demand on water supply and the pollution of the aquifer are of grave concern. We do need to address the existing problem. Any further development will only increase this problem.

For the benefit of all who live on Quadra, and for those of us who access this aquifer, please stop this development.

Thank you,
Melanie Circle
1268 Heriot Bay Rd.
Heriot Bay, BC
V0P-1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 6, 2022 3:19 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Re-zoning application 432-433 for the Public Record

From: Connie Cochrane & Jack Seigel <contours@seenature.ca>
Sent: January 6, 2022 3:20 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Re-zoning application 432-433 for the Public Record

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,

Subject: Rezoning application 432-433

For the public record:

would appear that the OCP for Quadra Island was very thoughtfully produced. The existing golf course and adjacent subdivision pushed the limit of that OCP. The impact of further development as outlined in the application further shows no concern or respect for the wishes of the residents and the existing OCP.

This island has a finite carrying capacity that is well-addressed by the OCP. Until further documentation or a new plan shows otherwise, the existing official plan should be followed. As those of us who live here well know, the ferry service is a major concern and although the service will be modified this year, we have no evidence that it will capably meet the needs of residents who should be the first priority. During the tourist season, residents cannot confidently book appointments with off-island specialists and assume that they will be able to get to those appointments on time. As we all know, appointments with medical specialists, in particular, are hard come by and critical to health. The very thought of missing one of those appointments due to ferry overloads is unconscionable and possibly even dangerous. Introducing a new RV Park to bring yet more tourists to Quadra Island and further overload the ferries is not desirable, nor wanted.

Enough is enough!

Please reject Re-zoning Application 432-433.

Respectfully,

Constance Cochrane

—riot Bay BC

Barbara Bryant

From: Gerry Cote <gerrycote@telus.net>
Sent: April 18, 2022 8:48 AM
To: Email - planning@srd.ca
Subject: bylaw no.432

**** NOTICE: This email is from an external source.****

To Aniko Nelson ,concerning bylaw no. 432 and no. 433 I am opposed to the proposed bylaw change .We have over capacity of rv sites on this island .We should not be encouraging the movement of rvs anywhere on this planet being that global warming is now very mush a part of our lives.Let us plan for a decent future for those who come after us .

sincerely Gerry Cote

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 11:57 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: For the record: Quadra Links RV site Rezoning Application

From: mo-ark <mo-ark@uniserve.com>
Sent: January 12, 2022 11:55 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: For the record: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

To the Directors,

I am the resident and property owner at 970 Heriot Bay Rd. Which is directly across the road from the entrance to Quadra Links and Fir Crest acres subdivision. I have owned this property since 1982, and resided there since 1988. I was drawn to the property because it is zoned ALR, and WAS on a quiet country back road.

There is now an almost continuous stream of traffic, traveling at increased speeds since the road was resurfaced three years ago. When Quadra Links was developed, most of the trees across the road were felled, leaving my property and home significantly more exposed to prevailing southeast winds. When Fir Crest Acres was approved and developed, the access road was built directly across from my driveway. More trees were removed, and ever since then I have been exposed to more traffic noise including a seemingly never ending procession of heavy equipment, including mostly dump trucks, excavators, contractors vehicles, and now residential traffic. The subdivision road is not paved, so in the summer there is the addition of large amounts of dust blowing directly into my yard. Also, at night, headlights shine directly into my windows.

By now you can assume I am vehemently against the approval of the Quadra Links Rezoning Application, not only for stated personal reasons, but because I believe it will have negative impact on the wider Quadra Island community. The increase of large RV vehicles on our ferry system and roadways, the increase of water consumption in an area known to have a decreasing water table, the removal of more trees and greenspace, and the overall erosion of our quiet rural atmosphere are reasons enough not to allow Quadra Links to advance this plan.

Respectfully submitted,

Maurice Davenport
970 Heriot Bay Rd.
Quadra Island

Sent from my Galaxy Tab A

Barbara Bryant

From: Doug Davies <doughbirdcove@icloud.com>
Sent: November 23, 2022 2:17 PM
To: Email - planning@srd.ca
Subject: Proposed rezoning for RV sites at Quadra Links

**** NOTICE: This email is from an external source. ****

Dear S.R.D.

I Am definitely opposed to the development of 20 RV sites at Quadra Links. As a 71 year old senior citizen who gets around solely on a mountain bike, I can always get on the ferry but I feel for the many people stuck for hours in the heat of the summer. And, as a cyclist, I am not comfortable sharing our narrow back road with these monster homes on wheels. To me, these vehicles are emblematic of a pervasive sense of entitlement which explains why we have never met any of our climate commitments. I find it rather depressing that we are even considering such proposals at this point in history. Thanks for receiving my rant.

Sent from my iPad. Sincerely, Doug Davies 400 Barton Rd. !Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 13, 2022 8:42 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Adrienne Davis <adrienne.davis@twincomm.ca>
Sent: January 12, 2022 8:25 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links rezoning application, 432/433 into the Public Hearing Record for Quadra Island.

Quadra definitely needs housing, though an RV park barely qualifies for that distinction. I guess some folk might park permanent RV's there, though summers are when tourists abound and housing for lower income families grows tight, so I would think that this development would not really fit with what we need on the island.

We do not need to have more large RV's on the ferries or on the roads. We do not require more usage of water, garbage disposal or sewage, for tourist usage. We have already many RV sites, B&B's and other temporary, summer accommodations. What we do not have at the present is decent, permanent housing for those who staff hospitality venues, water management plans, or better waste and recycling plans. I believe those plans need to be in place before we start encouraging large scale development on the island. We seem to have a housing boom here already, as there appears to be several new residential sites under construction around the island. Before we add new, large scale developments to the existing infrastructure, we do need to make our island sustainable for those already inhabiting this ecosystem we call Quadra.

I respectfully ask that you deny this application,

Thanks for your time and trouble,
Adrienne Davis

adrienne.davis@twincomm.ca

69 Quadra Loop
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:50 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site Rezoning letter
Attachments: RV rezoning.docx

From: Ian Douglas <iankdouglas@gmail.com>
Sent: January 11, 2022 12:56 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV site Rezoning letter

NOTICE: This email is from an external source.

Letter opposing rezoning attached.
Ian Douglas

250-204-7588

 <http://www.linkedin.com/in/iankdouglas>

January 11, 2022

1373 Hooley Road,

Heriot Bay, BC V0P 1H0

anelson@srd.ca

To the Directors:

For the record: Quadra Links RV site Rezoning Application

I am writing to oppose the Quadra Links RV site Rezoning application. I have owned property on Quadra for more than ten years and feel there are already enough RV sites on Quadra. More RV's would overload the ferry access in the summer when water is also limited.

Yours sincerely,

Ian Douglas

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:55 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Re:proposed refining Quadra links

From: John Douglas <bluesail3@gmail.com>
Sent: January 11, 2022 1:05 PM
To: Aniko Nelson <ANelson@srd.ca>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Re:proposed refining Quadra links

NOTICE: This email is from an external source.

(Via email to anelson@srd.ca and copy to jimabram@xplornet.ca)

Attention: A. Nelson, Strathcona Regional District

To the Directors re: Quadra Links RV site Rezoning Application

I am writing to register my opposition to this rezoning application.

While I appreciate that Quadra Links wants to promote greater use of the golf course, I am not convinced of the need for additional recreational vehicle campsites.

I see more community value in this land remaining natural green space that provides free eco-system services in perpetuity.

Sincerely,

John Douglas
360 Sutil Road
Quadra Island, BC

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:56 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the Directors re: Quadra Links RV site Rezoning Application

From: Julie Douglas <jadouglas25@gmail.com>
Sent: January 11, 2022 1:34 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: To the Directors re: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

Attention: A. Nelson, Strathcona Regional District

— the Directors re: Quadra Links RV site Rezoning Application

I am writing to register my opposition to this rezoning application.

While I appreciate that Quadra Links wants to promote greater use of the golf course, I am not convinced of the need for additional recreational vehicle campsites.

I see more community value in this land remaining natural green space that provides free eco-system services in perpetuity.

Sincerely,

Julie Douglas

360 Sutil Road

Quadra Island, BC

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:03 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Bylaw Amendments 432 & 433

-----Original Message-----

From: John Dunker & Amy Paige <paigedunker@alaska.net>
Sent: January 11, 2022 6:32 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Bylaw Amendments 432 & 433

**** NOTICE: This email is from an external source. ****

To: SRD Rural Directors

I wish to have this statement of opposition to the Quadra Links RV park rezoning application (Bylaw Amendments 432 & 433) entered into the Public Hearing Record:

My family has owned a property on Quadra Island since the mid-80s, where we spend considerable time as we develop the property and enjoy island life and our neighbours. Of course, we have also experienced some of the island's challenges, some of which relate to transportation difficulties, environmental changes, wildfire dangers, and water shortages.

I oppose allowing substantial further developments that would increase demand for water, especially in view of the fact that we have very limited data on our island aquifers, their recharge zone locations and recharge rates, their courses, associated aquitards, and existing demands. Until these water resource features are much better understood, permitting substantial increased demand would not only be unwise in this particular instance, but perhaps establish a precedent that would make sound management by the SRD more difficult in future.

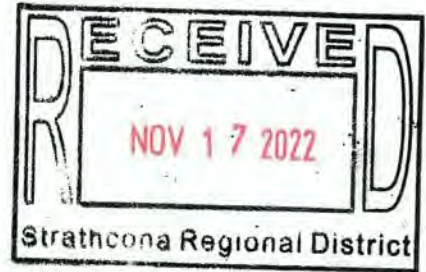
I oppose amending Bylaw 432 with the addition of Recreational Vehicle sites to the allowable uses on the site. "Recreational Vehicle" is an overbroad term, given the enormous range of vehicle sizes it encompasses in common usage. Likewise its addition under Bylaw 433 to the zoning designation is overbroad and thus not conducive to estimating the amendment's effects on transportation infrastructure or land use, nor to effecting the OCP's function of assuring residents' expectations about future development.

Regarding the proposed development's almost certain increased strain on roads and ferries, busier roads and longer ferry waits would be not only an additional inconvenience to residents, but would be an additional economic drain on Quadra's existing businesses as well as those on Cortes, including visitor-based as well as local-based businesses and services.

I respectfully ask that you deny this application,

John Dunker

November 11, 2022



Dear SRD Rural Directors;

I am writing to formally oppose the Quadra Links RV Park rezoning application 432/433. Please enter this note of disapproval into the Public Hearing Record for Quadra Island.

The original agreement in buying this land for a golf course was that, land not part of the actual course, would remain green because our OCP stipulated this. Further development would remove precious trees and break that agreement.

The one Ground Water Observation Well, which is being tracked by government, shows a notable drawdown on the well's gradually declining levels since the Links went in. As there is no significant decrease in rain fall over this period, the level change can only be attributed to withdrawal from the aquifer. Many of us are very concerned about our wells.

We absolutely do not have the infrastructure to support more development of any kind unless it is to be for the present islander's benefit and that means that there should be no new development unless we can make it happen affordably for our young people.

This project is being put forward without thought to the increased pressures on local environment, emergency services, medical clinics, traffic, water, roads, parking, parks, and of course....ferries. I really can't imagine how this RV Park can in anyway support or improve life for the majority of our island's population with climate changes coming on.

I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joerg R. Eichhorn".

JOERG R. EICHORN
1069 TOPCLIFF ROAD
HE RINT BAY BC. V0P 1H0

Joerg Eichhorn, PO Box 41, Heriot Bay, BC, V0P 1H0



*SRD Rural Directors
#301-990 Cedar St.
Campbell River, BC
V9W 7Z8*

January 2, 2021

Re: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV Park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning to develop a Golf course. A little further down the road they asked for rezoning of a part of the Golf course to develop a subdivision to be able to eliminate their debt. And now they want an RV park of five acres to make their operation more profitable.

Many trees were removed, and wildlife habitat was destroyed to make room for the Golf Course and the subdivision. Quadra already has campgrounds, RV parks, B&B as well as vacation rentals to accommodate golf playing guests. Another large RV Park would contribute to more crowded roads, more sewage, more use of our scarce water, and lead to even longer ferry line-ups.

