



Strathcona Regional District Area C – Community Context Summary Report

**Insights to Inform the Discovery Islands &
Mainland Inlets Official Community Plan**

July 2025



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Introduction

The SRD is embarking on a new project to renew the Electoral Area C Official Community Plan (OCP). The OCP will provide policy direction on how potential growth is managed and where people live, learn, work, and play.

A Context Summary Report for an Official Community Plan (OCP) provides a concise overview of the existing community context, including its demographics, land use, infrastructure, and characteristics. This report aims to guide the development of a comprehensive and informed OCP that aligns with the community's unique needs and aspirations while appreciating the distinct communities within the Area. This Context Summary was prepared using a document review of the Area C Housing Needs Report, ICSP, Statistics Canada Census Community Profile, BC Stat datasets, Strathcona Health Network Community Data Profile, and internal SRD reports. This report aims to paint a picture of the community's present as we embark on envisioning the future.

Area Characteristics

Area Characteristics

Electoral Area C Discovery Islands – Mainland Inlets is the largest electoral area within the Strathcona Regional District (SRD) and covers approximately 10,650 square kilometres and includes many unique rural and remote communities.

Area C covers several Discovery Islands, including Quadra Island, Read Island, Maurelle Island, Stuart Island, Sonora Island, Raza Island, East and West Redonda Island, East and West Thurlow Islands, Hardwicke Island, and Rendezvous Islands among others including uninhabited or privately owned islands and islets. These islands and the intricate waterways that weave between them are home to many First Nations including the Homalco (Xwémalhkwu), K'omoks, Klahoose, Kwiakah, We Wai Kai, and Wei Wai Kum First Nations, as well as homesteaders, logging camps, recreational lodges and wilderness resorts throughout. The area is serviced by a public ferry connecting Campbell River with Quadra Island and Cortes Island (Electoral Area B) and a multitude of local businesses and services are available in Quathiaski Cove and Heriot Bay village centres on Quadra Island as well as in Refuge Cove, Blind Channel, and Big Bay. Post offices can be accessed in Big Bay, Owen Bay, Blind Channel, Shoal Bay and Surge Narrows. There are also several public wharves including Granite Bay, Big Bay, Evans Bay, Surge Narrows, and Owen Bay, as well as many commercial marinas throughout the area. The many surrounding mountain ranges and glaciers feed into the deepwater inlets and rushing currents surrounding the Discovery Islands including the Discovery Passage (Liḡwíłdax^w Passage), Nodales Channel, Sutil Channel, Lewis Channel, Pryce Channel, Hoskyn Channel, among many others.

Electoral Area C Discovery Islands – Mainland Inlets covers approximately 10,650 km²

Area C also covers the mainland inlets, including Bute Inlet, Loughborough Inlet, and a portion of Toba Inlet. These steep rocky shorelines consist of rugged mountain and the coastline of mainland British Columbia. These inlets are the traditional territory of many local First Nations and contain several sites of high cultural and historical significance. The inlets and their many estuaries, rivers, and waterfalls hold significant ecological value and are known for their grizzly bear population, especially during the salmon run as they feature crucial spawning grounds. The inlets are also home to diverse marine and terrestrial wildlife including humpback whales, orca whales, eagles, dolphins, seals, elk, deer, and wolves. This vast ecosystem also includes a substantial portion of BC's remaining old growth forests.

This large vast area of high mountains, lush forests, and abundant fast-moving waterways is comprised of 98.6% un-surveyed public Crown lands which have not been legally divided into individual parcels. The provincial government has administration over these lands, but under BC law, they belong to the public. Approximately 1.4% of Area C lands are privately owned. Approximately 23% of these lands include managed forestry operations in some capacity, and about 4.3% of these lands are Provincial parks. While local governments cannot make binding decisions over Crown land, an OCP can express local community preferences for how Crown land is used, through policies or objectives.

