

ISSUE 771

JANUARY 7, 2022 • SERVING QUADRA & DISCOVERY ISLANDS SINCE 1993

discovery

I S L A N D E R



*Winter 2022 is not exactly giving up easily!
Take heart, Quadra – if the stalwart Varied Thrush
can survive this, so can we! Speaking of birds,
let's keep those backyard feeders well stocked.
We will all get through this!*

IN THIS ISSUE: The Island Forum conversation on development and the future of Quadra continues • An Open Letter to Mosaic Forest Management, p.9 • ICAN and Aquifers, p.10 • Regional Director's Report, p.11 • BC Assessments, p.13 • News and Events

PUBLISHER'S NOTES

WHEN THE DI'S ISLAND FORUM gets a mention @quadraislandmemes you know the community is paying attention to current events, as indeed it should. The topics *de jour* cover those perennial issues, development wanted or unwanted, lack of affordable housing and pressures on our community land base and infrastructure. With two upcoming public hearings on the horizon (in person or otherwise), it is critical that the community at large continues to pay attention and has a say in the two proposals that could have far reaching consequences for Quadra Island.

THE FIRST IS THE PROPOSED RV SITE AT QUADRA LINKS. Reading the submission to Island Forum last edition by the Board of Directors I was left with no reassurance whatsoever that this idea is anything but ill-thought out, and is counter to everything I have come to know and respect about the values held by my friends and neighbours at Quadra Links. The letter describes the nature of the site which certainly sounds like the developers have done the best they can to dress up a parking lot. But the fundamental problem here is alluded to in the description of 30 sites with an average stay of 3-5 days (can we say 4?) from May to September, about 150 days. If my calculations are right then that means anywhere upwards of over 1100 RVs a year added to our already congested ferry route! I'm sorry but this is a time when we should be pursuing low-impact transit solutions on Quadra, not sabotaging ourselves by inviting hordes of massive vehicles to clog up our transportation lifeline.

I hope that Quadra Links think a bit more about the impact of their proposal on the wider community, reconnect with the roots of their golf club and withdraw the project themselves.

NEXT UP IS THE GOWLLAND VIEWS DEVELOPMENT. Again, the proponent has come back and forth over the years with multiple design concepts and cases made about this aspect and that aspect of the development and yet, similarly to the golf course RV lot, the fundamental problem of our community's ability to handle the additional traffic and population escapes mention.

Without a cohesive longterm plan no development of this scale should be permitted period. As I have noted at several points in the

recent past, the Strathcona Regional District, having completely botched the opportunity that Quadra and the Outer Islands were given with the Integrated Community Sustainability Plan grant, has no place forwarding these proposals to the public when they have, through their own ineptitude squandered the one chance we had in recent years, to develop a plan that these very types of proposals could be measured against.

On that basis alone the SRD Board should acknowledge the bungling of their own bureaucrats and reject the rezoning and whomever is responsible for wasting that grant money should be sacked or resign.

LASTLY IS THE ONGOING ASSAULT ON OUR ISLAND FORESTS by Mosaic, TimberWest, Fletcher-Challenge, or whatever they call themselves this week. It is past time that the provincial government stepped in and removed Quadra Island from TFL 47. We are approaching literally and figuratively a watershed point in their campaign of destruction on our forest. It is time to follow the lead shown this November by a small group of elders, and for the community at large to stand up and be counted before we find ourselves living in one continuous clearcut. Our local economy has grown far beyond our natural assets being treated as a cash cow for Mosaic's shareholders as they flush our forest down their raw log export tube. The Provincial Government have made some murmurings of changes to the deforestation industry in BC and we should be writing our MLA and the ministers concerned to ensure that Quadra Island is part of that plan and Mosaic are shown the door.

*Happy New Year,
Philip Stone*



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Come From Away

QUADRA ISLAND isn't very different from Newfoundland, so the "come from away" expression also applies here. Like Newfoundland, living here isn't always convenient, but we are proud and protective of our island lifestyle. It has a quality that attracts us, whether we came here fifty years ago, five years ago, or just arrived.

Of course, the lifestyle on our island is not the same as it was fifty years ago. But everything changes, and change can't be stopped. So, for those of us who still live here, the issue we have had to confront is not the elimination of change, but the management of its pace and kind.

Those of us who have been here for a long time have obviously adapted to the changes because we still reside here. It's where we want to be. Those who have been here for a shorter time must confront the same fundamental question. Why did you "come from away" to live here?

What brought you here from Surrey or Toronto, from Winnipeg or Calgary, from Campbell River or Courtenay? What was it about Quadra that lured you here from somewhere else? If you recently left there to come here, do you want to make the island into the place you left, or do you want it to stay as it was when you arrived?

The answer to this last question will guide us all to decide the pace and the kind of changes we want to accommodate or resist. We obviously can't pull up the proverbial drawbridge to allow no more change. But if each of us who lives here can honestly understand the thinking and the feeling that attracted us to Quadra, then we each possess the insightful capacity that will restrain and control the changes that will inevitably come.

This process of honest self-inquiry has recently become particularly important because of two development initiatives for which public hearings are scheduled on January 18th and 19th. Both proposals require exemptions to the Official Community Plan, the foundational document that determines the kind of changes that will happen here. Anyone, however, can apply for an exemption to the OCP in defiance

of its directives. But, approval or disapproval of all such proposals ultimately depends on our understanding of why we chose to live on Quadra Island.

– *Ray Grigg*

Change

WITH REGARD TO your statement in the last edition "it seems as if the dagger is drawing ever nearer to the golden egg laying goose", you have maybe summed up the approach to any kind of development by the Regional Director and his core group of followers. It is an approach that caters to the wishes of an aging population and has likely played a major role in the unbalanced demographic makeup of our island.

The island needs to be attractive to and be able to accommodate a younger population. A park-like setting in itself doesn't meet this need. By embracing input from professional planners, rather than alienating them, coupled with public input, development need not alter the fact that Quadra is a beautiful, natural, rural setting. A moderate increase in population could allow for some fill in services

on the island and a decreased dependence on the ferry.

As for your fear of "generational change", it is probably a strong term, but we do need change. Status quo is not working. The current term of the Regional Director is up later this year. While I give kudos to his years of public service, someone needs to state it; for the sake of a healthy future it is time for the younger generation to convince one of their peers to step forward. There are some very talented and capable young people on our island. We should be moving forward under the direction of a younger generation with their future in mind and at stake.

– *Bill Bird*

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NEXT DEADLINE: Monday, January 17

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The DI is published every two weeks. Our current edition and upcoming deadlines are online:

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Opinions expressed in this magazine are those of the contributors and are not the views of the publisher.

