

#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.

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,

A handwritten signature in black ink, appearing to read "Alan Bunn". The signature is fluid and cursive.

#2



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,

## **Written Submissions - Neutral**

Barbara Bryant

---

**From:** Aniko Nelson  
**Sent:** January 18, 2022 5:47 PM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** Fwd: Quadra Links rezoning application

Get [Outlook for iOS](#)

---

**From:** Smokey <jsmokeydymny@protonmail.com>  
**Sent:** Tuesday, January 18, 2022 4:05:06 PM  
**To:** Aniko Nelson <ANelson@srd.ca>  
**Subject:** Quadra Links rezoning application

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

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

Sir,  
This may be a long introduction to the issue at hand. But as many people are concerned with short-term effects such as ferry congestion, I have a very long term concern.

Emigrating to Canada in 1949 when I was 2, I got off a train with my parents at Graham Lake, Ontario, 180 km northwest of what is now called Thunder Bay. My dad wanted to be a trapper, because he had read many stories by Jack London, translated into Polish.

Our new home was a cabin with no electricity and no telephone and there was no road access all winter. That didn't matter much because almost no one owned a car. There was the weekly local train. And there were dog teams to pull sleds.

The 'local' train stopped at Graham on Saturdays. It was called the "milk run" because all the other steam trains raced on by to their destinations, but the Saturday train dropped milk and groceries for the one room store, delivered the Star Weekly and sometimes picked up passengers. All us local kids stood there waiting for someone to buy the Star Weekly and we would beg for the colour comics section from the buyer. Most of us could not read, but I remember that I could figure out what was happening in the "Lil' Abner" and "Katzenjammer Kids" comic strips because the stories were so basic, or maybe the drawing was so well executed that I could understand the gist of the storylines.

For the local kids northern Ontario was pretty great. If you could forget about the black flies. We walked the trails in the boreal forest, dropped fishing lines off the docks into the lake, hoping NOT to catch the biggest pike which would probably eat us. We played with sled dogs when they weren't out working. The water in Graham Lake was clear and cold. You could see the fish almost to the bottom.

In our cabin there was a small hand pump mounted right on the kitchen counter. That was very convenient item when it was 40 below and the larger outdoor pump was covered in snow.

My mom began making plans to leave Graham as I was approaching school age. She wasn't going to send me boarding school in Port Arthur.

We moved to Montreal next. That's where I found out I didn't know any English.

But here's the crux of the matter. I went to see Graham Lake again in 1973 with my mom. We found our old cabin covered in blue tarpaper and it was being rented to tourist hunters.

When I saw the lake, I was horrified. The clear water was now deep red. Not opaque red like blood. But a clear red that made the sandy bottom look pink at just two feet deep.

There were 7 logging camps in the immediate area, each with 200 men cutting the boreal forest for pulp wood.

The grapple loaders were filling rail cars so quickly from trucks coming up on both sides of the track that the train did not actually come to a halt to get loaded.

20 years after we had left the land was a clear cut as far as you could see in every direction. And the water was full of iron which had washed out from the topsoil. There were no trees to hold the topsoil.

Now on Quadra Island, almost 50 years later, people are clearcutting for different reasons. And I don't care about ferry overloads or traffic as much as some do.

That's what seems to happen when folks want to make money here. And the traffic and ferry overloads will diminish and then stop each fall.

But, of the 17 house lots which Quadra Links has sold, 10 are not yet completed and occupied. There is no actual method of measuring whether the water system here will provide enough for these when they are completed. Other observers have noted that the nearby test well water is already diminishing. Last summer I recorded two days when my house at 1024 Heriot Bay Road reached 40 degrees in the shade.

Consequently, I contend it is unconscionable to be allow for a permit for camper vans, recreational vehicles, campers, or any other kind of additional drain on the aquifer until proper measurements are made when the existing permitted structures are completed and occupied some time in the future.

Jerzy Smokey Dymny  
Quadra Bike School  
1024 Heriot Bay Rd.  
V0P 1N0

Sent with [ProtonMail](#) Secure Email.

## Barbara Bryant

---

**From:** Aniko Nelson  
**Sent:** Thursday, January 13, 2022 2:00 PM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** FW: Quadra Island Community Hearing - Quadra Links and Gowland Harbour Views  
**Attachments:** Quadra Links RV & Gowland Harbour Views Proposal Concerns.pdf

**From:** Karen Horton <karenhorton061@gmail.com>  
**Sent:** January 13, 2022 1:42 PM  
**To:** Aniko Nelson <ANelson@srd.ca>  
**Subject:** Quadra Island Community Hearing - Quadra Links and Gowland Harbour Views

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

Hi Aniko,

Please find attached our thoughts on the two proposals being discussed at the upcoming Community Public Hearing this month.

Thank you for your time reviewing it.

Regards,  
Karen & Bruce

January 12, 2022

Strathcona Regional District  
Campbell River, BC

**Re: Community Public Hearing –**  
**Quadra Links RV Site Rezoning Application**  
**Gowland Harbour Views Proposal**

A. Nelson  
[anelson@srd.ca](mailto:anelson@srd.ca)

Board of Directors  
[administration@srd.ca](mailto:administration@srd.ca)

Hello,

This letter is in regards to the Rezoning application from **Quadra Links** for an RV site on their property.

As residents of Quadra Island, we would like to know why this developer is applying for additional usage of their property when they have not even completed or occupied the initial subdivision development plan that they were recently given authorization for.

Requesting to now develop a designated green-space that was part of their initial proposal is ludicrous. For one, if the approval was based on providing this space how can it be rezoned for more development at a later date? We would think that this should of been made part of the development plan from the beginning and authorized at the same time if an additional phase was discussed and agreed upon as such.

The word on the island is that the owners of Rebecca Spit Camp Grounds are already in the works of increasing their property for a lot more RV sites. If this is the case, would it not be wise for the SRD to wait and see how this increase of tourists is going to affect our resources and our roads before authorizing any additional proposals for the same?

Our island is already a victim of our Provincial Governments Tourism push/drive. Even during this whole so-called pandemic the advertising has been on the forefront in the media for opening up Quadra Island as if we are another Tofino. The difference is our ferry service and the residents are expected to carry the brunt of this promoted greed. Many permanent residents rely on this service which is part of our highway system for employment and other essential services not offered on the island. Tourists who come to the island do not necessarily stay on the island during their visits, creating a constant increase in unnecessary ferry traffic during the day. It is unfortunate that BC Ferries is unwilling to entertain the idea of preferential boarding for island residents on any of their sailings that may help with the existing issue many of us are experiencing trying to get to work or appointments on the main island. We are told this is not an option, even though they already honor certain sailings for Cortes residents over us to assist them for the same reasons.

Introducing two new smaller ferries is not the answer to our traffic issues. Unless there is a solution to accommodate the influx of ferry traffic in a larger designated ferry parking lot to ease up the backlog on our streets, this is only going to get worse.

By allowing more RV sites to be developed only causes an increase of unnecessary revolving traffic on an island that is already currently not equipped to handle it properly or safely, especially with some of larger RV's. Many of these take up the space of three vehicles, some of the larger ones pulling a vehicle is closer to four car lengths. These are preventing a substantial number of smaller vehicles from each sailing.

During the heavier summer months there is usually two lanes of overflow traffic parked on Quathiaski Cove

Road, followed by a single lane around the corner on Harper Road towards the Elementary School property. There has been times that the lineup continues down Heriot Bay Road onto the narrow residential section of Green Road. Making it almost impossible and unsafe for the larger vehicles to turn around on the single road to take their place in the back of the line up. Unless BC Ferries is willing to employ enough staff to patrol all of these areas, it is an accident waiting to happen.

This brings us to the proposal for a Conference Facility put forward by the Whiskey Point Resort. Was this application not turned down until a proper study was completed because of concerns that our road infrastructure is incapable of handling the increase of traffic that this may cause? Are these not the same roads that will potentially be affected with an increase of campers constantly traveling on and off our island?

As we see it, the people that probably would be using the conference rooms can easily walk on the ferry to this destination and most likely will stay at the resort, if need be. While the other proposal from Quadra Links will be drawing in recreational vehicles that will most certainly be a much bigger hinder to the roads in question.

Last year alone has been an eye opener for many of us residents as we witnessed a substantial increase in ferry traffic. This does not seem to reflect the number of new construction that is being built on our island which makes us think that the excess of traffic is caused by people living in campers now that a number of the campgrounds have remained opened during the off season. If we take into account the normal turn-over rate that these normally have, this is only going to get worse.

It would actually be better having permanent residential lots like the Gowland Harbour Views proposal instead of this type of business. It appears that Mr. Schellinck has accommodated all of the SRD requirements and is still having a problem having his proposal accepted. If he has followed through on all of the necessary changes, why is there such an issue moving forward on this? It sounds like he has been very cooperative with the SRD. While a few residents are trying to block this proposal, maybe we should focus on how he can help our small community, especially if he is able to install the necessary water and sewage treatment systems so it doesn't drain on our existing services.

The main concern that needs to be addressed is if any of these lots are permitting more than one resident as that will only add to many peoples fear about the increase of population. Also the fact that many of these larger lots will most likely not be affordable for many full-time residents that are currently renting or looking to buy. Perhaps there can be a compromise that both Mr Schellinck and the SRD can agree on.

What Quadra Island actually needs more than anything is to provide our younger people an affordable housing solution instead of focusing on accommodating more tourists. At the end of the day, it is the next generation that will support our island. Perhaps this developer and the SRD could look at offering an economical option for them to get into the real estate market by offering a designated property zoned for a Tiny Home Community or Mobile Home Park which are more affordable in todays market. The tiny home option would make it easier to transport these on the ferry and maneuver into place. These types of communities have become very popular and would fit with the island atmosphere if planned correctly, especially settled in among trees. It would also be most beneficial if these were offered to existing full-time residents instead of making them available for summer holidayers or non-resident investors. Keeping our Elementary School open has been the main focus for some time, which means we need to really focus on providing options for the younger generation to remain living on the island and allowing them to put down permanent roots.

Thank you for your time in allowing us to share our thoughts on the future of Quadra Island.

Kind regards,

K. Horton

B. Girdlestone

Barbara Bryant

---

**From:** harmony.farm@shaw.ca  
**Sent:** January 16, 2022 8:23 PM  
**To:** Email - planning@srd.ca  
**Subject:** Public Hearing - Bylaws Nos. 432 and 433  
**Attachments:** Quadra.docx

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

Dear Aniko Nelson,

Attached is my submission for the public hearing on January 19, 2022

Unfortunately I am unable to attend the public hearing.

Please call me if you have any questions.

Best regards

Roy Harvey  
1-604-833-9595

Aniko Nelson,  
Senior Manager, Community Services  
Strathcona Regional District

Roy Harvey  
18791 – 44<sup>th</sup> Ave  
Surrey BC V3Z 1B3

January 17, 2022

Re: **Bylaw No 432 – Quadra Island Official Community Plan Bylaw, 2007  
Amendments No 16**

**Bylaw No 433 – Quadra Island Zoning Bylaw, 1990, Amendment No 136**

I am a joint owner of 915 Heriot Bay Road, a property directly across from 950 Heriot Bay Road.

I have two concerns regarding the proposed Amendments.

1. What will be in place to ensure that this 30 space Recreational Vehicle site does not become a long term resident RV Park?
2. Will there be any screening between this 2 hectare RV site and Heriot Bay Road? I do not want to see a row of RVs parked across from my property.

I am not opposed to these amendments if these two issues can be addressed.

Respectfully submitted

Roy Harvey

Theresa Newby  
256 Milford Road  
Quadra Island, B.C.



SRD Board  
Quadra Links RV Site at Golf Course  
990 Cedar Street, Campbell River, BC  
V9W 7Z8

Attn: Aniko Nelson

Re: Quadra Links RV Site at Golf Course

Dear Sir,

First I would like to state that I will not be attending the meeting on this issue but would like my letter to be added into the public hearing binder.

I acknowledge that growth is inevitable, but reasonable growth with forethought, studies, contingencies all done ahead of any development is needed. We all know that once a development is in, it stays, and it doesn't matter how it affects things after the fact, the development remains. As a land owner on Quadra I have some questions, issues and concerns with the addition of 30 RV sites at Quadra Links.

1. With the additional 30 RV sites comes extra large vehicle traffic on the Quadra ferry which are already overloaded during the summer tourist season. Residents of both Quadra and Cortez that are needing to get across the ferry for work, school, or medical appointments are having arrive at the ferry a sailing or two early just to ensure a crossing and on the return ferry it was up to a two ferry wait as well during the summer months. Additional traffic, especially large vehicles will stretch our ferry even further beyond its current scheduling.

2. I've heard that the RV sites will each have their own well and septic. I would like to say that 30 additional wells would put additional strain on the shallow wells that are on the east side of the island which already are drying out during the hot dry summers. How will these additional wells affect the

water supply? My worry with the septic is simple. Pollution. How will we know that the septic will not pollute the ecosystem? What will be in place in case there are issues with the septic systems?

3. Does Quadra have enough emergency services? I am referring to the ambulance, police, fire, and doctors. With the additional population that the RV sites will bring does Quadra have a plan in place to add to the support systems we have?

4. Does Quadra need more tourists during the hot dry summers which is our fire season? We have had issues these past few summers with people camping at the bottom of Milford road and disregarding the fire bans, so this one really isn't hypothetical for me. It truly scares me to see people coming onto Quadra with no regard to the consequences of their actions.

5. Will the road accessing the golf course area be upgraded or changed? It is currently a small country road. Will it continue to be safe for residents, animals, and pedestrians with the additional traffic caused by the additional RV sites?

Thank you for reading my concerns.

Kindest Regards,

Theresa Newby

Barbara Bryant

---

**From:** Aniko Nelson  
**Sent:** January 19, 2022 9:19 AM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** FW: Quadra Links RV Proposal - Yes, but with reduced number of sites

---

**From:** Heather St John <borneo.expat49@gmail.com>  
**Sent:** January 19, 2022 8:59 AM  
**To:** Aniko Nelson <ANelson@srd.ca>; Jim Abram (jimabram@xplornet.ca) <jimabram@xplornet.ca>  
**Subject:** Quadra Links RV Proposal - Yes, but with reduced number of sites

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

 **Quadra Links RV Sites at the Golf Course**

Please include in Public Record,

Heather St John, Resident Quadra Island

## Quadra Links RV Sites at the Golf Course

I am not against this proposal, however, I would like to see the number of sites reduced. I think 30 is too many, considering the expansion of RV sites by the Natives on Rebecca Spit. We don't want to become overwhelmed with RV's on the ferry or roads. It also means there will be many more people using the roads for bike riding and walking. I think 20 plus a Manager's Rv site would be about all the Island can tolerate.

What I like about the proposal is that the tourists can come for awhile, and then leave, and all we will have to deal with is their trash. Hopefully they will contribute to the Islands Market on Saturday, and use some restaurants and buy some food, plus golf, of course.

Heather St John

Barbara Bryant

---

**From:** Mary McIntosh <gavinmc@gicable.com>  
**Sent:** November 23, 2022 2:37 PM  
**To:** Email - planning@srd.ca  
**Subject:** Rezoning application Quadra Links

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

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

Dear SRD Rural Directors.

I am appalled that this application continues to go forward despite the worsening of the ferry overcrowding, the increasingly worrying evidence of climate change and the lack of any evidence that the island's aquifers can sustain expansions such as this.

It is my understanding that the SRD is committed to measures to reduce the local carbon foot print and conserve resources and I very much that this totally inappropriate proposal be turned down accordingly.

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,

Mary McIntosh

1596, Hyacinthe Bay Rd. (Box 404)

Quadra Island. BC

Barbara Bryant

---

**From:** Gerald and Janice Ammundsen <someday.sailor@proton.me>  
**Sent:** November 23, 2022 3:40 PM  
**To:** Email - planning@srd.ca  
**Subject:** Input for SRD Bylaws No. 432 and 433 re: Quadra links RV Development proposal

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

To the four Area Directors and Board of Strathcona Regional District.

We would like to register our firm opposition to the further development of the RV portion of Quadra links golf course for the reasons listed after our electronic signatures.

Gerald Ammundsen

Janice Ammundsen

1. Creeping incrementalism. "given an inch, taken a mile". Had the Fircrest Subdivision plan and the RV campground facilities been openly presented to the Quadra community as part of the original golf course proposal, it would have been rejected due to the perceived and actual impacts on that community.
2. Overtourism. "Build it, they will come". In their rush to escape the mania of the places that have become unattractive, dysfunctional, or even unlivable, tourists have flocked to the quiet, rural, and pristine areas of Quadra Island and Area C. Many tourists, and many RVers, have been so touched by the beauty, freedom, and independence of life on this island, that they bought property on their First visit, or returned later to buy land or a home. If there were many more RV sites available they would be well used. Tourism has, and will continue to have, tremendous impact on the culture and quality of life of current and future residents of the island.
3. Current RV sites. Already there are at least 258 commercial campsites on Quadra, several dozen more on Cortes, and many more private/family RV sites on both islands. If we extrapolate a conservative estimate of 325 RV/camping sites and a turnover of 7 days, it suggests an RV/camping traffic load of 46 RV units on and off of Quadra every day! If we add the RVs that are resident on the island that travel in season to Vancouver Island and beyond, the tourist vehicles coming to access kayaking, fishing, B&Bs, hotels, and family and friends, it becomes a logistics nightmare. We still have the commuters, trades, commercial suppliers, concrete trucks and pumpers, waste management trucks and pumpers, and last and not least, regular resident travel. It would appear ludicrous to add more RV traffic.
4. Infrastructure. The existing infrastructure is inadequate to safely service the current residents of our island. This would include ferries, roads and transportation, water, waste, and emergency services.
  - 4a. Ferries. BC Ferries has been increasingly unable to maintain transportation services that are adequate and there is no indication that this will improve...ever. They incomprehensibly and unjustifiably fired competent and experienced operating staff and hired an entire excuse department to send untimely and clearly fraudulent messages to captive ferry users. They have promised smaller, newer, untested, more complex ferries that have severely reduced operational limits.

4b. Roads. Our roads are adequate for the traffic loads that were common here fifty years ago. They are too narrow, bumpy, broken, with off-camber and blind corners to be safe for use by RVs and other users. RVs are often poorly designed, always overloaded, usually poorly balanced, and often pulled by tow vehicles that are under-powered, underweight, and under-braked for safety. RV drivers are often barely competent to command their vehicle straight and slow in the best of conditions. They are often not skilled or aware enough to share the road safely with oncoming traffic, corners, walkers, joggers, bicycles, strollers, dogs and wildlife. Disaster awaits.

4c. The hydrologists tell us there is plenty of water. The weathermen can't predict yesterday's weather.

4d. Sewage. RVers have a thing with poop. They keep it with them in "blackwater" tanks but don't want it to stink, plug up, or dump onto the ground or ferry decks. Most put copious amounts of industrial strength, blue, perfumes, surfactants, biocides, and unregulated quaternary chemicals into their tanks. No one would consider putting such deadly chemical combos into their own septic systems or groundwater as it will kill microbial activity permanently but will continue to leach and disperse and poison surrounding aquifers. Quadra Links is on the height-of-land gravel esker that is the backbone of the island. Poop and poisons run downhill in every direction. The hydrologists that don't live here will attest that this will still be Safe and Effective.

5. Politically, the island is a two-tiered society created by the politicians and ruling elite and for their benefit alone. They have convinced both levels of society that they are separate and equal, but one part is more equal than the other. That part needs to be consulted on every aspect of every issue affecting anything in the area but does not, in turn, need to consult the other part on anything. The one group has developed excellent and very lucrative campgrounds, and has both the means and the ability to expand these areas almost ad infinitum, and may well do that at any time. No input would be required from the other group though the impacts would affect them substantially.
6. Risk/benefit or cost/benefit ratios. The conclusions to emphasize are that more RV tourism will bring more benefits as revenue to small and specific groups on Quadra but the risks and costs will be "socialized" to impact all residents. We are happy that Quadra Links has developed a golf course for the enjoyment of members, shareholders, and some visitors. We do not feel it is worth the inconvenience and risk to the rest of the residents on Quadra to further strain the infrastructure with yet more RV sites and resultant impacts.

Sent with [Proton Mail](#) secure email.

**Written Submissions  
Received at the Public Hearing**

**WRITTEN SUBMISSIONS RECEIVED  
BYLAWS NO. 432 and 433 (QUADRA LINKS)**

<b>SURNAME</b>	<b>GIVEN NAME</b>	<b>IN FAVOUR</b>	<b>OPPOSED</b>	<b>NEUTRAL</b>	<b>DATE</b>	<b>RECEIVED AT HEARING</b>
Baker	Joyce		√			√
Barr	Valerie	√				√
Burke	Russ	√				√
Calverley	Pete	√				√
Chief Chickite	Ronnie					√ Email sent to Director Mawhinney
Chief Chickite	Ronnie	√				√ Email sent to Director Mawhinney
Currie	Jim	√				√
Doolittle	Don	√				√
Goijberg	Pamela		√			√
Grigg	Ray		√			√
Grundvig	Anette		√			√
Heffernan	Claire		√			√
Liseth	Arde	√				√
Mallis	Marie	√				√
Maryka	Stephen	√				√
Maryka	Maureen	√				√
McEwen	Sharon		√			√
McKerracher	Diana	√				√
Mellanby	Julie		√			√
Mellanby	Randall		√			√
Mindell	Barbara		√			√
Mortimer	Paul	√				√
Murdult	George		√			√
O'Connor	Laurel	√				√
Pirie	Bill	√				√ Presentation at the public Hearing
Puga	Florencio		√			√
Reid	Gerry		√			√
Rombough	Les	√				√

**WRITTEN SUBMISSIONS RECEIVED  
 BYLAWS NO. 432 and 433 (QUADRA LINKS)**

<b>SURNAME</b>	<b>GIVEN NAME</b>	<b>IN FAVOUR</b>	<b>OPPOSED</b>	<b>NEUTRAL</b>	<b>DATE</b>	<b>RECEIVED AT HEARING</b>
Ross	Gregg	√				√
Sjoholm	Michele		√			√
Sjoholm	Harold		√			√
Skovgard	Erik		√			√
St. John	Heather	√				√
Stahnke	Jean		√			√
Stahnke	Michael		√			√
Taylor	Lois	√				√
Woolsey	Carol	√				√

**Written Submissions  
Received at the Public Hearing  
In Favour**



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Valerie Barr

Street Address: 1407 West Rd -

Tel/Email: haybar@gicable.com

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

- I do support \_\_\_\_\_
- I do support this \_\_\_\_\_ subject to the conditions listed below.
- I do not support this \_\_\_\_\_

I am fine with the RV sites going ahead

---

---

---

---

---

---

---

---

---

---



301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Russ Burke

Street Address: 1384 Hooley Rd Quadra Island

Tel/Email: 250 758 2771 Russellmburke@shaw.ca

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

- I do support \_\_\_\_\_
- I do support this \_\_\_\_\_ subject to the conditions listed below.
- I do not support this \_\_\_\_\_

A revenue gain was brought forward of \$340,000. While we expect an increase in revenue it is expected to be modest and nothing near \$400K. There are always expenses to any business and any additional income is expected to be modest. It will be used to maintain the RV Park and course.



Received at  
Public Hearing  
RC  
AN

**From:** Ronnie Chickite ronnie.chickite@wewaikai.com  
**Subject:** Golf course RV  
**Date:** November 23, 2022 at 10:11 AM  
**To:** robyn mawhinney robynmawhinney@gmail.com

---

Robyn sorry I've not had the chance to wish you congratulations on your victory. Im wondering if you have time to have a quick chat with me today about the golf course rv proposal. I understand that there will be a meeting today or tomorrow and I'd like to give you the nations thoughts. Im currently over in Norway but would like you to hear from us prior to that meeting. Could you call me @2508509482. Thank you and I look forward to having that conversation.

Received at  
Public Hearing  
AN

RC

**From:** Ronnie Chickite ronnie.chickite@wewaikai.com  
**Subject:** SRD planning meeting  
**Date:** November 23, 2022 at 5:24 PM  
**To:** robyn mawhinney robynmawhinney@gmail.com

---

Robyn on behalf of the WeWaiKai Nation I would like to address the Area C board of directors as the title holding First Nation of Quadra island, we are in support of the proposed development that would be taking place at the Quadra Island golf course. We have been the stewards of these lands for hundreds of years and as share holders in this business we want to see it grow just like our other entities that we have on the island. There are many upsides to having the proposed rv sites as other businesses on Quadra will also prosper from added customers. Everyone from the restaurants, grocery stores, and gas station will see some sort of growth. We as the nation see the added value of more sites as our campsites that we own are quite busy and many times have no spaces for rent. I look forward to seeing your support towards this development proposal.

Thank you Chief Ronnie Chickite

November 23, 2022

Re: Quadra Link Limited RV Park Proposal - Letter of Support

My name is Jim Currie and I live at 452 Fir Crest Way, immediately adjacent to the Quadra Links Golf Course and I fully support this proposal. My wife and I moved to Quadra in March 2022. While I still work from home, I will eventually retire and we chose Quadra Island because of the balance between a quiet lifestyle and various amenities including recreational activities, in particular a golf course.

In order to maintain a healthy and diverse community Quadra Island needs to attract new residents otherwise it will become an ever increasing island retirement home. It is economically and socially responsible to ensure the residents and visitors to Quadra have a variety of services and activities available to them.

The golf course is one such amenity. The golf course is a public course open to everyone and privately funded. No public funds have been used in the creation of this wonderful attraction. It's a local business owned by islanders, providing islanders employment. It's in everyone's interest to support local business and ensure a vibrant local economy.

As a neighbour to the proposed RV Park, I was initially hesitant when I learned of the proposal, but after reviewing the facts and the various changes made by Quadra Links in response to public consultation, I concluded the benefits of the proposal far out weigh any negatives. Having a full time onsite caretaker will ensure guests adhere to noise curfews, and ensure there is minimal light pollution. Eliminating individual fire pits in favour of one central fire pit also minimizes fire risk. The RV Park will not be open year round as the intention is to attract golfers, hence the park will only be open April - October. Quadra Links has actively engaged the public for feedback and amended their plan accordingly as one would expect of a collaborative community partner.

Some of those opposed to the proposal do not appear to be willing to meet in the middle. They are steadfast in their opposition at all cost. How can the Quadra Community coexist and prosper with such divisive views? Quadra Links came with an initial proposal and after listening to Islanders, made amendments and now present a fair and balanced compromise.

We have an amazing recreational asset in the Quadra golf course. Having embraced public consultation and having made numerous amendments, this application is now worthy of your support for the collective good of the Island community.

I urge you to approve this proposal and ensure Quadra continues to offer diverse amenities and activities to all residents and visitors alike.

Thank you.

A handwritten signature in black ink, appearing to read "Jim Currie". The signature is written in a cursive, flowing style with a large loop at the beginning.



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Dow Doo Little

Street Address: 303 Smiths Rd

Tel/Email: annedowdoolittle@gmail.com

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

This is a important project for  
the use of our golf course



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): ARDE LISETH

Street Address: 285 Cape Mudge Rd

Tel/Email: 285 2727

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support the RU Park

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

- Not a great disruption

- Natives have built huge RU additions,  
NO opposition? Hypocritical!

- live & let live!



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

**Date:** Wednesday, November 23, 2022

**To:** Strathcona Regional District

**From:** Name (Please print): Marie Mallis

**Street Address:** 1043 Topcliff Rd.

**Tel/Email:** 250 285 2112

**Re:** Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

**My comments/concerns are:**

I **do** support \_\_\_\_\_

I **do** support this \_\_\_\_\_ subject to the conditions listed below.

I **do not** support this \_\_\_\_\_

I live on Topcliff Rd, and use  
the trails Quadra hinks built.

The neighbourhood they built is quiet,  
beautiful, & lends itself to our great  
neighbourhood.

I like that they amended the original  
proposal ~~for~~<sup>in</sup> consideration of Quadra  
resident concerns.



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): STEPHEN MARKKA

Street Address: 12-620 MELANTON RD.

