

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:19 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning

From: T Reimer <redreimer@gicable.com>
Sent: January 12, 2022 9:09 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Fwd: Rezoning

NOTICE: This email is from an external source.

Sent from my iPad

Begin forwarded message:

From: T Reimer <redreimer@gicable.com>
Date: January 11, 2022 at 4:35:42 PM PST
To: anelson@crd.ca
Subject: Fwd: Rezoning

To: SRD Rural Directors <anelson@srd.ca>
Subject: Rezoning application 94/95, Schellinck-Gowlland Harbour View

Dear SRD Rural Directors,

I formally wish to oppose the Schellinck-Gowlland Harbour View rezoning application 94/95. I oppose this development because this land was traded to Mr. Schellinck as silviculture. It was not to be a huge development of house sites, camping sites, RV sites, marina, restaurant and more. Quadra Island needs trees and green space and does not need more traffic on our small roads, more unbelievable line-ups at the ferry and more camping and RV parks.

This is a profit and development venture. As Mr. Schellinck does not live on Quadra, he will not have to endure the consequences of his totally unrealistic development for a small island.

I respectfully ask that you deny this application,

Yours truly,

Teresa Reimer

Quadra Island

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 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.

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

This enormous RV park will destroy the charming ambiance of our neighbourhoods, contribute to more crowded and dangerous roads, more sewage, more water shortages and 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,

Teresa Reimer

Quadra Island

Please enter my objections to these two developments into the Public Hearing Record.

Barbara Bryant

From: Nick Robinson <nickonquadra@gmail.com>
Sent: Wednesday, January 12, 2022 6:14 PM
To: Email - planning@srd.ca; Aniko Nelson; jimabram@explornet.ca
Subject: To the SRD Directors re Quadra Links RV Site Rezoning Application

NOTICE: This email is from an external source.

To the SRD Directors re Quadra Links RV Site Rezoning Application

I am writing to ask that you reject the application by Quadra Links Ltd. to have Quadra's zoning changed to permit the construction and operation of an RV park beside the existing golf course.

This proposal is contrary to the entire thrust of Quadra's Official Community Plan which calls for maintaining Quadra's "rural character" (mentioned 11 times in the Plan) by limiting future commercial activity to Heriot Bay and Quathiaski Cove. As section 3.5 of the Community Plan points out, "scattered retail and service commercial activities have the potential to detract from the rural character of Quadra Island". The proposed RV park, if it were approved, would degrade Quadra's rural character in many ways, including by alienating 5 acres of previously unoccupied land, by increasing population density in the summer, and by increasing pressure on roads (mentioned as a particular problem in Official Community Plan section 3.5 d iii), trails, beaches and ferries (mentioned as a particular problem in section 3.5 d vi regarding transportation links).

In evaluating this application I ask that you not consider it as a single, one-time, stand-alone project. Instead recognise that it is one of a steady stream of such projects that are coming at the Regional District. Approving many small projects, none of which has much impact on its own, can have a cumulative effect that is devastating. (That having been said, a 30-site, 5-acre RV park is not a small project for Quadra Island.)

Let me end on a personal note. My wife and I came to Quadra Island 40 years ago, in part because it is a beautiful, rural place. We, our children, and our grandchildren use and appreciate its rural assets – we bike Heriot Bay Road past the golf course, walk the trails, swim at the beaches, etc. We also count among our friends many of the proponents of the golf course RV park. I understand why those friends want to operate a commercial RV park to help cover the costs of the golf course. I also understand why most Quadra residents are opposed to this project. The OCP, which was drawn up with broad community input, offers guidance as to how to resolve this conflict.

Section 3.5 of the OCP makes it clear that the evaluation of rezoning applications should go beyond the 6 criteria listed in 3.5 d i-vi when it states that such projects "shall be evaluated in light of, *but not limited to*" those criteria. The listing of 6 criteria in no way justifies ignoring the rest of the OCP. To be sure, the project deserves to be rejected on the basis of those criteria, but more importantly, as I said above, it should be rejected because it is in conflict with the entire thrust of Quadra's OCP with its emphasis on maintaining Quadra's rural character and limiting commercial development outside of Q-Cove and Heriot Bay. Minor tweaks to the project (regarding, for example, water, sewage or setbacks) will not fix this problem.

Sincerely,

Nick Robinson
1686 Hyacinthe Bay Road
P.O. Box 344

Heriot Bay, BC
VOP 1H0

Barbara Bryant

From: Gail Robinson <gailonquadra@gmail.com>
Sent: Wednesday, January 12, 2022 6:33 PM
To: Email - planning@srd.ca; Aniko Nelson
Cc: jimabram@explornet.ca
Subject: To SRD Directors re Quadra Links RV Site Rezoning Application

NOTICE: This email is from an external source.

To the SRD Directors re Quadra Links RV Site Rezoning Application

I am writing to voice my opposition to the proposed recreational vehicle park development at the golf course. That land was allowed to be developed as a golf course, contrary to the community plan. Quadra Links then got permission to do a housing project, and they now want to do a recreational vehicle park. It is simply not fair - they have asked too much. Although it is beneficial to a few, many on Quadra are losing. We are going to have longer ferry line ups, more large vehicles using the roads and ferries, and pressure on our lakes and trails. These things are important to lots of us.

I have seen development like this happen in the lower mainland where I grew up. Langley is now unrecognizable. It seems incredibly sad. I know some people prefer to live with that chaos and confusion but do we want that on Quadra? I do not.

Gail Robinson
1686 Hyacinthe Bay Rd

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:48 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning Application 432/433

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

From: roberta robson <rainwalker43@outlook.com>
Sent: January 9, 2022 1:18 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Rezoning Application 432/433

**** 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. I have a house and property 1110 Milton Rd. I am concerned about the destruction of my neighbourhood and the increase in traffic and noise. We are losing the quality of life here very fast. yours truly
roberta robson

Barbara Bryant

From: Aniko Nelson
Sent: Wednesday, January 12, 2022 2:14 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra links rezoning

From: Ken Roxburgh <kroxburgh@gicable.com>
Sent: January 12, 2022 2:13 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra links rezoning

NOTICE: This email is from an external source.

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

To: Regional Directors:

I am a resident of Quadra Island since 1982, 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 was granted a rezoning to allow a 17 lot subdivision in order to achieve financial solvency. I supported that rezoning as it was compatible with current makeup of neighbourhood. The new request for a 30 site Rv park is definitely not suitable for the neighbourhood. I also don't believe that it would remain for golf course users only. The request is no different than me requesting to turn my 5 acres into a RV park.
2. A RV park here would impact the neighbourhood in negative ways: noise, campfire smoke, water usage, sewage, traffic. RV tourism should not be encouraged anywhere on the island due to ferry congestion.
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,
Ken Roxburgh
[1059 Topcliff Road](#),

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:46 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Island Developments

From: David Scott <44dtscott@gmail.com>
Sent: January 8, 2022 10:15 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Re: Quadra Island Developments

NOTICE: This email is from an external source.

I wrote you letters regarding the Quadra Links RV park proposal and the Schellinck subdivision.

I neglected to include my street address. It is 1098 Milton Road.

Please add that to my letters.

Thank you,

David T. Scott,

P. O. Box 84,

Quathiaski Cove,

VOP 1N0

January 06, 2022



The Directors of SRD
301 990 Cedar St.,
Campbell River BC, V9W 7Z8

To A. Nelson:

Please enter these comments into the
Public Hearing Record

Re: Quadra Links RV Park Development

This development is not appropriate for
Quadra Is. It will further deplete the water
aquifer, increase the summer traffic which
is already at an uncomfortable level and
choke the ferry with large RVs.

It has the real potential to cause disturbances
to nearby homes.

Yours sincerely
David T. Platt

P.O. Box 84

Quathiaski Cove, BC V0P 1W0

Barbara Bryant

From: Aniko Nelson
Sent: January 6, 2022 1:53 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Public Hearing Record re bylaws 432,433
Attachments: Seigel submission re bylaws 432-433.docx

From: Jack Seigel <jack.seigel@lakeheadu.ca>
Sent: January 6, 2022 1:50 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Public Hearing Record re bylaws 432,433

NOTICE: This email is from an external source.

To: SRD Rural Directors <anelson@srd.ca>,
Subject: Rezoning application for bylaws 432, 433

Dear SRD Rural Directors,

I have reviewed the requests for changes to the current OCP and the rezoning proposals for the Quadra Links property bylaws 432 and 433 and with this letter I would like to enter my formal opposition into the Public Hearing Record for Quadra Island.

The original plan for an 18 hole golf course was scaled back to 9 to allow for the housing development, the impact of which is yet to be realized. To now request further re-zoning to allow for an RV park and associated facilities seems unnecessary in light of visitor facilities already available on the island and would be a further disruption to the quiet lifestyle of local residents.

The scale of the proposed development would strain the capacity of existing services on the island and does not fit within the current OCP. A periodic review of an OCP is necessary but should be done separately at the request of the community not by developers to allow them to force through bylaw changes.

Our roads are already busy, the proposed changes to the ferry services will likely not even meet existing needs and I have been unable to find any scientific study of ground water resources. The existing OCP is well written and makes good reference to the concern of climate change and this must be seriously considered in the rate of changes humans add to the island.

Like many others I moved to Quadra, rather than the overdeveloped Southern Gulf Islands, as it offered a quiet and more rural atmosphere.

I respectfully ask that you deny this application,

Yours truly
Jack Seigel

Schooner Rd.,
Heriot Bay, Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 8:15 PM
To: Barbara Bryant; Meredith Starkey
Subject: Fwd: Rezoning application 432/433, Quadra Links

Get [Outlook for iOS](#)

From: Martina Signarowitz <mfenk@hotmail.com>
Sent: Friday, January 14, 2022 6:48:18 PM
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 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,

Willie Signarowitz
449 Cape Mudge Road
Quathiaski Cove, BC
V0P 1N0

Barbara Bryant

From: Michele Sjolholm <michelesjolholm@hotmail.com>
Sent: Thursday, January 13, 2022 2:33 PM
To: Email - planning@srd.ca
Subject: Attention: Strathcona Regional District: Aniko Nelson, Sr. Mngr. Community Services

NOTICE: This email is from an external source.

Michele Sjolholm
1006 Heriot Bay Road
Box 426 Quathiaski Cove BC V0P 1N0
January 13, 2022

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.

We have lived across from the golf course (formerly Addison Logging) property since 1979.

The golf course proposed an 18 hole golf course to be done in 2 phases. They only did 9 holes and got an exemption to the OCP and zoning bylaws to permit 17 Strata lots instead.

Living across from this proposal causes possible water problems, (originally I was under the understanding that these sites would be dry camp sites), additional noise, extra traffic. Walking on the road can be dangerous at the best of times. Noise from our lovely new Heriot Bay Road can be heard from where it starts on Tel Hill (on Heriot Bay Road) until it changes into the cold pack road at Animal Farm Road. Noise carries across our property readily and with the proposed RV park close to Heriot Bay Road I am sure we will hear much more noise. The proposed road buffer certainly inadequate.

Based on 4 people per camp site that is an additional 120 people going back and forth daily, using our precious resources, our trails, our parks, our limited resources. Most people that come to the Island also shop in Campbell River congesting our ferries. In the summer waits can be hours long, making appointments in Campbell River frustrating. Quadra Island can't handle this influx of so many more people and lose the charm we have away from the throngs of people that are fleeing the cities. Enough is enough!

In closing I strongly oppose the further development of an RV site at Quadra Links, the increase in traffic and decrease in our quality of life for all of Quadra Island.

Regards, Michele Sjolholm

Sent from [Mail](#) for Windows

Barbara Bryant

From: Aniko Nelson
Sent: January 17, 2022 3:36 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Golf course RV site rezoning

From: peter skilton <p.skilton@outlook.com>
Sent: January 17, 2022 3:34 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Golf course RV site rezoning

NOTICE: This email is from an external source.

Dear SRD directors

As residents of Quadra Island, my wife and I would like to say that we are not in favour of the rezoning of this property.

We feel that the infrastructure (roads and ferries) and potentially other factors, such as water, can not support the extra volume of traffic and usage that will inevitably happen if this proposal is allowed to move forward. The summer is a very busy time on Quadra with all the large RV's clogging up the roads and particularly the ferries.

Before anything should happen, the main roads on the island need improvement, in particular widening and a bike lane to make it safer for all road users here.