SUBMISSION GUIDELINES

We welcome items for publication on subjects of interest to the Discovery Islands community. Here are a few guidelines:

- **300 words** is an ideal length for community announcements.
- Articles do not need to be sent as attachments. Simply **send the text in the body of your email**.
- **Canadian spelling** is preferred.
- **Please use the title** of your item in the email subject line. We get a lot of items called 'DI Article'.
- Remember to **include credits and captions** for photos & artwork.

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NEXT DEADLINE

7pm Monday, January 17
for publication on
Friday, January 21, 2022

Golf Course RV Site Rezoning Application

MY CONCERNS with this application are:

1. Increased traffic particularly with RV's on the new ferries adding to summertime overloads.
2. Increased water consumption during the most critical time of year when we don't yet know the impact of the new partially developed subdivision and, with changing weather patterns we don't even know if our existing supply is sustainable. A test well in the vicinity of the golf course has steadily fallen by 2 feet over the last 10 years.
3. Inevitably more noise and pollution with heavy gas guzzling vehicles possibly trailing an additional car.
4. The steady erosion of our chosen peaceful rural lifestyle.
5. That this property remain as Greenspace in perpetuity as promoted by Quadra Links for the original Rezoning Application.

Here is a quote from the Background Notes for the current application.

"At the time the applicants obtained an amendment to the OCP and zoning bylaws to permit the 17 lot Fir Acres subdivision, it was intended that a second application would be forthcoming to permit the RV sites." End of quote.

Did they forget they wanted RV sites or, did they think that by requesting both they wouldn't get either?

Is there anything else they intended to apply for? If this application is approved, would any future potential Recreation Commercial site automatically have provision for an RV site?

At the first public hearing to rezone to Recreation Commercial One for the golf course, when asked directly if the undeveloped second half of the property might be used for housing, they assured our community that it would not and the only residential building would be to house the caretaker.

It has been demonstrated that we cannot rely on the word of the applicants. What legal assurance can we have from the Regional District that the remaining acreage including the area in question, will remain a "greenspace" as originally applied for by Quadra Links?

Please voice your opinion today (after January 18th it's too late) by emailing:

anelson@srd.ca

or writing to:

A.Nelson
Regional District Office
330-990, Cedar Street,
Campbell River, BC
V9W 7Z8

Head your letter: To the Directors

For the record: Quadra Links RV site Rezoning Application

Include your street address to verify residency on Quadra Island.

If you've already written and omitted your address make sure they know you are a resident.

If the hearing is postponed, as it should be, your letter/email will still count.

- John Walton

No Water, No Rentals

WHEN THE Quathiaski Cove Village Plan was approved in 2012, we were excited that there was a coherent plan to guide the densification of our Community. After a number of years, we were in a financial position to be able to start developing our property in the Cove. Our plan was to create a small grouping of homes with a shared garden and spaces.

In March 2019, we applied to rezone our property from "R-1" to "VPR" with a "density bonusing" allowing for 6 units/acre (15 units/ha), in conformance with the Q. Cove Village Plan. This process went smoothly, until VIHA was asked to review our proposal, and we have been stopped ever since. We submitted a supportive hydrology report and were asked to provide additional reports and tests, but we know VIHA will only support an elaborate water supply treatment system (UV treatment is simply not good enough), or a hookup to a Community Water Supply System. We are aware that to develop a property takes money. Unfortunately, there is no certainty as to what amount we'll need to pay to construct a small water supply system that VIHA will approve. Will it cost \$60,000 or will it cost \$200,000? This uncertainty is doing nothing to support the availability of rental housing on our island.

In the past, it was the lack of a Community Sewage System that was impacting the Cove - now we have a sewage treatment facility. Now we must look to the future. The SRD recognizes that development within the Quathiaski Cove Village Plan area is currently being hindered by the lack of a community water system. It has stated that given the requirements to provide safe, potable



water regulated through both the Water Sustainability Act (2014) and the Drinking Water Protection Act (2016), proposals for further densification in the Quathiaski Cove area will be subject to the provision of a community water system.

We believe it's now the responsibility of the Chair and Directors (of the Electoral Areas Services Committee) to recognize the connection between the shortfall of rental accommodation and slow densification within the Cove, with the lack of a Community Water Supply System, and to direct the SRD to facilitate the development of a Q. Cove water supply system.

– James Manders and Pamela Gojberg

Schellinck Rezoning Application: Gowland Harbour

IN 1981 I VISITED Puerta Vallarta in Mexico. Even after the filming there of “The Night of the Iguana” the old area remained a beautiful fishing town with dirt roads and classic rectangular Spanish style hotels with courtyards where one could gather in the evening and enjoy the company of other guests. I returned in 1990 and was horrified by the rapid growth of high rise hotels all the way out to the airport. We hightailed it out of there after one night and you couldn't pay me to go back again. Why don't we learn?

A group of wise dedicated people spent a lot of valuable time formulating an Official Community Plan to develop our island in a thoughtful manner retaining the rural quality of life so many of us enjoy. This application to rezone land dedicated to Silviculture is in conflict with the plan which has provision for housing development in Q.Cove and Heriot Bay. Mr Schellinck took on the land to grow and harvest trees and trees are what we need, not more people. If he no longer wants to grow trees I believe there are people who would.

Holding a Public Hearing right after Christmas is questionable, but in the middle of a pandemic is very unwise and jeopardizes the health of our community and that of the directors and staff who are obliged to attend. That applies to Quadra Links too!

It's not necessary for you to attend these Public Hearings in person if they go ahead. You should not have to put your health or your life on the line to express your desires for the future of our community. Please make

your voice heard and ask each member of your household to express their concerns and preferences by writing to:

A.Nelson
Regional District Office
301-990, Cedar Street,
Campbell River, BC
V9W 7Z8

Or email:
anelson@srd.ca

Head your letter: To the Directors
For the Record: Schellinck-Gowland Harbour
Rezoning Application.

Include your street address to verify residency on Quadra Island. Even if the Hearing is postponed as it should be, each letter counts, but do it today. After the 18th of January it will probably be too late.

– John Walton

Gowlland Harbour Views is not 'Smart Growth' or 'Green'!

RICHARD SCHELLINCK is making an effort to make Gowlland Harbour Views a “green subdivision” by including a public park and trail system, tree buffers, dark sky lighting and pending subdivision requirements to build energy and water efficient buildings. SRD staff have even used the term “Smart Growth”.

