

## John Neill

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**From:** Baratta, Joseph <Joseph.Baratta@viha.ca>  
**Sent:** Wednesday, July 21, 2021 11:41  
**To:** John Neill  
**Subject:** RE: Proposed OCP amendment and rezoning on Quadra Island  
**Attachments:** 20210720\_AgencyReferral\_CP1C21\_RZ2C21\_QuadraLinks.pdf

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

Hello John,

Thank you for discussing the attached development proposal referral with me yesterday.

- As discussed our office has a few questions related to the proposal to help inform our response.
- 1. An explanation of what is meant by 'Pump out and Toilets' on the proposed site plan would be helpful.
  - a. As discussed if proposing vault privies they would fall under the [Sewerage System Regulation](#) as holding tanks.
    - i. Requirements include application, construction design approval, and inspection with our office before use.
    - ii. [Holding Tank Application](#) and [Holding Tank Construction Guidelines](#) (Focus of guidance is for use with single family dwelling)
- 2. How will domestic sewage from 30 RV sites be disposed?
  - a. Note: [Sewerage System Regulation](#) "domestic sewage" includes human excreta, and waterborne waste from the preparation and consumption of food and drink, dishwashing, bathing, showering, and general household cleaning and laundry. (So black or grey waste water)
  - b. To the best of my knowledge there is no municipal Sani dump station that all RVs on Quadra can access, just business specific disposal systems for their customers.
  - c. If they are planning to build a Sani-dump onsite with a disposal field, this would need to be designed by an "authorized person" (ROWP or Engineer). Design would be based on their proposed use and property specific conditions.
  - d. If they are proposing an alternative practice some details of what is proposed to meet customer needs would help inform our office's response.
- 3. Do they plan to provide the RVs access to a water supply, if so how?
  - a. This would fall under the [Drinking Water Protection Act](#) and [Regulation](#).
  - b. If they plan to extend their existing water system this would require an application and construction permit with the Public Health Engineer before being built, and potentially review with our office they have an adequate well yield.

If there are any questions I can be reached at (250)850-2106.

### Statement of Confidentiality

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### From:

**Joseph Baratta** B.Sc., BA.Sc., CIPHI(c)  
Environmental Health Officer  
**Vancouver Island Health Authority**  
200-1100 Island Hwy. Campbell River BC, V9W 8C6  
Office(250)850-2110 Desk(250)850-2106  
Fax (250)850-2455 [Joseph.Baratta@viha.ca](mailto:Joseph.Baratta@viha.ca)

## John Neill

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**From:** Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>  
**Sent:** Wednesday, July 28, 2021 14:49  
**To:** John Neill  
**Subject:** RE: Proposed OCP amendment and rezoning on Quadra Island

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

Hello John,

Thank you for your referral regarding proposed rezoning of 950 Heriot Bay Road, Quadra Island, PID 000405205, LOT 2, DISTRICT LOTS 122 AND 154, SAYWARD DISTRICT, PLAN 36442 EXCEPT PART IN PLANS VIP75891 AND EPP98484. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

### Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

### Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

### Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

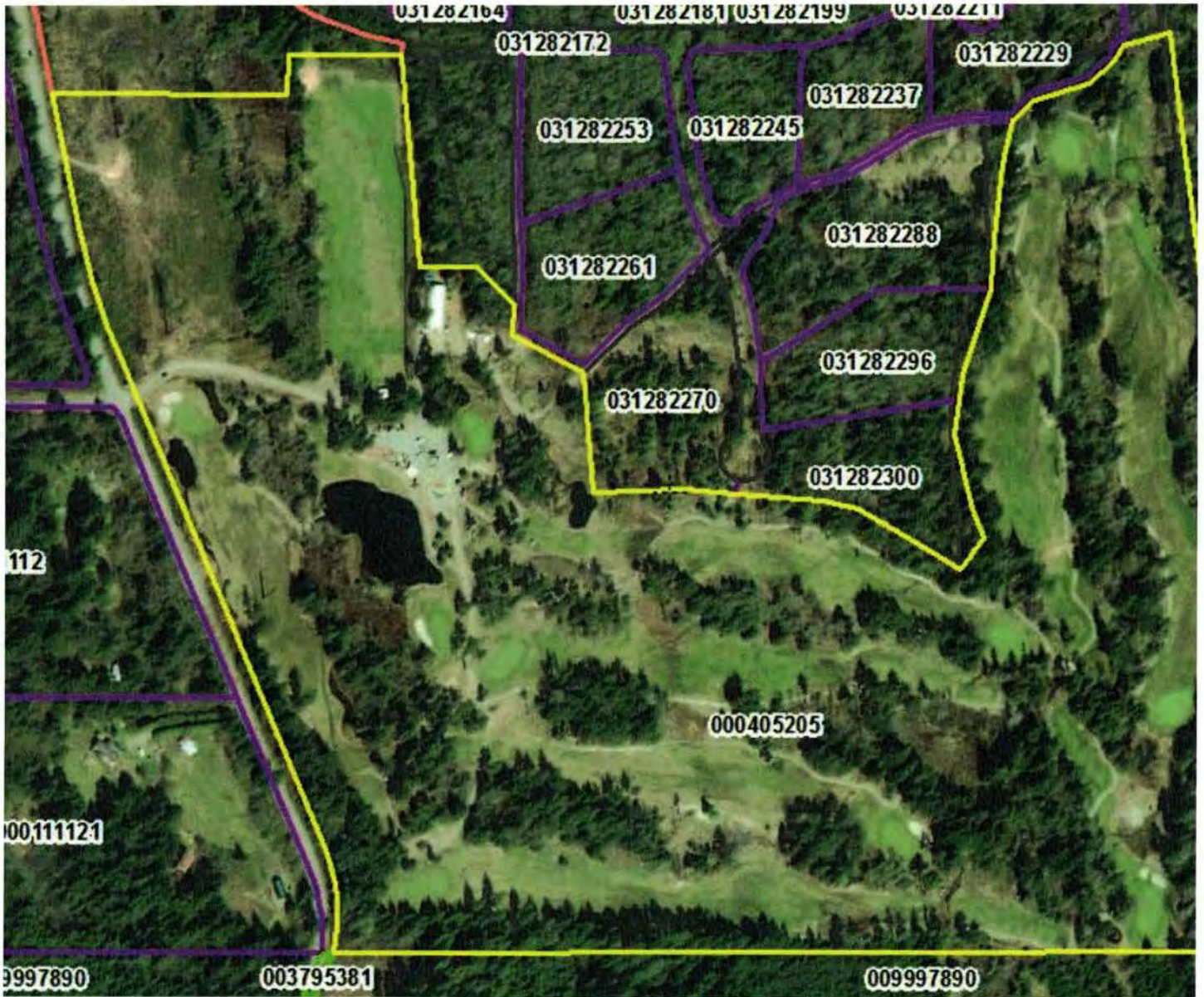
### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



**Diana Cooper**  
**Archaeologist/Archaeological Information Administrator**  
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Phone: (250) 953-3343 | Email: [diana.cooper@gov.bc.ca](mailto:diana.cooper@gov.bc.ca) | Website [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology)

**From:** John Neill <JNeill@srd.ca>  
**Sent:** July 20, 2021 11:53 AM



Ministry of  
Transportation  
and Infrastructure

Our file: 2021-04313  
Your file: CP 1C 21 / RZ 2C 21  
Date: August 5, 2021

Strathcona Regional District  
301- 990 Cedar Street  
Campbell River, BC V9W 7Z8

Attn: John Neill, Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of July 20, 2021 to amend Bylaw No. 3050, 'Quadra Island Official Community Plan Bylaw, 2007' and Bylaw No. 1213, 'Quadra Island Zoning Bylaw, 1990' to permit the creation of a 30-space recreational vehicle site in two separate phases at 950 Heriot Bay Road. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at 778-576-1109.

Sincerely,

Jennifer Dyer  
Development Services Officer  
Vancouver Island District – Courtenay

August 12, 2021

**Emailed**

John Neill - Planner  
Strathcona Regional District  
#301 – 990 Cedar Street  
Campbell River, BC.  
V9W 7Z8

Dear Mr. John Neill:

**Re: Development Proposal - FILE: CP 1C 21 / RZ 2C 21 – QUADRA LINKS LTD.  
Lot 2, DLs 122 and 154, Sayward District, Plan 36442, except Part in Plans VIP75891 and  
EPP98484**

The above-proposed amendment to Quadra Island OCP and Zoning Bylaw for 950 Heriot Bay Road, Quadra Links Ltd. to permit the creation of 30-space recreational vehicle site has been reviewed by our office. Approval is recommended subject to conditions below, the focus our office's response is safe potable water supply systems, effective domestic sewage disposal, and protection of ground water aquifers as density of development is proposed to increase.

1. The RV sites are proposed to be serviced by water supplied from their existing water supply system the Quadra Links Water System.
  - Under the [Drinking Water Protection Act](#) and [Regulation](#) specifically Section 7 and 8 of the Act, the water system owner is required to obtain the necessary Construction Permit and Operating Permits with our office prior to construction or extension of the water system.
2. The discharge of domestic sewage (ie. black, grey, etc) from structures including RVs, pump-out toilets, showers, or onsite Sani-dumps, are required to be discharged into a sewerage system that is constructed and maintained in accordance with the [Sewerage System Regulation](#).
  - Construction of any sewage holding tank or any sewage system with a daily design flow (DDF) of less than 22,700 L/day are required to meet the requirements of this regulation.
  - As per the regulation the definition of "domestic sewage" includes a) human excreta, and b) waterborne waste from the preparation and consumption of food and drink, dishwashing, bathing, showering, and general household cleaning and laundry, except waterborne waste from a self-service laundromat.
  - A sewage system with a daily design flow over 22,700 L/Day would be regulated under Municipal Wastewater Regulation.

Additionally, regarding proposed operation without an onsite Sani-dump station, and individual RV's having the option of using a local contract pump-and-haul if required.

- Currently Quadra Island does not have a publicly accessible Sani-dump station, and the closest one is in Campbell River across the ferry.


- Furthermore, within individual RVs daily water use and available domestic sewage storage can be highly variable. Pump and hauls called to empty individual RVs could be subject to multiple visits and service delays.

Our office recommends including an onsite Sani-dump either with a sewage holding tank, or adequately sized septic field.

- This will support providing on demand effective domestic sewage disposal from RVs, and if using a sewage holding tank, bulk pump and haul pick ups can be scheduled.

Please feel free to contact me at (250)850-2106 if you have any questions.

Sincerely,



Joseph Baratta  
Environmental Health Officer

cc. Bill Pirie – Quadra Links Ltd.

## John Neill

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**From:** Baratta, Joseph <Joseph.Baratta@viha.ca>  
**Sent:** Friday, August 13, 2021 15:13  
**To:** John Neill  
**Subject:** 950 Heriot Bay Road, Quadra Island - Proposed OCP amendment and rezoning on Quadra Island  
**Attachments:** Scan.pdf; 20210720\_AgencyReferral\_CP1C21\_RZ2C21\_QuadraLinks.pdf

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

Hello John,

Attached are comments from our office regarding the proposed rezoning and OCP amendment for 30 RV sites at Quadra Links 950 Heriot Bay Road.

- Comments are based on review of the attached proposal and additional comments from proponent Bill Pirie in the email below.
- Please share with Bill Pirie a copy of our office's response along with a the links to references the [VIHA website - Sewerage & Subdivision](#).
  - o [Holding Tank Application](#) and [Holding Tank Construction Guidelines](#)

If there are any questions please feel free to call me (250)850-2106 or the senior inspector Charlene MacKinnon (250)850-2111.

- Please note I will be away Aug.16 till Sep.1.21.

**Statement of Confidentiality**

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**From:**

**Joseph Baratta** B.Sc., BA.Sc., CIPHI(c)

Environmental Health Officer

**Vancouver Island Health Authority**

200-1100 Island Hwy. Campbell River BC, V9W 8C6

Office(250)850-2110 Desk(250)850-2106

Fax (250)850-2455 [Joseph.Baratta@viha.ca](mailto:Joseph.Baratta@viha.ca)

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**From:** Bill Pirie <w.pirie@walcan.com>  
**Sent:** Monday, July 26, 2021 11:36 AM  
**To:** Baratta, Joseph <Joseph.Baratta@viha.ca>  
**Subject:** RV Site for Quadra Links

Joseph,

We have reviewed your request for additional information regarding the development of the RV Site at Quadra Links. We have not fully developed the engineering for water and sewage but here are the general parameters we are working.

The plan is to have a maximum of 30 sites. The sites will be for self contained R/V's. There will not be tent camping. The development will start with 20 sites. The sites will be serviced with connections to power and water.

We plan on using the existing well to service the site. The water has a ten year history of clean lab results. The well has a sustainable production of 30 gallons per minute. The engineering for pipe size and distribution will be done by a qualified professional when we have approval from the RD.

The plan includes a bathroom with a concrete holding tank. The size and design will be approved by a qualified professional when we have approval from the RD. The bathroom would be designed to use minimal water. There are number of design options that include vacuum flush toilets, waterless urinals such as what are used at BC Ferry terminals. The waste would be contained in the holding tank and removed from the site by a pumper truck.

We have considered having showers available but we are not sure what the requirements would be for disposing of the water. We would like to discuss this with you when you have time.

There will not be a sani dump station on site. The individual r/V's will have the option of using a local contractor to pump their holding tanks if required.

Call when you have time and we can discuss any additional information you require to respond to the referral from the regional district.

Best regards,  
Bill

## John Neill

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**From:** Fontaine, Jocelyne <Jocelyne.Fontaine@bcferries.com>  
**Sent:** Wednesday, September 1, 2021 11:03  
**To:** John Neill  
**Subject:** RE: Proposed OCP amendment and rezoning on Quadra Island

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

Good day John,

No concern from BC Ferries.

Thank you,

Joss

Jocelyne (Joss) Fontaine  
Properties Administrator  
Corporate Affairs  
**British Columbia Ferry Services Inc.**  
1321 Blanshard Street, Victoria, BC V8W 0B7  
**T: 250-978-1333 F: 250-978-1953**  
[Jocelyne.fontaine@bcferries.com](mailto:Jocelyne.fontaine@bcferries.com)  
**bcferries.com | Facebook | Twitter**

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**From:** John Neill <JNeill@srd.ca>  
**Sent:** July 20, 2021 11:53 AM  
**To:** Email - planning@srd.ca [planning@srd.ca](mailto:planning@srd.ca)

**CAUTION:** This email originated from outside of BC Ferries. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Dear Sir/Madam

Please find attached a proposed OCP amendment and rezoning to facilitate the development of a 30-space Recreational vehicle site on a 2-hectare portion of the Quadra Links Ltd. golf course property at 950 Heriot Bay Road, Quadra Island. Your comments are appreciated by August 27, if possible.

Thanks and regards,



John W. Neill MCIP MRTPI  
Planner  
301-990 Cedar Street, Campbell River, BC V9W 7Z8



# WEI WAI KUM FIRST NATION

1650 Old Spit Road, Campbell River, BC, Canada V9W-3E8

Tel.: (250) 286-6949

Fax.: (250) 287-8838

TOLL FREE: 1-877-286-6949

September 3, 2021

Aniko Nelson  
SRD, Senior Manager, Community Services

**Re:** Proposed OCP amendment and rezoning - application

**File No:** RX2C21

The above application is located within the traditional territory of the Wei Wai Kum Nation. We have very strong evidence of aboriginal rights and title and historic use and occupation. As holders of Aboriginal Title to these territories, Wei Wai Kum First Nation maintains the right to make decisions concerning the use and protection of all lands, waters and resources within our territories.

Wei Wai Kum First Nation has reviewed the above application regarding Proposed OCP amendment and rezoning application to permit a 30-space recreational vehicle site on a Quadra Links golf course. We have no comment on the application, however we reserve the right to raise objections if cultural use, archaeological sites or environmental impacts occur beyond what is addressed in this application. Contact the Nation directly if any cultural use or archaeological sites/artifacts are found. A stop work order is further required until a trained archaeological monitor is on site to assess and determine next steps in accordance with the Nation's interests. For forthcoming physical works, we will require an archaeological monitor on site, contact Christine Roberts at [archaeology@weiwaikum.ca](mailto:archaeology@weiwaikum.ca)

To arrange a meeting or if you have any questions, please contact Courtney Fidler at (250) 286-6949 or [referrals@weiwaikum.ca](mailto:referrals@weiwaikum.ca).

Regards,

Chief Chris Roberts  
Wei Wai Kum First Nation

## **Written Submissions**

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

SURNAME	GIVEN NAME	IN FAVOUR	OPPOSED	NEUTRAL	DATE	
Ahmed	Sameen		✓		Jan. 12, 2022	
Allen	Esther		✓		Jan. 13, 2022	
Ammundsen	Gerald		✓		Nov. 23, 2022	
Ammundsen	Janice		✓		Nov 23, 2022	
Anson	Karin		✓		Apr. 26, 2022	
Ashton	Dave		✓		Feb. 8, 2022	
Aston	Jean		✓		Jan. 7, 2022	
Bain	Susan	✓			Sept. 26, 2022	
Bain	Dave	✓			Sept. 26, 2022	
Baker	Joyce		✓		Jan. 4, 2022	
Baker	Lorna		✓		Jan. 7, 2022	
Baker	Louella		✓		Jan. 12, 2022	
Baker	Carol	✓			Jan. 14, 2022	
Ballingall	Nicky		✓		Jan. 12, 2022	
Banta	Bruce	✓			Nov. 23, 2022	
Banta	Deb	✓			Nov. 22, 2022	
Beaton	Robin		✓		Jan. 8, 2022	
Bedard	Perve		✓		May 4, 2022	
Belfry	Stephen		✓		Jan. 11, 2022	
Bell	Lynda		✓		Aug. 4, 2022	
Berfelo	Peter	✓			Jan. 11, 2022	
Biegler	Wally	✓			Jan. 14, 2022	
Bird	Bill	✓			Jan 17., 2022	
Biro	Doug		✓		Jan. 13, 2022	
Boxall	Bryan	✓			Jan. 11, 2022	
Boyes	Sarah	✓			Nov. 16, 2022	
Bradshaw	Bill	✓			Jan. 13, 2022	
Bradshaw	Sarah	✓			Jan. 13, 2022	
Bradshaw	Ryan	✓			Nov. 22, 2022	
Brettnacher	Janet		✓		Jan. 9, 2022	1

**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>	
Brochocka	Anita		✓		Jan. 17, 2022	
Brown	Howie	✓			Jan. 13, 2022	
Brownstein	Elsie		✓		Jan. 11, 2022	
Bruser	Brian		✓		Jan. 10, 2022	
Budd	Robyn		✓		Jan. 10, 2022	
Bullivant	Sandy		✓		Jan. 6, 2022	
Burgin	Yvonne		✓		Jan. 2, 2022	
Burke	Russ	✓			Nov. 23, 2022	
Burns	Rod		✓		Jan. 12, 2022	
Burns	Sandra		✓		Jan. 11, 2022	
Bye	Elizabeth	✓			Nov. 21, 2022	
Calverley	Pete	✓			Jan. 4, 2022	
Cameron	Robert	✓			Oct. 23, 2022	
Cameron	Christine		✓		Nov. 21, 2022	
Cedar	Sulyn		✓		Jan. 5, 2022	
Chafekar	Vinay		✓		Jan. 11, 2022	
Chapman	Tom		✓		Apr. 26, 2022	
Chapman	Arline		✓		Apr. 26, 2022	
Chedley	Cindy		✓		Jan. 11, 2022	
Chesluk	Martha		✓		Nov. 23, 2022	
Chesluk	Dan		✓		Nov. 23, 2022	
Circle	Melanie		✓		Dec. 29, 2021	
Classen	Heather		✓		Nov. 3, 2022	
Cochrane	Constance		✓		Jan. 6, 2022	
Cooper	Constance		✓		Oct. 5, 2022	
Cormier	Veronica	✓			Nov. 23, 2022	
Cote	Gerry		✓		Apr. 18, 2022	
Creelman	Doug		✓		Nov. 3, 2022	
Cullam	Dawn		✓		May 4, 2022	
Currie	Tina	✓			Nov. 22, 2022	2