Respectfully yours,

Peter and Nina Skilton

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:47 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links Proposal

From: Erik Skovgaard <ve7mdl@gmail.com>
Sent: January 9, 2022 9:09 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links Proposal

NOTICE: This email is from an external source.

*** FOR THE PUBLIC BINDER ***

The re-zoning of the land around the golf course is contrary to the OCP for the area. As such, it is prudent to ask how this would impact the residents of Quadra Island and to some degree also the residents of Cortes Island.

The re-zoning as proposed does NOT provide any net benefit to the community. On the contrary, if implemented, this will put additional strain on our water and transportation resources. Expansion of the camping facilities is already being built by the We Wei Kai nation and this brings into question whether the proposed Quadra Links development will even be required.

Many residents have experienced water quality and quantity issues during summer months. Additional loading on our water system will only exacerbate the situation. For this reason alone, the proposal should be rejected.

During the summer residents regularly experience a one or two-sailing wait for the ferry at Q. Cove with vehicles at times lined up as far back as the school. While the new ferries that are replacing the Powell River Queen will provide additional capacity, it is not enough to handle the addition of the potential numbers of large RVs and campers that would come to the island should both the We Wei Kai and the Quadra Links projects go ahead. The additional loading of the ferry system would of course also affect travelers to and from Cortes.

I am against this proposal and it should be rejected.

Regards,

Erik Skovgaard
749 Anderson Road

Barbara Bryant

From: Aniko Nelson
Sent: January 5, 2022 9:22 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: For the Public Record - Rezoning application by Quadra Links

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

From: Leona Skovgaard <mvbcgirl@gmail.com>
Sent: January 4, 2022 8:13 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: For the Public Record - Rezoning application by Quadra Links

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

Dear Directors and SRD staff,

I would like to go on record as being opposed to the rezoning application by Quadra Links for a 30 site RV park.

➡ application follows on the generosity of the community in supporting an earlier application by Quadra Links to change the use of a 9 hole golf course into housing. Because Quadra Links is owned by local people, other residents of Quadra felt obliged to support them - or at least not oppose them in that application. So, what thanks did Quadra residents get? Another application that is so far out of the Official Community Plan and is again for the benefit of the owners of Quadra links with deleterious effects for others.

No. We do not want such a huge RV site. Sadly, golf is a dying sport and while I feel for the owners who have made this investment without having the benefit of a crystal ball, the jig is up. We're sorry that golfing no longer draws the interest it used to. Providing accommodation for golfers is yet another way to cater to elite tourists and spoil the rural nature of the island for the rest of us.

This application needs to be rejected. Without qualification. No, suggestions to redraw the plans and see what we think then. Let's not play a game of revision for years to come. Please reject this application.

Sincerely,
Leona Skovgaard

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:10 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: PUBLIC HEARING SUBMISSION 432/433 - QUADRA LINKS

From: cathy slater <slaterdunstan@gmail.com>
Sent: January 3, 2022 1:41 PM
To: Aniko Nelson <ANelson@srd.ca>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: PUBLIC HEARING SUBMISSION 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.

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.

Our OCP prohibits further incremental damage of our rural lands by sprawl use, which includes RV sites.

These owners were given a break once. That is all!

WE MUST TAKE A STAND AT THIS INCREMENTAL LOSS OF OUR RURAL LANDS, ESPECIALLY NOW THAT HABITATS AND ECOSYSTEM SERVICES FOR ALL OF US ARE UNDER SERIOUS THREAT FROM CLIMATE CHANGE!

WE MUST PROTECT NATURE ON QUADRA ISLAND FROM MORE HABITAT FRAGMENTATION AND POLLUTION.

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,

Catherine Slater MSc JD

Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 10:48 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links rezponing
Attachments: Quadra Links rezoning - Copy.txt

From: Jim Abram <jimabram@xplornet.ca>
Sent: January 14, 2022 10:35 AM
To: Aniko Nelson <ANelson@srd.ca>; John Neill <JNeill@srd.ca>; David Leitch <DLeitch@srd.ca>
Subject: Fwd: Quadra Links rezponing

NOTICE: This email is from an external source.

Sent from my iPhone so please excuse my fat fingered response

Begin forwarded message:

From: Cec Smith <joancec70@gmail.com>
Date: January 14, 2022 at 10:28:45 AM PST
To: jimabram@xplornet.ca
Subject: Quadra Links rezponing

Sent from [Mail](#) for Windows

To: SRD Rural Directors (anelson@srd.ca)

January 7, 2022

Re: Rezoning application 432, 433, Quadra Links

Attn: SRD Rural Directors,

Please enter this letter into the Public Hearing Record for Quadra Island.

I am writing to register my strong opposition to the Quadra Links RV park rezoning application 432-433.

Quadra Links has already received approval for housing on the golf course property. Further development is not in the interest of the Community of Quadra Island. A RV park will only benefit those individuals who have shares in Quadra Links.

RV owners are known to bring all they need with them, including groceries. What they will want is sewage disposal, water, garbage pick up recycling facilities, and emergency services, all provided by Quadra Island. Their long vehicles fill up the ferry resulting in long lines and overloads. I live in the neighbourhood and this proposal raises concern about clean and sufficient water, fire, etc. Quadra already has RV provisions in several locations, camping, B&Bs and hotels. It is rapidly becoming an Island Resort. Not the quiet rural community it used to be.

Please, deny this application for rezoning in the interest of preserving the community nature of Quadra Island.

Respectifullly submitted,

Cecelia Smith

Topcliff resident

To: SRD Rural Directors (anelson@srd.ca)
Re: Rezoning application 432, 433, Quadra Links

January 7, 2022

Attn: SRD Rural Directors,

Please enter this letter into the Public Hearing Record for Quadra Island.

I am writing to register my strong opposition to the Quadra Links RV park rezoning application 432-433.

Quadra Links has already received approval for housing on the golf course property. Further development is not in the interest of the Community of Quadra Island. A RV park will only benefit those individuals who have shares in Quadra Links.

RV owners are known to bring all they need with them, including groceries. What they will want is sewage disposal, water, garbage pick up recycling facilities, and emergency services, all provided by Quadra Island. Their long vehicles fill up the ferry resulting in long lines and overloads. I live in the neighbourhood and this proposal raises concern about clean and sufficient water, fire, etc. Quadra already has RV provisions in several locations, camping, B&Bs and hotels. It is rapidly becoming an Island Resort. Not the quiet rural community it used to be.

Please, deny this application for rezoning in the interest of preserving the community nature of Quadra Island.

Respectifullly submitted,
Cecelia Smith
Topcliff resident

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 2:43 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: To the directors... Re Quadra Links RV rezoning

From: Leslie <svsassona@yahoo.ca>
Sent: January 11, 2022 2:40 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: To the directors... Re Quadra Links RV rezoning

NOTICE: This email is from an external source.

For the record: Quadra Links RV site Rezoning Application

As a Resident of Quadra Island I am opposed to this rezoning application for the Quadra Links Golf Course property.

We already have 4 campgrounds on Quadra Island which are available to RV's. The recent expansion to the Wee Wai Kai has furthered stressed our already overloaded ferry system. Many of these RV's take up as much space on the ferry deck as 3 to 4 vehicles, they are self contained and aside from a campground fee, do little to contribute to the island economy. Because there is no priority boarding for island residents, the ever increasing flow of RV's to the island makes island living less feasible as ferry wait times make it prohibitive to commute to work and medical appointments.

Thank you

Leslie Smith

Leslie Smith

715 Cape Mudge Rd,
Quadra Island

From: Eileen Sowerby <sowerby1611@uniserve.com>
Sent: November 18, 2022 7:59 AM
To: Email - planning@srd.ca
Subject: Golf Course, Quadra SUBMISSION

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

I am unable to attend the meeting on Quadra. This is my submission:

I am against the planned developments on the Quadra Golf Course because;

(1) Golf courses are not sustainable because of -being a monoculture, habitat loss (this area was all carbon sequestering forests), pesticide use (cancer increase in golfers), untold damage to other species.

(2) The people that put money into the golf course were speculating -they will not be destitute if the amendments don't go through.

Quadrites have no responsibility to these people's financial health at the expense of damage to the community/all other species/ climate change etc.

(3)Quadra Island cannot deal with ferry overloads at present NOR with the 2 new ferries running 1/2 hourly BECAUSE THIS WILL ONLY INCREASE VEHICLE CAPACITY BY 1/3 every hour -Given that 3 ferry overloads are common especially in the summer we still will have vehicle lineups thru Q cove and past the school and police station -to the detriment of everyone. We are still having ferry overloads in mid November. I do not know how working people manage.

(4) Extra RV sites will obviously increase ferry traffic, noise, pollution, loss of species and their habitat, water usage (no-one knows the capacity of the aquifer) -all the things that people value Quadra for..

AND

(5) Fundamentally, this is totally out of line with any Quadra ICSP!!

sincerely

Eileen Sowerby M.B. Ch.B. M.A.

full-time resident of Quadra for 22 years.

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:53 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links-opposal

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

From: Eileen Sowerby <sowerby1611@uniserve.com>
Sent: January 10, 2022 10:23 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links-opposal

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

for submission to Public Review:

Attn. Ms. Nelson

As a long term (+20 years) inhabitant of Quadra I am very concerned about the Quadra Links proposal. When the golf course was agreed to there was the promise from Quadra Links that they would not want further development.

Already a wonderful forest is still being destroyed for houses for new people who probably will not engage in community involvement, will live here only part-time, and will certainly not represent a cross section of society. The Quadra Links proposal is so that people who speculated on this golf course several years ago will not lose money on it. BUT speculation is a risk -no-one used up their pensions to do this -they just wanted more money. Why should the public bail them out? And, in doing so cause more ferry lineups, loss of biodiversity, noise, light pollution, etc etc.

It will add nothing to the Quadra island Community.

It was known at the time Quadra Links built their gold course that golf courses were "on their way out" yet these foolish speculators continued; and now think they have the right to get more money out of this at the cost to the trees, other species and the human community in the area.

sincerely

Eileen Sowerby M.B. Ch.B. M.A.

Barbara Bryant

From: Michael & Jean Stahnke <ginaymiguell@gmail.com>
Sent: November 23, 2022 9:25 AM
To: Email - planning@srd.ca
Subject: Quadra Bylaws 432 & 433 Quadra Links
Attachments: RV Stay&Play.odt

NOTICE: This email is from an external source.

Greetings Planners,

Please add the attached letter regarding the updated Quadra Links bylaws 432 and 433 to the Public Record.

Sincerely,

Michael Stahnke 1070 Topcliff Road, Quadra Island

Rural Regional Directors
Strathcona Regional District

November 19, 2022

Dear Directors RE: Quadra Bylaws 432 and 433 Quadra Links

I am opposed to Quadra Links' revised plan for their RV Stay & Play Destination Resort.

1. A critical aspect of their plan is to allow RVs as a Permitted Accessory Use for Recreation Commercial developments.

Quadra Island OCP Section 3.5 (c) (iii) defines the Recreational Commercial zone:

(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as golf courses.

Such as means For Example. Recreational Commercial is not limited to golf courses.

Currently because the golf course is the only use of the RC zone it is the Principal Use. But, Recreation Commercial does not limit use to golf courses, but to large outdoor activities. Currently the zoning requirement is 74 acres. If an applicant with a qualifying parcel of land applies for and receives Recreation Commercial zoning for an activity **such as** an Equestrian Retreat or a Nature Retreat with hiking trails, that activity also becomes a Principal Use and if Quadra Links' RVs are allowed, one of the Permitted Accessory Uses for every Principal Use will be 20 RVs

If bylaws 432 & 433 are adopted more applications for the RC zone are a certainty. RV sites are big money. By their own calculations Quadra Links projects a potential profit of \$ 320,000. per season.

2. Quadra Links has been presenting their plan to the public as RV Stay & Play, a destination golf package. That is not correct. Recently Bill Pirie told me that if there are vacancies at their RV Park, Quadra Links will fill those vacancies with RV visitors who are looking for a space, golfers or not.

The September 2021 Staff Report for this application states: " The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination"

Our OCP clearly states:

(h) 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.

'Prohibited' is very rarely used in our OCP. The Quadra Island Zoning Bylaw does not prescribe any interpretation or guidelines to 3.5 (h) because the use is Prohibited.