Working with First Nations

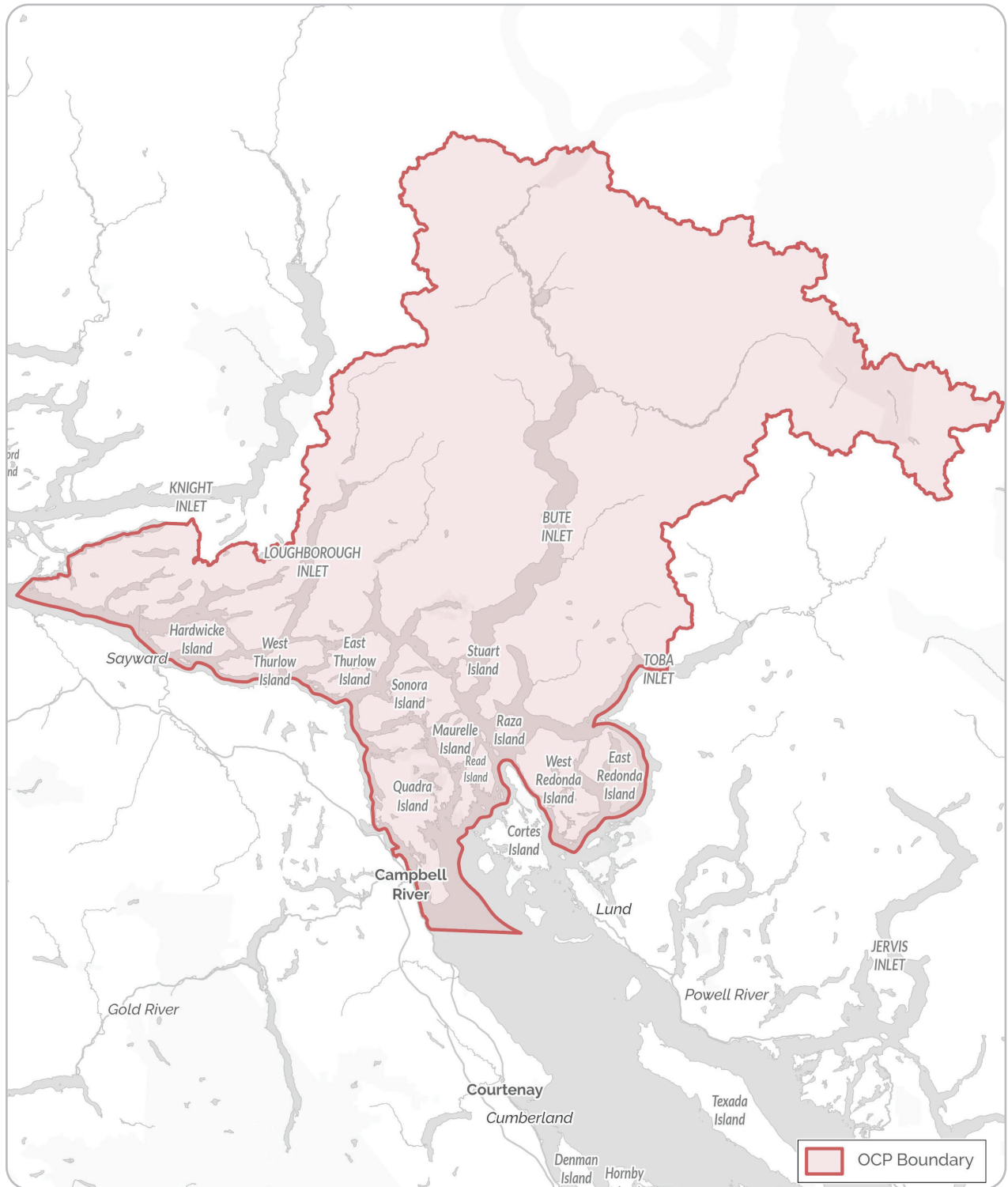
“Crown lands” are also the unceded territory of First Nations who have stewarded the land since time immemorial. In BC, Indigenous inherent rights and title are recognized and protected under the Constitution Act, 1982. The province is also working to align its legislation with the UN Declaration on the Rights of Indigenous Peoples (UNDRIP). Like most of BC, Area C is largely comprised of unceded territory.

The SRD respectfully acknowledges that our corporate office and the Strathcona Garden Recreational Complex are located on the traditional unceded territory of the Ligwítax^w people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

As such, the SRD aims to collaborate on planning for the future of Area C, and all areas within the SRD, in consultation with First Nations and is committed to advancing Truth and Reconciliation through government-to-government relations and protocols. This includes working together, in a good way, with First Nations leadership, and continuing to acknowledge and respect their long-standing relationships to these lands.

As a part of Phase One of the Area C OCP project, over 24 First Nations have been invited to participate in consultation as the project progresses.

Discovery Island - Mainland Inlets The Planning Area



Mar 11, 2025



Demographic Profile

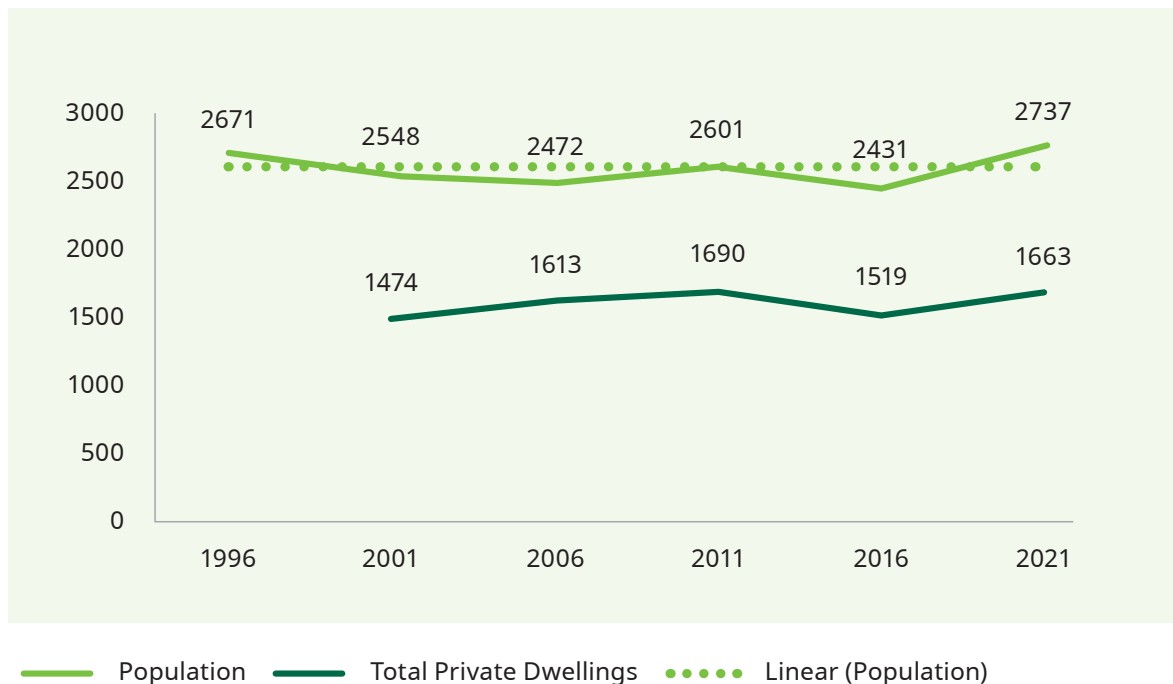
Electoral Area C Discovery Islands – Mainland Inlets has a reported population of 2,737 from the 2021 census. Area C's population has been relatively stable for the last decade. As some residents leave the community, others join. Between 2016 and 2021, Area C experienced 12.6% population growth, the largest increase in over 30 years.

