

Welcome!

The Strathcona Regional District is doing an update of the Electoral Area C, Discovery Islands and Mainland Inlets Official Community Plan, and we need YOUR input! The existing OCP was approved in 2007, and we are due for an update.

Changes since the last OCP:

- decreasing average household size (more 1 & 2 person households vs big family households)
- 37% of the population is over age 65 compared to 12% in 2006
- 12.6% overall population increase from 2016 to 2021

Purpose of the refresh: The SRD is updating the OCP to ensure it remains relevant and effective in response to changing social, demographic, environmental, and economic trends.

Several engagement opportunities will be available throughout the project. Once the community engagement phase of the project is complete, stay tuned for our What We Heard Report which will summarize community feedback.

YOUR INPUT IS
ESSENTIAL IN
SHAPING THE
FUTURE OF OUR
COMMUNITY!



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Discovery Islands and Mainland Inlets Official Community Plan Update



Community Vision

“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.”

~Integrated Community Sustainability Plan, 2023

Use a sticky note to share your thoughts here

Vision → Goals → Objectives → Policies



The Plan Area

The Discovery Islands and Mainland Inlets is the largest Electoral Area within the SRD.

10,650 sq km!

98.6% unsurveyed Crown land
1.4% privately owned land

Quadra Island is the main developed settlement area in Area C. At 269 sq km in size, it makes up about 2.3% of Area C's total land mass.

Quadra Island is:
61% Crown land
22% provincial park
17% subdivided private land

How Does Legislation and Policy Influence Land Use?

General

An OCP must align with the Local Government Act, VIHA water and septic requirements, and the Agricultural Land Use Regulation. An OCP is not a zoning bylaw or detailed regulatory document.

Provincial

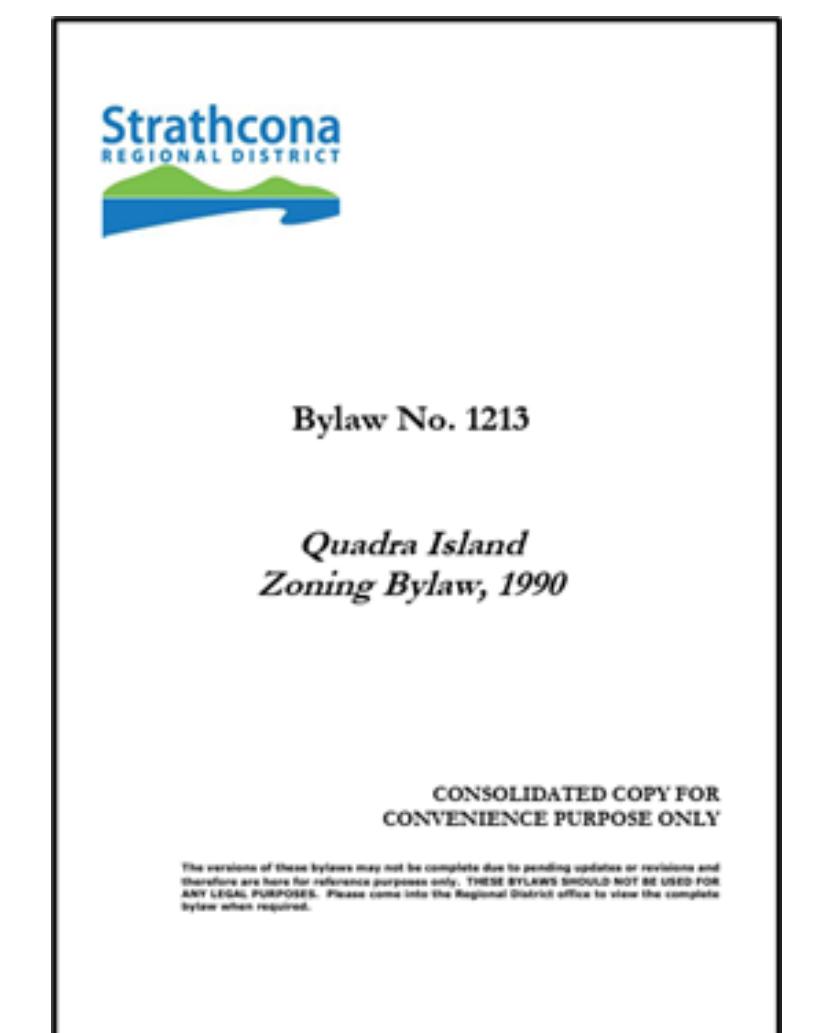
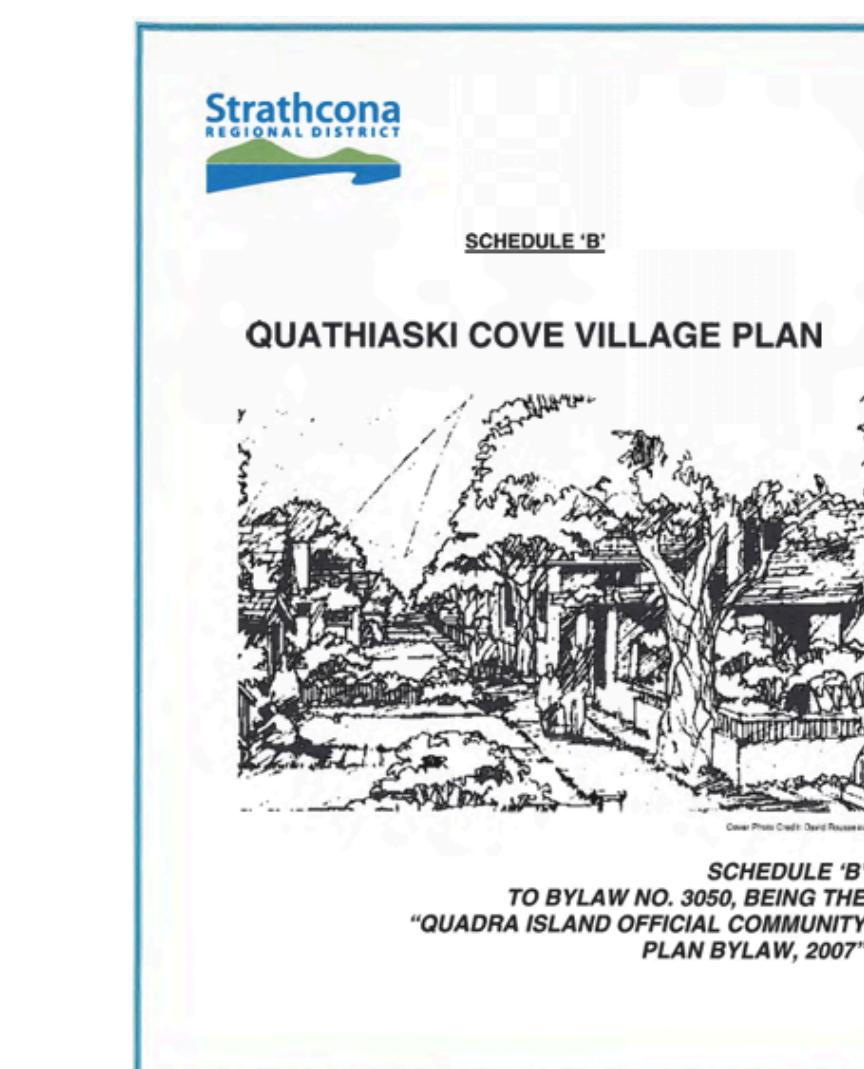
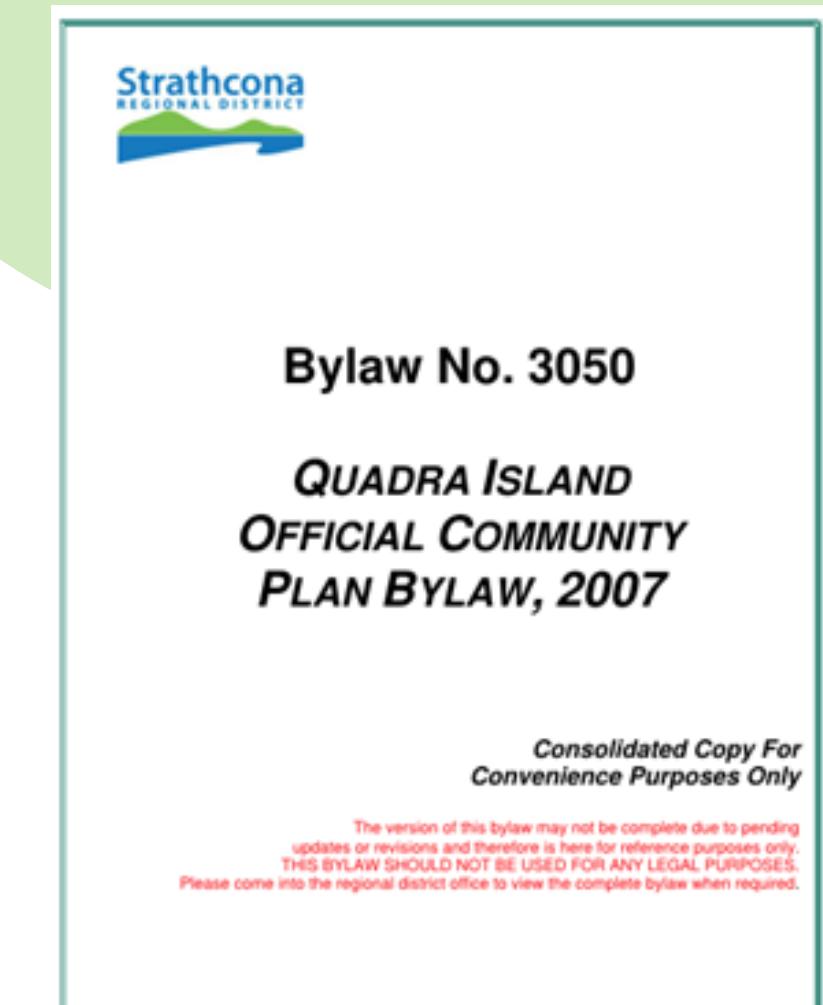
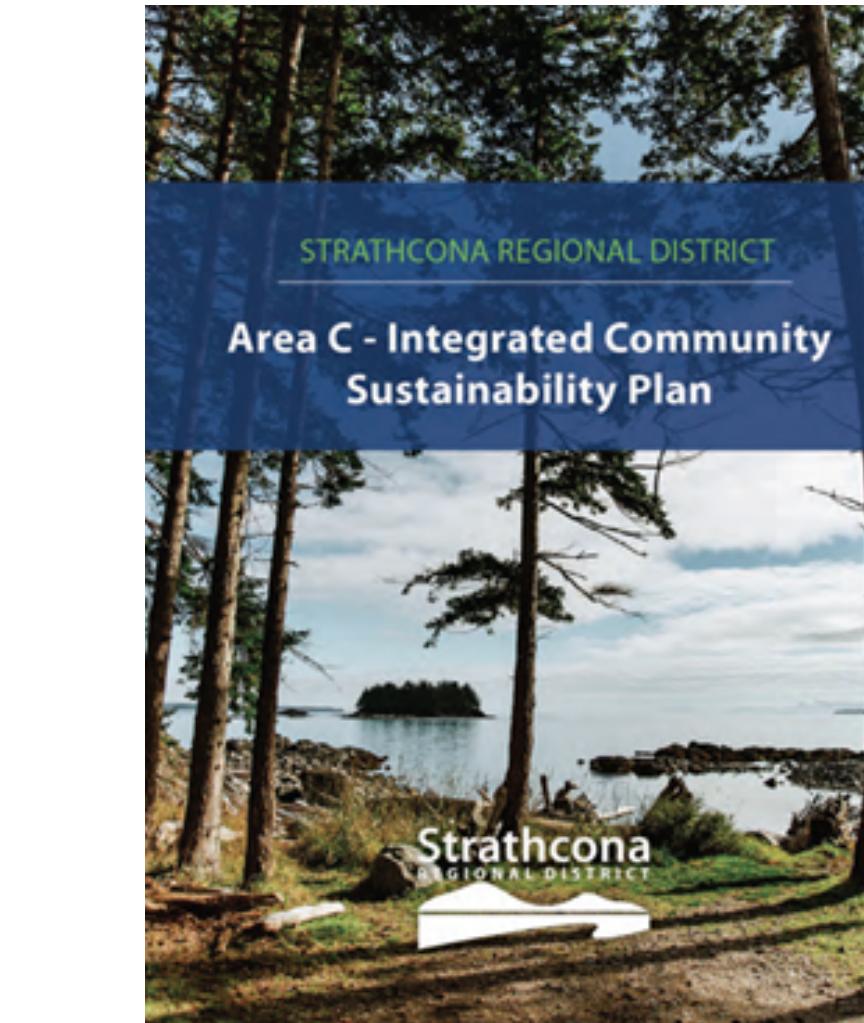
OCP fits here