I respectfully ask that you deny this application,

Yours truly,

Joerg Eichhorn, Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 18, 2022 9:13 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To be included in the Public Hearing Binder Re Quadra Links RV rezoning Application

From: glennx@gicable.com <glennx@gicable.com>
Sent: January 17, 2022 8:32 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: To be included in the Public Hearing Binder Re Quadra Links RV rezoning Application

NOTICE: This email is from an external source.

To Whom it may Concern

I am in opposition to the rezoning to allow for the development of RV sites at the Quadra Links for the following reasons

1. Erosion of our rural way of life here on Quadra
2. Increased traffic on our roads and on the ferry , the local infrastructure for traffic is already stressed
3. Loss of natural habitat and diversity the pressure on the environment has already being felt after the housing portion of this development
4. Pressure on the local aquifers
5. Pollution and greenhouse gas concerns with the increased RV traffic

Glenn Exley

712 Noble Road

Quadra

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:53 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV Site Rezoning application

-----Original Message-----

From: sfell@uniserve.com <sfell@uniserve.com>
Sent: January 10, 2022 10:43 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Site Rezoning application

**** NOTICE:** This email is from an external source. ******

To the Directors:

Resident of 205 Quadra Loop Quadra Island B.C.
Shirley Fell

As a resident and a founding member of the Quadra Links, I totally reject the above Rezoning application.

We do not need another RV Site/RV Campground on Quadra. We have experienced extreme traffic congestion in the last few years with ferry overloads in both directions.

More sites bring more tourists in our already fragile infrastructure.

As residents, we

feel the impact more and more every year.

Personally not against growth. This proposal will not improve what we have as it will only be for the tourists which we can hardly accommodate now.

Thank you for the opportunity to comment!

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:21 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Subject: Rezoning application 432/433, Quadra Links

From: Carol Foort <cfoort@yahoo.com>
Sent: January 2, 2022 3:06 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt — buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambience our our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Carol Foort
Quadra Island



Dear SRD Rural Directors;

I am writing to formally oppose the Quadra Links RV Park rezoning application 432/433. Please enter this note of disapproval into the Public Hearing Record for Quadra Island.

The original agreement in buying this land for a golf course was that, land not part of the actual course, would remain green because our OCP stipulated this. Further development would remove precious trees and break that agreement.

The one Ground Water Observation Well, which is being tracked by government, shows a notable drawdown on the well's gradually declining levels since the Links went in. As there is no significant decrease in rain fall over this period, the level change can only be attributed to withdrawal from the aquifer. Many of us are very concerned about our wells.

We absolutely do not have the infrastructure to support more development of any kind unless it is to be for the present islander's benefit and that means that there should be no new development of unless we can make it happen affordably for our young people.

This project is being put forward without thought to the increased pressures on local environment, emergency services, medical clinics, traffic, water, roads, parking, parks, and of course....ferries. I really can't imagine how this RV Park can in anyway support or improve life for the majority of our island's population with climate changes coming on.

I respectfully ask that you deny this application.

Sincerely,

Carol Fort
Box 229

Heriot Bay, BC
V0P 1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:18 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Subject: Rezoning application 432/433, Quadra Links,

From: james Foort <mfoort@yahoo.com>
Sent: January 2, 2022 6:15 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt by buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Michael Foort
Quadra Island

[Sent from Yahoo Mail on Android](#)

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

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A huge RV park will destroy the charming ambiance our our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,
Patti George.
Yours truly, (name),
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: November 30, 2021 4:28 PM
To: John Neill
Cc: Meredith Starkey; Barbara Bryant
Subject: FW: Quadra Golf Course RV Park proposal
Attachments: 21 10 30 Golf Course.docx

-----Original Message-----

From: bgouge@island.net <bgouge@island.net>
Sent: November 30, 2021 4:20 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Golf Course RV Park proposal

**** NOTICE: This email is from an external source.****

At the suggestion of Mr Abram, I am attaching a copy of a letter which I sent to him previously. I will not be able to attend the meeting.

Regards
M Gouge

PO Box 232
Quathiaski Cove, BC
VOP 1N0

October 30, 2021

Mr. J Abram
PO Box 278
Quathiaski Cove, BC
VOP1N0
Re: Golf Course RV Proposal

Dear Mr. Abram

I am opposed to the use of the golf course lands for RV park purposes, both recreational and long term.

Having lived in the area since the days when this golf course property was designated forest land, I have been regularly disappointed by the variances to the Community Plan which have been approved. The recent strata title development on the golf course property, in conjunction with the Addison's water front development have taken the DL to a higher density than the Plan originally allowed for. The implications of a further density increase, whether recreational or long term, are precisely those which we in the neighbourhood strove to prevent when endorsing the Plan.

This part of the Island was to remain a large lot, rural region. A look at the map and review of the zoning variances granted in recent decades reveals a great number of small lots, strata divisions, and carve outs which do not comply with the intent of the Plan. The implications of those legal changes in terms of increased traffic, greater demand upon ground water resources, wastewater disposal, and the urbanization of the area have been exacerbated by the significant number of violations of zoning regulations. Many properties now have additional dwellings beyond the Plan allowance, often in the form of old RV's, which greatly increase density and degrade the environment.

Permitting the golf course to add to this deviation from the Plan is not something I support. A very substantial amount of public money has been indirectly invested in the golf course. This contribution deserves recognition through the consideration of the residents of the area by denying this application.

Yours truly

M. Gouge

PO Box 232
Quathiaski Cove, BC
VOP 1N0

October 30, 2021

Mr. J Abram
PO Box 278
Quathiaski Cove, BC
VOP1N0
Re: Golf Course RV Proposal

Dear Mr. Abram

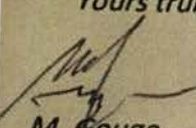
I am opposed to the use of the golf course lands for RV park purposes, both recreational and long term.

Having lived in the area since the days when this golf course property was designated forest land, I have been regularly disappointed by the variances to the Community Plan which have been approved. The recent strata title development on the golf course property, in conjunction with the Addison's water front development have taken the DL to a higher density than the Plan originally allowed for. The implications of a further density increase, whether recreational or long term, are precisely those which we in the neighbourhood strove to prevent when endorsing the Plan.

This part of the Island was to remain a large lot, rural region. A look at the map and review of the zoning variances granted in recent decades reveals a great number of small lots, strata divisions, and carve outs which do not comply with the intent of the Plan. The implications of those legal changes in terms of increased traffic, greater demand upon ground water resources, wastewater disposal, and the urbanization of the area have been exacerbated by the significant number of violations of zoning regulations. Many properties now have additional dwellings beyond the Plan allowance, often in the form of old RV's, which greatly increase density and degrade the environment.

Permitting the golf course to add to this deviation from the Plan is not something I support. A very substantial amount of public money has been indirectly invested in the golf course. This contribution deserves recognition through the consideration of the residents of the area by denying this application.

Yours truly


M. Gouge

 Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 2:07 PM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Ray Grigg <raygrigg@gicable.com>
Sent: January 4, 2022 1:35 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors,

Please enter into the Public Hearing Record my formal opposition to the Quadra Links RV park rezoning application 433.

We had a functioning forest on the land that Quadra Links wanted to turn into a golf course. The community was generous enough to grant them approval. Then, in order to make the completed project financially viable, they wanted a subdivision to eliminate their debt. They were granted that, with the understanding that this would be their final request.

Now they want an RV park that will stress water demands, ruin the ambiance of the neighbourhood, increase road traffic during our busy season, and clog our overloaded ferries with space-consuming recreation vehicles. Enough is enough.

Self-contained RVs will provide little or no financial benefit to the island's economy. The benefits will be primarily for Quadra Links, with everyone else suffering the inconveniences. We already have enough facilities on Quadra Island to accommodate golfing tourists, and we should not be providing special facilities just for them.

I respectfully request that you deny this application,

Yours truly,
Ray Grigg
1087 Topcliff Road
Quadra Island, B.C.

Barbara Bryant

From: Jim Abram <jimabram@xplornet.ca>
Sent: May 21, 2021 6:29 PM
To: David Leitch; Aniko Nelson; John Neill
Subject: Fwd: Campground on the golf course

NOTICE: This email is from an external source.

Please include in the public hearing file.

Thanks

Sent from my iPhone so please excuse my fat fingered response

Begin forwarded message:

From: Anetta Grundvig <anettagrund@gmail.com>
Date: May 21, 2021 at 4:58:34 PM PDT
To: Jim Abram <jimabram@xplornet.ca>
Subject: Campground on the golf course

Hi Jim,

We are writing you this email to voice our concerns regarding allowing a campground on the golf course property.

In the original golf course re-zoning meeting when the golf course investors got the permission from the community to build a golf course they said it would be no housing on the property. A few years later they applied for the property development that's now happening, which have disturbed the wildlife, wolf population and the wetlands. This year we have seen no signs of the wolves (neither the animals, tracks or wolf scat) and found oil surfacing on the water ways.

Most of the neighbourhood was against this development for different reasons but we were not heard because the members of the golf course outnumbered the neighbours.

We have heard they now want to develop a 30-site RV campground in a residential area and are strongly opposed to this.

First of all it is a residential area. A campground will create a lot of noise and traffic in an otherwise quite neighbourhood. 30 sites can mean up to 120 people at once. As well as all the families in the (golf course) housing.

Our concerns about the water, we are on the same aquifer which nobody has any idea about how much water it contains.

Our concern is that with that amount of population in a small area plus keeping the golf course greens green. We are afraid we're going to run out of water.

We have already settled for housing on the golf course and the amount of people that entails. We kindly request that you pass on our concerns to whoever is making the decision. We disagree to change the original community plan regarding the density in this residential area.

Kind regards,

The residents of 400 Barton Road, Quadra Island, B.C.

Anetta Grundvig
Nolan Grundvig
Ylva Grundvig
& Barbara Mindell

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:04 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Golf course RV site rezoning application

-----Original Message-----

From: C Guldemon <yesacgo@yahoo.com>
Sent: January 11, 2022 7:36 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Golf course RV site rezoning application

**** NOTICE: This email is from an external source.****

To the directors

For the public hearing record for Quadra Is re: Quadra Links RV site rezoning application 432/433

Please enter my opposition to this proposal. My concerns include:

-increased traffic, both on roads and ferries

-more water use and even more incursions into the aquifer -adding more noise, negative impacts to rural lifestyle -as a subset of approved development we endure clandestine developments such as the Smiths Rd gravel pit on residential property in a residential neighborhood. Already the golf course subdivision had sourced volumes of gravel from this pit, complete with attendant truck traffic and noise and pollution.

Yours

Cornelis Guldemon

845 Smiths Rd

Quathiaski Cove

VOP1N0

Sent from my iPhone

Barbara Bryant

From: Michael Haddon <mhaddon@telus.net>
Sent: November 23, 2022 1:45 PM
To: Email - planning@srd.ca
Subject: Bylaw No. 432 amendment No. 16 and Bylaw No. 433 amendment No. 136; Quadra Links application to allow the development of Recreational Vehicle sites

NOTICE: This email is from an external source.

Dear Sir,

Please be advised that neither my wife nor I are in favour of the above referenced development. This is obviously a 'tack-on' proposal to the original development of the golf course and the subdivision. As such, if this proposal is approved and goes ahead, we both feel that this organization will in the future be back at the table with yet another request for further expansions. In addition, given the precarious state of the ferry system that serves Quadra Island the last thing that is needed is more large RV traffic. We believe there are already enough RV sites on the island to serve those who wish to come to the island for a few days in order to play a few rounds of golf.

We are also quite concerned about the increased pressure this development will have on the aquifer.

Regards,

Michael Haddon

Marjorie Luce-Haddon

Barbara Bryant

From: Alex Hare <ahare@protonmail.com>
Sent: Tuesday, January 11, 2022 8:11 PM
To: Email - planning@srd.ca
Cc: heatkent@gmail.com
Subject: Letters for the SRD Directors, regarding two Quadra Island rezoning applications
Attachments: Gowlland_harbour_development_letter.docx;
Quadra_golf_course_RV_development_letter.docx

NOTICE: This email is from an external source.