Population: Historical Population – 2016, 2021

Location	2016	2021	% Change
Electoral Area C	2,431	2,737	12.6%
Strathcona Regional District	44,671	48,150	7.8%
British Columbia	4,648,055	5,000,879	7.8%

Source: Statistics Canada, 2021 Census of Population.

Area C Demographic Trends



Source: Statistics Canada, 1996-2021 Census of Population.

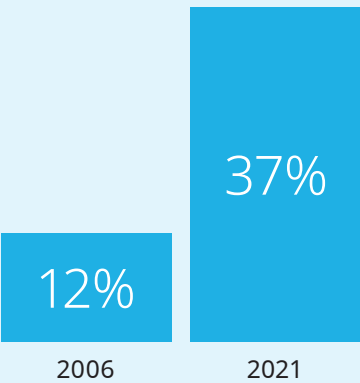
Area C has a higher median age compared to the rest of the SRD and the BC average.

Age Characteristics: Median Age Year to Year Comparison

Location	2011	2016	2021
Electoral Area C	51.5	56.3	58.4
Strathcona Regional District	46.3	48.2	49.6
British Columbia	41.9	43	42.8

Source: Statistics Canada, Census 2011, 2016, 2021.

Percentage of the population over age 65 since the last OCP:



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What services will we need to assist our aging population?

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How will seniors be able to age in place within their neighbourhoods?

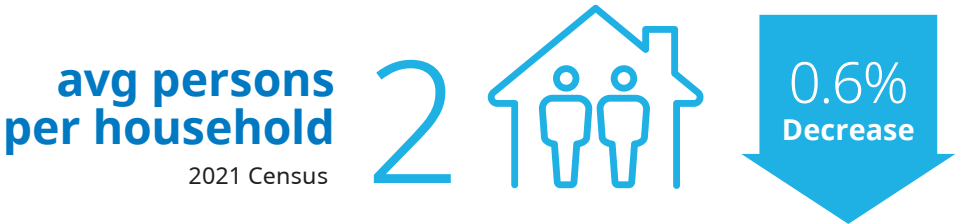


Since the last OCP (2006), the average number of persons per household has decreased by an average 0.6 persons per household, indicating an aging population, smaller family sizes, more single person households, and could have implications for the demand of 1 bedroom type dwelling units in the future.

Average Household Size: Average Number of Persons per Household – 2006, 2021

Location	2006	2021
Electoral Area C	2.6	2.0
Strathcona Regional District	2.8	2.2
British Columbia	2.9	2.4

Source: Statistics Canada, Census 2006, 2021.



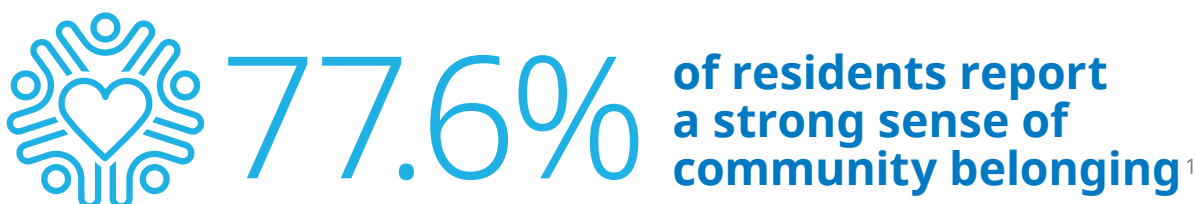
Education and Health Services

Area C is a part of School District 72, in Local Health Area 72, and in the larger North Vancouver Island Health Services Delivery Area.

Health Services

As members of the North Vancouver Island Health Service Delivery Area, residents of Area C report a high rate of community belonging: 77.6% of residents report a somewhat strong or strong sense of community belonging, compared to 71.6% of BC residents¹. Volunteerism is a strong community value, given that resources available in larger communities aren't often present in Area C. Many non-profit organizations and community groups operate on Quadra Island and some outer Discovery Islands thanks to volunteers. For example, Quadra Circle Community Connections Society provides seniors outreach and support services: home-delivered meals, volunteer drivers to appointments and social activities, a seniors exercise and activity program, peer visiting and a weekly hot lunch. Quadra Island, Surge Narrows, and Stuart Island all have their own organized Community Associations.

Another measure in which residents of Local Health Area (LHA) 72 (greater Campbell River) compare positively to their provincial counterparts is in physician attachment. In LHA 72, which includes Area C, 82.6% of residents are patients of a physical or other primary health care provider (nurse practitioner, community health nurse, etc.). In BC, 75.9% of residents are attached to a primary care provider².



¹Statistics Canada, Canadian Community Health Survey, 2015-2016

²Island Health, Local Health Area Profile 72, 2025



Education

School District 72 operates two schools in Area C, Quadra Elementary School and Surge Narrows School on Read Island, which have a combined enrollment of almost 130 students. In School District 72, 35% of children are deemed “vulnerable”, meaning that without additional support, these children may experience future challenges in school and society. Provincially, the vulnerability rate is 33.4%³.

Another measure of support for early childhood development is the number of childcare spaces available. On Quadra Island, there are 59 licensed childcare spaces spanning infant/toddler, preschool, and after-school care. The We Wai Kai Nursery and Daycare has 19 spaces, and the Quadra Children’s Centre has 40^{4, 5}.

While we don't have statistics for Area C specifically, the 2023 BC Adolescent Health Survey found a decrease in the rate of North Vancouver Island youth who rated their mental health as good or excellent over the past decade, falling from 83% in 2013 to 71% in 2018, and to 58% in 2023. Additionally, an increased number of youth report living in multi-generational households and having caretaking responsibilities (23% in 2023, up from 18% in 2018). These findings highlight the need to support youth and families when planning for future growth, improving access to services, education and employment opportunities, and connectivity across the region.