Smart Growth is growth planning developed in the 1990's that counters seven decades of growing harm from rural subdivision development (a post-WWII idea). Sprawl development harm appeared by the 1980's. Subdivisions create “social deserts” as everyone drives from their homes to services, are economically-inefficient (think of long commutes, lost time and the cost of owning a car or two) but, by far, the worst damage is environmental; every subdivision permanently eliminates and fragments nature, causing “death by a thousand cuts” and homes and cars pollute into it. The old joke is that rural subdivisions are named after the natural feature they just destroyed.

Smart Growth changes development dramatically from sprawl. It directs new growth in rural areas into complete-service, pedestrian “villages.” An urban containment boundary protects intact surrounding natural lands for long-term food and water security, livability, recreation, wildlife habitat and options for future generations. The village enlarges gradually as complete-service neighbourhood extensions from the margin.

A range of affordable housing options is possible, including co-operatives, so people can “age in place”. Buildings are built sustainably (multiplex designs are the most efficient, sharing walls and water efficiencies). The village has lots of green space for beauty and ecosystem-services. Public transportation, car shares and car-pooling work best in a village. The car becomes much less necessary. A village is more socially-vibrant and tax-efficient than sprawl, has a much lighter “ecological footprint” and is much more resilient to impending Climate Change impacts.

Smart Growth has been endorsed by governments. The BC Local Government Act, Part 13 Regional Growth Strategies, section 428 lays out a rural growth strategy that is unmistakably Smart Growth. It describes walkable, urban villages and a goal to protect rural lands from sprawl residential development.

Our Quadra Island Official Community Plan (OCP) has enshrined these values to protect our rural land from further subdivision developments by directing new development into two compact urban “villages” at Heriot Bay and Quathiaski Cove. A “Quathiaski Cove Village Plan” with an urban containment boundary was designed in 2011.

Here are two of our Quadra Island OCP provisions that are relevant to this development application:

COMMUNITY VALUES 2.1 To promote land use patterns which do not compromise the ecological integrity and rural character of the Island. **(C)** To recognize the unique natural characteristics of the Island, and to safeguard sensitive areas including the Island's groundwater recharge areas from inappropriate forms of development and sources of pollution.

SETTLEMENT PATTERNS 2.2A (I) To maintain the rural nature of the Island and encourage a small, close-knit community. **(II)** 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... **(VI)** The intent of the plan is to discourage the creation of new settlement areas. **(VII)** 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.”

CONTINUED ON NEXT PAGE

CONTINUED FROM PREVIOUS PAGE: **Gowlland Harbour Views is not 'Smart Growth' or 'Green'!**

The Gowlland Harbour Views developer wants to convert around 150 acres of Silviculture designated forest land (including 15 acres of Agricultural Land Reserve!) into a 51-61 house subdivision plus a commercial resort on the tidal flats of Goose Bay. This resort is permitted a number of resort cabins, a 10+ site campground, public washrooms, a common facility, up to a 30-seat cafe, a single family residence, offices and retail space and a wharf on the shores of Goose Bay tidal flats.

This development is the same old, harmful suburban sprawl that Smart Growth and our OCP correct! A few "green" amenities can never compensate for the fundamental harm that this residential sprawl development will cause to the ecosystem and to Quadra Islanders!

Here is a list of the problems with this development:

- 1. THIS DEVELOPMENT WILL CAUSE PERMANENT DEFORESTATION AND LOSS OF NATURAL HABITAT:** The development will eliminate and fragment nature with all its important ecosystem services for wildlife and people. Species are dying at an alarming rate. The harm to them will go beyond the subdivision. The "edge effect" of light will alter plant communities 50-100 meters into natural areas and wildlife will be bothered by the sights, sounds and smells of people and their pets beyond the property boundaries. The adjacent marine areas will be degraded. Some reserved parkland and tree buffers will not preserve habitat and will be vulnerable to blow-down as fragmented groves (the developer says he has already had blow-down issues on the property).
- 2. THIS DEVELOPMENT WILL DISRUPT GROUND WATER RECHARGE:** An intact forest "sponges" rainwater slowly and evenly into the ground, which replenishes ground water supply. The bare ground, roads and

roofs of buildings in a subdivision cause much more runoff (the impact starts at 10% impervious surface area, and this application allows 15-20% roof surface). Ditches that protect houses, roads and people from flooding wash storm water off the land (Torrents of storm water also cause erosion and silting which harms aquatic wildlife). In addition, 51-61 households and their gardens will need large amounts of ground water. We do not yet know the capacity of ground water at April Point and Quathiaski Cove, so we should be precautionary about adding large extraction. The level of the government test well on Quadra Island has been dropping since 2012. With the longer droughts and heat waves forecast with climate change, Quathiaski Cove Village, existing local properties and wildlife will need a protected reserve of ground water for the long term. This development threatens that water supply.

3. THIS DEVELOPMENT WILL INCREASE MARINE WATER POLLUTION: The animal droppings and daily household chemicals washed from all the properties with storm water flows off this development will harm the marine wildlife in the tidal flats of Goose Bay and Unkuk Cove and Gowlland Harbour. This "non-point-source" water pollution from a subdivision is very difficult to deal with.

4. THIS DEVELOPMENT WILL INCREASE AIR POLLUTION AND GREENHOUSE GASES: Car-dependent lifestyles increase air pollution and greenhouse gases. Single-family houses are the least energy-efficient house design and are contributors to climate change.

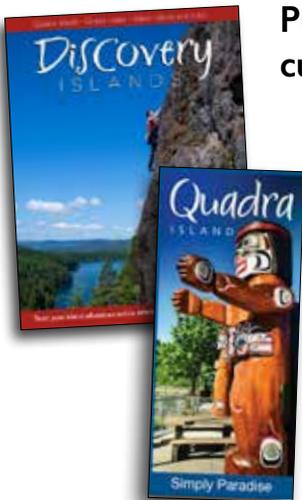
5. THIS DEVELOPMENT DOES NOT ADDRESS QUADRA ISLAND'S AFFORDABLE HOUSING ISSUES: For those who think this subdivision might alleviate our affordable housing problems, there is no indication that any of these lots will be affordable for modest income earners. Also, studies show that a wider range of affordable housing choices is best achieved in a walkable village model with less need for cars. We can also encourage more rental accommodations in existing rural island properties. There is no guarantee that these lots won't be bought by high-end buyers or for seasonal, recreational use. This provides no housing benefit to our island culture and community.

6. THE DEVELOPER'S OFFER OF A CONTRIBUTION TO A SEWAGE PIPE EXTENSION TO THE SUB-DIVISION IS NOT A BENEFIT TO TAXPAYERS: For those who think the developer's offer of (as yet, an undetermined) contribution to the cost for a 1.2 km sewage pipe extension to his development is a benefit, think again. Only a few properties will benefit and tax-payers will be on the hook to pay for the rest of the cost of that extension! A much better use of our waste water treatment plant capacity is to hold it for Quathiaski Cove Village development over time (all new development in the village will attach directly to existing pipes or with short extensions at much less or no cost to tax-payers). Our waste water treatment plant is also currently in need of repairs or replacement.

