



Discovery Islands & Mainland Inlets Official Community Plan

What We Heard: Environmentally Sensitive Areas, Climate Resilience, and Hazardous Areas Community Discussion

Area C OCP Project | March 18th 2026 @ Quadra Island Community Centre

The Strathcona Regional District would like to thank the 30 (approximate) community members who attended the discussion on Environmentally Sensitive Areas, Climate Resilience, and Hazardous Areas. Your many thoughtful comments and dotmocracy (question on Development Permit Areas) have been consolidated.

Staff opened this session with a short overview of environmental protection themes that have emerged through engagement to date, the requirements of an OCP as related to greenhouse gas emissions reductions targets, and the existing OCP's stance on Development Permit Areas (DPAs) as a tool for environmental protection.

This session also featured poster boards displaying facts about the plan area, an overview of projected climate change impacts on Vancouver Island, and a "dotmocracy" activity asking participants to place a sticker on any category of DPA that they would like to see explored further.

Planning staff opened the floor to the community to start the conversation and recorded the following notes from the discussion:

This list is a short-hand transcription of comments made, as captured by the note-taker during the session. Though not a verbatim account, staff have tried to use the terms that were spoken and to capture the intent of statements made. These comments will be organized and refined into policy statements for further discussion, especially on matters where the community is divided.

- Participants would like some written information in a handout to review before meetings to better inform discussion
- Community members expressed concerns over the island's overall ecological wellbeing as it related to logging as a large proportion of Quadra Island contains Tree Farm Licenses (TFLs) and Woodlots
- Participants expressed concern over Pidcock Creek and the need for salmon to be able to migrate up stream and that level 2 assessments are needed for future development proposals
- Reaffirmed that small lot subdivision along the shoreline shall be discouraged
- Reaffirmed that visual quality objectives to protect roads and trails shall be maintained (in forested areas)
- Participants expressed concern over protecting entire ecosystems and not just individual trees or properties. Ecosystems are interconnected and require a holistic approach to environmental health

- OCP to outline the community's sustainability vision and advocate to the province during consultation processes for forest management planning
- Blanket protection for the island as a whole:
 - o Eagle nests, heron nests, fish-bearing watercourses, riparian areas, old growth, wetlands, wildlife corridors, etc. To include any other sensitive ecosystems or guidelines available.
- Participants stressed the importance of First Nations consultation in the OCP process
- Need protection against invasive species. Already issues with scotch broom, ivy, morning glory, wild pigs
- Need to protect and call for planting of native vegetation for restoration and along pathways (specifically in the Cove and in regional parks)
- Need to prioritize shoreline protection and vegetation along the shoreline
- Prioritize acquiring up to date, ground-truthed mapping. Suggestion to access the Discovery Islands Ecosystem Mapping (DIEM) available.
- Consider landscaping bonds as security for enforcement when environmental restoration is needed
- Broom as a wildfire risk – make use of Hazardous Area DPA for invasive species management
- Need for incentives outside of the OCP
- Positive advocacy to maximize environmental protection
- Need to add to sensitive ecosystems mapping with every QEP assessment so ESAs are up to date, include wetlands, old growth, etc (requires resources and capacity at the local government level)
- Protect forested areas and wetlands as they provide natural drainage and aquifer recharge
- Importance of wildlife and habitat protection (eg. beavers)
- Incentivize rainwater capture for slow release back into the ground to avoid runoff (eg rain barrels or cisterns for gardening, making use of grant programs)
- Tradeoff for more environmental protection (which requires resources) is often the potential for tax increases
- Participants stressed the importance of having a qualified professional review environmental assessments which are received as part of a development proposal.
- Environmental protection must be proactive in nature
- Protection for Species At Risk (SAR) are needed, specifically on South West facing bluffs which provide habitat for insects and vegetation species at risk.
- Need to explore a policy discouraging free range animal agriculture to avoid habitat degradation by non-native species
- Public education campaign and incentives needed on properly fighting against broom and other highly prevalent invasive species
 - o Explore a regulatory bylaw on protection from invasive species
- Climate action that is proactive must be prioritized

Dotmocracy Activity:

The poster board below asked participants to put a dot where they think opportunities for increased requirements for development should be explored. The results are summarized in the table below, followed by a photo of the results.

Summary: Place any colour dot on what DPAs you think the OCP should designate, if any:

Form & Character DPA	1
Environmental Protection & Climate DPA	7
Hazardous Areas DPA	4

Development Permit Areas

An OCP may designate areas of land as Development Permit Areas (DPAs) for protection of the natural environment, protection of development from hazardous conditions, or to establish objectives for the form and character of development.

Place any colour dot on what DPAs you think the OCP should designate, if any:

Form & Character:	Environmental Protection & Climate:	Hazardous Areas:
already regulated in the OCP	not currently regulated in the OCP	not currently regulated in the OCP
• applies to intensive residential, multi-family residential, commercial, and industrial development. • encourages wooded buffer areas, covered walkways, low window sills, sloped roofs, maintaining large deciduous trees for shade, pedestrian paths, and lights facing down (Dark Sky Policy).	<u>Protects the environment</u> from development. Not currently in the OCP • Riparian Areas Protection • Coastal Protection • Energy Conservation • Water Conservation • Reduction of Greenhouse Gas Emissions May require environmental assessments by a qualified professional.	<u>Protects development</u> from natural hazards by mitigating risks. Not currently in the OCP • Steep slopes • Rockfall, landslide areas • Shoreline areas • Wildfire risk areas • Floodplains May require hazard assessments by qualified professional.

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Strathcona REGIONAL DISTRICT