³Human Early Learning Partnership, Early Development Instrument, School District 72, 2019

⁴PacificCARE Child Care Information and Referral

⁵Cambell River Early Years Council, State of the Child Report, 2022



Transportation

Transportation options are limited in Area C, as BC Transit does not provide public transit service in Area C, though pedestrians are supported by a private shuttle service connecting the two ferry terminals on Quadra Island, and many locals ride their bikes to commute to work, run errands, and for leisure. In 2025, Area C completed an [Active Transportation Network Plan](#), which provides a roadmap of the community goals and objectives for improving active transportation in Area C.

As a collection of islands, travel by boat in Area C is a necessity. BC Ferries operates two ferries on Quadra Island: one from Campbell River to Quathiaski Cove, and another from Heriot Bay to Cortes Island. Additionally, the SRD Parks Service maintains five public wharves including Granite Bay Wharf and Hoskyn Channel Landing on Quadra Island, Evans Bay Wharf and Surge Narrows on Read Island, and Owen Bay Wharf on Sonora Island.

Recreation

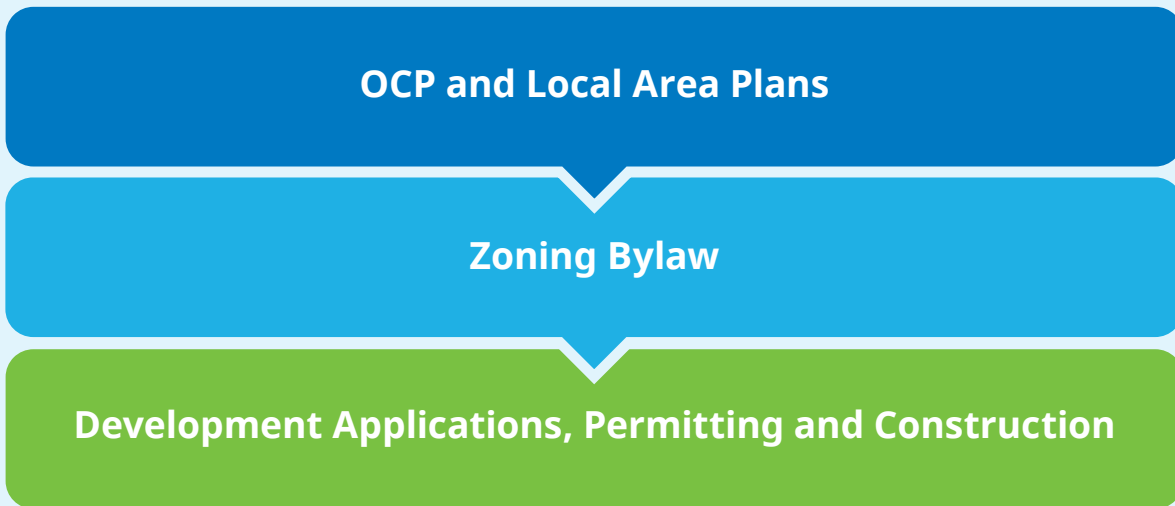
Area C is a well-known destination for adventure due to its abundance of hiking, mountain biking, and rock-climbing sites. One of the main benefits of living in Area C is the abundance of natural beauty and endless outdoor recreation opportunities. Parks and trails are extensive throughout the area boasting both provincial parks and several regional parks maintained through a parks service. Additionally, the Quadra Island Recreation Society is a local non-profit society dedicated to facilitating and promoting recreational activities that contribute to the enrichment of the individual and the community. Amenities on Quadra Island include the Quadra Community Centre, playgrounds, a skateboard park, tennis courts, bike park, baseball diamonds, equestrian ring and trails, bike trails, and an abundance of natural features including forested hiking trails and streams. Other key recreational assets on Quadra Island are Rebecca Spit, beach accesses, and boat launch sites.

The recreation possibilities throughout the Outer Discovery Islands are endless. There are world-class opportunities for sportfishing, sea kayaking, diving, hiking, mountain biking, and rock climbing, to name a few. The mainland inlets also serve as the gateway for hikers, mountaineers, and ski tourers into the vast Coast Mountain Range. The end of Bute Inlet is the gateway to BC's highest peak, Mount Waddington. The Waddington Range from Bute Inlet and the Tahumming Range in Toba Inlet are both accessible from the Outer Discovery Islands. Bute and Toba Inlets are accessible by working freight boats, floatplanes, and water taxis, all of which accommodate passengers.



Developed Areas, Housing and Infrastructure

How does the OCP influence planning and development in Area C?



The OCP provides high level policy direction for the different types of land uses and development forms that may be supported in certain areas. The OCP applies to the whole electoral area, and may include Local Area Plans to provide localized policies reflecting the unique character, needs, and interests of distinct communities or neighbourhoods within Area C.

The Zoning Bylaw implements the OCP, providing regulation on topics such as land use, density, and siting of buildings. In many cases, a rezoning process or development permit may be required to approve development.

Developed areas are important for those who live, work, and play in Area C now and in the future. Thoughtful development brings:

- Expanded housing choices and employment options;
- Better access to everyday commercial needs and services (eg. grocery stores, pharmacies, and fuel stations);
- Opportunities to preserve and enhance natural and environmental features like streams and riparian habitats; and
- New public facilities such as bike lanes, sidewalks, trails and parks.

Given that most of Area C is unsurveyed Crown land, developed areas and housing will be concentrated in areas which already contain foundational infrastructure to support further development; such as a road network, utilities, and is connected by electrical grid. Some established off-grid communities have also expressed interest in sustainable growth.