**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>	
Currie	James	✓			Nov. 22, 2022	
Davenport	Maurice		✓		Jan. 12, 2022	
Davies	Doug		✓		Nov. 23, 2022	
Davis	Adrienne		✓		Jan. 12, 2022	
Dear	Nancy	✓			Nov. 23, 2022	
Delph	Frank	✓			Nov. 09, 2022	
Dennison	Mary		✓		Nov. 21, 2022	
Dimes	Ken		✓		Apr. 26, 2022	
Dinnes	Tucker		✓		Oct. 27, 2022	
Dixie	Brian	✓			Nov. 17, 2022	
Doak	Elizabeth (Betty)	✓			Nov. 22, 2022	
Doak	Mel	✓			Nov. 22, 2022	
Dobko	Jeffrey		✓		Aug. 4, 2022	
Doolittle	Don	✓			Nov. 21, 2022	
Douglas	Ian		✓		Jan. 11, 2022	
Douglas	John		✓		Jan. 11, 2022	
Douglas	Julie		✓		Jan. 11, 2022	
Dow	Donna		✓		Apr. 26, 2022	
Duffey	Carla		✓		May 4, 2022	
Dullield	Jeffrey	✓			Nov. 21, 2022	
Dumouchel	Annik	✓			Nov. 8, 2022	
Dunker	John		✓		Jan. 11, 2022	
Dykstra	Kathryn	✓			Feb. 9, 2022	
Dymny	Jerzy			✓	Jan. 18, 2022	
Dyson	Ken	✓			Jan. 17, 2022	
Eastland	Robert	✓			Jan. 14, 2022	
Edwards	Doug	✓			Nov. 21, 2022	
Edwards	Christi	✓			Nov. 23, 2022	
Eichhorn	Joerg		✓		Jan. 5, 2022	
Embury	Ken	✓			Jan. 5, 2022	3

**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>	
Embury	Lynn	√			Jan. 7, 2022	
Essig	Nancy	√			Nov. 15, 2022	
Exley	Glenn		√		Jan. 17, 2022	
Fell	Shirley		√		Jan. 10, 2022	
Fischer	Uwe		√		Jan. 14, 2022	
Foort	Carol		√		Jan. 2, 2022	
Foort	Michael		√		Jan. 2, 2022	
Frishholz	John	√			Nov. 21, 2022	
Frishholz	Mia	√			Nov. 21, 2022	
Gall	Mike	√			Nov. 21, 2022	
Gauthier	Grant	√			Nov. 23, 2022	
Geddert	Henry	√			Nov. 22, 2022	
George	Patti		√		No date given	
Gilley	Tracy L.		√		July 27, 2022	
Gilley	Eric		√		Apr. 26, 2022	
Girdlestone	Bruce			√	Jan. 13, 2022	
Gogolin	Peter	√			Nov. 10, 2022	
Gouge	M.		√		Nov. 30, 2021	
Graham	Harper	√			Nov. 22, 2022	
Graham	Ann	√			Nov. 22, 2022	
Grigg	Ray		√		Jan. 4, 2022	
Griswold	Michael	√			Nov. 21, 2022	
Grundvig	Anetta		√		May. 21, 2021	
Grundvig	Nolan		√		May. 21, 2021	
Grundvig	Yiva		√		May. 21, 2021	
Guldmond	Cornelis		√		Jan. 11, 2022	
Haddon	Michael		√		Nov. 23, 2022	
Haddon	Majorie		√		Nov. 23, 2022	
Hagen	Andreas	√			Nov. 23, 2022	
Hare	Alex		√		Jan. 11, 2022	4

**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>	
Hartle	Sioux		✓		Jan. 10, 2022	
Harvey	Roy			✓	Jan. 16, 2022	
Heald	Margaret		✓		Jan. 6, 2022	
Heald	Don		✓		Jan. 11, 2022	
Heck	Jason	✓			Feb. 9, 2022	
Henry	Brent		✓		Jan. 17, 2022	
Hewison	Joan		✓		Apr. 26, 2022	
Higgs	Shelley		✓		Jan. 5, 2022	
Hogarth	Bob	✓			Jan. 22, 2022	
Hogarth	Donna	✓			Jan. 22, 2022	
Holmes	Karen		✓		Feb. 25, 2022	
Holmes	Jackson	✓			Nov. 8, 2022	
Holiday	Dave	✓			Nov. 22, 2022	
Holy	Jim		✓		Apr. 26, 2022	
Horak	Marcela		✓		Jan. 17, 2022	
Horak	Jerry		✓		Jan. 17, 2022	
Horton	Karen			✓	Jan. 13, 2022	
Humes	Dennis		✓		Jan. 8, 2022	
Huquet	Leslie		✓		May 27, 2022	
Jackson	R.		✓		Oct. 5, 2022	
James	Martha		✓		Jan. 11, 2022	
Jensen	Kelly	✓			Jan. 3, 2022	
Johnson	Gail		✓		Jan. 10, 2022	
Johnston	Wayne		✓		Nov. 3, 2022	
Kenny	Geraldine		✓		Jan. 21, 2022	
Kent	Heather		✓		Jan. 11, 2022	
Kerr	Lynda		✓		Jan. 11, 2022	
Kerr	Kelvin		✓		Jan. 11, 2022	
Kidd	L. A.		✓		July 6, 2022	
Kingstone	Jeff		✓		Jan. 10, 2022	5

**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>	
Kornelsen	Fern		✓		Jan. 11, 2022	
Laidlaw	K.		✓		May 4, 2022	
Laidlaw	R.		✓		Oct. 5, 2022	
Lamb	Tom		✓		Jan. 20, 2022	
Landry	Kathie		✓		Jan. 11, 2022	
Langevin	Lilianne		✓		Apr. 26, 2022	
Laniece	Gaspard		✓		May 4, 2022	
Laver	Francis		✓		Jan. 4, 2022	
Laver	Michael		✓		Jan. 4, 2022	
LaVigne	Will	✓			Nov. 4, 2022	
Lawrence	Nick	✓			Nov. 23, 2022	
Lee	Helen		✓		Jan. 3, 2022	
Lehequet	John Blais		✓		May 27, 2022	
Leicester	Richard		✓		Nov. 23, 2022	
Lessard	Linda		✓		Jan. 14, 2022	
Lewandowski	Hanna		✓		Jan. 12, 2022	
Lewin	V.		✓		Feb. 16, 2022	
Lloyd	Roberta		✓		Jan. 8, 2022	
Lowes	Rex		✓		Apr. 20, 2022	
Lowes	Patricia		✓		Apr. 20, 2022	
Lumley	Joanna		✓		June 29, 2022	
Luxenburg	Avi		✓		Jan. 3, 2022	
MacLauroin	Peter		✓		Jan. 29, 2022	
MacLauroin	Dianne		✓		Jan. 29, 2022	
MacLean	David		✓		Oct. 19, 2022	
Mandell	Allan		✓		Jan. 11, 2022	
Manery	Pat	✓			Jan. 12, 2022	
Mann	Karin		✓		Apr. 26, 2022	
Manry	Kathryn		✓		Jan. 5, 2022	
Mar	Jack	✓			Nov. 21, 2022	6

**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>	
Maryka	Maureen	✓			Nov. 2, 2022	
Maryka	Stephen	✓			Nov. 23, 2022	
Mascall	Michael		✓		Jan. 2, 2022	
Mason	Louis	✓			Nov. 21, 2022	
Mather	Edward		✓		Jan. 11, 2022	
Matheson	Bill	✓			Nov. 23, 2022	
Matheson	Wendy	✓			Nov. 23, 2022	
Matthews	Bill	✓			Jan. 3, 2022	
Maxwell	James		✓		Oct. 27, 2022	
McCabe	Brian	✓			Nov. 22, 2022	
McCoy	Sarah	✓			Nov. 21, 2022	
McEachern	Donald		✓		Jan. 3, 2022	
McEachern	Ian		✓		Jan. 12, 2022	
McIntosh	Mary		✓		Nov. 23, 2022	
McKerracher	Diana		✓		Jan. 8, 2022	
McLean	Janis		✓		Jan. 2, 2022	
McLean	Kate		✓		Jan. 10, 2022	
McLeod	Kathleen		✓		Oct. 19, 2022	
McMynn	Margaret		✓		Nov. 9, 2022	
Mellanby	Randall		✓		Jan. 13, 2022	
Mellanby	Julie		✓		Dec. 13, 2021	
Melnechenko	Mary		✓		May 27, 2022	
Meyer	Vivian		✓		Jan. 8, 2022	
Michaels	Kelsi	✓			Nov. 22, 2022	
Mindell	Barbara		✓		May. 21, 2021	
Morrison	Russ	✓			Nov. 9, 2022	
Morrison	Pam	✓			Nov. 9, 2022	
Mortimer	Paul	✓			Nov. 23, 2022	
Murdoch	George		✓		Jan. 11, 2022	
Muess	Shirley	✓			May. 16, 2022	7

**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>
Nagy	Lisa		✓		Jan. 14, 2022
Nassichuk	Ryan		✓		Oct. 14, 2022
Newby	Theresa			✓	Jan. 5, 2022
Niedziejko	Ruth	✓			Nov. 6, 2022
Nighswander	Mark		✓		Jan. 14, 2022
Nighswander	Karen		✓		Jan. 14, 2022
Nimmon	Paul	✓			Nov. 14, 2022
Nimmon	Amelia	✓			Nov. 22, 2022
Nurmela	Joseph		✓		Nov. 23, 2022
O'Brien	Theresa		✓		Jan. 5, 2022
O'Connor	Shawn	✓			Nov. 22, 2022
Olafsen	Gordon	✓			Jan. 5, 2022
Oldroyd	David	✓			Nov. 21, 2022
Oldroyd	Connie	✓			Nov. 21, 2022
Olynyk	Jean		✓		Jan. 17, 2022
O'Reille	Eileen		✓		Apr. 26, 2022
O'Rourke	James		✓		Jan. 3, 2022
O'Rourke	Catherine		✓		Jan. 3, 2022
Paige	Amy		✓		Jan. 11, 2022
Parkyn	A. J.		✓		Jan. 19, 2022
Parrish	Dave		✓		Jan. 14, 2022
Parrish	Kathy		✓		Jan. 14, 2022
Patrick	Mary		✓		May 12, 2022
Paul	Brenda		✓		June 6, 2022
Perkins	Dana		✓		Dec. 28, 2021
Perkins	Colin		✓		Dec. 28, 2021
Perreault-Laird	Aaryn		✓		Jan. 15, 2022
Peterson	Sherry		✓		Jan. 2, 2022
Phillips	Frances	✓			Jan. 14, 2022
Phillips	Nigel	✓			Jan. 14, 2022

**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>	
Pidcock	R.		✓		Aug. 4, 2022	
Pirie	Brandon	✓			Nov. 21, 2022	
Pirie	Mary	✓			Nov. 21, 2022	
Pirie	Bill	✓			Nov. 23, 2022	Presentation at the public hearing
Poole	Linda		✓		Jan. 11, 2022	
Powell	Ruth		✓		Jan. 12, 2022	
Quesnel	Aaron		✓		Apr. 3, 2022	
Radle	Ray		✓		Apr. 26, 2022	
Redican	Michael		✓		Jan. 10, 2022	
Reid	Patricia		✓		Nov. 23, 2022	
Reimer	Teresa		✓		Jan. 11, 2022	
Richardson	Chuck	✓			Nov. 14, 2022	
Robins	K.		✓		Aug. 4, 2022	
Robinson	Nick		✓		Jan. 12, 2022	
Robinson	Gail		✓		Jan. 12, 2022	
Robson	Roberta		✓		Jan. 9, 2022	
Rombough	Leslie	✓			Nov. 23, 2022	
Rombough	Ruth	✓			Nov. 23, 2022	
Ross	Brian		✓		Oct. 27, 2022	
Roxburgh	Ken		✓		Jan. 12, 2022	
Ryan	Paul	✓			Nov. 8, 2022	
Scott	David		✓		Jan. 11, 2022	
Seigel	Jack		✓		Jan. 6, 2022	
Sheppard	Brian		✓		Nov. 3, 2022	
Signarowitz	Willie		✓		Jan. 14, 2022	
Sjoholm	Michele		✓		Jan. 13, 2022	
Skilton	Peter		✓		Jan. 17, 2022	
Skilton	Nina		✓		Jan. 17, 2022	
Skovgaard	Leona		✓		Jan. 4, 2022	
Skovgaatd	Erik		✓		Jan. 9, 2022	9

**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>	
Slater	Catherine		✓		Jan. 3, 2022	
Smith	Blaine	✓			Oct. 29, 2022	
Smith	Cecelia		✓		Jan. 7, 2022	
Smith	Leslie		✓		Jan. 11, 2022	
Smith	Amanda		✓		Nov. 21, 2022	
Somerset	Heather	✓			Jan. 12, 2022	
Sowerby	Eileen		✓		Jan. 10, 2022	
St. John	Heather			✓	Jan. 19, 2022	
Stahnke	Jean		✓		Jan. 11, 2022	
Stahnke	Michael		✓		Jan. 11, 2022	
Stegmueller	Sybille		✓		Jan. 14, 2022	
Stevenson	Roberta	✓			Jan. 8, 2022	
Stevenson	Morgan	✓			Jan. 15, 2022	
Stewart	Meg		✓		Oct. 6, 2022	
Swanson	Richard	✓			Nov. 21, 2022	
Swanson	Chadc	✓			Nov. 21, 2022	
Taylor	Alli	✓			Nov. 21, 2022	
Taylor	Lois	✓			Nov. 23, 2022	
Tehennepe	Lana		✓		June 30, 2022	
Terlecki	Izabela		✓		Jan. 14, 2022	
Terlecki	Konrad		✓		Jan. 14, 2022	
Thievin	James		✓		Apr. 26, 2022	
Thompson	Betty		✓		Dec. 14, 2021	
Thompson	Chris		✓		May 4, 2022	
Thompson	E. J.		✓		Nov. 17, 2022	
Trevena	Claire		✓		Jan. 17, 2022	
Turner	Shirley		✓		Jan. 4, 2022	
Turner	L.		✓		May 27, 2022	
Uhryn	Shane	✓			Nov. 22, 2022	
Ullstrom	Catherine	✓			Nov. 21, 2022	10





## **Written Submissions - In Favour**

**David & Susan Bain**  
**PO Box 69; 259 Animal Farm Road**  
**Heriot Bay, B.C. V0P 1H0**

**Tel: 250-285-3127**  
**Fax: 250-285-3126**  
**email: [quadrasusan@gmail.com](mailto:quadrasusan@gmail.com)**

**Sept. 26, 2022**

Strathcona Regional District  
Planning Department [planning@srd.ca](mailto:planning@srd.ca)  
#102 – 990 Cedar St.  
Campbell River, B.C. V9W 3W7

Re: Quadra Links Limited –Add RV Site to current land use  
Lot 2 DL 122 & 154, Sayward District, Plan36442

Attention: Strathcona Regional Directors:

**WE BOTH SUPPORT THE QUADRA GOLF COURSE PROPOSAL  
FOR RV CAMPGROUND!!**

Our property is one lot away from the Quadra Island Golf Course. The original 9 hole Golf Course and subsequent 17 lot subdivision, Fir Crest Acres, are testaments to the quality product these developers maintain.

We have no objection to the proposed RV campground for stay and play golfing through the golf season. Everything the operators of this golf course have done from day one is with the utmost of care, professionalism and adhering to all SRD requirements.

All the legitimate concerns of the public have been addressed, answered and resolved by experts in the various areas.

What is not in anyone's control is the traffic on the BC ferry. Many businesses here survive because of tourists, and it is not only tourists using this ferry. The ferry is highly subsidized by all BC taxpayers; we cannot turn them away.

It is frustrating that a very few islanders do not research properly, yet insist on vetoing every plan of growth for Quadra. Even resorting to personal attacks on board members.

Susan Bain & David Bain  
Strata Lot B, Plan VISI435, DL 121.  
Sayward Land District, Quadra Island

Barbara Bryant

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From: Susan and Dave Bain <susandavebain@gicable.com>  
Sent: January 7, 2022 8:36 AM  
To: Email - planning@srd.ca  
Subject: Strathcona Reg dist-QL RV Park2022  
Attachments: Strathcona Reg dist-QL RV Park2022.doc

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

Attention Planning department

Letter of approval attached for your attention.  
Thank you

Susan Bain

--  
Susan Bain  
PO Box 69, Heriot Bay, B.C. V0P 1H0  
250-285-3127 Tel 250-285-3126 Fax

This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

**David & Susan Bain**  
**PO Box 69; 259 Animal Farm Road**  
**Heriot Bay, B.C. V0P 1H0**

**Tel: 250-285-3127**  
**Fax: 250-285-3126**  
**email: [susandavebain@gicable.com](mailto:susandavebain@gicable.com)**

**January 7, 2022**

Strathcona Regional District  
Planning Department [planning@srd.ca](mailto:planning@srd.ca)  
#102 – 990 Cedar St.  
Campbell River, B.C. V9W 3W7

Re: Quadra Links Limited –Add RV Site to current land use  
Lot 2 DL 122 & 154, Sayward District, Plan36442

Attention: Strathcona Regional Directors:

Our property is one lot away from the Quadra Island Golf Course. The original 9 hole Golf Course and subsequent 17 lot subdivision, Fir Crest Acres, are testaments to the quality product these developers maintain.

Golfing is a clean, environmentally friendly outdoor activity. Many golfers tour the province in their motor homes looking to stay and play. It makes perfect sense to add a RV section to the existing Golf Course.

We are confident that this RV campground, connected to the Quadra Island Golf Course would be an asset to the island. We support the application to add the RV Site to current land use designation.

It is also distressing that these simple requests take so long and are so costly, due to bureaucratic red tape.

Susan Bain  
Strata Lot B, Plan VISI435, DL 121.  
Sayward Land District, Quadra Island

Barbara Bryant

---

From: Dave Bain <tmbro@gmail.com>  
Sent: January 7, 2022 9:24 AM  
To: Email - planning@srd.ca  
Subject: Quadra golf course campground

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

Planning department

I am 100% in favour of the proposed campground at Quadra Links.  
Our property is about 200 yards north of the golf course and sub-division.  
Of the people complaining about the campground, almost none, if any, are that close.  
It seems one of the main complaints they have is water supply.  
In the summer of 2016 our pump failed and we had a new one installed.  
Not only that, but the technician flushed and tested the well.  
The well was drilled in 1984 at 165 feet and a static level of 135 feet.  
In the summer of 2016 the two levels were exactly the same & the flow rate had increased a little.  
This was all the while the golf course had been irrigating.  
Some of the other complaints I have heard are downright mis-information.  
I think the history of the development of the golf course and subdivision speaks for itself and the campground will be to the same high standard.  
That's more than can be said about some of these nay-sayers properties.