7. THIS DEVELOPMENT WILL REDUCE QUADRA ISLANDERS' QUALITY OF LIFE. It will increase traffic on our roads and at our ferries. "Island Culture" which values intimate community surrounded by a healthy ecosystem is not compatible with a large subdivision development in its heart.

Especially now that climate change is upon us, a Silviculture Forest is "the highest and best use" of this property, for a healthy ecosystem and for the long term quality of life on Quadra Island. Forests sequester carbon, helping to mitigate this existential threat! An intact forest will provide free "ecosystem services" such as ground water supply protection, local food production options, protection from winds, transpiration and shade cooling in summers, maintaining island

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character and rural livability, and finally, protection of nature and intact habitat, as our OCP envisions.

Our growing Quathiaski Cove Village will be more resilient to the unpredictable impacts of climate change and we will be encouraged by a replanted and regrowing forest doing its part to reverse climate change.

The Gowlland Harbour Views development application goes to public hearing for approval to amend our OCP. Public comments are very important! If you don't want to see this subdivision and campground go ahead, you must make your opinion known no later than the evening of January 18, 2022, by at least one of these two means:

1. EMAIL anelson@srd.ca (copy to jimabram@xplornet.ca) or mail or deliver a hard copy comment to the SRD office.

Use this basic heading: To Be Included in the Public Hearing Binder
 Re BYLAWS No. 94 AND 95 – OCP/
 REZONING SCHELLINCK
 I am/we are opposed to this development.
 You may include your reason(s) here....
 Signed _____
 Address _____

2. ATTEND THE PUBLIC HEARING (in person or by Zoom) on January 18, 7pm at the Community Centre (keep an eye on Jim Abram's reports in the Discovery Islander for any meeting changes due to COVID).

Fill out and submit a comment paper available at the meeting if you haven't yet emailed your comment; and speak your mind, if you wish.

This public hearing is the last chance to comment before a meeting of directors will vote on whether this application is approved. If the application is not approved, current zoning allows the owner to subdivide the property into 40 acre properties. All owners will be required to practice forestry on their Silviculture lands.

– Catherine Slater, former co-founder of "Smart Growth Comox Valley"



Thank you...

... to the local firewood vendor for letting me know (three weeks later than necessary) that you will not be selling firewood to me any more due to my non-violent activism which you term "ecoterrorism."

It is good to know who will seek to deter us in our efforts to make the world better by depriving us of a basic necessity. (Talk about "terrorism!") No names mentioned!

– Connie Cooper, ecoterrorist

HBI's New Hours

Starting January 3:

HBI FRONT DESK

OPEN Friday to Monday, 10am to 3pm
CLOSED Tuesday and Thursday

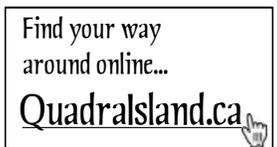
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OPEN two days a week, Wednesday and Saturday, 11 am to 3pm

HBI PUB

OPEN 7 days a week , Cooking 1 to 7pm

HERON'S DINING ROOM CLOSED



A Time for Change

The new year dawned, dark skies, bright snow.
 The winds of change continue to blow.
 To a whole new world may this year give birth,
 Clean air, new growth, a balanced earth.
 The changing climate has taken a toll.
 Mankind must set a different goal.
 May Corona's mutants be erased forever
 So family and friends can gather together.
 May the Omicron variant weaken the strain
 And break the cycle of the Covid chain.
 The lessons of loss we must never forget.
 A healthy planet is our greatest asset.
 Now is the time for firm resolutions.
 World peace and unity, new institutions.
 It is the dawning of the age of awareness,
 Sustainable living, goodwill and fairness.
 Mother Earth will provide if we replenish her seed,
 Protect her resources, eliminate greed.
 There is hope for the planet and all of humanity
 If we end our wasteful consumer insanity.
 Let the bells ring out loud and clear
 And bring us a happy, healthy New Year.

– Ann McLean

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NEWS & EVENTS

QI Outdoor Club Upcoming Events

WE CERTAINLY HAD amazing winter weather over the holidays. Winter is not over, but hopefully will permit the full range of activities, which we have scheduled over the next month. Here are the upcoming trips:

12 JAN, WEDNESDAY Hike a Morte Lake loop

19 JAN, WEDNESDAY Snowshoeing at Mt. Washington

26 JAN, WEDNESDAY Hike a Fir Crest-Haskin Farm Loop

2 FEB, WEDNESDAY Hike a Village Bay Lakes Loop (rescheduled)

9 FEB, WEDNESDAY Hot chocolate walk along the Campbell River waterfront

The Outdoor Club continues to be cautious in light of the evolving COVID situation, but hopes to enable the beneficial effects of outdoor activities.

Most of these outings have trip details available on the webpage by visiting <https://qioutdoorclub.org/schedule-fall-winter-2021-22/>

For more information about the Quadra Island Outdoor Club, you can email to qioutdoorclub@gmail.com

Studio Tour Call For Artists

AFTER A TWO YEAR hiatus, the Quadra Studio Tour is returning! The dates for this popular event are June 5 and 6, 2022. All Quadra Island artists are invited to participate. Application forms are available at Inspirations in the Cove. The deadline to submit is January 15. Show your art and studio to an eager public! For artists who don't have a suitable studio, the Community Centre will be a venue option. Please call 250.285.3101 for more info.

Way to Go

JOIN US on the third Monday of the month for conversations about death and dying, 7:15 to 8:45pm, QCC Room 3, including a time of sharing, short business, presentation and discussion. Bring proof of vaccination, mask, and a twoonie for the rental. Info 285.3298.

Mark your new calendars for meetings on January 17 (topic: The Moment of Death), February 21, March 21, and April 18, and a return of the Death Education Fair on Sunday January 23 at 1pm. To help with the Fair, email margaret.verschuur@gmail.com.

Quadra Singers Spring Session

THE QUADRA SINGERS' spring session begins Thursday January 13, with rehearsals every Thursday from 6:30 to 8:45pm at the Quadra Community Centre. Covid protocols are followed: all singers must show their vaccine passport when they join, we stay 2 meters apart, and sing with special singing masks.

Our spring theme is "Why Music?" It is a warm, supportive group. Ability to read music is not required. Quadra Singers is a non-auditioned choir and all voices are welcome.