3. Another issue of extreme importance is the sewage generated by approximately 750 RV's over the course of each summer (number derived from Quadra Links' own projections for estimated length of stay for 20 RV sites). Sewage will be addressed by a pump out facility, into a septic system that will disperse the effluent beneath the driving range which borders the adjacent wetland.

Recreation Vehicles have on-board plumbing. The following is from an internet site and discusses potential effects of some RV septic treatment products

<https://shootingstar-rvresort.com/are-rv-toilet-chemicals-safe-for-septic-tanks/>

When applied in large quantities, these chemicals can pollute the soil, degrading plant life and harming wildlife. Soil is the foundation of all terrestrial ecosystems, playing a vital role in the water, carbon, and Nitrogen cycles. It is also home to many plants, animals, and microorganisms essential for human life.

Unfortunately, the soil is being polluted by RV toilet chemicals. The chemicals can leach into the ground, causing irreparable harm to the environment. This can also damage plant life, disrupt the water cycle, and harm or kill soil microbes. Also, these chemicals can make soil unsuitable for growing crops or supporting other life forms.

Thus, RV toilet chemicals pose a severe threat to soil health. For soil protection, it is essential to use RV toilet chemicals sparingly and only when necessary. You must not let them leach into the soil when using them.

Groundwater is stored underground in aquifers. It is a significant source of water for wells and springs. But when RV chemicals are disposed of in septic tanks, they seep into the groundwater and contaminate it. This can happen when the aquifers lack adequate protection or a leak in the system.

When it rains, the water runs off these surfaces and picks up pollutants such as oil, antifreeze, and salt. The contaminated water then flows into storm drains, lakes, rivers, and aquifers. Groundwater pollution is a severe problem that needs to be addressed.

The contamination in groundwater can lead to serious health problems for people relying on it for drinking water. Also, it can damage crops and other plant life that depend on the groundwater for irrigation. Keeping the environment in mind, RV toilet chemicals should be used carefully and disposed of properly.

Septic systems are designed to safely break down human waste and return it to the environment. In some cases, RV toilet chemicals can interfere with this process and cause a system failure. When a system failure occurs, human waste can seep into the ground and contaminate groundwater supplies.

Quadra Island is changing, challenged because of the of the lure its natural and beautiful amenities. Our OCP – the objectives and policies our Quadra community developed to regulate and protect our Island must be honoured. Please deny the Quadra Links bylaw amendments.

Sincerely, Michael Stahnke Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 12, 2022 9:04 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Submission re Bylaws 432 & 433
Attachments: Bylaws 432 & 433.docx

From: Michael & Jean Stahnke <ginaymiguel@gmail.com>
Sent: January 11, 2022 7:20 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Submission re Bylaws 432 & 433

NOTICE: This email is from an external source.

Hi Aniko,

Please see attached my submission for the Public Hearing Binder for the proposed Bylaws 432 & 433. My previous email was sent incorrectly as Bylaws 94 & 95.

— apologies,

Jean Stahnke

Dear Regional Directors,

January 10, 2022

Please consider the attached pages as my formal submission in opposition to the proposed Bylaw #432 Quadra Island OCP Amendment # 16 and to Bylaw # 433 Quadra Island Zoning Bylaw Amendment # 136.

I have lived on Topcliff Rd. in the neighbourhood adjacent to what is now the Quadra Links properties for just over 30 years. I had always been grateful for the natural beauty, the forests, the wildlife, the quiet, the safe drinking water and the rural nature of the neighbourhood. Quadra Links with its incessant need for more money has turned living here into a never ending nightmare. The repeated increased development of the golf course is like a growing cancer on the neighbourhood. What started out as a "benign" community golf course proposal, with the guarantee to the community that there would be no housing development on the property has turned into a golf course plus a 17 lot subdivision and now an RV park the size of Tye Plaza, all in a neighbourhood that was once rural and mostly forested. Quadra Links has had a consistent history of broken promises or at best of making guarantees they had no intention of honouring. In this time of climate disasters and a pandemic the last thing we need is more loss of forest cover, more water consumption, more sewage, more traffic, more pollution, more ferry overloads, and more loss of wildlife habitat.

I believe the highest and best use of the proposed RV park land would be to allow the forest to recover and grow back. There is an environmentally sensitive natural wetland on the property which will find itself trying to survive with a 30 unit RV park (with toilets, showers, electric lighting, and water hookups) on one side and a huge septic field on the other side in the clear cut Quadra Links calls a driving range.

In our OCP (2007) Commercial Activity 3.5 (h) it states "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."

In the Staff Report & Background on p.2 it states: "The purpose of the RV facility is to increase the attractiveness of the golf course as a **tourist destination**" It seems this would likely be a prohibited use and should not be allowed.

At some point the negative impacts on the quality of life of the long time residents across the street from the golf course as well as the adjoining neighbourhoods should be taken into consideration and should carry more weight than the financial gain of a relatively small number of golfers. An RV park is certainly **not** an aesthetic enhancement of the area.

I am strongly opposed to amending the current OCP to the new wording in section 3.5(c)(iii) which states "Recreation Commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and island residents alike, such as *principal* golf course *uses and associated secondary accessory recreational vehicle sites uses.*"

I am concerned that this language will provide incentive for developers to seek further opportunities for RV sites associated with other large outdoor uses, compounding all the ill

effects islanders are already experiencing. I am opposed to adding "associated secondary accessory recreational vehicle site uses" to the OCP language in section 3.5(c)(iii).

In the Background section of the Staff Report on p.2 it also states: At the time the applicants obtained an amendment to the OCP and Zoning bylaw to permit the adjoining 17 Acre subdivision **"it was intended that a 2nd application would be forthcoming to permit the RV site."**

This information was never made public at the time. I believe it is possible that it was intentionally withheld. I suggest that many islanders would have appreciated knowing that this further development was already in the works. This is the third time Quadra Links has been less than forthcoming with all the facts. We are now being asked to give "conditional approval" to the RV site proposal before all parameters are defined.

In the Quadra Island Zoning Bylaw, Recreation Commercial One, Section 11.26.6 it states:

Lot Coverage:

The maximum coverage of all buildings and structures on a lot shall be 1%.

Since the minimum lot area is 30 hectares (74.13 acres) maximum coverage allowed would be 1% of 74.13 or 0.741 acres. The RV site alone is planned for 5.1 acres already exceeding the total allowed coverage limits.

For all of these reasons I ask that you deny both these proposed bylaws.

Sincerely,

Jean Stahnke
Topcliff Rd., Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: Tuesday, January 11, 2022 1:53 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Bylaw letters
Attachments: Bylaws 94&95.odt; Bylaws 432&433.odt

From: Michael & Jean Stahnke <ginaymiguel@gmail.com>
Sent: January 11, 2022 12:59 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Bylaw letters

NOTICE: This email is from an external source.

Hi Aniko,

Attached for the Public Binder are my two letters pertaining to Quadra Island proposed Bylaws 94 & 95 and Bylaws 432 & 433.

Michael Stahnke

Dear Rural Directors,

January 10, 2022

RE: Quadra Island proposed bylaws amendments 432 & 433 for the public record

I am opposed to the adoption of these two bylaws.

Quadra Links' proposed OCP Amendment is very important for the Pinetree Drive, Animal Farm neighbourhood. If the amendment is adopted severe negative consequences will be suffered immediately. Directly Across Heriot Bay Road from the proposed RVs Site is a residential neighbourhood comprised of Pinetree Drive and the houses on the west side Heriot Bay Road. The people who live on Heriot Bay Road are already negatively affected by the golf course generally and specifically the increased traffic and noise from the Quadra Links golf course subdivision. One of those neighbours, a very well liked and respected long time resident, told me he is at his wits end as a result of a development Islanders were promised in writing would never be built. And, unless he moves away, all he can do is "take it" - everyday.

The people on Heriot Bay Road who will be most affected on a daily basis are all opposed to the Quadra Links proposal. It is not Right and it is not Fair that these people, our friends, our neighbours who have put so much into their properties and given so much to our community should suffer loss of enjoyment of their properties and their way of life because Quadra Links wants to create an RV campground the size of the Tye Plaza parking lot.

Picture the Tye Plaza lot. 30 RVs, or truck and trailer equivalents, bumper to bumper would require two and one-half lines of vehicles from the Discovery Inn to the new apartments beyond Shoppers Drug Mart. Put another way – the distance from the SRD Boardroom to Berwick.

The RV site is a campground complete with automobile noise and the mixed cacophony that comes with the territory.

Quadra Links estimates an average tourist stay of 3-5 days. Based on 4 days Philip Stone estimates 1100 vehicle trips each way on our roads and our ferry per a 150 day season.

One RV length away from the proposed lot is a sensitive wetland already crowded by the new subdivision and also by the golf course driving range which is also the proposed site of the campground septic system, a system of 4 1500 gal septic tanks and a massive leach field. This RV septic field is adjacent to the field of the 17 property subdivision and their 17 wells.

Recently I talked with a few people on Pinetree Drive. The first thing every person said was "Our water is already changing." Data from a provincial government water observation well a couple of hundred meters south of Pinetree Drive confirms that the static water table has dropped two feet since the well started collecting data in 2009.

The proposed RV site will get its water from a golf course well located exactly across from where Pinetree intersects Heriot Bay Road. Each of the individual 30 RV parking spots will have water connections. In addition there will be washroom facilities and shower facilities.

In its latest report to shareholders and members, Quadra Links announced that as a result of their subdivision all debt has been repaid.

Also stated, "The concept of creating a "stay and play" RV package for our course has long been under discussion. Now that the subdivision is complete, we are in a financial position to make long term investments. The goal will be to extend the average stay to one week or more."

After receiving community support for the golf course in 2005, Quadra Links has become less engaging with our community. Their botched first proposal for a subdivision was definitely fractious. On their second attempt which was successful they kept secret this current RV proposal until the subdivision amendment was approved and all lots were sold.

The Quadra Links annual report also stated that as of yet they do not have enough golfers to cover costs. We can expect Quadra Links to act as before - incrementally. First the course, then the houses, now the RVs The fact that Quadra Links is devising plans for longer stays at RV Stay & Play indicates that they will create other fun for their guests which they will keep secret until they get approval for the RVs. Perhaps a retro drive-in theatre, or nightly entertainment. Good for business, terrible for the neighbourhood.

Quadra Links does not own the RC 1 zone. It was created to create parameters for large outdoor commercial enterprises **such as** golf courses. (OCP sec. 3.5 c (iii). The term **such as means " for example" and the Principal use cannot be 'golf course'**. The golf course is currently the only use in the zone, but cannot be the only use permitted. Allowing RV's as a use in the zone creates obvious issues if future such as's are allowed and want RV parking lots.

Quadra Links' RV Stay & Play is being advertised as a tourist destination.

OCP 3.5

(h) 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** (Rarely is that word used in SRD documents. The people of Quadra have spoken through our OCP **Prohibited.**)

3.5 (i) Applications for the establishment of commercial campgrounds for temporary accommodation of Island visitors shall be considered, provided the need for the proposed facilities can be proven, and the scale and design of the facilities are in keeping with the rural character of the Island.

3.5 (d)

- (iii) the use will not generate excessive traffic through a residential area;
- (iv) the development and use is compatible with adjacent land and water uses and natural resource areas;

3.5 (f) Tourist commercial uses shall be limited to small-scale resorts, inns, or guesthouses.

3.5 (m) Developments associated with recreation commercial shall be small in scale and of low density in keeping with the rural nature of the Island.

The Pinetree Drive, Heriot Bay Road, Animal Farm, Milton Topcliff, Milford, Edgeware Road neighbourhood will be affected by noise and traffic water and septic issues, some property owners will suffer further loss of enjoyment of property and way of life. Our entire Quadra community will be affected as a result of ferry and roads crowding, potential water issues, loss of rural aesthetics and taxes to pay to repair the roads.

The local government act gives all people with interest in property the right to be heard. The people who live in the neighbourhoods reaping the consequences of this proposed RV Site should be afforded extra consideration.

Please deny approval of these bylaws.

Sincerely yours,

Michael Stahnke, 1070 Topcliff Road Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 14, 2022 8:15 PM
To: Barbara Bryant; Meredith Starkey
Subject: Fwd: To Be Included in the Public Hearing Binder(s) for (1) Quadra Links RV Site Rezoning Application AND (2) Bylaws No 94 and 95- OCP/Rezoning Schellinck

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From: Sybille Williams <sybille9@gmail.com>
Sent: Friday, January 14, 2022 6:03:39 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: To Be Included in the Public Hearing Binder(s) for (1) Quadra Links RV Site Rezoning Application AND (2) Bylaws No 94 and 95- OCP/Rezoning Schellinck

NOTICE: This email is from an external source.