Hello,
This email is in regards to the two proposals for rezoning land parcels on Quadra Island. We have serious concerns about the imbalance between the benefits and consequences of these proposed projects on the local community, and on the long-term direction of development on Quadra Island.

Please direct the attached letters to the appropriate persons recording public comments and standings regarding these proposals.

Thank you and best regards,

Alex Hare and Heather Kent
Heriot Bay, Quadra Island
ahare@protonmail.com
heatkent@gmail.com

Sent with [ProtonMail](#) Secure Email.

Dear SRD Directors,

Please count us as opposed to the proposal to develop an RV park at the Quadra Island golf course. We think it may be the "Quadra Links RV park rezoning application 432/433" but if not, please direct this letter to the appropriate application.

We are property owners and year-round residents of Quadra Island, and we believe this is the wrong kind of development for a community accessed by ferry and developed around an old road system. Please consider the issues below.

1. Increasing RV traffic will make it more difficult for the regular working crowd and families with children on the island who have rigid daily schedules and depend on regular ferry access. This concern will not be resolved with the upcoming two-ferry system, because any excess vehicle space is needed for our community to grow from within. If it is consumed by more over-sized vehicle traffic, we will simply be in the same place or worse as we are now, with ferry overloads common even outside of the summer season, and backed up traffic from the ferry terminal all the way to our elementary school (roughly a kilometer or so of waiting vehicles on a main 2-lane roadway).

2. RV's are safety concern for the growing numbers of non-vehicle road users in this community because our road system is narrow with many hidden driveways and poor sight-lines over small hills. Many locations also lack shoulders where safe separation can be made between pedestrians, cyclists, runners, and vehicles. Keeping the island attractive to cyclists, for instance, is a great way to encourage environmentally-friendly tourism that may not even use up ferry vehicle space, and the number of commuting cyclists increases each year.

3. An RV park will contribute to degrading the natural and relaxing character of Quadra Island, without compensatory benefit to the economy. For example, it's likely that most RV owners will arrive well-stocked to avoid the higher island prices within our community. The proposal we read also indicated that just a single caretaker/groundskeeper will be required. Ironically, there is a bicycle manufacturer on Quadra Island which employs more people than the RV park will.

Lastly, we think it's worth mentioning that it's past time by now to stop encouraging unnecessary activities that generate large amounts of carbon emissions, such as driving around large RV's. At some point the SRD and it's communities will have to address their carbon emissions, from either external pressure or internal, and building RV parks now is just digging a bigger economic hole to get out of. There are plenty of other ways to generate economic activity, it just takes commitment and courage.

We respectfully ask that the SRD Directors deny the application for an RV park at the Quadra Island golf course.

Best regards,

Alex Hare and Heather Kent
Heriot Bay Quadra Island
ahare@protonmail.com
heatkent@gmail.com

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:43 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Golf course RV facility

-----Original Message-----

From: Sioux Hartle <sioux.hartle@gmail.com>
Sent: January 8, 2022 3:41 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Golf course RV facility

**** NOTICE:** This email is from an external source. ******

Hi there,

I would like to express my concerns regarding the proposed RV Facilities at the Quadra golf course. This is a difficult letter to write as we are all neighbours, friends or peers. I would like to preface my remarks by admitting that it would be easier on a small island to remain anonymous and walk away from this. However, as a member of this community I also feel that we all need to be heard. Given the political climate with our southern neighbours and wanting to support an open and honest dialogue free of any animosity I reluctantly and humbly submit my thoughts.

Respectfully, in my opinion this proposition is a further breach of community trust in the continued non-golf expansions at the golf course. Already an entire housing subdivision has been created on the land promised to house only golfing greens. The fact that it has been nicely done and that a public walking path has been put in for locals should not distract from the stated intentions at the onset of golf course discussions that this land would be used for a golf course only.

And since that subdivision has been accomplished we are now asked to accept a 30 site RV facility.

I live on Pinetree Drive, across the road from the golf course. Since the golf course has been put in I have noticed a difference in our water during the summer. A smell and an earthy taste which did not happen prior to the golf course being put in. I have heard via a local well driller that this is common when water is being overdrawn from a source. It is concerning. I don't know, and don't know if anyone definitively knows how much water can be drawn from this aquifer before it collapses.

Also, I think we need to proceed thoughtfully with how we approach tourism on this island. Being such a desirable location we have many people flocking here. We have many businesses in place to accommodate these flockers. Part of the requirements for accommodating these 100's of visiting tourists are water and wifi - both of which become strained under this burden. I wonder at the fairness of full-time locals being inconvenienced so tourism facilities can make their living. I'm sure that if we were to talk to planners in Italy or Spain, both 'tourist over-run' countries whose cultures have been trampled by rampant, unadulterated tourism, they could tell us where the tipping point might be. When does the influx of tourists turn a culture into a caricature of itself?

Apart from my concern over our lack of protecting island culture, another concern is resources. We already have several RV Parks on the island, one of which has just added a substantial expansion. Per capita, and in my opinion we already have enough RV opportunities per resources available on this island. (resources being water, ferry space and wifi)

Because of these concerns, I am not in favour of the proposed RV expansion at the golf course.

Thank you for considering my opinion.

Respectfully,
Sioux Hartle

Barbara Bryant

From: Aniko Nelson
Sent: January 6, 2022 3:05 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433 Quadra Links

-----Original Message-----

From: don and marg heald <margheald39@gmail.com>
Sent: January 6, 2022 3:04 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning Application 432/433 Quadra Links

**** NOTICE: This email is from an external source.****

Dear SRD Rural Directors,

Please consider this to be my letter of opposition to the Quadra Links rezoning application 432/433 and please enter it into the Public Hearing Record for Quadra Island.

I feel this proposal is asking too much of us and our island. Quadra Links originally requested rezoning for a golf course, which was granted, followed by a request for rezoning for a subdivision which was granted, and are now wanting an RV park of five acres. Such a development has no benefit whatsoever to the residents of Quadra and will certainly place further strain on our resources, eg ferry, groundwater supply, narrow windy roads. We already have RV parks, campgrounds, vacation rentals and B and B's, we do not need more.

I respectfully ask that you please deny this application,

Sincerely,
Margaret Heald
1155 Topcliff Road,
Quadra Island, BC
250-285-3864



Don Heald

1155 Topcliff rd.

Quadra Island

January 5, 2022

SDR RURAL DIRECTORS

SUBJECT; Rezoning application application #432/433

Dear Directors;

Please consider this to be my letter of opposition to the proposed rezoning application 94/95 Quadra Links and enter it into public record for Quadra Island.

This development goes against the wishes of the vast majority of Quadra Islanders and would benefit only the stakeholders of Quadra Links at the expense of the rest of the residents who will have to live with the resulting strain on our resources and infrastructure, eg. ferry line ups, ground water supplies etc. This proposal has little to do with Golf and all to do with generating profit for Quadra links. Campers are generally self contained and therefor buy little locally and at the same time take up an enormous amount of space on the ferries particularly on an average 5 day turnaround.. The sub-division rezone was a big win for Quadra Links but enough is enough.

Please deny this application.

Respectfully Don Heald

Barbara Bryant

From: Aniko Nelson
Sent: January 17, 2022 1:00 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the Directors

From: B Henry <brenthenrys@gmail.com>
Sent: January 17, 2022 11:41 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: To the Directors

NOTICE: This email is from an external source.

Quadra Links RV site Rezoning Application

I have been a resident of Quadra Island for over 32 years. I have seen much change on this island. Some for the good of this island, some not so. I am not against change, but also not a proponent of unplanned change, not suiting the needs of the island.

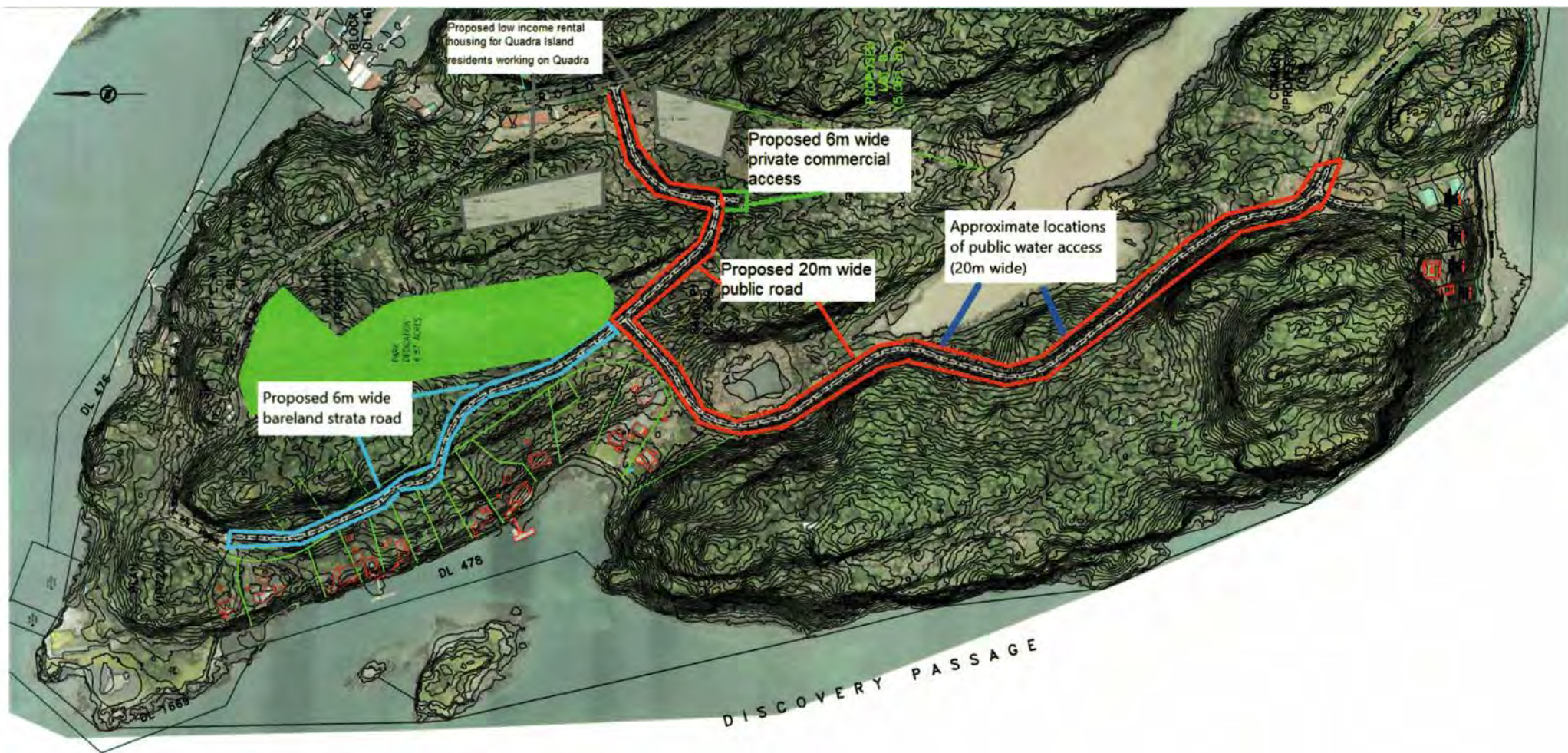
I am a proponent of change that remediates some of the basic shortages needed at present. With an improved inland highway completed in recent years and a new two ferry system about to replace our current, overly taxed ferry, I have no doubt that visitors and potential new residents see Quadra as being more accessible than ever before, encouraging further numbers of people taxing our limited resources and infrastructure.