Quadra Island

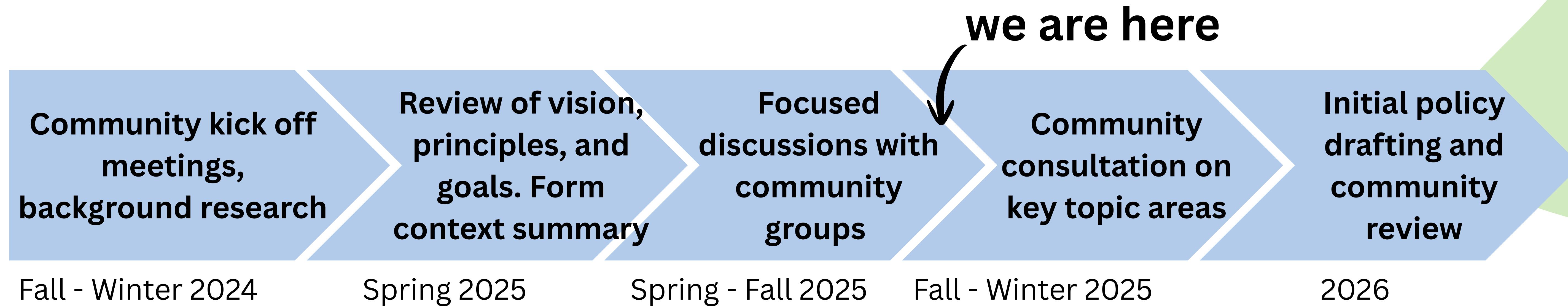
Property



Specific



Where are we now? Community Engagement!



Community consultation to date:

- Public kick off meetings
- Kids Art Contest
- Community Context Summary Report (printed copies available)
- Completed focus group conversations with 16 community groups
- Early consultation with government agencies and First Nations



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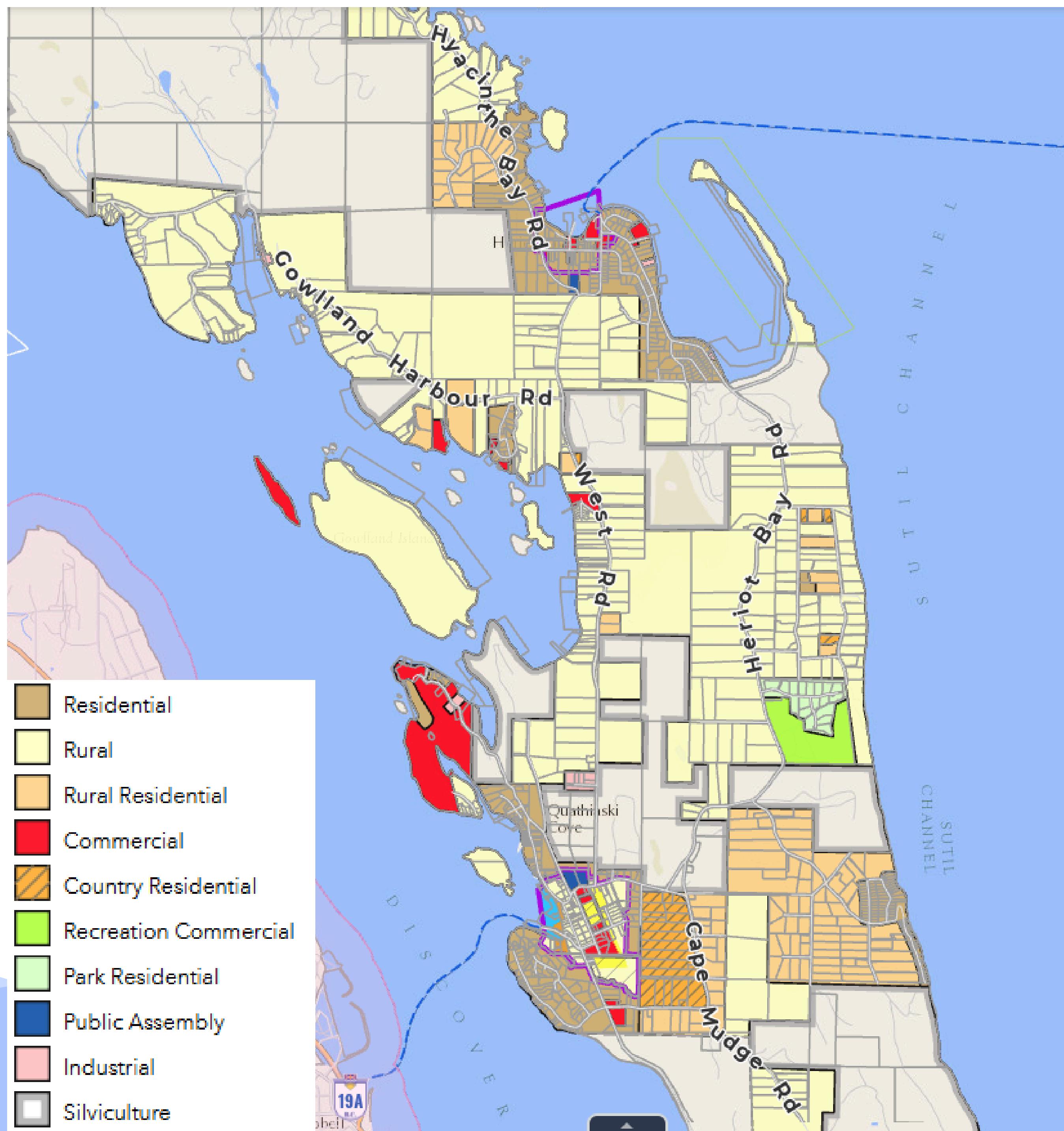
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Discovery Islands and Mainland Inlets Official Community Plan Update