Thank you

Dave Bain  
259 Animal Farm Rd

Barbara Bryant

---

From: Carol Baker <karaninda@shaw.ca>  
Sent: January 14, 2022 11:15 AM  
To: Email - planning@srd.ca  
Subject: Quadra Island Golf Course RV Site

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

Dear Sirs and/or Madams:

My Name: Carol Baker  
Address: 325 Sutil Road  
Resident of Quadra: Full time - 22 years. Owner of property since: mid 1970's.  
Coming to Quadra as a child every year since 1955.

I am writing in support of the proposed RV Site at the Quadra Island Golf Course.

I'm glad there is a buffer/setback from Heriot Bay Road.

Quadra could use more RV sites. I'm not concerned about the ferry - summer traffic will continue to be an issue regardless.

My only reservation would be that the RV site ONLY be available for short term visits - nothing longer than 2 weeks at a time. I would not want it to become a situation of someone staying in the RV park for more than 6 months and then the Golf Course being unable to evict them because of "Landlord/Tenant Issues".

I will not be attending the Public Hearing - I will be in Victoria for medical reasons.

Thank you. Carol Baker

## Barbara Bryant

---

**From:** Peter Berfelo <pberfelo@icloud.com>  
**Sent:** Tuesday, January 11, 2022 2:03 PM  
**To:** Aniko Nelson  
**Cc:** Email - planning@srd.ca  
**Subject:** Quadra Links RV Site

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

Ms. Nelson,

To the Directors of the SRD Board.

"I think I will build a golf course in the middle of nowhere" said no one, ever. Quadra Links is a labour of love by a dedicated group of individuals who believe chasing a little ball with a stick is a worthwhile endeavour.

I am not a golfer but I have has occasion to be involved in the maintenance of such deviltry and can testify to the expense involved it its upkeep.

The number of devotees to this pastime, both local and tourist, makes a golf course very beneficial, as a recreational pursuit, a source of economic activity that supports local jobs (and taxes).

my opinion, these positives out weigh the negatives espoused by the parochial nimbyism and selfishness of the landed gentry. The greater good is served by approving this application. In their subdivision, Quadra Links has shown best practices, resulting in a wonderful addition to island infrastructure. I am assured that the RV park will also reflect their community committment.

I am often amased by the determination of holiday seekers to confound their ambitions by dragging the majority of their possessions behind them but mine is not to reason why. It is a simple fact that Covid has forced bookings for tourist accommodations forward more than a year and approval of the Quadra Links application not only helps the golf course but also validates the efforts of many locals to provide this community recreational benefit. It also give the working residents more access to jobs on island.

Yours truly,

Peter Berfelo.

Sent from my iPad

Barbara Bryant

---

**From:** Aniko Nelson  
**Sent:** January 17, 2022 9:18 AM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** FW: Quadra Links Rezoning Proposal

---

**From:** Bill Bird <quadrabirds@gmail.com>  
**Sent:** January 16, 2022 2:39 PM  
**To:** Aniko Nelson <ANelson@srd.ca>  
**Subject:** Quadra Links Rezoning Proposal

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

To the Directors

I am in favor of the Quadra Links rezoning proposal. The standard set by the subdivision development should leave little doubt as to the expected quality of the RV project. The sight will be well shielded from public view by a thick growth of fir trees.

The principal argument of the CAVE people [ citizens against virtually everything ] is the dogma that allowing this project will increase ferry traffic. For a little levity, this is the same group who want logging on the Island abolished as it has a negative effect on tourism traffic. RV's are going to come no matter the decision on this site, so better they are set up with approved sewage disposal facilities rather than scattered over outlying areas devoid of even outhouses.

Bill Bird

1876 Lakberg Road, Heriot Bay

Barbara Bryant

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**From:** linwbiegler linwbiegler <linwbiegler@twincomm.ca>  
**Sent:** January 14, 2022 12:18 PM  
**To:** Email - planning@srd.ca  
**Subject:** Hearing--Quadra Links RV site re-zoning application

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

I am strongly in support of this application.

Quadra Island's economy depends on tourism. And much as the usual nay-sayers decry this project, it is hardly going to overload our ferry system nor will it deplete the aquifer. Quadra has been discovered and the people are coming. The beauty of your island and the wealth of recreational activities available here guarantee it! Having these sites available will likely entice people to stay a few extra days, which stands to benefit the island as a whole.

Respectfully submitted,

Wally Biegler  
326 Sutil Road

250-285-3329

## Barbara Bryant

---

**From:** Bryan Boxall <bbox@telus.net>  
**Sent:** Tuesday, January 11, 2022 3:39 PM  
**To:** Email - planning@srd.ca  
**Subject:** Support for Development of RV Sites

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

To whom it may concern;  
Greetings;

I am writing you this note today to express my support for the proposed development of RV sites at the Quadra Island Golf Club. I have been enjoying playing golf on the island for a more than 10 years. The folks at the course have been doing a great job maintaining a high level of course maintenance, upkeep, and improvements. I really love spending the day golfing and visiting local restaurants and shops. What I would really enjoy even more is if I had a place to stay (in my own RV) so that I could enjoy a whole bunch more time on Quadra without having to worry about drinking and driving or rushing around to make a ferry....only to have to wait in line for an hour to catch a ferry.

I think it would be a win-win-win situation for the local economy, the golf course, and the folks who love to visit the island to relax and spend their money!

Thank you for reading my email.

Best regards,

Bryan Boxall  
Black Creek, BC

Barbara Bryant

---

From: Sarah Boyes <sarahmahiya@gmail.com>  
Sent: November 16, 2022 9:16 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links Golf Course

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

Hello, I am in support of the Golf Course adding the RV site to the current land use now that the amendments have been made.

In a nutshell, I appreciate the following changes to the bylaw:

- Concerns related to traffic - the number of sites has been reduced. It has been shown that the overall impact of this site will not significantly increase the amount of traffic on the ferry. There would be approximately 5 vehicles arriving and leaving per day. Compared to the ongoing increase in traffic due to other tourism initiatives on Quadra, it is relatively small.
- Setbacks to wetlands – the setback has been increased. I am satisfied that the design of the property includes buffers to the park, wetlands and setbacks from Heriot Bay Road. These setbacks are in excess of standard requirements. The potable water and waste water is managed in accordance with Island Health regulations and the hydrologists analysis of the groundwater usage indicates that the addition of the RV site will have no impact on the water table, less than a 2% increase in water usage.
- Potential full time use—the season has been established from April 1-Oct-31 therefore it will not be year-round.
- No retail sales in the RV park. Other local businesses will continue to benefit from the presence of a few more campers.

⇒ An RV site seems to fit in with the recreational facilities already provided by the adjacent park, trail system and the golf course itself. It will also keep a bit of extra traffic off the local roads since those folks are there specifically to golf.

Sarah Boyes, 24 years as a resident  
717 Nole Rd, Quathiaski Cove

Barbara Bryant

---

**From:** Bill Bradshaw <billbradshaw@royalpage.ca>  
**Sent:** November 23, 2022 2:24 PM  
**To:** Email - planning@srd.ca  
**Cc:** Quadra Island Golf Club; Bill Pirie  
**Subject:** Letter of support regarding Quadra Island Golf Club's application for RV site  
**Attachments:** Letter to SRD re. Quadra Golf Club RV site application - Nov 23 2022.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Sir/Madam:

Further to our letter dated January 12, 2022, please find attached a new letter of support from us regarding the Quadra Island Golf Club's application for an RV site to be added to their current land use designation.

Please let us know if you have any questions regarding this matter.

Kind regards,  
Sarah & Bill Bradshaw

**Bill Bradshaw**

Quadra Island Realtor®

Office 250-285-3293

Fax 250-285-3292

Toll Free 1-877-735-3293

**Bill Bradshaw Personal Real Estate Corporation**

**Quadra Island Real Estate Team**

[billbradshaw@royalpage.ca](mailto:billbradshaw@royalpage.ca)

[www.quadrarealestate.ca](http://www.quadrarealestate.ca)

Follow us on Facebook: [www.facebook.com/billbradshawroyalpage](https://www.facebook.com/billbradshawroyalpage)

Read our Blog: <http://sneil29.tumblr.com>

Quadra Island. It's not just a location, it's a lifestyle ...are you ready for Island Time?

November 23, 2022

Strathcona Regional District  
Planning Department  
990 Cedar Street  
Campbell River, BC V9W 7Z8  
[planning@srd.ca](mailto:planning@srd.ca)

Dear Sir/Madam:

**Re: Quadra Island Golf Club application for an RV Site to be added to the current land use designation (Recreational Commercial) in both the OCP and the zoning bylaw**

Further to our letter dated January 12, 2022, we are writing today to confirm our support for the Quadra Island Golf Club's application to amend the OCP and zoning bylaw for Recreational Commercial to add in an RV site and their plan to construct an RV campsite on the Golf Club property.

There is a need for fully serviced RV sites on Quadra. The existing camp sites are full. There are a number of RV visitors who show up and randomly find an unauthorized place to park. There is no place to fill water tanks and no sani-dump stations open to the public. There is a demand for fully serviced sites.

In addition, the campsite would allow the Quadra Island Golf Club to host golfers for "stay and play" packages and would provide the ability for the Golf Club to attract more visitors to the golf course each year.

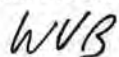
We feel that this would be a great addition to the Quadra Island community and provide much needed accommodation for travellers to our island.

We know that some of the concerns regarding this application pertain to the ability of our BC Ferry service to handle the increase in traffic during the peak tourist season on our island. We believe the 2 new ferries and new ferry schedule coming into effect early in 2023 will ease the overload situation on the island next year. We've heard reports from Gabriola Island residents that the 2 new ferries they had in service this year have greatly helped their ferry traffic with minimal overloads.

If you have any questions regarding this matter, please do not hesitate to contact us.

Kind regards,

Bill Bradshaw Personal Real Estate Corporation & Sarah Bradshaw Personal Real Estate Corporation



Royal LePage Advance Realty  
Quadra Island Branch Office  
Unit 202 – 654 Harper Rd Quathiaski Cove, BC V0P 1N0

## Barbara Bryant

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**From:** Bill Bradshaw <billbradshaw@royalpage.ca>  
**Sent:** Thursday, January 13, 2022 2:24 PM  
**To:** Email - planning@srd.ca  
**Cc:** quadraislandgolfclub@gmail.com; Bill Pirie  
**Subject:** Letter of support for Quadra Island Golf Club application re: RV site  
**Attachments:** Letter to SRD re. Quadra Golf Club RV site application Jan 12 2022.pdf

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

Dear Sir/Madam:

Please find attached our letter of support for the Quadra Island Golf Club's application for an RV Site to be added to the current land use designation (Recreational Commercial) in both the OCP and the zoning bylaw.

Please let us know if you have any questions regarding this matter.

Kind regards,  
Bill Bradshaw & Sarah Bradshaw

### Bill Bradshaw

Quadra Island Realtor®

Office 250-285-3293

Fax 250-285-3292

Toll Free 1-877-735-3293

[billbradshaw@royalpage.ca](mailto:billbradshaw@royalpage.ca)

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Quadra Island. It's not just a location, it's a lifestyle ...are you ready for Island Time?

January 12, 2022

Strathcona Regional District  
Planning Department  
990 Cedar Street  
Campbell River, BC V9W 7Z8  
[planning@srd.ca](mailto:planning@srd.ca)

Dear Sir/Madam:

**Re: Quadra Island Golf Club application for an RV Site to be added to the current land use designation (Recreational Commercial) in both the OCP and the zoning bylaw**

We are writing today to lend our support for the Quadra Island Golf Club's application to amend the OCP and zoning bylaw for Recreational Commercial to add in an RV site and their plan to construct an RV campsite on the Golf Club property.

There is a need for fully serviced RV sites on Quadra. The existing camp sites are full. There are a number of RV visitors who show up and randomly find an unauthorized place to park. There is no place to fill water tanks and no sani-dump stations open to the public. There is a demand for fully serviced sites.

In addition, the campsite would allow the Quadra Island Golf Club to host golfers for "stay and play" packages and would provide the ability for the Golf Club to attract more visitors to the golf course each year.

We feel that this would be a great addition to the Quadra Island community and provide much needed accommodation for travellers to our island.

If you have any questions regarding this matter, please do not hesitate to contact us.

Kind regards,

Bill Bradshaw Personal Real Estate Corporation & Sarah Bradshaw

Barbara Bryant

---

**From:** ryan bradshaw <ryantbradshaw@hotmail.com>  
**ent:** November 22, 2022 10:22 PM  
**To:** Email - planning@srd.ca  
**Subject:** RV sites on quadra islands golf course

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

Hi my name is Ryan Bradshaw to say long time quadra resident would be an understatement I have only resided on this beautiful Island my intire 37 years of life. I am writing on behalf of the golf course and there plan to expand and offer rv campsites that i belive would be beneficial for them and are island as a well. I know there are groups out there that dont want to see change or growth here but my belief is they are waving the red flag in the wrong direction in this situation. Thank you for your time and best wishes

Ryan Thomas Bradshaw

Sent from my Galaxy

Barbara Bryant

---

**From:** Howie Brown <howiebrown.hb@gmail.com>  
**Sent:** January 13, 2022 6:47 PM  
**To:** Email - info@strathconard.ca  
**Subject:** Quadra Golf Course RV Park.

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

My name is Howie Brown. I've been a resident of this area for more than 30 years. I am in favour of the Quadra Golf Course Rv park.

Sent from my iPhone

Barbara Bryant

---

From: Michelle Van Beek  
Sent: January 14, 2022 9:17 AM  
To: Email - planning@srd.ca  
Subject: FW: Quadra Golf Course RV Park.

Michelle Van Beek  
Receptionist  
990 Cedar Street, Campbell River, BC V9W 7Z8 e.mvanbeek@srd.ca | t. 250.830.6701 | f. 250.830.6710

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

From: Howie Brown <howiebrown.hb@gmail.com>  
Sent: January 13, 2022 6:47 PM  
To: Email - info@strathconard.ca <info@srd.ca>  
Subject: Quadra Golf Course RV Park.

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

My name is Howie Brown. I've been a resident of this area for more than 30 years. I am in favour of the Quadra Golf Course Rv park.

Sent from my iPhone

Barbara Bryant

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**From:** Russ Burke <russellmburke@shaw.ca>  
**Sent:** November 23, 2022 12:03 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links Golf Course RV park

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

I support the proposed amendments for Quadra Links Golf Course.

It was asked recently in the Discovery Islander what was Quadra like when you came here? When we purchased our property in Hooleyville some 20 years ago there was logging, some mining, fishing, aquaculture and some tourism. All save tourism have been hollowed out resulting in reduced employment especially for young folks. My neighbour in Hooleyville pondered just the other day how the school has reduced from over 300 children to just 120 today. He is a young father and is not comfortable sending his boys, when they reach only 11 years of age, on the ferry and a bus to an elementary school in Campbell River.

Our economy has been reduced to a pension economy dependant retired folks. Where will they be and what will they leave behind when they leave the island for health care?

This is a modest proposal of just 21 sites in the few remaining industries of recreation tourism and should be approved.

Russ Burke

584 Hooley Rd

Quadra Island

**Barbara Bryant**

---

**From:** Peter Calverley <petecal@gicable.com>  
**Sent:** Tuesday, January 4, 2022 5:12 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links Stay and Play proposal

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

Dear Sir

I would like to state my support for the Quadra Golf Club Stay and Play camp ground. From the beginning the golf course and the sold out subdivision have been well researched, quality projects. The camp ground will ensure that our highly regarded golf course will remain financially viable. The camp site will have a minimal impact on ferry traffic and will positively impact stores, restaurants, fishing guides and other businesses.

yours sincerely Pete Calverley

Barbara Bryant

---

**From:** V C <veronicmjc@gmail.com>  
**Sent:** November 23, 2022 9:15 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Golf Course Proposal (20 RV sites)

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

To whom it may concern;

Please let this email serve as a letter in support of the proposed subject project to add the revised number of RV camp sites (now 20/21), under the proposed conditions. This support is provided from both a Quadra small business owner as well as a private citizen perspective.

Kind Regards,

Veronica Cormier  
Owner; Amped On Nutrition  
673-C Plaza Rd.  
Quathiaski Cove, BC V0P1N0

Barbara Bryant

---

**From:** Jim Currie <jimcurrie86@gmail.com>  
**Sent:** November 22, 2022 8:21 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links RV Park Proposal - Letter of support  
**Attachments:** QLL SRD support letter .pdf

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

Please find attached my letter of support regarding Quadra Links proposal to create a seasonal 21 site RV Park.

Regards,

Jim Currie  
452 Fir Crest Way  
Quathiaski Cove, BC  
V0P 1N0

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

Barbara Bryant

---

**From:** Meredith Starkey  
**Sent:** January 17, 2022 1:11 PM  
**To:** Barbara Bryant  
**Subject:** FW: Comments for 19 Jan/22 public hearing, Quadra Island BC

---

**From:** Jim Currie <jimandmaris@shaw.ca>  
**Sent:** January 17, 2022 11:53 AM  
**To:** Meredith Starkey <mstarkey@srd.ca>  
**Subject:** Comments for 19 Jan/22 public hearing, Quadra Island BC

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

**RE: Public hearing to consider Bylaw No. 432, "Quadra Island Official Community Plan Bylaw, 2007, Amend. No. 16 and Bylaw No. 433, "Quadra Island Zoning Bylaw, 1990, Amend. No. 136"**

As the property owners of 452 Fir Crest, and probably the property closest to the proposed RV site, we would like to add our comments to the public hearing of January 19, 2022.

We understand the business rationale for Quadra Links to amend the use of their property for the purpose to support the financial

ability of the golf course. However, our concerns include:

Fire Safety - will owners of RVs use individual BBQ grills, in addition to the community fire pit - and what resources will be readily available to avoid spread of fire. We would prefer one community fire-pit, and propane BBQ grills at individual sites, not charcoal

Noise Control - we know there is a proposed noise curfew after 10 pm, but will there be any noise control during the day, and how would this be enforced? If passed, we would expect strict enforcement of the night time curfew and appropriate signage around the RV park to be mindful of noise level limits.

We hope Fir Crest residents will be provided with a direct contact number for the resident caretaker so as to avoid unnecessary calls to the local non emergency RCMP in the even of excessive noise complaints.

Thank you for your consideration of our concerns.

Respectfully,

Tina and James Currie  
452 Fir Crest

Barbara Bryant

---

**From:** Frank Delph <quadramarineservices@gmail.com>  
**Sent:** November 9, 2022 8:19 AM  
**To:** Email - planning@srd.ca  
**Subject:** A Bylaw ammendment 432 and 433  
**Attachments:** Golf course support.pdf

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

To whom it may concern, please find attached my letter in support of the amendment to allow the Quadra Island Golf Course to add 21 RV sites to its current land use.

Regards

--  
Frank Delph  
Quadra Marine Services  
Box 173, Quathiaski Cove, B.C.  
VOP 1N0  
250-202-2853

November 9<sup>th</sup>, 2022

Planning Department  
Strathcona Regional District  
301-990 Cedar Street  
Campbell River, B.C.,  
V9W 7Z8  
[planning@srd.ca](mailto:planning@srd.ca)

To Whom It may concern:

**REGARDING: Bylaw amendment 432 and 433.**

My name is Frank Delph, and I fully support the amendment to allow the Quadra Island Golf Course to add the RV sites to their property.

The setbacks are in excess of standard requirements.

The Hydrologist report indicates the water usage will have no impact on the water table with less than 2% increase in water usage.