We have an existing Official Community Plan that was created, through much community participation and debate, to plan for controlled community minded growth on this island. I think the community expects other developments to also plan ahead in the same spirit of this document. Quadra Links failed to do so in their original plan. One has to ask whether they first created a sufficient marketing plan for their development, or whether Quadra Links was just an attempt to fill local golfers dreams of their own private course. One must attract novice golfers as well as experienced users to sustain such a plan. This has not happened, and Quadra Links must be asked why. This should have been asked before they were allowed to change direction and complete their new subdivision. The OFC of 2012, states that densification on Quadra should take place in the Cove and Heriot Bay areas of the island, along with the needed infrastructure to facilitate this. The Quadra Links application was never intended to follow the OCP, and should never have been allowed. It provides housing for only high income earners and taxes the ground water in the area, which has been lowering in the nearby island test well each year since. Amendment of the OCP for the Quadra Links project was a big mistake as it suits none of the priority housing needs of the community and has not even generated enough income to sustain itself!

Quathiaski Cove and Heriot Bay are the two areas where densification should occur. Smaller lots, and smaller single family and multi-family dwellings are what are most needed at present, both for a younger population, off island seasonal workers, and a growing retirement population. We as a community should be concentrating on this first and not further recreational and upscale housing. Several developers in the Cove are already moving in this direction, now that there is a sewage system, but can not proceed because of Island Health's concern over adequate drinking water, necessitating a community drinking water supply.

Adding recreational summer camping lots, which tax ferry, water, and road infrastructure, to support a failed golf course is not enough reason to again amend Quadra's Official Community Plan. And if the OCP is not reflecting the correct current developmental wishes of the community as a whole, perhaps after 10 years, the OCP should undergo a community review. But this must be done before further major developments are proposed and amended for in the OCP, on this island!

Sincerely yours,
Brent Henry,
712 Smiths Rd.,
Box 40, Quathiaski Cove,
Quadra Island



Barbara Bryant

From: Aniko Nelson
Sent: January 5, 2022 9:24 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

-----Original Message-----

From: Shelley Higgs <slhiggs1@gmail.com>
Sent: January 5, 2022 7:51 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

**** NOTICE:** This email is from an external source. ******

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambiance our our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Shelley Higgs
1109 Milton Road
Quadra Island

Sent from my iPad

Barbara Bryant

From: Aniko Nelson
Sent: February 25, 2022 9:30 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433 Quadra Links

From: Guy Holmes <5holmes@telus.net>
Sent: February 25, 2022 9:21 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433 Quadra Links

NOTICE: This email is from an external source.

Dear SRD Rural Directors,
Please enter my formal opposition to the Quadra Links RV Park rezoning application 432/433 into the Public Hearing record for Quadra Island.
I am opposed to a huge RV Park that would contribute to more overcrowded roads and over crowded ferries.
I respectfully ask that you deny this application.
Sincerely,
Karen Holmes
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 18, 2022 9:16 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV sites at Golf Course

From: M.J. Horak <expertobc@hotmail.com>
Sent: January 17, 2022 11:58 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV sites at Golf Course

NOTICE: This email is from an external source.

Re: Please enter my comments into public hearing binder

To whom it may concern,

I do not agree with further subdivision of Quadra Links Golf Course property.

—would like to point out that Quadra is an Island, therefore access is limited. Residents compete with
—recreation travelers, holiday seekers, commercial traffic, and emergency ambulance trips on BC Ferries.

Approximately 25 to 35 residents cross daily for medical treatments and procedures to Vancouver Island. An increase in the subdivision density and recreational facilities, will increase ferry congestion for locals.

With regards to Jim Abrams pursuing "his own agenda" (pg.11 Regional Directors Report Nov. 12/21) on this matter, the Quadra Island community is seeking a more transparent and unbiased Area C Director to represent us.

Marcela Horak
Quadra Island resident

Barbara Bryant

From: Aniko Nelson
Sent: January 18, 2022 9:15 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV sites at Golf Course.

From: M.J. Horak <expertobc@hotmail.com>
Sent: January 17, 2022 11:56 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV sites at Golf Course.

NOTICE: This email is from an external source.

Re: Please enter my comments into public hearing binder

To whom it may concern,

I do not agree with further subdivision of Quadra Links Golf Course property.

I would like to point out that Quadra is an Island, therefore access is limited. Residents compete with recreation travelers, holiday seekers, commercial traffic, and emergency ambulance trips on BC Ferries.

Approximately 25 to 35 residents cross daily for medical treatments and procedures to Vancouver Island. An increase in the subdivision density and recreational facilities, will increase ferry congestion for locals.

With regards to Jim Abrams pursuing "his own agenda" (pg.11 Regional Directors Report Nov. 12/21) on this matter, the Quadra Island community is seeking a more transparent and unbiased Area C Director to represent us.

Jerry Horak
Quadra Island resident

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:45 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the Directors For The Record

From: Dennis Humes <dhumes@telus.net>
Sent: January 8, 2022 4:35 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: To the Directors For The Record

NOTICE: This email is from an external source.

RE: Quadra Links Rezoning Application

I am a Quadra Island resident and ratepayer, residing at 762 Pidcock, Quathiaski Cove.,

I wish to go on record as objecting to the Quadra Links Rezoning application for RV sites. When the community first scrutinized the golf links plan, we were assured there would be no subdivision for housing development. It was a project that, from the outset, was doomed to failure due to the lack of adequate funding. Nevertheless, the project was allowed to go forward, only to be threatened with eventual dissolution due to lack of financial support, followed by the request to allow a housing subdivision to offset the threat of insolvency. Now, we are again asked to allow additional development on the site by the creation of RV sites. None of this development was presented to the community during the original Quadra Island Plan Development. The developers of the site knew at that time it would never be allowed to go through as part of the original plan. The request should be rejected because it sets up the precedent of allowing a commercial operation of an RV rental camp site in a location originally created as golf links with the guarantee that there would be NO housing subdivisions as part of the plan nor RV rental sites.

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 11:26 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links,

From: Gordon James <mgjames@twincomm.ca>
Sent: January 11, 2022 10:16 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambiance our our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Martha James
Quadra Island

Sent from my iPad

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:54 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW:

From: Gail Johnson <gailj218@gmail.com>
Sent: January 10, 2022 11:24 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: jimabram@xplore.net.ca
Subject:

NOTICE: This email is from an external source.

To the Directors
For the record: Quadra Links RV site rezoning application

I am opposed to rezone this land. There are RV parks. Water and ferry capacity are also issues.

Sincerely

Gail Johnson
580 Cutter Road Heriot Bay, Quadra Island.

Barbara Bryant

From: Aniko Nelson
Sent: January 21, 2022 4:44 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links

-----Original Message-----

From: Geraldine Kenny <geraldinek@uniserve.com>
Sent: January 21, 2022 4:44 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links

** NOTICE: This email is from an external source.**

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I am speechless at the audacity and total disregard Quadra Links has for the residents and neighbours of Heriot Bay. I was totally against the golf course. 160 acres of beautiful naturally regenerated second growth forest, its bio diversity and intact ecology was sacrificed for self centred people who want to engage in a high carbon footprint sport. From the start the business proposal was flawed, over estimating the membership and underestimating the maintenance costs. So to pay their debts, they undertook a radical subdivision development, once again destroying the natural beauty of the area, increasing traffic and water consumption.

So what happens when the profits from the subdivision do not cover the debt? Now they want a huge RV park. This is irresponsible. And what happens if the projected revenues for the RV park don't cover the debt? Will we have Bounce Arama's, Water Slides or an Amusement Park.

This monstrous RV park will destroy the cohesive and rural ambiance of our neighbourhood, use scarce water reserves and contribute to a greater carbon footprint. Quadra does not need another tourist RV park. This is invasive development at its worst.

I respectfully ask that you deny this application,

Yours truly,

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 4:39 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra links

-----Original Message-----

From: Lynda and Kelvin <hview@island.net>
Sent: January 11, 2022 4:38 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra links

**** NOTICE: This email is from an external source. ****

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra links RV park rezoning application for 432/433 into the public hearing record for Quadra Island.

Quadra links asked for rezoning for the golf course, then they asked for rezoning of the subdivision to eliminate the depth of buying the golf course property, and now they want an RV park of 5 acres.

I feel that we need to do a water analyst of the area to see how much groundwater there is for the neighbourhood.

Huge RV park will destroy the charming ambiance of the neighbourhoods, contributed to more crowded roads, more sewage, more use of our sacred water and add to an even longer ferry lineups.

We already have a campground, RV park, B&Bs and vacation rentals we do not need more.

I respectfully ask that you deny this application.

Yours truly,
Lynda and Kelvin Kerr
1133 West rd, Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:53 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV Site Rezoning Application

From: Jeff Kingstone <jeffkingstone47@gmail.com>
Sent: January 10, 2022 11:02 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links RV Site Rezoning Application

NOTICE: This email is from an external source.

I am opposed to this application.

Signed Jeff J. Kingstone
580 Cutter Road
Heriot Bay
Box 287 Heriot Bay VOP 1H0

Barbara Bryant

From: Fern Kornelsen <fernkornelsen@gmail.com>
Sent: Tuesday, January 11, 2022 9:07 PM
To: Email - planning@srd.ca
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

To the SRD Rural Directors:

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links initially asked for rezoning for a golf course. Next they asked for rezoning for a subdivision to eliminate the debt for buying the golf course property. Now they want a five-acre RV park.

A substantial forest of trees was removed and wildlife habitat destroyed to create first the golf course and then the subdivision. Further loss of forest and destruction of habitat will be necessary to accommodate this latest endeavour. A huge RV park will destroy the charming ambience of our neighbourhoods; contribute to traffic congestion on our small roads; contribute more sewage; use more of our finite water supply; and add to even longer ferry line-ups.

We already have campgrounds, RV parks, B&Bs, and vacation rentals. We do not need another RV park. I respectfully ask that you deny this application.

Sincerely, Fern Kornelsen
Box 30 Heriot bay BC
250-203-2842

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:05 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Kathie Landry <landrykathie56@gmail.com>
Sent: January 11, 2022 8:06 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

To: SRD Rural Directors
Subject: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

An RV park will contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

We have a community plan. Let's stick to it.

I respectfully ask that you deny this application,

Yours truly,

Kathie Landry
196 Quadra Loop
Quadra Island

I am grateful to live on the unceded traditional territory of the Salish E'iksan, Tatpu'us, Yayaqwiltah, Komokwe and the Quich-Kwil-Tach We-Wai-Kai Nations known as the 'Land of Plenty' to the Indigenous people. I am aware that the privileges I enjoy as a settler are at the expense of the Indigenous people and am committed to working towards reparation.

Barbara Bryant

From: Aniko Nelson
Sent: January 5, 2022 9:23 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV park rezoning application 432/433

From: Francis <sillyfish@twincomm.ca>
Sent: January 4, 2022 10:46 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV park rezoning application 432/433

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

I would like to enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Meeting Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a subdivision to eliminate the debt for buying the golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then more for the subdivision. Enough is enough; more is too much and smacks of entrepreneurial greed.

A huge RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to the ever increasing ferry wait times for residents. We already have campgrounds, RV parks, B & Bs, vacation rentals. We cannot afford more. More will only cause further degradation of the natural environment on Quadra and greater abuse of our already fragile infrastructure.

I respectfully ask that you deny this application,

Yours sincerely,

Francis Laver
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 2:08 PM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links RV park rezoning application 432/433

From: Michael Laver <michael.laver@twincomm.ca>
Sent: January 4, 2022 1:46 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV park rezoning application 432/433

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing record for Quadra Island.

Quadra Links asked for rezoning for a golf course, then they asked for rezoning for a subdivision to eliminate the debt for buying the golf course property, and now they want an RV park of five acres.

Many trees were removed and wildlife habitat was destroyed for the golf course and then more for the subdivision. Enough is enough; more is too much and smacks of entrepreneurial greed.

A huge RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to the ever increasing ferry wait times for residents. We already have campgrounds, RV parks, B & Bs, vacation rentals. We cannot afford more. More will only cause further degradation of the natural environment on Quadra and greater abuse of our already fragile infrastructure.

I respectfully ask that you deny this application,

Yours sincerely,

Michael Laver
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:06 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning 432/433 Quadra Links

From: Helen Lee <hleeFridayflowers@gmail.com>
Sent: January 3, 2022 7:57 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Rezoning 432/433 Quadra Links

NOTICE: This email is from an external source.

Subject: Rezoning application 432/433, Quadra Links,
Dear Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island. It does not fit the Official Community Plan.

