



Discovery Islands & Mainland Inlets Official Community Plan

What We Heard: Energy, Industrial Areas, Silviculture, Forestry, Natural Resources Community Discussion

Area C OCP Project | June 24th, 2026, at Quadra Island Community Centre

The Strathcona Regional District would like to thank the 20 (approximate) community members who attended the discussion on Energy, Industrial Areas, and Silviculture. Your many thoughtful comments have been consolidated.

The session opened with a question for the group: “How do you heat your home?”

- Almost everyone uses wood in combination with another source
- Several use electric space heaters
- Few used propane or gas heaters

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 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.

Energy

- Many residents rely on wood burning stoves throughout the winter months.
- The south end of Quadra is connected to the electrical grid via an underwater cable from Campbell River. During storms and service interruptions and due to the reliance on the ferry, Quadra Island residents face long power outages – need wood to not freeze
 - Power outages are frequent during stormy seasons and can be long outages. BC Hydro employees need to take the ferry to service the location of the source of the outage.
 - Advocacy –BC Hydro to clean up along the power lines – taking down danger trees and clear the lines. Fewer to come down on the lines. Keeps the power on more reliably.
 - Overlaps with housing – have to get people who work for BC Hydro to live here
 - Citizens are not allowed to deal with the trees unless they are sure the powerlines are dead. Only BC Hydro can service an outage or a danger tree near the powerlines.
 - Blue dot tree situation – identified danger trees shown with blue dots on a map.
 - Reinstate the blue dot tree removal

- More violent windstorms coming with climate change. Where can we bury lines when possible? Community based energy systems – no long transmission lines.
- Solar panels to supplement energy use? Heat pumps?
 - o Not enough sun, wind power could work as there is lots of wind, but the technology isn't there and it is not affordable
 - o Supporting grants for community buildings to have more energy efficient systems
- Quathiaski Village plan – encourage to do what we want and in return we give them more density.
 - o Encourages green building and energy efficiency
- Supporting community solar panel purchase, green buildings, passive, energy efficient systems. Energy efficient housing. Step code in the building code describes how to build passive
- When the power goes out the water stops – pumps are electric (fill your bathtub)
 - o Alternative water storage is needed for power outages
- Electrification as much as possible to mitigate climate change
 - o Support electric charging station on the island – for e-bikes and EVs
- Tree coverage through village centres – more shade, temperature effects
- Development permits in the Cove potentially supported (commercial and industrial)
- Start looking at residential development (large scale multi-family only) DPAs
- Smart growth principals – village plan is based on those, having nodes within a community, directs growth to maintain rural areas
- More heating with climate change – will become more dangerous to live out in nature. Safer in village centers – start leaving nature to do the ecosystem services (eg, carbon sequestration, aquifer recharge)
- Identify the highest danger for wildfire areas – support a wildfire DPA

Industrial areas

- Proposed waste management facility behind the new recycling centre? Unlikely to have support from Comox-Strathcona Waste Management (see the Solid Waste Management Plan)
- Small Industrial uses supported with community consultation
 - o Pulp mill?
- Need a glass recycling centre – recycling on island is encouraged
- Small sawmills for personal use supported
- Industrial use near residential neighbourhoods not supported – some done as home occupations – heavy industries. Clarify what is a home industry.
 - o Eg. Body shop – intrusive fumes. Have an industrial area
- Granite Bay mine – to expand its area. Wildlife corridor. Streams, several issues. Provincial jurisdiction. OCP to communicate community goals.
 - o Already have numerous gravel pits
- Industrial lots provide jobs to locals

Silviculture & Natural Recourses (Forestry on Quadra Island)

- Firewood comes from logging waste

- Logs that are not commercially viable get gathered up by scavengers and sold for firewood
- Forests are important for carbon sequestration
- Clearcuts – large industrial clear cutting is not supported
- Existing – very sound policy on silviculture land (private silviculture land)
- Support for keeping it the same.
- First Nations have rights over crown land
- Keep the trees on Quadra
- The silviculture designation aims to prevent logging companies from clear cutting and subdividing. 40 acre lot size. The OCP cannot dictate lot size, this belongs in the Zoning Bylaw.
 - o Much of the silviculture lands are not privately owned, but are Crown Lands
 - o DPA for silviculture – for proper management
 - o Young people will not buy a 40 acre lot, need young working people on Quadra Island. Having silviculture in all areas?
- Drilling down forestry practices into the OCP is not the intent of an OCP
 - o General principles; protect and preserve forests whenever possible
- Silviculture on the south end – can lead to logging near the Cove and where people live.
- Silviculture means more than logging, greenways, wildlife corridors. Subdivision cuts off those connections. Extra amenities from silviculture. Not just logs, family jobs, woodlots.
 - o Woodlots are supported, local ownership
- Silviculture vs. Private Tree Farm License (distinction)
 - o Tree Farm Licence (TFL) no control from the OCP. Crown Lands
 - o Private forested land in between the Cove and Heriot Bay
- Quadra Island “is not Salt Spring” – the population has decreased, keeping the elementary school and doctors is a challenge with the housing crisis.
 - o Excessive use of the silviculture designation in areas adjacent to the Cove and Heriot Bay create barriers for locals who have land that can be used for housing
 - o Smart growth – development and ecosystem protection are not always mutually exclusive
 - o Ways to balance all objectives – community
 - o Keep growth intimate and community informed, with gentle density concentrated around the Cove and Heriot Bay.
 - o Capacity study
 - with every proposal there are several steps involved to prove potable water
 - o Silviculture lands provide greenspaces that the locals are accustomed to have public access to, although on private lands. They are frequently used and enjoyed.
- Silviculture use north of Heriot Bay to remain protecting the rural character (TFL 47 and others)
- Residents choose rural lifestyle, “do not want to be in the islands trust”