Tel/Email: 250-285-2547

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support Both Amendments

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

**Date:** Wednesday, November 23, 2022

**To:** Strathcona Regional District

**From:** Name (Please print): MAUREEN MARYKA

**Street Address:** 12-620 HELANTON RD Q Cove VOF 1N0

**Tel/Email:** 250-285-2547 maureen@marykastudios.com

**Re:** Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

**My comments/concerns are:**

- I **do** support \_\_\_\_\_
  - I **do** support this \_\_\_\_\_ subject to the conditions listed below.
  - I **do not** support this \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

November 23, 2022

To: Strathcona Regional District

Subject: Rezoning application 432/433, Quadra Links

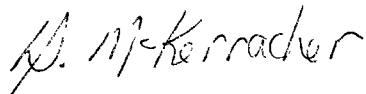
Dear SRD Rural Directors:

On January 8, 2022 I submitted my written objection to the Quadra Links RV park rezoning application 432/433 into the Public Hearing Record for Quadra Island.

Since then, some of my questions have been answered and I would like to add my support to the application. My concerns about water supply have been answered and I think that a well-run, RV park is preferable to the ad hoc, unregulated RV locations that are springing up.

Please consider this letter as my support for the application.

Sincerely,



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

November 19, 2022

Jim Currie  
452 Fir Crest Way  
Quathiaski Cove, BC  
V0N 1P0

Dear Regional Directors;

Re: Quadra Link Limited RV Park Proposal - Letter of Support

I live immediately adjacent to the Quadra Links Golf Course and I fully support this proposal. My wife and I moved to Quadra in March 2022. While I still work from home, I will eventually retire and we chose Quadra Island because of the balance between a quiet lifestyle and various amenities including recreational activities, in particular a golf course.

In order to maintain a healthy and diverse community Quadra Island needs to attract new residents otherwise it will become an ever increasing island retirement home. It is economically and socially responsible to ensure the residents and visitors to Quadra have a variety of services and activities available to them.

The golf course is one such amenity. The golf course is a public course open to everyone and privately funded. No public funds have been used in the creation of this wonderful attraction. It's a local business owned by islanders, providing islanders with employment. It's in everyone's interest to support local business and ensure a vibrant local economy.

As a neighbour to the proposed RV Park, I was initially hesitant when I learned of the proposal, but after reviewing the facts and the various changes made by Quadra Links in response to public consultation, I concluded the benefits of the proposal far out weigh any negatives. Having a full time onsite caretaker will ensure guests adhere to noise curfews, and ensure there is minimal light pollution. Eliminating individual fire pits in favour of one central fire pit minimizes fire risk. The RV Park will not be open year round as the intention is to attract golfers, hence the park will only be open April - October. Quadra Links has actively engaged the public for feedback and amended their plan accordingly as one would expect of a community partner.

Some of those opposed to the proposal do not appear to be willing to meet in the middle. They are steadfast in their opposition at all cost. How can the Quadra Community coexist and prosper with such divisive views? Quadra Links came with an initial proposal and after listening to Islanders, made amendments and now presents a fair and balanced compromise.

In regards to concerns about ferry traffic and RVs. We all use the ferry and starting January, we will have 30 minute service which will go a long way to alleviating wait times. While RVs are large and obvious, and therefore the subject of great debate, they are, in fact, a very small percentage of total personal ferry traffic, 5%, according to BC Ferry traffic data. Of that 5%, the 20 proposed RV sites represent only 10% or 0.5% of total personal traffic. So this proposal is not going to materially impact ferry wait times. To oppose this proposal, on the basis of RV traffic, discriminates against Quadra Links versus the other RV resorts on the island, particularly given the minimal number (20) of proposed sites. It is not reasonable to oppose this proposal solely on blaming RV traffic. The facts don't support the argument.

Quadra Island is a wonderful place to live, so much so we chose to move here. Most Islanders chose to move to Quadra at one time or another. In future, others will choose likewise for all

the reasons that drew us here. One of those reasons is a healthy vibrant local community which includes diverse amenities and activities for Islanders and visitors to enjoy on Quadra. The golf course is one such asset worth supporting and ensuring it is around for years to come.

We have an amazing recreational asset in the Quadra golf course. Having embraced public consultation and having made numerous amendments, this application is now worthy of your support for the collective good of the Island community.

I urge you to approve this proposal and ensure Quadra continues to offer diverse amenities and activities to all residents and visitors alike.

Respectfully,

Jim Currie

A handwritten signature in cursive script that reads "Jim Currie". The signature is written in black ink and is positioned to the right of the printed name "Jim Currie".

To the Regional Strathcona District Planners and Directors,

live on the property at 917 Heriot Bay Road and am an immediate neighbour to the QI Golf Course.

I have witnessed and been exceedingly impressed with the evolutions and the effects of Quadra Links Ltd. on all levels, spiritually, socially, physically, environmentally and economically.

I have personally known most of the members and the board for over two generations therefore their success did not surprise me given my first hand knowledge of their collective selflessness and their purity of heart Quadra style.

While economically and socially one cannot be further apart than Bill Pirie and his people and me and my people we do exist in peace, harmony and acceptance of each others existence with a prerequisite buffer zone of salmon berries. The only thing we have in common is that we seem to be disliked and disapproved of by the same profiles.

With regards to the suggestions that the golf course investors are lining their pockets or tagging all of them as rich elitists is, simply put, ludicrous. As well, try as I will, I cannot comprehend how or why certain profiles lump the Golf Course with other proposed developers.

I cannot discern, given the size of the land in questions, it's obvious make up coupled with the painful pedestrian pedantics of all relevant provincial and municipal ministries that anyone with a straight face can honestly express a concern about water accoming and water aggoing.

With regards to concerns over increased ferry use, an interesting analysis (using the number of members) might be the number of trips saved by the Quadra golfers who will save a ferry trip to play off Island. I suspect there is a net decrease in seasonal use.

To assume that a plan doesn't evolve over time to reflect the opportunities of our Island community is naïve and unrealistic.

If social economic and spiritual equations and interactions do not change they will atrophy and die.



Paul Mortimer  
Quadra Island, BC

Quadra links RV. Proposal

Nov. 23 2022.

If the required preliminary layout has been followed, and any water issues investigated, and solved, then in my opinion we should look at this proposal as an opportunity for our community.

I feel that it is high time for us to welcome any type of physical-mental-financial opportunity to share and enjoy our home, be it our local tourist destinations, our own friends and family or an RV Park, that would potentially keep fellow golfers on the island to enjoy and contribute to our economy.

We are never and have never halted the growth of Quadra Island, as long as there is a ferry system of any kind, people will come, our only avenue is to work with the going issue, not to turn away our own opportunities, because of fear that the ferry won't handle it, we live on an island, byes I do have family that go daily on the ferry and have had to sit in line ups ect. I can't help but compare this to our past baseball days on Quadra, some of the best days for families & the economy! With relievable ferry line ups.

As far as this proposal only contributing

OVER →

to an "elite" group of people, I do not agree! An RV. Park for golfers only, will sure to bring a wealth of added opportunities for more tourism in our community, and therefore we will benefit in jobs, retail, potential jobs for all ages, let the world know we are here! Adding to our beautiful island!

I am very proud of the people that have created this golf course, some contributing to this island their whole careers, working on third & fourth generations of families and helping make this island our home for both old and new residents.

For the record I am not involved in the golf course, but have reaped the benefits! . . . . Some day I will be sure to get out there!

Laurel O'Connor  
683 Plaza Road, Quadra Island  
250-285-3535

## **Presentation to the Public Hearing on Nov 23**

**To SRD Planners**

**Bill Pirie**

**883 Eastland Place**

**Quathiaski Cove**

**Resident for 47 years**

The golf course has now been open for 11 years. The passion of members, volunteers, and local investors has created a product we are very proud of. All business plans evolve over the years. However, we continue to be committed to the original vision of providing residents and visitors with a successful recreational facility in a natural setting.

Quadra Island is known for its recreational diversity. Fishing, boating, hiking, biking, rock climbing, and kayaking are a few of the activities that are available. They all contribute to making Quadra a great place to live and a wonderful place to visit. Together, they represent an important part of our internal economy. Golf is on the menu of what people can choose to do.

We are asking the community to support our plan to construct a 20 site RV park. The purpose of the application is to give our customers the opportunity to stay and play golf. This is a concept that has successfully worked in a number of rural communities. For example, some of the courses we have consulted with include Golden, Twin Lakes, Barriere, Christina Lake and locally Tofino, Gold River and 7 Hills. In many cases, these courses would not exist without the integration of RV sites.

We have always considered consultation to be an important part of the public process. This happened in the rezoning process for both the golf course and the subdivision. Both projects were modified and improved with public input. We have listened and it has always been our intent to be a good neighbor.

Our current application to amend our zone was submitted in April of 2021. In regard to that proposal, we have reviewed the comments and concerns expressed by referral groups and submissions from individual residents. We also received input at a public meeting which was held on the proposed site in early August. There has been a common thread of concerns in many of the submissions. Water, sewage, wetland set backs, the number of sites, the size of the sites, fires, noise, permanent residency, and ferry traffic were commonly listed as concerns in opposition letters. It is important for the directors

to understand that our proposal has been amended to address these early concerns. The changes include;

- 1 **SITES** The number sites has been reduced from 30 to 20 plus one for a site manager This reduces the density and increases the size of the individual sites. It also reduces the ferry traffic.
- 2 **SEWAGE** An engineered sewage system will be used to service the sites including a sani-dump and washrooms. The drain field for the grey water will be located in the driving range. The preliminary feasibility study has been done and the results are positive. This will require a construction plan that is approved by VIHA.
- 3 **WATER** We have a potable water system that has been in place since the course opened. We comply with the regulatory requirements from VIHA. The RV park will be supplied with water from this well. We monitor the recovery rate of the static water level and the records show water is being used at a sustainable rate. We have shared our engineering data with ICAN at their request. Our engineer met with ICAN's water security team and answered questions. The monitoring that has been done on this well for more than 10 years is similar to the methods being developed by ICAN to assess the aquifers. The basic principle is to monitor the recovery rate and insure it remains consistent.

The data shows there has been no effect on neighboring wells, including the government test well. Water is crucial to all of us and we are committed to using it sustainably.

- 4 **FIRES** There will be no campfires at individual sites. There may be a communal site in the middle of the park and any fires would subject to local fire restrictions.
- 5 **WETLAND** The setback from the wetland has been voluntarily increased from 15 meters to 30 meters.
- 6 **SEASONAL USE** The bylaw will restrict the use of the RV site to the period from April 1 – Oct 31. This is in response to concerns about the sites becoming full time residences.
- 7 **RETAIL SALES** There will be no retail sales within the RV park.
- 8 **NOISE** The campground rules will include a noise curfew. Generators can not be run.
- 9 **CONTAINED UNITS** The site is for fully contained units.
- 10 **FERRY** The ferry is a universal concern for all of us on Quadra. It has an effect on every business and every individual. The golf course does what it can to mitigate ferry traffic. We encourage golfers to walk on the ferry and we run a shuttle to pick them up. It is also worth noting our members play golf locally

and spend less time using the ferry to travel to town to play. We are willing to adjust checkout times to defer traffic away from peak commuter sailings. The statistical analysis of the historical traffic shows PVOH (Personal Vehicles Over Height) is 5 % of ticket sales in both 2020 and 2021. We are forecasting an average stay of 7 days which is less than the average at other sites on the island. At full capacity this equates to an average between 2 and 3 vehicles per day arriving and the same number leaving.

We have submitted a report on the Gabriola run since their two ferry system has been in place. The run is 22 minutes and serves a resident population 4200 people. This is similar to the population of AREA C and AREA B combined. The results for Gabriola are positive. The ferry is on time and the waiting time is negligible. The ferry is no longer a major inconvenience. **In any case, the ferry should not be treated as a wedge issue that discriminates against a certain type of vehicle and prevents future development of any kind.**

The RV Park proposal is a result of the share holders desire to continue to invest in the operation of the golf course and provide a secure future for this important community asset.

If we receive approval, it will be built to the same quality standards as the course and the subdivision.

Thank you,  
  
Bill Pirie

Documents sent separately include;

Engineering reports on water

Statistical analysis of ferry traffic

Report on impact of the two ferry system on Gabriola

SRD Planning Department  
Re: Ammendment Bylaws 432 and 433

November 23, 2022

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

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

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

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

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

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

Thank you.  
Les Rombough





Lois Taylor  
1380 West Road  
Heriot Bay, BC, V0P 1H0  
November 23, 2022

Submitted to the Strathcona Regional District at Public meeting Quadra Island, BC

To the SRD and our Quadra Island Community,

I am a founding member, a shareholder and recently a Board member of Quadra Links Ltd. I have involved myself with this group of community minded people because of our shared likeminded ways. The integrity, expertise and the principles on which Quadra Links Ltd. their vision and mission all align with my own passion to support a kinship that celebrates our differences while growing healthy community together.

I have lived on Quadra for 50 years and consider this community my family. I have been involved in and supported many Island projects large and small, some of the larger enterprises such as the community centre facility growth over the years, the skatepark, tennis court, ball field expansion, horse ring were especially dear to my heart as these activities bring us together on so many levels.

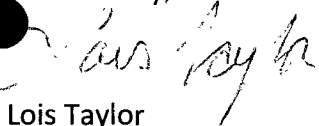
I am also mother and grandmother to the next two generations of Islanders, an avid supporter of community events, small business, and a business woman with interest in various businesses on Quadra Island including the Heriot Bay Inn which is a founding member of The Quadra Island Golf Course.

It is our duty to ensure that growth for our community is in keeping with our character and our rural nature while reflecting our wide variety of beliefs. Our OCP states: "To promote a strong rural community that reflects a diversity of lifestyles, economics and recreational opportunities". The SRD vision statement: "To provide the citizens with a healthy environment and social well-being that leads to a vibrant quality of life through responsible economic development and effective delivery of service." These same words describe QI Links proposal to responsibly grow the business with a 20 site RV park. The people that built this business from the ground up are Island Entrepreneurs many with children and grandchildren here, building with conscious healthy intention for the next generations. We are invested in the future of this community. To grow the business with a 20 site campground is in keeping with small healthy well managed growth. Community consult, due diligence on public input, adherence to all SRD guidelines have been completed with competence and proficiency.

We have grown in my lifetime from a predominate logging and fishing community to tourism as our number one industry. If we as a community are to support this we must embrace the traveling public that we share our space on earth with. Concerns over the increase in ferry traffic while very real cannot be the reason for holding back the growth of our Island businesses. All successful business grow and change. Do we need to manage growth and the ferry systems that go with it? Yes. Do we need to shut down this well laid out community conscious minimal impact plan to embrace positive change and growth because of the ferry traffic? No.

There is a reason that I have used the words healthy and generations multiple times in this letter. To be both in our community, like the trees that surround us we need to grow.

Yours kindly,



Lois Taylor



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

**Date:** Wednesday, November 23, 2022

**To:** Strathcona Regional District

**From:** Name (Please print): Carol Woolsey

**Street Address:** 625 Fox Rd.

**Tel/Email:** 250-285-3737

**Re:** Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

**My comments/concerns are:**

- I **do** support \_\_\_\_\_
  - I **do** support this \_\_\_\_\_ subject to the conditions listed below.
  - I **do not** support this \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Written Submissions  
Received at the Public Hearing  
Opposed**

1087 Topcliff Road,  
Quadra Island, BC,  
November 23, 2022

Good evening, Rural Directors,

I am Joyce Baker, co-owner since 1979 of a rural property in the subdivision to the immediate north of the Golf Course.

Quadra Links, oh my! It has been a problem for our Islanders and our Island since the very beginning. In spite of an independent study showing that such a project would not be economically sustainable, Quadra Links went ahead with their plan. As a result, hectare upon hectare of trees and wildlife habitat were removed, and huge slash piles burned for months, so that a few people could play golf.

What seemed like just a short time later, more hectares of trees and wildlife habitat were sacrificed so Quadra Links could sell exclusive properties in Fir Crest estates. Then even more was lost when the buyers built their houses.

Now Quadra Links is asking for permission to encourage travel in fuel-guzzling RVs in the middle of a climate crisis! With the future of their grandchildren and my great-nieces at stake, no one should be encouraging this use of what was once a beautiful island forest, where we hiked and skated, and where eagles hung out on old, tall trees.

Quadra Links has told us their recreation project is finally debt-free, so are they trying to turn it into a business with profits? Will the RV park be available only to golfers or will it become a public facility? What, exactly, is the state of our Island aquifer? What will happen to our nearby wells if chemicals from RV toilets are pumped into the receiving septic field? What do the members of Fir Crest estates think of an RV park next door?

And the ferries! We already have two lane overloads up the hill in mid-day November? And don't think the second ferry will solve this, being as we'll have two smaller boats each of which won't take the weight of the current one, and one boat may not be working the full schedule. It's not fair that two tourists in an RV could displace eight Islanders in cars.

Quadra Links has amassed a huge crew of dedicated volunteers. Why can't these helpers run their golf course, and leave the RV tourists to access the recently expanded RV parks at Tsa-Kwa-Luten and We-Wai-Kai? *And if they must have a clubhouse, why can't they raise money the way all the other groups do? The planners have published* Please record my opposition to these bylaw changes (432/433). *that if this bylaw is adopted, future such Recreation Commercial zones could include RV parks!* Yours truly, Joyce Baker *Is that what we want on Quadra Island?*

Joyce Baker



301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Panda Gojberg

Street Address: 677 Harper Rd.

Tel/Email: pgojberg@gmail.com

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

I think Quadra Links has done a wonderful job with the golf course. They are wonderful people, and the golf course is beautiful. I don't agree with coming to the community every couple (or more) years <sup>with never asks</sup>. The OCP has been altered twice already (1 for the golf course; then for a subdivision) I don't think a third ammendment is necessary.

The Strathcona Regional District, Public Hearing,  
Quadra Links Proposal for an RV Park, Rezoning Application: #432 and #433  
November 23, 2022.

Good evening Rural Directors:

Once upon a time there was a forest. And some dreamers, who had a dream, said, "Since the trees may be cut down anyway, why don't we make the forest into a golf course?"

So a sympathetic community said, "Okay, you may make the forest into a golf course." And after much planning and effort by the dreamers, it was so. And lo, there was a golf course.

Then, after a time, the dreamers said, "We are at risk of losing our golf course because of the debt to buy the land to make the golf course. If we could just have a subdivision, then we could pay for the land, the golf course could be saved, and we would be happy."

So a sympathetic community, because it thought of the golf course as a recreation site, said "Okay, you may make your subdivision." And after much planning and effort, it was so.

Then the dreamers came back to the community and said, "If we could just have an RV park, we could attract many golfers from far away to make a profit, and maybe build a clubhouse, and then we would be happy."

But some people in the community thought, without being quite so sympathetic, "Somehow, without anyone saying so, a recreation site called a golf course has become a business called Quadra Links, and now it must make a profit to be happy." And these not-so-sympathetic people began to ask themselves, "When will the dreamers end their dreaming, and when will they ever be happy? Maybe we should ask ourselves if we want to make our island into a haven for RVs. And maybe we should think of the many people in the community who dream of travelling on a ferry that is not always overloaded? And maybe we should ask if they are happy."

I am one of the not-so-sympathetic people who believes that this application should be denied.

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





301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Anette Grundvig + Barbara Mindel

Street Address: 1038 Milton rd. + 400 Barber rd.

Tel/Email: \_\_\_\_\_

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

I protest against one person speaking on behalf of several people and think the speeches should be disregarded.

Anyone can email or mail their opinion to the SRD.

I agree. Only one speaker should be allowed to speak for themselves. They can submit a comment in the comment <sup>box</sup> please.

Barbara Mindel



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Anette Grundvig

Street Address: 1038 Milton road

Tel/Email: 250 285 2567

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this \_\_\_\_\_

over the last 20 year I have been walking on the old trail from Milton rd to the golf course and other trails (mostly animal trails) in the area. I have had 5 wolf sighting + found tracks (wolf) in snow and mud + wolf scats. This is a area wolfs use all year around. The new properties around beside the golf course is already a threat to the wolf population. The RV site is going to make it a bigger threat.

We do not need more RV sites. particularly not in a residential neighbourhood I live at.

(over)

Wednesday November 23, 2022

Aniko Nelson, Sr. Manager  
Strathcona Regional District  
301 - 990 Cedar Street  
Campbell River BC  
V9W 7Z8

432 A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN and  
433 A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

I am writing regarding Quadra Links (QL) request to create a 20 site RV park for the exclusive use of golfers. I have read their proposal and the staff report and I am opposed to these changes to the community plan and the zoning amendments.

432 A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following: 3.5(c)(iii) 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**.

Just to be clear, this proposal by Quadra Links is a *private, for members only, RV park* and therefore does not, as stated in the amendment, "cater to large lot outdoor uses for visitors and island residents alike," because it will only be open to members of the golf course, unlike other outdoor RV sites on the island which are open to all residents and visitors. Therefore I am opposed to this amendment to the community plan because, in this case, it promotes commercial practices that in fact exclude most community members and visitors who are not paying members of this club.

433 A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

I am opposed to this zoning amendment for the following reasons.

**The negative impact of increased RV traffic on our already over burdened ferry system**

The Strathcona Regional District (SRD) asked BC Ferries to review this proposal but the corporation made no comment so it is now left up to residents to raise concerns. As everyone is aware, there are two new ferries that are scheduled to come on stream.

In a letter from the Quadra Links board to the Discovery Islander (DI: Issue 770: Dec 24, 2021, p. 8), they state that the average RV stay will be three to five days. Over a seven month period that represents approximately 980 one way RV trips on our already oversubscribed ferry service. A two way trip total would be 1,960 trips. These RV's can take up to three or more vehicle spaces on the car deck. Multiply 1,960 by three car spaces and that number climbs to *5,888 single car trips per season*. So why is this information not in the SRD staff report?

The ferry is an *essential service not only for residents of Quadra Island, but also for residents of Cortes and the outer islands*. We need access to this service for work, medical appointments and supplies we cannot purchase on the islands. Commercial vehicles who already service the existing businesses on Quadra and Cortes also require reliable, predictable access to the ferry service.

After investing millions of taxpayer dollars to improve the ferry service, residents look forward to a more efficient and reliable service. Adding thousands of trips with RV's travelling to a private members only RV park (taking up approximately three vehicle spaces during peak travel periods) is going to place an unnecessary burden on the service. Mechanical breakdowns, bad weather and staffing shortages will add to the problem.

### **The devil is in the details ... Bylaw 433**

Bylaw 433: 11.26.2: Permitted Accessory Uses: a) Recreational vehicle sites; b) Clubhouse, offices and meeting rooms; b) Residential; c) Retail sales; d) Accessory maintenance buildings, structures and uses ... and tacked onto the end of this bylaw ... *The maximum coverage for all buildings and structures on a lot shall be 1 percent.*

Based on past performance, Quadra Links may be back to increase the site coverage to accommodate future development that they haven't told us about yet. It will just a question of how much ... 5, 10, 15 or 20 per cent. **Future development could be anything based on the above list.** We could potentially have a village, outside of the two villages we already have identified as the growth areas on the island.

Originally, Quadra Links planned to install 30 RV sites. The revised map of the RV park shows Phase 1 ... 20 RV sites in grey with the additional 10 sites marked Phase in red. If the plan had been scaled back then why are the 10 sites still on the map coloured red. The additional sites remain on the map so they haven't really been removed, just put on hold. So I can only assume based on past performance, QL will be back to add on more RV sites or to request a site coverage increase at some future date.

### **Short term accommodation**

The Strathcona Regional District has done it's due diligence by developing this bylaw to meet its legal obligations. But I thought each development proposal was supposed to be examined to ensure it is consistent with the goals and objectives of the Quadra Island Official Community Plan (OCP). There is no reference in the staff report as to whether this type of short term accommodation is consistent with the goals of the OCP. Then the OCP is tinkered with to accommodate this kind of inappropriate development.

What benefit to the community is there from large gas guzzling RV's plugging up the ferry whose occupants, for the most part, have already done their vacation shopping at big box stores on Vancouver Island. Why are we even promoting travel that has a large carbon footprint? We should be encouraging visitors to travel by electric car, bicycle, in groups or on foot and then patronizing our local island businesses .. grocery stores, hotels, restaurants, gift shops and pharmacy.

The SRD is circulating a *Draft Integrated Community Sustainability (ICS) Plan*. Under the heading of 10. Infrastructure: To deliver and manage infrastructure services (including transportation) that meet local needs ... etc. How is increasing traffic congestion and the carbon footprint consistent with the objectives of the ICS Plan?

## Community amenity?

QL board stated in a letter to the Discovery Islander some months ago that they are offering a ten acre park to make the project more acceptable to the community. But I can't find a reference in the staff report regarding the donation of a ten acre park.

In my opinion, the community had not been adequately compensated for past developments that appear to have been quite lucrative for Quadra Links. For example, the seventeen strata lots they acquired through a second rezoning represents over five million in gross revenue and what amenity did the community receive in return ... a hiking trail. From what I can glean from the staff report, there is no community compensation for the impact that this project is going to have on our ferry system. Unless Quadra Links is prepared to purchase and run their own ferry, this project should never see the light of day. The Powell River Queen is currently for sale.

## Some history

To the best of my knowledge, this will be the third time QL has come before the community to request a rezoning, in this case a zoning amendment and changes to our OCP. The first rezoning was to remove 150 acres from its former zoning to create a golf course with *assurances the property would never be developed into housing*. Then QL requested another rezoning to create 17 housing strata lots. Financial insolvency was repeated over and over again at that public hearing. "If we don't get the strata zoning, we'll lose the golf course," was the mantra.

I was really shocked when the rezoning was approved. That kind of development outside the villages is discouraged in the community plan. Usually densities are transferred from rural properties or newly created parks TO the villages and not the other way around.

## Summary

I am opposed to Bylaw 232/233 for several additional reasons. Each time the proponent has come forward with a rezoning request, they have either not been forthcoming regarding their long term development plans or they claim to be on the brink of financial collapse and want the community to bail them out through zoning changes that benefit their private enterprise.

Now they want to add to their ... first golf course, then housing development ... an *exclusive short term tourist accommodation for "golfers only" RV park with a 3 to 5 day turnover which demonstrates absolutely no regard for the negative impact that kind of development will have on our essential ferry service not only for Quadra Island residents and businesses but also for Cortes Island.*

With the expansion of the We Wai Kai campground at the spit and another at Tsa-Kwa-Luten lodge campground in 2022, the island does not need any more RV parks. But at least the RV parks on reserve lands have no occupancy restrictions unlike the Quadra Links proposal. This project indicates to me that Quadra Links is only concerned with making money and doesn't care about the negative impact on the community.

In retrospect this golf course was a big mistake. One has to ask why a golf course was even considered on land that could have been developed into hobby farms ... homes for families who could provide produce, milk, eggs, cheese, honey and meat that we need now and in the future; children enrolled in the local schools; and workers for our existing island businesses.

Instead the property was allowed to be rezoned and developed into a golf course which is very expensive to construct and maintain and which, by all accounts, is a lovely course to play on because, according to my golfing friends, there are very few people there playing golf.

How can the Quadra golf course even be competitive when there are FIVE golf courses and driving ranges within a 15 minute drive in any direction from the Campbell River core. Even in 2003 when the first rezoning request was made, golf course membership and use in Canada and the USA was already on the decline. Between 2003 and 2018 the recreational golfing community lost 6.8 million players and there were more than 1,200 golf course closures in the USA.

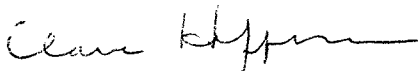
Yet we are being asked over and over again to essentially subsidize, *even reward*, a struggling perhaps even failing private enterprise through lucrative zoning changes (up zoning) outside the village core benefiting the few at the expense of the many. That planning strategy is actually discouraged in our OCP.

In order to preserve the rural character of Quadra Island, we should instead be looking at enacting policies, guidelines and bylaws that reduce the impact on our overburdened ferry system and provide incentives to down zone properties outside the village cores by transferring those densities to properties identified as appropriate for accepting higher densities inside the villages. In planning circles this process is better known as **density transfers**.

Please find attached a *Draft Density Transfer Policy and Guidelines* prepared by the Regional District of Nanaimo planning department. Density transfers is one tool available to planning departments in BC to address the impact of rural sprawl.

And we should also be looking at how we can provide affordable properties for younger homeowners and entrepreneurs to ensure future generations have a home here on the islands by developing a **Community Land Bank**.