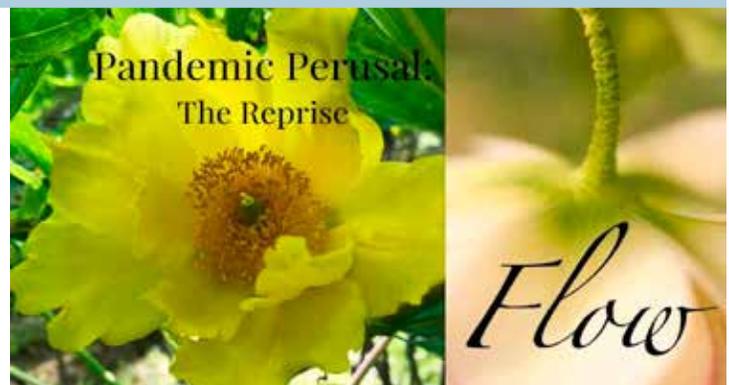
We look forward to guidance from our Interim Director Jo-Anne Preston. Jo-Anne is a highly experienced Music Director, conductor and teacher. She was the second Director of Island Voices and still sings with them. Our accompanist Joyce Baker is amazingly helpful and dedicated.

Cost is \$100 per session. Concert date is Sunday April 24. For more information contact quadrasingers@gmail.com. Please consider joining us!

You are invited to the Annual Garden Club Slideshow Night

MONDAY, JANUARY 10 at 7pm via Zoom, featuring:
Pandemic Perusal Virtual Garden Tour: The Reprise: Twenty-three Quadra gardens, including quotes and photos from the gardeners themselves; and Flow: An homage to the elegance of hellebores, a soft meditation for a winter's evening.

To find the Zoom link, please go to the event page of our website and look for this event <https://quadraislandgardenclub.com/club-meetings-and-events/>



An Open Letter to Mosaic Forest Management Corporation

MOSAIC FOREST MANAGEMENT Corporation is responsible for forestry operations on TimberWest's Tree Farm Licence 47 on Quadra Island. The letter below was written by Sierra Quadra to Mosaic on October 14, 2021, after the extraordinary "heat dome" of June-July, but before the unusually cold weather of December, and before the "atmospheric rivers" that deluged southwestern BC with record rainfalls, flooding the Fraser Valley and washing out Greater Vancouver's crucial road and rail links.

The Mosaic/TimberWest Forest Stewardship Plan is now available for comment until February 10, 2022. Their draft FSP indicates no



meaningful response to the global climate crisis identified in Sierra Quadra's prescient letter.

DEAR MR. DOMENICO IANNIDINARDO, CHIEF FORESTER:

This year was not the same as last year. Despite the economically constraining effects of the Covid-19 pandemic, global atmospheric carbon dioxide levels continued to rise, and with it came the climate effects of an increase in temperature of at least 1.1°C above pre-industrial levels. Glaciers in Antarctica, Greenland and around the world will melt at accelerating and unstoppable rates, inevitably inundating coastal cities everywhere. The incredible floods in Germany were being replicated elsewhere as a 7% rise in humidity translates to a 14% rise in precipitation. This was accompanied by heat, droughts and unprecedented fires that engulfed parts of Italy, Greece, Spain, France, Israel, Turkey, Algeria, Siberia, and California.

British Columbia was not spared, as a protracted and extraordinary drought brought massive forest fires—the third highest area of 8,680 square kilometres were only exceeded in 2017 by 12,160 and in 2018 by 13,542 square kilometres. The "heat dome" that hovered over the province from June 25 to July 1 shattered temperature records, not by single degrees but by nearly 5°C—Lytton at 49.6°C, which was hotter than Las Vegas, burned to the ground the following day. An estimated 570 people in the Vancouver area died as the thermometer hovered around 40°C. Drought gripped Western Ontario, the Prairie Provinces and British Columbia. Everyone but the most numb has been traumatized by the terror of this heat and these fires.

Then in August came the Sixth Report of the Intergovernmental Panel on Climate Change. Its assessment of our situation is "red alert", "the alarm bells are screaming". Civilization as we know it is at risk if all of us do not do absolutely everything within our power

to reduce our carbon dioxide emissions and radically reform our relationship with nature.

On Quadra, we waited in apprehension as our tinder-dry forests readied for some stroke of nature or inadvertent act of human stupidity to ignite a maelstrom that would reduce our Island and our homes to ashes. We cowered in our houses to avoid the scorching heat. We watched our gardens cook, our berries scald, our beloved trees struggle, and our salmon streams go dry.

This fear was instigated by a sample of what is to come if we don't fundamentally alter our values, our behaviour, our economic system, and the way we inhabit our planet. And this is the protracted psychological and sociological condition in which anxiety erupts as fear, creates volatility, and collides with the interests of Mosaic.

Quadra is an island of trees, a place where massive amounts of carbon are safely stored in our forests. Maintaining this storage is our best and most helpful contribution to addressing the climate crisis. This has been recognized in the province's Old Growth Strategic Review, which acknowledges the value of stored carbon and the irreplaceable value of old growth forest ecologies in preserving biodiversity and moderating climate. It also recognizes that we must prioritize the value of all forest ecologies above our demands upon them. The status quo is dysfunctional and fatal.

Yes, we know that lumber is at irresistibly high prices now. And yes, we know that Mosaic has the legal right to log our trees, even in places where the damage to salmon-bearing watersheds is possible or almost certain. And we also know that the provincial government has shifted responsibility for the management of our public forests to the holders of the Tree Farm Licences, a problem that is fraught with immense potential for abuse. But we also know that if we continue as individuals and corporations to conduct ourselves as we have in previous years—to pretend that nothing has changed on our planet—then this intransigence can only be deemed suicidal.

If a "sea change" in consciousness has not occurred in Mosaic, it has occurred on Quadra. A growing proportion of Islanders are no longer willing to accede to the corporate imperative of **CONTINUES NEXT PAGE**

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*Wishing You
a Happy New Year
and all the best
for 2022!*

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Sarah Bradshaw
www.quadrarealestate.ca

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THE QUADRA PROJECT

CONTINUED FROM PREVIOUS PAGE meeting profit quotas at the expense of compromising the quality of our lifestyle, of scarring our image as an Island paradise, of impairing our watersheds, of damaging our ecologies, and of subverting our principled efforts to maintain the habitability of our planet. The escalating threat has progressed from future generations to those presently alive today. Although we alone cannot save the planet, we can contribute to the solution as best we can. And the urgency of the situation requires that we all do our share—both as individuals and corporations. Nature, as we are sadly learning, does not understand excuses.