Settlement on Quadra Island

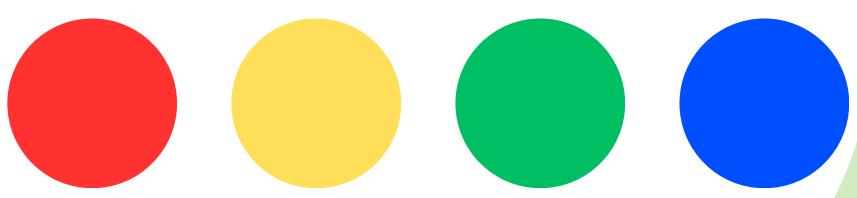
When we consider residential land use, we need to think about things such as water sources, waste management, neighbourhood character, improving connectivity, promoting sustainable land practices, and ensuring diverse and affordable housing options.



In 30 years, what does Quadra Island look like in terms of lot sizes and density?

Use a sticky note
to share your
thoughts here

Settlement on Quadra Island



Existing OCP Objectives (2007):

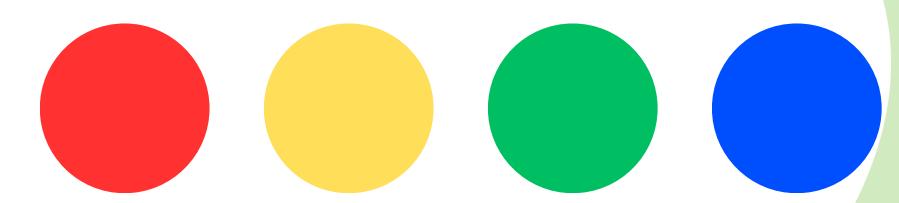
Section 2.2a - Settlement Patterns

- To maintain the rural nature of the Island and encourage a small, close-knit community.
- 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.
- To encourage affordable and safe living and housing opportunities on the Island.
- To recognize that home occupations and home industries are important to the lifestyle of Quadra Island residents. To promote settlement patterns that minimize risks associated with natural hazards and that consider the surrounding environment.
- 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.
- 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”.

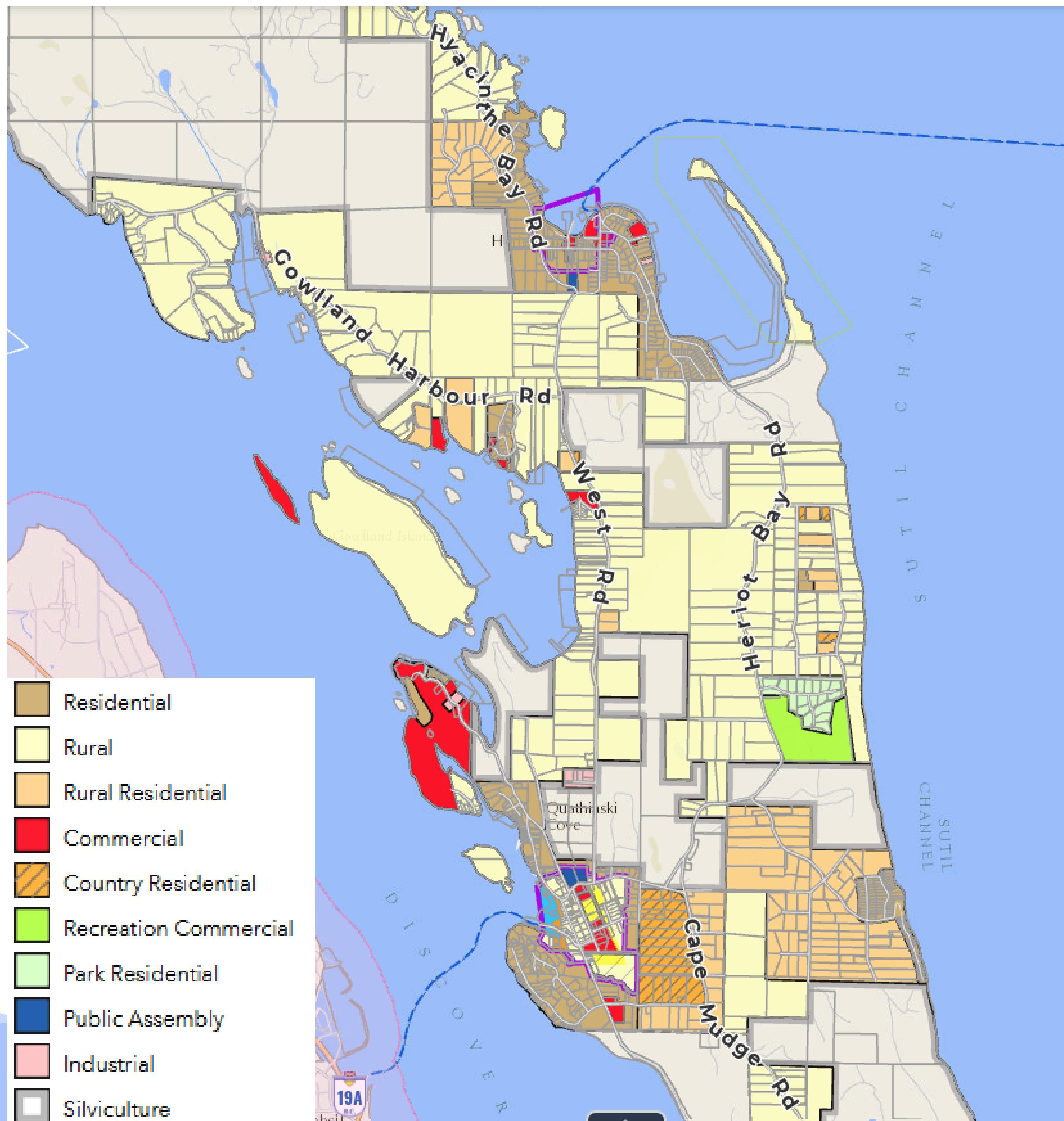
Do you AGREE with the following proposed objectives? Place a dot next to goals you support:

Settlement should be directed away from identified hazard lands or those lands with the potential to flood	
Settlement should respect all environmentally sensitive areas and archaeological sites or areas identified as having high archaeological significance.	
Containment boundaries should be designated around the circumference of village centers to prevent further sprawl	
Seniors Housing, Affordable Rental Housing, and Special Needs Housing should be permitted in any designated settlement area (Village Center, Residential, Country Residential, Rural Residential, and Rural), where servicing permits.	