Quadra Island

Quadra Island acts as the main settlement developed area within Area C, as it already has paved roads, foundational infrastructure, schools and services, as well as a community sewer system contained within Quathiaski Cove. Quadra Island is approximately 269 square kilometers in size, approximately 2.9% of Area C's total area. Just over 17% of Quadra Island's land area is subdivided private lands, while the remaining 83% is Crown land. Quadra Island also contains all Agricultural Land Reserve areas in Area C and over 58 square kilometers of provincial park lands (almost 22% of the Island).

The existing Quadra Island OCP (2007) contains two Village Containment boundaries, Quathiaski Cove and Heriot Bay. These areas will serve as key village centers for future development opportunities as sustainable, walkable community centers. The Quathiaski Cove Village Plan, 2007, is a Local Area Plan which informs and guides development within the Cove. Key aspects of the Cove are that it be compact, walkable, and mixed use, be green in terms of landscaping and sustainability, provide small footprint housing types, provide affordable housing, and provide for excellent public space and amenities for pedestrians.

Housing in Area C

According to the 2024 [Interim Housing Needs Report](#), 224 new housing units will be needed in Area C in the next 5 years and 633 housing units will be needed in the next 20 years to meet projected housing needs.

Dwellings and Dwelling Occupancy: Dwellings and Full-time Occupancy Rates –2006, 2021

	2006	2021
Total Dwellings	1,613	1,663
Total Occupied Dwellings	1,110	1,332
Full-time Occupancy Rate*	69%	80%

Source: Statistics Canada, Census 2006, 2021.

*Occupancy rate for dwellings is derived between total dwellings and occupied dwellings.

Since the last OCP (2006), the rate of full time occupancy has increased in Area C.

Housing Types: Occupied Dwellings by Structural Type – 2021

Structural Dwelling Type	2021	%
Single-detached house	1,225	92.1%
Apartments (5+ storeys)	0	0%
Apartments (<5 storeys)	10	0.8%
Row House	0	0%
Semi-detached house	15	1.1%
Duplex	25	1.9%
Other attached dwelling	0	0%
Movable Dwelling	55	4.1%
TOTAL	1,330	100%

Source: Statistics Canada, Census 2021.

In 2021, Area C had 1,663 total private dwellings according to the Census. Over 92% of those dwellings were in the form of single-detached houses, and about 33% of all dwelling units were built between 1961 and 1980. Additionally, the Quadra Island Seniors Housing Society oversees a 15-unit supported-living development that is affordable and close to community services. There are no memory care facilities for people with Alzheimer's or dementia, and no retirement homes on Quadra Island.

Age of Housing Stock: Period of Construction – Percent (%) of Housing Stock, 2021

	2021	%
1960s or before	10.9%	8.5%
1961 - 1980	25.6%	33.5%
1981 – 1990	20.3%	16.8%
1991 – 2000	19.5%	17.2%
2001 – 2005	4.5%	4%
2006 – 2010	6.8%	7.2%
2011 – 2015	4.9%	5.3%
2016 – 2021	7.1%	7.5%
TOTAL	100%	100%

Source: Statistics Canada, Census 2021.

Housing Tenure

Location	% Owner Occupied	% Renter Occupied	% Band Housing
Area C	81.6%	18.8%	0%
SRD	74.1%	24.8%	1.1%

Source: Statistics Canada, Census 2021.

Tenure refers to whether person's living within the dwelling own or rent it. High ownership rates are sometimes an indicator of housing affordability. In 2021, over 81% of households were owner occupied. Rental market data does not exist for any rural community within the SRD, limiting the level of possible analysis, however the following excerpt from the Area C Housing Needs Report (page 38-39, 2022) which analyzes the greater Campbell River area may provide some context:

Readily available primary market data is only obtainable for the Campbell River Census Agglomeration (CA). While actual price and vacancy levels may not exactly reflect conditions for renters outside of Campbell River, trends in these rental market characteristics can be instructive of the broader rental market throughout the rest of the regional district. In 2021, the median unit within the primary rental market rented for \$1,366, a 72% increase since 2011 (adjusted for inflation). Studio apartment rents grew 127% to \$1,296, 1-bedrooms grew 51% to \$1,048, 2-bedrooms grew 84% to \$1,517, and 3+ bedrooms grew 111% to \$2,150. Campbell River's overall vacancy rate has been below the generally accepted healthy vacancy range of 3% to 5% since 2015. Only 3+ bedroom units demonstrated a value within the range (3.2%) during that time. With a growing renter population and declining vacancy, demand for rental tenured housing will be on the rise. As renters find little to no stock available in the supply of purpose-built rental dwellings, they will begin to find alternatives, moving to secondary market units.

Developed areas, are located primarily on Quadra Island, yet offer a choice of rural lifestyle by preserving large lots, forested areas, natural landscaping and supporting agricultural land use outside of village containment areas. Residential uses are spread throughout Quadra Island, with the goal of ensuring the type and scale of residential uses maintain the rural character and integrate residential development within the existing terrain and nature. The distinct residential neighbourhoods on Quadra Island include Quathiaski Cove, Heriot Bay, Quadra Loop, Cape Mudge Village, Gowlland Harbour, Open Bay, and Bold Point. Commercial activity is largely focused in Quathiaski Cove and Heriot Bay.