Political and technical issues could be the subject of our discussions with Mosaic. The issue of a First Nations' land claim settlement is becoming increasingly relevant. So, too, is the seemingly overlooked designation of a significant portion of Quadra Island as a Special Management Zone by the Vancouver Island Land Use Plan. However, the 1990s were decades ago, and the related environmental matters are now more pressing, sobering and ominous. Indeed, if they didn't register then, we now know they are existential.

This urgency is being felt acutely on Quadra Island where the community is beginning to brace for the stresses of climate change, to adapt to the inevitable, and to take steps to avoid the worst of a fate that will only become

increasingly obvious. Some of this action will undoubtedly affect Mosaic's logging intentions on our island.

Under the circumstances, we expect that permanent deferrals are appropriate for any Operating Plans in the Hyacinthe Creek watershed. And furthermore, that all future logging on Quadra Island by Mosaic be commensurate with cultivating the existing mature stands to the healthy old growth forests so imperative for ameliorating the unfolding threats of both an ecological and a climate crisis. Indeed, the provincial government's Old Growth Strategic Review mentions the importance of carbon sequestration, and of its five primary recommendations, number two stipulates the "conservation of ecosystem health and biodiversity of British Columbia's forests as an overarching priority..."

Mosaic should be clearly aware that this year was not the same as last year, and the current emergency imparts obligations on us all.

*Sincerely,
Ray Grigg, for the Executive Members
of Sierra Quadra*

Letters of concern can be sent to:
Jennifer Peschke RPF,
Area Forester, Mosaic Forest Management,
Box 2800 Campbell River BC V9W 5C5

or: email
jennifer.peschke@mosaicforests.com

ICAN

Invitation from ICAN

THE ICAN WATER SECURITY TEAM invites you to drop by our information table in Quathiaski Cove, beside the Post Office, from 2 to 4pm on Fridays.

Did you know that water security issues are often not recognized until there is a crisis? And that climate changes are causing water crises to arise more frequently? These water shortage problems are appearing all around us?

On Quadra, we're lucky because it would seem that we have enough ground water to serve our present needs. We also have a team of enthusiastic, concerned citizens with a wide range of skills who are committed to learning about Quadra's aquifers and water resources before we have shortage problems.

The team has been gathering information from previous studies and will be proceeding with projects to update and expand our knowledge of how our aquifers work.

Come see what we're made of, Quadra, that is. Catch up on the latest information as we peel back the layers of time... and maybe play a part in our next step where we begin to monitor wells for water table changes.

Rain or shine, let's not be blind. Contact Kris Wellstein at 250.202.4496.

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Happy New Year everyone!

I hope that you all had a wonderful and safe holiday season. 2021 was certainly a roller coaster ride for all of us and 2022 sure came in with a bang! Lots of snow during the holidays and then the winds, snow and rain, exacerbated by shut downs of our ferry service. I spent a lot of



time over the last few days with BC Hydro and BC Ferries regarding the above even though neither is my jurisdiction. I did what I could to try and keep us "connected."

I WILL HAVE SOME GREAT NEWS in a short time regarding our Hydro situation on Quadra. I've been working on this issue for five years and it is finally coming to be. I can't make any announcements until BC Hydro tells me that we can go public. So stand by!

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FOR YOUR INFORMATION AND USE

I am going to try and put together a list for the next issue of all of the agencies that are responsible for issues that concern us and give you their official name, titles, email addresses and phone numbers. All of them will be for issues that are outside of my jurisdiction. Of course, I still want to know what is going on around Area C, but it will be quicker if you make the contact yourselves since you will have all of the details for them. You can print it up and keep it by your phone or computer and always know whom to call.

PUBLIC HEARING UPDATE

Our PHO, Dr. Bonnie Henry, will be making significant announcements in the next few days on mainstream media. Listen in and see where we might be headed.

THE TWO PUBLIC HEARINGS that I have worked hard to get to the public arena for many months have a caveat. As it is now, they are scheduled for 7pm at the QICC on January 18 (Shellinck-Gowland Views) and on January 19 (Quadra Links-RV sites at golf course.)

That is the current plan but please be advised that I have been in conversation with our Chief Administrative Officer and that as the COVID situation evolves and escalates, these dates could be changed. This will all be dealt with at our next Board meeting on January 12. We may need to postpone them to a later date. Stand by. There will be

notification by various means if there are any changes.

Please continue to send in correspondence to Aniko Nelson at: anelson@srd.ca and cc to me at jimabram@explornet.ca on both development proposals. The info will be entered into the Public Hearing binder for the hearings, whenever they happen, now or later.

IN CONCLUSION

I hope that all of you have been able to get your second (and third, where appropriate) vaccination against this plague that is disrupting our lives so incredibly. Get vaccinated, (kids also!) get your passports and let's move on, OK! As local government officials we have been asked repeatedly by the Province and PHO to help spread the word far and wide.

For the time being, while I am recovering from my injury, please email me rather than the other choices. After that, feel free to contact me between the hours of 9:00am and 4:00 pm, Monday through Friday (please, not on weekends or holidays, folks!) at 285-3333, or you can fax me at 285-3533 or you can email me anytime at jimabram@explornet.ca or by mail at Box 278 in the Cove, V0P 1N0...

*Respectfully submitted,
Jim Abram, Director,
Discovery Islands-Mainland inlets, Area C,
Strathcona Regional District*

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Critter Quadra

WE SPENT YEARS exploring every corner of the province looking for that perfect place we could call home. My husband DM was very good at always finding something wrong with a prospective property. Too rocky, no soil, too many trees, not enough trees, too remote, not remote enough, not quiet enough, too quiet, too much work, not enough work, too small, too big, not enough water, too much water ... you get the drift.

One day, when the townhouse we were living in on Salt Spring Island went up for sale, I announced we would either purchase it or find another place ... or else. I wasn't sure what the "or else" entailed but I was weary of moving and fed up watching DM spend countless hours, days, weeks, even years beautifying other people's property while we were just one move away from being homeless.

So in 2010 I ventured north to Quadra Island and found a subdivision consisting of seven, five acre lots ... one was sold and the other six were not moving. Today there would be an intense bidding war, but back then, it was a buyers market. I looked at one lot, then another. I returned two times before I chose the one that best suited our needs. A few months later in 2011, we bought the lot and for several years, we were the only humans on the road.

The first year we camped on the property and discovered we were not alone. We knew there were critters but we weren't prepared for the day when we heard the distinct sound of a rooster. I was told by a friend from Taiwan that a chicken on your property was a sign of good luck. But it was just a matter of time before the bird would get knocked off by any number of predators so we lured it into a cardboard box and re-homed it. I was so poultry challenged that I didn't know until we were told by the new owners that the rooster

was in fact ... a Banti hen.