To: The Directors

the record:

1. Quadra Links RV Site Rezoning Application, and
2. ByLaws No. 94 and 95 – OCP/Rezoning Schellinck

This email is to voice our opposition to all significant developments on Quadra Island. There is a limited amount of water available, and we have an Official Community Plan to recognize that fact.

Until the water levels of our aquifers on Quadra Island are established (one test well is definitely not enough) and it is determined which way they are trending, as well as the replenishment rate of the aquifers from year to year, any further development should be paused until it can be guaranteed that the anticipated water demand can actually be met for the proposed developments. It would be irresponsible to permit the developments proposed without knowing whether they are sustainable in light of climate change, i.e. a series of drier years, with less overall rainfall.

The consequence of increased consumption of water for current residents will result in well failures and lead to costly redrilling for everyone drawing from the same source, only to benefit the few, who may not be suffering any negative consequences, as they may not reside on the island.

Regarding the sewage treatment plant, it seems to have already reached capacity, is in need of repairs, and likely not meeting high environmentally sustainable standards, as it discharges "treated" waste into the ocean right outside Quathiaski Cove. To do a proper job of treating the waste with added contribution by the Schellinck proposal would probably become quite expensive and unaffordable by

Regarding both proposals, the Quadra Links proposal has already been granted an exception to the OCP by allowing the development of the property for private housing. To ask for yet another exemption will

create precedents for other RV lot proposals and nullify the intent of the OCP. The Schellinck proposal ignores the "Silviculture" designation of the land, and after harvesting the timber, it should be replanted as intended by the zoning. We have seen so many times, once exceptions are made to the OCP, the resulting developments are then used to further erode all official planning ("You made an exception for them, why not for us?"). Thus, all planning dies the slow death of a thousand cuts.

One point, somewhat related to water demand: How is our local Volunteer Fire Department supposed to cope with this type of growth if these developments are approved? Have we learned anything from California and other similar jurisdictions?

And lastly, the benefits of a two-ferry connection to Campbell River are most likely going to be nullified if these proposals are approved. Last summer has shown that even the increased traffic to Cortez Island has created a traffic nightmare at both terminals. To add to this traffic volume in the summer would be completely irresponsible, as BC Ferries has no capacity to increase parking.

Because of the reasons provided above, we are opposed to any further development on these scales at this time, until solutions to the problems we have outlined have been found.

Regards,
Sybille Stegmueller and Uwe Fischer
1508 Schooner Road
Heriot Bay, BC
V0P 1H0

Barbara Bryant

From: Izabela Terlecki <izabelat@yahoo.com>
Sent: January 14, 2022 1:36 PM
To: Email - planning@srd.ca; Aniko Nelson; jimabram@xplorenet.ca
Subject: Opposition to Quadra Links re-zoning application

NOTICE: This email is from an external source.

Dear SRD Directors,

Please enter our formal opposition to the Quadra Links RV Park re-zoning application 423/433.

Our 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. **Even more important is not to block the ferry with big RV taking place of 2-3 cars in a light of BC Ferries announced shortage of staff and reduction in sailing.**
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.
5. Development that brings a lot of tourist **increases fire danger** on Quadra during very dry summer months. Neighboring camping poses already a big fire danger every summer. This campground is increasing its size now and will accommodate 50-100 more RV. Why then we need another fire hazard and burden on a ferry while we will have this one soon.

Respectfully submitted by

Izabela and Konrad Terlecki

1393 Heriot Bay Road, Heriot Bay, Quadra Island

We are voting, tax-paying, full -time citizen of Quadra Island

Quadra Links R.V. sites
at Golf Course.

Box 308
Arist Bay B.C.
VOP #110

Dear Jim: This letter is just for you.

Many thanks for insisting on a public meeting.

After doing a little phone survey I ^{was} very surprised and concerned. Some people didn't even know about it.

Some were worried about more pollution, use of pesticides, wells going dry. Is any testing done?

Some seemed really angry. A few comments were:

1. "We have already given them the golf course, then a subdivision. When ~~is~~ does it stop?"

2. "They" said "they would not log it. They Did!"

They said "they would not develop it." They Did!

"I don't like those kind of people" you can't trust" them.

3. "That bunch has lawyers and big money behind them"

"They always get what they want."

12.

Most people agreed with me and felt it was a ^{shame} ~~shame~~ a beautiful old homestead ~~was~~ with good soil and lots of water was not made into small affordable parcels for all our young families, who would contribute so much.

No one felt the island needed ^{more} tourists.

We all remember last summer. The Island was over-
run with people. Islanders (tax payers) couldn't enjoy the lakes, Rebeca Spit, beach accesses or even our own yards after the tourists used them as out houses!

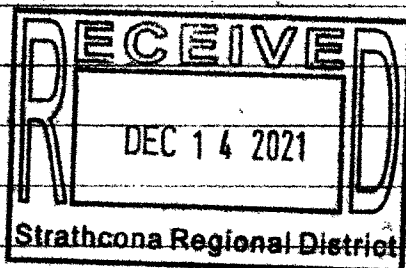
It is wrong that these 2 applications ^{which} ~~that~~ would be so detrimental to Quadsra life are even accepted:

I was just told that ~~they~~ ^{someone} stacked the speakers for the golf course. ^{meeting} Now I understand some of the bad feelings & frustration around the golf course.

Hope you are feeling better.

Betty Thompson

Hope you don't find my writing hard to read,
I have arthritis in my hands now.



Barbara Bryant

From: Aniko Nelson
Sent: January 17, 2022 2:15 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Bylaws no 432 and 433 OCP/Rezoning Golf Course

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

From: Claire Trevena <clairetrevena@yahoo.ca>
Sent: January 17, 2022 2:13 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Bylaws no 432 and 433 OCP/Rezoning Golf Course

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

To: The Directors
From: Claire Trevena
1463 Schooner Road, Heriot Bay

I would like to express my opposition to an application to change zoning at Quadra Links golf course — allow for an RV site to be built.

Quadra Island is a popular tourist destination and has perhaps more camping sites available than any of the other Gulf Islands except Saltspring. In the last year the Wei Wai Kai have expanded their very popular campground at Rebecca Spit to 140 spots; the band also has an RV campground at Cape Mudge. The Heriot Bay Inn has a campground attached; Taku has camping available.

These campgrounds have electrical hook up and none of them are more than a 10 minute drive to the golf course.

The pressure on the island's resources and infrastructure is great through the summer months. As we all know, the ferry is overloaded most of the day, throughout the extending season.

In my view the island does not need another campground.

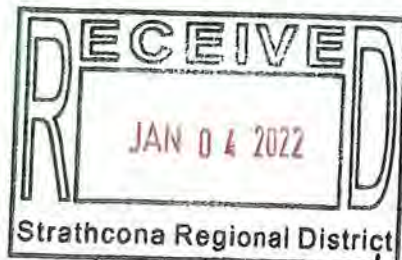
When Quadra Links applied for rezoning for its subdivision it was understood the land now earmarked would remain greenspace.

Changing the zoning for the benefit of the golf course, which has already covered its costs with the subdivision. would be detrimental to the the community and undermine the intent of the OCP.

Yours sincerely,
Claire Trevena

PO Box 651
816 Hopespring Rd
Heriot Bay BC
V0P 1H0

4 Jan 2020



Re: Rezoning application 4321433 Quadra Links RV park

Dear SRD Regional Directors

Please enter my formal opposition to the Quadra Links RV park rezoning application 4321433 into the Public Hearing Record for Quadra Island.

Quadra Links originally asked for rezoning for a golf course. Then when they needed to eliminate their debt for that they asked for rezoning for a subdivision; now they want to make more money at the expense to the social / environmental capital by creating a five acre RV park.

Many trees were removed destroying wildlife habitat for the golf course; more recently for the subdivision. We don't need further damage to our ecosystem. A 5 acre RV park will destroy the ambience of our rural neighborhoods, contribute to increasingly longer ferry lines in addition to putting pressure on our water system. We already have enough campgrounds, RV parks, bays & vacation rentals - we don't need more.

I respectfully ask that you deny this application

Yours Truly


Shirley R. Turner
Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 6, 2022 9:14 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: Fwd: Quadra Links RV Park

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From: Lynda Unterthiner <lyndaunter@gmail.com>
Sent: Thursday, January 6, 2022 9:12:55 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Park

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,

Rudi Unterthiner
707 Green Rd
Quathiaski Cove, B.C.

Barbara Bryant

From: Aniko Nelson
Sent: January 6, 2022 9:14 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: Fwd: Quadra Links RV Park

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From: Lynda Unterthiner <lyndaunter@gmail.com>
Sent: Thursday, January 6, 2022 9:11:11 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV Park

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.

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.

—any 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,

Lynda Unterthiner
707 Green Rd.
Quathiaski Cove, B.C.

Barbara Bryant

From: Aniko Nelson
Sent: January 10, 2022 5:50 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links.

From: Dirk <lyndirkv@gicable.com>
Sent: January 10, 2022 10:03 AM
To: Aniko Nelson <ANelson@srd.ca>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>
Subject: Quadra Links.

NOTICE: This email is from an external source.

January 9, 2022

Dear Sir,

To the Directors, for the record:
—quadra Links RV site rezoning application

I am against this rezoning as this island does not need this increase in density and traffic and seems to be motivated by financial considerations of the Golf club and its owners. Similar to their subdivision which was not planned in the early stages of the golf course development.

D. van der Minne,
650 Maple Road,
Heriot Bay
P.O.Box 508, VOP 1H0
250 285 2231

Barbara Bryant

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

From: Margaret Verschuur <margaret.verschuur@gmail.com>
Sent: January 2, 2022 5:55 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 asked for rezoning for a Golf course, then they asked for rezoning for a Subdivision to eliminate the debt from 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.

I respectfully ask that you deny this application,

Yours truly,
Margaret Verschuur, Quadra Island

--
Margaret Verschuur
Ph: (250) 204-3709
Email: margaret.verschuur@gmail.com

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, and also the amended plan for 20 sites
Sincerely,

Riki Vest

Quadra Is .

Barbara Bryant

From: Riki Winter-Vogt <rikivogt@hotmail.com>
Sent: Monday, January 10, 2022 10:30 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 any more but for about eight months and the new ferries will not solve this problem and more tourists will make things worse.

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

In this time of climate crisis we cannot afford to carry on with business as usual. We need to value nature more. We need the trees and we need to think smart growth, think green, not think profit.

A huge RV park will contribute more sewage, use valuable water resources and remove even more trees.

— really have enough campgrounds, RV parks, B & Bs, vacation rentals, tourists. Too many actually.

— where is the upside to this development? Nowhere to be seen! I could go on....

I respectfully ask that you deny this application.

Yours truly,
Riki Vogt

621 Noble Rd.,
Quadra Is.

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 9:15 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Quadra Links Development

From: Lorne Walters <lwalters@gicable.com>
Sent: January 3, 2022 12:22 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links Development

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

I live just a half of a kilometre north of the proposed Quadra Links Development, and am very concerned about water usage by the current golf course and now the proposed RV park.

This is my letter of opposition to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

The owners of 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 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, Lorne
Quadra Island resident

Lorne Walters
PO Box 666
Quadra Island, Quadra Island BC
V0P 1N0
Cell 778-348-1042
lwalters@gicable.com

Barbara Bryant

From: John Walton <jdonquadra99@icloud.com>
Sent: November 22, 2022 7:26 PM
To: Email - planning@srd.ca
Subject: Quadra Links RV Park Amendment-bylaws 423/433 tabled for 23rd November Public Hearing

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

At the time of the original application for the golf course, had the community had any idea of the possibility of a sub-division (in the staff report a specific request was made to ensure that this could not happen) and definitely not an RV Park, I don't believe the application would have been approved and in the process, I think Quadra Links has significantly undermined the trust and goodwill of the community. This is a far cry from the 150 Acres of Greenspace originally proposed. Another potentially 40 RVs per week and their inherent pollution being added to the already excessive Summer traffic is not the way to go. I would be happy to see Quadra Links become sustainably solvent and would support a less impactful proposal that would be more considerate of the community as a whole. However, I oppose the amended application for 21 RV Sites.