Land Use

Area C currently has the following settlement land use designations:

Land Use Designation	Corresponding Lot size
Village Centre Residential	6 units per acre (15 units per ha)
Village Peripheral Residential	4 units per acre (10 units per ha)
Residential	1 acre to 2.5 acres (4000 sq m to 10,000 sq m)
Park Residential, 15% park	1.6 acres to 2.47 acres (6500 sq m to 1 ha)
Country Residential	2 ½ acres to 5 acres (1 ha to 2 ha)
Rural Residential	5 acres to 10 acres (2 ha to 4 ha)
Rural	10 acres + (4 ha +)

While the OCP does not regulate land use, and therefore cannot require specific lot sizes, it can guide the permitted uses and density contained with the Zoning Bylaw. The “village” land uses are specific to Quathiaski Cove, the “Residential” and “Rural Residential” land use designation is primarily assigned in developed areas of Quadra Island, and finally, the “Rural designation” covers the majority of Area C. Rural designated lands are intended to retain large lot sizes to maintain community character. The full lands use designations map can be viewed on the SRD UMapIt website: srd.ca/services/mapping/

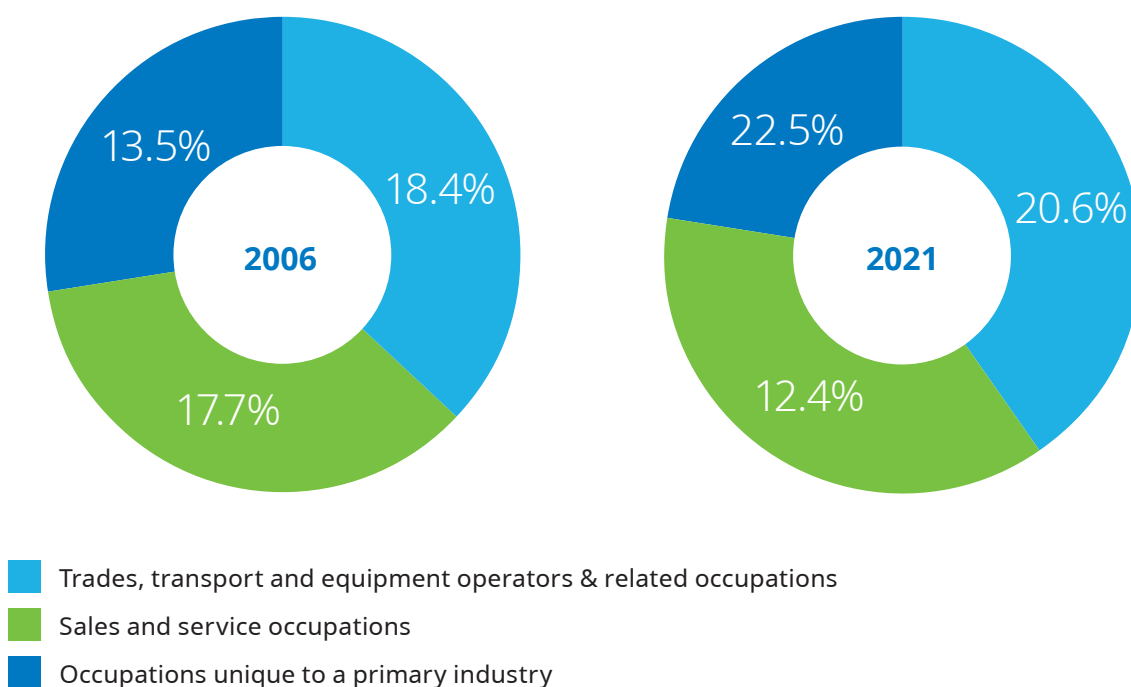
Economy and Employment

The Discovery Islands and Mainland Inlets play a crucial role in several markets including wildlife viewing and eco-tourism, hydroelectric power generation, aquaculture, forestry, a vibrant artist community, trades, agriculture, home businesses, and recreation. Local businesses and their unique strengths and challenges are supported through the Discovery Islands Chamber of Commerce.

How have the job market and local economies changed since the last OCP?

Historically, this Area's economy has been based around forestry and other resource extraction industries. Agriculture, forestry, and fishing combined now represent about 8% of local jobs. The current top three industry sectors are construction (representing nearly 14% of local jobs), accommodation and food service (11.5%), and professional or technical services (8.7%).

Occupations: Total experienced labour force – 2006, 2021



Source: Statistics Canada, Census 2006, 2021.

Overall, Electoral Area C median before-tax household income grew about 2% from 2005 to 2015. Although an increase of 14% occurred among households earning \$100,000 or more, there was a substantial rise for those earning \$20,000 to \$39,999 (likely attributed to the expansion of new retirees whose incomes come from pensions and/or investments).

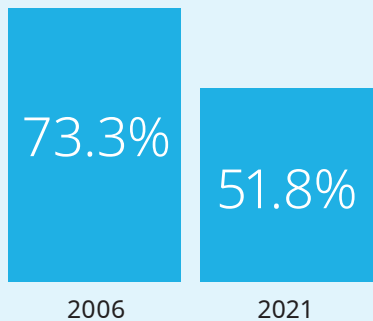
Area C residents’ rate of participation in the labour force has declined since the last OCP. In 2021, the labour force participation rate was 46.2% and the employment rate was 42.3%. Approximately 36% of the workforce worked full time and 64.3% worked less than full time or seasonally. 37% of the workforce were self-employed. In 2006, the labour force participation rate was 67% and the employment rate was 60.9%. Since the last OCP, Area C has had a shrinking workforce due to aging population.

Employment Rate: Labour Force Employment Rates

	2006	2021
Employed	60.9%	42.3%
Unemployed*	8.7%	8.6%

Source: Statistics Canada, Census 2006, 2021.
*Refers to those participating in the labour force who are unemployed.

