What we heard: Quadra Island Open Houses

Area C OCP Project | November 19th and 26th 2025 @ Quadra Island Community Centre

The Strathcona Regional District would like to thank the 95 (approximate) community members who attended the Area C OCP open houses in November. Your many thoughtful comments and dotmocracy have been consolidated.

Participants were asked to show support or lack thereof with a dotmocracy exercise. Dot stickers of 4 different colours were provided. Each colour represented a different level of support for a given OCP objective.

Red – Very important/ agree

Yellow – Important/ somewhat agree

Green – Not very important/ somewhat disagree

Blue – Not important at all/ disagree

Also provided were the existing OCP objectives from various topics, and potential new objective considerations listed side by side for participants to be able to reflect on what is currently included in the OCP and gauge the level of interest on potential new objectives.

The topics covered at the open houses include:

1. **Settlement**
2. **Housing**
3. **Agriculture**
4. **Coastal Planning**
5. **Transportation**
6. **Water and Waste**
7. **Local Economy**
8. **Parks and Trails**
9. **Healthy Communities**
10. **Environmentally Sensitive Areas**

Lastly, each topic area provided space for open ended responses to be written on post-it notes as well as large, printed maps to analyze. The maps provided consisted of existing OCP land use designations, and one of existing parks and trails inventory. The results of the dotmocracy are organized by topic areas below. Open ended comments received are included verbatim.

1. **Settlement Objectives:**

Objective	Very Important	Important	Not very important	Not important at all
To maintain the rural nature of the Island and encourage a small, close-knit community	21	0	2	1
To provide for forms of development which are mindful of the capacity of the land to support such development and do not detract from the rural character of the Island	21	1	1	1
To encourage affordable and safe living and housing opportunities on the Island.	12	2	0	1
To recognize that home occupations and home industries are important to the lifestyle of Quadra Island residents.	14	4	1	1
To promote settlement patterns that minimize risks associated with natural hazards and that consider the surrounding environment.	2	5	3	1
To identify adequate inventories of suitable land and resources for future settlement while considering small-scale and infill opportunities in rural areas. The intent of the plan is to discourage the creation of new settlement areas.	13	0	0	1
To implement the model of village structure, specific land use designations and the form and character guidance for new developments as provided by the "Quathiaski Cove Village Plan"	7	1	2	5
Focus for growth areas (ie. village centers to prevent sprawl)	20	2	4	1
Seniors Housing, Affordable Rental Housing, and Special Needs Housing in any settlement area (Village Center, Residential, Country Residential, Rural Residential, and Rural), where servicing permits	26	1	3	0
Identifying hazard lands or those lands with the potential to flood	3	2	0	0
Infill development opportunities in existing developed areas	19	2	4	1

Open Ended Comments:

- Landlord tenancy act is a big problem, with regards, to rentals!

- Settlement ideas. That are “mindful of the capacity of the land to support ….” Is great but legally we are required to accommodate ever more people how will that work.
- Ensure H2O intensity for existing property owners prior to approving surrounding developments
- The young people cannot afford land - why
- (below previous) Because they need to make it their priority! Work toward it.
- Height restriction in all residential zones to remain the same
- Maintain silviculture designation
- Use development modes to pay for needed island infrastructure
- The south is entirely “sprawl” protect he north
- Encourage multifamily combined with commercial – Q cove and Heriot Bay
- Please keep silviculture designations from existing OCP the same. Do not want to see those greenbelts turned residential
- OCP silviculture is an important aspect of settlement planning on Quadra Island. It maintains a permanent greenspace character and ecosystem services and prevents “logger subdivision”

2. Housing Objectives:

Objective	Very Important	Important	Not very important	Not important at all
To introduce a range of housing types appropriate for all ages and abilities, and a range of incomes.	19	0	1	0
To encourage inclusivity and diversity – multi-age, multi-ability and multi-income mix in each neighbourhood.	11	2	1	3
To promote development of residential units that are suitable for seniors and those with physical disabilities, with low operation and maintenance demands (e.g. single level, ground floor entry, with accessible bathrooms, kitchens and other Flex Housing™ features – a CMHC term denoting housing ready for all life stages).	14	1	0	0
To include a range of tenure options, including fee simple, strata and modestly priced rental accommodation for all age groups, and for the seasonal workforce.	15	4	4	1
Planning for the projected housing needs	16	2	0	3
Sustainable building practices (such as the BC Energy Step Code or the BC Zero Carbon Step Code)	6	3	6	2
Locally managed, subsidized, rental, special needs, and seniors housing	22	1	0	0