The increase in ferry traffic is minimal with approximately 5 vehicles arriving and leaving per day.

The RV site fits with the facilities already provided by the adjacent park and trail system and the golf course itself.

As a 20-year resident of Quadra Island I fully support the addition of the RV sites to the existing Golf Course.

Respectfully

Frank P. Delph  
PO Box 173, 1502 West Road  
Quadra Island, B.C.,  
V0P 1N0  
250-285-2666 Residence  
250-202-2853 Cell/Work

Barbara Bryant

---

**From:** Christina Edwards <pyrochick@live.ca>  
**Sent:** November 23, 2022 1:14 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course Support Letter

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

Below please find my letter in support of the Quadra Links proposed 20 site RV park.

Attention SRD Planning Committee,

I have lived and grown with the Quadra Island community all my life. I've watched us move from fishing and logging to tourism as our number one industry. I've seen many projects come to the community table throughout our transitions, I especially support small, gauged growth for our future.

I support Quadra Links in all of their well founded research and material put forth in relation to the 20 site RV park at the Golf Course. The Quadra Links RV park is a well thought out plan and a more than manageable increase on Quadra's business map.

The good management from the Board of Directors has covered all points of concern for the community, the water with professional Hydrologists review, the traffic which is a minimal amount in comparison to many of the system users, the design with setbacks and engineered septic along with respectful park guidelines to continue their good neighbour work.

This facility brings a positive impact to our community through health and wellness, community interaction, local business support, employment. The addition of the RV park has been created on other courses and has shown it is complimentary to the property use.

I have experience with the RV business in that I work at the Heriot Bay Inn. From my point of view having been in the tourism industry for many years a 20 site RV park will have little impact on our business. It will be a great place for people to stay and play on Quadra Island. Enjoy golfing and the many events that Quadra Links hosts along with experiencing all Quadra Island has to offer.

Yours Kindly,

Christi Edwards

Heriot Bay, BC

Sent from [Mail](#) for Windows

Barbara Bryant

---

From: Brian Dixie <bdixie@hotmail.ca>  
Sent: November 16, 2022 9:51 PM  
To: Email - planning@srd.ca  
Subject: Golf Course

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

To the SRD Planning Committee,

I am a Quadra Island resident and I support the proposal for the 20 Rv sites on the Quadra Island Golf Course. It is a good addition to our Island Recreation and Tourism. The people who developed and built this amazing community resource have done their due diligence. I am in the Tourism industry, and work at the Heriot Bay Inn. I feel these sites will have very little to no impact on Ferry Traffic, and that the guests staying in them will positively affect our local economy.

Water is of a special interest for all of us right now and one of the most important items that needs all of our protection. The Hydrologists analysis explaining the testing results and showing no impact on our water table is acceptable to me.

The golf course has become for many a part of the Quadra Island outdoor lifestyle joining the tennis courts, skate park, bike park, ball parks, horse rink, trails systems, mountain climbing, and boating. To give the visitors choice to stay where they play in this small campground space with minimal impact on ferries is a welcome addition to our community.

Thank you,

Brian Dixie  
Heriot Bay, BC

Barbara Bryant

---

**From:** Annik Dumouchel <annikdumouchel@gmail.com>  
**Sent:** November 7, 2022 7:54 PM  
**To:** Email - planning@srd.ca  
**Subject:** RV site Quadra Links Golf Course

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

To whom it may concern,

I would like to voice my support to the addition of 21 RV sites at the Quadra Links Golf Course. I have been a Quadra resident for 24 years and feel like this project will add great value to the golf course and to the island.

Members of my family use the golf course frequently and we would like to see it prosper. In my opinion, the golf course is a good recreational asset for young and older Quadra residents and for visitors. Also, an RV site would be a good addition to the golf course, the trail system nearby and the adjacent park.

Regards,

Annik Dumouchel

3344 Granite Bay Road, Quadra Island.

Barbara Bryant

---

**From:** Jason and Kathryn - <jasonandkat@hotmail.com>  
**Sent:** February 9, 2022 8:49 PM  
**To:** Email - planning@srd.ca  
**Subject:** Re: Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

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

Re: Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

To whom it may concern,

As a resident of Quadra Island and the Controller for Walcan Seafood on Quadra Island, I would like to express my support for the proposed amendments to Bylaws No. 432 and 433 (Quadra Links) to allow for the associated secondary accessory recreational vehicle site uses as a stay and play site at the Quadra Links golf course.

Expanding the tourism opportunities on Quadra Island for recreational activities typically enjoyed by middle to high income individuals and couples is beneficial to the economic recovery of local businesses. It is quite likely that many of those interested in a stay and play getaway will also seek to shop locally and seek out other tourism operators on Quadra Island. According to a marketing agency for the Campbell River Golf & Country Club, a number of facts about the golfer audience support this theory:

- Fastest growing female sport
- Middle to high income individuals
- 90% homeowners
- Many golfers are business owners and/or decision makers for businesses
- Golfers average \$126-\$215,000 annually
- 84% attended college, graduated or post-grad studies

If you have any questions about my support, please feel free to contact me at the information below.

Thank you,  
Kathryn Dykstra  
jasonandkat@hotmail.com

Barbara Bryant

---

**From:** Ken Dyson <kpdyson1@gmail.com>  
**Sent:** January 17, 2022 10:10 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links RV proposal  
**Attachments:** Quadra Links and SRD.docx

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

Attached is my letter of support for the RV proposal for Quadra Links

Ken Dyson

To the SRD and Quadra Links

I believe the addition of a full service RV park at the Quadra Links Golf Course is a huge asset to both the Golf course and Quadra Island. The RV park will greatly enhance the course by offering sites to golfers who travel around and really like to stay at the course. I personally have done this many times when on golf trips around the province. The RV park would bring more golfers to Quadra, enhancing golf course revenue as well as the spin off factor for the rest of the Island businesses.

In closing I fully support a full service RV facility at Quadra Links

Ken Dyson

Strathcona Regional District

330 – 990 Cedar Street, Campbell River, B.C. V9W 7Z8

Attn: Aniko Nelson

Re: Bylaw 432 and 433 Quadra Links Ltd RV Site Rezoning Application.

I support the rezoning application by Quadra Links Ltd. I have lived on Quadra Island for 68 years. As one might expect we would not have the amenities we have today without the ongoing developments that have been approved. I also believe in order to have a vibrant sustainable community we need a moderate diverse number of opportunities. I think this application fits and is a reasonable use at this location.

Respectfully,

Robert Eastland,

881 Eastland place,

Quathiaski Cove, B.C. V0P 1N0.

Barbara Bryant

---

**From:** Robert Eastland <r.eastland@outlook.com>  
**Sent:** January 14, 2022 5:44 PM  
**To:** Aniko Nelson  
**Cc:** Email - planning@srd.ca  
**Subject:** Quadra Links bylaws 432 and 433  
**Attachments:** SRDQlinks012022.docx

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

Hello Aniko,

Please enter the attached letter into the public hearing binder for the Quadra Links development proposal.

Thank you,  
Robert Eastland  
881 Eastland Place,  
Quathiaski Cove BC. V0P 1N0  
250 285 3676

Sent from [Mail](#) for Windows

Barbara Bryant

---

**From:** ken embury <kenembury47@gmail.com>  
**Sent:** November 14, 2022 4:17 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links RV proposal

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

Good afternoon,

I am writing to support the proposed RV facility at the Quadra Links Golf Course on Quadra Island.

As a 10 year permanent resident / homeowner on Quadra Island who enjoys life on the Island and the RV lifestyle ( I have a 16' travel trailer ), I have enjoyed visiting many parts of BC and staying in a wide variety of RV sites and campgrounds.

My RV friends tell me ( and I have personal knowledge as well ) that it is impossible to book even a short stay at the few existing RV sites on Quadra as they are fully booked up a year or two in advance by past clientele.

The 20 or so proposed RV sites, if made available to the general public on a short term rental basis, would be a welcome addition for the travelling public, an excellent source of tourist dollars and seasonal jobs for Quadra island at large and the Golf Course in particular, while having a minimal impact on our Quadra Island lifestyle.

Ken Embury  
817 Noble Road  
Quadra Island, BC  
V0P 1N0

250 285 2889

Barbara Bryant

---

**From:** ken embury <kenembury47@gmail.com>  
**Sent:** January 5, 2022 12:15 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course - RV Site

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

I am writing this letter in support of the proposed RV site at the Quadra Island Golf Course.

The proposal is well thought out, in my estimation, and will benefit not only travelling golf course patrons but others in search of RV sites.

As you are aware, RV sites on Quadra Island, in tourist season, are regularly sold out a year or two ahead.

The proposed site is environmentally friendly, respectful of the existing neighbourhood and should be supported by the SRD.

Regards,

Ken Embury  
817 Noble Road, Quadra Island, BC  
250 285 2889

Barbara Bryant

---

**From:** Lynn Embury <lembury99@gmail.com>  
**Sent:** January 7, 2022 3:04 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links proposed RV Park

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

I am writing this letter to show that this proposal has my complete support.

RV travellers are already arriving on Quadra in a steady stream during the season. Many visitors have great difficulty in finding a decent site to spend their time, let alone one with full facilities.

What Quadra Links is proposing is a first class facility, physically situated in such a way as to be completely respectful of our Island resident's wishes for quiet and privacy. Proper setbacks, well built infrastructure offering a quality camping experience.

I say yes to this well thought out proposal.

Lynn Embury  
817 Noble Road  
Quadra Island  
250-285-2889

Sent from my iPad

Barbara Bryant

---

From: Lynn Embury <lembury99@gmail.com>  
Sent: October 25, 2022 3:45 PM  
To: Email - planning@srd.ca  
Subject: Quadra links RV proposal

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

Dear Sirs:

I am in complete support of the RV site proposal on the Quadra Island Golf Course property.

The design includes generous setbacks and fits in well with the nearby park, well used walking trails and the golf course.

Studies have shown that neither the available water supply nor the ferry traffic situation will be adversely affected by the addition of these relatively few sites.

Given the first class results of previous efforts made by Quadra Links, I have no doubt that adding the RV site to the current land use plan will bring only stellar results.

Yours truly

Lynn Embury  
Quadra Island Resident and Homeowner  
817 Noble Road  
250 285-2889

Sent from my iPad

Barbara Bryant

---

**From:** fancynancy fancynancy@telus.net <fancynancy@telus.net>  
**Sent:** November 15, 2022 11:20 AM  
**To:** Email - planning@srd.ca  
**Subject:** Golf course expansion

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

To whom this may concern.

I am on record as being against the trailer campground at the golf course, I had sent you a letter expressing my thoughts. I have recently spoken with a member of the golf course and was apprised of the changes they have made to their plans and would now like to go on record as supporting the project. I feel they have done good work to meet the concerns addressed and meeting many half way. We as a community must accept that progress is inevitable and reward those that chose to work within our community standards. Thank you for your work on this. Nancy Essig  
250-285-2816

Sent from my iPad

Barbara Bryant

---

**From:** grant gauthier <grantgauthier59@hotmail.com>  
**Sent:** November 23, 2022 9:56 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Golf Course

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

To whom it concerns. My name is Grant Gauthier I reside part-time at 1535 Heriot bay road and have been there since 2008. I am a retired public servant of 40 years and have chosen Quadra Island as one of my homes. I am a member of the golf course and fully support the board in its quest to improve the local housing crisis by developing the RVsites for golfers and others whom wish to spend time and money on Quadra. Quadra Golf and the BOD are good corporate citizens and have provided the opportunity for folks likes me to stay and play.

Regards,

Grant G. Gauthier

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Barbara Bryant

---

From: Kai Gogolin <kaigogolin@gmail.com>  
Sent: November 10, 2022 3:14 PM  
To: Email - planning@srd.ca  
Subject: Quadra Island Golf Course

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

Hello SRD,

As a resident of Quadra Island I would like to express my support for the RV Site for the Quadra Island Golf Course.

My only concern has been the traffic on the ferry. It has been shown that the overall impact of this site will not significantly increase the amount of traffic on the ferry. Approximately 5 vehicles arriving and leaving per day.

Peter Gogolin  
751 Noble Road  
V0P 1N0 Quadra Island

Quadra Island Resident of 11 years.

Regards

Peter Gogolin

## Barbara Bryant

---

**From:** Heather Somerset <heathersomerset@yahoo.ca>  
**Sent:** Wednesday, January 12, 2022 1:18 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf

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

To whom it may concern,

I Heather Goodyear resident of Campbell River (20 South McLean Street V9W-6E1) 100% support RV sites at the Quadra Island Golf Club.

Sincerely,

Heather Goodyear

Sent from my iPhone

Barbara Bryant

---

**From:** Andreas Hagen <andreas@study-build.com>  
**Sent:** November 23, 2022 12:30 PM  
**To:** Email - planning@srd.ca  
**Subject:** Letter of Support to establish 21 RV sites at the Quadra Links Golf Course

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

To whom it may concern,

My name is Andreas Hagen and I've been a resident of Quadra Island for the past 12 years. During that time, I've served as a director of the Discovery Islands Chamber of Commerce. I have also established several programs whose aim is to increase economic impact and resilience in the region. I feel well connected to the business community through this work as well as the concerns of local residents.

I believe that the addition of 21 RV sites at the Quadra Links Golf Course will add additional capabilities to the current facility that will have a positive impact on business at the course as well as at restaurants and other businesses on Quadra.

The owners of Quadra Links Golf Course have been thoughtful stewards of the acreage they own. Over the years, they have demonstrated care and respect for the concerns of local residents. The trails and park, for example, which were constructed as a part of the subdivision Strata, were beautifully executed and they are now enjoyed by locals and visitors alike. In this particular rezoning request, they have been mindful of community concerns around (1) water seepage, (2) buffers to the park and wetlands, (3) additional traffic to the island and (4) the potential for long-term RV seepage. A thoughtful traffic study conducted by Jackson Holmes and presented to the community, has demonstrated that the impact on ferry traffic will be minimal and worth, in my opinion, the extra value that the development of 21 sites brings to this amenity. I have several friends who are repeat visitors to Quadra - they would be thrilled for additional space to come and enjoy our island's course. The golf course employs several young professionals and this addition would add additional stability to employment there.

The owners of this course are longstanding, thoughtful and engaged community members. They contribute meaningfully to our community and have created a world-class facility on Quadra that is enjoyed by locals. The amenity attracts additional business to the island that is needed.

I wholeheartedly support Quadra Links' request to add the requested RV sites.

Andreas Hagen, Study Build.

723 Cedar Street,  
Quathiaski Cove V0P 1N0  
BC

Barbara Bryant

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From: alex hartford <ashartford@gmail.com>  
Sent: November 1, 2022 11:56 AM  
To: Email - planning@srd.ca  
Cc: Annik and Paul  
Subject: Quadra Links Proposal

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

Dear Sir or Madam,

I'm writing to state my support for the RV sites at Quadra Links. I've been a resident of Quadra for more than 50 years, and have been the licensee of Woodlot Licence 0025 for 35 years. Block 2 of my woodlot lies along the south boundary of the golf course. We've been neighbours as long as the course has existed.

The golf course has always been a good neighbour. The operation of the course, and anything they've undertaken, has always been first class. They've consulted with me on anything that might impact the woodlot, and we've collaborated, successfully, on a couple of projects.

The trail created as part of the Fir Crest subdivision connects with the Haskin Farm Trail on my woodlot, and is a real asset to recreation and hiking on Quadra.

In reviewing their proposal it's clear that they meet or exceed all requirements. The addition of this small RV park will have no negative impact on my operations.

Yours sincerely,

Alex Hartford  
250-285-0025  
Box 25 Heriot Bay, B.C. V0P 1H0

Barbara Bryant

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From: Jason and Kathryn - <jasonandkat@hotmail.com>  
Sent: February 9, 2022 9:10 PM  
To: Email - planning@srd.ca  
Subject: Support for Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

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

Re: Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

To whom it may concern,

As a resident of Quadra Island and the owner of a local business in Campbell River, I would like to express my support for the proposed amendments to Bylaws No. 432 and 433 (Quadra Links) to allow for the associated secondary accessory recreational vehicle site uses as a stay and play site at the Quadra Links golf course.

Bringing middle to high income tourists to Quadra Island will inevitably increase local revenue streams for our restaurants, grocery stores, retail shops, gas station, and tourism operators such as bike rentals and kayak tours. Referrals generated from this income class will continue to grow the Quadra Island economy through expanded vacation home rentals, other recreational vehicle site rentals, accommodations at Tsa kwa luten Lodge and April Point, and facility usage such as the government dock. As a small business owner in Campbell River, my company supplies the local grocery stores as do many other local producers who would realize the economic benefit of higher income tourists. The island will be better served attracting golfers than tourists with nothing but a backpack and no money to spend in the local economy.

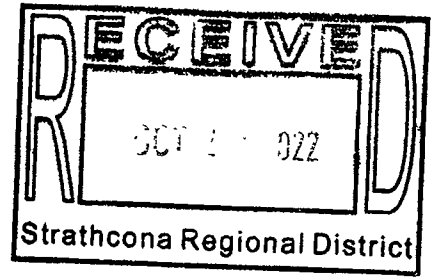
If you have any questions about my support, please feel free to contact me at the information below.

Thank you,  
Jason Heck  
jasonandkat@hotmail.com

October 24, 2022

To: Strathcona Regional District Planning Department

Regarding: 21 RV sites at Quadra Links Golf Course



As a long-time resident I am pleased with the amendments to the original RV proposal by Quadra Links. Reducing the amount of sites, increasing wet land setbacks and establishing no retail sales at the RV Park are all great. The season dates of April 1 to October 31 are just common sense.

I took up golf before the course was open. The opportunity for me to have an affordable recreation opportunity to share with my husband and relatives has been wonderful. I don't need to take a ferry to participate in this sport. Meanwhile I do have relatives that come to visit. Some relatives stay at a nearby B&B. There is at least one relative who would use the RV site and the chance for a family tournament at the golf club is very real. I am quite sure I am not the only person on Quadra who would have friends and relatives using the RV site.

We have enjoyed many new services on this island in the last 40 years. People need to look around and see what was not here 40 years ago. I am in support of 21 new RV sites for Golfers.

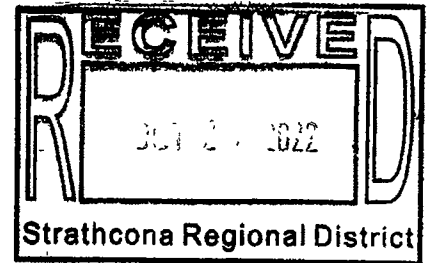
Sincerely, Donna Hogarth

Donna Hogarth  
Box 556  
870 Ferry Road  
Quathiaske Cove  
BC V0P1N0

October 24, 2022

To: Strathcona Regional District Planning Department,

Regarding: 21 RV sites at Quadra Links Golf Course



With regards to the proposed 21 RV campsite I think it is one of the better things this island could approve of. It allows friends and family who love to play golf to bring their own accommodations. It would be so convenient for them. This would be a great opportunity for Quadra Island to become a golf destination.

This summer the ferry traffic backups were often due to the building boom on this island. Cement trucks, trades people and other building supplies were on those ferries. It is great that the younger generation has so much work here on Quadra. As of October 24 there will still be overloads for at least the first half of the day on Mondays and Thursdays because of Cortez priority. Leaving from Campbell River the overloads will be in the afternoon. To use the ferry traffic against this proposal is just not fair.

I am in favour of this proposal.