Sincerely,



Claire Heffernan  
240 Irene Road  
Box 705 Quathiaski Cove BC  
V0P 1N0  
250 880-0791  
islandhome2015@gmail.com

c.c. Robyn Mawhinney, Director Area C Quadra Island  
Mark Vonesch, Director Area B Cortes Island

# Area C Integrated Community Sustainability Plan (ICSP)

## 'Plan on a Page' Content (Draft)

<p><b>Vision</b> What we are trying to maintain and achieve.</p>	<p>Area C is a beautiful coastal area comprised of high ecological diversity and mitigate climate change, and meet community needs without compromising</p>	
<p><b>Systems</b> What we need to attend to and plan for.</p>	<p><b>Climate Change &amp; Natural Environment</b>    <b>Developed Areas, Housing, and Infrastructure</b> <i>The greatest threats to the residents of Area C - and all life on earth - are climate change caused by greenhouse gas emissions and the destruction of biodiversity.</i></p>	
<p><b>Goals</b> What we are trying to maintain and achieve in more detail. They are in no particular order and were developed with input from the project task force.</p>	<ol style="list-style-type: none"> <li>1. <b>CLIMATE CHANGE MITIGATION &amp; ADAPTATION:</b> To reduce greenhouse gas (GHG) emissions, become a net carbon sink, and adapt to a changing climate.</li> <li>2. <b>RESPECT:</b> To recognize, respect, and steward the natural environment and wildlife as the foundation of our community, economy, and human health.</li> <li>3. <b>PROTECTION:</b> To protect and where necessary restore the health of sensitive ecosystems, wildlife habitats, endemic species, and areas of significance to communities, and to minimize encroachment into these areas.</li> <li>4. <b>ACCESS:</b> To appreciate, protect, and enjoy community access to wild places and areas of significance to communities, and to avoid harm by restricting access where sensitive areas may be damaged by recreational activities.</li> <li>5. <b>RESOURCES:</b> To reduce our consumption of natural resources and energy, to supply energy increasingly from renewable sources, to move toward zero waste, and to protect water sources.</li> <li>6. <b>MATERIAL TYPES:</b> To select natural and local materials over synthetic substances as much as possible, and to manage synthetic substances and their emissions in ways that protect human well-being and ecosystem health.</li> </ol>	<ol style="list-style-type: none"> <li>7. <b>GROWTH MANAGEMENT:</b> To manage and limit growth and development in a way that minimizes encroachment into and impact on natural areas, accounts for infrastructure capacity, and avoids hazardous areas.</li> <li>8. <b>RESIDENTIAL AREAS &amp; HOUSING:</b> To enable limited, small-scale, compact, affordable residential housing as needed planned areas that avoids sprawl and negative impacts on natural areas and the peaceful rural character of Area C, focusing it in core areas as the preferred approach.</li> <li>9. <b>COMMERCIAL/INDUSTRIAL AREAS:</b> To locate commercial and light industrial areas such that our remote character is protected, negative impact on surrounding areas is avoided, and encroachment into nature and neighbourhoods is minimized.</li> <li>10. <b>INFRASTRUCTURE:</b> To deliver and manage infrastructure services* that meet local needs, utilize natural assets where possible, minimize negative environment impacts, and contribute to quality of life and the local economy.</li> </ol>
<p><b>Key Initiatives – initial ideas</b> These initiatives were informed by task force submissions. They are some initial ideas for consideration through future SRD planning and budgeting.</p>	<ol style="list-style-type: none"> <li>a. Develop a climate change mitigation and adaptation plan that identifies the greatest opportunities for GHG reduction and impact/risk mitigation, including an exploration of increasing local food and energy sources and security.</li> <li>b. Consider the GHG emission and sequestration implications of all decisions.</li> <li>c. Support land use shifts that increase carbon sequestration, reduce carbon emissions, maintain biodiversity, and protect water.</li> <li>d. Support transportation shifts towards low emission, low impact modes and away from high emission, high impact modes.</li> <li>e. Identify environmentally sensitive areas such that they can be appropriately protected in planning, regulations, and other decision-making.**</li> <li>f. Improve waste reduction, diversion, and management to conserve natural resources and reduce GHG emissions.</li> <li>g. Work with other levels of government to protect primary (never logged) and mature temperate rainforest.</li> <li>h. Work with other levels of government to remove open net pen salmon farms from Area C.</li> <li>i. Using community consultation and local knowledge, develop a understanding of housing issues and propose appropriate and attainable solutions.</li> <li>j. Review existing infrastructure services with a focus on future needs, climate change, and suitable upgrades or improvements.</li> </ol>	

\*Including transportation, energy, water, waste, communications | \*\*If undertaken, would form policy within the OCP/zoning

**Tell us what you think! Online survey at [www.srd.ca/icsp](http://www.srd.ca/icsp)**

## DRAFT OF DENSITY TRANSFER POLICY AND GUIDELINES

*This density transfer section drafted for the OCP is similar to "density shifting" options (6 and 7) in the Alternative Forms of Rural Development report. This section is consistent with RGS Policy 5.1.3*

### DENSITY TRANSFER

Density transfer is a way to encourage more sustainable forms of rural development and increase flexibility and development opportunities without increasing the overall residential density in the rural areas of the Plan Area.

Density transfer refers to two concurrent zoning amendments undertaken to increase development potential on one lot by removing or reducing the development potential on another lot. There is no net increase in density because the density that is transferred simply replaces that of the lot it is removed from. The residual lands are conserved in perpetuity for agricultural, forestry, environmental or ecological purposes or other public good purposes.

#### Density Transfer Policy

1. The RDN may consider applications for residential density transfer involving lands outside Village Centres where density is transferred to the Rural and Rural Residential land use designations, and the residual lands are conserved in perpetuity for agricultural, forestry, environmental or ecological purposes or other public good purposes.

#### Guidelines for Density Transfer

1. The parcel of land from which the density is being removed is referred to as the donor parcel.
2. The parcel of land to which the density is being transferred is referred to as the receiver parcel.
3. Donor parcels may be in the Resource, Rural or Rural Residential land use designations.
4. Receiver parcels may be in the Rural and Rural Residential land use designations.
5. Density transfer permitted under the policy of this appendix will not result in net overall increase in residential density outside Village Centres.
6. Density should not be increased within an area sensitive to development such as a sensitive ecosystem or groundwater recharge area.
7. The receiver parcel should be in a location where the increased density is suited to the character of the surrounding area.
8. If the donor parcel retains one or more residential densities, rezoning may be required to reflect the reduced number of parcels permitted.
9. All of the residential densities may be transferred from the donor parcel or a portion of the donor parcel if it, or the relevant portion, is rezoned for agricultural, forestry, environmental or ecological purposes or other public good purposes and conserved in perpetuity.
10. Calculation of the number of residential densities will be based on the area of the donor parcel divided by the minimum average lot size for the zone in which the donor parcel is located (in the absence of a minimum average lot size, the minimum lot size shall be used).

**Note for discussion of the Draft:**

*Guideline 10 allows for calculation of "gross" densities as opposed to "net" densities for simplicity and as a way to incentivize alternative forms of rural development including conservation of significant lands in perpetuity.*

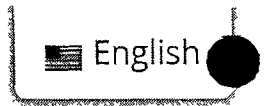
*A "gross" density calculation is the area of a parcel divided by the minimum lot size. For example, on a 20.0 ha lot with a minimum lot size of 2.0 ha, there is a gross potential for 10 lots.*

*A "net" density calculation removes lands required for roads, parks dedication, shared septic fields, etc. The actual number of lots possible is generally estimated to be 80% of gross. For example, on the same 20.0 ha lot, removing 20% leaves 16.0 ha, so there is a theoretical net potential for 8 lots.*

*To calculate the real net potential of a donor parcel, a theoretical subdivision plan would have to be developed for the rezoning application, and based on the net density potential of that theoretical plan, the number of densities to be transferred would be determined. It is felt this is overly complex and onerous and unlikely that a landowner would go through with a density transfer if that was required.*

*Another option would be to set a percentage of the donor lot on which to calculate a net density potential, perhaps 20% or less.*

11. Where a portion of a donor parcel is rezoned for non-residential purposes and the density from that portion of the parcel is transferred to the receiver parcel, the sum of the densities transferred to the receiver parcel and those on the remaining residential portion of the donor parcel must not be greater than that calculated through guideline 11 above.
12. Where the donor parcel is intended to be transferred to a conservation organization, the density transfer is conditional on the conservation organization agreeing to accept the donor parcel and the RDN considering the protected parcel suitable for conservation purposes.
13. Where the donor parcel is intended as park, the density transfer is conditional on the RDN or other relevant government agency agreeing to accept the donor parcel for a park and the RDN considering the protected parcel suitable for park purposes.
14. Where the donor parcel is intended to be conserved in perpetuity for any other non-residential purpose listed in guideline 9 above, the density transfer is conditional on the RDN considering the parcel suitable for the proposed purpose and a mechanism to ensure that the land will be conserved for the intended use in perpetuity, in addition to the required zoning change to reflect that use.
15. Applications that affect land in the Agricultural Land Reserve will be subject to the approval of the Agricultural Land Commission.
16. Adequate potable water and sewage disposal capacity must be demonstrated for the density proposed on the receiver parcel.
17. Applicants for a density transfer zoning amendment may be required to provide Development Approval Information for the special conditions outlined in Section xx of this Plan.
18. The applicant is encouraged to hold a community information meeting prior to submitting a rezoning application in order to gauge community support, and to have the opportunity to incorporate changes suggested from the community before making a formal application. The RDN should be notified of the meeting, and a record of the meeting will be kept and submitted with the formal application.



[Home Owner Resources](#) [Login](#)

[Donate to Help Orcas Thrive](#)

[HOME](#) [ABOUT](#) [BUY](#) [RENT](#) [LOAN FUND](#) [IN THE WORKS](#) [NEWS](#) [VOLUNTEER](#) [DONATE](#) [CONTACT](#)

# Creating Affordable Homes *for the Orcas Island Community*

OPAL Community Land Trust is working to maintain the character, vibrancy and diversity of the Orcas Island community by answering the ongoing need for permanently affordable housing.

Our work helps bridge the gap between the island's high property values and the modest incomes of many who live and work here – people who are vital to our quality of life and our community's well-being.

OPAL's efforts make a difference on many levels:



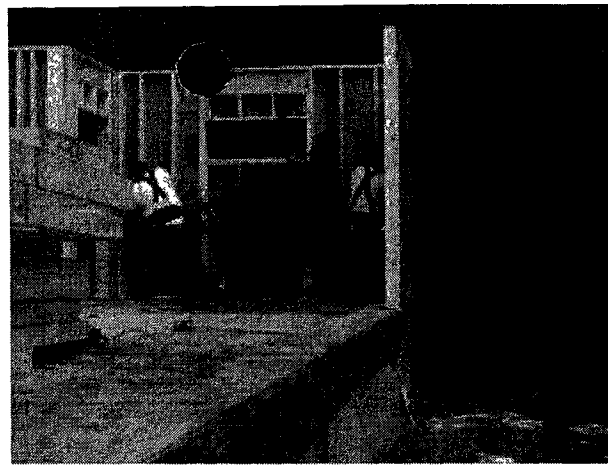
- Working families, earning island incomes, have the opportunity to put down roots and thrive. Meet two families in this brief video.
- Children can grow up in stable, safe, healthy homes and supportive neighborhoods. (Currently 10% of Orcas Island's school-age children live in OPAL homes.)

- Our island community has access to housing that is affordable to teachers, healthcare providers, retail and restaurant employees, office staff, small business owners, people in the building trades. These residents provide essential services and contribute to a healthy economy.



- OPAL serves families, singles, seniors and the disabled, helping our island remain balanced and whole – with young and old, working and retired, and a wide range of incomes. (OPAL households currently represent nearly 5% of estimated full-time residences on Orcas.)
- OPAL projects attract millions of dollars in grants, provide jobs for island workers and support local businesses.

- Because OPAL housing remains permanently affordable, the public and private dollars invested are protected in perpetuity. It is a community asset that will benefit Orcas islanders for generations.



Founded in 1989, OPAL (which stands for “Of People And Land”) was one of the first community land trusts in the West, and remains at the forefront of perpetually affordable housing. Our work is funded by private donations and public grants. OPAL is a member-based, registered 501(c)(3) nonprofit corporation.

## Community Assets Under OPAL Stewardship:

- 8 neighborhoods
- 110 permanently affordable ownership homes
- 82 permanently affordable rental apartments
- 192 households
- 5 office spaces for rent/lease
- 85.7 acres of land
- 5 community gardens

*“When I learned about the possibility of buying an OPAL house, it was like someone opened a window on the rest of my life. The insecurities were gone. My three daughters and I would have a roof over our heads and a*

- HOME
- ABOUT OPAL
- BUY YOUR HOME
- RENT AN APARTMENT
- ISLAND LOAN FUND – BORROW
- ISLAND LOAN FUND – INVEST
- IN THE WORKS
- NEWS AND EVENTS
- TAKE ACTION
- DONATE

### GIVE TO OPAL

\$	50.00
----	-------

Help make housing happen! Simply enter the amount you'd like to give and press "Donate Now."

Donate Now
------------

### CONTACT US

Call: 360.376.3191  
Email: [office@opalclt.org](mailto:office@opalclt.org)

MAILING ADDRESS:  
OPAL Community Land Trust  
P.O. Box 1133  
Eastsound, WA 98245

PHYSICAL ADDRESS:  
286 Enchanted Forest Road, #B101



301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): SHARON McEWEN

Street Address: 1371 Heziot Bay Road

Tel/Email: 250-285-3887

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

- I do support \_\_\_\_\_
- I do support this \_\_\_\_\_ subject to the conditions listed below.
- I do not support this \_\_\_\_\_

I brought my written response to this meeting for submission. It outlines my concerns. If there are things in my report that from my review of the SRD binder I feel free to contact me at the above telephoned #

I need to wear a mask & this prevented me speaking orally this evening. S.M. Ewen

(If I <sup>did not</sup> know that I could have someone else present & prepared them to do so.

This is the 1st Rezoning Meeting that I witnessed this practice. I guess I need to ~~pract~~ go to more <sup>Public</sup> Rezoning Meetings.

November 22, 2022

**Re: Rezoning Application 432/433, Quadra Links**

Dear Strathcona Regional District Director

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, Public Hearing November 23, 2022.

We share Quadra Island with a significant indigenous community who I understand have the unfettered right to continue to use their lands for developments that could include more RV's. There have been recent expansion of the Tsa Kwa Lutén RV park and the We-Wai-Kai campsite at Rebecca Spit.

Their operations will continue to bring tourists to Quadra Island as do other businesses with tourist related accommodation and activities.

At present Quadra Island has an abundance of tourists, especially in the summer months. The application for the Quadra Links RV Park is designed to bring more tourists to the island, something our community doesn't need. It also brings increased risk and concern.

We have an already weakened infrastructure and we don't need any more than necessary stress on the system that we depend on to maintain our community's safety.

Safety issues on Quadra Island are of primary importance to me.

The extreme and unpredictable weather events that are linked to our climate crisis will continue to be a serious and potentially escalating issue that we will all have to deal with.

Risk of fire in forests or on beaches, particularly in the summer when tourism is at its peak, has become an increasing concern when coupled with those extreme weather events such as the heat dome of last year and the frightening drought of this last summer. This situation has been exacerbated with the sudden onset of powerful and erratic wind patterns that have increased.

In terms of my concerns with respect to our water safety, water quality and water security, I made some observations while reviewing the submitted materials that were available at the SRD office regarding this application.

From what I read, (over the 8 hours spent on the review), I noticed that in general the people who are in support of the RV Park are not concerned about water insufficiency. It appeared this was contrary to many of those who were opposed to the RV Park for whom it was a significant issue and who wanted to have more definitive research carried out on a broader scale.

I attended the August 6, 2022, public open house held on the site of the proposed RV Park development. I spent approximately two hours there. During that time, I engaged in a discussion with Allan Dakin. He was identified as a hydrological engineer who was involved

with reviewing the golf course and subdivision with respect to water. I asked him to clarify the source of our water on Quadra Island. He advised that all water on Quadra comes from rainfall (precipitation) and that the belief held by some people that it came across from mainland mountains and under the ocean, was untrue. Mr. Dakin spoke of the work he had done about measuring the water in the golf course aquifers.

Later, when I went into the SRD Office to review the binder material, I asked to see any hydrological reports. I was told that any hydrological reports would be found at the back of the binder pertaining to the RV Park application. I was surprised the only hydrological report that I found was one conducted by Thurber Engineering – Victoria, August 23, 2005, which had been completed with respect to the golf course. The title was Test Pumping Program Result Interim Report. I was anticipating that Mr. Dakin (or some other hydrologist) would have submitted some kind of updated assessment.

Further, in reviewing the material in the binder, it contained information sent by Jackson Holmes, a Director of Quadra Links. Apparently, there was some thought that a rural golf course would benefit from having an RV Park attached to it and he cited, as models, three golf courses in Gold River, Tofino and Seven Hills which is located in Port Hardy. I note that none of these golf courses are located on an island.

Also, during the open house on August 6, 2022, I spoke with Mr. Pirie, President of Quadra Links. I asked him the status of the subdivision. He said all the subdivision properties were sold and when I asked how many were lived in at that time, he advised six and that the remainder except for one, were in various stages of construction.

It later occurred to me that it would not be possible to know the subdivision's impact on the water supply until all the houses within the subdivision were complete and occupied. It would probably take a period of time to assess - given there may be seasonal variations such as episodes of drought. One would think it would be important to know this information before embarking on any further development.

In terms of the application there is nothing put forward indicating how they will mitigate their increased carbon emissions created by the proposed RV Park. The original rezoning to a golf course would at least have kept significant carbon sequestered in the grounds and vegetation of the golf course. Given the loss of a significant portion of the golf course to the subdivision development, this property's ability to play the protective role that it could have done against ameliorating climate change, has already been compromised.

Respectfully submitted,

  
Sharon McEwen

1371 Heriot Bay Road, Quadra Island, B.C.

JULIE MELLANBY  
126 JOYCE ROAD  
QUADRA ISLAND

TO: RURAL REGIONAL DIRECTORS.

Re: Quadralinks O.C.P. Changes and rezoning

I THINK ITS VERY WRONG TO HAVE AN R.V. PARK AT THE GOLF COURSE.

We just keep Bailing them out of their BAD INVESTMENT.

Don't let them Bully you to side with them as they are doing to us.

If we think our 2 Ferry System will solve our distressing overloads - IT WON'T AND ADDING MORE R.V.'s IS DISASTEROUS

We have a problem already the Golf Course owners Don't need to add to it.

Thank-you for listening

Julie Mellanby  
Nov 23 2022

R. Mellanby  
126 Joyce Road.  
Quadra Island.

To: Rural Regional Directors.

RE: Quadra Links O.C.P. Changes and  
Rezoning

I'm not against Golfers or Golf Courses but I am against another R.V. Park on Quadra Is. I feel this proposal does absolutely nothing / zero to benefit the community of Quadra and does the reverse. This rezoning only benefits a handful of investors at the detriment of our rural lifestyle.

What started out to be just a golf course has pushed the limits again to put more pressure on the islands limited infrastructure.

The S.R.D. should categorically refuse this proposal.

With Respect

Randall Mellanby





301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): BARBARA MINDELL

Street Address: 400 BARTON RD . Q. COVE

Tel/Email: \_\_\_\_\_

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this Bylaw that would allow  
an RV Park at the Golf Course.

NO R.V. Park.

That is my vote.

NO RV Park.



301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): GEORGE MURDRELT

Street Address: 2030 HYACINTH BAY RD.

Tel/Email: 255 5840 GEORGE.MURDRELT@GMAIL.COM

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

- I do support \_\_\_\_\_
- I do support this \_\_\_\_\_ subject to the conditions listed below.
- I do not support this \_\_\_\_\_

IT IS EASY TO START A MEETING WHEN A DEDICATED SPECIAL INTEREST GROUP CAN MUSTER ALL MEMBERS. THE ISSUE IS NOT THE WORTH (OR NOT) OF OUR OR THIS HISTORY OR HOW IT CAME TO BE IT IS ABOUT THE MERITS OF ANOTHER R.V. PARK. I BELIEVE IT HAS NO MERIT BEYOND FINANCIAL STAIN FOR QUADRA LINKS



301 - 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Florencio Puga

Street Address: 1061 Milton Rd.

Tel/Email: \_\_\_\_\_

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

I do support \_\_\_\_\_

I do support this \_\_\_\_\_ subject to the conditions listed below.

I do not support this Quadra Links Recreation Vehicle Site.

→ We already have 200+ R.V. private sites all very close by the golf course. Another 20 additional sites are not necessary and will only add to the existing congestion on our ferries & roads.

- Ground water wells are already at record low levels. My own well goes dry every summer so sucking more water out of the ground would exacerbate the situation.

- This site has already been cleared of all its trees and two driveways put into the site without community assent.

- Two years ago the main entrance to the golf course was partially paved with materials designated for paving the rest of the public roads. Who paid for this work?

Bill Pennies' original promise to only keep the site free of chemical herbicides, keep organic. This promise was never kept. The excess use of artificial fertilizers, etc. has called for the eutrophication of existing water ponds on the property. They are now dead zones. Do we want to add more human waste to this golf course?

Dear SRD Rural Directors;

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

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

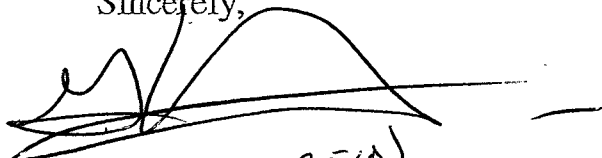
The one Ground Water Observation Well, which is being tracked by government, shows a notable drawdown on the well's gradually declining levels since the Links went in. As there is no significant decrease in rain fall over this period, the level change can only be attributed to withdrawal from the aquifer.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

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

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

I respectfully ask that you deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read "GERRY REID". The signature is stylized and somewhat illegible due to the cursive nature of the writing.

(GERRY REID)

1057 WEST ROAD



301 – 990 Cedar Street  
Campbell River, B.C V9W 7Z8  
Tel: 250-830-6700 Fax: 250-830-6710  
Toll free: 1-877-830-2990  
www.srd.ca

Date: Wednesday, November 23, 2022

To: Strathcona Regional District

From: Name (Please print): Michele Sjöholm

Street Address: 1006 Heriot Bay Rd

Tel/Email: michelesjoholm@hotmail.com

Re: Bylaw No. 432 being Quadra Island Official Community Plan 2007, Amendment No. 16  
Bylaw No. 433 being Quadra Island Zoning Bylaw 1990, Amendment No. 136

My comments/concerns are:

- I do support \_\_\_\_\_
- I do support this \_\_\_\_\_ subject to the conditions listed below.
- I do not support this amendment.

We have acreage across from the golf course. Its middle is lower than the two ends of property. Sound carries from the road + its intensity has increased since we got our lovely new roadway.

During this public forum I have heard from people from all over this island. None of them live across from the Golf course + none of them have suggested that they would love to have an RV Park in their neighborhood

(over)

regardless of whether they're golfers,  
business people or whomever.

this area has larger properties  
so there isn't as much backlash  
from residents.

This is a good part ~~is~~ Agricultural  
land.

I don't want this RV park  
to go ahead.

I want to keep things in the  
rural nature wo a ll appreciate

Please stop this proposal -

This island is my home not  
a tourist destination

Sincerely Michele Sjoholm  
Since 1975!

# SRD Planners for the Public Record

Wed Nov. 23, 2022

Re: the proposed RV Campground at Quadra Links Golf Course Heriot Bay Road Quadra Island  
To Whom it May Concern,

First came the golf course and that morphed into a subdivision. We are now being worn down to include an RV park. When is it enough?

It doesn't seem like the golf course was a stand alone business and now it's viability is to keep expanding to bring in more dollars.

I am not a golfer and won't benefit in any way, shape or form by adding more people, more vehicles, big or small to our Island.

I am a neighbor on neighboring property. An RV park serves no purpose for the good of anything here.

Traffic has increased immensely on Heriot Bay Road and in the summer there is much more garbage on our roads.

I however use many of the services that we have here.

One service that is increasingly frustrating are the ferry waits. Some say the two ferries will solve that problem. Perhaps, but probably not in the summer.

I have to plan to be in a ferry line up an hour ahead at the slow season and hours ahead in the summer to get to an appointment anywhere or anytime.

There are enough RV sites with Rebecca Spit (We Wai Kai), Tsa Kwa Lutén along with the hotel, motel and B&B's

Can we afford to import more? Too much more and we won't enjoy the ambiance of an Island getaway that we so clearly came here for.

This is a Quadra issue.

1006 Heriot Bay Road.

Sincerely Michele/ Harald Ajoholun



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 Tyee 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 2<sup>nd</sup> 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

November 23, 2022

Bylaw # 432 ↗ # 433

Q-links public hearing

Despite recent amendments to this application I remain opposed to Quadra Link's proposal to amend the OCP & Zoning bylaw to accommodate an RV park.

In this time of climate disasters and a pandemic the last thing we need is another RV park, creating more loss of forest cover, more water consumption, more sewage, more traffic, more pollution, more ferry overloads, and more loss of wildlife habitat and biodiversity..

I believe the highest and best use of the proposed RV park land would be to allow the forest and natural vegetation to recover and grow back. There is an environmentally sensitive natural wetland on the property which will find itself trying to survive with a 20 unit RV park on one side and a huge septic field on the other side in the clear cut Quadra Links calls a driving range.

The recent Area C Integrated Community Sustainability Plan identified Climate change due to greenhouse gas emissions and the loss of biodiversity as the 2 greatest threats to the residents of Area C and all life on earth. This proposal manages to increase both of these threats. In addition to the increased pollution from 750 or more RVs each season, and the loss of biodiversity from the golf course itself, the pumping of sewage from RV chemical toilets into a septic field adjacent to the wetland has the potential to damage plant life, disrupt the water cycle, pollute the ground water and harm wildlife.

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 more 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 2<sup>nd</sup> 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.

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.

*(the size of the Jeep Plaza parking lot)*

For all these reasons I ask that you deny this application.

Sincerely,

*Jean Stahnke*

Jean Stahnke

Topcliff Rd. Quadra Island

Dear Rural Directors,  
2022

January 10,

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 Tyee Plaza parking lot.

Picture the Tyee 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

# Application

# Strathcona

REGIONAL DISTRICT



## Application to Amend an Official Community Plan

### LEGAL DESCRIPTION

(see your Tax Assessment Notice or Certificate of Indefeasible Title)

Parcel Identifier: 031-139-340		Legal description: Lot A District Lots 122 and 154 Sayward District Plan EPP98484	
Name of Street:	950 Heriot Bay Road	Street Number (if known):	950

### OWNER

Name: Quadra Links Ltd Limited			
Mailing Address: P.O. Box 559			
City:	Quathiaski Cove	Prov:	B.C.
Tel:	250-282-6290	Business Tel:	250-285-2811
Cell:		Email:	w.pirie@walcan.com
		Postal Code:	V0P 1N0
		Fax:	

### AGENT

(note: a letter of agency is required if the agent is acting on behalf of the property owner)

Name:			
Mailing Address:			
City:		Prov:	
Tel:		Business Tel:	
Cell:		Email:	
		Postal Code:	
		Fax:	

**Existing Use:** (describe the age, condition, and use of any buildings, and natural features such as existing vegetation, watercourses, wetlands, steep slopes, etc. Plot their location on a scaled site plan noting various setback distances of existing structures. Photographs would be of assistance. If space is insufficient, please attach separate sheet)

The site is 5 acres of undeveloped land within the 83 acre golf course property which is zoned RCL. The area is flat with a slight slope from west to east. It is partially cleared with heavy vegetation on the northern, western and eastern boundaries. It is undeveloped with no structures. See conceptual drawings.

**Proposed Use:** (describe the proposed use of the property, include a tentative site plan showing buildings, landscaping, natural features, location of any signs, parking lots, access etc. If space is insufficient, please attach separate sheet)

Proposal is to develop a 30 site stay-and-play recreational vehicle campground. The facility will combine golf and RV camping and encourage longer stays. The site will remain within the current RCL zone. See attached details.