Over the years, many Quadra critters both two legged and four legged have ventured through our yard. One spring we noticed a gang of ravens hanging around. After a few weeks of observation, we concluded there was a nest somewhere consisting of at least one parent and four siblings. The youngsters spent hours recklessly chasing each other at top speed through the trees. They yelled and screamed, screeched and squawked,



Coastal wolf paw print on our driveway

croaked and cackled. At times it was so loud we couldn't even carry on a conversation outside. Like bored teenagers, they would amuse themselves by poking holes in our greenhouse plastic, raiding our compost, absconding with the fruit tree name tags and pulling the stuffing out of our lawn tractor seat. They even removed the deer antlers from one of our driftwood sculptures. We found the antlers and put them back on the sculpture. The next day they were gone, never to be seen again.

Our only fence is around the vegetable garden so deer roam freely on the rest of our property. We call them hippie lawn

ornaments. Like the ravens, they can at times be annoying, especially when they wander into the garden through an open gate but they have never really caused any problems. We always marvel at their ability to survive the damp winters, speeding drivers, free range dogs and hungry wolves. One day three lawn ornaments managed to make it to the top of a 15 foot high slash pile and were lazily grazing on the greenery mixed in with stumps and branches. Ah, tree dwelling deer. So that's their secret.

Once a German tourist in a neatly pressed outfit consisting of a polo shirt, Jamaican shorts, knee high stockings and a pastel blue fedora hat walked quickly and purposefully down our driveway. When I asked him if he needed any assistance, he informed me that he was looking for the driftwood museum. I was busy gardening, so I directed him to one of the trails containing our very rudimentary driftwood sculptures. I was just starting to get concerned

that he may be lost when he suddenly emerged from the woods and started heading back up the driveway. I called out to him, "Did you enjoy your walk?" and he enthusiastically replied, "Oh yes! It's a paradise, a paradise!" and continued up to the road, climbed into his Volkswagen and drove off in a cloud of dust.

- Claire Heffernan

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• Or bring it to our office at
701 Cape Mudge Rd

BC Assessment

FIRST AND FOREMOST, I would like to wish you an abundant, joyous and prosperous 2022!

As of this writing, the real estate boards haven't released the monthly stats for the month of December yet, so I'll have to write on a different topic as I have originally planned.

By the time you read this article in the Discovery Islander you have probably already received your BC Assessment report, so I'd like to give you some information about what this report is and how it's compiled.

BC Assessment is a Crown Corporation created as an independent impartial party to keep consistency and order. The corporation employs 650 full-time staff positions in 17 offices throughout the province. BC Assessment's annual budget is just over \$77 million.

The value is determined based on property type and which method was used. There are several types of methods but the most common method for residential properties is the "sales comparison method." This method determines market value of properties based on most current data of sold units that are comparable in any given area. Land assessments are based on its most reasonable and optimal use which is both physically possible and financially feasible.

For example, vacant downtown land may be valued at its development potential rather than existing use. BC Assessment will consider many factors when determining highest and best use, including zoning, official community plans and recent development trends.

The assessed value of your home is broken down into two categories: land and buildings. The report also includes comparable information on your previous year's value.

Please note that the value assigned to your property is already outdated when you get it in your mail, because it's based on data of sold units provided by the real estate boards as of July of last year. There are five more months of active market that are not included in that report.

How relevant is assessed value during a real estate transaction? This is the second most common question I hear on regular basis from my clients. The answer is as usual: "It depends."

As a Realtor, my job as a listing agent is to sell it to a potential buyer, to their agent and most importantly to the bank that will provide financing to the buyer.

In a sellers' market like we have seen over the last few years, the market can seem all over the place with prices. The bottom line is that the market will dictate what a property will sell for, provided that the bank is in agreement. For example, a buyer can be very excited about a property they'd like to purchase. They participate in a multiple offer situation where they have outbid all competing offers. What happens now? Depending if the buyer is a cash buyer or if financing is required, the bank will consider the BC Assessment report as a factor in granting financing or in some cases, not.

If the offer is viewed as unreasonably high and not in line with how the market has behaved in the area, the banks can refuse to finance the mortgage for the buyers or assign conditions before financing can be finalized.

The truth is that the BC Assessment report is used mostly for tax purposes. The market value of a property is determined by the economic forces of demand and supply. Our biggest issue in the real estate market is very low inventory and a very high demand for properties. There simply aren't enough homes for sale to meet the demand. That's what we are being told by the governments and it seems consistent with what we are seeing in the market place.

Is BC Assessment important in the purchase or sale of your home? Yes. It's considered to determine what the property taxes will be for the current year, as well as qualifying for a mortgage.

In a strong sellers' market, it is very common for properties to sell well above BC assessment values. When the market changes into a buyers' market, and it will change one day, buyers and lenders alike will be paying much closer attention to what the BC Assessment numbers are.

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Anybody Can Play! Help to Pay for Music Lessons for Kids

FOR THE FOURTH YEAR, the Quadra Island Young Musicians Fund (YMF) is pleased to announce that we are once again offering Gift Certificates for music lessons to all young residents of Quadra Island, age 18 and younger. These Gift Certificates can be used to pay for private music lessons, either in person or online. To apply please pick up a paper application at Inspirations or find one online in the Files section of our Facebook page "Quadra Island Young Musicians Fund." Fill it out and either return it to Inspirations, mail it to Box 221, Heriot Bay, BC V0P1H0, or scan and email it to quadrayoungmusicians@gmail.com. Application Deadline: January 31, 2022.

Our Gift Certificate Program is made possible through donations from supporters. To donate, please send an e-transfer to quadrayoungmusicians@gmail.com, call us at 604.373.6440, or donate directly at Coastal Community Credit Union. You can also donate your Spirit Board points to #310.

Thank you Quadra Island for all of your support over the past few years and for helping us to realize our vision of "a community where the lives of all children are enriched by quality music education, and where active participation in music is valued and supported."

-Dave Blinzinger and Jen Banks-Doll, founders

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BC VoP 1No

Provincial electricity demand breaks records

VANCOUVER: BC SET a new record for peak electricity demand on BC Hydro's system on Monday evening due to the extreme low temperatures in many parts of the province.

Between 5 and 6 p.m. on December 27, demand for electricity hit an all time high of 10,902 megawatts, which is higher than the previous record of 10,577 megawatts set in 2020.

"The record represents a single moment in the hour when demand for electricity was the highest yesterday," says Simi Heer, BC Hydro spokesperson. "Most of the increase is likely due to additional home heating required during this cold snap."