Percentage of residents age 15 to 65, since the last OCP:



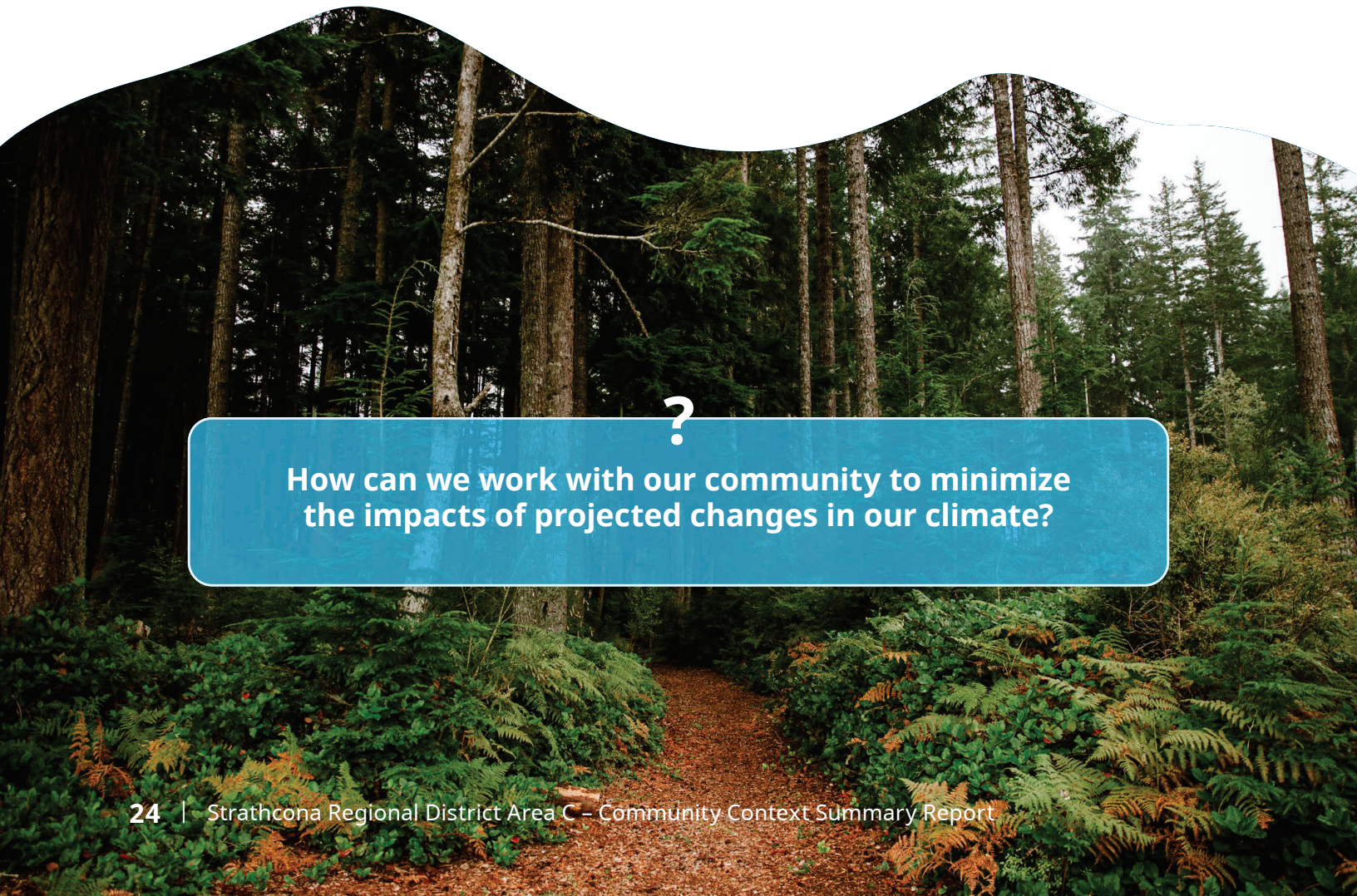
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What could the SRD do to attract jobs to Area C?

Climate Change and Natural Environment

The Strathcona Region can expect changes to our climate in the coming years. At a broad level, this will mean residents will experience warmer temperatures, drier summers, and wetter winters. By 2050, it is predicted that daytime temperatures will be significantly warmer. What does this mean for our rural communities?

- Longer dry spells with less summer rain
- More potential water scarcity
- Increased risk of forest fires
- Increased risk to fish and wildlife habitat
- Decreased snowpack
- Increased risk of flooding and landslides

A photograph of a forest path with a large white question mark overlaid on a blue text box.

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How can we work with our community to minimize the impacts of projected changes in our climate?

Under the *Local Government Act*, OCPs must include targets for the reduction of greenhouse gas emissions in the area covered by the Plan, and policies and actions of the local government proposed with respect to achieving those targets. Using 2007 as the baseline, the BC provincial government is committed to reducing greenhouse gas emissions by 40% by 2030, 60% by 2040, and 80% by 2050. The [CleanBC Roadmap to 2030](#) is the Province's plan to reach our climate targets and put us on the path to net-zero emissions by 2050. The Roadmap contains programs, policies and actions related to transportation, industry, buildings, and creating a clean economy. In the OCP, the climate related policies and objectives must align with the provincial plan to reduce greenhouse gas emissions and during the engagement phase, consultation with the community will aim to identify strategies and actions to align with these targets.

Impacts to drinking water supply

In urban areas, Environmental Health Officers with Island Health routinely inspect, sample and assess community water systems for the purpose of protecting the public's health and for monitoring compliance with the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*. Under the Act, any well that contains more than one connection (such as two or more residential dwelling units sharing a well) is considered a community water system. Private parcels of land in Area C rely on on-site wells to supply their water. On Quadra Island there are approximately 450 registered wells which draw primarily from underground aquifers. The provincial government, through the Ministry of Water, Lands and Resource Stewardship (WLRS) monitors ground water levels through observation wells.

The Quadra Island Climate Action Network (ICAN) is a local nonprofit that works to assist Quadra Island in becoming more resilient and self sufficient in the face of ecological challenges and climate change. The Quadra ICAN Water Security Team is collaborating with the We Wai Kai Nation to better understand the freshwater systems on Quadra Island and develop climate adaptation strategies and freshwater management plans for sustained resilience.