John D Walton
1183, Milton Rd., Quadra Island
Tel. 250 285 2958

Barbara Bryant

From: Aniko Nelson
Sent: April 12, 2022 1:08 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV Parking Lot Rezoning Application

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

From: John Walton <jdonquadra99@yahoo.ca>
Sent: April 12, 2022 12:43 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>; Brenda Leigh (bleigh.53@gmail.com) <bleigh.53@gmail.com>; Gerald Whalley (gdwhalley@saywardvalley.net) <gdwhalley@saywardvalley.net>; director@cortesisland.com; David Leitch <DLeitch@srd.ca>
Subject: Quadra Links RV Parking Lot Rezoning Application

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

For the Record:

My concerns with this application are:

1. Increased traffic particularly with RV's on the new ferries adding to the summertime overloads.
2. Increased water consumption during the most critical time of the year when we don't yet know the impact of the new partially developed subdivision and, with changing weather patterns we don't even know if our existing supply is sustainable. A test well in the vicinity of the Golf Course has steadily fallen by 2ft. over the last 10 years
3. Inevitably more noise and pollution with heavy gas gussling vehicles possibly trailing an additional car.
4. The steady erosion of our chosen peaceful rural lifestyle.
5. That this property remain as Greenspace in perpetuity.

I strongly oppose this application and request that measures be taken to insure that the applicants retain the area as "Greenspace" as stated in the original application for a Golf Course.

John D Walton
1183, Milton Road, Quadra Island
Tel: 250 285 2958

Barbara Bryant

From: Aniko Nelson
Sent: January 13, 2022 8:43 AM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Rezoning application 432/433, Quadra Links

From: Kris Wellstein <kwequestrian@gmail.com>
Sent: January 12, 2022 9:41 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 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.

I am a ten year member of the Quadra Links Golf Course. I supported the Links because I thought it was to be an Islander's course for local pleasure and I understood that part of the deal was that there would be no housing added in contravention of the Community Plan. I was away when the subdivision was pushed through. I think that was an unfortunate situation with Golf members trading on their friendships on the island.

The one Ground Water Observation Well, which I am tracking for a water security team on this island, shows a sharp decrease when the Links went in. Many of us are very concerned about our wells in the area, including myself, as I live not too far away.

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 housing unless we can make it happen for our young people.

The golf course is mostly populated by wealthy people who feel they are entitled to enjoy their party on the backs of anyone else's needs. The RV Park they are trying to get rezoning for is just a way to make their party bigger, without thought to the effect on local environment, emergency services, medical clinics, traffic, water, roads, parking, parks, and of course....ferries. I really can't imagine what these pals of mine are thinking with climate changes coming on and all.

Did Nero fiddle while Rome burned or was he playing golf?

Wishing you well in the New Year, Kris Wellstein 250-285-2375

#811 Smith Rd.

Quadra Island

Barbara Bryant

From: Aniko Nelson
Sent: January 17, 2022 5:57 PM
To: Barbara Bryant
Cc: Meredith Starkey
Subject: FW: Quadra Links RV site Rezoning Application

From: Mark Whittington <whittingtonmark5@gmail.com>
Sent: January 17, 2022 5:56 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Links RV site Rezoning Application

NOTICE: This email is from an external source.

In my opinion this is not good for Quadra Island. It affects a lot of things on the island like summertime overloads on the ferrie. water consumption. traffic. We need less development. Not RV parks.

Mark Whittington resident 48 yrs.
Rd.

380 Smith

Barbara Bryant

From: Owen Williams <askowen@relationshipexcellence.com>
Sent: Wednesday, January 12, 2022 1:53 PM
To: Email - planning@srd.ca
Subject: 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 – its proponents promised that none of the land set aside for the golf course would never 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. Clearly the sale of land for the subdivision was not enough to retire the debt of Quadra Links and the responsibility for that shouldn't be placed on the residents of Quadra Island. Now it begs the question; Was the idea of an RV park was always part of the plan to make the Golf course financially viable? Either way – what was established a golf course and treed areas, is turning into the destruction of a part of forest and wildlife habitat.

I along with a large percentage of the residents of Quadra Island live here because of its rural character. We want to live a place where there are still some vestiges of wilderness. Quadra Island should not be treated by SRD planning staff as 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.

Do we want to be over-developed with shortages of potable water like Saltspring and other Islands? Do we want more visitors clogging the already overburdened ferry system? There are already plenty of visitors who stay at campgrounds and resorts etc. More visitors will conflict with the environment that draws people to live here and visit in the first place.

If this application was about long-term affordable housing or a co-housing project where residents could age-in-place, that this island desperately needs, I'd be lobbying for it with great gusto. Let's address the problems this island is actually facing.

I respectfully ask that you deny this application.

Yours sincerely,

Owen Williams

2 Sutil Road,
Quathiaski Cove,
Quadra Island, BC
V0P 1N0

Sincerely
Owen

Owen Williams

"You can't mend the fence while you're sitting on it".

Barbara Bryant

From: Aniko Nelson
Sent: January 4, 2022 11:19 AM
To: Barbara Bryant
Cc: John Neill; Meredith Starkey
Subject: FW: Schellinck-Gowlland Harbour View & Quadra Links RV Park

From: margotw@gicable.com <margotw@gicable.com>
Sent: January 4, 2022 10:34 AM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Schellinck-Gowlland Harbour View & Quadra Links RV Park

NOTICE: This email is from an external source.

Dear SRD Rural Directors,

Please enter my formal opposition to the Schellinck-Gowlland Harbour View rezoning application 94/95 into the Public Hearing Record for Quadra Island.

The land was traded to Mr. Schellinck as silviculture, not to be a huge development of house sites, camping sites, RV sites, marina, restaurant and more.

Quadra, as everywhere on Earth right now, needs trees, and we do not need more traffic on our small roads, more unbelievable line-ups at the ferry, more camping and RV parks.

This is a total money-making venture. Because he does not even live on Quadra, Mr. Schellinck will not have to bear the consequences of this development.

I respectfully ask that you deny this application,

Yours truly, Margot Wood,
Quadra Island

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

I respectfully ask that you deny this application,

Yours truly, Margot Wood,
Quadra Island

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 – 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 Saltspring 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,
Margot Wood,
1400 Hooley Road,
Quadra Island.

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 ambience our our neighbourhoods, contribute to more crowded roads, 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,

With best regards
Iris Wunsch,
Quadra Island

Barbara Bryant

From: Jan Zwicky <cashion@uvic.ca>
Sent: Saturday, January 8, 2022 12:34 PM
To: Email - planning@srd.ca
Subject: Re: BYLAWS Nos. 432 AND 433 - OCP/Rezoning(CP IC 2IIRZ 2C 21 — QUADRA LINKS)
Attachments: opposed to Quadra Links proposal.pdf

NOTICE: This email is from an external source.

I write to oppose OCP AND ZONING AMENDMENT BYLAWS Nos. 432 AND 433, the so-called Quadra Links RV Sites proposal. I request that my comment be entered into the Public Hearing Binder for this proposal. I have attached a .pdf of the text of this comment, in case that is more useful to you.

Overview

An application has been received to amend the OCPA Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle campground on land belonging to Quadra Links Ltd. at 950 Heriot Bay Road, Quathiaski Cove. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island to be open from April to October each year.

My reasons for opposition are centred on the lack of adequate strategies to supplement or recharge groundwater supplies at the south end of Quadra Island, and on the absence of adequate ferry infrastructure to support this development.

I write in the capacity of a resident and property owner on the island, where I have lived full-time for 13 years. I am a former teacher of environmental studies.

Water

As documented in "Quadra Island's Water Problem" by Roy Hales (<https://cortescurrents.ca/quadra-islands-water-problem/>), Quadra already has a water problem. Provincial Groundwater Observation Well #383, near the centre axis of the south island, is showing that Quadra's aquifer is already in decline. There are already too many people drawing on it to allow it to recharge to its former levels during the winter rains. The result of increasing water usage in the south island without first developing adequate conservation, aquifer recharge, and water redistribution strategies will be suicidal: in the long run, no one will have enough water, including prospective occupants of the RV sites. It would be irresponsible of the SRD, and in direct contravention of Section III.3.4.3(b) of the Official Community Plan, to allow the proposed amendments to proceed at this time.

Ferry Service

I am a senior with health conditions that require ongoing treatment in Campbell River and Courtenay. This year I have twice missed critical appointments because of three-hour sailing waits at the ferry. (That is, I got there over two hours ahead of the ferry I needed to be on, and still was unable to get across in time.) This December, I was forced to postpone a medical appointment (by several weeks, because of the waitlist), knowing that I would be risking further health complications if I had to sit for two hours in a ferry line-up in the extreme cold weather that we were then experiencing. The two new ferries, both of which are significantly smaller than the present ferry, will be insufficient to solve this problem: the numbers are overwhelming. Until adequate ferry service for the existing Quadra population and tourist traffic is provided, we cannot consider adding waves of space-hogging RVs to that traffic. See Section III.3.3.1(a) of the



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 Woolsey
Box 383
G. Cove, B.C.
V0P1N0

Barbara Bryant

From: Elizabeth Young <eyoung88@telus.net>
Sent: November 23, 2022 12:44 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 432/433, 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 has 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,
Elizabeth Young
1517 Schooner Road, Heriot Bay, BC

Barbara Bryant

From: Elizabeth Young <eyoung88@telus.net>
Sent: November 23, 2022 12:46 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 432/433, 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 has 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,
Joseph Nurmela
1517 Schooner Road, Heriot Bay, BC

Barbara Bryant

From: Aniko Nelson
Sent: January 1, 2022 1:15 PM
To: Barbara Bryant
Cc: Meredith Starkey; John Neill
Subject: FW: Quadra Development

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

From: Elizabeth Young <eyoung88@telus.net>
Sent: December 31, 2021 8:50 PM
To: Aniko Nelson <ANelson@srd.ca>
Subject: Quadra Development

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

December 31, 2021

Dear Aniko Nelson:

We are writing to express our concern over current proposed development projects on Quadra Island. We understand that development will happen on the island, but there are two major environmental limits that need to be studied before additional development projects are approved.

These two issues are: water availability and continuity and BC Ferry capacity. Before permits are granted for further development on Quadra, a complete hydrologic assessment needs to occur. Current residents as well as those requesting development permissions, need to know the ability of our water resources to support those who reside on Quadra as well as new endeavours. If our resources become overburdened, we will all suffer. Those who grant permissions, need to live up to their responsibility for ensuring that the development is good for the island and not simply good for the developer.

BC Ferry capacity and efficiency is also a critical resource for quality of life on Quadra Island. The new two-ferry service will alter our ferry experience, hopefully for the better, but it too will have limits that once exceeded will result again in long waits and excessive line-ups. It can be difficult for residents to travel efficiently to Vancouver Island for work, appointments and shopping. Development needs to benefit the greater Quadra community and not negatively impact residents, both new and current. A thorough understanding of BCFerry capacity needs to be part of any development proposal.

We trust that the SRD will examine the long range impacts to Quadra island of development requests.

Respectfully submitted,

Elizabeth B. Young & Joseph Nurmela
17 Schooner Road, Heriot Bay

Official Community Plan.

Additional Concerns

In addition, it is my belief that Quadra Links Ltd. has behaved in a cynical and opportunistic fashion since the get-go. It originally pleaded for an amendment to the OCP because — it claimed — local residents wanted or would benefit from a golf course on Quadra. When it turned out, as most locals had forecast, that there was insufficient interest to sustain the venture, Quadra Links immediately proposed a 17-lot subdivision, which was granted in the face of concerns about adequate water. (Their property is very close to the provincial groundwater observation well mentioned above.) Now Quadra Links wants yet another expansion. It looks to many of us as though we were right all along, and Quadra Links' professed interest in golfing was entirely disingenuous.

Finally, there is the fact that an amendment to Quadra's OCP to advance economic development was denied a few years back in the case of a local We Wai Kai proposal to start a scallop farm. To mount a righteous defence of the OCP to block an Indigenous proposal, but then to repeatedly alter the same OCP to cater to nonIndigenous private enterprise looks, frankly, racist.

Thank you for registering my comment.

Dr Jan Zwicky
1640 Thompson Road
Heriot Bay, BC V0P 1H0



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.