Wile R Pirie / President Quadra Links Ltd		April 19, 2021	
Signature of Owner or Authorized Agent		Date	
PID: 000-405-205	Folio: 772 18618.100		
Date Received: 21 April 2021	File No.: CP 1C 21	Electoral Area: C	

email receipt - w.pirie@walcan.com



Application to Amend a  
Zoning Bylaw

**LEGAL DESCRIPTION**

(see your Tax Assessment Notice or Certificate of Indefeasible Title)

Parcel Identifier: 031-139-370. Legal description: Lot A District Lots 122 and 154. Sayward District Plan EPP98484

Name of Street: Heriot Bay Road Street Number (if known): 950

**OWNER**

Name: Quadra Links Limited

Mailing Address: P.O. Box 554

City: Quathiaski Cove Prov: B.C. Postal Code: V0P 1N0

Tel: 250-284-6290 Business Tel: 250-285-2811 Fax:

Cell: Email: w.pirie@walcan.com

**AGENT**

(NOTE: A LETTER OF AGENCY IS REQUIRED IF THE AGENT IS ACTING ON BEHALF OF THE PROPERTY OWNER)

Name:

Mailing Address:

City: Prov: Postal Code:

Tel: Business Tel: Fax:

Cell: Email:

**Existing Use:** (describe the age, condition, and use of any buildings, and natural features such as existing vegetation, watercourses, wetlands, steep slopes, etc. Plot their location on a scaled site plan noting various setback distances of existing structures. Photographs would be of assistance. If space is insufficient, please attach separate sheet)

The site is 5 acres of undeveloped land within the 83 acre golf course property which is zoned RC1. The area is flat with a slight slope from west to east. It is partially cleared with heavy vegetation on the northern, western & eastern boundaries. →

**Proposed Use:** (describe the proposed use of the property, include a tentative site plan showing buildings, landscaping, natural features, location of any signs, parking lots, access etc. If space is insufficient, please attach separate sheet)

Proposed is to develop a 30 site stay-and-play recreational vehicle campground. The facility will combine golf and RV camping and encourage longer stays. The site will remain within the current RC1 zone. See attached details.

W.P. Pirie / President Quadra Links Ltd April 19, 2021

Signature of Owner or Authorized Agent Date

Date Received: 21 April 2021 Rec'd by: June File No.: R2 2c 21

PID: 000-405-205 Folio: 772 18018.100

Site Declaration:  Site Profile:  Sent to Site Registry?  Sent to MoE Regional Branch Manager?

APR 13 2021

Existing Use cont'd:

It is undeveloped with no structures. See conceptual drawings.

## **R/V Stay and Play Campground**

Quadra Links Limited is applying to the Strathcona Regional District to create an R/V campground within the current RC1 zone. The RC1 zone is 83 acres and includes the golf course, driving range, maintenance building, and various facilities. The campground will occupy five acres within the same property.

The proposed area slopes gently from west to east. The interior is primarily open. The perimeter is heavily vegetated. There are no structures on the site. The campground will be located at the North West corner of the property. This area borders the park on the north and Heriot Bay Road on the West. The campsites will not be visible from the road or the community trail. The access will be from Heriot Bay Road at the current golf course entrance.

The wet land is currently partially in the park and partially within the golf course property. The campground will maintain the 15 meter set back required by MOT.

The campsites will be 35x75 feet. They will include picnic tables and fire pits. The density is well below what has been defined in provincial guidelines.

The sites will be serviced with power and water. There will be portable bathrooms and the sewage will be contained and removed from the site. The trailers and motor homes will have the option of having a local contractor pump their holding tanks if it is required.

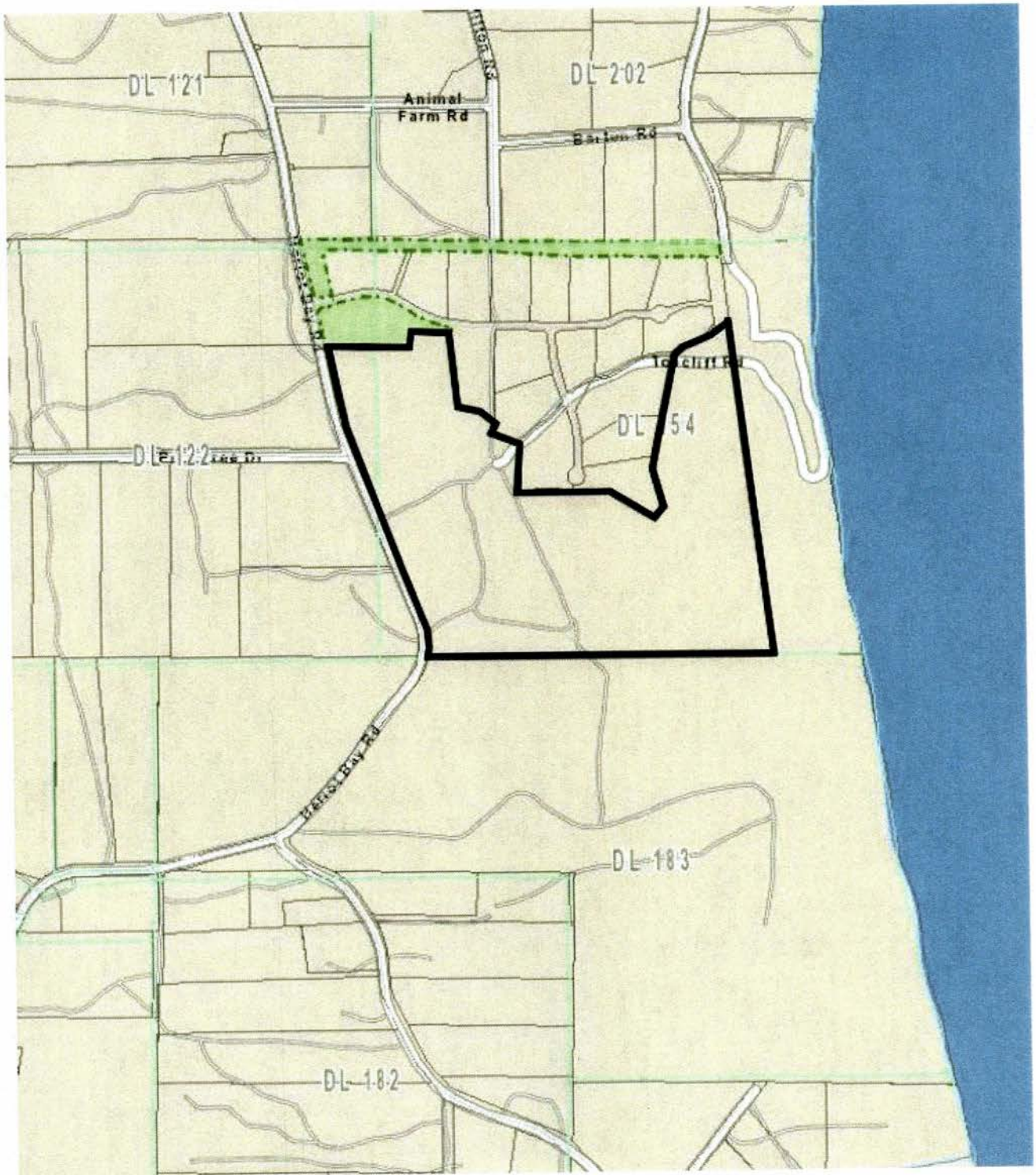
The water will be provided from the existing commercial well that is used for potable water at the golf course. The volume is available and the well has 10 years of acceptable tests that have been provided to VIHA. The construction plan will be developed by an engineer and will need sign off by VIHA.

The construction will occur in two phases. Twenty sites will be built in Phase 1. The target is to have phase 1 ready by the summer of 2022.

The business concept is to make the sites available to golfers only. Golf and camping will be available in several bundles. There is a well established market for this link between golf and recreational vehicles. There are a number of rural golf courses that have successfully used camping to increase activity on the course. Quadra Links considers the RV sites an integral part of the recreational facility.

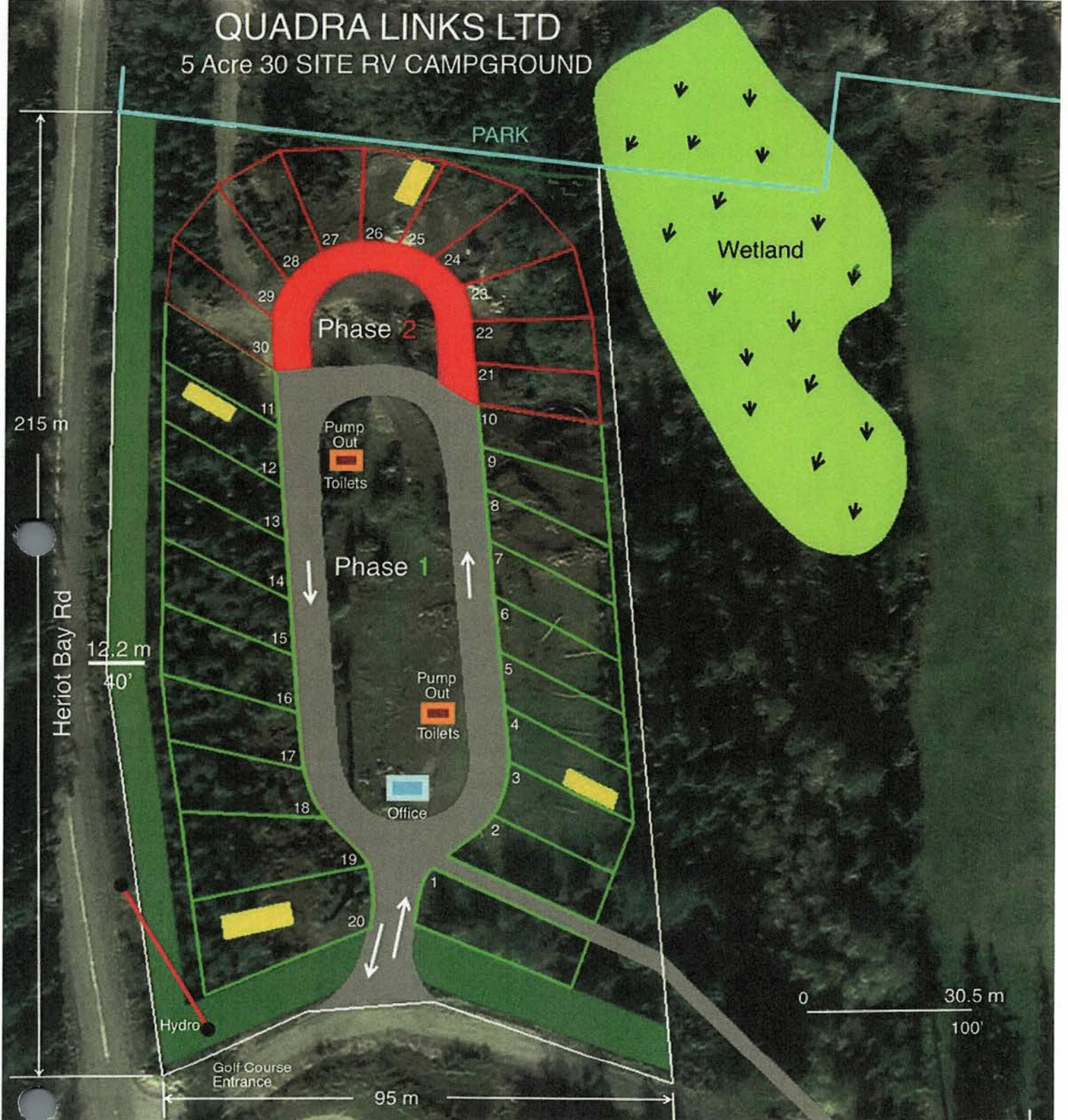
There will be rules that govern visitors. These will include a curfew to control noise. A fulltime attendant will be onsite with responsibilities that include enforcing rules.

This will be a seasonal business. The campground will be open during the same period the golf course is open, approximately April to October. The sites are for recreational use only with no residential component.



# QUADRA LINKS LTD

## 5 Acre 30 SITE RV CAMPGROUND



# OVERVIEW Quadra Links Ltd - 5 Acre 30 Site RV Campground

- Legend**
- Phase 2
  - 36x12 Trailer
  - Phase 1
  - Quadra Island Golf Club
  - Red Phase 2
  - WETLAND

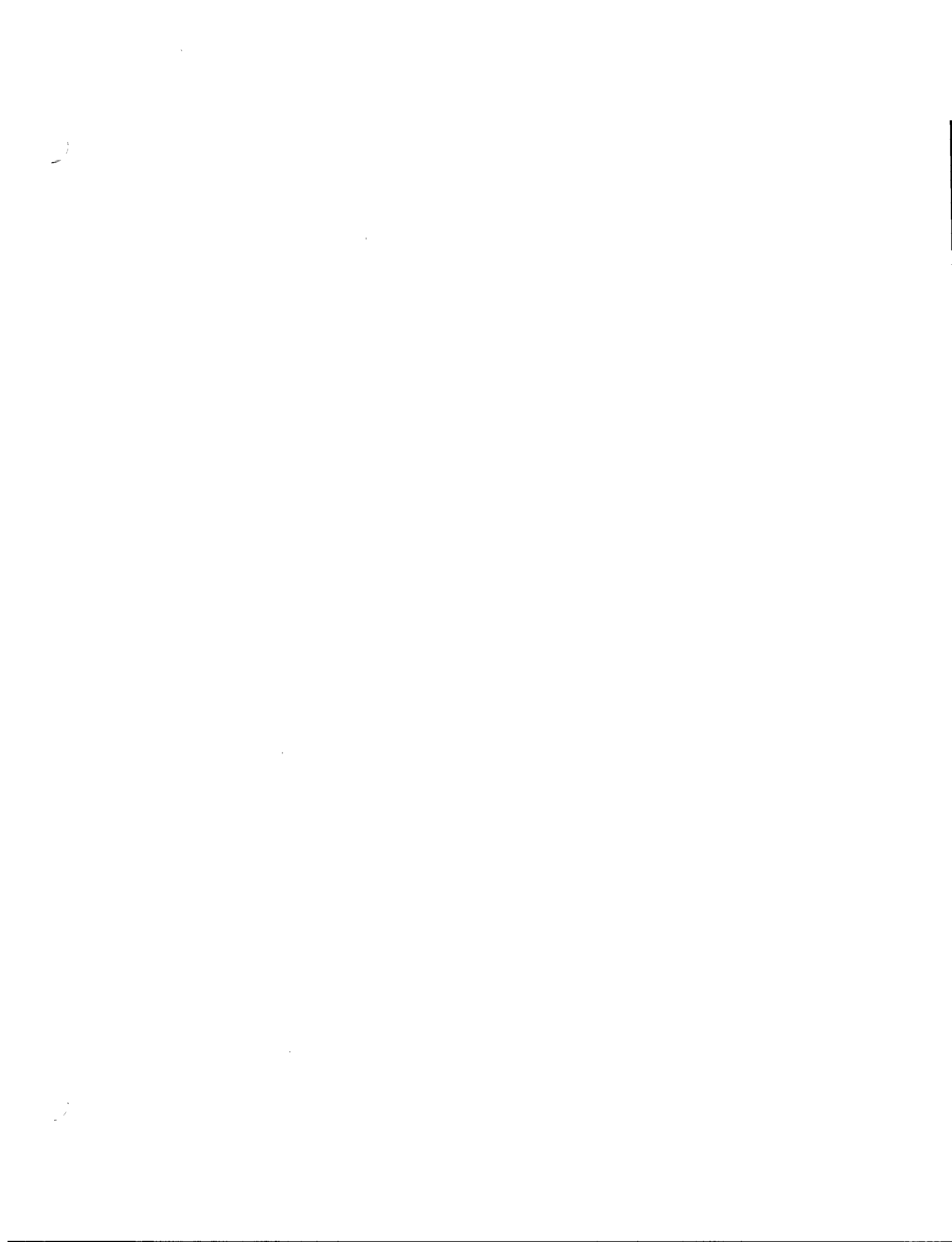


Google Earth

Image © 2021 Maxar Technologies  
2021 Google

200 m





## *DRAFT*

Hi Nick

I had heard that you had retired but did not realize you are now living on Quadra Island. No doubt you will have caught up with Reidar Zapf-Gilje, who also lives on Quadra Island. You will likely remember Reidar when he worked for Golder Associates on contaminated sites in their Burnaby office.

I am semi-retired and now living in Victoria. When not traveling and volunteering I have taken on a few hydrogeology assignments, one of which was to do an assessment of the feasibility of providing a potable water supply on each of 17 lots on property owned by the Quadra Links Golf course. In the June 2019 report that I prepared for them I indicated that there were essentially two aquifers in the area and that it would be feasible to provide the required 2,500 L/d of water on each lot. Subsequent to issuing my report, I have been informed all wells drilled on 16 of the lots were able develop sufficient water from one of the two aquifers (or possibly a related sub aquifers). The 17<sup>th</sup> lot uses a test well that was used as a pump test observation well, when the Golf course irrigation well was pump tested in 2005. Both the irrigation well and the observation well had estimated yields of 50 USgpm at time of construction..

The 24-hour pump test was run on the irrigation well at a rate of 50 USgpm and the drawdown in this 60m deep well was only 4m. This test was supervised by Bruce Igimundson of Thurber Engineering Ltd. and he concluded that pumping from this well would not have an impact on neighbouring wells. The irrigation well has been operation for several years and has a meter installed. The depths to static and pumping water levels have been measured periodically. This data indicates that the average pumping rate is less than half of the pump tested rate and that the static water level has not substantially changed since 2005.

Quadra Links is currently in the process of planning for a 21 unit RV park on the property. Using standard water consumption data for RV sites I estimate that the water consumption would average slightly less than 1 USgpm. As they plan to provide water from the irrigation well, this represents a 3 to 4% increase in the yield from this well, which, in my opinion, would have no impact on neighbouring wells.

On August 6<sup>th</sup> this year Quadra Links held an open house to provide information on the proposed RV facility and hired me to attend. As was expected, there was a lot of concern expressed about the possibility that the water supply to the RV park would have an impact on neighbouring wells. I did my best to provide factual information and got the impression that most people went away knowing that a hydrogeological assessment had been conducted and that the possibility of impacts was just about nil.

I contacted Quadra Links and they have given me permission to provide you with this information and to attach both my 2019 report and a copy of the Thurber 2005 report

*DRAFT*

with a partial copy of their Figure 1. We tried to get a complete copy of Figure 1 from Thurber, but found that even they do not have a complete copy.

Two of the directors from Quadra Links Ltd (Bill Pirie and Jackson Holmes) have indicated to me that they very much want to get factual information out to the public and allay the many concerns and rumors relating to the golf course and the RV development issue. To this end, they are willing to meet with you and representatives from the ICAN-WST group, and they want me to attend the meeting.

In the meantime, if you have any questions or comments about the reports or related issues please contact me.

**ELANCO ENTERPRISES LTD.**

Our File: 245

4965 Cordova Bay Road, Victoria, B.C., V8Y 2K1

Phone 250 744-1357. E-mail: adakin.elanco@gmail.com

June 18, 2019

Quadra Links Ltd.  
950 Heriot Bay Road  
Quadra Island, B.C.  
V0P 1N0

Attention Bill Pirie, President.

Dear Mr. Pirie:

Re: Hydrogeological Impact Assessment for Potential Residential Subdivision.

As requested, I have conducted a hydrogeological assessment of the area on, and around, the Quadra Links golf course property located at 950 Heriot Bay Road, Quadra Island (the Property). This report provides a summary of the work I have carried out to assess the feasibility of constructing water supply wells on each of 17 proposed strata lots and to assess potential impacts. These impacts included well water contamination from surface sources, salt water intrusion and the impact of pumping from these wells on existing neighbouring wells and surface water bodies.

This assessment involved visiting the site on May 3<sup>rd</sup>, 2019, reviewing information on local area hydrogeology and surface water bodies, reviewing the performance of the golf course irrigation well, interpreting groundwater flow systems and assessing hydraulic impacts from the operation of all wells on the Property.

Background

The 63.35 hectare (ha) Property is located on the east side of Heriot Bay Road; about 2.5Km northeast of the Quathiaski Cove (see location on Fig. 1). The legal description is:

Lot 2, District Lot 122, Sayward District, Plan VIP36442.

The current plan is to develop a seventeen lot residential strata subdivision in the northern portion of the Property (see outline of the subdivision area on Fig. 2). The water supply will be sourced from individual drilled wells on each lot and sewage will be collected in a piped network, treated at a new wastewater treatment system and the effluent dispersed into the ground (see locations on Fig. 3).

The Ministry of Transportation and Infrastructure requires proof of water quantity in the amount of 2,500 litres per day (Lpd) per dwelling and that the water quality meets Canadian Drinking Water Quality standards.

Physical Setting, Soils and Drainage

Most of the Property has undulating topography which predominantly slopes in an easterly direction towards the Georgia Strait. Elevations range from about 84 metres above mean sea level (m-asl) in the southwest corner of the Property to about 29 m-asl near the northeastern corner.

The regional soils map indicates that the western half of the Property has soils of marine origin which are mapped as mostly Dashwood soil with some Kye soil (see Fig. 1). Dashwood soil is characterised as being well drained and Kye soil is rapidly drained (see exposures in Photos 1

and 2). The soils in the eastern part of the Property are also of marine origin and are mapped as primarily Parksville soil with some Bowser soil. These are respectively classified as poor to imperfectly drained.

According to an owner's representative, prior to development of the golf course, there were no well-defined natural drainage courses on the Property. This observation is consistent with regional soil mapping in that much of the Property had well drained surface soils that were capable of transmitting a considerable portion of the rainfall and snow melt runoff in the near subsurface, resulting in only a small portion being available for flow on the ground surface.

A large volume of sand was imported onto the property to create the golf course fairways and putting areas. The interstices in this sand provides a sponge-like temporal storage of surface water runoff and helps slow runoff. Development of the golf course also involved the construction of several ponds, the largest of which is used to store irrigation water (see locations on Fig. 3 and 4).

J. E. Anderson & Associates have been retained to conduct topographic surveys and to develop a surface water drainage plan for the proposed subdivision area. This plan includes a series of road side ditches which generally follow the topography leading towards a low elevation area near the northeast corner of the Property.

#### Precipitation

The average annual precipitation on Quadra Island is 2,194mm and the monthly averages are:

Jan (306), Feb (202), Mar (236), Apr (160), May (103), Jun (84), Jul (52), Aug (69), Sep (97), Oct (262), Nov (336) and Dec (287).

#### Surficial Geology

The regional geology map indicates that the Property is covered by glacial till and glaciomarine drift (Fraser Glaciation Drift) and underlying this unit are glacio-fluvial sediments called the Quadra Sediments (Clague, 1977). As indicated on the profiles presented on the two hydrogeological sections and a well log, where present, this Drift unit is typically about ten metres (m) thick (see Figs. 5 and 6). The underlying Quadra Sediments in this area consist primarily of silty sand with some clay and intermittent silt free sand layers. The silt free sand layers are typically water bearing and where areally extensive, they form aquifers which sustain local area well water supplies.

#### Regional Water Wells

The locations of two wells on the Property and registered wells in the area around the Property are indicated on Fig. 2, along with their Well Tag Numbers (WTNs) and a summary of available information on the wells is presented on Tables I and II.

A review of this information, along with the profiles presented on Fig. 5 led to the following observations:

- None of the records reviewed indicated a "dry hole".
- Many wells intercepted multiple water bearing zones and were typically screened in the most productive zones observed when drilling. For example, the irrigation well on the Property was drilled to a depth of 103.6m where a water bearing zone was encountered,

however the bottom of the screen was set at a depth of 55m (El. 24 m-asl) which was judged to have a higher yield.

- The Drift unit is absent in areas north of the Property, where sand and gravel is present at ground surface (see Fig. 5B). A sand and gravel quarry is located in this area.
- The estimated well yields ranged from 4.5 to 227 litres per minute (Lpm), with the highest yield coming from the two wells on the Property.
- The depths to static water level are quite variable, with the deeper wells generally having the lower water levels.

#### Irrigation Well

The 55m deep Irrigation Well on the Property was constructed in 2005 (see log on Fig .6 and Photo 3) and a 24-hour pump test was conducted soon after its completion. As indicated in a 2005 report prepared by the hydrogeology consultant retained by the Golf Course (Thurber Engineering Ltd) the initial static water level was 39.75m and the drawdown after pumping at a rate of 3.2 litres/second (50 USgpm) for 24 hours was 4m. The water level recovered fully within 15 minutes after the pumping was terminated. Based on the water level trends monitored during this test, Thurber determined that aquifer transmissivity was in the range 80 to 400 m<sup>2</sup>/day.

Water levels were monitored in domestic wells located at 403 Barton Road (Well 3) and 1013 Topcliff Road (Well 55605) and the monitoring well on the Property (MW1) (see locations on Fig. 2) and no response to pumping was recorded. Water levels were also monitored in two shallow (about 6m deep) dug wells (Wells 15 and 16) and no response was observed. This led Thurber to conclude that pumping the Irrigation Well at a rate of 3.2 Litres per second (227 Lpm) would not have an impact on the water supply from neighbouring wells.

The Irrigation Well has a flow meter installed and Golf Course personnel have made periodic meter readings and measured depths to water level during 2017 and 2018. This data shows that the annual pumpage was 21,360 and 27,508 m<sup>3</sup> respectively and that the days of pumping were 120 and 197. The average pumping rate was 102 Lpm in 2017 and 80 Lpm in 2018. These rates are less than half of the pump tested rate of 227 Lpm. The depths to static water levels ranged from 39.6 to 41.1m, which compares with the 39.75m level measured soon after well construction in 2005. Depths to pumping levels ranged from 41 to 50m. This confirmed that the aquifer can easily sustain the Irrigation well pumpage.

#### Groundwater Flow Systems

Regional aquifer mapping carried out by the Ministry of Environment has not delineated any aquifer in this area. However, based on a review of lithologic information from local area well logs and the sustainable yield from the irrigation well on the Property, at least two relatively thin aquifer units have been delineated (see Fig. 5A and 5B). Flow in these confined aquifers is from recharge areas in the west of Heriot Bay Road (see Photo 4) towards the east, where there are likely submarine springs discharging into the ocean.

Hourly water levels have been monitored in a Provincial monitoring well (OBS 383) since 2008 and a graph of this record is presented on Fig.7. This 78.6m deep well is located about 400m southwest of the Property (see Fig. 2). Over the period 2008 to 2015 the water levels trended downward by a metre and since then have leveled out. There was no significant annual

amplitude prior to 2012 and since then the amplitude has ranged from about 0.5 to 0.7m. This change could be the result of the aquifer becoming more confined over time. Tidal pressure in the ocean discharge area causes daily water levels fluctuations with amplitude of about 0.025m (see detail on Fig. 7). In a report on the pump testing of the Irrigation Well (Thurber 2005) indicated that tidally induced water level fluctuations were also observed in the monitoring well (MW1) on the Property. This confirms that the lower aquifer unit screened by these wells is areally extensive.

#### Potential for Constructing Wells on Each Proposed Lot.

A well capable of yielding 2,500 L/day (1.74 Lpm) is required for each of the 17 lots. As can be seen on Table I, all of the records for existing wells in the area had yields in excess of this value. Metered water supplies in the Regional District of Nanaimo show that water usage for a typical residence ranges from 513 to 1019 L/d and averages 710 L/d over the year. Using this value the annual pumpage from the 17 lot subdivision would be 4,405 m<sup>3</sup>, which would represent a 21% in annual increase in pumpage from the aquifers below the property. Based on the lack of impact from the Irrigation well pumpage, it is concluded that pumpage from the new wells will not have a significant impact on aquifer water levels, and thus not impact neighbouring well water supplies.

As is illustrated on Fig. 5 the subdivision wells will likely either be screened in one of the upper aquifer units or in the deep aquifer. MW1 will be used to supply water to Lot 15 and hence only 16 new wells will be required.

The distances for 1, 5 and 10 year travel time for water reaching individual wells are 0.2, 1 and 2 Km. These relatively long distances are consistent with the Irrigation well not having any e-coli form counts.

#### Dispersal of Treated Wastewater

The sewage from each lot will be delivered to a central sewage treatment plant via a piped network. The sewage treatment plant will be located northeast of the top corner of the driving range (see location on Fig. 3). As set out in the design documents prepared by OSI Onsite Systems Inc, (2019) this treatment plant will deliver Type 2 effluent to two 69.9m long dispersal mounds. The design of these mounds was based on extensive profiling of soils and water levels in test pits dug in, and down slope of, the mound. In addition, an eight day infiltration test was conducted in a 15m test trench and confirmed that the soil can absorb the peak day design flow of 22.1 m<sup>3</sup>/d. The soils encountered in the test trench can be seen in Photo 2 and a plan and profile of the dispersal mound is presented on Fig. 8. This system is designed to ensure that, after the effluent has infiltrated through an unsaturated zone below the mound and has migrated a minimum down slope distance of 7.5m, the water will no longer pose a health risk.