Impact on rural landscapes such as views, tree cover and variety in terrain	5	5	1	1
Compatibility with adjacent land uses	5	4	1	1
Diversity of housing types (duplex, multi-family, mobile home parks)	27	3	3	5

Open Ended Comments:

- If we are provincially required to accommodate growth – 633 new homes in 20 years, will we be rural anymore?
- Time to opt out of STR regulations
- What about ecological carrying capacity?
- Short term rental restrictions are harming tourism
- Protect rural lifestyles. Not all of Quadra needs to be developed forever.
- What are sustainable building practices? Perhaps you mean low impact
- Zoning that allows for staff housing on site
- We need to expand the concept of senior housing and look at how best to support our seniors on island through all levels of care
- Promote development in specific zones

3. Agriculture Objectives:

Objective	Very Important	Important	Not very important	Not important at all
To endorse the continued existence of Agricultural Land Reserve (ALR) lands on the Island.	12	3	1	0
To promote community awareness as to the nature of ALR lands to help prevent future conflicts over the use of these lands.	14	5	1	0
To encourage agriculture, in particular, local food production.	33	0	0	0
To recognize that agriculture makes an important contribution to the community.	24	0	1	0
Impacts on or from adjacent lands	5	9	0	1
Retention of lands for agricultural purposes	30	3	0	0
Environmentally sound agricultural practices that protect surface water, ground water and soil integrity	28	0	0	0
Agri-tourism and farm gate sales	19	7	3	0
Production, processing and marketing of local food products	26	10	1	0

Open Ended Comments:

- Require ALR buffering with native plants and hedges etc
- Support people in farming and using ALR land even when neighbours disagree because they don't want change
- Identify agriculturally productive land and encourage farming
- Agriculture definition to include: planting, production, processing, and sales
- Consistent policies and definitions with other areas of the SRD
- Down to 1 acre, producing all farm products allowed
- Allow agriculture everywhere, enabling small lot farms
- Please make sure that agricultural status extends down to as small as 1 acre
- OCP should just allow agriculture on properties of any size, per the BC Farm status requirements.

4. Coastal Planning Objectives:

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To promote consultation between the community and appropriate government agencies regarding recommendations for shellfish harvest, conservation, and habitat protection.	4	6	0	0
To ensure that commercial use of the foreshore does not preclude public access	14	1	0	0
To protect and enhance fish and shellfish habitat and to recognize the commercial and recreational fishery as being an important part of the Island economy and recreation.	10	2	0	2
To discourage commercial resource based marine use adjacent to settlement areas	9	2	0	1
To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment.	20	0	0	0
To provide an adaptive land use planning framework to meet the complex challenges of climate change	13	5	1	1
Preserving habitat diversity and function	18	0	1	0
Uses occurring in coastal areas (public, private, commercial/ industrial)	4	0	0	0
Balancing coastal economy, environment and lifestyles	12	2	1	3

Maintaining access for marine traffic to safe harbours and secure moorage/anchorages	13	2	2	0
Proximity and co-existence of the aquaculture industry and other users of coastal waters (ie. the foreshore, nearshore, and the adjacent upland)	5	1	0	2
First Nations' heritage, traditional territory and land claim interests in relation to the marine environment	14	2	0	1
Regulations such as Development Permits to further protect life and property (improvements) against coastal hazards (storm surge, sea level rise)	5	0	0	2

Open Ended Comments:

- Remove all reference to "fin fish aquaculture" definitions, policies, zones. No fish farms allowed. (shellfish ok with rezoning)
- A few old folks are blocking any good changes
- Plan for sea level rise (now irreversible – science) and coastal erosion from more frequent and intense storms. Protect shorelines with nature
- Private land owners enjoyment of quiet and undisturbed vistas should not supersede beneficial commercial use of coastal waters
- Fish farms are a failed concept, biologically unsound, ecologically unsound (feedlots and pathogens), socially unsound (food for the rich, exploiting the poor globally), carnivores consume more meat/ pound – net loss to globe
- Interact with other coastal communities to facilitate healthy, low impact ocean activities
- Enhance and restore eel grass beds as community planting events (working with DFO and HAKAI scientists)

5. **Transportation Objectives:**

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To encourage road design and construction standards that meet the safety and transportation needs of the community.	6	6	0	1
To encourage a road system in keeping with the natural environment, and one that includes development and maintenance of pedestrian, equestrian, and bicycle paths as part of the transportation system.	35	1	0	1