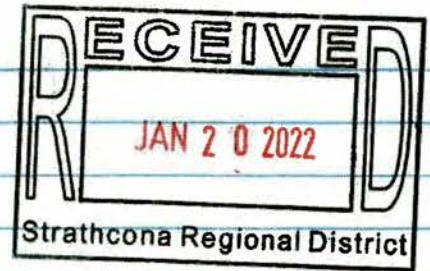
Sincerely,

Michelle Apohelm

*1006 Heriot Bay Road #426 Quathiaski Cove
BC V0P 1N0*

*As I cannot attend the meeting, please add this letter to the public hearing binder

Attn: Aniko Nelson



Dear Sir,

I am writing to voice my concern about developing RV sites on the golf course.

My immediate concerns are the following:

- 1) ground water for nearby residences. My property is to the north of course but I am worried about the people who live closer who are already reporting seeing drops in well water levels.
- 2) Contamination of water, both with regards to the well water (especially those with shallow wells) and with that of the ocean which is essentially down hill from the proposed RV Park.
- 3) RV traffic plugging up ferry lines. It's no secret that the ferry has become over run in summer, and that BC ferries cannot be relied on to remedy the situation. I can only imagine the frustration regularly generated when ferry line ups become regularly plugged with 4 or 5 RVs on hot summer days. I also have a concern of where that frustration will be directed.

Hilary

4) Potential fire risks.

The summers are getting hotter and drier, and the burn bans are starting earlier and going later. I fear that visiting tourists may not fully grasp, ~~the~~ or respect the consequences of the tinderbox conditions that can occur in the summer.

Our property is close to a beach access road, and it is quite common to find people who believe that the rules don't apply to them or that "it'll be ok this one time" and spark up fires amongst the logs.

There are a lot of people who stand to lose a lot if a wild fire were to race around the south end.

In the "Bigger Picture" I also have concerns.

I have watched the environment on Quadra since the 1970's, long enough to see the thick kelp beds disappear from the Southeast side from Francis Point to Rebecca spit. I have watched as the Manilla Clams, abalone, starfish, Urchins and salmon have all but disappeared.

Business ventures tend to be extremely narrow sighted when it comes to natural resources.

Either viewing them as infinite, or underestimating the effect their actions will have. Even modern science is playing a game of catch up when it comes to realizing the effects we have.

You cannot know what effects your proposal will have, I would highly recommend you do not proceed with it.

Tom Lamb. Milford Rd. Quadra

Dear SRD Public Directors,

Please enter my formal

opposition to the Quadra

Links re-zoning application

43a/433. into the Public

hearing record for Quadra.

The sheer greed and

avarice of this group of

developers goes against

the morals of my fellow

islanders. They don't

know when to stop trying

to wrest profit on the

backs of the taxpayers

and 'infra structure of

Quadra. Bringing more

behemoth vehicles here

is just ridiculous. The

ferris cannot handle

more pressure.

for so many reasons

please deny this application

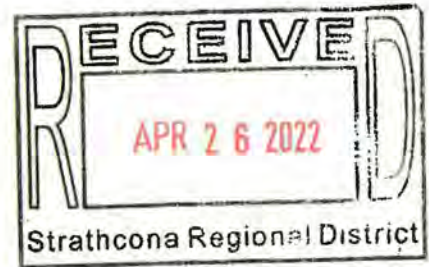
yours truly

Nancy Essig

Home owner

Box payer, 1771

of Quadra.
695 Hirst Bay Rd.



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.

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I respectfully ask that you deny this application.

Sincerely,

Karin Mann
PO Box 85
Quadra Is. BC
V0P 1N0



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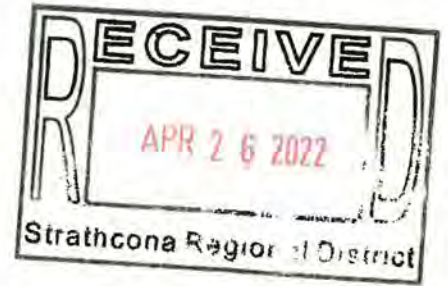
Sincerely,

A handwritten signature in blue ink that reads "Ray Keadle". The signature is fluid and cursive.

P.O. BOX 577

HERIOT BAY, QUADRA

VOP-1140



Dear SRD Rural Directors;

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I respectfully ask that you deny this application.

Sincerely,


Bradford Vinson
801 Hope Spring Rd
Harriet Bay BC V0P 1H0



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I respectfully ask that you deny this application.

Sincerely,

David Cullen
986 April Point Rd
Owatheaske Cove, BC
V8P 1N0



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I respectfully ask that you deny this application.

Sincerely,

Carla Duffey
546 pine tree rd



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I respectfully ask that you deny this application.

Sincerely,

K. Lovell
1141 West Road
Quadra Island



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I respectfully ask that you deny this application.

Sincerely,

Gaspard Laniece


1015 West Road
Quathiaski Cove
VØP 1NØ
BC

Dear SRD Rural Directors;



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Sincerely,

CHRIS THOMPSON

307 Sutil Rd.



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Verne Beaudin". The signature is written in a cursive, somewhat slanted style.

VOP-1NO



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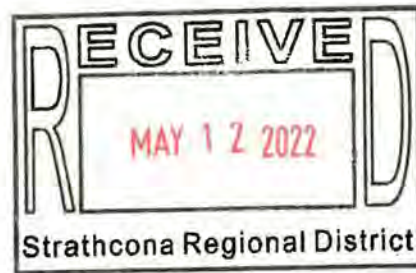
Sincerely,

Emily Whitfield

PO Box 827

~~Heriot Bay~~ Quathiaski Cove, BC

V0P 1N0



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I respectfully ask that you deny this application.

Sincerely,

Mary Patricia


1098 West Road
Heriot Bay, QI



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda C. Huggins".

707 Notole Rd



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Helnechenko".

Mary Helnechenko
Box 302 Heriot Bay
V0P 1H0.



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Sincerely,

A handwritten signature in black ink, appearing to read "B. L. Dugan".

707 NOBLE RD.



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I respectfully ask that you deny this application.

Sincerely,

Ed Turner
Box 585
Quathiaski Cove BC.
VOP 1N0



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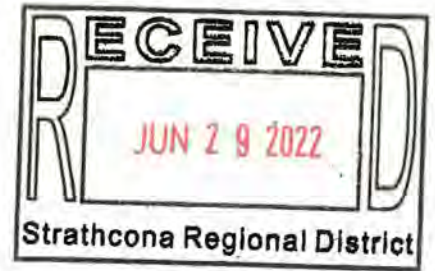
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I respectfully ask that you deny this application.

Sincerely,

*Brenda Paul
179 Joyce Rd
Quadra Island, BC
V0P 1N0*



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in black ink, appearing to be "Joanna Lumley". The signature is written in a cursive style with some loops and flourishes.

Joanna Lumley
1379 Hooley Rd
Quadra Island BC
V0P 1N0
251-285-3767



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I respectfully ask that you deny this application.

Sincerely,

Lana Tehennepe
489 Cape Mudge Rd
Quathia ski Cove, BC
VOP 1NO



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Sincerely,

LAKidd
Lesley Kidd
Box 346
Q. Cove B.C.
VOP 110



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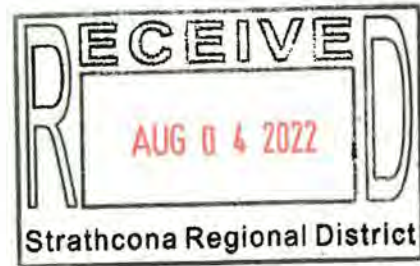
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Sincerely,

Tracy L. Silley
591 Noble Rd
Quathiaski Cove B.C.

VOP-1NO



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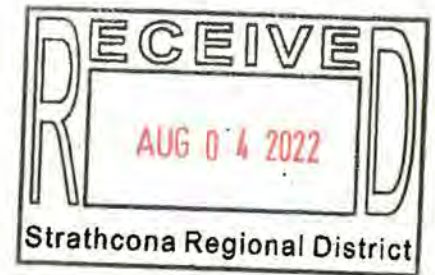
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Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and strokes.

400 CAPE MUDGE RD.
QUADRA ISLAND, B.C.



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.

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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.

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I respectfully ask that you deny this application.

Sincerely,
Lynda Bell
Box 238
Quathiaski Cove, B.C.
VOP 1ND



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Sincerely,

R. P. [Signature]

17 Tyee Crescent,

*Cape Mudge Band,
Quadra Is. B.C.*



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K Robins
400 CAPRE MUDGE RD
QUADRA ISLAND
BOX 196 HERRIOT BAY

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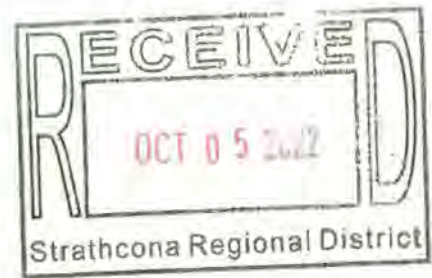
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Sincerely,

Wendy Whittington
530 Cape Mudge Rd.



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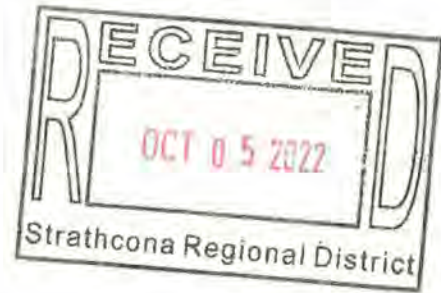
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I respectfully ask that you deny this application.

Sincerely,

Constance Cooper
897 West Rd.
Quathiaski Cove, BC



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in black ink that reads "R. Jackson". The signature is written in a cursive style with a large, looping "J" and "S".

1364 Hooley Road
Quadra Island
V0P 1H0



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I respectfully ask that you deny this application.

Sincerely,

R Leveller

1141 West Road

Qualtsiski Cove

VOP 1NO

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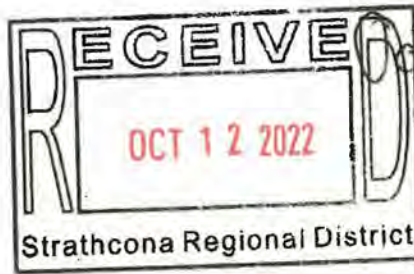
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I respectfully ask that you deny this application.

Sincerely,


Lance Underwood
same address


LINDSAY COWAN
PO Box 607
QUATHASKI COVE, BC
V0P 1N0 (695 MARINA DR)



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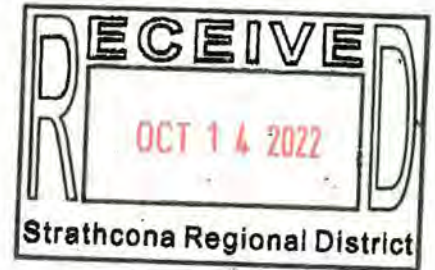
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Sincerely,

Reg Stewart
Box 663
Q. Cove
V0P1N0



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Nassichuk".

Ryan Nassichuk

P.O. BOX 711
QUATHASKI COVE, B.C.
V8P 1W0
CANADA



Dear SRD Rural Directors;

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Sincerely,


1059 Topdist Rd.
Q. Cour UOPIND



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Sincerely,

A handwritten signature in black ink, appearing to be "John A. ...".

Box 436 Q-Cove VOPINO
1372 Buker Rd



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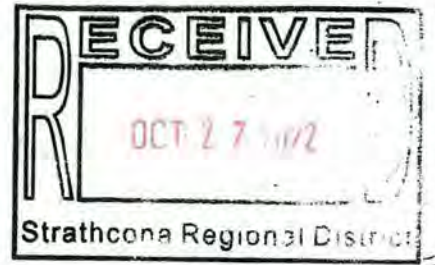
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Sincerely,

Kathleen M. Loch
665 B Heriot Bay Road.

Oct 21/22



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I respectfully ask that you deny this application.

Sincerely,

Tucker Dimes
Tucker Dimes
650 Green Rd
Quadra Island, BC

James Maxwell
229 Quadra Loop
Quadra Island, BC.