Sincerely, Bob Hogarth

*Bob Hogarth*  
Box 554  
870 Ferry R.D.  
Q. Cove B.C.  
V8P1N0

Barbara Bryant

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**From:** Aniko Nelson  
**Sent:** January 24, 2022 9:43 AM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** FW: Quadra Bylaw Nos. 432 & 433 Quadra Links Development

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**From:** Donna or Bob Hogarth <bdlegacy@telus.net>  
**Sent:** January 22, 2022 3:59 PM  
**To:** Aniko Nelson <ANelson@srd.ca>  
**Cc:** jimabram@explorenet.ca  
**Subject:** Quadra Bylaw Nos. 432 & 433 Quadra Links Development

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

Dear Aniko Nelson,

When I wanted to move to Quadra Island in 1983 there was 1 house available to rent. My partner did not like it so we looked at 2 houses and 1 bare property that were available to purchase. Eight weeks later at the end of September we had a 3 sailing wait to get to Quadra.

What has changed since 1983?

There are now more doctors, a pharmacy, more eateries, more services and more accommodations available to our guests. Quadra Links has also brought many more residents to the island. They have brought their gifts, talents and generosity to our residents, helping many over the years.

Quadra Islanders were packing up their RV's 20 years ago to go golfing on Vancouver Island and beyond. Why can't people come to our island and stay at our golf course? Definitely more camping spaces have been added to the island over the past few years. Why not 24 more spaces at Quadra Links?

Very little has changed on the ferry crossing since 1983. It is no better and no worse. Let Quadra Links provide an appreciated service that will enhance not deter from the community.

Sincerely, Bob and Donna Hogarth

Barbara Bryant

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**From:** Jackson Holmes <jackson.holmes@gmail.com>  
**Sent:** November 7, 2022 12:21 PM  
**To:** Email - planning@srd.ca  
**Subject:** Proposed RV park - Quadra Island Golf Course - Bylaws 432 & 433  
**Attachments:** RV Facts.docx; Traffic Statistics\_ October 2022.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Planning Department,  
From Jackson Holmes - I live at 684 Cramer Road - Resident on Quadra for over 40 years  
I serve as a director on the board of the Quadra island Golf Course  
I am writing to express my support for this project.  
Perhaps you have already received the RV facts and the traffic analysis ( using stats from BCF)  
I hope they can be attached to the file.

Thank you for receiving this submission.  
Jackson Holmes

## Facts About the RV Park

Quadra Links Ltd is a group of 35 local investors with a long history of improving the recreational infrastructure on Quadra Island. This includes community halls, baseball fields, trails tennis courts and the golf course. We share the same concerns as our fellow islanders regarding our resources and economy.

The golf course is part of the diversified recreation/visitor industry that is the backbone of our economy.

All businesses evolve and make adjustments to their business plans.

All 17 subdivision lots have sold and we are in a financial position to make long term investments.

All the capital raised will be reinvested to improve the future of the course.

The proposed area has long been considered appropriate for an RV Park. Our customers have shown interest in having a place to stay while playing golf.

Our application for the RV Park was submitted to the Regional District on April 19, 2020. It is reflected in Bylaws 432 and 433.

The application is **NOT** to subdivide, nor does it change our existing zone designation. It adds the following language to the OCP; "Recreational Commercial developments shall reflect commercial activities that cater to large outdoor uses for visitors and island residents alike, such as **principal** golf course uses and **associated secondary accessory recreational vehicle sites uses**". Note the change in language is in bold print. The zone remains RC 1 and adds language that restricts the number of sites and defines setbacks.

Feedback from a long list of referral groups, including VIHA and local residents, prompted us to make some changes to the original application. The sites will now be fully serviced with power, water, and sewage hookups.

The regulations regarding sewage limit the number of sites at 26. The number of sites in our application has been reduced from the original 30 to 21. There will be a comfort station with showers and toilets which will count as one site and

another site will be occupied by the onsite manager. There will be 20 sites available for the public when the development is complete.

The setbacks for the road and the park will be 10 meters.

The setback for the wetland will be 30 m, double the requirement.

The business plan is to combine the RV Park with golf stay-and-play packages.

The full service site will allow recreational vehicles to have extended stays, as they will not have to rely upon their holding capacities. Our midterm goal is to have an average stay of one week. This will cut down on ferry traffic.

This business model has worked for a number of rural courses. 7 Hills, Gold River and Tofino are local examples.

The individual sites will be 35' by 75', making the RV park low density.

The construction will not be visible from the road.

The golf course and the 17 lot subdivision have both been built with quality in mind. We intend to use the standards for the RV Park.

Barbara Bryant

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**From:** Katherine Jensen <kkellyjensen@icloud.com>  
**Sent:** January 3, 2022 11:24 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links Limited RV Proposal

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

Hello -

I am in full support of this project. The proponents have been diligent in ensuring that neighbours will not be negatively impacted and water and sewer design is appropriate to the site. The golf course is an important part of the tourism draw to our island and offers a healthy activity to islanders and tourists alike. The RV site will be offered to stay and play golfers and only during our golfing season.

Regards,

Kelly Jensen

751 Noble Road

Quadra Island, BC

Barbara Bryant

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From: Katherine Jensen <kkellyjensen@icloud.com>  
Sent: October 15, 2022 6:26 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links RV park proposal

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

I support this project. There were many objections to it - around noise, fires, water, and sewer and I believe all of them have been addressed. We love this island as much as one could and I also believe that tourism is an important aspect of our economy. It seems as if a group of people on the island are okay with tourists, but only certain tourists - RV tourists are not welcome. RV tourism is a big BC thing - that is how many citizens of this province vacation. I was one of them. I also know that those same RV tourists spend a good deal of money at our shops, studios, and restaurants. This proposal will have a minimal impact on the traffic on the island. A lot less, say, than the 250+ Air B&B's that are here.

Regards,  
Kelly Jensen  
Resident, 22+ years, Quadra Island

Barbara Bryant

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**From:** Ken Kjellander <kanuji@shaw.ca>  
**Sent:** January 14, 2022 11:18 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course RV Site

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

Dear Sirs and/or Madams:

My Name: Ken Kjellander  
Address: 325 Sutil Road  
Resident of Quadra: Full time - 12 years. Owner of property since: 1993

I am writing in support of the proposed RV Site at the Quadra Island Golf Course.

I'm glad there is a buffer/setback from Heriot Bay Road.

Quadra could use more RV sites. I'm not concerned about the ferry - summer traffic will continue to be an issue regardless.

I will not be attending the Public Hearing - I will be in Victoria.

Thank you. Ken Kjellander

Barbara Bryant

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From: will laVigne <willlavigne@hotmail.com>  
Sent: November 4, 2022 2:32 PM  
To: Email - planning@srd.ca  
Subject: RV PARK SUPPORT @ QUADRA ISLAND GOLF CLUB

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

To whom it may concern,

I believe the RV PARK at the QI GOLF CLUB makes sense the way its been amended to bring golfers to QI and financially benefit the community.

In my opinion the following bullet points state the positive affect in spirit and low impact physically environmentally to QI.

- The design of the property includes buffers to the park, wetlands and setbacks from Heriot Bay Road. Setbacks are in excess of standard requirements.
- Potable water and waste water managed in accordance with Island Health regulations.
- Hydrologists analysis of the groundwater usage indicates that the addition of the RV site will have no impact on the water table.... less than a 2% increase in water usage.
- It has been shown that the overall impact of this site will not significantly increase the amount of traffic on the ferry. Approximately 5 vehicles arriving and leaving per day.
- An RV site seems to fit in with the recreational facilities already provided by the adjacent park, trail system and the golf course itself.

This is a low impact development that will provide long term benefits to recreation on the island.

- Concerns related to traffic - the number of sites has been reduced.
- Setbacks to wetlands – the setback has been increased.
- Potential full time use—the season has been established from April 1-Oct-31.
- No retail sales in the RV park.

Sincerely,

Will LaVigne  
1157 West Road, Quadra Island  
16 plus years

Nov. 17 2022  
Pat Manery  
Box 188 Heriot Bay  
316 Sutil Rd.

To Regional Directors:

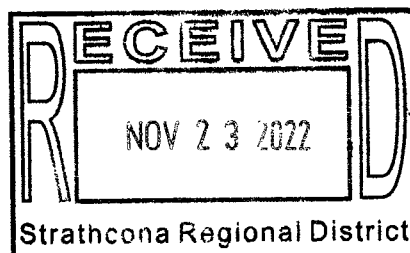
I fully support the M.V. Park  
proposed at Quadra Links property.  
I've lived and worked on  
Quadra for 25 years.

I see a good plan with proper  
water and septic systems, large  
set backs from roads and wetland  
areas.

This M.V. Park seems to fit in  
with a recreational / commercial  
zoning. Please Allow it

resident  
property owner  
works on Quadra  
golfer

Pat Manery  
Pat Manery



## Barbara Bryant

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**From:** pat manery <ppi.pat@hotmail.com>  
**Sent:** Wednesday, January 12, 2022 11:31 AM  
**To:** Email - planning@srd.ca  
**Subject:** Golf course RV park

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

I am in support of this project.  
Pat Manery 316 Sutil Rd.  
25 year resident and land owner

Sent from [Mail](#) for Windows

Barbara Bryant

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**From:** Stephen Maryka <maryka@jade.ab.ca>  
**Sent:** November 23, 2022 9:56 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course RV Site

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

Hello,  
I am a Quadra Island resident and member of the Quadra Links Golf Course since it opened in 2012, and I am writing this letter **in support** of the proposed RV park.

The proposal is not to subdivide or to rezone. It simply adds the RV Site to the current land use. This is a well thought-out plan that will allow for residents and visitors to stay where they play. This proposed RV site fits in with the recreational facilities already provided by the adjacent park, trail system and the golf course itself. The design of the property includes buffers to the park, wetlands and setbacks from Heriot Bay Road.

An RV Park available for visitors to "stay and play" is a model which has been done successfully in many places in BC., and based on the many requests from golfing visitors, it would be a really welcome addition to the golf course and Quadra Island.

Thank you for your consideration.

Stephen Maryka  
Property Owner since 1999  
Full-time resident since 2012

12-620 Helanton Rd

Barbara Bryant

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**From:** Maureen Maryka <maureen@marykastudios.com>  
**Sent:** November 2, 2022 1:46 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course RV Site

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

Hello,  
I am a Quadra Island resident and member of the Quadra Links Golf Course since it opened in 2012, and I am writing this letter **in support** of the proposed RV park.

The proposal is not to subdivide or to rezone. It simply adds the RV Site to the current land use. This is a well thought-out plan that will allow for residents and visitors to stay where they play. This proposed RV site fits in with the recreational facilities already provided by the adjacent park, trail system and the golf course itself. The design of the property includes buffers to the park, wetlands and setbacks from Heriot Bay Road.

An RV Park available for visitors to "stay and play" is a model which has been done successfully in many places in BC., and based on the many requests from golfing visitors, it would be a really welcome addition to the golf course and Quadra Island.

Thank you for your consideration.

Maureen Maryka  
Full time Resident of Quadra Island since 2012/Part time since 2004.  
12-620 Helanton Rd.

Barbara Bryant

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**From:** Wendy Matheson <mathesonw5@gmail.com>  
**Sent:** November 23, 2022 10:32 AM  
**To:** Email - planning@srd.ca  
**Subject:** RV site proposal at Quadra Golf Course

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

Myself and my wife Wendy, fully support the RV site proposal. It will help to support and enhance the golf course. We are both founding members of the golf course and along with our two sons golf there regularly.

Thank you for considering our approval of this proposal.

Wendy and Bill Matheson  
Read Island

Barbara Bryant

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**From:** Bill Matthews <wambamwam@gmail.com>  
**Sent:** January 3, 2022 10:45 PM  
**To:** Email - planning@srd.ca  
**Cc:** kellyb@island.net  
**Subject:** Quadra Island Golf

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

I understand the above is requesting a zoning change to allow for RV lots , I 100 % agree this is a natural extension to the current land use.

It will allow for tourists to ... stay and play...and increase the much needed revenue to keep viable the Golf Course.

I believe it does not in any way affect any density concerns.

Sent from my iPad

Barbara Bryant

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**From:** Brian McCabe <bigb28@shaw.ca>  
**Sent:** November 22, 2022 7:29 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course RV Park

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

To Whom It May Concern,

I am writing in support of adding 21 RV sites at the Quadra Links Golf Course.

As a longtime resident of Quadra Island who now resides in Campbell River, I can understand concerns that the sites may add further traffic to an already congested island and overworked ferry system. However, an independent study noted that the additional sites will not increase vehicle traffic significantly; adding only 5 vehicles arriving and leaving per day.

I can also understand the need for environmental protections, but designs include buffers to the park, wetlands and setbacks from Heriot Bay Road that exceed standard requirements. Additionally, the RV site will blend well with recreational facilities already in place, such as the extensive trail system and nearby parks.

Lastly, campers at the RV sites will provide extra revenue for Quadra Links and the island at large, which contributes to keeping islanders employed.

Thank you for considering supporting this project.

Brian McCabe

1490 Galerno Rd

● Campbell River, BC

Barbara Bryant

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From: Email - planning@srd.ca  
Subject: Quadra Island Golf Course - proposal to establish 21 RV sites at the Quadra Links Golf Course

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

From: Russell Morrison <russ@morrisonmortgages.com>

Sent: November 9, 2022 1:19 PM

To: Email - planning@srd.ca <planning@srd.ca>

Cc: Pam <pamparkes@yahoo.com>

Subject: Quadra Island Golf Course - proposal to establish 21 RV sites at the Quadra Links Golf Course

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

Hello SRD Planning Department,

Regarding this proposal for the 21 RV sites at the Quadra Links Golf Course.

— wife Pam and I are in support of this development.

We own property on Quadra within the subdivision and have owned the property since March of 2022.

Russ & Pam Morrison

922 Fern Hill Lane

Quadra Island, BC

Thanks,

Russ Morrison AMP, MBI

Senior Mortgage Broker

Direct: 604-671-8515 | Fax: 604-677-6575

Barbara Bryant

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**From:** Michelle Van Beek  
**Sent:** May 16, 2022 10:05 AM  
**To:** Shirleymuress@gmail.com  
**Cc:** Email - planning@srd.ca  
**Subject:** RE: New message from the SRD website

Hi Shirley

Thank you for your email  
I am copying the Planning Department on this communication



**Michelle Van Beek**  
**Receptionist**

990 Cedar Street, Campbell River, BC V9W 7Z8  
e. [mvanbeek@srd.ca](mailto:mvanbeek@srd.ca) | t. 250.830.6701 | f. 250.830.6710

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**From:** info@mg.srd.ca <info@mg.srd.ca>  
**Sent:** May 16, 2022 9:50 AM  
**To:** Email - info@strathconard.ca <info@srd.ca>; Email - info@strathconard.ca <info@srd.ca>  
**Subject:** New message from the SRD website

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

**Full Name**

Shirley Muress

**Email Address**

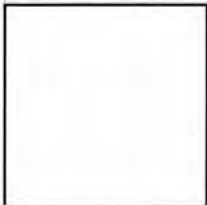
[Shirleymuress@Gmail.com](mailto:Shirleymuress@Gmail.com)

**Phone Number**

(250) 285-3143

**Message**

I'm in support of bylaw 432 and 433 for the Campground of Quadra Links Golf Course.



Barbara Bryant

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From: ruth niedziejko <rngb10@gmail.com>  
Sent: November 6, 2022 3:04 PM  
To: Email - planning@srd.ca  
Subject: Quadra Island Golf Course RV site proposal

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

This letter is in support of the RV sites proposal by the Quadra Island Golf Course.

I have lived in Granite Bay for most of the last 50 years. Many things have changed in this time. I don't think this small development will have a negative impact. There seems to be lots of water in this area.

I am now retired and am not a golfer myself. My friends who golf often travel to golf resorts and enjoy playing other courses. A RV site at the Quadra course might be really appreciated by golfers friends and family.

My grandson is very keen and has enjoyed the junior lessons for three or four years so I'm familiar with the welcoming atmosphere. Outdoor recreation is important for all ages.

If you would like to contact me my email is included above and my home address is 3440 Granite Bay Road, and I get my mail at Box 246 Heriot Bay,B.C. V0P1H0

Thank you,

Ruth Niedziejko

Barbara Bryant

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From: Paul Nimmon <annikandpaul@telusplanet.net>  
Sent: November 14, 2022 7:03 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links Golf Course RV proposal

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

To Whom it May Concern;

I am writing you in support of the proposal for the 21 RV sites at the Quadra Link Golf Course. I have been a resident of Quadra since 1998, raising three daughters with my wife. For the past 10 years I have sat on the Board of Directors for the Golf Course, which is a volunteer position, as I am a strong advocate of recreational pursuits in our community.

Quadra has done a spectacular job of promoting itself as a recreation destination. Volunteers have spent countless hours and energy building facilities for guests and local alike, including hiking trails, biking routes, climbing routes, sea kayaking destinations, among others. Quadra links is part of this local energy and enthusiasm, and we welcome locals and guests to our golf course throughout our seasonal operations. Our off island patrons need a place to stay and play, that is what we are trying to build with this RV proposal. Tofino, Golf River and Seven Hills (Port Hardy) all have similar stay and play facilities that support the long term prosperity of their golf operations.

To date, our golf course, subdivision and hiking trails are thoughtfully created additions to our island and I am confident that the RV site will be the same.

Sincerely,  
Paul Nimmon  
3344 Granite Bay Rd

Barbara Bryant

---

**From:** Gordon Olafsen <gordonolafsen@gmail.com>  
**Sent:** January 5, 2022 12:09 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links, RV Site Application

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

Re Public meeting scheduled January 19, 2022

I am providing this letter as my show of support for the Quadra links RV site application as submitted.

The approval of this application will provide further stability to the only high quality golfing experience on Quadra Island.

Sincerely

Gordon Olafsen

Barbara Bryant

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From: bay phillips <bayphillips@hotmail.com>  
Sent: January 14, 2022 9:01 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links Golf Course, RV development

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

From: Frances Phillips  
Box 680, Quathiaski Cove,  
BC V0P 1N0

To: Planning@srd.ca  
Strathcona Regional District Planning Department  
301-990 Cedar St, Campbell Tiver  
BC V9W 7Z8

January 14, 2021

To whom it may concern.

My name is Frances Phillips.

I am writing this letter in support of Quadra Links Golf Course, RV park proposal.

I am an adjacent landowner, to Quadra links; my address is 445 Animal Farm Road. (Lot D, Plan VIP31106, District lot 2, Sayward Land District)

I have been a resident of Quadra Island for 43 years and have resided at the present location for 30 years.

I believe that the golf course has been a wonderful addition to Quadra Island, and I applaud the designers, for their thoughtfulness in not only the layout and beauty of the golf course with it's associated landscaping, but also for their consideration given to the adjacent landowners when the strata sub-division was built. They implemented setbacks from property lines with a park boundary, and constructed a delightful loop hiking trail around the boundary of the new strata. In addition they also constructed a trail along the Eastern boundary that hooks up to the Haskin Farm trail system. I walk these trails on almost a daily basis along with numerous other locals, and in the summertime tourists also make use of these trails.

They have paid great attention to protecting wetlands, and hired geotechnical engineers to advise on drainage and water courses to comply with the development. It is my understanding that similar standards will be applied if the RV project is able to proceed.

The land portion of the golf course that has been proposed for the RV park has no particular beauty at present, and is adjacent to the highway; what it does have, however, is a significant vegetation barrier that would conceal the RV development from the highway, and it would also not be visible from the strata properties or any of the trails.