To establish 'rural road' standards for the Island.	8	1	1	0
Safe, efficient, multi-modal, and balanced transportation networks	12	1	0	0
Access to active transportation (walking, cycling) as viable modes of transportation	34	1	0	0
Small-scale public transit system for traveling between ferry terminals and other major destinations as needed	15	8	4	4
Safe, efficient movement of goods/ cargo	4	3	1	1
Impacts of vehicular travel (carbon emissions, pollution, costs of infrastructure, health, and the human environment)	4	9	2	4

Open Ended Comments:

- Encourage/ allow unique road signs that reflect the "quirkiness" of Quadra, even if Main Road doesn't officially allow it.
- Protect rural roads as they are; no need to pave every road. I <3 my dirt road
- As a regular cycling commuter. Walking and biking access along our roads would improve safety
- Middle lines on all roads – not subject to whims of road group
- Encourage use bikes, "uber"
- Bold point Road should be paved (up to the lake)
- Campground to Heriot Bay Store Road unsafe (Heriot Bay Road)
- Lower Speed limits in residential areas
- Designated bike lane at edge of roads. Keep veg out back along so cyclists not forced on to road
- Need bike and walking paths around the island
- The project to put ditches on both sides of the road in 2023? Resulted in severe reduction in shoulder width. Probably doesn't meet standards, and certainly does not feel safe

6. Water and Waste Objectives

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To promote investigation of alternative sewage management methods for the Island that do not include discharge into the marine environment.	12	8	0	0

To endorse regulatory methods which will prohibit sewage disposal into marine waters. 1 sticky: “Civic or residential? Ministry of Env permit very hard to get/ incentive”	12	4	0	0
To ensure solid waste transfer and recycling sites are situated in environmentally and aesthetically acceptable locations.	7	4	0	0
To encourage a solid and liquid waste management study.	5	0	1	1
To ensure that there is public notification, provision of technical information, and opportunity for community input respecting communal sewage system proposals.	3	5	0	0
To encourage recycling of solid and liquid wastes.	12	1	2	0
To protect watersheds and groundwater recharge areas from degradation.	25	0	0	0
To protect the supply of potable water to ensure water self-sufficiency.	18	1	0	0
To determine the extent and quality of water resources through inventories, water quality testing, and monitoring.	12	0	0	1
To identify and eliminate sources of pollution to surface and groundwater supplies.	13	1	1	0
To ensure that storm water drainage of future development is such that there is no increase in the peak rate of run off from the site after development, as compared to that which occurred before the development took place.	6	4	1	0
Improving and phasing waste water services to avoid costly public expenditures on infrastructure	7	2	0	1
Balancing densification with conservation such that service capacities are available to accommodate existing and future needs	17	1	1	1
Green infrastructure and fire smart design strategies in development considerations	11	4	2	1
Extension of existing waste water service	10	0	3	4
Ensuring water security to ensure adequate supply to existing and future development	27	1	1	1
Provision of community water system	5	0	3	13

Open Ended Comments:

- No commercial water sale (2 red dots)
- Exemptions to emergency septic replacement within development permit areas
- Multiple water sources for village supplies – ground water, piped water(from a lake or reservoir), rain harvesting, desalinated off whiskey point (tidal energy) , household rain harvesting plus water conservation strategies/ water meters?
- A village is a climate solution. Any government/ FCM climate change $$$ for villages (water sewage upgrades?) development

7. Local Economy Objectives:

Objective	Very Important	Important	Not very important	Not important at all
To encourage centrally located commercial zones to provide social focal points and promote an increased level of community interaction and involvement.	15	5	0	0
To ensure that scattered commercial development does not threaten the character of the Island.	17	1	3	2
To promote the concentration of appropriate commercial development in the Quathiaski Cove and Heriot Bay areas that does not interfere with the residential character of these areas.	12	4	1	2
To protect and enhance the Island's environment, aesthetics and rural atmosphere.	21	1	3	0
To minimize the impact of commercial development on the environment, aesthetics, and adjoining properties and to discourage larger scale commercial development likely to result in adverse aesthetics, environmental, and social effects.	21	1	0	0
To discourage commercial development on or adjacent to the lakes, other environmentally sensitive areas, and peripheral islands.	24	0	0	1
To encourage tourism opportunities which are appropriate to the ambiance of Quadra Island and which recognize the finite limitations of the land base, the environment, and the local infrastructure	20	2	2	3