Settlement on Quadra Island



What PLACES in your community are areas of OPPORTUNITY? Place a dot where you think INCREASED density settlement could be appropriate in the future:



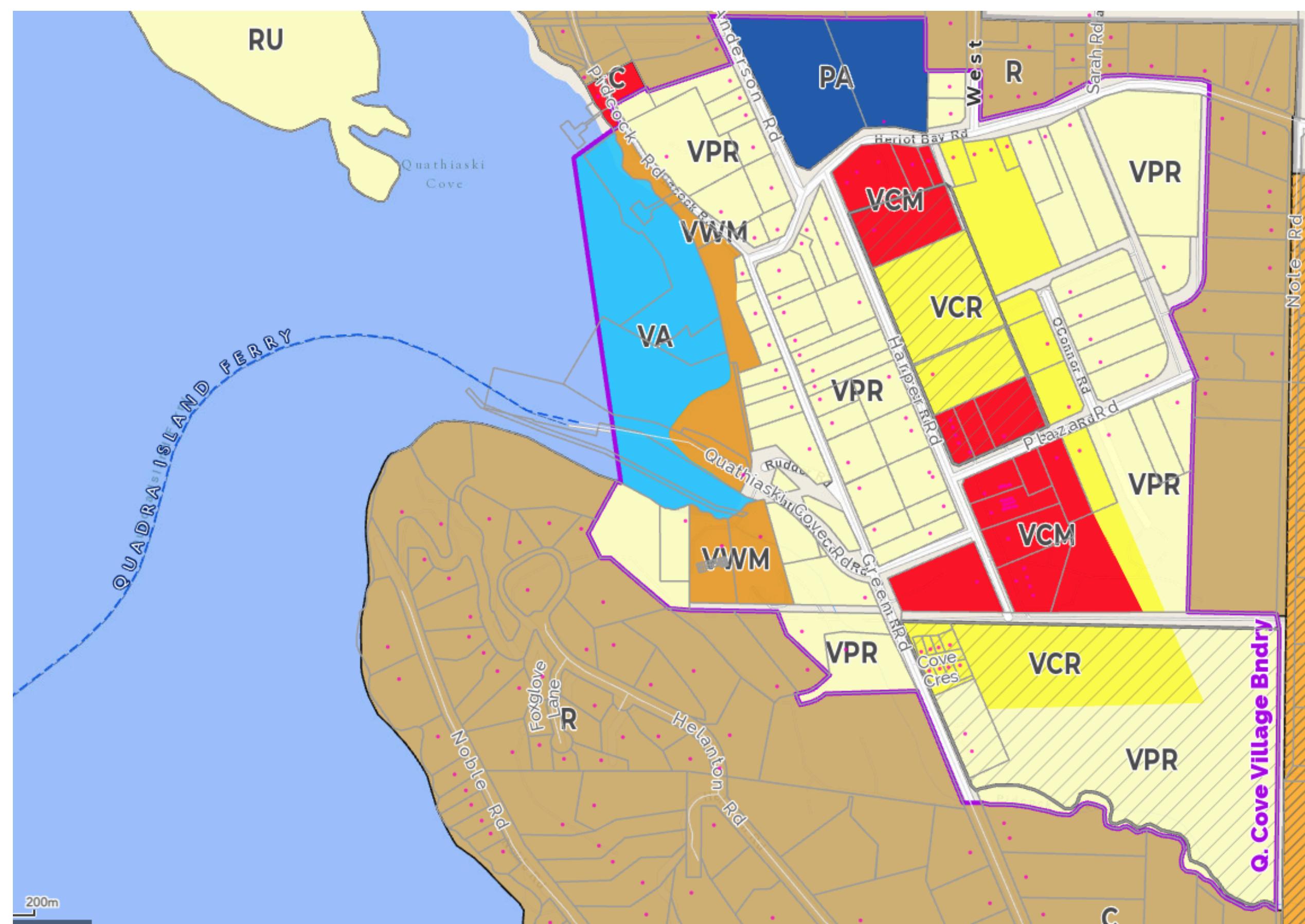
Existing OCP Land Use Designations:

- Village Center Residential
 - VCR Lot Sizes = 6 units per acre
- Village Peripheral Residential
 - VPR Lot Sizes = 4 units per acre
- Residential
 - R Lot Sizes= 1 to 2.5 acres
- Park Residential
 - PR Lot Sizes = 1.6 to 2.5 acres
- Country Residential
 - CR Lot Sizes = 2.5 to 5 acres
- Rural Residential
 - RR Lot Sizes = 5 to 10 acres
- Rural
 - RU Lot Sizes = 10+ acres

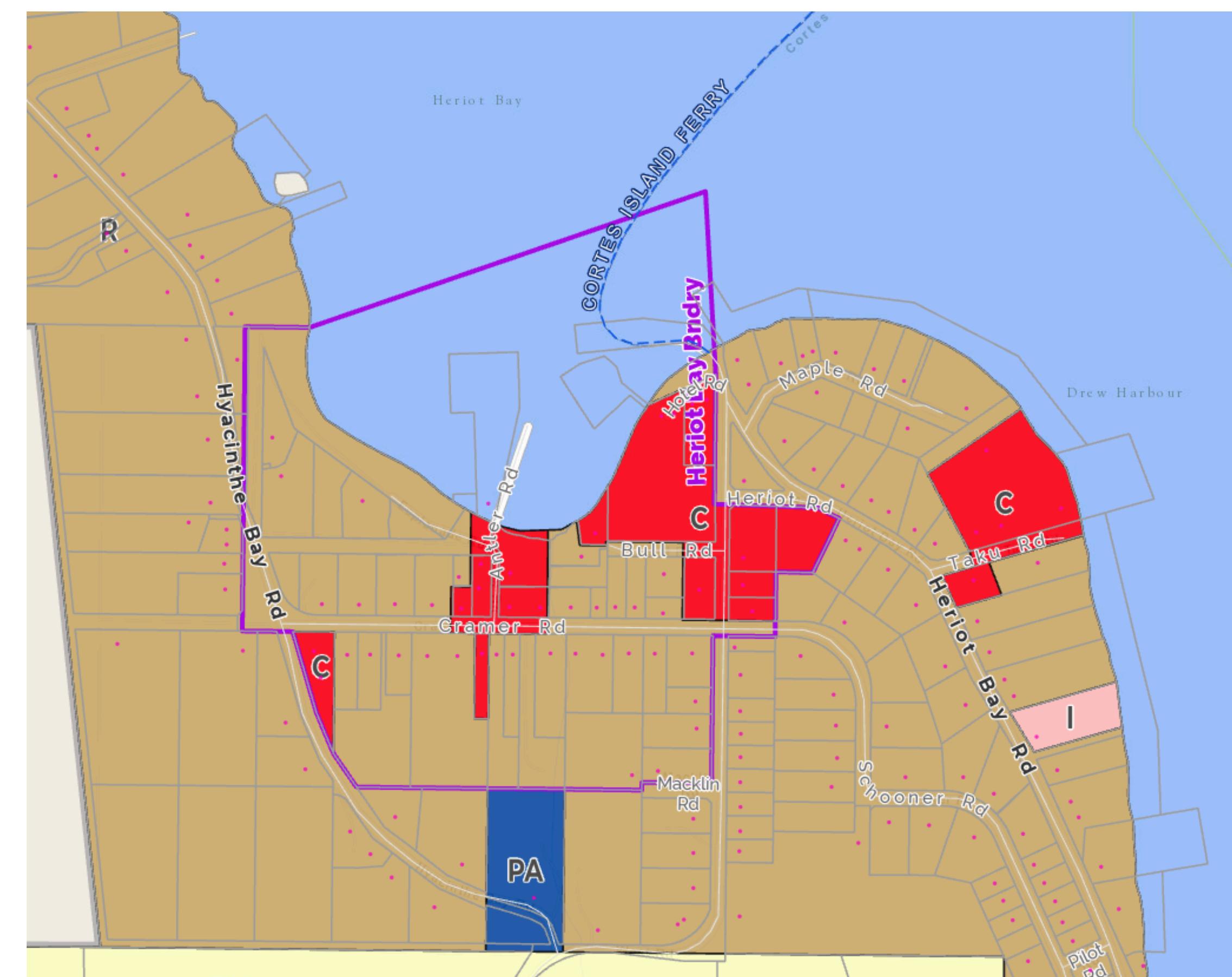
USE THE LARGER
MAP TO PLACE
DOTS IF DESIRED

Village Centered Growth

When we consider the impacts of a growing community, it's important to keep most growth concentrated in village centers as opposed to sprawling out. Sprawl leads to increased traffic, loss of natural habitats, and can negatively impact public health through reduced physical activity and car dependency.