When Quadra Links first requested a rezoning for a Golf course a former Chief Hydrogeologist of the Province of Alberta, Dr. Paul Mortensen, suggested that it would be incumbent on a business enterprise to assess the evidence for sufficient water to operate such an enterprise. The proponents of the golf course had done no such thing. In fact I clearly recall their public meeting comments "Look out of the window, it's raining, there will never be a shortage of water" " If anybody loses water as a result of the golf course I will personally deliver water to them." I refer to these because it seems to me it reflects the history of their business enterprises; rather fly by night and diminishing of the rights of Quadra Island residents to question the integrity of their plans. The regional district at the time took seriously some of the detailed recommendations of Dr. Mortensen and required Quadra Links to research the water capacity of the well.

The next proposal of Quadra Links was to cancel the development of the remaining 9 holes of the golf course because it was not proving to be financially viable and they returned to the community with a request for rezoning for a housing subdivision to alleviate the debt incurred for developing the golf course property. Their approach was to pitch this as a community enterprise and that it would help to solve the housing shortage on Quadra. I am having some difficulty believing that people who needed housing on the island are the current owners of these new properties. In fact, had the owners been truly interested in helping to alleviate the shortage of housing they could have offered one lot to community housing as a generous minded developer once did by donating land for seniors housing.

Now Quadra Links has returned with a further request to develop a five acre RV development. Once again the proposal bears all the hallmarks of the back of the envelope calculations because it has already been paused by VIHA rejecting the sewage management plan. Several of the guidelines in the OCP Recreation and Tourism Commercial zones that must be met for approval of projects in these zones should cause the RV site to be denied.

— not opposed to tourism developments; I recognize many people earn their living in this way but I do believe Quadra Island needs to deeply reflect on a new Official Community Plan to consider how each new proposal impacts our forests, water, wetland habitats, animals, humans, housing and ferry capacity. We already have campgrounds on Quadra that actually are receptive to a range of people being able to stay there. The site proposed by Quadra Links is

rather exclusive given that most people who can afford to play golf and own an RV are financially well off or retired which rather excludes children and families.

→ The capacity of our aquifers needs serious consideration.

Finally there is a limit to tourism development on an island where many people servicing the tourism industry can no longer afford to live here. Who will work in these services? What is the implication of developing tourism operations without the capacity to serve them. We need look no further than Tofino where several hundred precariously housed people working in the service sector were living in the bush before the Covid pandemic. Is this what we really want on our island? Do we want to support the continued erosion of the basic human need of housing for working people who cannot afford to live in safe, healthy living conditions or do we want a development at all cost approach with no thought of the long term consequences.

I respectfully ask that you deny this application,

Helen Lee
Quadra Island

Barbara Bryant

From: rleicester@gicable.com
Sent: November 23, 2022 8:02 AM
To: Email - planning@srd.ca
Subject: Rezoning application 432/433, Quadra Links.

NOTICE: This email is from an external source.

Dear Strathcona Regional Rural Directors,

Please enter my formal opposition to the Quadra Links RV Park rezoning application 432/433, and place it in the Public Hearing Record for Quadra Island.

Quadra Links initially sought rezoning for a golf course, then they asked for rezoning for a subdivision to deal with the debt for buying the golf course property, and now they want an RV park of five acres.

Quadra Links have changed their proposal from 30 to 20 sites for even larger vehicles, but the fact remains that this proposal involves golfers travelling to the island in large, fossil fuel burning machines, vehicles which take up the ferry space of about 3 - 4 other vehicles, destroying the peaceful, rural ambience of neighbourhoods, contributing to more crowded roads, more sewage, more use of our critical water resources in these times of climate crisis, and adding to even longer ferry line-ups, creating hardship for island residents. In just one example, it is simply not okay for someone from Quadra Island to undergo a medical procedure at the CR hospital and then have to wait two to three hours in a lineup behind RV's and other tourist vehicles in their attempt to return to the quiet and sanctuary of their home.

We recently have newly expanded campgrounds and RV parks, B & B.'s and vacation rentals. Quadra Island does not need more RV's.

I respectfully request that you deny this application.

Sincerely,

Richard Leicester
1064 Milton Road, Quadra Island, B.C.

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 2:40 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site Rezoning Application

From: Linda Lessard <linda.lessard57@gmail.com>
Sent: January 14, 2022 2:38 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

January, 14, 2022

A. Nelson
Regional District Office
330-990, Cedar Street,
Campbell River, BC
V9W 7Z8

To the Directors;
For the record : Quadra Links RV site Rezoning Application

I am opposed to this development.

I will not enumerate all the reasons why I am opposed to this development as I know you have read them all.

Suffice to say that so many years ago Quadra islanders designed a Community Plan. The idea was to help preserve the quality of life on the island while making it possible for controlled development.

This plan includes two high density areas. The rest of the island has limits on size and use of properties. These limits have to be respected for all the reasons expressed in the local papers and all the letters you have received.

When Quadra Links presented their plan for their golf course, I remember telling them that they would for sure come back to us in a few years with the need to develop the property further in order to make it viable. They were all adamant that it would never happen. Now not only have they subdivided a large portion of the property in lots smaller than the area is supposed to allow but they also want an RV park.

I want my opposition to this development noted and included. Please reply to this email to acknowledge that you have received it and are counting my opposition.

Thank you,

Linda Lessard
PO Box 358,
1197 Dawnray Rd,

Quathiaski Cove, BC
V0P 1N0
250-204-1847



Barbara Bryant

From: Hanna Lewandowski <earthlightpottery@yahoo.ca>
Sent: Wednesday, January 12, 2022 11:30 AM
To: Email - planning@srd.ca; Aniko Nelson
Subject: Opposition to Quadra Links re-zoning application

NOTICE: This email is from an external source.

Dear SRD Directors,

please enter my formal opposition to the Quadra Links RV Park re-zoning application 423/433

My opposition is based on the following beliefs:

1. Most inhabitants of Quadra Island live here because of its rural, laid back, natural setting, with relatively low human density. The golf course development was based on premise that none of it would become a housing proposal. This was already breached by the development of the subdivision in that area. The fact that the golf course did not prove financially successful should not mean that the losses will be offset by RV park development.
2. According to our OCP, the higher density development of allocated to existing villages of Quathiaski Cove and Heriot Bay. We should not create exceptions to this plan, as Quadra Island may very soon become overridden by coincidental developments that do not serve the purpose of maintaining the rural character of the Island, and do not serve the preservation natural habitat for wildlife.
3. An RV park will create increased traffic on the roads, and on the ferries during the tourist season. For people who try to have a regular life on Quadra Island, commuting to work or school is already very difficult, with 2,3 or 4 ferry lineups to wait in on a daily basis during the tourist season. The additional ferry is supposed to help to solve this problem, rather than becoming an excuse to further increase in traffic.
4. Development of another large seasonal tourist accommodation is threatening to existing ground water issues. The hydrological situation of Quadra Island is not known, and current weather trends make it more so. And yet proposals that may jeopardize the situation keep arising. The Island does not need a seasonal development that will drain the water during the most demanding time of the year. The impact of the neighbouring Fir Acres is not, and will not be known for a while yet. Please, let's not turn this island into another Salt Spring Island.

Respectfully submitted by

Hanna Lewandowski
689 Plaza Road, Quathiaski Cove, Quadra Island

I am a voting and tax-paying, full -time citizen of Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:40 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Subject: Rezoning application 432/433, Quadra Links,

From: Bob Lloyd <beatonlloyd@gmail.com>
Sent: January 8, 2022 11:39 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I am very disappointed that Quadra Links is asking for further rezoning. In the past they received significant rezoning, first for the golf course then for a subdivision.

An RV park of five acres would negatively impact the local neighbourhood, challenge the availability of water, add more traffic on the roads and add to even longer ferry lineups.

We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Robert Lloyd,
Quadra Island

Barbara Bryant

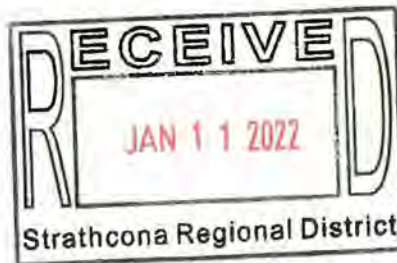
From: Aniko Nelson
Sent: April 20, 2022 8:58 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Bylaws 432 & 433 OCP Rezoning Quadra Links

From: Pat Lowes <patricialowes@yahoo.ca>
Sent: April 20, 2022 8:52 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>; Rex Lowes <rexlowes@yahoo.ca>
Subject: Fw: Bylaws 432 & 433 OCP Rezoning Quadra Links

NOTICE: This email is from an external source.

Greetings. We are writing to express our OPPOSITION to the above proposal. We are long term residents of Quadra Island and see no benefit of this proposal to our current population and would only further strain our infrastructure.

Rex and Patricia Lowes
487 Hyacinthe Bay Road PO Box 87
Heriot Bay



Avi Luxenburg
P.O. Box 586
Heriot Bay, BC V0P 1H0

January 3, 2022

Strathcona Regional District Rural Directors
#301-990 Cedar St.,
Campbell River,
BC V9W 7Z8

Subject: Rezoning Application Quadra Links rezoning to a 30 site RV park

Dear SRD Rural Directors,

Given the previous agreement for use of this land, I am not sure how rezoning for a Golf course even occurred; with further rezoning for a subdivision to eliminate the debt incurred from buying the Golf course property!

The results were rather foreseeable, with many trees removed and wildlife habitat destroyed for financial gain. To now have further development of land that was not meant for development is a bit like rubbing salt into a wound.

Can we please return to the question of "need"? What is in the best, long-term interest of Quadra and its inhabitants? Do Quadra residents need an exacerbation of some of the challenges that we are already facing? Do we need more demand on what appears to be a dwindling water supply, or busier roads, or longer ferry wait-lines, or fewer forests?

What does Quadra need?

I respectfully ask that you deny this application,

Yours truly,

Avi Luxenburg
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 31, 2022 9:15 AM
To: Barbara Bryant; Meredith Starkey
Subject: Fwd: re. Golland Harbour rezonmng application and golf couese camp ground

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From: peterdianne MacLaurin <pdmacla048@gmail.com>
Sent: Saturday, January 29, 2022 1:42:36 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: re. Golland Harbour rezonmng application and golf couese camp ground

NOTICE: This email is from an external source.

Both of these developments are fraught wih difficulties. Principale being increased ferry traffic,,draw down of water supply,and impact on current infrastructure. We are opposed to both of these developments Peter and Dianne MacLauroin

Barbara Bryant

From: Allan Mandell <pecanpie9@gmail.com>
Sent: Tuesday, January 11, 2022 12:00 PM
To: Email - planning@srd.ca
Subject: Opposition to Rezoning application 432/433

NOTICE: This email is from an external source.

Dear SRD ~

I am writing in opposition to the proposed RV sites at the Quadra Island Golf Course (the Quadra Links RV park rezoning application 432/433)

My reasons are twofold:

1. Approving the sites will undoubtedly result in more RV traffic clogging up the roads and ferries as they come and go in an endless parade all summer long.
2. This once again sets a precedent for continuing expansion of development on Quadra, as the Gold Course has already done with its home sites. Perhaps this could result in more people playing golf, but setting this precedent will be at the expense of the infrastructure and quiet rural life on this island. The trade-off does not seem worth it to me.

Respectfully,

Allan Mandell

allan@allanmandell.com

840 HopeSpring Road

Heriot Bay V0P1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 5, 2022 3:40 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV Park application

From: Kathryn Manry <kamanry@gmail.com>
Sent: January 5, 2022 3:38 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Park application

NOTICE: This email is from an external source.

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

When the community agreed to the development for the golf course, this was not what they envisioned. It is not appropriate for Quadra Island, will negatively impact an environment already heavily impacted by golf course development, raised concerns about water, and will result in considerably longer ferry line-ups.

I request that this application be denied.