Diverse employment and business opportunities	21	1	0	0
Retaining local economic activity in balance with the surrounding community	10	7	0	0
The long-term viability of resource based industries including agriculture, forestry and aquaculture	18	5	1	8
Growing eco-tourism, agri-tourism, culinary tourism, arts and cultural tourism initiatives	18	2	2	13
Provision of home based businesses and commercial activities	15	12	0	0

Open Ended Comments:

- "protect and enhance" may not be the best language – limit damage and restore
- We talk a great deal about maintain a rural lifestyle. What does that mean? Consider adding a definition to the OCP. In 20 years the target is to add 630+ homes, will that be rural?
- #4 there are existing activities. No room for growing the items on number 4. At capacity. Especially eco-tourism
- Silviculture zone: remains the same. No changes in OCP or bylaw. 16 ha minimum no exceptions
- Restrict tourism so no over tourism changing the island character.
- Isn't logging a commercial DEVELOPMENT
- Strathcona (Quadra) was regressive in opting into STR restrictions. Harmful to tourism!
- Campbell River makes Quadra affordable. No one mentions that irony.

8. Parks and Trails Objectives

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To recognize the importance of parks and recreational activities.	20	0	1	0
To encourage the immediate protection of specific areas on the Island through park or park reserve status.	20	1	0	0

To promote the achievement of an integrated trail and park system on the Island, and to develop a park system which minimizes recreational/residential and agricultural conflict and prioritizes environmental protection in park design, management, and use.	12	3	0	0
To discourage recreational activities that are disruptive to the Island environment, degrade the visual landscape, cause pollution, or result in recreational over-harvesting of marine life. [10 red, 1 yellow]	20	1	0	0
To encourage the provision of 'neighbourhood' parks in the more populated areas of the Island.	7	4	4	1
To provide for the retention of greenbelts on the Island.	17	0	3	0
To promote the preservation of natural landforms, streams, lakes, shores, and wetlands, as well as encourage protection of public access to these areas.	26	1	0	1
To protect significant representative plant communities and areas of significant wildlife habitat, and to ensure the rights of all members of the ecosystem are equally respected.	15	2	0	1
To preserve the naturally landscaped, undeveloped islets along the coast of Quadra Island to retain the natural beauty that it contributes.	23	2	0	1
The 2024 Area C Active Transportation Network Plan as it relates to trails and connectivity	10	2	2	0
Maintaining an inventory of recreational sites, natural spaces, trails, wildlife corridors, and other forms of park lands	11	3	0	1
Public access to water bodies - lakes, watercourses, and the coastline	30	1	0	0
Public access to wharf facilities	13	2	0	0
Acquisition of parkland, (possible land acquisition partnerships, land donations, or ecological gifts to reduce the cost of acquisition to taxpayers)	22	3	1	2
Development of an Area C Parks and Trails Plan to identify costs and feasibility of maintaining existing and developing future park improvement projects	17	1	0	2

Open Ended Comments:

- Bike paths necessary – currently unsafe/ poor shoulders. Speed limits need to be reduced
- Stricter codes for building on the shore and other sensitive areas – ie wetlands etc.
- With public access to the lakes and coastline and watercourses, signage to indicate environmentally sensitive areas (id tidepools) would be helpful and decrease damage to shoreline wildlife
- "protection" is the wrong word, for instance land in parks is great but that does not protect the land from climate change
- Designate park zones g. Bay, Hoskyn Chan, Blenkin etc. Heritage designations
- Promotion British style land use where trails border on go thru. No one thing more important.
- Bike share
- Plaza Road Park – use for something (ie playground, trails, don't leave inactive)
    - Should have to do something with it within a time frame
- Bicycle walking paths around and between Cove and Heriot Bay (2 red)

9. Healthy Community Objectives

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To encourage public health and safety as major considerations in all development proposals.	12	1	1	0
To encourage the provision of health and education services to meet community needs.	17	1	0	0
To encourage recreational opportunities on the Island that promote healthy citizens in a strong community without damaging the character and natural environment of the Island.	22	4	0	0
To foster a healthy and well-rounded human existence by protecting the quality of our environment.	21	5	0	0
Contribution of community amenities such as community centers, libraries, etc. at time of subdivision or development application (ie. development of an Amenity Cost Charges Bylaw)	23	4	0	2

Gathering places that meet the diverse cultural, spiritual, and social needs of the community and contributes to vibrant, thriving village centres	21	2	1	3
History, culture, and diversity of Indigenous Peoples living in and around the Discovery Islands and Mainland Inlets	18	4	0	0
Arts and culture	19	1	1	0
Social, health, and safety services needs for all age groups (youth, seniors)	25	0	0	1