Quathiaski Cove

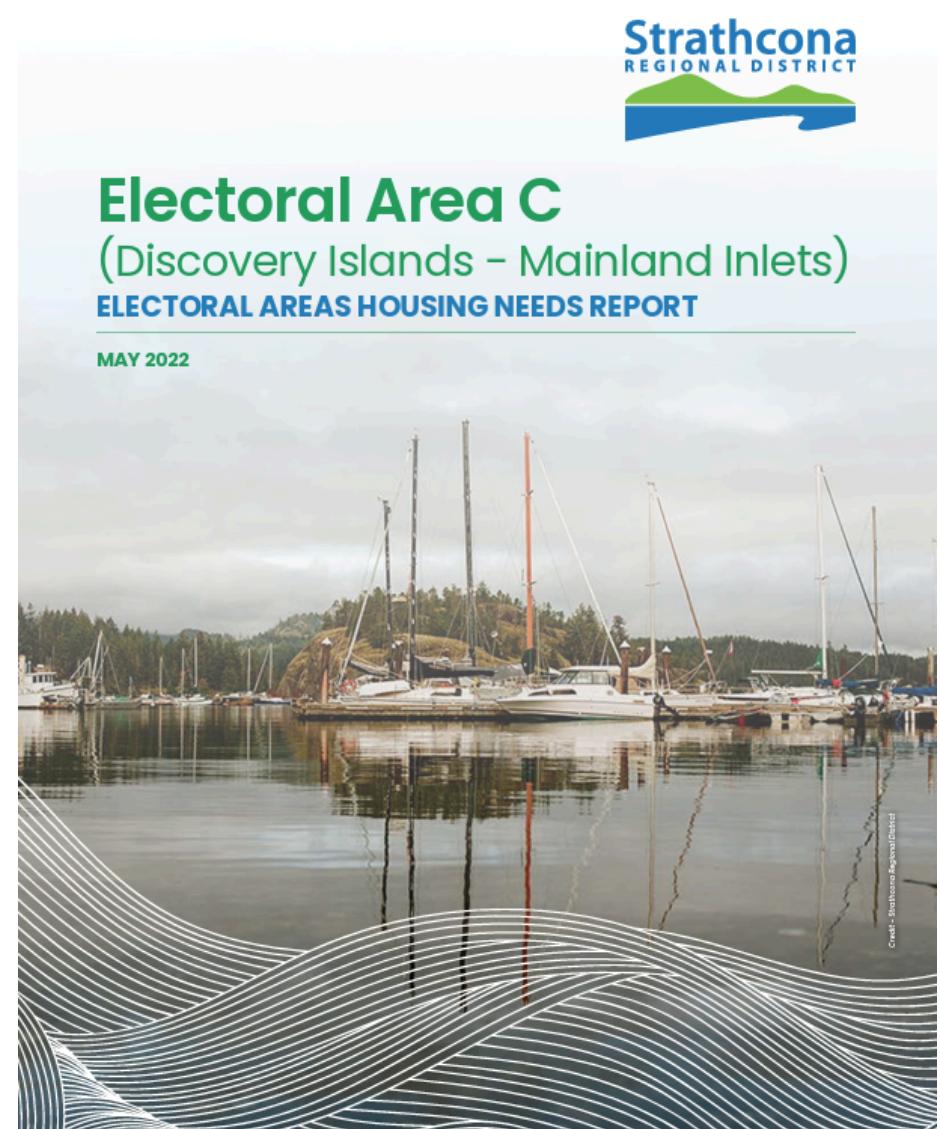


Heriot Bay

Village centered growth helps preserve rural character across the island, protects the environment, and promotes more resilient communities with lower development costs. Keeping infrastructure services compact not only decreases development costs, but can also promote more affordable housing options, which is crucial for attracting and retaining full-time residents.

Housing on Quadra Island

Housing objectives and policies will provide direction on future zoning bylaw updates, and are informed by the SRD Housing Needs Report in accordance with the Local Government Act.



Area C Housing Needs Report,
2022

In 30 years, what does types of housing are needed on Quadra Island?

1332
Total homes occupied by permanent or usual residents.

2021 Census - up 14% from 2016

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633
New homes needed in the next 20 years to meet projected regional demand.*

*Area C Housing Needs Interim Report, 2024



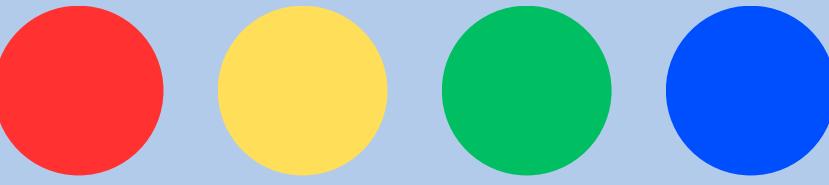
Housing on Quadra Island

Quathiaski Cove Village Plan (2007)

Section 2.3.12 - Housing Variety, Tenure, Affordability

- To introduce a range of housing types appropriate for all ages and abilities, and a range of incomes.
- To encourage inclusivity and diversity – multi-age, multi-ability and multi-income mix in each neighbourhood.
- 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).
- 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.

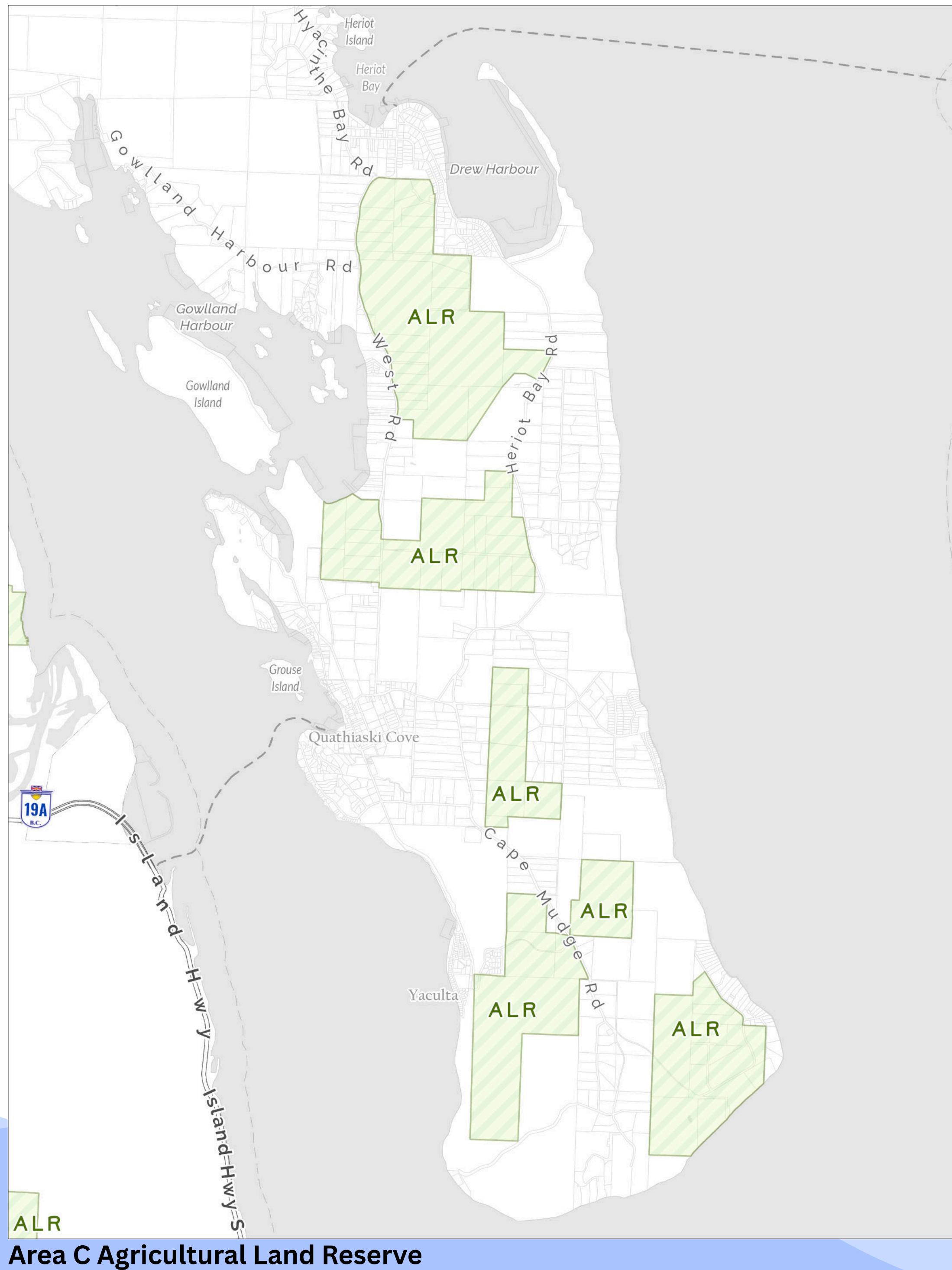
Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



To promote sustainable building practices (such as the BC Energy Step Code or the BC Zero Carbon Step Code)	
To promote and support the development of locally managed, subsidized, group homes and seniors housing.	
Encourage infill to existing developed areas to provide housing opportunities to those that may not otherwise have the means to stay, return or move to the area	
Ensure housing developments are designed to minimize the disturbance of the existing rural landscapes such as views, tree cover and variety in terrain to retain rural character and natural resource systems, and to minimize interference with resource dependent activities.	
Ensure housing developments are compatible with the physical site conditions of slope, soil types and drainage patterns.	

Agricultural Land on Quadra Island

Agricultural land is endorsed and regulated by the provincial Agricultural Land Commission (ALC). All Agricultural Land Reserve (ALR) lands in Area C are located on south Quadra Island. Agriculture is permitted everywhere, not just the ALR.



How can we support agriculture, and in particular, local food production?