Kathryn Manry
Quadra Island

--

Kathryn Manry
www.kathrynmanry.ca

Barbara Bryant

From: Aniko Nelson
Sent: January 13, 2022 8:43 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the Directors re: Quadra Links RV site Rezoning Application

From: Terri Martin <tdmartin@telus.net>
Sent: January 12, 2022 8:47 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: To the Directors re: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

Attention: A. Nelson, Strathcona Regional District

To the Directors re: Opposition to Quadra Links RV site Rezoning Application

I am writing to register my opposition to this rezoning application.

I oppose this rezoning application for similar reasons to the Schellnick-Gowland rezoning.

Quadra residents have clearly expressed their support for a rural community where settlement is contained and limited – and when I say limited, I mean limited in both scope and character. This is reflected in Quadra's Official Community Plan (OCP), our overarching land use planning document. I understand that an OCP is a living document and that things always change and need to be evaluated. However, the evaluation process must always consider if proposals improve human well-being in the community and if they address the twin crises we face locally and globally: climate change and biodiversity loss.

To look after our human well-being we need affordable housing options for when we enter vulnerable periods of our life, we need community gardens and farms for food security, we need facilities like tool libraries to support a sharing economy and a free store, we need a robust recycling centre for items we can't reuse and repurpose. We need ideas on how to better deal with our existing yard waste, construction debris and household garbage.

To look after nature that supports human well-being, we need to set aside significant areas of land in a natural or semi-natural state to retain and purify water, ameliorate severe weather, store carbon, prevent soil loss, provide diverse wildlife habitat and to provide a myriad other free services.

I urge you to deny zoning that permits this large RV site. Increasing tourism and short term accommodation during our busiest time, when traffic is already high, water levels are low and drought is increasing does not support community well-being. This proposal exacerbates the growth fueled twin crises: climate change and biodiversity loss. We should be setting our sites on ecological resiliency, not excessive tourism.

Sincerely,

Terri Martin

152 Quadra Loop

 Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:22 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links
Attachments: Golf links doc Jan 2022.doc

From: Michael Mascall <michquadra@gmail.com>
Sent: January 2, 2022 2:18 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

January 2, 2022

To: SRD Rural Directors <anelson@srd.ca>,
 Rezoning application 432/433, Quadra Links,

Dear Aniko Nelson and SRD Rural Directors,

Please accept my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links first asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate their debt for buying the Golf course property, and now they want an RV park of five acres.

Most of us on the East side Quadra Island share the same aquifer and an the excessive use of water by the golf course is wrong -- my drilled water supply has dropped to 30% of what it was before the golf course was put in. In addition, the use of herbicides and other chemicals make their way into the aquifer – this is also wrong!

A huge RV park will, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. This is out character with our OCP and the rural nature of our small island.

We already have campgrounds, RV parks, B&Bs, vacation rentals....we do not need more.

I respectfully ask that you deny this application,

ours truly,

Michael Mascall

Box 441

Heriot Bay BC V0P 1H0
Quadra Island



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:56 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: I oppose Quadra Link's mobile home park

From: tedmat@gicable.com <tedmat@gicable.com>
Sent: January 11, 2022 1:25 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: I oppose Quadra Link's mobile home park

NOTICE: This email is from an external source.

A Nelson regional district
Jan 11, 2022

Edward Mather (tedmat@gicable.com)
Box 16, 1225 Heriot Bay Rd
v0p1n0

Proposed The golf course trailer park.

I live on Heriot Bay Road and I am completely opposed to a trailer park in my neighborhood.. Traffic. obviously we do not need more traffic, especially these huge movable houses. This is a rural residential area not a place to put in a small village. There is no stores or venues close by. There is a campground at the spit... I see the big units driving down the road when the ferry unloads and going back again. I see them plugging up the ferry lines..... No more needed. It is a terrible precedent. Spot zoning....If they can do why can't I or anyone else? It's a can of worms. They say it is seasonal,,, for Golf??? 8 holes??? how many "golfers" are going to wait in the ferry line for 2-3 hours to walk around a cute little 8 holer... There are so many great courses out there.... . A PRO SHOP is not going to make it and a restaurant in the middle of a clear cut in the middle of nowhere is not going to break even.

I suspect they want to create a year round "Trailer Park". Trailer parks are big money..... Is this area a new subdivided LOT... Could it be sold separate from the Golf Course?

If they get the Zoning and they put in the hydro, water, sewage treatment plant (probably about a \$500k to million dollars to do it correctly it will only be open all year long and FOREVER... It's is NOT walking distance to Rebecca Spit, it's not walking distance to any store

The zoning was changed from tree farm to.. years ago and they promised they would not subdivide. Then somehow they were able to put in 13 lots which sell for about \$300k... It's paid for They know there is a huge shortage of available places to live on Quadra Island in fact everywhere.. Walcan needs a place for workers to stay...

Sewage is huge..... These mobile home tanks are full of chemicals.

Who is going to monitor it? The regional board? If they decide to NOT to CLOSE IT FOR THE WINTER.. who can stop them?

If someone backs in and just refuses to leave.....

I oppose this project....

Edward Mather
Box 16, 1225 Heriot Bay Rd.
Quathiask Cove

Mather

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:16 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links Development

From: donm10 donm10@telus.net <donm10@telus.net>
Sent: January 3, 2022 11:22 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links Development

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

I live on PineTreeDr. I am less than a kilometre from the Quadra Links course.

Please enter my opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

When QuadraLinks brought forward their proposal for a golf course on Quadra, they promised no development not directly involved in golfing.

However, Quadra Links first asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

A RV park will have significant negative impacts on my neighbourhood, local traffic, ferry congestion and wildlife habitat.

Enough already!!

I respectfully ask that you deny this application,

Yours truly,

Donald McEachern,
Quadra Island

Sent from my iPad

Barbara Bryant

From: Aniko Nelson
Sent: January 13, 2022 8:43 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: QuadraLinks RV park rezoning application 432/433

From: ianmce43@outlook.com <ianmce43@outlook.com>
Sent: January 12, 2022 10:34 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: QuadraLinks RV park rezoning application 432/433

NOTICE: This email is from an external source.

To A Nelson SRD

Sir

Please record my opposition to QuadraLinks rezoning application 432/433.
This proposal is a massive alteration of the original proposal for a golf course, which has already been altered once, in spite of the group's undertaking to develop only a golf course. Perhaps a very much smaller development would be appropriate.

Thank you

Ian McEachern
Quadra Island

Please enter the above in the Public Hearing Record



January 8, 2022

To: Strathcona Regional District

Subject: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors:

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I have great respect for the Golf Course directors and think they did an excellent job of developing first the golf course and then a residential subdivision. The walking trails through the subdivision are scenic, highly used and a great addition to the community.

While I sympathize with the financial pressures that might motivate them to apply for an RV park designation, I don't think this enhances community life enough to warrant the upheaval. That amount of RV traffic will cause more strain on our ferry system and water supply.

I ask that you deny this application, because it offers nothing of benefit to the greater community.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. McKerracher".

Diana McKerracher
Box 262
1418 Schooner Road
Heriot Bay, BC. V0P 1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:40 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433, Quadra Links

From: Diana McKerracher <diana@gicable.com>
Sent: January 8, 2022 12:20 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning Application 432/433, Quadra Links

NOTICE: This email is from an external source.

January 8, 2022

To: Strathcona Regional District

Subject: Rezoning application 432/433, Quadra Links

Dear SRD Rural Directors:

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I have great respect for the Golf Course directors and think they did an excellent job of developing first the golf course and then a residential subdivision. The walking trails through the subdivision are scenic, highly used and a great addition to the community.

While I sympathize with the financial pressures that might motivate them to apply for an RV park designation, I don't think this enhances community life enough to warrant the upheaval. That amount of RV traffic will cause more strain on our ferry system and water supply.

I ask that you deny this application, because it offers nothing of benefit to the greater community.

Sincerely,

Diana McKerracher (** copy also sent by Canada Post on Jan. 10*)

 Box 262

1418 Schooner Road

Heriot Bay, BC. V0P 1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:21 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links,

From: Janis McLean <trailqueen51@gmail.com>
Sent: January 2, 2022 3:49 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Quadra Links was granted rezoning for a golf course. Unable to carry the debt from this venture, they were granted rezoning for a Subdivision to eliminate the debt for buying the Golf Course property. I am opposed to any more development on the property, in this case an RV park. More Recreational Vehicles on the roads will contribute to more crowded unsafe roads, more sewage to handle, more scarce water use, and the biggest problem of all - RV's plugging up rry, which is already a huge issue, not only in the summer but AT ALL TIMES OF THE YEAR NOW.

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

I respectfully ask that you deny this application,

Yours truly, Janis McLean
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:49 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links Golf Course RV

From: Kate McLean <mcleank8@hotmail.com>
Sent: January 10, 2022 9:41 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links Golf Course RV

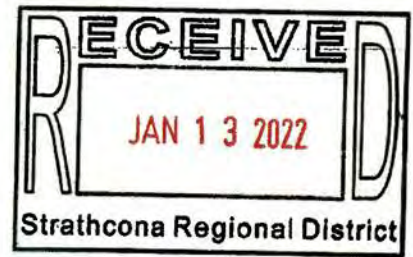
NOTICE: This email is from an external source.

Mr Nelson,

I am writing to oppose the Quadra Links rezoning to a 30 site RV park. What was previously approved by the community as a 'green' golf course, has become a sub division and now a request for further development. Please take this email as my formal opposition to approval of additional 30 site rv park. Other campsites have expanded on quadra and hotels, resorts and other accommodations can use the revenue to recover from covid for any golfers that may travel to the island for recreation.

Kate mclean.

Sent from [Mail](#) for Windows



R. MELLANBY
126 JOYCE RD.
QUADRA ISLAND.

FOR THE PUBLIC RECORD.

RE: QUADRA LINKS
O.C.P. CHANGES and
REZONING.

TO:
ANIKO NELSON

Quadra Links is at it again to add more expansion to what was just to be a golf course.

First a 17 lot subdivision and now an R.V. site. If the applicants wishes are granted, whats next, a Theme Park and Waterslide?

The SRD planning board should recognize in one nanosecond that this proposal does absolutely nothing/zero to benefit the community of Quadra Is. and does the reverse,

Ferry traffic is already at a frustrating level with 3 sailing waits at times. The taxpayers of Q.I. deserve better than to have their pristine island taken over by more carbon producing R.V.'s.

I am very saddened by this group of people who put monetary gain ahead of whats best for the collective.

I am vehemently opposed to this application and hope SRD concurs.

Randall Mellanby


John Neill

From: julie mellanby <juliemellanby@gmail.com>
Sent: Monday, December 13, 2021 12:03
To: John Neill
Subject: Quadra Island Bylaws No 94 and 95 Attention Aniko Nelson

NOTICE: This email is from an external source.

Hi, I know Quadra is growing as I see living here for 36 years. I hope you will see that Shellinck Gowlland Harbour property should stay in agriculture and sivilculture and focus on the parts that are in our OCP for development. Here we are again discussing The Golf Course property that I feel they have pushed their limits far enough and This is so wrong to let them park RV.s I think we need to see how our ferry situation works out to manage the amount of r.v.'s we already have to live with. Thank you for listening .From Julie Mellanby.

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:40 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Subject: Rezoning application 432/433, Quadra Links,

From: Vivian Meyer <vmeyer9093@gmail.com>
Sent: January 8, 2022 12:03 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Subject: Rezoning application 432/433, Quadra Links,

NOTICE: This email is from an external source.

To: SRD Rural Directors
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

Please enter my strong formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links first asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres.

This latest request is an outrage! The owners clearly have no interest in maintaining a healthy, well maintained environment.

This enormous RV park would destroy our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups.

In the time of climate change, all of the above are clearly not helpful to the environment, nor are they anything but a desire for more money when the original golf course plan was obviously not well thought through as a self-sustaining venture.

160 acres of naturally regenerated second growth forest, animal habitat and ecological biodiversity were destroyed for a golf course and then, for a subdivision.

We already have campgrounds, RV parks, B & B's, and vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Sincerely,

Vivian Meyer

1024 Heriot Bay Road

Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:04 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra links application

From: George Murdoch <georgeemurdoch@gmail.com>
Sent: January 11, 2022 6:57 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra links application

NOTICE: This email is from an external source.