Open Ended Comments:

- 5% of land involved in subdivision turned into park/ trail
- Complete service villages and public transportation create more vibrant more efficient safer communities and healthier
- Heating and cooling centres in villages for safety (heat domes)
- A "community association" consults with government agencies (SRD, VIHA, MOTI, etc) at round tables with transparency for public on issues
- Fire safe recladding of rural buildings with insulation and air sealing too (community volunteers can reduce cost)
- Adopt quiet communities approach (quietcommunities.org) Noise Bylaws

10. Environmentally Sensitive Areas Objectives

Objective	**Very Important**	**Important**	**Not very important**	**Not important at all**
To protect sensitive ecological areas and habitat areas for wildlife, migratory waterfowl, fish, marine organisms, and humans.	24	0	0	0
To recognize the shoreline as a ribbon of shared aesthetics, heritage, and biological diversity, and to preserve the Island's scenic landscapes, heritage sites, and the natural vegetation along shorelines and watercourses. 1 sticky" I appreciate the poetic spirit of this line"	27	0	0	0
To encourage and facilitate the identification, protection and conservation of archaeological sites within the plan area.	16	3	1	3

To conserve biodiversity through responsible land use planning.	19	0	0	0
To protect the Island environment and areas of special sensitivity, watercourses, lakes, and heritage and archaeological sites, and to encourage local inventories of 'heritage' and 'native cultural' values to protect these sites.	13	0	0	0
To support the continuance of large lot sizes for shoreline areas, and to direct small lot densities to residentially designated areas in the interior of the Island.	14	2	1	0
To protect the widely appreciated aesthetic characteristics of peripheral islands and to encourage protection of offshore islands managed by the crown.	17	1	0	0
To discourage high-density settlement patterns on the shoreline.	17	3	0	0
To ensure that public access to and along the foreshore is maintained.	19	1	0	0
Mapping and identifying the location of ESAs	16	0	0	0
Biodiversity and stewardship	19	0	0	0
Habitat diversity and function	12	3	0	0
Land uses and impacts on ESAs	14	2	0	0
Conservation and protection of ESAs	17	2	0	0
Best management practices in new development	12	3	0	0
Regulations such as Development Permits to further protect ESAs	9	3	1	2

Open Ended Comments:

- Strengthen silviculture protection
- OCP silviculture permanent community greenspace. Prevent logging companies from subdividing their properties for development (for ecology and character)
- Enforcement in ESA by the SRD
- Increase access to foreshore at public access points, currently right of ways are largely treated as private property by adjacent landowners.
- This island community considers OCP silviculture protection equivalent in importance to ALR and ESA lands protection (protect nature, no SDS)
- Stop logging old growth and older forests, stop clear cutting, stop cutting in wetland areas, stop selling raw logs

Lastly, one open ended question was asked on its own poster board: **What other topics would you like this OCP to address?** The responses received are listed below.

- Land access is too expensive
- Not cost effective due to infrastructure cost! And MOTI and Tenancy Act *MH Parks
- Remove private lands from Silviculture
- Dark sky policy – beefed up regulation in bylaw to enforce in all zones for all exterior lighting
- Talk honestly and openly about ecological carrying capacity. IF it can't be determined legally or politically – we need to know.
- Protection of silviculture – no rezoning
- Enforce a dark skies policy including banning exterior lighting in yards
- Get quadra out of STR regulation ASAP. An unfair infringement of private property rights
- Dark Sky policy
- No trailer parks (asis) possible tiny homes zone, 5 acre min lot size 8 unit max, on sewer
- Float homes only allowed (as it is now) when connected to services (sewer, water, etc)
- Change language from protection and enhancement to environmental harm reduction and restoration. This is more accurate.
- Land Designations in OCP Needs to be check to ensure it matches zoning
- Provide access to small-scale secondary suite incentive program *make it affordable for residents to build secondary suites for rental
- Ensure land zoned silviculture remains in that zoning
- Mobile/ modular home park – I've heard many folks say they'd love to move into one with proper management they are not "trailer trash," lovely ones on Vancouver island. Many seniors would love it [2 red, 1 blue]
- Enforcement when issues brought to SRD
- Create separate ocp for the rest of area c, like was promised since day 1 by srd. Outer islands and inlets.
- More public washrooms and showers (red dot)
- Short term rental regulation and oversight
- Tree protection bylaw
- Noise bylaw