I firmly believe that an RV site in this location compliments the recreational facilities available:- golf course, park and trail system.

Sincerely,  
Frances Phillips

Barbara Bryant

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From: Nigel Phillips1 <nigelphillips1@hotmail.com>  
Sent: January 14, 2022 9:07 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links Golf Course, RV development

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

From: Nigel Phillips  
Box 680, Quathiaski Cove  
BC V0P 1N0

To: planning@srd.ca  
Strathcona Regional District Planning Department  
301-990 Cedar St, Campbell River,  
BC V9W 7Z8

January 14, 2021

Dear Sir/Madam,

As the owner of LOT D , Plan VIP31106, DL202 ,Sayward Land District, Quadra Island, for the last 30 years and a Quadra Resident for 43 years, I would like to write to you giving my support for the amendment to the bylaw allowing the development of an RV site on the Quadra Golf course property.

I am very impressed with the care and attention to detail that the developers put into the adjacent 17 lot strata sub-division. The trail networks, rural setting and retained feature trees have managed to produce an atmosphere which is rare to find nowadays. If the RV sites are developed with the same approach this will be an additional bonus to an already stunning recreational facility.

With We Wai Kai and Heriot Bay Inn accounting for around 200 RV spots, I feel that the 25 lots for "Stay and Play" at the golf course will make little difference to ferry traffic.

Being an adjacent landowner I am pleased to report that there has only been benefits to having the Golf Course next door, and with their past dedication to detail I am confident that the developers will produce another excellent facility.

I fully support this proposal.

Regards,  
Nigel Phillips

Barbara Bryant

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From: Chuck and Hana Richardson <therichardsonfam@outlook.com>  
Sent: November 14, 2022 2:09 PM  
To: Email - planning@srd.ca  
Subject: Quadra Golf RV sites

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

Good afternoon,

My name is Chuck Richardson. I reside at 1368 Hooley Rd. Heriot Bay BC V0P1H0. We purchased our family home in September of 2021.

I am writing this to you to express my solid support for the proposed RV sites to be constructed at the Quadra Links Golf Course.

As a large family who is heavily involved with sports and community, we see great benefit to the addition of these RV sites to the course. This will help the course facilitate multi-day events/tournaments, improving the quality of competition on the course.

These sites will also have a positive economic impact on the various businesses of Quadra with these visitors bringing more money to our local economy.

Thank you,

Chuck Richardson

Sent from my iPhone

Barbara Bryant

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From: Paul Ryan <islandreddog@gmail.com>  
Sent: November 8, 2022 10:32 AM  
To: Email - planning@srd.ca  
Subject: Amendment to bylaw

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

Submitted by Paul Ryan, Property Owner at 622 Green Rd. Quathiaski Cove. Resident of Quadra Island and tax payer for 36 years.

I am writing to add my support to the proposal to add 21 RV sites to the Quadra Island Golf Course. I am a founding member of the Golf Course and have been an active participant and volunteer since its inception.

The public hearing has been delayed to address concerns expressed about the original proposal. These concerns have been addressed. They include:

- . Concerns related to traffic- the number of sites has been reduced.
- . Setbacks to wetlands- The setback has been increased.
- . Potential full time use- Season has been limited to Apr.1st -Oct. 31st
- . No retail sales in the RV Park
- . Hydrologists analysis of groundwater usage indicates that the addition of the RV site would have a negligible effect on the water table.
- . Data obtained from BC Ferries indicates that the overall impact of this site will not significantly increase traffic on the ferries. BC Ferries has announced that we will finally get our two ferry system in place in the new year. Evidence from Gabriola Island shows that with a population almost double the size of Quadra Island, their system, which is identical to our new one, is working very well.
- . An RV site fits very well with the recreational facilities already provided by the adjacent park, trail system and the golf course itself.

The golf course itself has struggled from its inception to become financially sustainable. While the rezoning and sales of lots on the new housing development has helped to reduce our debt load, the board of directors are still looking for ways of increasing revenue for the Golf Course and attaining a break even point. I feel that this proposal will assist greatly in attaining that goal.

There has been a lot of discussion in the past few years about the increase in the number of RV sites and its effect on ferry traffic on Quadra Island. The increase in the number of sites at both campgrounds operated by the Cape Mudge band are a prime example. The addition of 21 more sites will have little effect.

Users of this proposed site will be from the Golfing community. If you look at the central location of the site, its lack of easy access to the ocean, beaches and various amenities located in Q Cove and Heriot Bay, it becomes obvious that the great majority of people attracted to using this facility will be Golfers.

The proponents of this proposal have demonstrated time and again that they are committed to doing things in a professional and environmentally responsible manner

and in keeping with the lifestyle that Quadra residents expect and enjoy. All of the members of the Board are long time Quadra residents and have always had the best interests of the community at heart.

- strongly support the addition of this amendment to the current land use.

Thank You.

Barbara Bryant

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**From:** Blaine Smith <quadrablaine@gmail.com>  
**Sent:** October 29, 2022 9:39 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links RV Proposal  
**Attachments:** RV Support Final.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I support the attached proposal regarding the development of an RV park at the Quadra Links property

Blaine Smith  
Owner  
Maple Meadows Painting and Contracting  
Box 11, Quathiaski Cove, V0P1N0  
250-202-6299



## Barbara Bryant

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**From:** Aniko Nelson  
**Sent:** January 10, 2022 5:43 PM  
**To:** Barbara Bryant  
**Cc:** Meredith Starkey  
**Subject:** FW: Quadra Links rezoning application

**From:** Roberta Stevenson <[robertabstevenson@gmail.com](mailto:robertabstevenson@gmail.com)>  
**Sent:** January 8, 2022 2:29 PM  
**To:** Aniko Nelson <[ANelson@srd.ca](mailto:ANelson@srd.ca)>  
**Subject:** Quadra Links rezoning application

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

Please enter the following into the Public Hearing Record:

I, Roberta Stevenson, totally support the application by Quadra Links to rezone for a 30 site RV park. The applicant has done a stellar job to date of developing the facility; there is no doubt that the Quadra Links will continue to make the site aesthetically appealing. Attracting more golf players to the Links course will help to secure the financial success required to maintain this much used golf course. There is no reason to oppose having RV camping when the amenities required will be provided.

Roberta Stevenson  
2360 Riley Trail Road  
DL233 & DL236  
PO Box 32, Heriot Bay, BC V0P 1H0  
250-218-1147  
[robertabstevenson@gmail.com](mailto:robertabstevenson@gmail.com)

Barbara Bryant

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From: Aniko Nelson  
Sent: January 17, 2022 9:16 AM  
To: Barbara Bryant  
Cc: Meredith Starkey  
Subject: FW: Quadra Links rezoning application

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

From: Roberta Stevenson <robertabstevenson@gmail.com>  
Sent: January 15, 2022 6:24 PM  
To: Aniko Nelson <ANelson@srd.ca>  
Subject: Quadra Links rezoning application

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

Please add this to the public record.

I, Morgan Stevenson, am in favour of the addition of an RV park to the Quadra Golf Course development.

Having been born and raised on Quadra, coupled with owning property, businesses and being a member of this golf course, I cannot understand the need to even take this concept to a public hearing. However, please note that my family, friends, and guests have totally enjoyed this well done and much appreciated golf course. To see it continue to prosper, the RV site will bring in revenue and new players.

Thanking you in advance,

Morgan Stevenson  
2360 Riley Trail Road  
PO Box 32, Heriot Bay, BC V0P 1H0

Barbara Bryant

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**From:** John Neill  
**Sent:** November 21, 2022 8:51 AM  
**To:** Barbara Bryant  
**Subject:** FW: Public Hearing November 23rd re. Bylaw Nos. 432 and 433  
**Attachments:** Public Hearing regarding Quadra Island Zoning Bylaws No.docx

**From:** Catherine and Garry Ullstrom <ullstrom@telus.net>  
**Sent:** Saturday, November 19, 2022 18:53  
**To:** John Neill <JNeill@srd.ca>  
**Subject:** Public Hearing November 23rd re. Bylaw Nos. 432 and 433

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

Dear Mr. Neill,

Thank you for the letter regarding the public hearing on November 23rd to consider Quadra Island Bylaw Nos. 432 and 433.

As we are unable to attend the public meeting, please find attached our written submission regarding Bylaw Nos. 432 and 433.

Please confirm receipt of this email.

Thank you,  
Catherine and Garry Ullstrom

Date: November 19, 2022

To: Strathcona Regional District

From: Garry and Catherine Ullstrom, 467 Fir Crest Way, Quadra Island

**Re: Public Hearing regarding Quadra Island Zoning Bylaw No. 432 and Bylaw No. 433.**

As owners of property adjacent to the Quadra Island Golf Course, we strongly support the adoption of Bylaw Nos. 432 and 433.

We expect the bylaw changes to have minimal to no impact on our island experience. Quadra Links, the course owners proposing the bylaw amendment, have a well thought out plan and have been receptive to any concerns raised by residents. They are responsible and considerate neighbours so we are confident that their plan for the recreational vehicle sites will be well managed.

The Quadra Island Golf Course is a wonderful recreational asset for island residents and for visitors. Even though we are not golfers ourselves, we appreciate the benefit of having a variety of recreational opportunities available on the island. Offering RV sites for 'stay and play' golf makes a lot of sense and will help ensure the continued success of the golf course.

Barbara Bryant

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From: linwbiegler linwbiegler <linwbiegler@twincomm.ca>  
Sent: November 17, 2022 10:51 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links RV proposal

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

We are writing in support of the proposal to develop 21 RV lots on the golf course property.

Since its inception 10 years ago, Quadra Links has always been transparent in its dealings with the public. In fact, it has an exemplary record in doing everything in its power to mitigate concerns about any of the developments. Issues raised by Quadra residents about the RV development have been heard and addressed. The concerns about waste water treatment, ground water use and effects on the water table have been addressed. Set-backs from the wetlands have been increased. It has also been shown that ferry traffic will be minimally impacted by this development. In fact, the size of this development is minuscule compared to the 150+ sites developed by the local First Nations band.

The reality is, Quadra's economy depends on tourism. Quadra has been "discovered" by outdoor enthusiasts and that is not going to change. Having an RV site at a golf course is common practice at many golf courses in an attempt to keep golfers coming and staying at the course for a few days. It is our belief that the Quadra golf course is an asset to the island, not only for golfers but also for the many people who use the network of trails and who enjoy a walk on the golf course itself during the winter months. The RV sites will only enhance the appeal of the course for tourists thereby helping the local businesses.

Most importantly, it must be stressed that Quadra Links, its directors, shareholders, staff and members have been responsible community members who want only what's best for the island. All development has been brought to the community and issues and concerns have been addressed. With that kind of track record, there is no reason to think that this RV site will be any different. Our goal from the start has been to enhance recreational opportunity on Quadra in keeping with the values of its residents.

Respectfully submitted,

Wally Biegler/Linda Williams  
326 Sutil Road

Residents since 2000

Barbara Bryant

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**From:** Aniko Nelson  
**Sent:** January 4, 2022 2:06 PM  
**To:** Barbara Bryant  
**Cc:** John Neill; Meredith Starkey  
**Subject:** FW: Rezoning Application 432/433 Quadra Links

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

**From:** Carol Woolsey <quadrapiscs46@gmail.com>  
**Sent:** January 4, 2022 12:27 PM  
**To:** Aniko Nelson <ANelson@srd.ca>  
**Subject:** Rezoning Application 432/433 Quadra Links

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

Dear SRD Directors

On Jan. 3rd I sent you an email stating I didn't support the Quadra Links proposal mentioned above.

In retrospect I feel I was somewhat hasty to object. Since then I have investigated, read more informative and actual information, and had enlightening conversations with more of the folks involved.

Definitely we need more well-organized and managed RV sites.

As a result, could you please now enter my formal support of this project.

My sincere thanks,  
Carol Woolsey  
40-yr. Quadra resident

Barbara Bryant

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**From:** robert cameron <cameronrobert9@gmail.com>  
**Sent:** October 23, 2022 6:34 AM  
**To:** Email - planning@srd.ca  
**Subject:** Trailer park

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

I totally support a trailer park on the golf course on quadra island.

Barbara Bryant

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From: Island Cycle <bicycle@gicable.com>  
Sent: November 21, 2022 2:25 PM  
To: Email - planning@srd.ca  
Cc: Jackson Holmes  
Subject: Quadra Island Golf Course RV Park Support  
Attachments: Golf Course RV Park Support.docx

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

Hello SRD Planning Department,

Please find attached a letter that supports the Quadra Island Golf Course RV Park proposal.

Thank you for accepting this submission before November 23, 2022. Please do not hesitate to contact me if you need clarification or have any questions.

Regards,

Jack Mar

Island Cycle , owner/operator

Retired Teacher

Resident of Quadra Island for 44 yrs.

1410 Heriot Bay Rd, Box 272 , Quathiaski Cove, B. C. V0P 1N0

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Island Cycle  
Quadra Island, B. C.

Be humble, love and respect those around you.

Try to have a positive impact on people who cross your path every day, you never know what tomorrow will bring.

# *Island Cycle*

◆◆◆  
Box 272 ◆ 615 Taku Road ◆ Quathiaski Cove, B. C. V0P 1N0 ◆ Canada  
Phone (250) 285-3627 ◆ Alt. (250)285-3939 ◆ Email [bicycle@gicable.com](mailto:bicycle@gicable.com)

Nov. 21, 2022

Regarding approval of the Quadra Island Golf Course proposal for the addition of a Small-Scale RV Park to their land use agreement

Hello Regional District Planning Department,

I have been a homeowner and resident of Quadra Island since 1978. I was a teacher within School District 72 for 34 years, 21 years at Quadra Elementary and the founder/owner of Island Cycle since 1994 in Heriot Bay.

I am in support of responsible and respectful development on Quadra Island.

I believe the directors and supporters of the golf course have done their due diligence in preparation to develop the small-scale seasonal RV Park.

1. Invited community feedback, consulted with Island Health & planning specialists regarding wetland setbacks and reduced environmental impact.
2. Respectfully planned, followed the regional district development policies, listened to the community, and adjusted their proposal to address the community concerns.

As an owner of a seasonal business and a promotor of outdoor recreation in the Discovery Islands, that includes golfing, climbing, cycling, kayaking and hiking. The small-scale RV Park will help strengthen the vital tourism economy of our islands.

Let's move forward on the approval of the Golf Course RV Park

With Kind Regards,  
Jack Mar

Retired Teacher/ Seasonal Business Owner

**“Different Spokes for Different Folks”**  
[www.quaddraislandcycle.com](http://www.quaddraislandcycle.com)

Barbara Bryant

---

From: marcia wolter <marciawolter@hotmail.com>  
Sent: November 21, 2022 2:39 PM  
To: Email - planning@srd.ca  
Subject: Quadra Island Golf Course

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

Dear Planners,

My name is Marcia Wolter, living at 109 Quadra Loop, and I have lived fulltime on this island for more than 40 years.

I am writing to express my support for the Quadra Links Golf Course in their pursuit of establishing a 21 RV site on the golf course property.

Having gone to their open house about this proposal, and hearing their carefully thought out plans and adjustments made to their plans because of concerns citizens here have raised, I think they have come up with a minimal impact design and proposal that tries to address island concerns while still benefitting the golf course and people coming to stay and play on our island.

They have reduced the number of sites because of concerns of islanders, have addressed wetland concerns and are showing that the effect of the increased water usage because of the RV sites will be less than 2% on the already sustainable water system.

I endorse their request and proposal that a RV site be allowed as part of their current land use.

Regards,  
Marcia Wolter

Barbara Bryant

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**From:** Richard Swanson <quadrate01@gmail.com>  
**Sent:** November 21, 2022 2:48 PM  
**To:** Email - planning@srd.ca  
**Subject:** Bylaws # 432 & 433

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

Re: Quadra Island Golf Course public hearing.

I would like to give this letter of support for approval of the bylaws for Quadra Links.

I am a permanent Quadra Island resident.

Thanks Richard Swanson

Barbara Bryant

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From: Brandon Pirie <[brandonpirie@gmail.com](mailto:brandonpirie@gmail.com)>  
Sent: November 21, 2022 12:16 PM  
To: Email - [planning@srd.ca](mailto:planning@srd.ca)  
Subject: Re: Letter of Support for Quadra Links Amendment Proposal

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

Also, please note that I live at  
1498 Schooner Road  
Heriot Bay, BC  
V0P 1H0

I lived on Quadra from 1983-2001, and from 2018-present.

Kind regards,  
Brandon Pirie

On Mon, Nov 21, 2022 at 11:39 AM Brandon Pirie <[brandonpirie@gmail.com](mailto:brandonpirie@gmail.com)> wrote:

Dear Aniko,

I support the Quadra Links proposed amendment to allow RVs. I consider the golf course a wonderful asset to our community and I want to see that it remains here for years to come. As a 40 year old, born and raised Quadra resident with a young family, I want to live in a place that's enjoyable to live in. I am not concerned about the increased ferry traffic as I feel that is a separate issue from such development proposals requiring its own solutions. Ferry traffic is an issue, but I do not support the idea that it should be solved by shutting down any proposal that will attract more people here. On the contrary, I welcome more summer tourism. Greater and more consistent revenue for the golf course, local restaurants (and other tourism-based businesses) helps ensure these businesses will stick around and even be able to raise their standards.

The effects on the water table would be my biggest concern and I feel satisfied with the current evidence from the monitoring records and hydrologist's consultation report that it will be maintained sustainably. I also feel confident that a similar level of concern about water sustainability within the Quadra Links board of directors would result in appropriate and timely responses if the water levels ever do deplete to concerning levels.

Lastly, this is a community project. I take great pleasure in witnessing the level of pride and dedication amongst the core members of this golf course who built it largely on volunteer hours after decades of planning/dreaming. Many features from plants to trails to carvings can be attributed to the charitable hours of familiar local faces. Likewise, for much of the day-to-day maintenance. I find it quite touching and uniquely Quadra to overhear "Hey, so-and-so, it looks like your dogwood needs to be watered," or to hear a group discuss whether they should spend their next available free time trimming these bushes, rebuilding this sand feature, or pulling out these alder shoots. Or to see a member of the community operating the ride-on lawnmower on their day off just because that's what they want to do. There are wonderful neighbours behind this business. This rezoning would support their efforts and support the longevity of a valuable community asset.

Sincerely,  
Brandon Pirie

Barbara Bryant

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From: Brandon Pirie <brandonpirie@gmail.com>  
Sent: November 21, 2022 11:40 AM  
To: Email - planning@srd.ca  
Subject: Letter of Support for Quadra Links Amendment Proposal

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

Dear Aniko,

I support the Quadra Links proposed amendment to allow RVs. I consider the golf course a wonderful asset to our community and I want to see that it remains here for years to come. As a 40 year old, born and raised Quadra resident with a young family, I want to live in a place that's enjoyable to live in. I am not concerned about the increased ferry traffic as I feel that is a separate issue from such development proposals requiring its own solutions. Ferry traffic is an issue, but I do not support the idea that it should be solved by shutting down any proposal that will attract more people here. On the contrary, I welcome more summer tourism. Greater and more consistent revenue for the golf course, local restaurants (and other tourism-based businesses) helps ensure these businesses will stick around and even be able to raise their standards.

The effects on the water table would be my biggest concern and I feel satisfied with the current evidence from the monitoring records and hydrologist's consultation report that it will be maintained sustainably. I also feel confident that a similar level of concern about water sustainability within the Quadra Links board of directors would result in appropriate and timely responses if the water levels ever do deplete to concerning levels.