Dear Mr. Nelson;

In the 1980's I examined the feasibility of a golf course proposed for Quadra and it soon became clear, apart from environmental concerns over loss of native vegetation, water consumption and chemical use, that it was not economically viable. Likely it would be even less so today. It would have had to be part of a major commercial development, have municipal subsidies, or have a large and wealthy membership. You would assume that the individuals who initiated Quadra Links understood this. I'm sure that if the ever escalating commercialization of this property had been presented in the initial golf course rezoning application there would have been widespread opposition, despite the fact that the proponents were long term local residents.

RV tourism, at least in Quadra's context, is arguably the least desirable type, plugging the ferry and roads with their cumbersome gas guzzlers. Considering that there are RV spaces available at Tsa Kwa Luten and the Heriot Bay Inn and there has been a recent major expansion of the We Wai Kai campground I think no further RV sites should be permitted. This one could simply become a 30 unit trailer park in the future as Quadra Links searches for ongoing sources of revenue.

Thank You,

G.Murdoch, 2030 Hyacinthe Bay Rd. Quadra Island.

Tom Yates

Subject: FW: Letter to the SRD Chair and Directors, Cc. Aniko Nelson

From: George Murdoch <georgeemurdoch@gmail.com>
Sent: April 28, 2022 9:49 AM
To: Email - info@strathconard.ca <info@srd.ca>
Subject: Letter to the SRD Chair and Directors, Cc. Aniko Nelson

NOTICE: This email is from an external source.

To the Chair and Directors, Strathcona Regional District;

Recent comments by Directors of Quadra Links Ltd. regarding the May 18th date for a public hearing have prompted me to write in order to present what I believe is relevant information.

The claim has been made that Quadra Links is being treated unfairly by denying their request to postpone their hearing until November, on the grounds that they were unprepared and needed more time to realign their proposal to address community concerns.

In fact, construction of the R.V. Park has been well under way for some time. Lots are cleared and numbered, despite no approvals in place.

Likely the Quadra Links board members are aware that public sentiment is not supportive of their application. I believe that the real reason for the requested postponement is to date the hearing to follow the October election, at which time there is an anticipation that our current Director might be replaced with one more favourable to development. This is not acting to accommodate community concerns, but rather to circumvent them.

I am personally deeply disappointed to see what I would have considered big city political maneuvering in our small rural community, especially when it involves neighbours and friends. However I feel that Quadra Links Ltd. has finally exhausted its credibility, and the public hearing should proceed on May 18th. If they choose not to participate it should not invalidate the voices of Quadra residents or any conclusions drawn from the process.

Respectfully , George Murdoch, p.o. box 168, Heriot Bay.

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 12:51 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site Rezoning Application

-----Original Message-----

From: Lisa Nagy <lisaqua@gicable.com>
Sent: January 14, 2022 12:42 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Lisa Nagy <lisaqua@gicable.com>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links RV site Rezoning Application

**** NOTICE:** This email is from an external source.**

For the Record: Quadra Links RV site Rezoning Application

I am a long time resident of Quadra Island and I am 100% opposed to this application.

Our OCP must count for something. Quadra Links were first granted approval for the golf course, later for a 17 lot subdivision and now looking for RV sites. I imagine there is no end to greed at the expense of the rest of the community. Our island is starting to feel very different from the island that attracted most of us here in the first place.

Lisa Nagy
1511 Schooner Road
Heriot Bay, BC
V0P 1H0

A. Nelson
Regional District Office
330-990 Cedar Street
Campbell River, V9W 7Z8



January 10, 2022

RE: QUADRA LINKS RV SITE REZONING APPLICATION

Both my wife and I are long term residents of Quadra Island and we are opposed to the rezoning of Quadra Links. This private land was originally zoned R1 (10 acre lots), Quadra Links as new owners asked for rezoning to make their 18 hole golf course and after much discussion the community agreed. Then it asked for a nine hole golf course and a 17 lot subdivision. This was a much heated debate in the community but with pushing the a green agenda and with heavy persuasion Quadra Links were reluctantly given the rezoning they asked for.

Now they are back to the table pushing for an RV park, this development creep is not acceptable. If Quadra Islanders knew this was where the golf course was going their original application would not have been agreed to.

This proposed development will negatively impact our ground water, ferries, quiet lifestyle and add pollution and traffic. This is not a direction Quadra Island should be heading.

Sincerely,

Mark and Karen Nighswander

675 Cape Mudge Road

A handwritten signature in dark ink, appearing to read "K. Nighswander". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Barbara Bryant

_____: Aniko Nelson
Sent: January 5, 2022 10:48 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: submission for public record re: rezoning application 432/433

From: Theresa/Brian <qgardens.3@gmail.com>
Sent: January 5, 2022 10:38 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: submission for public record re: rezoning application 432/433

NOTICE: This email is from an external source.

Note: This is a copy of a previous version I sent that I don't think arrived properly.

____r SRD Directors,

I am writing in opposition to the rezoning application 432/433 and request that this is placed in the Public Hearing record.

At the public hearing where the Golf Course proponents requested their initial rezoning to allow for a golf course, they categorically stated that their plans included no residential development. They subsequently asked for rezoning to allow for that. Now they want an RV Park. How does our system allow for this?

There are many examples now of places in the world in which the residents no longer feel their communities are livable for most of the year due to the influx of tourists. This is happening on a smaller scale here, but has the same impact on our lives. The ferry line-ups are horrendous.

I am in favour of leaving trees in the ground, using our resources WISELY, building a community that makes do with less not more. I want a livable community and that means not inviting the world to our small and fragile island. How can we ask our national leaders to make choices that reflect the voters concerns to protect the environment if we don't do it regionally?

Respectfully,

Theresa O'Brien

214, Heriot Bay, BC V0P 1H0

Dear SRD Directors,

I am writing in opposition to the rezoning application 432/433 and request that this is placed in the Public Hearing record.

At the public hearing where the Golf Course proponents requested their initial rezoning to allow for a golf course, they categorically stated that their plans included no residential development. They subsequently asked for rezoning to allow for that. Now they want an RV Park. How does our system allow for this?

There are many examples now of places in the world in which the residents no longer feel their communities are liveable for most of the year due to the influx of tourists. This is happening on a smaller scale here, but has the same impact on our lives. The ferry line-ups are horrendous.

I am in favour of leaving trees in the ground, using our resources WISELY, building a community that makes do with less not more. I want a liveable community and that means not inviting the world to our small and fragile island. How can we ask our national leaders to make choices that reflect the voters concerns to protect the environment if we don't do it regionally?

Respectfully,

Theresa O'Brien

Box 214, Heriot Bay, BC V0P 1H0

Barbara Bryant

From: Aniko Nelson
Sent: January 18, 2022 9:13 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the Directors, to be included in the Public Hearing Binder: Quadra Links RV Site Rezoning Application

From: Jean Olynyk <jeanolynyk@gmail.com>
Sent: January 17, 2022 8:37 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: To the Directors, to be included in the Public Hearing Binder: Quadra Links RV Site Rezoning Application

NOTICE: This email is from an external source.

I am writing as a full time resident of Quadra Island to express my opposition to the proposed RV campground associated with the Golf Course. Quadra Island does not have the infrastructure or the size of ferry service required to support the volume of RV s that will be added to Quadra Island's already congested ferry service and narrow roads. The result will be a negative impact on the quality of life of Quadra Island residents:

- Ferry lineups are already extensive throughout the year, peaking in the high volume tourist months to line ups that extend from the ferry terminal to the junction of Harper Road and Heriot Bay Road, and beyond (I have witnessed it wrapping well down Green Road back toward the ferry terminal). Quadra Island residents rely on the ferry service for medical and other appointments, as well as work and errands in Campbell River and other island communities. Priority loading is given to Cortez Island residents from Monday through Thursday at 9 am. Quadra Island residents do not have priority and are already squeezed out by the sheer volume of RV s and other visitors. Adding a total of more than 1000 RV s to this already congested service throughout peak months will make it even more difficult for Quadra residents.
- Quadra Island's narrow roads are part of its rural character and are not designed for a high volume of vehicle traffic. The roads are shared by pedestrians and bicyclists year-round. The increase in RV s will negatively impact the safety and enjoyment of local residents.

In addition, I am concerned about the impact of this proposal, and potential other proposals that could follow, on Quadra's groundwater resources and environment. I am also concerned about the potential noise impact from a visitor RV park on residents in the area.

I do not believe that community development plans, developed with the input of the community, should be overturned at the request of developers. Developers are fully aware of the plans when they submit their proposals. Residents should be able to have confidence in the zoning that is in place as a result of the community planning process. Overturning the existing zoning would set a dangerous precedent for further developments that are inconsistent with the vision set out in the community plan.

Thank you for taking my comments into consideration.

Sincerely,

Sean Olynyk

PO Box 837

712 Noble Road

Quathiaski Cove BC V0P 1N0

(403) 769-4501

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:13 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Gowlland Harbour Views (Schellinck) development proposal - CORRECTION

From: James O'Rourke <findjimonquadra@gmail.com>
Sent: January 3, 2022 2:22 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Re: Gowlland Harbour Views (Schellinck) development proposal - CORRECTION

NOTICE: This email is from an external source.

Apologies, the heading should read "**Quadra Links RV Park proposal**" and not "Gowlland Harbour Views".

On Mon, Jan 3, 2022 at 2:17 PM James O'Rourke <findjimonquadra@gmail.com> wrote:

To Directors, SRD:

We want to formally voice our opposition to the proposal to allow for the development of an RV park at the Quadra Links golf course.

We oppose the proposed development for a number of reasons. Firstly, any such development does not follow the guidelines of the existing community plan. Until such time as the document has been completely reviewed and approved by residents and district officials, we see it as inappropriate to allow a project that could potentially have a major effect on the local environment, the lives of residents and our island lifestyle.

No one yet knows how the upcoming changes in ferry service from Campbell River will meet the needs of the island's population. At this point, it looks as though ferry overloads and long waits are no longer just the situation during the summer months, but are extending throughout the year. It remains to be seen what moving to an increased number of sailings with smaller vessels will actually do to mitigate the situation. Given the already increased number of recreational sites on the island, the number of oversized RVs that would be added in response to the development of the proposed site would only contribute to the problem. The lineups on the Quadra side are legendary and negatively affect how life is lived on the island. This is also a problem which is likely to be exacerbated on the Campbell River side, as the flow of traffic by the ferry site is more affected and the safety of southbound vehicles trying to access the ferry parking lot is ever more at risk.

The golf course and its neighbours are fortunate that the water supply is adequate at this time. However, until there has been a thorough hydrologic study completed that examines the probable effects of all new and proposed developments on Quadra's water sources, no larger scale developments should be permitted.

Finally, we fear there is an element of overenthusiastic capitalism that could negatively affect the island, its natural resources and its natural beauty. The developers of the golf course have already had permission to develop a major residential area on the island in contravention of the guidelines of the official community plan. Maybe they could examine more creative ways to offer package deals to visitors through collaborating with other stakeholders, rather

than increasing the population density of the area through further development, in the quest of greater profits and at the expense of a way of life that becomes ever more at risk.

Respectfully,

James and Catherine O'Rourke

1471 Schooner Road

Heriot Bay

Barbara Bryant

From: Catherine O'Rourke <findcathyonquadra@gmail.com>
Sent: November 22, 2022 10:48 AM
To: Email - planning@srd.ca

NOTICE: This email is from an external source.

To: SRD Rural Directors <planning@srd.ca>,
Subject: Rezoning application 432/433, Quadra Links,

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433, and place it in the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres (2 ha).

Quadra Links have changed their proposal from 30 to 20 sites for even larger vehicles, but the fact remains that they encourage golfers to travel from course to course in huge, fossil fuel burning machines, destroying the charming ambiance of neighbourhoods, contributing to more crowded roads, more sewage, more use of our water, and add to even longer ferry line-ups.

We recently have newly expanded campgrounds and RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly,
Cathy O'Rourke, 1471 Schooner Road, Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:12 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links RV park proposal

From: Catherine O'Rourke <findcathyonquadra@gmail.com>
Sent: January 3, 2022 3:02 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV park proposal

NOTICE: This email is from an external source.