In addition to the peak demand record on Monday, BC Hydro has observed on an overall increase in electricity demand since Friday. Monday's hourly peak demand was 18 per cent higher than Friday's.

"BC Hydro has enough supply options in place to meet increasing electricity demand," adds Heer. "However, if British Columbians want to help ease some of the demand on the system during peak times, we encourage shifting activities like doing laundry or running dishwashers to earlier in the day or later in the evening."

BC Hydro is also offering energy conservation tips for people looking to lower their electricity use and their electricity bills:

- Manage your home heating actively by turning the heat down when no one is home or when everyone is sleeping. Consider installing a programmable thermostat to automatically adjust temperatures at different times based on your family's activities. BC Hydro recommends the following temperatures:

- 16 degrees Celsius when sleeping or away from home
 - 21 degrees Celsius when relaxing, watching TV
 - 18 degrees Celsius when doing housework or cleaning
 - Avoid cranking up the thermostat – it does not heat the home up faster than turning it up a degree or two at a time.
 - Keep windows covered with blinds and drapes for an extra layer of window insulation. Window coverings can be a quick and cost-effective way to cut heat loss and block cold drafts.
 - Draftproof your home to reduce heat loss. Use caulking and weather stripping to seal gaps and cracks around doors, windows and outlets to prevent heat from leaking out and cold air from coming in.
 - Use energy-efficient lighting and put timers on your outdoor lights, including holiday lights, so they do not remain on the entire day.
 - Try washing your clothes in cold water only or turning off the heat-dry function on your dishwasher.
- For more tips and information, visit bchydro.com

Ferry Schedule

Leave Quathiasi Cove	Leave Campbell River
6:15 am	6:40 am
†7:05 am	†7:30 am
8:00 am	8:30 am
††9:00 am	9:30 am
10:00 am	**10:30 am
11:00 am	11:30 am
12:00 pm	12:30 pm
1:00 pm	1:30 pm
2:00 pm	2:30 pm
3:05 pm	3:30 pm
**4:00 pm	4:30 pm
5:00 pm	††5:25 pm
5:50 pm	††6:15 pm
7:00 pm	7:30 pm
8:00 pm	8:30 pm
9:00 pm	9:30 pm
10:00 pm	10:30 pm
*11:00 pm	*11:30 pm

† Daily except Sundays & Dec. 25 & Jan 1.

†† Commuter sailings, expect overloads

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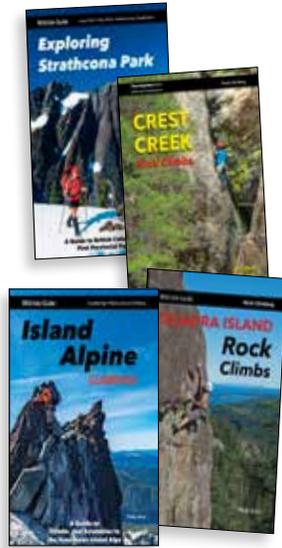
The Discovery Islander welcomes written submissions of interest to the Discovery Islands community: news, events, opinion and musings are fair game.

Please keep your item to a reasonable length: 750 words is a good target for longer articles.

In the interests of efficiency and hygiene please email your text and or photos to:
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If you have to supply a handwritten item that's okay, just not the first choice.

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PASSAGES

William van Orden passed away on December 21st at the age of 73. He was an extraordinary person in many ways. His creativity, intellect, and interest in everything from unique construction to eclectic music, from restoring old cars to collecting pump organs, from jackknives to old bikes, and his enthusiasm for reusing things of all sorts, made for a busy, full life. He collected old fish books and old cars and found treasures and wonder in the things most people throw away.

His greatest passion and legacy are the astounding West Coast sea creatures that he created. They are amazing works of art and science. At a future date, we will open his shop for people to come visit.

The family he leaves behind include his sisters, Ricarda, Joan, Heather, and Marjorie; our three wonderful children, of whom he was so proud, Nick (Michelle), Shannon (Chris), and Vince (Nicola), and five grandsons: Willem, Koen, Jacob, Bruno, and Tristan.

And then there's myself, Barb van Orden. I first met William on a blind date, complete with a butler and a chef. The fun and excitement of life with him carried on for 41 more years.

William was a kind, loving, gentle soul. We all had so much more to learn from him.

William's absence leaves an enormous hole in our hearts and lives. Our world is a less interesting place without him in it. We will miss him terribly and he will always be treasured.

To share thoughts or stories about William, or to see some of his art, please visit his website at www.bilzrockfish.com

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Heriot Bay Tides

DATE	TIME PDT	M.	FT.
07 Friday	02:27	1.2	3.9
	09:56	5.1	16.7
	16:23	3.0	9.8
	20:46	3.8	12.5
08 Saturday	03:11	1.7	5.6
	10:32	5.0	16.4
	17:19	2.7	8.9
	22:07	3.6	11.8
09 Sunday	03:55	2.2	7.2
	11:08	4.9	16.1
	18:13	2.4	7.9
	23:45	3.5	11.5
10 Monday	04:44	2.7	8.9
	11:44	4.7	15.4
	19:06	2.1	6.9
11 Tuesday	01:33	3.6	11.8
	05:45	3.2	10.5
	12:19	4.6	15.1
12 Wed.	03:11	3.9	12.8
	07:12	3.6	11.8
	12:53	4.5	14.8
13 Thursday	03:11	3.9	12.8
	07:12	3.6	11.8
	12:53	4.5	14.8
14 Friday	04:21	4.2	13.8
	08:46	3.8	12.5
	13:26	4.4	14.4
	21:17	1.4	4.6
15 Saturday	05:12	4.5	14.8
	10:02	4.0	13.1
	13:59	4.3	14.1
	21:52	1.2	3.9
16 Sunday	05:52	4.7	15.4
	10:59	4	13.1
	14:33	4.3	14.1
	22:27	1.1	3.6
17 Monday	06:26	4.8	15.7
	11:42	4.0	13.1
	15:11	4.3	14.1
	23:01	1.0	3.3
18 Tuesday	06:57	4.9	16.1
	12:15	4.0	13.1
	15:53	4.3	14.1
	23:36	0.9	3.0
19 Wed.	07:25	5.0	16.4
	12:47	3.9	12.8
	16:40	4.3	14.1
	00:12	0.9	3.0
20 Thursday	07:53	5.0	16.4
	13:21	3.7	12.1
	17:31	4.3	14.1
	00:48	1.0	3.3
21 Friday	08:21	5.0	16.4
	14:01	3.5	11.5
	18:23	4.2	13.8
	01:26	1.2	3.9
	08:51	5.0	16.4
	14:47	3.3	10.8
	19:19	4.1	13.5

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