Lastly, this is a community project. I take great pleasure in witnessing the level of pride and dedication amongst the core members of this golf course who built it largely on volunteer hours after decades of planning/dreaming. Many features from plants to trails to carvings can be attributed to the charitable hours of familiar local faces. Likewise, for much of the day-to-day maintenance. I find it quite touching and uniquely Quadra to overhear "Hey, so-and-so, it looks like your dogwood needs to be watered," or to hear a group discuss whether they should spend their next available free time trimming these bushes, rebuilding this sand feature, or pulling out these alder shoots. Or to see a member of the community operating the ride-on lawnmower on their day off just because that's what they want to do. There are wonderful neighbours behind this business. This rezoning would support their efforts and support the longevity of a valuable community asset.

Sincerely,  
Brandon Pirie

Barbara Bryant

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From: Don Doolittle <annedondoolittle@gmail.com>  
Sent: November 18, 2022 5:20 PM  
To: Email - planning@srd.ca  
Subject: RV Parking

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

Dear planner , My name is Don Doolittle, I have lived on Quadra Island since 1976. I currently live at 303 Smith rd, and I have resided there since 1981. My wife, Anne Doolittle and I raised our three children, on Quadra. My wife and I are still at this current address. Wow, 41 years.

I have been involved in several of the projects that have been developed on Quadra Island, which include, building the Baseball fields over 10 years, which had a peak demand for the fields used during the late 1980's and 90's, we had 16 youth teams and 16 adult teams. Today, and for the past Ten years, it has zero teams. The Quadra Island population has aged. We need more young families moving to Quadra. The community hall was a major project that required a lot of money and volunteers. We are very proud of our Community Hall and what we accomplished as a community. The Blenken park tennis courts that are in full use today, with a brand new paint surface. were built ,and maintained by volunteers up and through to the present.

The Quadra Island Golf course was funded by the same people that helped build all the above mentioned projects on Quadra island. The golf course required a lot of volunteer work and once again, Quadra residents stepped up and participated in the building of the Golf Course. As construction started, we quickly realized that we should focus on nine Holes. Turned out it was a huge undertaking to build and maintain the nine holes. The project survived through hard work from volunteers and money, backed by the main investors. It is amazing to have a 30 hector Park right in the middle of Quadra Island for use for Golf, Trail Walking, and protected marshes and bogs that have native plant material like Hardhack thriving throughout the wetland. The presence of wildlife keeps growing from Eagle nests, to the growing deer population. A 2 hector housing subdivision would definitely compromise those wetlands, if the golf course failed.

The RV park proposal will definitely have an impact. Good or bad? Good for all the things I mentioned above. Bad ferry situation seems to be a concern. Good that we are trying to make quadra the full rounded destination, so that there is something for everyone. When I catch the ferry, I walk down and see the majority of cars with one passenger. Because of the costs of living on Quadra, without Dental service, limited doctors, and shopping. People are forced to take the ferry for services.

The population of Quadra has been growing. A Small limited RV park is not the problem. We definitely need a better ferry service. When we moved here in the 70's there was a 32 car ferry, the Quadra Queen. Don't remember many overloads and when they did start to happen, they increased the capacity of the ferry later in the 90's.

It's time to increase the Ferry capacity and hope it will keep up with all Quadra residents needs to grow into a more sustainable community.

I accept this project as presented by the Quadra Island Golf Course and the board members.

Kind Regards, Don Doolittle  
PO Box 400  
Quathiaski cove  
VOPINO  
303 Smith rd  
Quadra Island, BC

Barbara Bryant

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From: Louis Mason <lmasonplumbing@gmail.com>  
Sent: November 18, 2022 6:00 PM  
To: Email - planning@srd.ca  
Subject: Quadra golf course application

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

To whom may read this letter,

Firstly, thank you for taking the time to read on. As a Quadra islander and a close neighbour to the Quadra island golf course I would like to relay my support for the proposed 21 recreation sites. It's my opinion as a property owner nearby that this will impact the golf course and Quadra island residents positively. Overall a good idea, as no development comes without its drawbacks I would hope those concerned could see the overall positives of this proposal.

Nice to have a recreation based business survive and thrive on our island.

Thank you,

Louis Mason,  
40 yr Quadra island resident

Barbara Bryant

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**From:** wlmg11 <mickeeg@gmail.com>  
**Sent:** November 19, 2022 10:44 AM  
**To:** Email - planning@srd.ca  
**Subject:** Bylaws 432 and 433

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

To whom it may concern. I am in favour of the amendments and in favour of the Quadra Links RV Site proposal. Best regards. Mike Gall

Barbara Bryant

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From: Lynda van der Minne <lyndirkv@gicable.com>  
Sent: November 19, 2022 9:49 AM  
To: Email - planning@srd.ca  
Subject: Quadra Links reuse application for rv park

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

Dear Directors - I am strongly in favour of the application of Quadra Links Golf Course for redesignation of part of their property for an rv park.

I have lived on Quadra for almost 40 years and I am a golfer. I would like the golf course to continue to be an amenity on Quadra, and I support any development that would facilitate that. I believe the group of long-time citizens of Quadra who have already developed the golf course and the subdivision have gone out of their way to do all that was required of them, and much more. This new land use will be similarly well planned and executed.

I understand all the requirements for water, sewer and set-backs have been met. A hydrologist has assured us there is plenty of water for the golf course, the rv park and the surrounding neighbours. All concerns have been addressed many times. Any perceived impact on ferry traffic will be lessened by the new 2-ferry system.

There are several more rv developments going through on Quadra without the same scrutiny as this one. And many private properties have extra rv's on their land - a drive around the Island makes this obvious, and this use is completely unregulated. Quadra Links rv application is meeting and exceeding all that is asked of them and addressing the malicious road blocks being thrown in their way with courtesy and consideration.

I trust you will give this application due consideration and approve it.

Sincerely,

Lynda van der Minne

650 Maple Road, Heriot Bay

I

Barbara Bryant

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**From:** Michael Griswold <mgriswold.49@gmail.com>  
**Sent:** November 19, 2022 11:05 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links zoning application  
**Attachments:** letter to Strathcona regional district.pdf

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

For your consideration

Sent from [Mail](#) for Windows

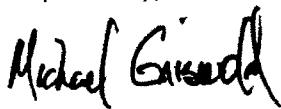
November 19, 2022

Planning Department  
Strathcona Regional District  
301-990 Cedar Street  
Campbell River, BC V9W

To whom it may concern:

My name is Michael Griswold. I live at 1862 Lakberg Road on Quadra Island. I have lived on Quadra since 1971. Though I am a member of the Quadra golf course, I have no financial holdings in the enterprise. I believe that Quadra Links golf course is a valuable asset to Quadra Island that enhances the diversity of life and recreation on the island. I would like to register my support for the approval of the zoning change that allows Quadra Links Golf 21 recreational vehicle sites on their property. I believe that this request is a reasonable business proposition that enables Quadra Links a greater opportunity to become self-supporting and thus maintaining and complementing the diverse recreational opportunities for Quadra Islanders and its integral tourism industry. I am satisfied that this proposal will have no real adverse impact on the quality of life on Quadra. I am not persuaded that use of this park will cause any further gridlock on the Quadra ferry system. There will be ferry congestion but the gridlock issue is inherent to any island life dependent on ferries and though frustrating should not be an excuse to prevent a well-designed and responsible enterprise from developing here. It is positively certain that Quadra and Cortez Islands are popular destinations that will see increased ferry traffic regardless of the passage of this amendment. How is it legally possible to differentiate between ferry using visitors to and through Quadra? I believe that the proponents of this proposal have compromised from their original plan with the goal of attempting a consensual agreement to the project. However, consensus is difficult when one side refuses to compromise. I believe that this plan more than satisfies needs for wetland protections and will have very little impact on the water resources of Quadra. For these reasons, I am in support of the Quadra Links application.

Respectfully,

A handwritten signature in black ink that reads "Michael Griswold". The signature is written in a cursive style with a large, stylized 'M' and 'G'.

Box 123

Heriot Bay, BC V0P 1H0

Barbara Bryant

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From: john frishholz <jtfrish@gmail.com>  
Sent: November 19, 2022 12:57 PM  
To: Email - planning@srd.ca  
Subject: Quadra Links RV site application

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

November 19, 2022

We are writing this in support of the Quadra Links application to add a seasonal 21 site RV park to its existing facility. This additional service will hopefully generate sufficient revenue to secure the long term financial stability of this recreational service. My wife and I have been residents of Quadra Island for the past 45 years. We have always been active in supporting recreational opportunities for both residents and visitors to the Island, including baseball fields, walking trails, biking paths, tennis courts, skate board and bike parks. For seniors golf offers an opportunity to enjoy the outdoors and get a bit of exercise, in fact, it is an activity that all age groups and skill levels can participate in. Quadra Links has also created a number of employment opportunities for Island residents.

We believe the Golf course has been open to and responsive to the concerns that have been expressed and have tried to achieve financial sustainability while minimizing any negative impact on the greater Quadra community. To that end Quadra Links has held public information events and invited visitors who have concerns to tour the facility, exploring questions they may have and have amended their plans in an attempt to address these issues.

One issue that is concerning to residents is the increased pressure on the ferry service and they point to large RV's as the problem. Quadra Links is the only small business that I know of that has addressed the ferry traffic issue directly by offering a free shuttle service to walk on golfers and at the same time provided recreational opportunities for resident golfers who would otherwise make the trip to town to play golf.

Another concern that is often expressed is that Quadra Links has amended their plans a number of times. I don't know of any small business that has not had to adjust their original vision after the reality of their experience in their first few years of operation. The goal of Quadra Links has always been to achieve a level of sustainability, so that future generations can enjoy this facility. We believe Quadra Links provides Islanders with a valuable recreational opportunity and that they have behaved in a responsible way to concerns raised.

Sincerely John and Mia Frishholz  
#312 Sutil Road  
P.O. Box #392, Quathiaski Cove, Quadra Island B.C.  
V0P 1N0

Sent from my iPad

Barbara Bryant

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**From:** Jeffrey Duffield <jaduffield77@gmail.com>  
**Sent:** November 19, 2022 2:10 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course (QIGC)

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

Jeff Duffield, BAsC Eng, GCS Project Manager, Department Manager, Retired, 548 Jade Road, PO Box 563, Quathiaski Cove.

With regard to the public hearing scheduled for 7:00pm November 23 at the Quadra Community Center, I wish to express my opinion as follows;

I have lived on Quadra Island for only 2 1/2 years, however I have lived in many places across Canada including rural settings, and I understand the pressure that small communities and their people are under to maintain their identity amidst global pressures of gentrification. I believe the Quadra Island Golf course proposal is not that.

The specifics of the proposal will be well vetted at the public hearing, so I would like to comment on the development as it pertains to the Community Values listed in part 2.1 of the Quadra Island Official Community Plan Bylaw, 2007 (QIOCPB) on the SRD website.

#### COMMUNITY VALUES

2.1 (a) "To promote a strong rural community that reflects a diversity of lifestyles, economics and recreational opportunities"

Golf is a diverse recreational activity on Quadra Island compared to the many opportunities for hiking, kayaking, fishing ...

2.1(b) "To promote land use patterns which do not compromise the ecological integrity and rural character of the Island "

On an Island where clear cutting protected and old growth forests goes on without any government regulatory enforcement, I do not see how the QIGC has in any way compromised any ecological integrity. The QIGC has an existing design for drainage, and maintained ground cover, for which there is no evidence of compromised hydrology. I have often seen deer, and I do not believe their patterns have been changed. Birds do not seem to be affected. QIGC has walking trails where I have seen people often. The ecology of the QIGC seems OK to me.

2.1(c) "To recognize the unique natural characteristics of the Island, and to safeguard sensitive areas including the Island's groundwater recharge areas from inappropriate forms of development and sources of pollution"

I was a member of the QIGC, and have got to know many of the principals in charge, who have engaged a hydrologist to provide professional guidance to safeguard the groundwater, not because they have to, but because they are QI residents themselves who care.

2.1(d) "To facilitate the participation of the Island community in local government decisions respecting the level and implementation of regulatory land use controls"

I understand that the presentation of this proposal was pushed back in order to address the participation of the island community in an open house, on the site, and has been revised to reduce the number of sites, increase wetland setback — 2 times regulatory requirements, and restrict winter use and retail sales, as a result of this public consultation.

While my comments often pertain to the QIGC in general they are also reflective of the proposed 21RV sites. They are being presented, I believe, in line with the Community Values part of the QIOCPB.

I believe that it is a rigorous and time consuming process for a community to include public consultation, and agree and document their plans for future development, and I believe that the QIOCPB is an achievement that should be honored.

The QIOCPB is the overarching document for guidance on individual, specific, land use issues such as are being proposed by the QIGC for 21 RV sites.

I have seen written opposition to this proposal in the discovery islander (DI) publication "Quadra Links High Jinks" and believe the cost comments are misleading, and without merit.

I believe the team at the QIGC are providing a service to all islanders that is first class under their current circumstances, and that they should be able to develop their property to the highest standards of community values, as they have already done so far.

The proposal being put forward by QIGC meets every aspect of documented community values, included public consultation in the process, made adjustments, and it should be approved.

is is my opinion.

Thank you for your time reading this opinion.

Jeff Duffield.

Barbara Bryant

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**From:** Robert Eastland <r.eastland@outlook.com>  
**Sent:** November 19, 2022 3:32 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links Bylaws 432 and 433

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

Strathcona Regional District  
Planning Department  
301 – 990 Cedar St  
Campbell River, B.C. V9W 7Z8

Please include this e-mail as my support for approval of Bylaws 432 and 433.

It appears to me this request would have little if any negative affect on the Community and is a reasonable amendment to the current golf course zoning.

In my opinion the RV site fits with the area and the business of the golf course.

It appears the concerns over water and waste management have been addressed as well as concerns over site layout and size. This will not change how we deal with travelling on the Ferry. Everyone will continue to plan as before.

I have lived on Quadra for 68 years. Some years ago I chose Golfing for recreation and exercise. This started out as travel off island. Having Golfing available on island recently has be a great benefit. I hope for this to continue. I hope the Community can see that this is a minor adjustment for Quadra Links and will have little or no negative affect on those who are not golfers. I hope we can all appreciate having a variety of choices for recreation and exercise on island and allow this to be approved.

Sincerely,  
Robert Eastland,  
881 Eastland Place,  
Quathiaski Cove, B.C. VOP 1N0

Sent from [Mail](#) for Windows

Barbara Bryant

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**From:** Doug Edwards <qpyro@hotmail.com>  
**Sent:** November 20, 2022 12:49 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links rv  
**Attachments:** Quadra Links RV Proposal.docx

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

Hi There please find attached my letter of support to the proposed RV sites at Quadra Links Golf Course.

Doug Edwards  
Box 96, Heriot Bay, BC  
V0P 1H0  
250-285-3145

Planning Dept

Strathcona Regional District

301-990 Cedar St

Campbell River, BC, V9W 7Z8

Nov 19/22

Re: Quadra Links RV Site

To Whom it May Concern

I am writing this letter to support the proposal to build 21 RV sites on the property of the Quadra Links Golf Course.

The Quadra course offers another unique recreational activity that enhances living on Quadra, in the same way that the Community Center offers various activities that allow people to engage in activities without having to leave the island. There is one large difference between the two; one is supported by tax dollars, the other pays tax dollars.

The funds needed, in order to pay the tax dollars, has to come from income generated by the course from various means; memberships, retail sales, equipment rentals, and daily golf plays.

This is where the addition of a camping area specifically for golfers comes into play. The hope is, that by providing a well-maintained camping area adjacent to the course, it will generate additional income to supplement the revenue necessary, to support the course over the coming years.

The golf course is no different from any retail operation, in that it will depend on many different revenue streams in order to keep it viable. I know this from having owned a small retail business for the last 37 years. There are always going to be good and bad years, but by having diverse revenue opportunities, it is much more likely that a business can survive. In this case it will allow the course continue to provide a beneficial recreational activity to the island, provide employment, pay taxes, as well as being a responsible land steward; something that seems to be overlooked by a lot of people. The course now supports a rather diverse amount of wildlife, deer, hawks, falcons, songbirds, eagles, geese (Canada and snow), etc. Some are new residents because of the course's existence.

When the initial proposal was first discussed, that included 30 sites I was pretty much sitting on the fence as I felt that perhaps it was just a little over the top on a few different levels, and having lived here as long as I have, instinctively knew that there would be a pretty negative reaction to the proposal, and there was. Fortunately, I feel that the individuals involved in the planning listened to their neighbours, and scaled back the overall concept, to the one now being presented, which is much more reasonable. Is it a perfect concept? No. Can it be massaged a little more, with an open dialogue between island residents and the course? I believe so. It will take both sides to come to the table with open minds, and an ability to listen to what each has to say without a lot of hyperbole. I would like to repeat the point that the golf course has already shown that it is already listening.

Over the last few months, I have read and heard so many misunderstandings, and outright falsehoods stated about the course proposal, including some pretty disappointing personal attacks based on some pretty wild conjectures. Any letters received based on this type of misinformation should be completely disregarded as they do not reflect an accurate, or factual information. I have read most of these with great dismay as I had always hoped that the citizens of Quadra were above this type of rhetoric.

There is a lot of apprehension on the island, about the ferries, primarily based on BC Ferries mishandling of the whole transition. Will the proposed campsites have some impact, of course, how much is really unknown, and open to conjecture. I would like to suggest that the significant increase in unregulated Air BNBs is, and will have a far greater impact than the campground. I also find it very ironic that some of the very same folk who have opened unregulated BNBs, have expressed opposition to the campground based on its impact to ferry traffic and road traffic. Hypocritical?

My business of 37 years is in Campbell River, and I am on the ferry a lot; in the last 5 years the continual growth in ferry traffic in the summer is unprecedented. There has always been increased ferry traffic in the summer, but nothing like we have experienced in the last while. Will the campground have some impact, of course it will, but now with the scaled back proposal not a significant amount. If the two-ferry system actually ends up working, then a 20-unit campsite impact will be minor at worst.

In closing I would also like to suggest that whether this proposal is accepted or not, after this, there should be a moratorium placed on any further new campground expansions, any where, on the island for at least one year. This will allow the new director time, and an opportunity to assemble her advisory board, and discussions can be had with all parties, and the residents. It will also give us time to see what impact the new ferry system will have..

Sincerely

Doug Edwards

Box 96, Heriot Bay

VOP 1H0

250-285-3145

Barbara Bryant

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**From:** connie oldroyd <connie\_oldroyd@hotmail.com>  
**Sent:** November 20, 2022 10:13 AM  
**To:** Email - planning@srd.ca  
**Subject:** Rezoning Application 432, 433, Quadra Links

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

SRD Rural Directors,

I would like to give my full support to the proposal as currently presented by Quadra Links. I believe that Quadra Links is a responsible, island focused economic driver and has done a splendid job developing the golf course, housing development and trail network. Owned and operated by local residents, they deserve full support for their continued economic viability. In my opinion, the balance between commercial enterprise and rural atmosphere can be maintained with approval of this application.

Respectfully, David Oldroyd, 1049 Milton Road.

Barbara Bryant

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**From:** connie oldroyd <connie\_oldroyd@hotmail.com>  
**Sent:** November 20, 2022 10:33 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Bylaw Ammendments 471, 472

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

SRD Rural Directors,

I would like to give my support to this proposed rezoning. While I am not privy to the owners reasons for this application, I believe that in order to provide more opportunity for permanent resident inflow to the island, more reasonably sized lots need to be made available. I personally would like to see more areas zoned for 2.5 acres, as that lot size still maintains a rural flavour while allowing owners sitting on larger, mostly undeveloped properties, the option of subdividing. While not solving the affordable housing issue in all its areas, it could provide a selection of properties for development by persons wanting to get a start on the island. Hopefully younger families to add vibrancy to the island community.