To Directors, SRD:

I want to formally voice my opposition to the proposal to allow the development of an RV park at the Quadra Links golf course.

I oppose the proposed development for a number of reasons. Firstly, any such development does not follow the guidelines of the existing community plan. Until such time as the document has been completely reviewed and approved by residents and district officials, we see it as inappropriate to allow a project that could potentially have a major effect on the local environment, the lives of residents and our island lifestyle.

No one yet knows how the upcoming changes in ferry service from Campbell River will meet the needs of the island's population. At this point, it looks as though ferry overloads and long waits are no longer just the situation during the summer

months, but are extending throughout the year. It remains to be seen what moving to an increased number of sailings with smaller vessels will actually do to mitigate the situation. Given the already increased number of recreational sites on the island, the number of oversized RVs that would be added in response to the development of the proposed site would only contribute to the problem. The lineups on the Quadra side are legendary and negatively affect how life is lived on the island. This is also a problem which is likely to be exacerbated on the Campbell River side, as the flow of traffic by the ferry site is more affected and the safety of southbound vehicles trying to access the ferry parking lot is ever more at risk.

The golf course and its neighbours are fortunate that the water supply is adequate at this time. However, until there has been a thorough hydrologic study completed that examines the probable effects of all new and proposed developments on Quadra's water sources, no larger scale developments should be permitted.

Finally, I fear there is an element of overenthusiastic capitalism that could negatively affect the island, its natural resources and its natural beauty. The developers of the golf course have already had permission to develop a major residential area on the island in contravention of the guidelines of the official community plan. Maybe they could examine more creative ways to offer package deals to visitors through collaborating with other stakeholders, rather than increasing

the population density of the area through further development, in the quest of greater profits and at the expense of a way of life that becomes ever more at risk.

Respectfully,

Catherine O'Rourke

1471 Schooner Road

Heriot Bay

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:50 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Amy Paige <paigedunker@alaska.net>
Sent: January 11, 2022 11:48 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Our family spends time on our property on Quadra Island over the years since the mid 1980s and values all the qualities of the island that are so important to its full-time year-round residents.

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing record for Quadra Island.

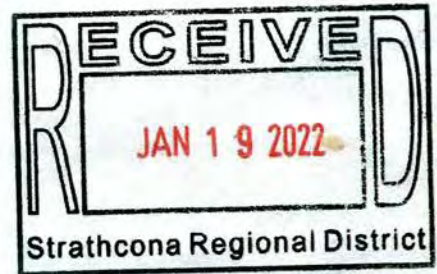
In my view the proposed amendments would violate the Community Plan Policies relating to "(f) tourist commercial uses" and (h) destination resort type developments by generating increased traffic and utility servicing requirements and would adversely affect water table, environmental and aesthetic impacts **which are prohibited** by that Plan. (Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres).

Regarding the water table, the 16 recently developed wells for the adjacent residential lots are already likely to put pressures on the water table in the proposed area. Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more habitat loss.

A huge RV park that is proposed for use by golfers visiting the island will contribute to more crowded roads, more sewage, more use of our increasingly scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Amy Paige



TO THE DIRECTORS
FOR THE RECORD.

QUADRA LINKS R.V. SITE

REZONING APPLICATION

DEAR SIRS:

AS PERMANENT RESIDENT
AND PROPERTY OWNER ON QUADRA ISLAND
PLEASE BE ADVISED THAT I AM
STRONGLY OPPOSED TO THIS
REZONING APPLICATION!

A. J. Parkin
1015 West Rd.

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 11:37 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV Site rezoning Application- Schellinck Rezoning Application

From: dave parrish <dave.parrish57@hotmail.com>
Sent: January 14, 2022 11:36 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Site rezoning Application- Schellinck Rezoning Application

NOTICE: This email is from an external source.

To the Directors

No to Quadra links application

1/ Density and sustainable water supply

Example of bad planning -Saltspring Island -Sunshine Coast -Texada Island

2/Infrastructure-Over crowded Ferries-Fire/Wild Fire-Ambulance-Medical Care

3/ Property Taxes

—e are not a developers play ground ,this is our home.

To the Directors

No to the Schellinck-Gowland Harbour rezoning Application

For the same Obvious reasons

Good Islands are hard to find

Thank you ,Dave and Kathy Parrish

Barbara Bryant

From: Aniko Nelson
Sent: December 29, 2021 12:19 PM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links RV Park

From: Colin Perkins <colinperkins49@hotmail.com>
Sent: December 28, 2021 6:02 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Park

NOTICE: This email is from an external source.

Hello Aniko Nelson

We are not in favour of the RV park due to a number of issues that have to be resolved:

#1 It could definitely be in contravention of (h), Sch A-P22 **"designed to draw large number of tourists at one time and generating increased traffic"**

#2 Future water issues for all Quadra Island developments should be reviewed by a complete hydrologic study due to development pressure. We realize that the gulf course has adequate water at this time.

Rather than piecemeal amendments to the OCP, there should be complete revamp or rewrite of the OCP to address the ongoing development pressure on Quadra Island.

#4 The traffic situation at BCF will only be greatly exacerbated by all the proposed developments for Quadra Island, including the RV site at Quadra Links enticing people to bring large RVs which clog the BCFs at times. The wait times at BCFs is up to two hours at present if one has to travel for medical appointments in the busy hours between 8am to 2pm.

A future review of all developments on Quadra Island should encompass adequate water supply and the logistics of traffic flows, not just on the Quadra Island side but on the Campbell River side. The traffic on the Quadra Island side trying to travel on BCFs piles up all the way back to the intersection by the school. On the Campbell River (CR) side, the unloading of BCFs traffic is piling up CR traffic into both intersections to the south by shoppers row & to the north past Berwick. In the future as CRs traffic grows it could be virtual gridlock while the BCFs unload or they may have to move the ferry terminal, all these traffic situations should be studied before there is too much growth on Quadra Island.

Dana & Colin Perkins
1181 Topcliff, QI

Barbara Bryant

From: Aniko Nelson
Sent: January 17, 2022 9:15 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

-----Original Message-----

From: Aaryn PL <aarynpl@hotmail.com>
Sent: January 15, 2022 1:24 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433, Quadra Links

**** NOTICE: This email is from an external source.****

Dear SRD Rural Directors,

I realize this email is 3 days late, please accept and enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt for buying the Golf course property, and now they want an RV park of five acres. Continuing to allow this failing business to ruin more land will place a huge burden on Quadra's people and wild spaces.

Many trees were removed and wildlife habitat was destroyed for the Golf course and then the subdivision, and we don't need even more loss.

A huge RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded roads, more sewage, more use of our scarce water, and add to even longer ferry line-ups. We already have campgrounds, RV parks, B & Bs, vacation rentals. We do not need more.

I respectfully ask that you deny this application,

Yours truly, Aaryn Perreault-Laird,
Quadra Island

Sent from my iPhone

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:16 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Rezoning application 432/433 Quadra Links

-----Original Message-----

From: Sherry Peterson <sherrypeter25@gmail.com>
Sent: January 2, 2022 9:19 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application 432/433 Quadra Links

**** NOTICE:** This email is from an external source.**

Dear SRD Rural Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Quadra Links initially requested rezoning for a golf course followed by a request of rezoning to create a subdivision in order to cover the debt created when they bought the property. Now they want an RV park covering five acres. It looks to have been a bad investment. An RV park situated next to the golf course is aimed at increasing summer traffic to Quadra, not at creating affordable housing for long term residents.

Please deny this application.

Respectfully,
Sherry Peterson

Barbara Bryant

From: Linda Poole <lgpoole99@gmail.com>
Sent: Tuesday, January 11, 2022 12:06 PM
To: Email - planning@srd.ca
Subject: Opposition to Quadra Links RV park rezoning application 432/433

NOTICE: This email is from an external source.

Dear SRD Directors,

Please enter my formal opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island. I am a year-round resident of Quadra Island, a voter and a taxpayer.

When Quadra Links was originally proposed – it was approved on the basis of a promise that none of the land set aside for the golf course would ever become a housing development. When Quadra Links turned out not to be financially viable as a business investment, its proponents sought and obtained rezoning for a housing subdivision, against the wishes of many Quadra residents. The result: what was golf course and treed areas, has now become overpriced building lots and the destruction of valuable forest and wildlife habitat. Still not satisfied, the investors of Quadra Links have now proposed to further develop this land, adding more stress to the natural environment and further pressure to the seasonal ferry traffic. I fear that the new two ferry system will not be enough to solve this problem as more and more people move here and more visitors come. We need residents of working age and many of them commute daily to Campbell River for work, and they, along with other residents commuting for medical appointments, etc., depend on using the ferry system.

Finally, I believe that before any more development proposals are considered, Quadra Island residents should have the opportunity to reevaluate and update the Official Community Plan. And, since there has not been a thorough hydrological survey done on Quadra Island, neither residents nor our elected officials, nor SRD staff really know how many residents the water resources on this island can support. It would be quite possible to over-develop and create shortages of potable water.

I would like to register my opposition to any further development of the Quadra Links Property.

Yours truly,
Linda Poole
840 Hope Spring Road
Quadra Island, BC

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 12:29 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application for Quadra Golf Links

-----Original Message-----

From: Ruth Powell <rpowell@castleprinting.ca>
Sent: January 12, 2022 12:00 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning application for Quadra Golf Links

**** NOTICE:** This email is from an external source.**

To SRD Rural Directors

I am writing to oppose the rezoning of the Golf Links plan to develop an RV campsite. This was not their original plan and they have already been catered to by allowing them to build luxury houses on their site.

Quadra already has ferry problems with the amount of traffic and large numbers of RV's will make things much worse. I respectfully ask that you deny this rezoning application.

Sincerely, Ruth Powell (a thirty year resident on Quadra)

Please include this submission to the public Hearing Record

Barbara Bryant

From: Aniko Nelson
Sent: April 4, 2022 10:02 AM
To: Barbara Bryant; Meredith Starkey
Subject: FW: Quadra Links comments

From: Aaron Quesnel <quesnela@gmail.com>
Sent: April 3, 2022 8:37 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links comments

NOTICE: This email is from an external source.

Hello Aniko,

I would like to voice my thoughts on the proposed RV sites at the Quadra golf course.

Quadra already has more RV sites at existing locations than most, if not all of the Gulf Islands that I have seen. These gas guzzling, diesel generator behemoths are the last thing that our island needs clogging our ferries, on our narrow sidewalk and shoulderless roads (this warrants an entirely different conversation).

I know many people will always complain about ferries, and this is simply part of life here on Quadra, but for residents to have to contend with individuals taking up 2,3,4,5 car spaces so they can consume excessive resources en route and during their visit should go against everything our community stands for and needs. Many businesses rely on tourists, so don't do them a disservice by allowing fewer people to come over and simply take up more space while leaving nothing more than waste.

If this was a proposal for a hike in or bike in type operation, I would 100% be behind it, as I'm sure many locals would but unfortunately this proposal has 1 beneficiary (the golf course) at the cost of the rest of the island residents, businesses and the environment.

Simply put, I am opposed to this proposal.

Kind Regards,
Aaron

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Aaron Quesnel _ LEED AP
M.Sc. Strategic Leadership towards Sustainability

Phone: 778.235.0056
Email: quesnela@gmail.com

www.skyharvest.ca

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:50 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: quadra links rezoning application

From: Mike Redican <mike.redican@gmail.com>
Sent: January 10, 2022 9:58 AM
To: Aniko Nelson <ANelson@srd.ca>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: quadra links rezoning application

NOTICE: This email is from an external source.

To: SRD Rural Directors

I am opposed to the latest development proposal by Quadra Links. This proposal contradicts the spirit and the vision of our Official Community Plan.

Rather than dealing with ad-hoc development proposals I would like to see our OCP updated – the sooner, the better.

Please enter my opposition to Rezoning Application 432/433, Quadra Links in the Public Hearing Record.

Michael Redican

Box 452

Quathiaski Cove,

VOP 1N0