#### Water Quality

A water sample was taken from the Irrigation well soon after it was constructed in 2005 and sent to a laboratory for analysis. At the same time, water samples were collected from two drilled domestic wells (Well 3 and 55606 on Fig. 2). The results of the water analyses are presented on Table III and compared with the Canadian Drinking Water Quality (CDWQ) guideline. As can be seen, with the exception of a high total coliform bacteria count in Well 3, all three samples met CDWQ criteria. It is suspected that the source of the high coliform count is not from Well 3 but from a plumbing fixture near the sampling point.

Irrigation well water samples were also collected and analyzed in 2012 and 2017. The results confirm that the water is of excellent quality and that it has not changed over the 12 year sampling interval. Routine sampling and analysis for coliform in Irrigation Well water collected from a tap located in the Golf Course Kiosk has been conducted since July 2012. This indicated a few exceedences for total coliform, but none for e-coli. The most likely origin of the total coliform is in the plumbing system and not the well.

#### Security of the Well Sources

The existing Irrigation and Monitoring wells have proper seals around the surface casing, are very deep and are screened in confined aquifer units. The new wells will also have surface seals that meet current regulatory requirements and hence there is no pathway for surface contaminants to reach the well screens.

As a precaution, all wells should be located at least 10m from a sewer main with an operating pressure in excess of 207 Kpa (30psi).

#### Summary and Conclusions

1. Two relatively thin aquifers extend beneath the Property and are recharged in a relatively undeveloped area located west of Heriot Bay Road.
2. There is no evidence that either aquifer has been exploited under existing usage.
3. This hydrogeologic assessment confirms that the proposed maximum 2,500 L/day (1.74 L/min) pumpage can reasonably be expected to be achieved from individual wells in the proposed subdivision area. Also, the long term pumping from these wells will not have an impact on the neighbouring wells.
4. The subdivision wells will have proper surface seals and the extensive thickness of silty sediments above the well screens will provide an adequate protection against the migration of surface contaminants into them.
5. The water in the upper aquifer is well documented and is of excellent quality and meets the Canadian Drinking Water Quality standards. The quality of the lower aquifer is also expected to be the same.
6. As a precaution, all wells should be located at least 10m from a sewer main with an operating pressure in excess of 207 Kpa (30psi).

Limitations.

This investigation has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in B.C. No warranty is expressed or implied.

I trust that this is sufficient for your present purposes.

Yours truly,

Elanco Enterprises Ltd.



R. Allan Dakin, FEC, P. Eng.  
Senior Groundwater Engineer



## References

- BC Ministry of Environment. Soils of South Vancouver Island BC. Sheet 7. Soil Survey Report No. 44.
- Clague, J.J., 1976. Quadra Sand and its relation to the late Wisconsin glaciation of southwest British Columbia. Canadian Journal of Earth Sciences. Vol. 13, No. 6, pp. 803-815,
- Fyles, J.G. 1959. Surficial Geology Map – Oyster River. Geological Survey of Canada.
- MOE, Water Stewardship Division, Water Resources Atlas, [http://www.env.gov.bc.ca/wsd/data\\_searches/wrbc/index.html](http://www.env.gov.bc.ca/wsd/data_searches/wrbc/index.html), 2012a.
- MOE, Water Stewardship Division, WELLS - Ground Water Wells Database, [http://www.env.gov.bc.ca/wsd/data\\_searches/wells/index.html](http://www.env.gov.bc.ca/wsd/data_searches/wells/index.html), 2012b.
- OSI Onsite Systems Inc. May 2019. Sewerage System Specifications – 17 Strata Lots in Proposed Subdivision. Prepared for Quadra Links Ltd. 10pp
- Thurber Engineering Ltd. 2005. Quadra Links Golf Course – Pump Testing Results. Interim report prepared for Quadra Links Inc. 6pp.

**Photos**



**Photo 1. Water table in test pit**



**Photo 2. Infiltration test section (15m long) in effluent dispersal area**



Photo 3. Irrigation Well Head



Photo 4. Typical Local Area Road Layout in Recharge area .

## **Tables**

**Table I**

**Depth Information For Local Area Water Wells**

Well Tag Number	Well Use	Street		Depth to (m)				Yield Lpm
		Number	Name	SWL	Aquifer Top	Aquifer Bottom	Bottom of hole	
4328	D	970	Heriot Bay Road	4.6			5.5	na
54512	D	1064	Milton Road	27.4	29.3	36.0	36.0	22.7
54794	D	259	Animal Farm Road	41.1	48.8	50.3	50.0	18.2
55606	D	1013	Topcliff Road	22.9	29.3	31.1	32.0	18.2
56214	D	1043	Topcliff Road	24.4	25.0	30.5	30.8	4.54
71554	G	1064	Milton Road	26.8	36.0	38.4	38.4	na
71555	G	1064	Milton Road	22.9	39.9	46.9	34.4	na
71556	G	1064	Milton Road	na	na	na	29.3	na
71557	G	1064	Milton Road	27.4	38.4	40.2	40.2	na
93755	Obs	859	Heriot Bay Road	52.1	75.6	78.6	78.6	27.2
95829	D	838	Smiths Road	52.7	50.3	61.3	61.3	45.4
110280	D	970	Heriot Bay Road	42.7	50.6	53.0	54.9	22.7
115946	D	1045	Heriot Bay Road	56.4	44.8	76.8	76.8	22.7
Well 1	I	950	Heriot Bay Road	39.6	39.6	54.9	103.6	227
Well 2	Obs	950	Heriot Bay Road	25.9	73.8	82.6	82.6	227

Notes:

- 1) See locations of wells on Fig. 2 na = Data not available
- 2) The depth to water in Well 2 log is 185 ft and has been corrected to 85ft.
- 3) Well use abbreviations are: D = domestic use, G = test hole for gravel exploration I = Irrigation  
M = Monitoring water levels



**Table III  
Well Water Quality**

Client Sample ID			Irrigation Well (see Note 3)			WTN 55606	Well 3	CDWQ Guideline		
			Date Sampled	8-Aug-2005	25-Jun-2012	8-Feb-2017	5-Jul-2005	5-Jul-2005	MAC	AO
Time Sampled			11:00 AM	-	12:30	16 00	15.00			
Laboratory			NI Lab.	NI Lab.	Maxxam	NI Lab.	NI Lab.			
Lab Sample ID			45045	95913	QN3530	46437	46436			
Well depth (m)			103	103	103	32	na			
Parameter	Detection Limit	Units								
<b>Physical Tests (Water)</b>										
Colour, True	5.0	CU	<5	11	<5	-	-	-	15.0	-
Conductivity	2.0	uS/cm	218	-	-	227	216	-	-	-
Hardness (as CaCO3)	0.50	mg/L	67	81	77.7	75	72	-	-	-
pH	0.10	pH	8.40	8.5	8.16	8.6	7.1	-	6.5 9.5	-
Total Suspended Solids	3.0	mg/L	-	-	-	-	-	-	-	-
Total Dissolved Solids	20	mg/L	120	150	122	150	170	-	500	-
Turbidity	0.1	NTU	<0.5	0.6	0.77	<0.5	1.8	-	-	-
<b>Anions and Nutrients (Water)</b>										
Alkalinity, Total (as CaCO3)		mg/L	71.0	78	81.3	84.0	78.0	-	-	-
Bicarbonate alkalinity (as HCO3)		mg/L	-	-	99.2	-	-	-	-	-
Carbonate alkalinity (as CO3)		mg/L	-	-	<0.5	-	-	-	-	-
Hydroxide alkalinity (as OH)		mg/L	-	-	<0.5	-	-	-	-	-
Bromide (Br)	0.1	mg/L	-	-	-	-	-	-	-	-
Chloride (Cl)	0.5	mg/L	18	16.8	12.0	12.6	14.5	-	250	-
Fluoride (F)	0.0	mg/L	<1	0.06	0.05	<1	<1	1.5	-	-
Ammonia, Total (as N)	0.0050	mg/L	<0.2	-	-	-	-	-	-	-
Nitrate (as N)	0.0050	mg/L	<0.01	<0.05	<0.02	<0.1	0.5	10	-	-
Nitrite (as N)	0.0010	mg/L	<0.01	<0.05	-	<0.1	<0.1	1	-	-
Sulfate (SO4)	0.30	mg/L	6	7.5	9.5	4.2	7.2	-	500	-
Sulphide as S	0.020	mg/L	<0.05	-	-	-	-	-	-	-
<b>Organic / Inorganic Carbon (Water)</b>										
Dissolved Organic Carbon	0.50	mg/L	-	-	-	-	-	-	-	-
Total Organic Carbon	0.50	mg/L	-	-	-	-	-	-	-	-
Tannins and lignins	-	mg/L	-	<0.1	-	-	-	-	-	-
<b>Bacteriological Tests (Water)</b>										
E. coli		MPN/100mL	-	<1	-	<1	<1	<1	-	-
Fecal coliform bacteria		MPN/100mL	-	-	-	-	-	<1	-	-
Coliform bacteria - Total		MPN/100mL	-	<1	-	<1	>2000	<1	-	-
Non coliform bacteria - Total		MPN/100mL	-	-	-	-	-	-	-	-
Heterotrophic Plate Count		CFU/mi	19	-	-	-	-	<1	-	-
Iron Bacteria		CFU/mi	-	-	-	-	-	-	-	-
Sulphate Reducing Bacteria		CFU/mi	-	-	-	-	-	-	-	-
Transmittance at 250mm		%T/cm	-	98	-	-	-			
<b>Total Metals (Water)</b>										
Aluminum (Al)-Total	0.0030	mg/L	<0.005	0.022	0.007	<0.005	<0.005	-	-	0.01
Antimony (Sb)-Total	0.0001	mg/L	<0.0002	0.0003	<0.0005	<0.0002	<0.0002	0.006	-	-
Arsenic (As)-Total	0.0001	mg/L	0.0031	0.00170	0.00231	0.0016	0.0005	0.01	-	-
Barium (Ba)-Total	0.000050	mg/L	0.004	0.004	0.0035	0.003	0.023	1	-	-
Beryllium (Be)-Total	0.00010	mg/L	<0.0001	<0.00004	-	<0.0001	<0.0001	-	-	-
Bismuth (Bi)-Total	0.000050	mg/L	<0.0005	<0.001	-	<0.0005	<0.0005	-	-	-
Boron (B)-Total	0.010	mg/L	0.015	0.14	<0.05	0.013	0.037	5	-	-
Cadmium (Cd)-Total	0.000005	mg/L	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	0.005	-	-
Calcium (Ca)-Total	0.050	mg/L	21.4	26.6	25.3	23.5	20.8	-	-	-
Cesium (Cs)-Total	0.00001	mg/L	-	-	-	-	-	-	-	-
Chromium (Cr)-Total	0.0001	mg/L	<0.0005	<0.0004	<0.001	<0.0005	<0.0005	0.05	-	-
Cobalt (Co)-Total	0.0001	mg/L	<0.0001	0.00005	<0.0005	<0.0001	<0.0001	-	-	-
Copper (Cu)-Total	0.0005	mg/L	<0.001	0.005000	<0.0002	<0.001	<0.026	-	1	-
Iron (Fe)-Total	0.01	mg/L	0.10	0.105	0.234	<0.1	0.1	-	0.3	-

**Table III  
Well Water Quality**

Client Sample ID			Irrigation Well (see Note 3)			WTN 55606	Well 3	CDWQ Guideline		
			Date Sampled	8-Aug-2005	25-Jun-2012	8-Feb-2017	5-Jul-2005	5-Jul-2005	MAC	AO
Time Sampled			11:00 AM	-	12.30	16 00	15:00			
Laboratory			NI Lab.	NI Lab.	Maxxam	NI Lab.	NI Lab.			
Lab Sample ID			45045	95913	QN3530	46437	46436			
Well depth (m)			103	103	103	32	na			
Parameter	Detection Limit	Units								
Lead (Pb)-Total	0.00005	mg/L	<0.0001	0.0018	<0.0002	0.0003	0.0012	0.01	-	-
Lithium (Li)-Total	0.001	mg/L	<0.001	<0.001	-	<0.001	0.013	-	-	-
Magnesium (Mg)-Total	0.005	mg/L	3.3	3.5	3.51	4.0	4.80	-	-	-
Manganese (Mn)-Total	0.0001	mg/L	0.03	0.034	0.0332	0.0220	0.0080	-	0.05	-
Mercury (Hg)-Total	0.00001	mg/L	<0.0001	-	-	-	-	-	-	-
Molybdenum (Mo)-Total	0.00005	mg/L	0.00200	0.0013	0.0013	0.001	<0.001	-	-	-
Nickel (Ni)-Total	0.0005	mg/L	<0.0005	<0.001	<0.001	<0.0005	0.01	-	-	-
Phosphorus (P)-Total	0.05	mg/L	0.1	0.069	-	-	-	-	-	-
Potassium (K)-Total	0.05	mg/L	2.60	3.3	3.0	4.8	1.6	-	-	-
Rubidium (Rb)-Total	0.0002	mg/L	-	-	-	-	-	-	-	-
Selenium (Se)-Total	0.00005	mg/L	<0.0002	<0.0006	<0.00001	<0.0002	<0.0002	0.01	-	-
Silicon (Si)-Total	0.05	mg/L	7.0	7.07	7.03	8.68	10.3	-	-	-
Silver (Ag)-Total	0.00001	mg/L	<0.0001	<0.00001	<0.00002	<0.0001	<0.0001	-	-	-
Sodium (Na)-Total	0.05	mg/L	11.0	13.4	12.0	11.9	13.2	-	200	-
Strontium (Sr)-Total	0.0002	mg/L	0.0840	0.0870	-	0.163	0.1	-	-	-
Sulfur (S)-Total	0.5	mg/L	1.9	-	<3	1.4	2.4	-	-	-
Tellurium (Te)-Total	0.0002	mg/L	-	-	-	-	-	-	-	-
Thallium (Tl)-Total	0.0000	mg/L	<0.00001	<0.00001	-	<0.00005	<0.00005	-	-	-
Thorium (Th)-Total	0.0001	mg/L	-	-	-	-	-	-	-	-
Tin (Sn)-Total	0.0001	mg/L	<0.001	0.0026	-	<0.001	<0.001	-	-	-
Titanium (Ti)-Total	0.0003	mg/L	<0.0005	<0.001	-	0.0006	<0.00005	-	-	-
Tungsten (W)-Total	0.00010	mg/L	-	-	-	-	-	-	-	-
Uranium (U)-Total	0.0000	mg/L	-	<0.0004	<0.0001	-	-	0.02	-	-
Vanadium (V)-Total	0.001	mg/L	0.0005	<0.0001	<0.005	0.0001	0.0025	-	-	-
Zinc (Zn)-Total	0.0030	mg/L	0.008000	0.058	0.0454	0.006	0.124	5	-	-
Zirconium (Zr)-Total	0.000	mg/L	-	-	-	-	-	-	-	-
UV absorbance (254nm)		AU/cm		0.0140	-	-	-			

Notes:

- 1) See locations of wells on Fig. 2
- 2) 0.00 = Samples exceeding MAC 0.00 = Samples exceeding AO
- 3) The irrigation well also serves the golf course kiosk where bi-weekly tap sampling for coliform since July 2012 has not detected any coliform bacteria

## **Figures**



Quinsam (moraine) with some Qualicum (fluvioglacial and marine) soils



Dashwood (well drained marine) with some Kye (rapidly drained marine) soil.



Parkville (poorly drained marine) with some Bowser (imperfectly drained marine) soil.

**NOTES**

1) Base map from Sheet 7 Soils of Vancouver Island (Soil Survey Report 44)

Scale (1:7,500)



**QUADRA LINKS LIMITED**

**ELANCO ENTERPRISES LTD.**  
Victoria, B.C. (250 744-1357)

**Hydrogeological Assessment of  
Proposed subdivision area on 750 Heriot  
Bay Road property, Quadra Island, B.C.**

**Area Location and Soils Map**

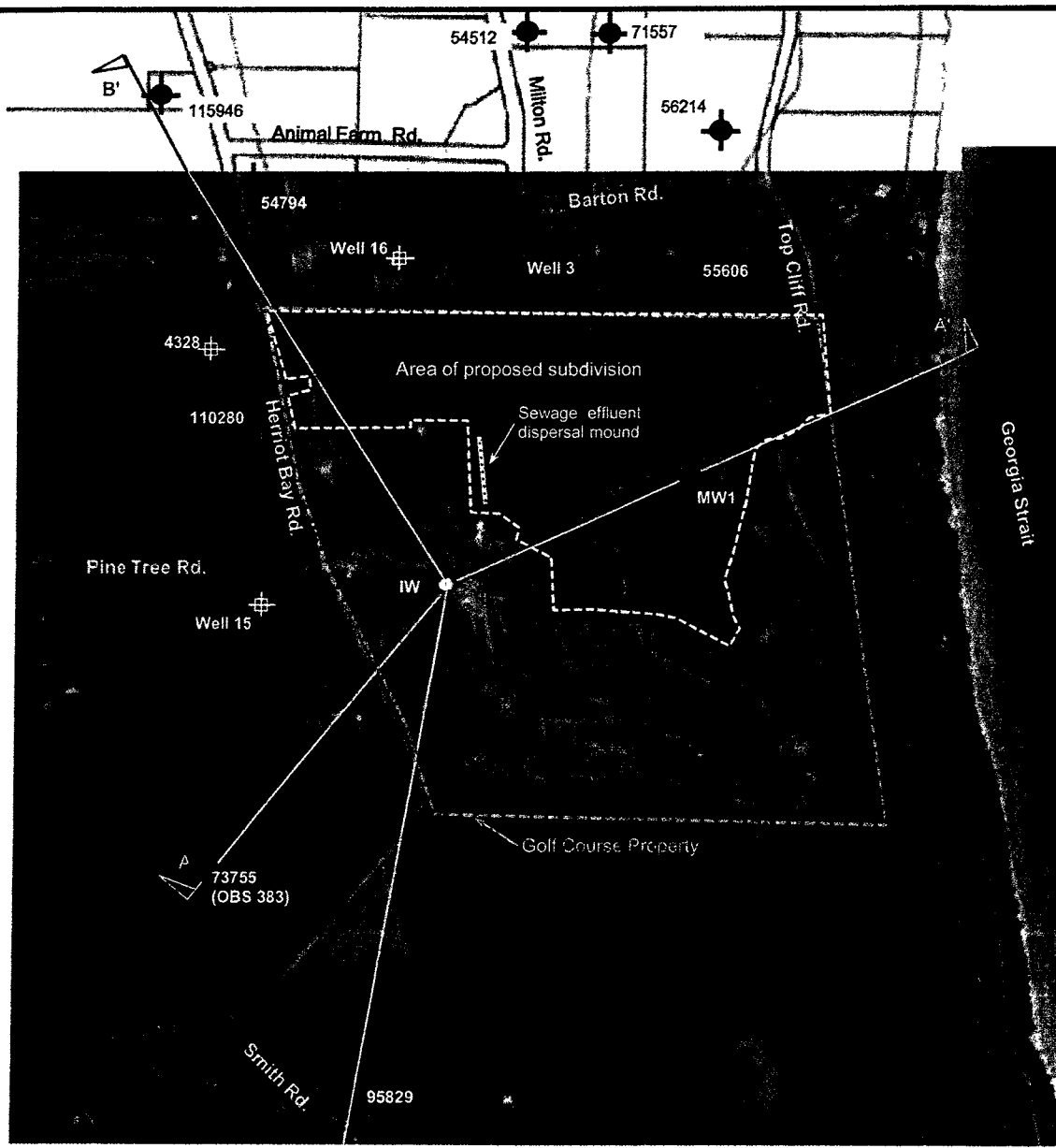
Drawn

Date  
May, 2019





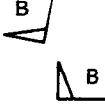
Approved

Fig **1**

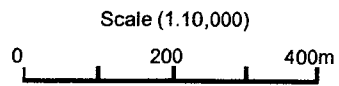
JOB NUMBER: 245




**Legend**

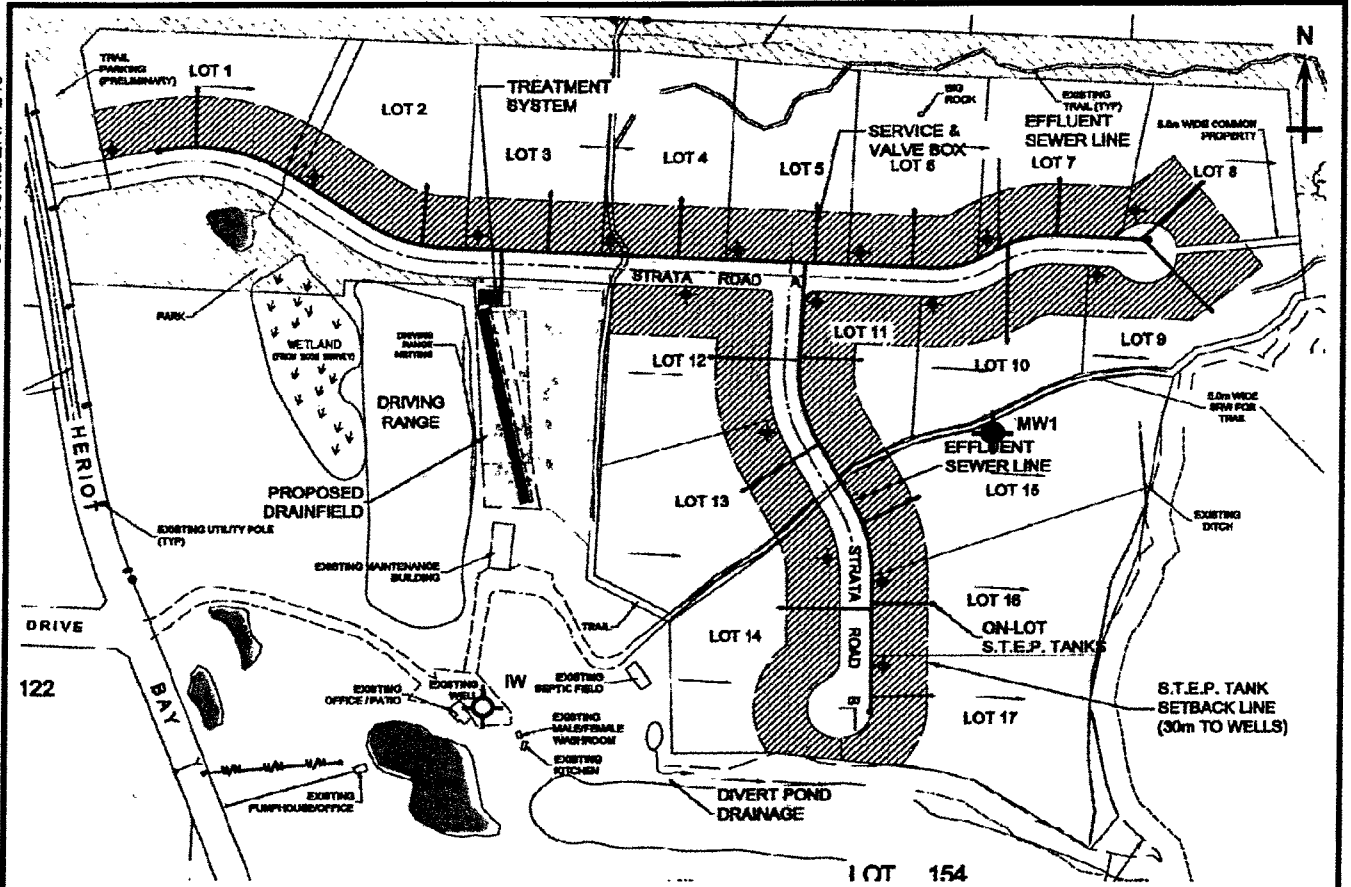
-  Monitoring Well
-  Golf course irrigation well
-  Drilled domestic water supply well
-  Shallow dug well
-  Hydrogeological section B-B' (see Note 2)

**NOTES**  
 1) See information on water wells on Tables I and II.





<b>QUADRA LINKS LIMITED</b>		<b>ELANCO ENTERPRISES LTD.</b> Victoria, B.C. (250 744-1357)	
<b>Hydrogeological Assessment of Proposed subdivision area on 750 Herriot Bay Road property, Quadra Island, B.C.</b>	<b>Area Map</b>	Drawn 	Date May. 2019
		Approved	Fig <b>2</b>

JOB NUMBER: 245



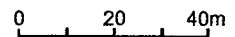
**Legend**

- IW  Irrigation Well
- MW1  Pump test monitoring well

**NOTES**

1) Base map prepared by OSI Onsite Systems Inc

Scale (1:1,500)



**QUADRA LINKS LIMITED**

**ELANCO ENTERPRISES LTD.**  
Victoria, B.C. (250 744-1357)

Hydrogeological Assessment of  
Proposed subdivision area on 750 Heriot  
Bay Road property, Quadra Island, B.C.