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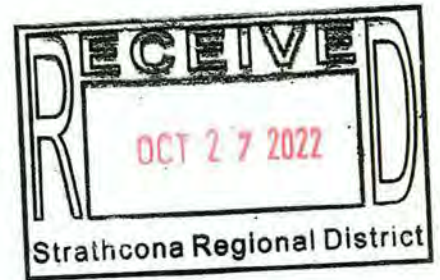
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Sincerely,

Jessica Phillips

*856 Hopespring Rd
Quadra Island
VOP 1 NO*



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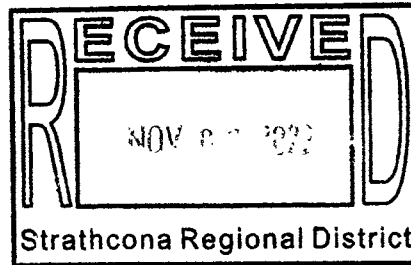
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Sincerely,

Brian Ross
581 Noble rd.
Box 731 UOPINO
B Ross



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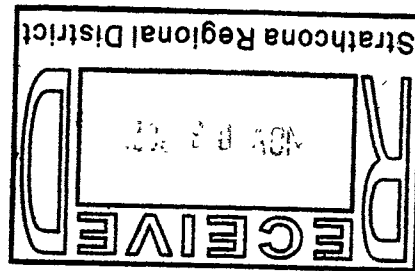
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Sincerely,

Wally Cushman
BO 835 Pidcock Road B residence
Quathiaski Cove B.C.



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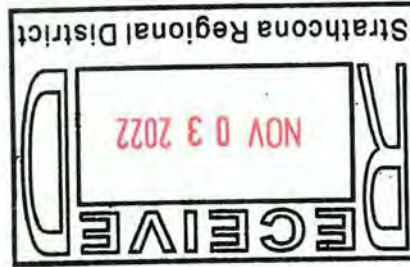
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Sincerely,

Heather Klassen
600 Helantem Street,
Quathaski Cove, B.C.
V0P 1V0



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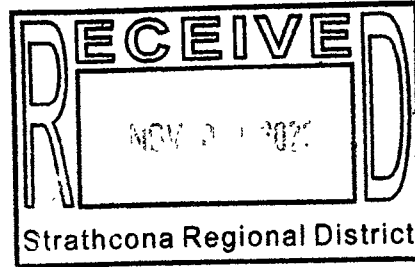
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Sincerely,

Wayne Lissel
80 Box 76
612 Green Road
Quathlanish Cove
Quadra Island B.C. V0L1N0



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A handwritten signature in black ink, appearing to read "Wayne Johnston".

Wayne Johnston

Nov 4 / 22

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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.

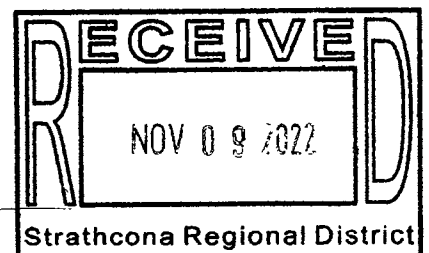
I respectfully ask that you deny this application.

Sincerely,

M. G. M. M.

683 Haiper Rd

PO Box 917



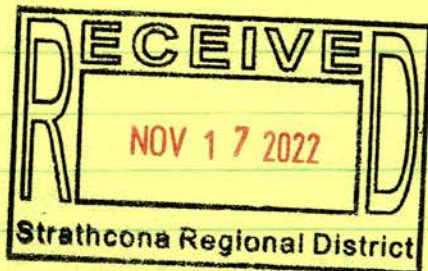
Rural Regional Directors,
S.R.D. re Quadra

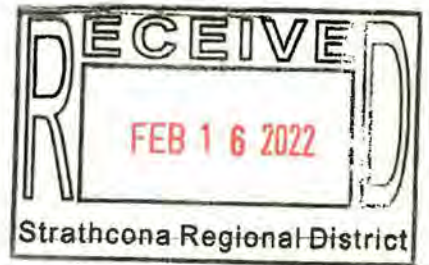
Box 308
Heriot Bay
B.C.
V0P1H0

Quadra Links attempt to amend their proposal does not work. It is still Unacceptable! All the major problems still exist! We all know what they are. It would be total insanity to put any R.V. parks on Quadra. You all should be really grateful for ^{what} you have been allowed. That lovely old home stead should have remained Rural, ~~not~~ 5-10 acre reasonably priced. ~~prices~~ lots for families.

Thank you

E. J. Thompson





Feb. 5, 2022

Quadra Island

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,

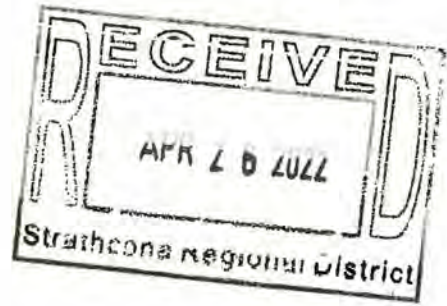
Yours truly, (name), Quadra Island

Victor Lewin

332 ~~St~~ Edgeware Rd.

We already have two RV Parks in the Drew Harbour area and don't need another one!

V. Lewin -



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, *Ms Jean Harrison*
434 Webster Rd



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.

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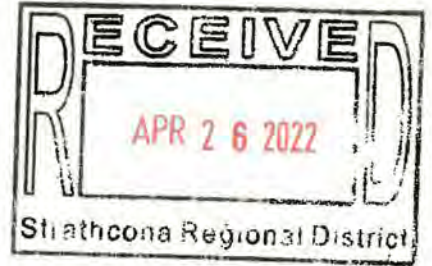
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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in blue ink, appearing to be "Eric G. G.". The signature is written in a cursive style.

595 Noble Rd.
Quadra Island B.C



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.

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I respectfully ask that you deny this application.

Sincerely,

A large, stylized handwritten signature in blue ink, appearing to read "Todd Smith".

TODD SMITHS ROAD

Quadrant 1



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.

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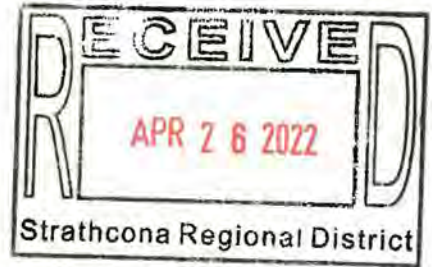
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I respectfully ask that you deny this application.

Sincerely,

W. Lee
285-3120

947 WEST RD



Dear SRD Rural Directors;

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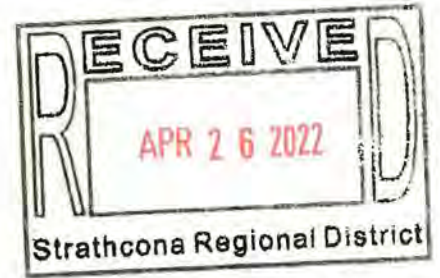
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I respectfully ask that you deny this application.

Sincerely,

Toni + Auline Clapham
Box 325
QUATHIASKI COVE
VOPINO



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in dark ink that appears to read "Jim Nolan".

Box 536

Quathuski Cove B.C.

VOA 1W0

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.

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I respectfully ask that you deny this application.

Sincerely,

Ken Dennis
Box 682 Quathead Cre.
VOP/NO



Dear SRD Rural Directors;

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I respectfully ask that you deny this application.

Sincerely,

Donna Dow
460 Cape Mudge Rd
Quathlashten Cove, BC
V0P1N0



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.

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I respectfully ask that you deny this application.

Sincerely,

Eileen Orville,
Box 62
Q. Cove BC
V0P 1N0



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.

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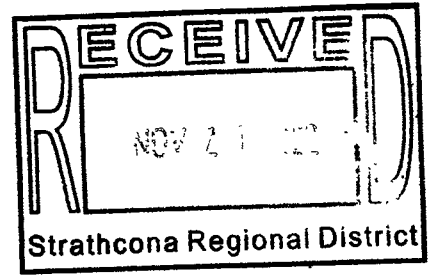
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I respectfully ask that you deny this application.

Sincerely,

Karin Mann
PO Box 85,
Quadra Is. B.C.
V0P 1N0



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.

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I respectfully ask that you deny this application.

Sincerely,

Christine Cameron

Mit [Signature]

Wike Bennet & Christine Cameron 1141 Topcliff Rd. VOPHO
Box 634 Haida Gwaii BC

Barbara Bryant

From: James O'Rourke <findjimonquadra@gmail.com>
Sent: November 21, 2022 2:34 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 432/433, and place it in the Public Hearing Record for Quadra Island.

While the creation of a golf course and a number of building lots has provided recreation and accommodation for a very small fraction of the Quadra community, Quadra Links has repeatedly gone beyond the guidelines of the Official Community Plan to do so: rezoning for a Golf course, then for a Subdivision to eliminate the debt for buying the Golf course property, and presently to establish an RV park.

Although the Quadra Links proposal has changed from 30 to 20 sites, ostensibly in an effort to reduce widespread resistance from the community, such an addition would have a negative effect on our island, which has recently expanded RV spaces at both TsaKwaLuten and WeWaKai campgrounds. More spaces would encourage more visits by travellers who largely contribute little to the local economy but who have a negative effect by contributing to more crowded roads, more sewage, more use of our water, and even longer ferry line-ups.

—respectfully ask that you deny this application,

James O'Rourke
1471 Schooner Road

Barbara Bryant

From: pandas@gicable.com
Sent: November 19, 2022 2:13 PM
To: Email - planning@srd.ca
Subject: bylaw 432 and 433

NOTICE: This email is from an external source.

I wish to oppose the passage of Bylaw 432 and 433, the Quadra Links' proposal for an RV Park on its Heriot Bay Road property.

There is no need for another campsite - both Tsa Kwa Luten and the Rebecca Spit campgrounds have been expanded and there are sites at Heriot Bay Inn and Taku Resort, as well as a scattering of private sites. Also, a campground zoning is in place at April Point which could be utilized at any time. There are also to be tourist cabins built on reserve land at Rebecca Spit.

Quadra Links already allows campers to stay on its golf course site for long-weekend tournaments, so that need is already being met. If the RV Park application is turned down will that casual use also be stopped?

We are now in November but are still experiencing overloads on the ferry to Campbell River. This is now a year-round headache for islanders needing to get to timed appointments off-island and of course is far worse in the summer months - when the proposed RV Park will be open.

The golf course received support from the community as a means of maintaining green space and a development free buffer between Smiths Road and the Milton Road subdivisions. That goal was partly defeated with the Fir Acres subdivision put in by Quadra Links and now they want more leeway from the community for recreational visitors.

Enough is enough, our ferry-dependent community does not need any more vehicle traffic taking up precious space on the ferry.

Amanda Smith, 1360 Buker Road, Heriot Bay, Quadra Island

Barbara Bryant

From: Carol Foort <cfoort@yahoo.com>
Sent: November 19, 2022 2:52 PM
To: Email - planning@srd.ca
Subject: Opposition to Quadra Links RV Park rezoning!

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, 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,

Carol and Michael Foort

[Sent from Yahoo Mail on Android](#)

Barbara Bryant

From: Mary Dennison <singforpurejoy@gmail.com>
Sent: November 19, 2022 3:53 PM
To: Email - planning@srd.ca
Subject: Quadra Links RV park rezoning

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, 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,

Mary Dennison
767 Smith Road
Quadra Island

In Glorious Song ~

Mary

Sing for Pure Joy! Ubuntu Choirs Network - CCLT
Pure Joy Threshold Singers
Kindness Made Audible

Barbara Bryant

From: margotw@gicable.com
Sent: November 19, 2022 6:19 PM
To: Email - planning@srd.ca
Subject: Quadra Links

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,
Margot Wood,
1400 Hooley Road,
Bx 242 Quathiaski Cove,
B.C. V0P 1N0.

Barbara Bryant

From: Margaret Verschuur <margaret.verschuur@gmail.com>
Sent: November 20, 2022 7:56 AM
To: Email - planning@srd.ca
Subject: Rezoning Application 432/433 Quadra Links

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 need truly affordable housing where services are set up, no more recreation.

I respectfully ask that you deny this application,

Sincerely,
Margaret Verschuur, 694 Green Road, PO Box 765, Quathiaski Cove, B.C. V0P 1N0

--
Margaret Verschuur
Ph: (250) 204-3709
Email: margaret.verschuur@gmail.com

Barbara Bryant

From: Jan Zwicky <cashion@uvic.ca>
Sent: November 20, 2022 12:45 PM
To: Email - planning@srd.ca
Subject: Re: BYLAWS Nos. 432 AND 433 - OCP/Rezoning(CP IC 2IIRZ 2C 21 — QUADRA LINKS)
Attachments: opposed to Quadra Links amended proposal.pdf

NOTICE: This email is from an external source.