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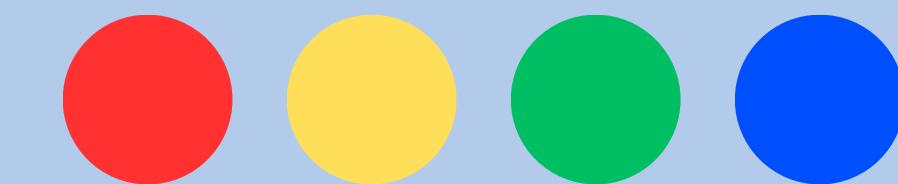
Agricultural Land on Quadra Island

Existing OCP Objectives (2007):

Section 2.2k - Agriculture

- To endorse the continued existence of Agricultural Land Reserve (ALR) lands on the Island.
- To promote community awareness as to the nature of ALR lands to help prevent future conflicts over the use of these lands.
- To encourage agriculture, in particular, local food production.
- To recognize that agriculture makes an important contribution to the community.

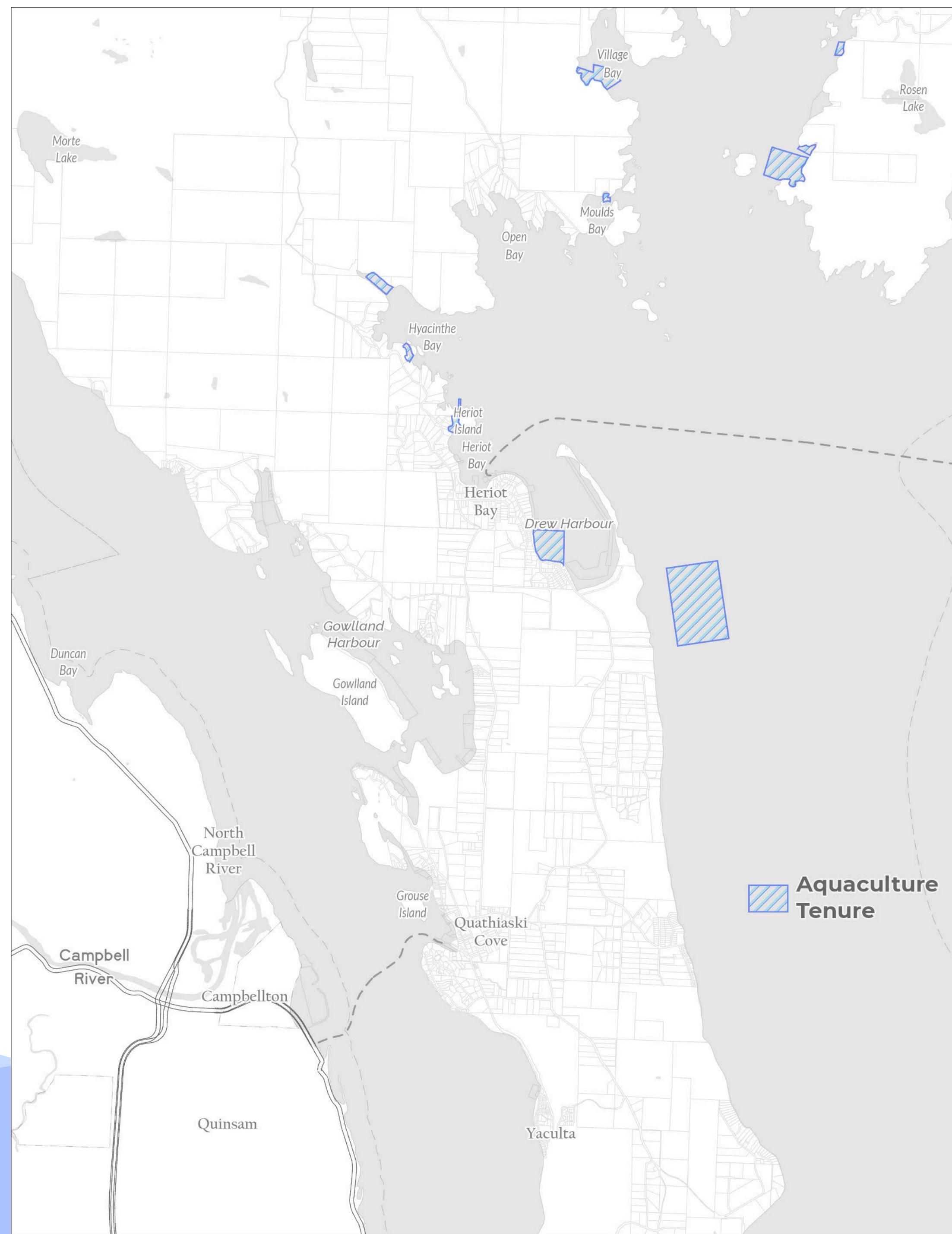
Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Recognize and protect the needs and activities of agricultural operations when considering uses on adjacent lands.	
Encourage the production, processing and marketing of local food products.	
Encourage environmentally sound agricultural practices that protect surface water, ground water and soil integrity.	
Recognize and support agri-tourism on ALR lands throughout the plan area.	
Support farm gate sales.	
Preserve agricultural parcels from further subdivision.	
Support the goals and objectives of the Agricultural Land Commission.	

Fisheries and Aquaculture - Quadra Island

Aquaculture in Canada is a shared responsibility. The Provincial government issues Crown Land Tenures where aquaculture operations take place. The Federal government (DFO) regulates finfish and shellfish industries. The OCP is not a regulatory document but can provide guidance to inform higher levels of government.



How can we advocate for the protection and conservation of aquatic habitats for the future of fisheries?

Use a sticky note to share your thoughts here

Fisheries and Aquaculture - Quadra Island

Existing OCP Objectives (2007):

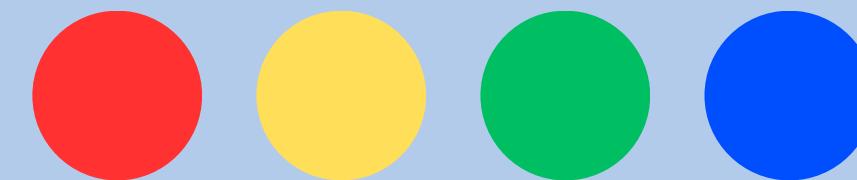
Section 2.2l - Fisheries & Aquaculture

- To promote consultation between the community and appropriate government agencies regarding recommendations for shellfish harvest, conservation, and habitat protection.
- To ensure that commercial use of the foreshore does not preclude public access.
- 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.
- To discourage commercial resource based marine use adjacent to settlement areas.

Section 2.2g ii - Coastal Planning

- To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment.
- To provide an adaptive land use planning framework to meet the complex challenges of climate change

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment	
To ensure that the balance is maintained between our coastal economy, environment, and lifestyles	
To maintain access for marine traffic to safe harbours and secure moorage/anchorages	
To allow for sustainable co-existence of the aquaculture industry and other users of coastal waters, the foreshore, nearshore, and the adjacent upland;	
To acknowledge and honor First Nations' heritage, traditional territory and land claim interests in relation to the marine environment	

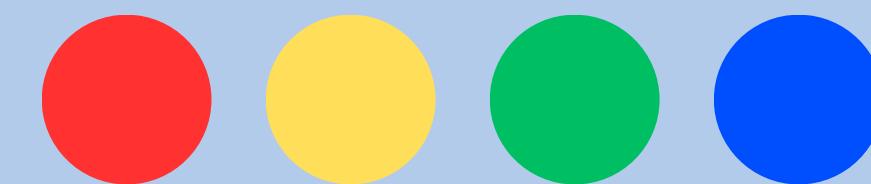
Transportation

Existing OCP Objectives (2007):

Section 2.2c - Transportation Planning

- To encourage road design and construction standards that meet the safety and transportation needs of the community.
- 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.
- To establish 'rural road' standards for the Island.