**Proposed Subdivision Area with  
Locations of Proposed Wells**

Drawn

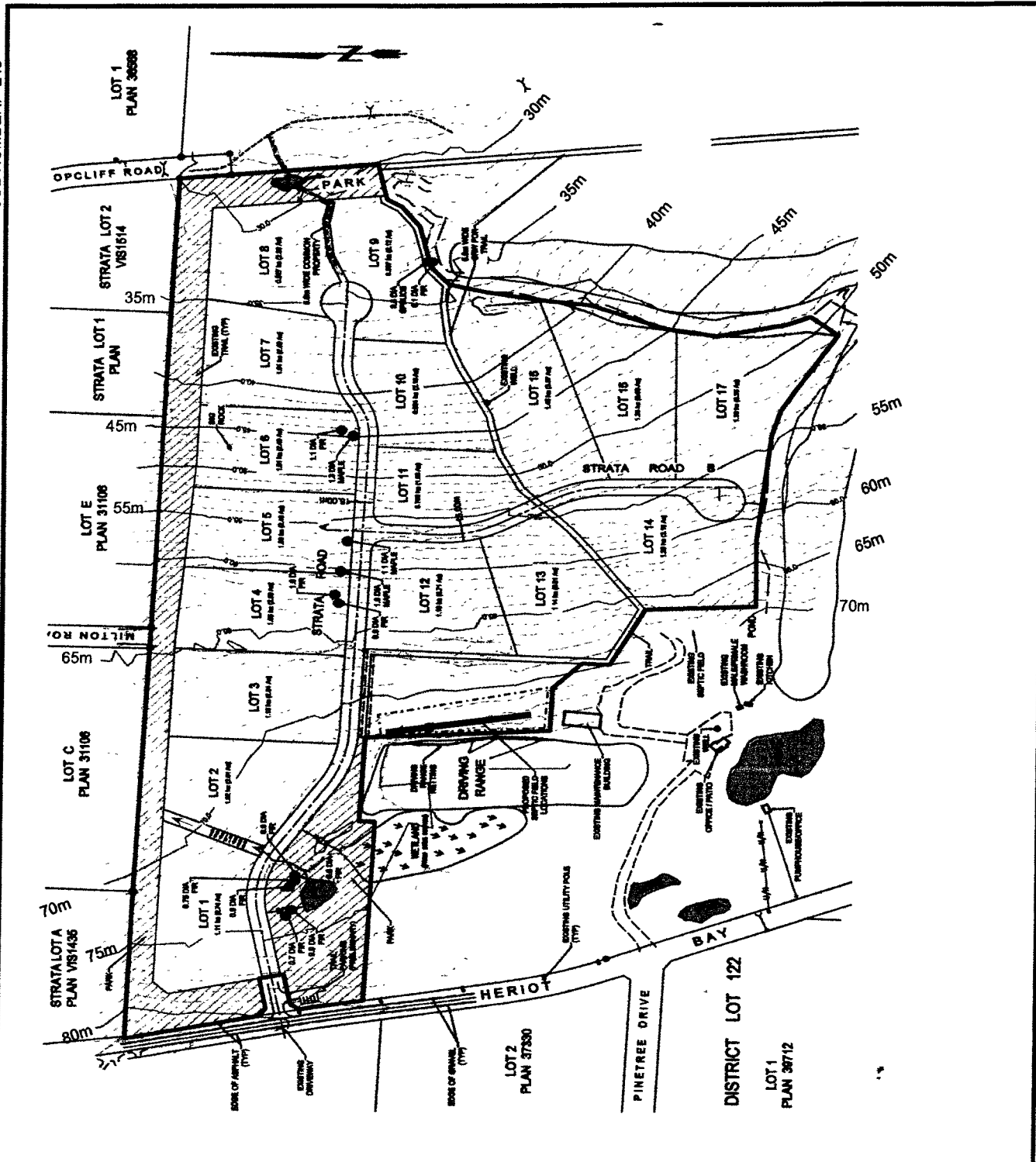


Date

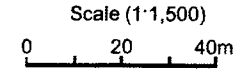
May, 2019


Approved

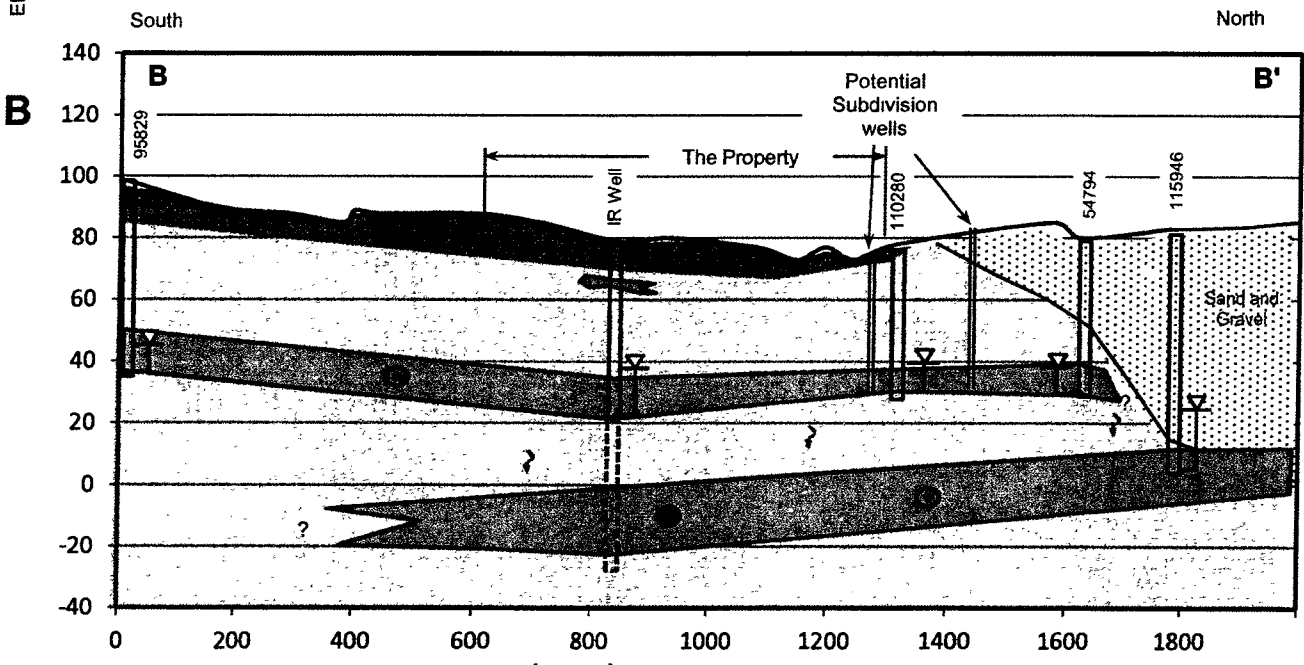
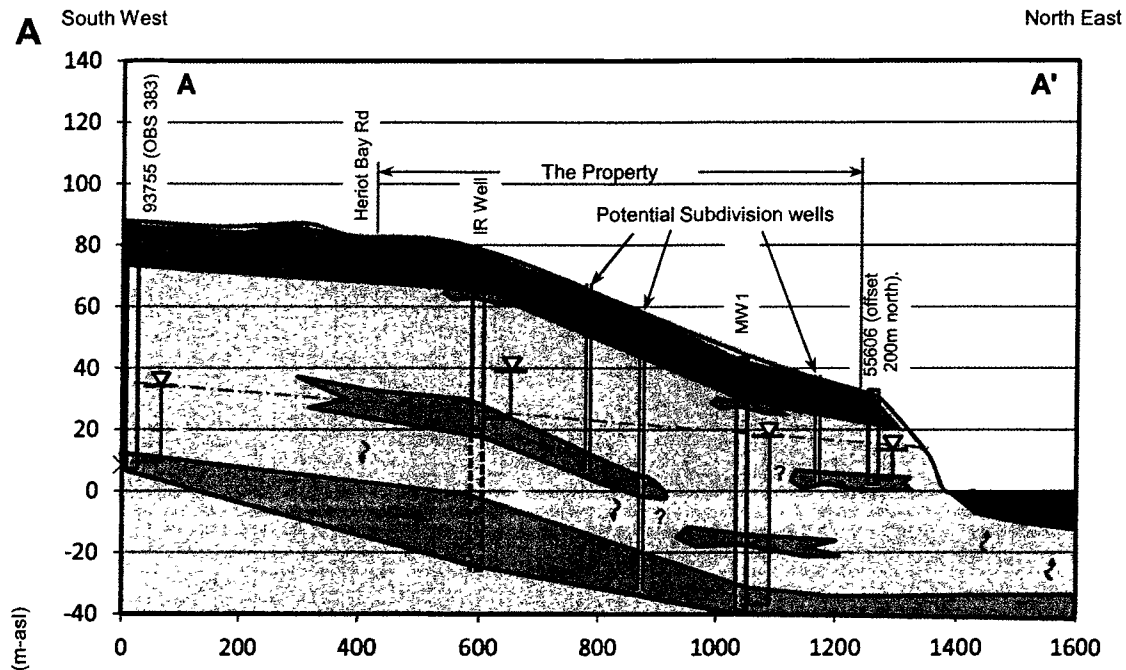
Fig **3**



NOTES  
 1) Base map prepared by OSI Onsite Systems Inc



<b>QUADRA LINKS LIMITED</b>		<b>ELANCO ENTERPRISES LTD.</b> Victoria, B.C. (250 744-1357)		
Hydrogeological Assessment of Proposed subdivision area on 750 Heriot Bay Road property, Quadra Island, B.C.	<b>Plan of Proposed Subdivision Area</b>		Drawn 	Date May 2019
			Approved	Fig <b>4</b>



**Legend**

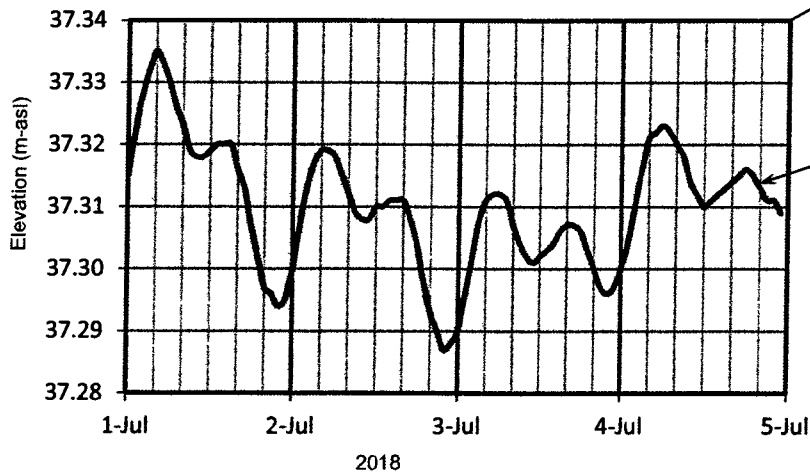
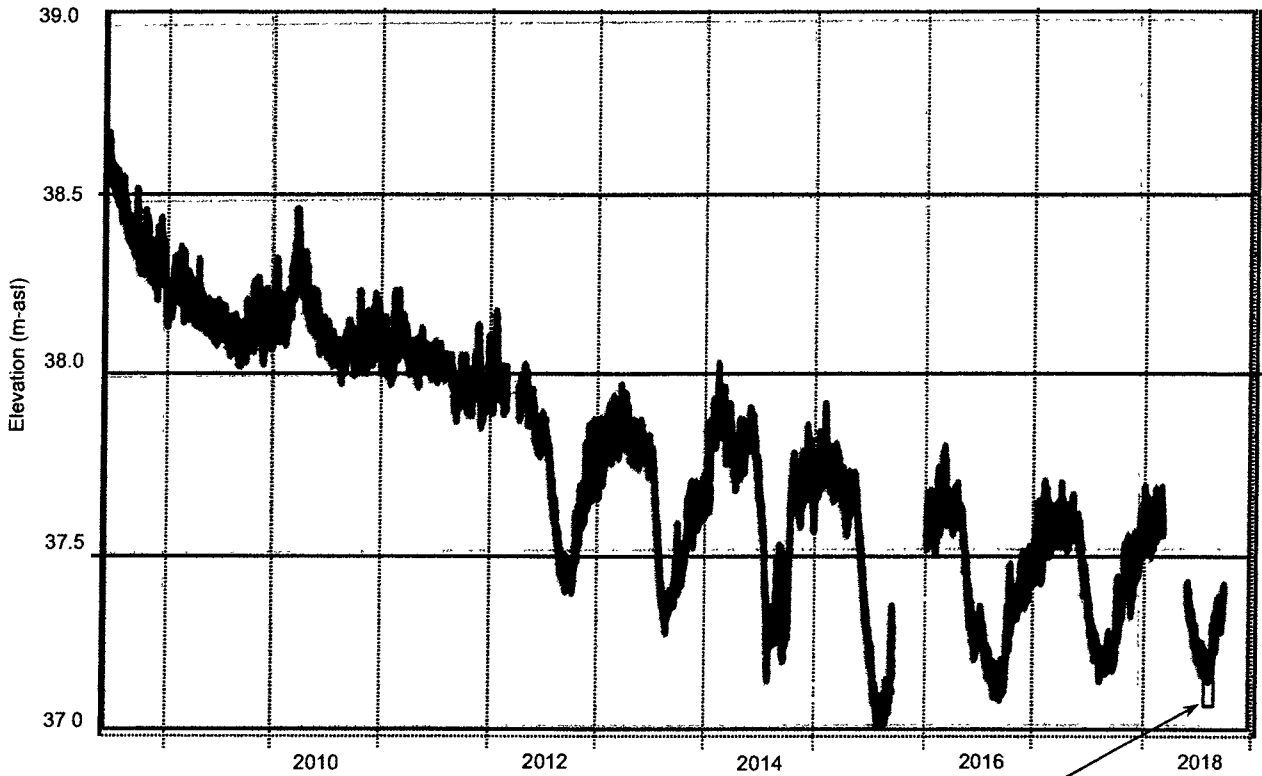
- Dense silty sand and gravel (till like)
- Water bearing sand unit
- Silt, sand and clay
- Water well with indicated static water level at time of
- Flow out of section
- Inter aquifer flow

**NOTES**  
 1) See locations of Sections on Fig 2 and data on wells on Tables I and II.

Horiz Scale (1:12,500)  
 0 200 400m

<b>QUADRA LINKS LIMITED</b>	<b>ELANCO ENTERPRISES LTD.</b> Victoria, B.C. (250 744-1357)		
Hydrogeological Assessment of Proposed subdivision area on 750 Heriot Bay Road property, Quadra Island, B.C.	<b>Hydrogeological Sections A-A' and B-B'</b>	Drawn  Date May, 2019	Approved _____ Fig <b>5</b>

Assumed ground elevation = 87 m-asl



NOTES


- 1) See location of well WTN 93755 on Fig. 2


**QUADRA LINKS LIMITED**

**ELANCO ENTERPRISES LTD.**  
Victoria, B.C. (250 744-1357)

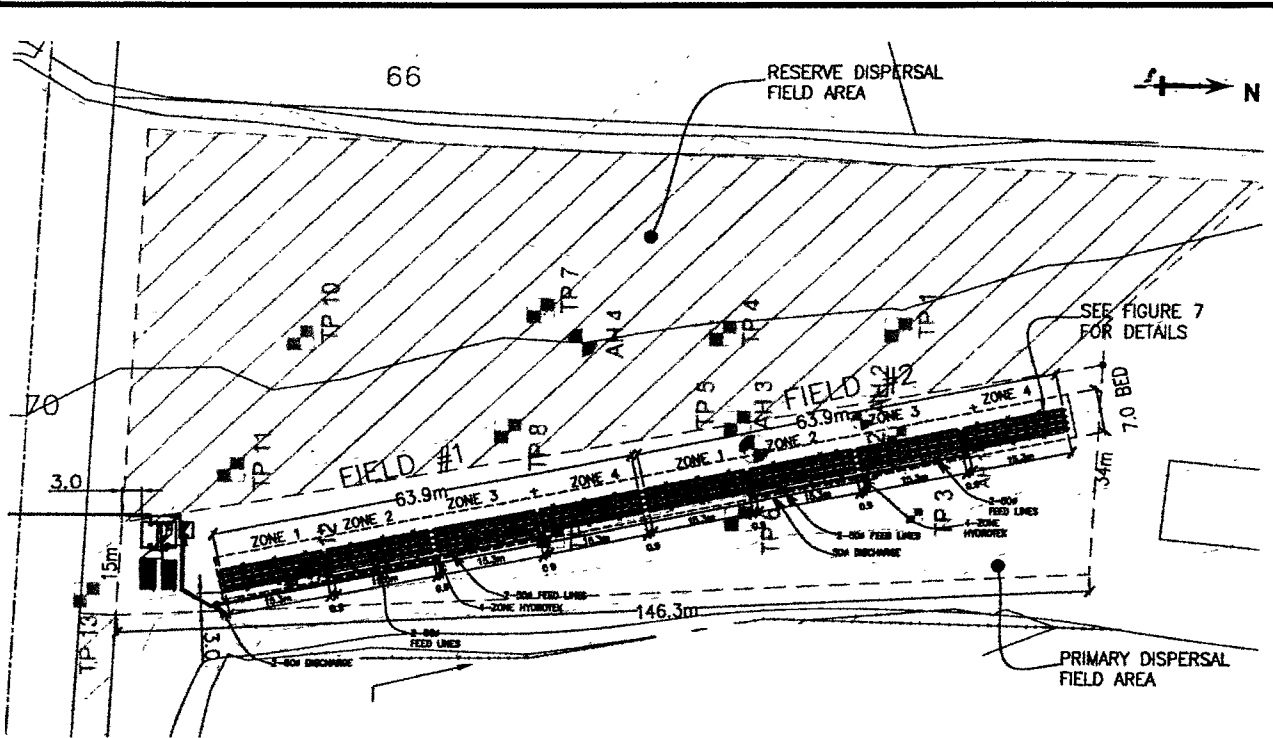
Hydrogeological Assessment of  
Proposed subdivision area on 750 Heriot  
Bay Road property, Quadra Island, B.C.

**MOE OBS Well 383 Hydrograph**

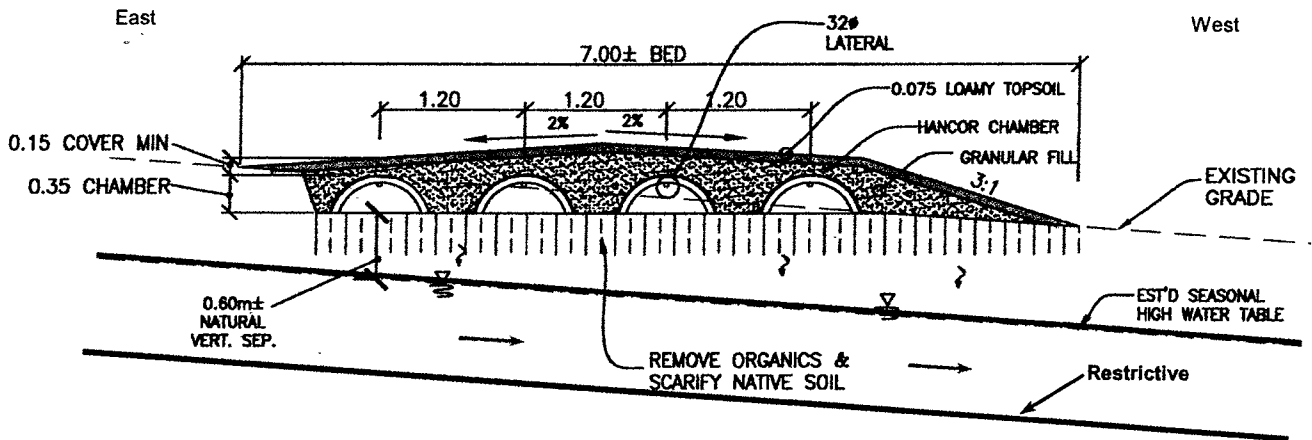
Drawn  Date  
May 2019

Approved  Fig **6**

JOB NUMBER: 245



Plan



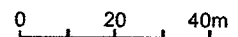
Typical Profile

Not Drawn to Scale)

NOTES

1) Drawings modified from OST Onsite Systems Inc wastewater treatment system drawings.

Scale (1:1,500)



QUADRA LINKS LIMITED

ELANCO ENTERPRISES LTD.  
Victoria, B.C. (250 744-1357)

Hydrogeological Assessment of  
Proposed subdivision area on 750 Heriot  
Bay Road property, Quadra Island, B.C.

Details of Sewage Treatment  
System Dispersal Field

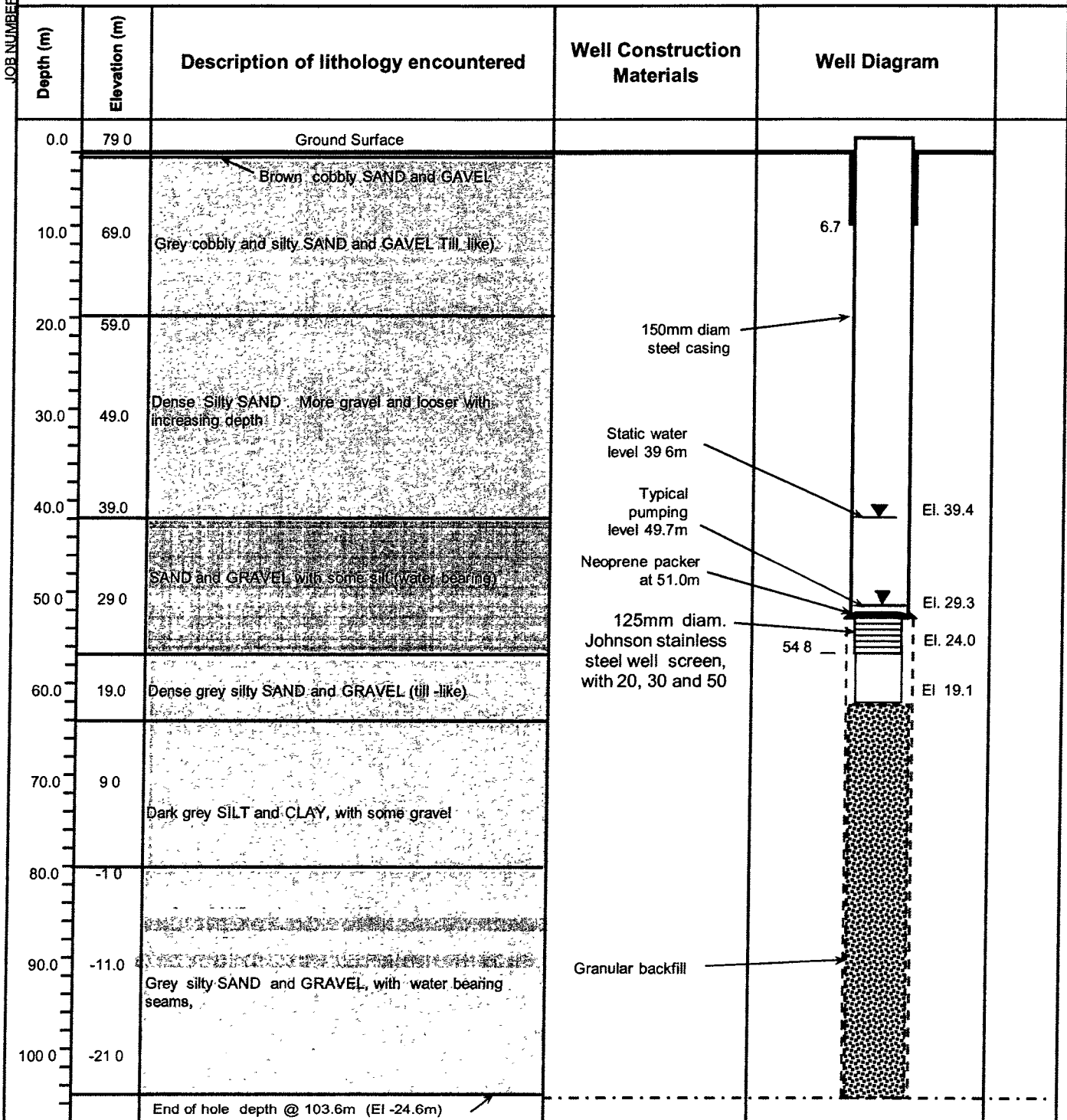
Drawn Date  
May, 2019

Approved \_\_\_\_\_ Fig 7

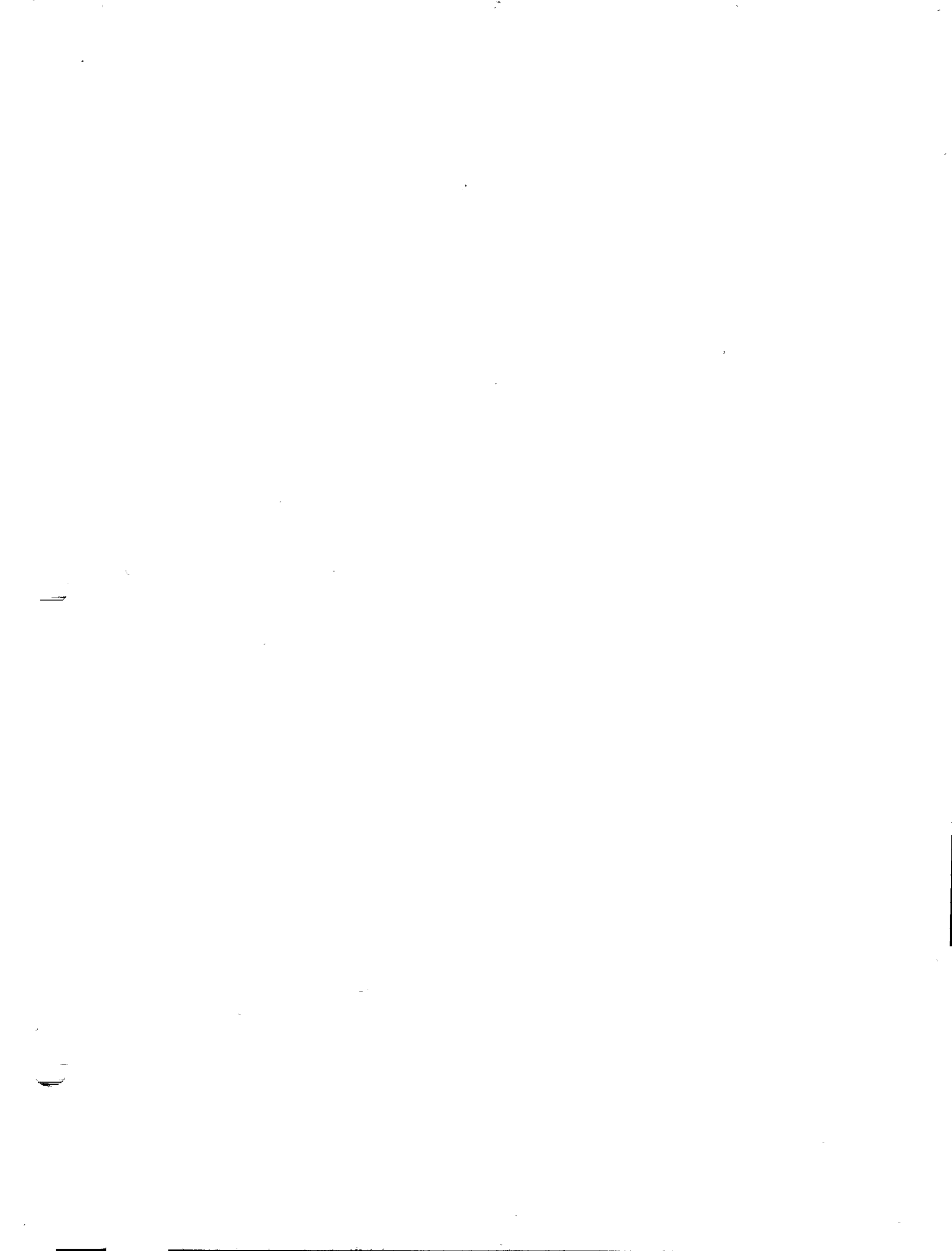
Borehole No: **Irrigation Well**  
 Date Drilled: July 2005  
 Method: Air rotary  
 Datum above ground (m): ..... 0.6  
 Elevation top of flange (m-asl): ..... 79.6

Constructed By: Red Williams Well Drilling Ltd.  
 Hole Diameter: 150 mm  
 Ground elevation: 79.00 m-asl  
 Depth to water at construction: 39.6 m-btoc  
 Depth to water: 19.4 m-below ground

JOB NUMBER: 245



<b>QUADRA LINKS LIMITED</b>	<b>ELANCO ENTERPRISES LTD.</b> Victoria, B.C. (250 744-1357)	
<b>Hydrogeological Assessment of Proposed subdivision area on 750 Heriot Bay Road property, Quadra Island, B.C.</b>	<b>Irrigation Well</b>	BY rad DATE
		APPROVED  Fig. 8



# **First Nations Consultation**

# Strathcona

REGIONAL DISTRICT



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Halalt First Nation  
7973 Chemainus Road  
Chemainus, BC V0R 1K5

Attention: Raven August, Referrals Coordinator

Dear Ms. August;

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services

# Strathcona

REGIONAL DISTRICT



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Homalco (Xwemalhwu) Nation  
1218 Bute Crescent  
Campbell River, BC V9H 1G5

Attention: Jodi Boyd, Administrator

Dear Ms. Boyd;

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services

# Strathcona

REGIONAL DISTRICT



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Klahoose First Nation  
1695 Tork Road  
Squirrel Cove, BC V0P 1T0

Attention: Marion McKellar, Manager

Dear Ms. McKellar;

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

A handwritten signature in black ink that reads "A. Nelson". The signature is fluid and cursive, with a long, sweeping tail on the letter "n".

Aniko Nelson  
Senior Manager, Community Services



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

K'omoks First Nation  
3320 Comox Road  
Courtenay BC V9N 3P8

Attention: Todd Boychuk, Intergovernmental Director

Dear: Mr. Boychuk

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Laich\_Kwil-Tach Treaty Society  
#205B-2005 Eagle Drive  
Campbell River, BC V9H 1V8

Attention: Bram Rogachevsky, Chief Negotiator

Dear Mr. Rogachevsky,

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services

# Strathcona

REGIONAL DISTRICT



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Lake Cowichan First Nation  
313B Deer Road  
Lake Cowichan BC V0R 2G0

Attention: Kathleen Johnnie

Dear Ms. Johnnie,

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services

# Strathcona

REGIONAL DISTRICT



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Lyackson First Nation  
7973A Chemainus Road  
Chemainus BC V0R 1K5

Attention: Linda Aidnell, Land and Resource Co-ordinator

Dear Ms. Aidnell,

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Penelakut Tribe  
PO Box 360  
Chemainus BC V0R 1K0

Attention: Kellie Aleck, Lands Clerk

Dear Ms. Aleck,

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Stz'uminus First Nation  
12611A Trans Canada Highway  
Ladysmiths BC V9G 1M5

Attention: Ronda Jordan, Lands & Resource Coordinator

Dear Ms. Jordan,

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services



File: 3350-20/CP 1C 21  
3360-20/RZ 2C 21

July 20, 2021

Wei Wai Kum First Nation  
1400 Weiwaikum Road  
Campbell River, BC V9W 5W9

Attention: Stephen Hextall, Lands Worker

Dear Mr. Hextall;

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services



July 20, 2021

We Wai Kai Nation  
664 Headstart Crescent  
Campbell River, BC V9H 1P9

Attention: Samantha Chickite, Lands Director

Dear Ms. Chickite;

**Re: Application to amend Bylaw No. 3050, Quadra Island OCP Bylaw, 2007 and Bylaw No. 1213, Quadra Island Zoning Bylaw, 1990:  
Quadra Links Ltd. – Lot 2, DLs 122 & 154, LD51, Plan 36442, exc. Part in Plans VIP75891 and EPP98484**

---

The purpose of this application is to consider amending the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 2-hectare, 30-space recreational vehicle site on the 34.5-hectare golf course property belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination on Quadra Island and will be open during the golfing season only, from April to October each year.