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As Area C's population increases, how can we work together to reduce community carbon emission sources?

The [BC Climate Action Green Bylaws Toolkit](#) is a useful resource providing regional governments and the public with practical tools for protecting green infrastructure. Green infrastructure is nature working for communities — forests, wetlands, parks, green roofs, street trees, and rain gardens that help manage water, clean air, cool down neighbourhoods, and support biodiversity. Supporting green infrastructure through OCP policies and objectives can help communities adapt to extreme weather, help manage storm water runoff, improve water quality, and provide habitat connecting ecosystems.

Guiding Vision and Goals

Guiding Vision and Goals

The Area C [Integrated Community Sustainability Plan \(ICSP\)](#), is a long-term plan developed in consultation with community members that identified a shared direction for long-term success and sustainability throughout Area C. The vision and goals of the ICSP provide a high-level description of the desired future for the Area and serves as a compass for decision-making and the development of more detailed plans and regulations.

The Vision for Area C:

Area C is a beautiful coastal area of high ecological diversity and unique communities working to protect the natural environment, mitigate climate change, maintain their rural character and community vitality, and meet diverse community needs without compromising the ability of future generations to meet theirs.

Source: SRD Electoral Area C Integrated Community Sustainability Plan (2022)

Findings from Phase One of the OCP Review

What is involved in an OCP review?



This review is being conducted in four phases:



1. Phase One is the project initiation phase.

During this phase, staff conducted initial community outreach by holding two project kickoff meetings. One was held at the Surge Narrows Bunk House on October 16th 2024 focused on the outer Discovery Islands. The other was held at the Quadra Island Community Centre on November 27th 2024 focused on Quadra Island. A kids art contest was held, inviting children and youth to share what they love about Area C through their eyes.



2. Phase two is the community engagement phase.

Community engagement and consultation is key to an OCP review because it allows community members to lead the contents of the plan. This phase will involve meeting with community groups (nonprofits, associations, NGOs), interest groups (such as residents, seniors, youth and families, business owners, service providers, etc.), as well as First Nations and government agencies. This phase will ultimately guide the development of the rest of the OCP. Engagement methods will be iterative and adaptive to the direction that the community shows interest in. Engagement findings will be shared on the project webpage here: srd.ca/area-c-ocp/



3. Phase three is the drafting phase.

In this phase staff will apply the learnings from Phases One and Two to develop written community objectives and policies that will then be shared with the community for feedback and revision.



4. Finally, phase four is the revision and approvals phase in which staff will complete the formal referral and bylaw adoption process.

In this phase, the draft bylaw will be presented to the Electoral Area Services Committee, a public hearing will be held, and the SRD Board will consider the final Plan for adoption.

Themes from Phase One

Phase one made clear that Area C community groups and residents are deeply interested in the OCP and highlighted the importance of ensuring that the unique and diverse interests of each distinct community within Area C are represented.

Key findings reaffirm that the Area C OCP shall:

- Uplift rural lifestyle
- Support locally driven community development
- Promote self-sufficiency
- Honor heritage
- Protect and conserve the natural environment
- Hold a high regard for individual choice of lifestyle
- Progress climate resiliency
- Encourage village style settlement

Next Steps

The topics listed below were identified in phase one and are not exhaustive. Topics may be added, expanded or amended throughout the engagement phase.

What topics will be discussed in Phase Two?

OCP Topics	Emerging Objectives
Aging in Place	Housing options for seniors Multigenerational living Services for seniors
Agriculture	Small scale homesteads and hobby farming Food forests
Commercial Land Uses	Mitigation – reduce emissions Renewable energy Waste reduction Adaptation Sustainable forestry
Economic Development	Tourism Agriculture Environmental employment Local services and businesses
Emergency Management	Mapping Awareness Access Evacuation plans Wildfire preparedness

OCP Topics	Emerging Objectives
Energy	Renewable Sustainability Off-grid communities
Environmentally Sensitive Areas	Mapping and monitoring Riparian areas, wetlands Ground water Sustainable forestry Clean ocean Wildlife corridors
First Nations Relations	Honoring protocols Partnerships Preserving heritage/ place names Reconciliation
Fisheries/ Aquaculture	Sustainability Local economy Shellfish
Food Security	Community gardens Food forests Local agriculture Self sufficiency Wild foods Pollinators
Forested Lands	Conservation and stewardship Regenerative practice Preserve old growth Sustainable harvest

OCP Topics	Emerging Objectives
Greenhouse gas emissions	Protect carbon sinks Empower sustainable living Community climate mitigation
Hazardous Lands	Floodplain management Storm water
Healthy Communities	Social capital
Housing	Affordable Community driven non-market housing Scaled to neighbourhood Workforce housing
Industrial Lands	Local employment Respects the surrounding community Natural buffers
Natural Resources	Sustainable practices Local economy
Parks and Trails	Retain conservation parks Maximize public access to water Protect wildlife habitat Locally driven
Public Amenity Land Uses	Promote research Support local education opportunities Indoor and outdoor public gathering spaces

OCP Topics	Emerging Objectives
Recreation	Community facilitated amenities Retain parks and beach access
Settlement/ Developed Areas	Rural large lots Residential lot sizes clustered near services Preserve community character
Telecommunications	Implement a telecommunications consultation policy Connectivity
Transportation	Active Transportation Wharves and moorage Multi-use paths Preserve boat access communities
Utilities	Internet connectivity Respect off-grid lifestyle Renewable energy
Waste Management	Sustainability Self sufficiency Re-use
Water	Safeguard supply and quality Promote water sustainability Research and mapping



Get Involved

Subscribe to the project website for updates and upcoming opportunities to get involved.

srd.ca/area-c-ocp/

Did we miss anything? Questions?

Connect with the project team at

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