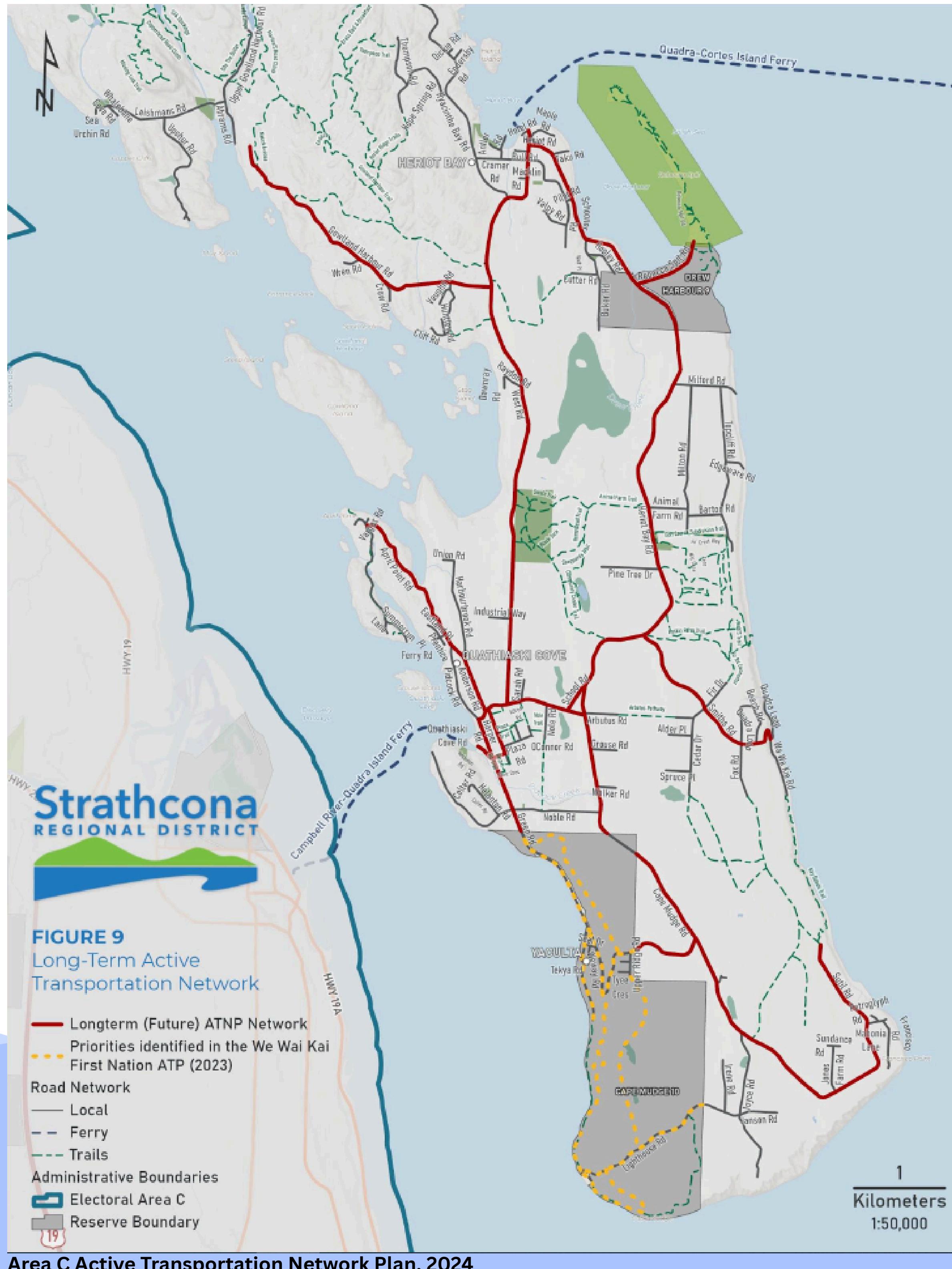
Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Encourage a safe, efficient, multi-modal, and balanced transportation network which is compatible with existing and proposed land uses.	
Increase opportunities for rural residents to use active transportation (walking, cycling) as alternative modes of transportation.	
Promote the development of a small scale public transit system for traveling between ferry terminals and other major destinations as needed.	
Develop a network of pedestrian, and bicycle paths to encourage non-vehicular travel and recreational opportunities both inland and along waterways.	
Reduce the number of vehicle trips per household to lower energy consumption, reduce pollution, lower costs of infrastructure and provide a safer, healthier human environment.	
Continue to maintain and improve the 5 SRD managed wharves in Area C: Granite Bay, Hoskyn Channel Landing, Evans Bay, Surge Narrows, and Owen Bay	

Transportation

Transportation objectives and policies will provide direction on how to achieve improved conditions for Area C residents and visitors get around Quadra Island and its connections to outer communities and beyond.



How can we support safe, efficient, and sustainable transportation in Area C?

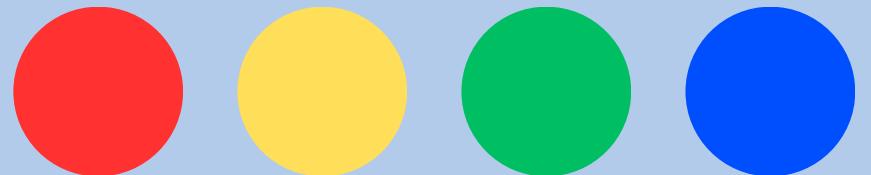
Use a sticky note to share your thoughts here

Water and waste

How can we support sustainable water and waste management strategies?

Use a sticky note to share your thoughts here

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Balance densification with conservation such that service capacities are available to accommodate existing and future needs.

Ensure an orderly pattern of growth and phasing of services to avoid costly public expenditures on infrastructure.

Encourage green infrastructure and fire smart design strategies in any development consideration

Explore a new Development Cost Charges bylaw in Village Centres (DCCs = fees on new development to pay for new or expanded infrastructure such as water, sewer, parks, recycling facilities, etc)

Explore options to improve water security to ensure adequate supply to existing and future residents.

Water and waste

Existing OCP Objectives (2007):

Section 2.2e - Waste Management

- To promote investigation of alternative sewage management methods for the Island that do not include discharge into the marine environment.
- To endorse regulatory methods which will prohibit sewage disposal into marine waters.
- To ensure solid waste transfer and recycling sites are situated in environmentally and aesthetically acceptable locations.
- To encourage a solid and liquid waste management study.
- To ensure that there is public notification, provision of technical information, and opportunity for community input respecting communal sewage system proposals.
- To encourage recycling of solid and liquid wastes.

Section 2.2f - Water Resources and Management

- To protect watersheds and groundwater recharge areas from degradation.
- To protect the supply of potable water to ensure water self-sufficiency.
- To determine the extent and quality of water resources through inventories, water quality testing, and monitoring.
- To identify and eliminate sources of pollution to surface and groundwater supplies.
- 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.

Local Economy

Employment and economic development focuses on thriving local businesses and offering a variety of services to meet community needs. This can include economic diversity, attracting a skilled work force, tourism, and business innovation.

Existing OCP Objectives (2007):

Section 2.2 h - Commercial Activity

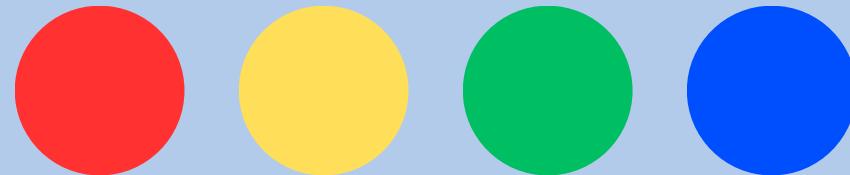
- To encourage centrally located commercial zones to provide social focal points and promote an increased level of community interaction and involvement.
- To ensure that scattered commercial development does not threaten the character of the Island.
- To promote the concentration of appropriate commercial development in the Quathiaski Cove and Heriot Bay areas that does not interfere with the residential character of these areas.
- To protect and enhance the Island's environment, aesthetics and rural atmosphere.
- 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.
- To discourage commercial development on or adjacent to the lakes, other environmentally sensitive areas, and peripheral islands.
- 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

Local Economy

How can we support economic development, and in particular, small businesses?

Use a sticky note to share your thoughts here

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Support the findings of the Discovery Islands Chamber of Commerce Economic Diversification Plan (2025)

Promote a diverse economy that will offer employment or business opportunities for residents to remain, return, or move to the area.

Encourage economic activity that complements and supports the natural environment and geography of the area.

Promote and strengthen the long-term viability of resource base uses including agriculture, industry, forestry and aquaculture.

Support sustainable, small scale forestry.

Support eco-tourism, agri-tourism, culinary tourism, arts and cultural tourism initiatives.

Encourage stewardship of the land while encouraging sustainable economic development based on the region's natural resources and recreational opportunities.

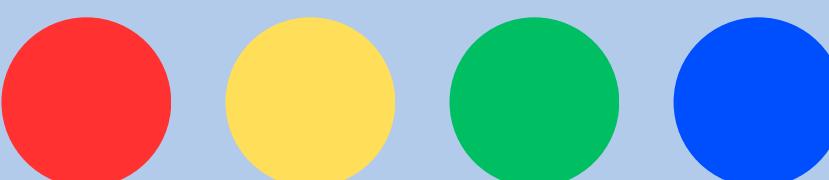
Parks and Trails

Quadra Island is full of natural beauty and endless outdoor recreation opportunities. The SRD Parks service maintains several community parks, beach accesses, trails, and wharves.

What kinds of parks or park improvements are needed for the future on Quadra Island?

Use a sticky note to share your thoughts here

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Support the recommendations of the 2024 Area C Active Transportation Network Plan as it relates to recreation trails

Identify and protect significant recreational sites, natural habitats, and rural landscapes as parks and common open space.

Maximize public access to water bodies - lakes, watercourses, and the shoreline.

When acquiring parkland, whenever feasible, explore possible land acquisition partnerships, land donations, or ecological gifts to reduce the cost of acquisition to taxpayers.