We are aware that this rezoning proposal is in your traditional territory. It is very important to us to consult with your Nation in a manner that respects your traditions and wishes. If the method we are using, which is mailing this cover letter with referral form attached, does not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can.

We want to ensure that your interests are clearly understood and considered. To that end, we are providing application details in the referral form attached. Should you wish to offer written comments only, a response form has been provided for your convenience.

As we proceed with processing this application, we would like to include your position in a follow-up report to the Strathcona Regional District Board. To that end, please see if you can provide us with your comments in this regard by **August 27, 2021**. For your convenience and consideration, included is a response summary form that you can consider using to communicate how your interests may be affected. If your interests are unaffected, please indicate that. If your interests are affected, we would appreciate receiving additional information in this regard so that we know what needs to be taken into consideration to soften the potential impact of the application or to communicate to our Board why you do not support it.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact me at 250-830-6708 or [anelson@srd.ca](mailto:anelson@srd.ca)

Respectfully,

Aniko Nelson  
Senior Manager, Community Services

## **Miscellaneous**



**THURBER ENGINEERING LTD.**  
GEOTECHNICAL • ENVIRONMENTAL • MATERIALS

**QUADRA LINKS GOLF COURSE  
TEST PUMPING PROGRAM RESULTS  
INTERIM REPORT**

**Report**

**to**

**Quadra Links Limited**

**August 23, 2005  
File: 19-3720-0**

**Thurber Engineering Ltd.  
Victoria, B.C.**



**THURBER ENGINEERING LTD.**  
GEOTECHNICAL • ENVIRONMENTAL • MATERIALS

August 23, 2005

File: 19-3720-0

Quadra Links Ltd.  
PO Box 557  
Quathiaski Cove, B.C.  
V0P 1N0

Attention: Keith Remfert  
President

**QUADRA LINKS GOLF COURSE  
TEST PUMPING PROGRAM RESULTS  
INTERIM REPORT**

Dear Keith;

We are pleased to present this interim report on the drilling of two wells (TW05-1 & TW05-2) and the test pumping of TW05-2. This interim report will address issues outlined in our letter of May 22, 2003 as follows:

- Recharge area
- Cone of influence of the production well (TW05-2)
- Estimated long term pumping yield of production well
- Pumping impact of the production well on existing neighbouring wells
- Background water quality of the production well and selected neighbouring wells
- The risk of salt water intrusion from the pumping of the production well

**1. BACKGROUND**

**Drilling and Test Pumping Program**

Two test/production wells were drilled at the approximate locations shown on the attached Figure 1. The drilling was done by Red Williams Drilling Ltd.; their drill logs for both wells are attached to this letter. TW04-1 was drilled to 97.5 m (320') below ground level (bgl), with the aquifer zone screened from 74.2 m to 82.8 m (243.5' - 271.5'), bgl. TW05-2 was drilled to 103.6 m (340') bgl, with the aquifer zone screened from 51 m to 60 m (167.3' to 196.8') bgl. The drilling information indicated that TW05-2 had a higher potential to deliver the 3.2 L/s (50 USgpm) irrigation and potable water requirement than TW05-1: for this reason, TW05-2 was selected for test pumping.



TW05-2 was test pumped at a constant rate of 3.2 L/s (50 USgpm) for 24 hours. The drawdown and recovery of the water levels were monitored on the pumping well, TW05-1 and the neighbouring drilled well at 403 Barton Road (shown as well #3 on Figure 1). The Ministry of Environment "Wells" data base well log for well #3 indicates a well depth of 36 m (118') bgl, with the screen somewhere in the aquifer zone between 29.3 m and 36 m (96 – 118) bgl. The driller reported an estimated potential yield of 0.32 L/s (5 USgpm).

### **Well Lithology & Test Pumping Data Assessment**

Using topographic mapping provided by Chicalo – Burrige Land Surveying & Geomatics, we have attempted to compare the aquifer zones in the three wells.

TW05-1 was completed below sea level. TW05-2 and neighbouring well #3 were completed above sea level. The aquifer zones and non-pumping water levels in TW05-1 & TW05-2 vary considerably. These items in neighbouring well #3 are more closely related to TW05-2. It appears that TW05-1 & TW05-2 are completed in separate aquifer zones. It is possible that TW05-2 & neighbouring well #3 may be in similar aquifer zones.

The water bearing zone in TW05-2 was intercepted at 48 m (158') bgl and the non-pumping water level at the start of the test pumping was measured at 39.75 m (130') bgl, indicating a confining layer over the target aquifer zone. An examination of the test pumping data from this well indicates a relatively high transmissivity range of 80 to 400 M<sup>3</sup>/d typical of confined sand and gravel aquifers.

The test pumping of TW05-2 at 3.2 L/s (50 USgpm) resulted in a drop of 4 m (13') in 24 hours. Following an initial drop in water level, the curve flattened considerably but continued to drop slightly to the end of the test period. The water level in this well recovered fully in less than 15 minutes after the termination of pumping.

During the test pumping period, observation readings were taken in TW05-1 and neighbouring well #3, approximately 400 m and 550 m respectively from the pumping well TW05-2. The water level in neighbouring well #3 did not drop. The water level in observation well TW05-1 fluctuated (up and down) slightly after 190 minutes of pumping. Upon examination of the Campbell River Tide Tables over the test pumping period, the water level in TW05-1 closely patterned the tidal movements.

### **3. RECHARGE AREA**

Upon examination of the surficial geological mapping and the lithology displayed in the drilling logs, it appears that the recharge area is not on site. It is likely that the



upper (shallow) aquifer zones are recharged from the wetlands to the west. These wetlands are expected to provide water to the dug wells in the area. The aquifers penetrated by the drilling of TW05-1 & TW05-2 are at greater depth; TW05-1 commencing at 22 m below sea level and TW05-2 at approximately 36 m above sea level. There are several confining layers (till aquitards) overlying both aquifer zones. We suspect the recharge areas (wetlands) for these deep aquifers are from the west and further to the north west of the subject site.

#### 4. CONE OF INFLUENCE

As there was no response to the pumping of TW05-2 at 3.2 L/s (50 USgpm) on either of the observation wells, it is not possible to accurately measure a definitive cone of influence. Using the drawdown data from the pumping of TW05-2, we are able to estimate a theoretical cone of influence ranging from 100 m to 1000 m from pumping well TW05-2 at 3.2 L/s (50 USgpm) for a period from 1 to 30 days of continual pumping. In normal golf course operations irrigation is usually undertaken during the night for periods lasting from 6 to 8 hours during the summer months. Therefore the well would not be pumping continuously for 1 to 30 days and would have ample time to recover. The well would be pumping into a reservoir from where the irrigation pumps would water the course. The test pumping data for TW05-2 shows rapid recovery once the pumping is stopped. This implies a relatively highly permeable aquifer, which would infer a rather limited cone of influence.

Figure 2 shows the Drawdown Prediction curves.

#### 5. ESTIMATED LONG TERM YIELD OF TW05-2

The test pumping proved that this well is capable of providing sufficient groundwater to supply the 3.2 L/s (50 USgpm) irrigation requirements of the links style golf course and the minimal needs of the club house facility. Our assessment of the drawdown and recovery data implies that this well may have the potential to provide twice the required amount. Any higher yield rating of this well beyond the test rate of 3.2 L/s (50 USgpm), would require further test pumping and assessment of the results.

#### 6. NEIGHBOURING WELL IMPACT ASSESSMENT

Prior to the drilling and test pumping program, Thurber Engineering Ltd. collected and examined available well drilling information for wells within one kilometre of the site of the proposed golf course wells. We interviewed the owners of the three closest wells along Barton and Milton Roads, north of the golf course and one on Pinetree Drive west of the site. Two of these wells were drilled wells and two were



shallow dug wells. There are no wells nearby to the east and south of the golf course site.

The interviews with area residents indicated that many of the wells near the proposed golf course site are shallow dug wells. These dug wells intercept seepage from sandy gravelly zones in the upper till or from thin layers of glacio-fluvial soils over the till. Neighbouring drilled wells are generally concentrated in the development north of the subject site.

Based on the recent test pumping of TW05-2, there is no evidence to indicate that irrigation pumping will adversely impact the neighbouring wells. In our opinion it is highly unlikely that the pumping of golf course well TW05-2 at 3.2 L/s (50 USgpm) will have an adverse impact on any of the existing neighbouring wells.

With the considerable distance from both golf course wells to the nearest existing drilled wells, and the probability of these wells and the neighbouring deep wells not being hydraulically connected, the risk of adverse pumping interference is very low. As noted earlier, many neighbours take water from shallow dug wells that draw water from near surface seepage that are physically separated from the deep aquifers supplying TW05-1 and TW05-2. The deep groundwater travel path is expected to slope to the east and southeast.

## 7. WATER QUALITY OF TW05-2 AND NEIGHBOURING WELLS

Towards the end of the test pumping of TW05-2, water samples were taken for analysis by North Island Labs. The analysis was done to the parameters required by the Vancouver Island Health Authority (VIHA) as listed in their "Guidelines for the Approval of Waterworks". The test results (copy attached) indicate that all the parameters tested fell below the Maximum Acceptable Concentration or Aesthetic Objective of the Guidelines for Canadian Drinking Water Quality (*Guidelines*). The bacteria analysis (Total & Fecal Coliform and E-Coli) have not been analyzed at this time. This will be done prior to application to the VIHA under the conditions of their "Guidelines".

As noted earlier, four neighbours with wells near the proposed golf course site were interviewed. Water samples were taken from three of these wells; #3 (Druhachuck), #4 (Moats) & #16 (Phillips). The approximate locations of these wells are shown on Figure 1. These wells were sampled prior to the test pumping of TW05-2, for background analysis of selected parameters. The fourth well #15 (Lucas) a shallow dug well up hill from the golf course site, was not sampled as this well is used for garden watering only; potable water is imported for household use.



The results for the parameters tested indicate the following:

**#3 (Druhachuck)** – An unused drilled well where all parameters tested for were below the *Guidelines* levels except for total coliform, which was highly elevated at >2000 CFU/100ml, (*Guidelines*; <1 CFU/100ml).

**#4 (Moats)** – A drilled well where all parameters tested for were below the *Guidelines* levels except for a slightly elevated pH of 8.6, indicating a slightly alkaline water, (*Guidelines*; 6.5-8.5).

**#16 (Phillips)** – A shallow dug well where all parameters tested for were below the *Guidelines* except for pH at 6.4, indicating a slightly acidic water and total coliform at 40 CFU/100ml, (*Guidelines* at 6.5 – 6.8 and <1 CFU/100ml, respectively).

Copies of the complete water quality test results for the three neighbouring wells are appended to this letter report.

## **8. RISK OF SALT WATER INTRUSION**

None of the well data examined for existing wells near the proposed golf course site indicated completion below sea level. As noted above, TW05-1 was completed below sea level and the non-pumping water level in the well was slightly affected by tidal influences. The non-pumping level in this well was measured at 8 m (26') above sea level. This well has not been pumped to date, so no water quality sample has been taken for analysis. As the non-pumping water level was above sea level at the time of the test pumping of TW05-2, we would expect that the water in TW05-1 would not have been saline. As long as the pumping of TW05-1 does not go below sea level, salt water intrusion is unlikely to occur. This can be controlled by the installation of the pump above sea level.

As TW05-2 was completed in an aquifer above sea level it is extremely unlikely that any sea water intrusion will occur during the long term pumping of this well.

## **9. CONCLUSIONS**

- The recharge area for the deep wells on the golf course property is expected to be from the wetland areas to west and the north west of the site.
- The broad portion of the cone of influence is expected to be relatively limited around TW05-2; no impact of pumping from this well was noticed on the two observation wells.
- The estimated long term pumping yield of TW05-2 is expected to exceed the test pumping rate of 3.2 L/s (50 USgpm), possibly double that rate. This would need to be verified with further test pumping at a higher rate.



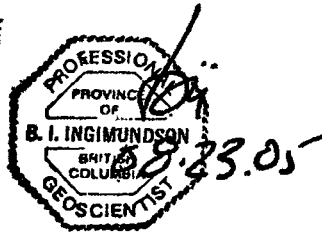
THURBER ENGINEERING LTD.

- There was no recorded impact on the observation wells at 400 m and 550 m from pumping well TW05-2. We do not expect that the pumping of TW05-2 will adversely impact neighbouring well water levels.
- The water quality in TW05-2 is within the limits of the *Guidelines* for the parameters tested. Analysis on water samples from the three neighbouring wells identified parameters that were beyond the limits of the *Guidelines*.
- There is an extremely minimal risk of salt water intrusion to the aquifer from the pumping of TW05-2, as the well is in an aquifer located above sea level. TW05-1 is completed in an aquifer below sea level. If the pumping of TW05-1 is controlled to keep the pumping water level above sea level, salt water intrusion is unlikely to occur into this sub-marine aquifer. We are not aware of any other drilled wells in the immediate area that have been completed below sea level.

We trust this interim report meets your immediate requirements. Should you have any questions, please contact Bruce Ingimundson at your convenience.

Yours truly,  
Thurber Engineering Ltd.  
C.T. Maber, P.Eng.  
Review Principal

B. I. Ingimundson, P.Geo.  
Senior Hydrogeologist  
Enclosures





## STATEMENT OF GENERAL CONDITIONS

### 1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering or environmental consulting practices in this area. No other warranty, expressed or implied, is made.

### 2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

### 3. BASIS OF REPORT

The Report has been prepared for the specific site, development, design objectives and purposes that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document, subject to the limitations provided herein, are only valid to the extent that this Report expressly addresses proposed development, design objectives and purposes, and then only to the extent there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation or to consider such representations, information and instructions.

### 4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS WE MAY EXPRESSLY APPROVE. The contents of the Report remain our copyright property. The Client may not give, lend or, sell the Report, or otherwise make the Report, or any portion thereof, available to any person without our prior written permission. Any use which a third party makes of the Report, are the sole responsibility of such third parties. Unless expressly permitted by us, no person other than the Client is entitled to rely on this Report. We accept no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without our express written permission.

### 5. INTERPRETATION OF THE REPORT

- a) **Nature and Exactness of Soil and Contaminant Description:** Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and this report is delivered on the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) **Reliance on Provided Information:** The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by us. We are entitled to rely on such representations, information and instructions and are not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.

## INTERPRETATION OF THE REPORT (continued . . . .)

- c) **Design Services:** The Report may form part of the design and construction documents for information purposes even though it may have been issued prior to the final design being completed. We should be retained to review the final design, project plans and documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the report recommendations and the final design detailed in the contract documents should be reported to us immediately so that we can address potential conflicts.
- d) **Construction Services:** During construction we must be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

## 6. RISK LIMITATION

Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause an accidental release of those substances. In consideration of the provision of the services by us, which are for the Client's benefit, the Client agrees to hold harmless and to indemnify and defend us and our directors, officers, servants, agents, employees, workmen and contractors (hereinafter referred to as the "Company") from and against any and all claims, losses, damages, demands, disputes, liability and legal investigative costs of defence, whether for personal injury including death, or any other loss whatsoever, regardless of any action or omission on the part of the Company, that result from an accidental release of pollutants or hazardous substances occurring as a result of carrying out this Project. This indemnification shall extend to all Claims brought or threatened against the Company under any federal or provincial statute as a result of conducting work on this Project. In addition to the above indemnification, the Client further agrees not to bring any claims against the Company in connection with any of the aforementioned causes.

## SERVICES OF SUBCONSULTANTS AND CONTRACTORS

The conduct of engineering and environmental studies frequently requires hiring the services of individuals and companies with special expertise and/or services which we do not provide. We may arrange the hiring of these services as a convenience to our Clients. As these services are for the Client's benefit, the Client agrees to hold the Company harmless and to indemnify and defend us from and against all claims arising through such hirings to the extent that the Client would incur had he hired those services directly. This includes responsibility for payment for services rendered and pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. In particular, these conditions apply to the use of drilling, excavation and laboratory testing services.

## 8. CONTROL OF WORK AND JOBSITE SAFETY

We are responsible only for the activities of our employees on the jobsite. The presence of our personnel on the site shall not be construed in any way to relieve the Client or any contractors on site from their responsibilities for site safety. The Client acknowledges that he, his representatives, contractors or others retain control of the site and that we never occupy a position of control of the site. The Client undertakes to inform us of all hazardous conditions, or other relevant conditions of which the Client is aware. The Client also recognizes that our activities may uncover previously unknown hazardous conditions or materials and that such a discovery may result in the necessity to undertake emergency procedures to protect our employees as well as the public at large and the environment in general. These procedures may well involve additional costs outside of any budgets previously agreed to. The Client agrees to pay us for any expenses incurred as the result of such discoveries and to compensate us through payment of additional fees and expenses for time spent by us to deal with the consequences of such discoveries. The Client also acknowledges that in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed and the Client agrees that notification to such bodies by us will not be a cause of action or dispute.

## 9. INDEPENDENT JUDGEMENTS OF CLIENT

The information, interpretations and conclusions in the Report are based on our interpretation of conditions revealed through limited investigation conducted within a defined scope of services. We cannot accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

Quadra Links  
limited

facsimile transmittal

Gen

To: John D. Hillis Fax: 250-286-3486+

---

From: Keith Remfert Date: 01/07/2012

---

Re: Drillers Log, Golf Course Pages: 2

---

CC: [Click here and type name]

---

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Notes: Select this text and delete it or replace it with your own. To save changes to this template for future use, on the File menu, click Save As. In the Save As Type box, choose Document Template (the filename extensions should change from .doc to .dot) and save the template. Next time you want to use the updated template, on the File menu, click New. In the New Document task pane, under Templates, click On my computer. In the Templates dialog, your updated template will appear on the General tab.

.....



BRITISH COLUMBIA

BC Environment WATER WELL RECORD

Water Management Branch, Groundwater Section

Date 10/29/13/1

BCGS MAP, WELL No., ELEV, Location Accuracy, Date 19, Well Type

Owners Name & Address Quadra Island Links
Legal Description & Address

Descriptive Location Well #2 - upper level

1. TYPE OF WORK: 1 New Well, 2 Reconditioned, 3 Deepened, 4 Abandoned

2. WORK METHOD: 1 Cable tool, 2 Bored, 3 Jetted, 4 Rotary

3. WATER WELL USE: 1 Domestic, 2 Municipal, 3 Irrigation, 4 Comm. & Ind.

4. DRILLING ADDITIVES

5. MEASUREMENTS from 1 ground level, 2 top of casing

6. WELL LOG DESCRIPTION table with columns FROM, TO, SWL and description of soil layers like Brown Cobble, Grey-Brownish Cobble, etc.

7. CONSULTANT Sand from 5gpm
Address

B. WELL LOCATION SKETCH

NOTE: Well will not tolerate surging.

9. CASING: 1 Steel, 2 Galvanized, 3 Wood, 4 Plastic, 5 Concrete, Other

Table for casing materials with columns for Diameter, from, to, Thickness, Weight

Pipes unit, 1 Above, 2 below ground level
1 Welded, 2 Cemented, 3 Threaded, 1 Slotted, 2 Unslotted

Shoe (s): one six inch
Open hole, from to ft Diameter in
Grout: Banded Clay

10. SCREEN: 1 Nominal (Telescope), 2 Pipe Size
Type 1 Continuous Slot, 2 Perforated, 3 Louvre
Material 1 Stainless Steel, 2 Plastic, Other

RISER, SCREEN & BLANKS table with columns for Length, Diam. ID, Slot Size, from, to

Fittings, top Kaperco, bottom Bail Brm
Gravel Pack NE

11. DEVELOPED BY: 1 Surging, 2 Jetting, 3 Air, 4 Bailing, 5 Pumping, Other

12. TEST 1 Pump, 2 Ball, 3 Air
Rate USgpm, Temp C, SWL before test ft, Water Level ft after test of hrs

Table for DRAWDOWN and RECOVERY in ft with columns for mins, WL

13. RECOMMENDED PUMP TYPE, RECOMMENDED PUMP SETTING, RECOMMENDED PUMPING RATE

14. WATER TYPE: 1 Fresh, 2 Salty, 3 Clear, 4 Cloudy, colour, smell, gas, yes, no

15. WATER ANALYSIS: 1 Hardness, 2 Iron, 3 Chloride, 4 pH, mg/L, Field Date

SITE ID No, Lab Date

16. FINAL WELL COMPLETION DATA: Well Depth, Well Yield, Static Water Level, Back filled, Well Head Completion

17. DRILLER: Signature, Name, Address

18. CONTRACTOR: Red Williams Well Drilling and, Address, 298-5552, 980 Pruth Rd, Qualicum B.C, V9K 1W5

Member, BCGWA Yes No



BRITISH COLUMBIA

BC Environment

Water Management Branch, Groundwater Section

WATER WELL RECORD

Date 05/07/2007

RCGS MAP, WELL No, ELEV, Location Agency, Date 19, Well Type

Owners Name & Address: Quadra Island Links
Legal Description & Address

Descriptive Location: Well #1 Lower Well

1. TYPE OF WORK: 1 New Well, 2 Reconditioned, 3 Abandoned

2. WORK METHOD: 1 Cable tool, 2 Bored, 3 Jetted, 4 Rotary

3. WATER WELL USE: 1 Domestic, 2 Municipal, 3 Irrigation, 4 Comm. & Ind.

4. DRILLING ADDITIVES

5. MEASUREMENTS from 1 ground level, 2 top of casing

Table with 4 columns: FROM, TO, 6. WELL LOG DESCRIPTION, SWL. Contains detailed log entries from 0 to 271 feet.

7. CONSULTANT: Address

8. WELL LOCATION SKETCH: 271-320 Compact gray sandy silt. ... with lenses of gravelly T.H.

9. CASING: Materials: 1 Steel, 2 Galvanized, 3 Wood, 4 Plastic, 5 Concrete, 6 Other

Table for casing details: Diameter, from, to, Thickness, Weight

Pitless unit, 1 above, 2 below ground level
1 Welded, 2 Cemented, 3 Threaded, 4 New, 5 Used

Shoe (s): see six inch.
Open hole, from, to, Diameter
Grout: Bead Clay

10. SCREEN: 1 Nominal (Telescope), 2 Pipe Size
Type: 1 Continuous Slot, 2 Perforated, 3 Louvre, 4 Other

Table for Riser, Screen & Blanks: Length, Diam. I.D., Slot Size, from, to

Fittings, top: packer, bottom: Ball Conn.
Gravel Pack: No

11. DEVELOPED BY: 1 Surging, 2 Jetting, 3 Air, 4 Bailing, 5 Pumping, 6 Other

12. TEST: 1 Pump, 2 Ball, 3 Air, Date, Rate, Temp, SWL before test, Water Level

Table for Drawdown and Recovery: min, WL, max, WL

13. RECOMMENDED PUMP TYPE, RECOMMENDED PUMP SETTING, RECOMMENDED PUMPING RATE

14. WATER TYPE: 1 Fresh, 2 Salty, 3 Bitter, 4 Cloudy, colour, smell, gas, 1 yes, 2 No

15. WATER ANALYSIS: 1 Hardness, 2 Iron, 3 Chloride, 4 pH, Field Date, Lab Date

SITE ID No, Lab Date

16. FINAL WELL COMPLETION DATA: Well Depth, Well Yield, Static Water Level, Back filled, Well Head Completion

17. DRILLER: SURNAME, FIRST NAME, Signature

18. CONTRACTOR: Red Williams Well Drilling Ltd., Address, 248-5552, Qualicum, B.C., U9K 1W5



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553

## Certificate of Analysis

Report To: Quadra Links Golf Course  
950 Heriot Bay Road  
Q. Cove, Quadra Island

Lab Number: 95913  
Date Reported: 25 Jun 12  
Date Completed: 25 Jun 12  
Date Received: 13 Jun 12 14:44

Sampled By: Gerald  
Sampling Date: 13 Jun 12 0:00

Test	Result	Units	Detection Limit
<b>95913-01</b>	<b>950 Heriot Bay Road</b>	<b>300ft Well</b>	
Total Coliforms (DES)	<1.0	MPN/100mL	1 MPN/100mL
E. coli (DES)	<1.0	MPN/100mL	1 MPN/100mL
Colour - Apparent	11	Colour Units	1 Colour Units
pH	8.5	pH Units	pH Units
Fluoride	0.06	mg/L	0.05 mg/L
Chloride	16.8	mg/L	0.1 mg/L
Nitrate (N)	<0.05	mg/L	0.05 mg/L
Nitrite (N)	<0.05	mg/L	0.05 mg/L
Sulphate	7.5	mg/L	0.5 mg/L
T-Aluminium	0.022	mg/L	0.005 mg/L
T-Antimony	0.0003	mg/L	0.0002 mg/L
T-Arsenic	0.0017	mg/L	0.0002 mg/L
T-Barium	0.004	mg/L	0.001 mg/L
T-Beryllium	<0.00004	mg/L	0.00004 mg/L
T-Bismuth	<0.001	mg/L	0.001 mg/L
T-Boron	0.014	mg/L	0.004 mg/L
T-Cadmium	<0.00001	mg/L	0.00001 mg/L
T-Calcium	26.6	mg/L	0.05 mg/L
T-Chromium	<0.0004	mg/L	0.0004 mg/L
T-Cobalt	0.00005	mg/L	0.00002 mg/L
T-Copper	0.005	mg/L	0.001 mg/L
T-Iron	0.105	mg/L	0.01 mg/L
T-Lead	0.0018	mg/L	0.0001 mg/L
T-Lithium	<0.001	mg/L	0.001 mg/L
T-Magnesium	3.5	mg/L	0.05 mg/L
T-Manganese	0.034	mg/L	0.005 mg/L
T-Molybdenum	0.0013	mg/L	0.0001 mg/L

Results relate only to samples as submitted. This certificate must not be reproduced, except in its entirety, without written consent from the laboratory.

6/25/2012  
Page 1 of 4



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553

95913-01	950 Heriot Bay Road	300ft Well		
T-Nickel		<0.001	mg/L	0.001 mg/L
T-Phosphorus		0.069	mg/L	0.01 mg/L
T-Potassium		3.3	mg/L	0.1 mg/L
T-Selenium	.01	<0.0006	mg/L	0.0006 mg/L
T-Silicon		7.07	mg/L	0.05 mg/L
T-Silver		<0.00001	mg/L	0.00001 mg/L
T-Sodium	200	13.4	mg/L	0.02 mg/L
T-Strontium		0.087	mg/L	0.001 mg/L
T-Thallium		<0.00001	mg/L	0.00001 mg/L
T-Tin		0.0026	mg/L	0.0001 mg/L
T-Titanium		<0.001	mg/L	0.001 mg/L
T-Uranium		<0.0004	mg/L	0.0004 mg/L
T-Vanadium		<0.0001	mg/L	0.0001 mg/L
T-Zinc	5.0	0.058	mg/L	0.001 mg/L
Hardness (CaCO3)	80-100	81	mg/L	mg/L
Tannins & Lignins		<0.1	mg/L	0.1 mg/L
UV Transmittance		98	%/cm	%/cm
Alkalinity		78	mg/L (CaCO3)	20 mg/L (CaCO3)
Turbidity		0.6	NTU's	0.5 NTU's
Total Dissolved Solids (conductivity calc)		150	500	mg/L

Results relate only to samples as submitted. This certificate must not be reproduced, except in its entirety, without written consent from the laboratory.

6/25/2012

Page 2 of 4



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553

95913-01

Send invoice to Walcan Seafoods

Test	Method	Analyst	Date
Alkalinity	Titration to 4.5, APHA 2320 B -modified	NIsL	6/15/2012
Chloride	Ion Chromatography, EPA 300.1 -modified	NIsL	6/14/2012
Colour - Apparent	Spectrophotometer, APHA 2120 C -modified	NIsL	6/15/2012
E. coli (DES)	Enzyme Substrate, APHA 9223 B -modified	NIsL	6/13/2012
Fluoride	Ion Chromatography, EPA 300.1 -modified	NIsL	6/14/2012
Hardness (CaCO3)	Hardness by Calculation, APHA 2340 B -modified	NIsL	6/25/2012
Nitrate (N)	Ion Chromatography, EPA 300.1 -modified	NIsL	6/14/2012
Nitrite (N)	Ion Chromatography, EPA 300.1 -modified	NIsL	6/14/2012
pH	Electrometric, APHA 4500 B -modified	NIsL	6/13/2012
Sulphate	Ion Chromatography, EPA 300.1 -modified	NIsL	6/14/2012
T-Aluminium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Antimony	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Arsenic	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Barium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Beryllium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Bismuth	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Boron	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Cadmium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Calcium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Chromium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Cobalt	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Copper	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Iron	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Lead	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Lithium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Magnesium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Manganese	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Molybdenum	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Nickel	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Phosphorus	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Potassium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Selenium	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Silicon	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012
T-Silver	Exova Subcontract, ICP-AES,EPA6010C,200.8-modified	EXL	6/19/2012

Results relate only to samples as submitted. This certificate must not be reproduced, except in its entirety, without written consent from the laboratory.