I write to reiterate my opposition to OCP AND ZONING AMENDMENT BYLAWS Nos. 432 AND 433, the now-amended Quadra Links RV Sites proposal. I request that my comment be entered into the Public Hearing Binder for this proposal. I have attached a .pdf of the text of this comment, in case that is more useful to you.

Overview

In an effort to soften public antipathy to their proposal, Quadra Links has amended their application. They now wish to amend the OCPA Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 20-space recreational vehicle campground on land belonging to Quadra Links Ltd. at 950 Heriot Bay Road, Quathiaski Cove. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. It is to be open from April to October each year.

My reasons for opposition are centred on the lack of adequate strategies to supplement or recharge groundwater supplies at the south end of Quadra Island, and on the absence of adequate ferry infrastructure to support development.

I write in the capacity of a resident and property owner on the island, where I have lived full-time for 13 years. I am a former teacher of environmental studies.

Water

As documented in “Quadra Island’s Water Problem” by Roy Hales (<https://cortescurrents.ca/quadra-islands-water-problem/>), Quadra already has a water problem. Provincial Groundwater Observation Well #383, near the centre axis of the south island, is showing that Quadra’s aquifer is already in decline. There are already too many people drawing on it to allow it to recharge to its former levels during the winter rains. The result of increasing water usage in the south island without first developing adequate conservation, aquifer recharge, and water redistribution strategies will be suicidal: in the long run, no one will have enough water, including prospective occupants of the RV sites. Reducing the number of sites from 30 to 20, while increasing the size of the vehicles that would be accommodated, is no solution. In an underhanded move, Quadra Links recently published article that implied — without actually saying — that the Quadra Island Climate Action Network (ICAN) approved its water-use projections. I am Secretary of Quadra ICAN and can state that the implication is false. It would be irresponsible of the SRD, and in direct contravention of Section III.3.4.3(b) of the Official Community Plan, to allow the proposed amendments to proceed at this time.

Ferry Service

I am a senior with health conditions that require ongoing treatment in Campbell River and Courtenay. This year I have twice missed critical appointments because of three-sailing waits at the ferry. (That is, I got there over two hours ahead of the ferry I needed to be on, and still was unable to get across in time.) This December, I was forced to postpone a medical appointment (by several weeks, because of the waitlist), knowing that I would be risking further health complications if I had to sit for two hours in a ferry line-up in the extreme cold weather that we were

then experiencing. The two new ferries, both of which are significantly smaller than the present ferry, will be insufficient to solve this problem: the numbers are overwhelming. Until adequate ferry service for the existing Quadra population and tourist traffic is provided, we cannot consider adding waves of space-hogging RVs to that traffic. See Section III.3.3.1(a) of the Official Community Plan.

Additional Concerns

In addition, it is my belief that Quadra Links Ltd. has behaved in a cynical and opportunistic fashion since the get-go. It originally pleaded for an amendment to the OCP because — it claimed — local residents wanted or would benefit from a golf course on Quadra. When it turned out, as most locals had forecast, that there was insufficient interest to sustain the venture, Quadra Links immediately proposed a 17-lot subdivision, which was granted in the face of concerns about adequate water. (Their property is very close to the provincial groundwater observation well mentioned above.) Now Quadra Links wants yet another expansion. It looks to many of us as though we were right all along, and Quadra Links' professed interest in golfing was entirely disingenuous.

Finally, there is the fact that an amendment to Quadra's OCP to advance economic development was denied a few years back in the case of a local We Wai Kai proposal to start a scallop farm. To mount a righteous defence of the OCP to block an Indigenous proposal, but then to repeatedly alter the same OCP to cater to nonIndigenous private enterprise looks, frankly, racist.

Thank you for registering my comment.

Dr Jan Zwicky
1640 Thompson Road
Heriot Bay, BC VOP 1H0

Subject Heading: Re: BYLAWS Nos. 432 AND 433 - OCP/Rezoning(CP IC 2IIRZ 2C 21 – QUADRA LINKS)

I write to reiterate my opposition to OCP AND ZONING AMENDMENT BYLAWS Nos. 432 AND 433, the amended Quadra Links RV Sites proposal. I request that my comment be entered into the Public Hearing Binder for this proposal.

Overview

In an effort to soften public antipathy to their proposal, Quadra Links has amended their application. They now wish to amend the OCPA Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 20-space recreational vehicle campground on land belonging to Quadra Links Ltd. at 950 Heriot Bay Road, Quathiaski Cove. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. It is to be open from April to October each year.

My reasons for opposition are centred on the lack of adequate strategies to supplement or recharge groundwater supplies at the south end of Quadra Island, and on the absence of adequate ferry infrastructure to support this development.

I write in the capacity of a resident and property owner on the island, where I have lived full-time for 13 years. I am a former teacher of environmental studies.

Water

As documented in “Quadra Island’s Water Problem” by Roy Hales (<https://cortescurrents.ca/quadra-islands-water-problem/>), Quadra already has a water problem. Provincial Groundwater Observation Well #383, near the centre axis of the south island, is showing that Quadra’s aquifer is already in decline. There are already too many people drawing on it to allow it to recharge to its former levels during the winter rains. The result of increasing water usage in the south island without first developing adequate conservation, aquifer recharge, and water redistribution strategies will be suicidal: in the long run, no one will have enough water, including prospective occupants of the RV sites. Reducing the number of sites from 30 to 20, while increasing the size of the vehicles that would be accommodated, is no solution. In an underhanded move, Quadra Links recently published article that implied — without actually saying — that the Quadra Island Climate Action Network (ICAN) approved its water-use projections. I am Secretary of Quadra ICAN and can state that the implication is false.

It would be irresponsible of the SRD, and in direct contravention of Section III.3.4.3(b) of the Official Community Plan, to allow the proposed amendments to proceed at this time.

Ferry Service

I am a senior with health conditions that require ongoing treatment in Campbell River and Courtenay. This year I have twice missed critical appointments because of *three-*sailing waits at the ferry. (That is, I got there over two hours ahead of the ferry I needed to be on, and still was unable to get across in time.) This December, I was forced to

postpone a medical appointment (by several weeks, because of the waitlist), knowing that I would be risking further health complications if I had to sit for two hours in a ferry line-up in the extreme cold weather that we were then experiencing. The two new ferries, both of which are significantly smaller than the present ferry, will be insufficient to solve this problem: the numbers are overwhelming. Until adequate ferry service for the *existing* Quadra population and tourist traffic is provided, we cannot consider adding waves of space-hogging RVs to that traffic. See Section III.3.3.1(a) of the Official Community Plan.

Additional Concerns

In addition, it is my belief that Quadra Links Ltd. has behaved in a cynical and opportunistic fashion since the get-go. It originally pleaded for an amendment to the OCP because — it claimed — local residents wanted or would benefit from a golf course on Quadra. When it turned out, as most locals had forecast, that there was insufficient interest to sustain the venture, Quadra Links immediately proposed a 17-lot subdivision, which was granted in the face of concerns about adequate water. (Their property is very close to the provincial groundwater observation well mentioned above.) Now Quadra Links wants yet another expansion. It looks to many of us as though we were right all along, and Quadra Links' professed interest in golfing was entirely disingenuous.

Finally, there is the fact that an amendment to Quadra's OCP to advance economic development was denied a few years back in the case of a local We Wai Kai proposal to start a scallop farm. To mount a righteous defence of the OCP to block an Indigenous proposal, but then to *repeatedly* alter the same OCP to cater to nonIndigenous private enterprise looks, frankly, racist.

Thank you for registering my comment.

Dr Jan Zwicky
1640 Thompson Road
Heriot Bay, BC VoP 1Ho

Barbara Bryant

From: Vinay Chafekar <avchafekar@gicable.com>
Sent: November 20, 2022 3:09 PM
To: Email - planning@srd.ca
Subject: FW: Nov. 23, 7 pm, QCC, Quadra Links

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 ambience 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, VINAY CHAFEKAR, 1426 HERIOT BAY RD, Quadra Island

Barbara Bryant

From: Lynda Unterthiner <lyndaunter@gmail.com>
Sent: November 20, 2022 3:46 PM
To: Email - planning@srd.ca
Subject: Redo in application 432/433

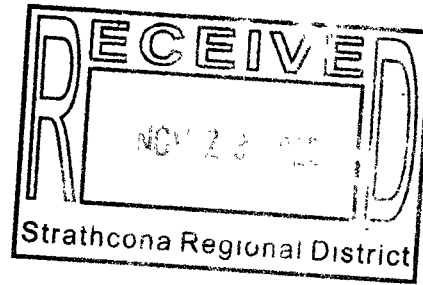
NOTICE: This email is from an external source.

I am a Quadra Island resident who would like to formally submit my opposition to this rezoning application by Quadra Links golf course.

This corporation has received several approvals that we're not in accordance with the island's OCP and this recent request brings nothing of benefit to the residents and businesses on Quadra (with the exception of the golf course, obviously)..

Bringing mire ferry traffic (often but taking up the space of four cars) and drawing on our questionable water reserves, this proposal is not wanted by the majority of residents, nor is it needed in an already saturated tourist market. Please reject this proposal.

Lynda Unterthiner
Rudi Unterthiner
707 Green Road
Quathiaski Cove



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,

Atricia Reed
1057 WEST RD

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

Iris Wunsch
406 Sutil Road
POB 767
Quathiaski Cove, B.C.
V0P 1N0

17 November 2022

Re: Rezoning application 432/433

Dear SRD Regional Directors,

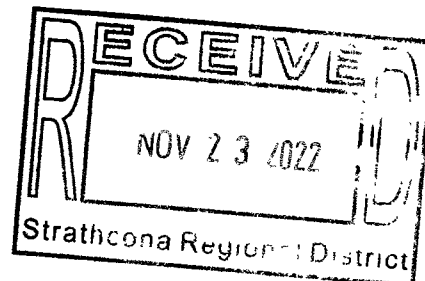
I am writing to formally oppose the Quadra Links RV Park rezoning application 432/433. Please enter this note of disapproval into the Public Hearing Record for Quadra Island.

The original agreement when the land for the golf course was bought stated that remaining land would be left alone.

Further development would increase the pressure on our aquifer and especially the ferries as the new ferries have even less space for camper vans and RV's. On the other hand, the campground at Rebecca Spit has expanded and anyone wanting to play golf will find a camping spot there. With 2 campgrounds on the island, we do not need another development of an RV park at the golf course. What the island and the people living here need is affordable housing for young families and people who work in the shops and stores and earn minimum wage. The housing market has been skyrocketing the last years and it is close to impossible for people who are working normal jobs to find something affordable to rent.

I respectfully ask you to deny this development application.

Sincerely,
Iris Wunsch



Written Submissions - Surname Illegible



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.

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I respectfully ask that you deny this application.

Sincerely,

Box 475 Quathiaski Cove



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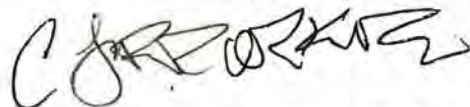
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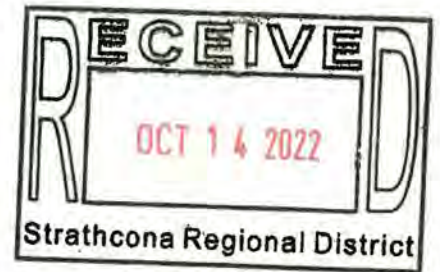
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I respectfully ask that you deny this application.

Sincerely,


#4 753 ROBSON RD
CR. B.C. V9W 7Y3



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I respectfully ask that you deny this application.

Sincerely,


P.O. Port 366 Quathisshi Cove



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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.

PO Box 388
Quathlasti Cove
VOPINO



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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.

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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in black ink, appearing to be "B. ...".

Box 617,

Quatniaska Cove BC

VOP 1NO

(2022) 085-2807



Dear SRD Rural Directors;

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I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in blue ink that appears to read "Donald White".

Box 334
Quathiaski Cove
BC V0P 1N0

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I respectfully ask that you deny this application.

Sincerely,



BOX 590
H.B.
VOP/AD

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Sincerely,



722 Quathlaske Cove
Quadra Island VOP/NO