Develop an Area C Parks Master Plan to identify costs and feasibility of future park improvement projects.

Encourage residents to play an active role in the development and maintenance of parks in their neighbourhood.

USE THE LARGER MAPS TO PLACE A DOT OR STICKY NOTE IF DESIRED

Parks and Trails

Existing OCP Objectives (2007):

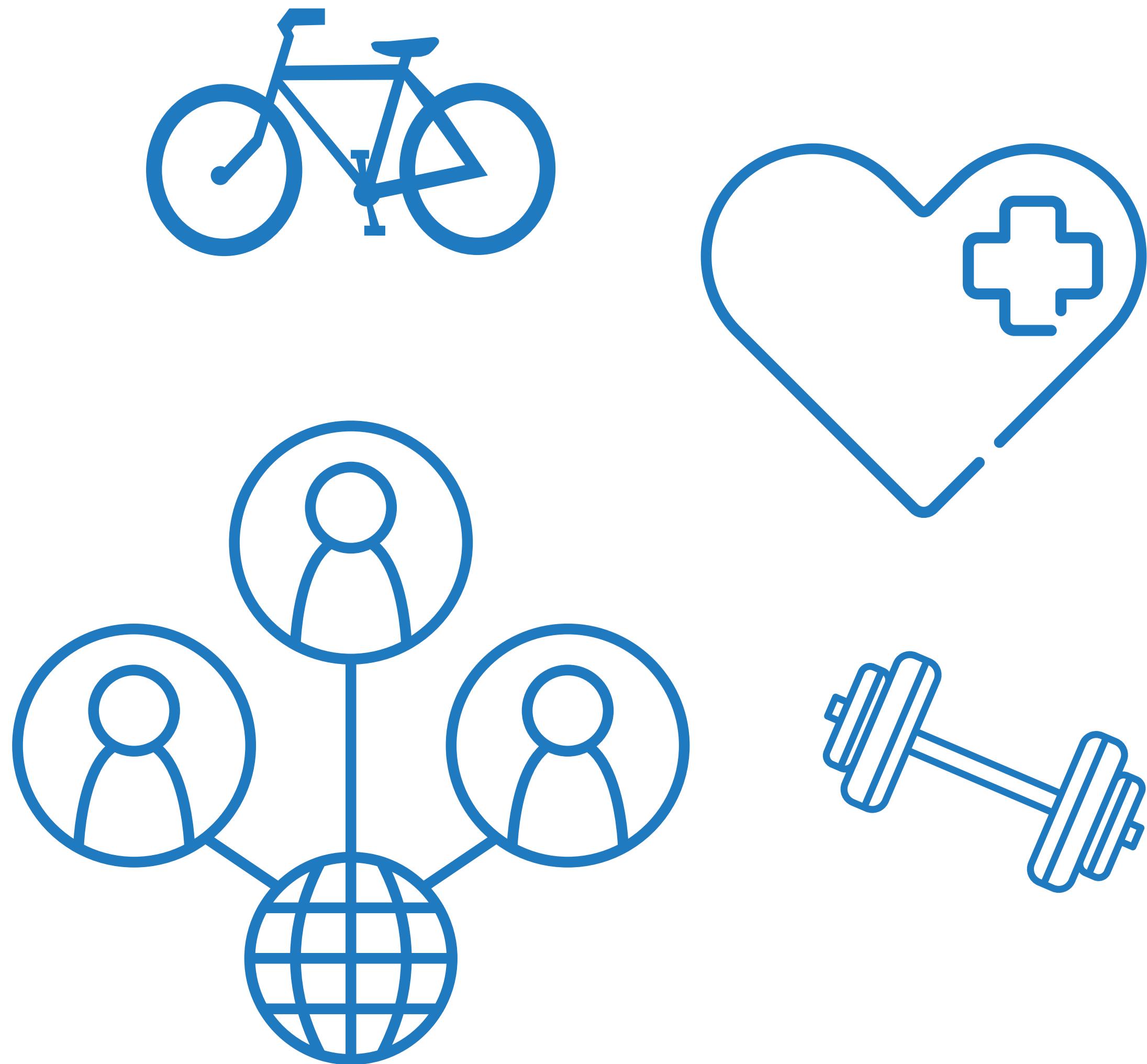
Section 2.2m - Parks and Recreation

- To recognize the importance of parks and recreational activities.
- To encourage the immediate protection of specific areas on the Island through park or park reserve status.
- 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.
- 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.
- To encourage the provision of 'neighbourhood' parks in the more populated areas of the Island.
- To provide for the retention of greenbelts on the Island.
- To promote the preservation of natural landforms, streams, lakes, shores, and wetlands, as well as encourage protection of public access to these areas.
- 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.
- To preserve the naturally landscaped, undeveloped islets along the coast of Quadra Island to retain the natural beauty that it contributes.

Healthy Communities

A healthy connected community where residents can move freely and safely using all forms of transportation, and where amenities, local food, and essential services are accessible.

What services will we need to assist our aging population? How will seniors be able to age in place within their neighbourhoods?



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thoughts here

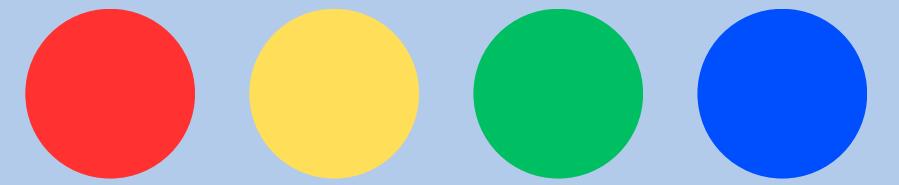
Healthy Communities

Existing OCP Objectives (2007):

Section 2.2b - Health & Public Safety

- To encourage public health and safety as major considerations in all development proposals.
- To encourage the provision of health and education services to meet community needs.
- 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.
- To foster a healthy and well-rounded human existence by protecting the quality of our environment.

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:

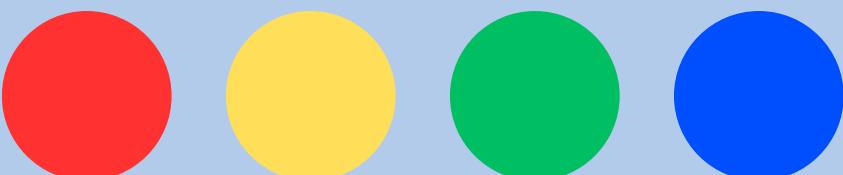


Support requiring a contribution to community amenities (community center, library, etc) at time of subdivision or development application (development of an Amenity Cost Charges Bylaw)	
Support gathering places that meet the cultural, spiritual, and social needs of the community and contributes to a vibrant, thriving village centres	
Encourage learning and respect of the rich history, culture, and diversity of Indigenous Peoples living in and around the Discovery Islands and Mainland Inlets	
Endorse working in cooperation with Indigenous leaders and organizations on items of mutual interest and community well-being for all.	
Seek improved relations, partnerships, and agreements for the provision of appropriate community services and collaborate on issues affecting the future of Electoral Area C with local First Nations.	
Support and encourage the growth and appreciation of arts and culture.	
Support the provision of school facilities that meet the current and future needs of the community.	
Ensure social, health, and safety services meet the needs of residents, including those who are most vulnerable	

Environmentally Sensitive Areas

Preservation, protection, and restoration of Quadra's natural environment, recognizing the importance of resilient ecosystems and life supporting systems, such as freshwater recharge areas in a changing climate.

Do you AGREE with the following proposed objectives? Place a dot next to goals you support:



Identify and maintain environmentally sensitive areas appropriate for public recreational use.	
Increase public awareness of the importance of biodiversity and the need for stewardship practices and support educational programs to this effect.	
Preserve the integrity of the environmentally sensitive areas and maintain habitat diversity and function.	
Discourage encroachment of incompatible uses on environmentally sensitive areas.	
Protect the quality and quantity of water resources through the regulation of land uses.	
Promote leading edge, best management practices in new development.	

Would you support new protection for environmentally sensitive areas in the form of an environmental assessment requirement for new development? (ESA Development Permits)

Use a sticky note to share your thoughts here

Environmentally Sensitive Areas

Existing OCP Objectives (2007):

Section 2.2d - Environmentally Sensitive Areas

- To protect sensitive ecological areas and habitat areas for wildlife, migratory waterfowl, fish, marine organisms, and humans.
- 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.
- To encourage and facilitate the identification, protection and conservation of archaeological sites within the plan area.
- To conserve biodiversity through responsible land use planning.
- 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.
- To discourage high-density settlement patterns on the shoreline.
- 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.
- To protect the widely appreciated aesthetic characteristics of peripheral islands and to encourage protection of offshore islands managed by the crown.
- To ensure that public access to and along the foreshore is maintained.

What community planning issues are most important to you?

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