6/25/2012

Page 3 of 4



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553

T-Sodium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Strontium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Thallium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Tin	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Titanium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Uranium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Vanadium	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
T-Zinc	Exova Subcontract, ICP-AES, EPA6010C, 200.8-modified	EXL	6/19/2012
Tannins & Lignins	Exova Subcontract, Colorimetric, APHA 5550B-modified	EXL	6/21/2012
Total Coliforms (DES)	Enzyme Substrate, APHA 9223 B -modified	NIsL	6/13/2012
Total Dissolved Solids (conducti	Conductivity @25C, APHA 2510 A -modified	NIsL	6/15/2012
Turbidity	Nephelometric, APHA 2130 B -modified	NIsL	6/15/2012
UV Transmittance	APHA 5910 C -modified	NIsL	6/13/2012

Approved By:

Catherine Black, Owner/Operator

18 Aug 05 09:55a R Williams Well Drilling  
08/18/2005 08:30 2503987953

1-250-248-4555  
NORTH ISLAND LABS

p.2  
PAGE 04



# North Island Laboratories

• 8755 B Money Avenue, Courtenay, B.C. V9W 6M9 Tel: (250) 338-7786 Fax: (250) 338-7988  
• 888 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 714-8721 Fax: (250) 714-8732

4666-01 Queda Lake #2 Proposed Golf Course W&H Road  
Sampled By: Larry  
Sampling Date: 6 Aug 05 11:30

TW05-2

Test	Result	Units	Drinking Water Guidelines
T-Aluminum	<0.0005	mg/L	
T-Arsenic	0.015	mg/L	3.0
T-Cadmium	<0.0001	mg/L	0.005
T-Calcium	21.4	mg/L	
T-Chloride	<0.0003	mg/L	0.05
T-Chromium	<0.0001	mg/L	
T-Copper	<0.001	mg/L	1.0
T-Iron	<0.1	mg/L	0.3
T-Lead	<0.0001	mg/L	0.010
T-Lithium	<0.001	mg/L	
T-Magnesium	3.3	mg/L	
T-Manganese	0.034	mg/L	0.05
T-Molybdenum	0.002	mg/L	
T-Nickel	<0.0003	mg/L	
T-Potassium	2.6	mg/L	
T-Selenium	<0.0002	mg/L	0.01
T-Silicon	7.90	mg/L	
T-Silver	<0.0001	mg/L	
T-Sulfur	11.0	mg/L	200
T-Thorium	0.004	mg/L	
T-Sulfur	1.9	mg/L	
T-Thallium	<0.00001	mg/L	
T-Tin	<0.001	mg/L	
T-Tungsten	<0.0003	mg/L	
T-Vanadium	0.0003	mg/L	
T-Zinc	0.008	mg/L	5.0
Hardness (CaCO3)	67	mg/L	80-100
Turbidity	<0.5	NTU	5

Test  
2012/Jul/1

< less than  
> greater than  
MAC Maximum Acceptable Concentration  
AO Asbestos Objective  
Results relate only to samples as submitted

18 Aug 05 09:55a R Williams Well Drilling

1-250-248-4665

p.1

08/18/2005 09:30 2502987893

NORTH ISLAND LABS

YRlab BA



# North Island Laboratories

• 8228 S. Mackay Avenue, Courtenay, B.C. V9N 6M9 Tel: (250) 338-7786 Fax: (250) 338-7900  
 • 225 Vancouver Avenue, Nanaimo, B.C. V9S 4B7 Tel: (250) 714-6701 Fax: (250) 714-6700

## Certificate of Analysis

Report To: Red Williams Well Drilling  
 980 Pratt Rd.  
 Qualicum Beach, B.C.  
 V9K 1W5

Lab Number: 46046  
 Date Reported: 17 Aug 05  
 Date Completed: 17 Aug 05  
 Date Received: 8 Aug 05 11:10

46046-01 Quadra Links # 2 Proposed Golf Course Well Head  
 Sampled By: Larry  
 Sampling Date: 8 Aug 05 11:00

Test	Result	Units	Drinking Water Guidelines
Alkalinity	78	mg/L (CaCO <sub>3</sub> )	
Total Ammonia (N)	<0.2	mg/L	
Chloride	18	mg/L	190
Fluoride	<1	mg/L	1.5
Nitrate (N)	<0.1	mg/L	10
Nitrite (N)	<0.1	mg/L	1
Sulfate	6	mg/L	300
Colour	<5	Color Units	15
Conductivity	218	µS	
total Bacteria	ND	cfu/ml	
Stipular Bacteria	0.04	cfu/ml	
T-Mercury	<0.0001	mg/L	
pH	8.4	pH Units	6.5-8.5
Sulphide	<0.005	mg/L	< 0.05
Total Coliforms (MF)	cancelled	CFU/100ml	< 1
Faecal Coliforms (MF)	cancelled	CFU/100ml	< 1
Total Dissolved Solids	120	mg/L	500
Total Kjeldahl Nitrogen	0.73	mg/L	
Total Organic Carbon	4.8	mg/L	
Total Phosphate (P)	0.1	mg/L	
Total Plate Count	19	CFU/ml	<300
T-Aluminum	<0.005	mg/L	-
T-Antimony	<0.0002	mg/L	
T-Arsenic	0.0031	mg/L	0.025
T-Barium	0.004	mg/L	1.0
T-Beryllium	<0.0001	mg/L	

< less than  
 > greater than  
 MAC Maximum Acceptable Concentration  
 AO American Objective  
 Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
 • 925 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

## Certificate of Analysis

Report To: Thurber Engineering  
 Ste 210 Viewmont Avenue  
 Victoria, B.C.  
 V8Z 6L8

Lab Number: 46436  
 Date Reported: 23 Aug 05  
 Date Completed: 23 Aug 05  
 Date Received: 6 Jul 05 14:15

46436-01 Well 3 Quadra Links Golf Cou  
 Sampled By: Damian  
 Sampling Date: 5 Jul 05 15:00

Test	Result	Units	Drinking Water Guidelines
Alkalinity	78	mg/L (CaCO <sub>3</sub> )	
Chloride	14.5	mg/L	250
Fluoride	<1	mg/L	1.5
Nitrate (N)	0.5	mg/L	10
Nitrite (N)	<0.1	mg/L	1
Sulfate	7.2	mg/L	500
Conductivity	216	uS	
pH	7.1	pH Units	6.5-8.5
Total Coliforms (MF)	>2000	CFU/100ml	< 1
Fecal Coliforms (MF)	<1	CFU/100ml	< 1
Total Dissolved Solids	170	mg/L	500
T-Aluminum	<0.005	mg/L	—
T-Antimony	<0.0002	mg/L	
T-Arsenic	0.0005	mg/L	0.025
T-Barium	0.023	mg/L	1.0
T-Beryllium	<0.0001	mg/L	
T-Bismuth	<0.0005	mg/L	
T-Boron	0.037	mg/L	5.0
T-Cadmium	<0.00001	mg/L	0.005
T-Calcium	20.8	mg/L	
T-Chromium	<0.0005	mg/L	0.05
T-Cobalt	<0.0001	mg/L	
T-Copper	0.026	mg/L	1.0
T-Iron	0.1	mg/L	0.3
T-Lead	0.0012	mg/L	0.010
T-Lithium	0.013	mg/L	

less than  
 greater than

MAC Maximum Acceptable Concentration  
 AO Aesthetic Objective  
 Results relate only to samples as submitted



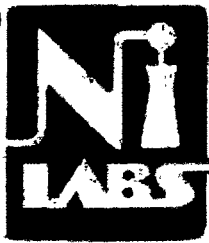
# North Island Laboratories

• 2755 B Moresy Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

46436-01 Well 3 Quadra Links Golf Cou  
Sampled By: Damian  
Sampling Date: 5 Jul 05 15:00

Test	Result	Units	Drinking Water Guidelines
T-Magnesium	4.8	mg/L	
T-Manganese	0.008	mg/L	0.05
T-Molybdenum	<0.001	mg/L	
T-Nickel	0.0076	mg/L	
T-Potassium	1.6	mg/L	
T-Selenium	<0.0002	mg/L	0.01
T-Silicon	10.30	mg/L	
T-Silver	<0.0001	mg/L	
T-Sodium	13.2	mg/L	200
T-Strontium	0.100	mg/L	
T-Sulphur	2.4	mg/L	
T-Thallium	<0.00005	mg/L	
T-Tin	<0.001	mg/L	
T-Titanium	<0.0005	mg/L	
T-Vanadium	0.0025	mg/L	
T-Zinc	0.124	mg/L	5.0
Hardness (CaCO <sub>3</sub> )	72	mg/L	80-100
Turbidity	1.8	NTU's	5

< less than  
> greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 938-7786 Fax: (250) 338-7553  
 • 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

Test	Method	Analyst	Date
Alkalinity	Titration to 4.5	NIL	08/07/2005
Chloride	Ion Chromatography	NIL	15/07/2005
Conductivity	Conductance meter	NIL	08/07/2005
Fecal Coliforms (MF)	MF	NIL	06/07/2005
Fluoride	Ion Chromatography	NIL	08/07/2005
Hardness (CaCO3)	calculation	NWL	11/07/2005
Nitrate (N)	Ion Chromatography	NIL	08/07/2005
Nitrite (N)	Ion Chromatography	NIL	08/07/2005
pH	pH meter	NIL	08/07/2005
Sulfate	Ion Chromatography	NIL	08/07/2005
T-Aluminum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Antimony	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Arsenic	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Barium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Beryllium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Bismuth	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Boron	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cadmium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Calcium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Chromium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cobalt	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Copper	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Iron	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Lead	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Lithium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Magnesium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Manganese	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Molybdeum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Nickel	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Potassium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Selenium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Silicon	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Silver	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Sodium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Strontium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005

less than

greater than

MAC Maximum Acceptable Concentration

AO Aesthetic Objective

Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

T-Sulphur	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Thallium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Tin	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Titanium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Vanadium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Zinc	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
Total Coliforms (MP)	MF	NIL	06/07/2005
Total Dissolved Solids	gravimetric - Norwest Subcontract	NWL	11/07/2005
Turbidity	Nephelometer	NIL	08/07/2005

Approved By: \_\_\_\_\_

Sandra Feigenhauer, M.Sc. or  
Catherine Black B.Sc. (co-owners)

< less than

> greater than

MAC Maximum Acceptable Concentration

AO Aesthetic Objective

Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
 • 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

## Certificate of Analysis

Report To: Thurber Engineering  
 Ste 210 Viewmont Avenue  
 Victoria, B.C.  
 V8Z 6L8

Lab Number: 46437  
 Date Reported: 23 Aug 05  
 Date Completed: 23 Aug 05  
 Date Received: 6 Jul 05 14:15

46437-01 Well 4 Quadra Links Golf Cou  
 Sampled By: Damian  
 Sampling Date: 5 Jul 05 16:00

Test	Result	Units	Drinking Water Guidelines
Alkalinity	84	mg/L (CaCO <sub>3</sub> )	
Chloride	12.6	mg/L	250
Fluoride	<1	mg/L	1.5
Nitrate (N)	<0.1	mg/L	10
Nitrite (N)	<0.1	mg/L	1
Sulfate	4.2	mg/L	500
Conductivity	227	uS	
pH	8.6	pH Units	6.5-8.5
Total Coliforms (MF)	<1	CFU/100ml	<1
Fecal Coliforms (MF)	<1	CFU/100ml	<1
Total Dissolved Solids	150	mg/L	500
T-Aluminum	<0.005	mg/L	-
T-Antimony	<0.0002	mg/L	
T-Arsenic	0.0016	mg/L	0.025
T-Barium	0.003	mg/L	1.0
T-Beryllium	<0.0001	mg/L	
T-Bismuth	<0.0005	mg/L	
T-Boron	0.013	mg/L	5.0
T-Cadmium	<0.00001	mg/L	0.005
T-Calcium	23.5	mg/L	
T-Chromium	<0.0005	mg/L	0.05
T-Cobalt	<0.0001	mg/L	
T-Copper	<0.001	mg/L	1.0
T-Iron	<0.1	mg/L	0.3
T-Lead	0.0003	mg/L	0.010
T-Lithium	<0.001	mg/L	

less than  
 greater than

MAC Maximum Acceptable Concentration  
 AO Aesthetic Objective  
 Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 6M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

46437-01 Well 4 Quadra Links Golf Cou  
Sampled By: Damian  
Sampling Date: 5 Jul 05 16:00

Test	Result	Units	Drinking Water Guidelines
T-Magnesium	4.0	mg/L	
T-Manganese	0.022	mg/L	0.05
T-Molybdenum	0.001	mg/L	
T-Nickel	<0.0005	mg/L	
T-Potassium	4.8	mg/L	
T-Selenium	<0.0002	mg/L	0.01
T-Silicon	8.68	mg/L	
T-Silver	<0.0001	mg/L	
T-Sodium	11.9	mg/L	200
T-Strontium	0.163	mg/L	
T-Sulphur	1.4	mg/L	
T-Thallium	<0.00005	mg/L	
T-Tin	<0.001	mg/L	
T-Titanium	0.0006	mg/L	
T-Vanadium	0.0001	mg/L	
T-Zinc	0.006	mg/L	5.0
Hardness (CaCO <sub>3</sub> )	75	mg/L	80-100
Turbidity	<0.5	NTU's	5

less than  
greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
 • 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

Test	Method	Analyst	Date
Alkalinity	Titration to 4.5	NIL	08/07/2005
Chloride	Ion Chromatography	NIL	15/07/2005
Conductivity	Conductance meter	NIL	08/07/2005
Fecal Coliforms (MF)	MF	NIL	06/07/2005
Fluoride	Ion Chromatography	NIL	08/07/2005
Hardness (CaCO <sub>3</sub> )	calculation	NWL	11/07/2005
Nitrate (N)	Ion Chromatography	NIL	08/07/2005
Nitrite (N)	Ion Chromatography	NIL	08/07/2005
pH	pH meter	NIL	08/07/2005
Sulfate	Ion Chromatography	NIL	08/07/2005
T-Aluminum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Antimony	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Arsenic	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Barium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Beryllium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Bismuth	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Boron	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cadmium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Calcium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Chromium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cobalt	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Copper	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Iron	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Lead	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Lithium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Magnesium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Manganese	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Molybdenum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Nickel	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Potassium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Selenium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Silicon	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Silver	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Sodium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Strontium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005

less than  
 greater than  
 MAC Maximum Acceptable Concentration  
 AO Aesthetic Objective  
 Results relate only to samples as submitted



# North Island Laboratories

• 9755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 925 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

T-Sulphur	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Thallium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Tin	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Titanium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Vanadium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Zinc	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
Total Coliforms (MF)	MF	NIL	06/07/2005
Total Dissolved Solids	gravimetric - Norwest Subcontract	NWL	11/07/2005
Turbidity	Nephelometer	NIL	08/07/2005

Approved By: \_\_\_\_\_

Sandra Felgenhauer, M.Sc. or  
Catherine Black B.Sc. (co-owners)

less than  
greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

## Certificate of Analysis

Report To: Thurber Engineering  
Ste 210 Viewmont Avenue  
Victoria, B.C.  
V8Z 6L8

Lab Number: 46439  
Date Reported: 23 Aug 05  
Date Completed: 23 Aug 05  
Date Received: 6 Jul 05 14:15

46439-01 Well 16 Quadra Links Golf Cou  
Sampled By: Damian  
Sampling Date: 5 Jul 05 17:00

Test	Result	Units	Drinking Water Guidelines
Alkalinity	31	mg/L (CaCO <sub>3</sub> )	
Chloride	14	mg/L	250
Fluoride	<1	mg/L	1.5
Nitrate (N)	<0.1	mg/L	10
Nitrite (N)	<0.1	mg/L	1
Sulfate	<2	mg/L	500
Conductivity	96.5	uS	
pH	6.4	pH Units	6.5-8.5
Total Coliforms (MF)	40	CFU/100ml	< 1
Fecal Coliforms (MF)	<1	CFU/100ml	< 1
Total Dissolved Solids	60	mg/L	500
T-Aluminum	0.070	mg/L	-
T-Antimony	<0.0002	mg/L	
T-Arsenic	0.0002	mg/L	0.025
T-Barium	0.004	mg/L	1.0
T-Beryllium	<0.0001	mg/L	
T-Bismuth	<0.0005	mg/L	
T-Boron	0.008	mg/L	5.0
T-Cadmium	<0.00001	mg/L	0.005
T-Calcium	4.6	mg/L	
T-Chromium	<0.0005	mg/L	0.05
T-Cobalt	0.0002	mg/L	
T-Copper	0.006	mg/L	1.0
T-Iron	<0.1	mg/L	0.3
T-Lead	0.0006	mg/L	0.010
T-Lithium	<0.001	mg/L	

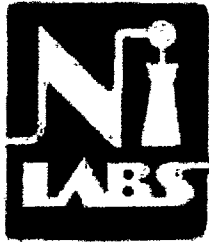
< less than

> greater than

MAC Maximum Acceptable Concentration

AO Aesthetic Objective

Results relate only to samples as submitted



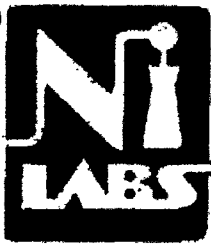
# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

46439-01 Well 16 Quadra Links Golf Cou  
Sampled By: Damian  
Sampling Date: 5 Jul 05 17:00

Test	Result	Units	Drinking Water Guidelines
T-Magnesium	1.4	mg/L	
T-Manganese	0.041	mg/L	0.05
T-Molybdenum	<0.001	mg/L	
T-Nickel	<0.0005	mg/L	
T-Potassium	0.4	mg/L	
T-Selenium	<0.0002	mg/L	0.01
T-Silicon	3.89	mg/L	
T-Silver	<0.0001	mg/L	
T-Sodium	10.2	mg/L	200
T-Strontium	0.034	mg/L	
T-Sulphur	0.6	mg/L	
T-Thallium	<0.00005	mg/L	
T-Tin	<0.001	mg/L	
T-Titanium	0.0006	mg/L	
T-Vanadium	0.0004	mg/L	
T-Zinc	0.007	mg/L	5.0
Hardness (CaCO <sub>3</sub> )	17	mg/L	80-100
Turbidity	<0.5	NTU's	5

less than  
greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



# North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

Test	Method	Analyst	Date
Alkalinity	Titration to 4.5	NIL	08/07/2005
Chloride	Ion Chromatography	NIL	15/07/2005
Conductivity	Conductance meter	NIL	08/07/2005
Fecal Coliforms (MF)	MP	NIL	06/07/2005
Fluoride	Ion Chromatography	NIL	08/07/2005
Hardness (CaCO <sub>3</sub> )	calculation	NWL	11/07/2005
Nitrate (N)	Ion Chromatography	NIL	08/07/2005
Nitrite (N)	Ion Chromatography	NIL	08/07/2005
pH	pH meter	NIL	08/07/2005
Sulfate	Ion Chromatography	NIL	08/07/2005
T-Aluminum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Antimony	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Arsenic	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Barium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Beryllium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Bismuth	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Boron	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cadmium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Calcium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Chromium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Cobalt	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Copper	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Iron	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Lead	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Lithium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Magnesium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Manganese	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Molybdenum	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Nickel	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Potassium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Selenium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Silicon	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Silver	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Sodium	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Strontium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005

less than  
greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



# North Island Laboratories

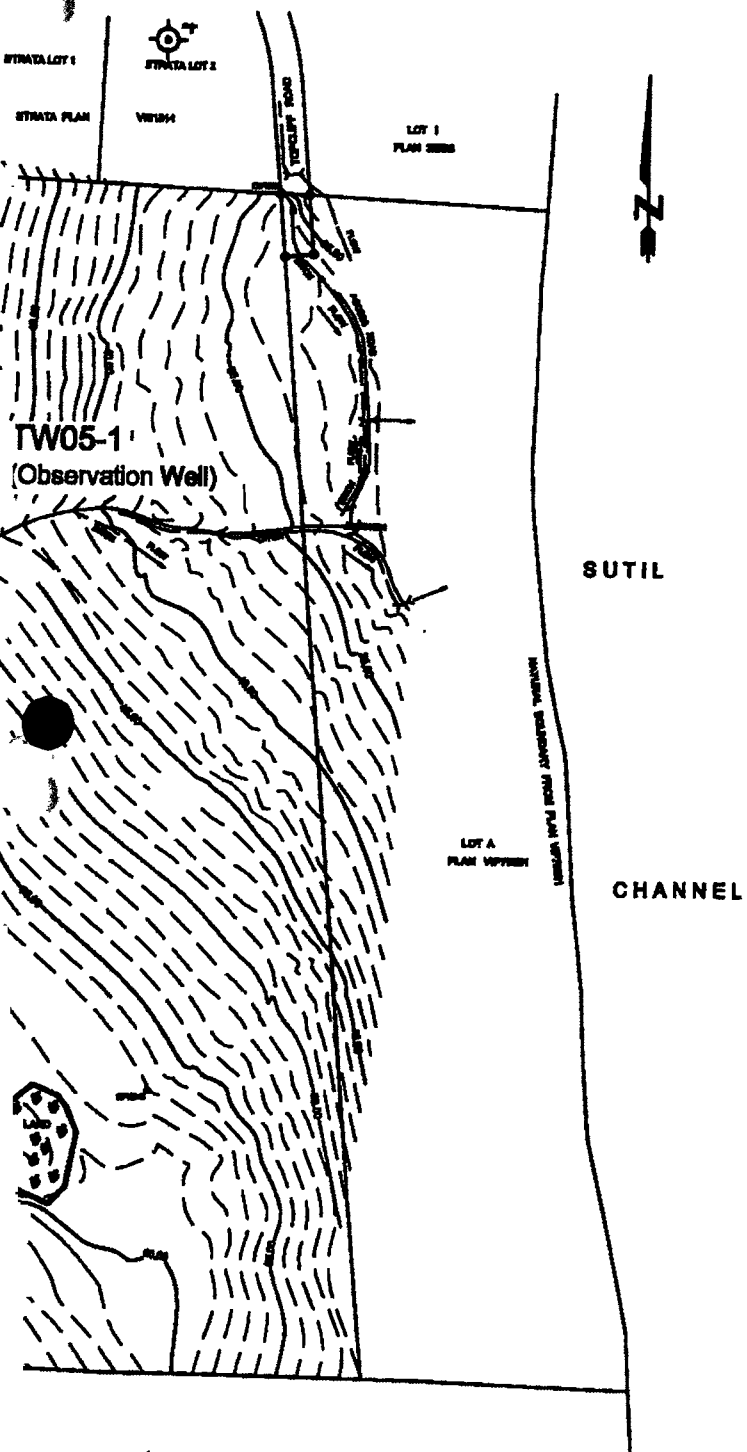
• 2755 B Moray Avenue, Courtenay, B.C. V9N 6M9 Tel: (250) 338-7786 Fax: (250) 338-7553  
• 225 Vancouver Avenue, Nanaimo, B.C. V9S 4E9 Tel: (250) 716-8731 Fax: (250) 716-8732

T-Sulphur	ICP, APHA 3120B Norwest Subcontract	NWL	11/07/2005
T-Thallium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Tin	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Titanium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Vanadium	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
T-Zinc	ICP-MS, USEPA 200.8 Norwest Subcontract	NWL	11/07/2005
Total Coliforms (MF)	MF	NIL	06/07/2005
Total Dissolved Solids	gravimetric - Norwest Subcontract	NWL	11/07/2005
Turbidity	Nephelometer	NIL	08/07/2005

Approved By: \_\_\_\_\_

Sandra Feigenhauer, M.Sc. or  
Catherine Black B.Sc. (co-owners)

less than  
greater than  
MAC Maximum Acceptable Concentration  
AO Aesthetic Objective  
Results relate only to samples as submitted



**LEGEND**

- TW05-2 ● Newly Drilled Test Wells
- 16 ⊕ Interview Well Owners

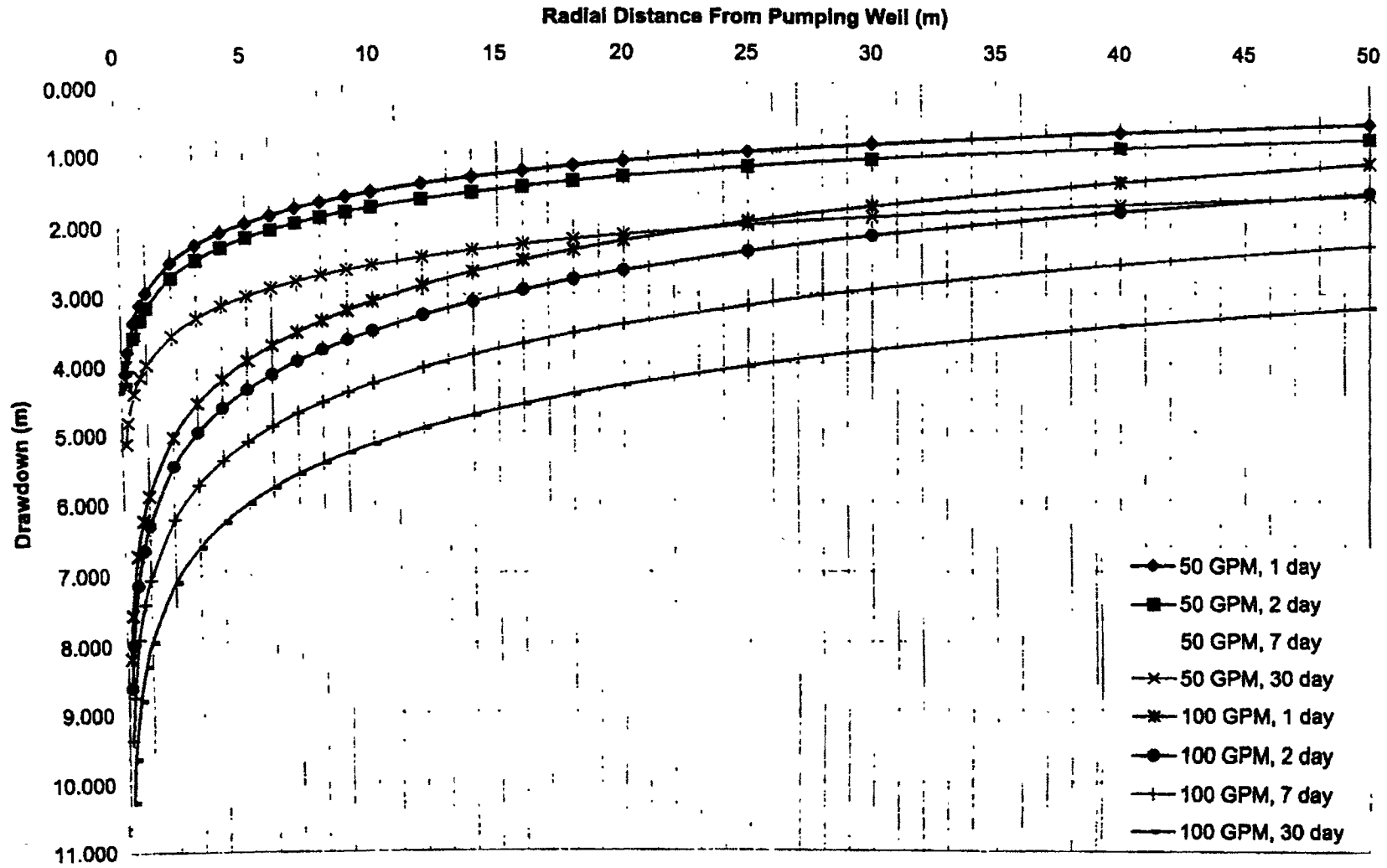
**TEST WELL SITES**

1:5000

**FIGURE 1**



# Quadra Links Drawdown Predictions



19-3720-0  
Figure 2