Respectfully, David Oldroyd, 1049 Milton Road

Barbara Bryant

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From: connie oldroyd <connie\_oldroyd@hotmail.com>  
Sent: November 20, 2022 10:41 AM  
To: Email - planning@srd.ca  
Subject: Rezoning Application 432/433, Quadra Links

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

SRD Rural Directors,

I would like to give my full support to the proposal as currently presented by Quadra Links. I believe that Quadra Links is a responsible, island focused economic driver and has done a splendid job developing the golf course, housing development and trail network. Owned and operated by local residents, they deserve full support for their continued economic viability. In my opinion, the balance between commercial enterprise and rural atmosphere can be maintained with approval of this application.

Respectfully, Connie Oldroyd, 1049 Milton Road.

Barbara Bryant

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**From:** Sarah McCoy <kayleemccoy@hotmail.com>  
**Sent:** November 20, 2022 2:50 PM  
**To:** Email - planning@srd.ca  
**Subject:** Support for Bylaw No. 433 - Quadra Links Ltd.

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

To Whom it may concern:

Re: Bylaw No. 433 - Quadra Links Ltd.

As a lifelong resident of Quadra Island, I am in full support of the RV Site Proposal. I see it a benefit to the community and its members with no negative impact on the surrounding environment.

Transporation will not be affected in anyway by the RV Campers at Quadra Links as it will be a smaller campground with fewer sites than other campgrounds on the island.

Sincerely,  
Sarah McCoy  
Wewaikai Nation Band Member

Sent from my Bell Samsung device over Canada's largest network.

Barbara Bryant

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From: Mary Pirie <mlpirie50@gmail.com>  
Sent: November 20, 2022 3:18 PM  
To: Email - planning@srd.ca  
Subject: Quadra RV Park proposal

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

I am very much in favour of the RV Park proposal being made by Quadra Links. As they have done in their previous two projects (the golf course and the adjacent subdivision), they have listened to public concerns and changed their proposal to alleviate or completely remove the reasons for objection. I cannot see how having an RV park on Quadra, especially one of such modest size, can have any kind of negative impact on our community. They have addressed all the objections that people have put forward with solutions - water, sewage, noise, fire safety, wetland protection, etc.

I know some people have said that it should not be allowed because it will increase ferry traffic. Everything on our island, every activity, every business, every person living there, every visitor to our island increases ferry traffic. It would be as unfair to deny this proposal as it would be to deny people who plan to kayak or sail or fish or visit Quadra simply because it's a beautiful place to be.

I have lived on Quadra 47 years. We have 3 generations of our family living here. No one cares more about the health and welfare of our island and community than I do and I fully support the RV park proposal.

Mary L. Pirie  
83 Eastland Place  
Quadra Island

Barbara Bryant

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**From:** B Bye <bbye@telus.net>  
**Sent:** November 20, 2022 3:39 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island - Island Links Application Letter of Support

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

To the SRD Regional Directors and RD Planning Committee,

I have been a resident of Quadra Island for 15 years and before that came to visit for many years on holidays and vacations. I have cared about this island from the beginning, and even more since moving here.

I am in support of the Island Links application after reviewing their documentation and learning of their due diligence to ensure adding additional RV sites to be used from April to October will not be harmful in any way to the environment.

Our island depends on tourism and brings in revenue for many of our small business during these months. The effect of having more space for visitors will trickle down to our community by way of potentially higher sales.

Adding more RV spaces when the existing legal sites are booked solid throughout the season will help with those who arrive and can't find a space, so they take to the back roads. This presents all sorts of issues including disposal of garbage and sewage, and safety with respect to fire hazards or personal safety.

I am not a golfer but I enjoy that I can invite friends here to go a few rounds, or entice golfer friends to come visit. I believe it is one of Quadra's main tourist attractions. Any revenue gained from these RV sites will be put to good use, either to enhance the club/course or contribute in some way to our community.

There have been complaints that having additional sites will add to the ferry or road traffic, but growth is inevitable and this is going to happen, as seen in many other smaller island such as Salt Spring, with our without this application.

It is for these reasons, I support the Quadra Link's application for the 20 RV sites.

Elizabeth Bye  
Quadra Island, BC

Barbara Bryant

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From: Roberta Stevenson <robertabstevenson@gmail.com>  
Sent: November 20, 2022 4:38 PM  
To: Email - planning@srd.ca  
Cc: Bill Bird  
Subject: Quadra Links

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

To Whom it May Concern:

I'm a definite proponent of the Quadra Links RV site proposal. Quadra Links has included data in their proposal to provide assurance that water and sewage treatment meets acceptable criteria. There is no reason to think the development won't match the high standards set in the construction of the golf course and subdivision. Similarly to the subdivision, no one will be aware of the RV site's existence without visiting the golf course.

It seems the biggest objection to the project is the perceived impact on ferry traffic. Statistics gathered by Quadra Links show that the impacts would be minimal. As a side note, who's to say a self contained RV would not be coming regardless.

Apparently there are currently 170 B&B summer rentals on island. Each one of these have an impact on the ferry. I'm guessing a portion of these owners have objected to this application for this same reason. I wonder how many people voicing concerns about ferry impacts of this proposal campaigned for parks on the north end of the island which have doubtlessly added far greater numbers to ferry traffic. I don't think anyone could object to the walking and mountain bike trails which certainly add to ferry traffic. We all welcome kayakers.

Everyone on this island arrived here and impacted ferry traffic. When I came to Quadra Island the car and driver fare was one dollar. The morning and evening commuter sailings were over-loads. The ferry is a fact of life we were hopefully all aware of when we moved here. It is irrational to turn down any change or development on this island because of ferry impact.

Bill Bird; island resident since 1975  
Quadrabirds@gmail.com  
1876 Lakeburg Road  
PO Box 206  
Heriot Bay, BC V0P 1H0

Barbara Bryant

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**From:** Chad Swanson <chad@quadrabuilders.com>  
**Sent:** November 20, 2022 4:47 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra island golf course

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

To whom it may concern,

I wanted to reach out and voice my support for the proposal put forth by the Quadra island golf course.

The due diligence put forth by the group has shown that they haven't gone out and done whatever they wanted but have put forth a proposal that has islanders in mind.

Simply put, the only negative outcome is a ferry problem, which doesn't start with the golf course and will not finish with the golf course.

All the setbacks have been thought through. The water table has shown that it can accommodate the proposal.

I am a golfer. Not a good one, but it is something that I enjoy. It is something that many enjoy and in recent years, had been one of the fastest growing activities in the world.

Quadra island golf course assessed their course and found that the best way to make success of their business, is to keep it s 9 hole course with opportunity to 'play and stay' which has been successful on many smaller towns that don't have large amounts of people.

There are many groups on quadra, some of which I will never participate in. That doesn't mean, I don't think those groups aren't beneficial to the community.

If whomever reads this isn't a golfer, think about what you truly enjoy and understand that many feel the same way about golf.

The only concern is the ferry. That's an island problem, not a golf course one.

Please consider their proposal. They have gone about it the right way.

Chad Swanson  
Quadra Builders  
Cell:250-202-8497  
Main:250-285-3221

Barbara Bryant

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**From:** allison pulford-taylor <pulfordtaylor@yahoo.ca>  
**Sent:** November 21, 2022 8:40 AM  
**To:** Email - planning@srd.ca  
**Subject:** Golf Course support letter  
**Attachments:** Attention SRD Regional Directors and Planning Committee.docx

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

To whom it may concern,  
Please find attached my support letter for the golf course proposal.  
Thank you,  
Alli Taylor

Attention SRD Regional Directors and Planning Committee,

I was born and raised on Quadra Island and am raising my own family here. I've seen many changes over the years and it is important for me to see growth and change in a responsible and Island made way. The golf course and its evolution has been well researched and thoughtfully planned by local people who have been here for generations and are invested in the health of our community for future generations.

Tourism is now a major industry and touches all of us, it will be a part of our growth into the future. I work locally in the resort industry at the Heriot Bay Inn and experience our visitors on a daily basis, they enjoy all that our Island has to offer including the golf course. It is an attractive outdoor activity for many locals and travellers.

The addition of a small RV park which has addressed the environmental and water concerns is a positive addition to the accommodation businesses on Quadra Island.

Yours truly,

Allison Taylor  
Heriot Bay, BC

Barbara Bryant

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**From:** Henry Geddert <henrygeddert@gmail.com>  
**Sent:** November 22, 2022 9:44 AM  
**To:** Email - planning@srd.ca  
**Subject:** quadra island RV parking

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

Please consider the application for RV parking at the quadra island golf course. The group promoting this application is made up of long time residents who have invested and helped build this development amongst others that have greatly improved our island.

Regards,  
Henry Geddert  
Bold Point Plumbing  
Ph. 250-285-2828  
Cel 778-808-4716

Barbara Bryant

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m: Betty Doak <md3590@telus.net>  
sent: November 21, 2022 5:44 PM  
To: Email - planning@srd.ca  
Subject: Regarding the Publics Hearing on Quadra Island Nov 23/22

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

Re proposed amendments to bylaws 432, QI OCP bylaw #2007 and Bylaw 433 QI Zoning Bylaw 16 1990 Amendment 136

We have been property owners, resident on Quadra Island since 1975.

We wish to advise the SRD Planning department that we are in full support of the most recent application for these amendments by Quadra Links Ltd.

We feel that Quadra Links Ltd, have made a serious effort to answer concerns voiced by some Quadra residents, and have adjusted their original design and application accordingly. We feel that the Golf Course and associated amenities including the RV park, are positive additions to our Quadra Island Community. Their membership list and the number of different local groups using these recreational facilities are testament to its popularity with many residents from diverse backgrounds. Increased tourism on Quadra has always benefited many local businesses and tourism is something that our local Discovery Island Chamber of Commerce, has supported for many many years.

We ask that the Regional District Planning department consider the positive effects of having this thriving recreational facility, on our island, for the use of local residents and visitors alike. The seasonal RV park will attract more visitors to Quadra, which will have added value for other Quadra businesses with, what we feel is a very small effect on the ferry traffic, and the other areas of concern voiced by a few residents, opposed to this development.

Yours truly,.

Mel; and Elizabeth ( Betty ) Doak  
597 Cape Mudge Rd  
Quathiaski Cove, BC  
250 285 3590  
[md3590@telus.net](mailto:md3590@telus.net)

Barbara Bryant

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From: Shane Uhryn <tazwazphat@hotmail.com>  
Sent: November 21, 2022 3:50 PM  
To: Email - planning@srd.ca  
Subject: RV park at the Quadra island golf course

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

To whom it may concern,

My name is Shane Uhryn and I have been a resident of Quadra Island since March of 2021. I currently reside at 1363 West Road. I would like to show support for the proposed RV site at the golf course. I believe the RV site is a good fit for the already in place trail systems and golf course that is already on the land.. It would be a draw for people to stay on the island for multiple days and I feel may even lighten traffic up from the already bogged down ferry traffic.. As I know there are a lot of day use people that come via ferry traffic to use the golf course and surrounding hiking trails that would stay if such an RV park was established. I think that if a later check out was offered to campers that you would see an increase of people leaving in the later hours and thus lighten the strain on peak ferry travel.. With the island drawing more and more visitors each year, I truly believe that this RV park will not only be a draw to the golf course itself but to other Quadra island attractions as well and offer a safe, private and up to code place for campers and RVer's alike.

Thank you for your time

Shane Uhryn

Sent from my iPhone

Barbara Bryant

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**From:** Shawn O'Connor <shawn.oconnor785@gmail.com>  
**Sent:** November 22, 2022 12:00 PM  
**To:** Email - planning@srd.ca  
**Subject:** Support Letter for the Quadra Island RV Proposal

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

I am writing to provide full support for the Quadra Island RV Proposal.

I have lived, or frequented Quadra Island since 1980. I became a full time resident and property owner (681 Green Road) in 1999. I am familiar with the Island residents that have operated the Quadra Island Golf Course and the proposed RV Park and can assure the reader that their efforts will benefit the Quadra Island (and surrounding) community in many ways. I am confident that the currently proposed design accommodates concerns regarding traffic congestion, groundwater usage, and Island Health considerations.

Should you require any further information, feel free to contact me at 250.830.7262 at your convenience.

SOC

Barbara Bryant

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**From:** Harper Graham <harplog@hotmail.com>  
**Sent:** November 22, 2022 12:06 PM  
**To:** Email - planning@srd.ca  
**Subject:** Letter re: Quadra Golf Course RV park  
**Attachments:** SRD letter re Golf Course RV park.pdf

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

Please find attached our letter in regards to the Quadra Island Golf Course Public Hearing.  
Thank you,  
Harper and Ann Graham

Harper and Ann Graham  
Hyacinthe Bay Road  
Quadra Island, BC  
VOP 1H0

November 17, 2022

RE: Quadra Island Links RV park proposal

To whom it may concern,

I am writing to say that I am in favour of the Quadra Links proposal for RV sites on the Quadra Island Golf Course.

We are long time residents of Quadra Island and have seen many changes on the Island. Building our outdoor recreation over the years has been an incredible boost for locals and visitors. Continuing in this direction is healthy for people from on and off the Island. To add a small RV park where people can holiday near their favourite recreational facility is a win-win situation.

The RV park makes sense as a new stage to the development. The board of directors has done an excellent job with transparency on the proposal to the public and listened to community concerns. They have made numerous adaptations to the original plan which help bridge the community.

Sincerely,

A handwritten signature in cursive script that reads "Ann Graham".

Ann Graham

Barbara Bryant

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**From:** Bruce Banta <bruce.banta@yahoo.com>  
**Sent:** November 23, 2022 11:34 AM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links golf course

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

Regarding Quadra Links' proposal to add RV sites on their property, I am completely in favour of it.

Although not an avid golfer, I appreciate the value this golf course brings to our community, offering healthy recreation to Islanders and tourists. In the many years since the golf course arrived, they have proven to be very good corporate neighbours.

Quadra Links has done their due diligence regarding feasibility and environmental impact, and have gone above and beyond to accommodate suggested amendments. Among the thousands of tourists who visit us every year, 20 RV sites is not going to break the Island's back. It seems churlish and puerile at this point to deny their application.

Again, I am without reservation in favour of this proposal.

Sincerely,  
Bruce Banta  
714 Green Rd.  
Quathiaski Cove

Sent from [Mail](#) for Windows

Barbara Bryant

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**From:** Yellow Dog Bulk & Whole Foods Deb Banta <debbanta@telus.net>  
**Sent:** November 22, 2022 1:18 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Gold Course

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

Please note I'm in favor of the 20 RV sites. I feel Quadra Link has done its research and has modified its proposal to suit the community requests and has made all the necessary adjustments to insure there is little if any environmental impact.

Thank you for your consideration.

Deb Banta

Barbara Bryant

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**From:** Pete Cal <PeteCal@gicable.com>  
**Sent:** November 22, 2022 1:33 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island golf course campground

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

Dear Sir

I am writing to support the application by the golf course to establish an RV site on the property. The site is only seasonal and will not allow permanent guests. Since I laid out the course and subsequently helped build it, this facility has provided recreation for local and visiting golfers. In addition the trails on the property have become a popular activity. Most nine hole courses at small communities on Vancouver Island have provisions for campers. Yours sincerely Peter Calverley 41 year resident.

Sent from my iPad

Barbara Bryant

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**From:** Amelia Nimmon <amelianimmon@gmail.com>  
**Sent:** November 22, 2022 2:26 PM  
**To:** Email - planning@srd.ca  
**Subject:** Support for Quadra Links proposed RV site

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

To whom it may concern,

I have lived on Quadra for twenty years, and I have used the golf course for the past nine years. Since it was opened. My father grew up playing golf on Gabriola Island and when the golf course opened, on Quadra Island, we were one of the first families to give it a go. I've played tournaments, camps and other events that show what a community at a golf course looks like. I am very proud to be a part of this community.

As a younger member of the club, I am very well aware of the challenges that having a course in this climate entails. The course can only be used part of the year and I think that an RV park for the players is an excellent way to ensure that the course can stay open. There is the concern by other islanders, that it will add a significant amount of traffic to our ferries. With all the research that Quadra Links has provided, I do not think that the RV site at the golf course will impact the ferries by more than 5 additional vehicles a day during the summer. We must also take into consideration that BCferries is planning on having two ferries run during the summer. Therefore, the additional traffic will be subdued by the new ferries.

Thank you for taking the time to read my email, and have a great rest of your day.

Amelia Nimmon  
P.O. Box 84 Heriot Bay  
VOP 1H0

Barbara Bryant

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**From:** Dave H. <daveholiday@gmail.com>  
**Sent:** November 22, 2022 3:55 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Links Proposal Support

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

We have total support for Quadra Links and their proposed development of seasonal RV Sites on their property. Quadra Island is a destination in the summer for many tourists. The proposal of 21 RV Sites from Quadra Links will give more tourists other accommodation options while visiting/exploring Quadra Island. The environmental, water and traffic studies/research done for this project has shown that there will be minimal impact on the infrastructure on Quadra Island and will bring more tourist dollars to the local economy.

We have lived fulltime in a motorhome for over the last 12 years and are very aware of the minimal impacts of RV lifestyle with regards to resources. The water, power and waste of living in a motorhome compared to a house, condo or apartments impact on the infrastructure is minimal and we live knowing not to be wasteful.

And over the years of full-time RVing and meeting other RV-ing golfers, we notice they usually have extra cash to spend while travelling, since golf is not traditionally a cheap hobby. Most RV-ing couples spread their excess cash around in the communities they travel to. Which would also be great for the local Quadra businesses.

We feel this is a great opportunity for people to experience Quadra Island, showing them that we are very lucky to live in this little piece of paradise.

Dave Holiday/Kelsi Michaels  
950 Heriot Bay Road  
Lived on Quadra Island for 3 years.

Barbara Bryant

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**From:** Paul Mortimer <savingpaul@hotmail.com>  
**Sent:** November 23, 2022 2:28 PM  
**To:** Email - planning@srd.ca  
**Subject:** Quadra Island Golf Course RV Park Application

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

Island Networks Inc  
671 Plaza Road  
Box 520  
Quathiaski Cove, BC  
V0P 1N0

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November 20, 2022

RE: Quadra Island Golf Course RV Park Application

To Whom it may concern,

We are long time residents and business people in the Quadra Community. With our community, social and commercial history in mind we are writing in support of Quadra Links Ltd. RV park on Quadra Island.

The upside to this type of infrastructure in our community covers many aspects especially in the light of the recent covid pandemic, self contained travel has become a larger part of the tourism industry. The small addition of 20 sites will make room for more of our visiting populations and increase business prosperity in our community.

As with any thought process we all understand the possible downsides with increased infrastructure; ferry's seem to be the main concern that people are speaking out about. We have reviewed the ferry statistics and are satisfied that the increase is nominal compared to the benefits.

In our opinion all other concerns such as environment, water, campground ethics have been met by the Golf Course Boards members.

We are confident that Quadra Links Ltd is well suited to take the care and attention needed to successfully build and run the addition of a 20 site RV park to their business. It is a welcome addition to the Quadra Island commercial community.

Yours,

Lois Taylor, Paul Mortimer, Nick Lawrence

Island Networks Inc.  
Quadra Island, BC Resident