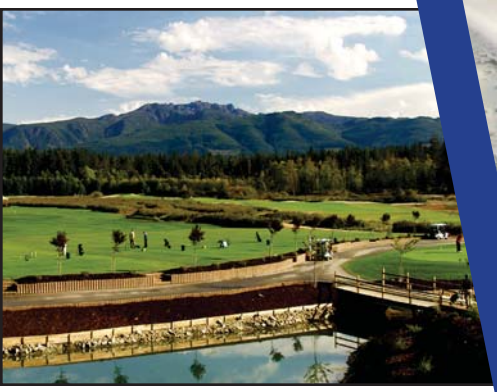












TOWN OF QUALICUM BEACH

Official Community Plan

Schedule 1 Bylaw No. 800

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1. INTRODUCTION

The Official Community Plan (OCP) is a collective vision for the future of the Town, built on many years of dedication from residents, elected representatives and staff. As a living document it needs to be flexible to meet the changing needs of a community over time while holding to long-standing community goals and priorities. The OCP has always been very strong on environmental protection and quality of life.

Since 2011, there have been major shifts in the local economy and society that needed discussion and exploration during this OCP review. Early in the review process, the Town asked residents what the review should include and the strongest response was housing. The local real estate market increased in price by over 50% in the last five years, significantly outpacing the growth of local incomes and pensions. At the same time, the availability of rental homes has decreased and the cost of rentals has grown very quickly. All these factors put extraordinary financial pressure on many residents in Qualicum Beach and negatively impact community health, schools, volunteerism and many other contributors to a high quality of life.

The growing gap between available housing and people's housing needs has led to many conversations that will continue into the future. What should the Town do about the housing crisis? How can Town lands be leveraged to address housing demand? Some of the housing outcomes identified in this plan include the introduction of alternative housing types into existing residential neighbourhoods, development potential at the Qualicum Beach Airport, a small residential subdivision in West Qualicum Beach and a plan to coordinate the comprehensive redevelopment of a portion of the light industrial area just east of the uptown core. Along with discussions about addressing the need for more housing development, there has been an ongoing discussion of how development impacts existing neighbourhoods and how the process and guidelines can be improved.

Other community discussions stimulated by changes in the last five years include:

- The closure of Qualicum Beach Elementary School on Primrose Street and the reconfiguration of other local schools in 2014 brought about new discussions on land use in the area. This plan now identifies a plan to work with the School District to develop a community-based vision for the land.

- Recruitment and retention of primary care practitioners has come to the forefront in the last few years and residents expressed concerns about the difficulty of finding a family physician in Town. This plan strengthens support for new medical facilities and policies to attract and retain physicians, as well as encouraging Island Health to make use of the undeveloped land provided by the Town on Jones Street.

- The Waterfront Master Plan was adopted by the Town in 2016, bringing a fresh look to the long-term vision for the waterfront based on a deep understanding of the increasing impacts of climate change and sea level rise. This plan integrates the vision and goals from the Waterfront Master Plan into the existing chapter on the Waterfront.

- Isolation and loneliness has emerged as a challenge facing many residents in the community, a trend that parallels a growing problem in communities throughout North America. This plan includes policies to strengthen community and social capital through the creation of public spaces, alternative housing, transportation and improved community programming.

In addition to the topics that residents wanted to discuss in this OCP review, the Town has also improved on the way that it engages with the public. Building on public engagement experience from the 2016 Waterfront Master Plan, the Town has taken every opportunity to consult with the public in a wide variety of formats and venues. In response, thousands of hours of citizen participation were contributed during this OCP update.

As noted in the updated vision statement, this plan responds to the social, economic and environmental challenges of the future while holding firm to those qualities that make Qualicum Beach a unique and highly desirable place to live.

1.1 PLAN CONTEXT AND PURPOSE

This document constitutes the Official Community Plan (OCP) for the Town of Qualicum Beach, prepared in accordance with the provisions of the *Local Government Act* of British Columbia. As such, it establishes a framework of policies for land use and strategic policy development.

1.2 PLAN AREA

The Plan applies to all lands within the boundaries of the Town of Qualicum Beach as shown on map 'Schedule 2.1' which is attached to and forms part of this Plan. The Town recognizes that this land is within the traditional territories of the Coast Salish peoples and particularly the Qualicum First Nation, whom the Town works with on a regular basis.

1.3 PLAN FORMAT

The Plan consists of four major parts, as outlined below:

1.3.1 Introduction

The introduction to the Official Community Plan for the Town of Qualicum Beach outlines the context and purpose of the Plan, its area of application, format and administration.

1.3.2 Policies

The policy part of the Plan contains specific sections for each land use category in the Town. Each such section is divided into four parts. They are:

"**Description"** defines the critical issues surrounding a particular land use.

"Sustainability Plan" identifies the sustainability implications of each policy area.

"**Objectives"** identifies the goals as they relate to that particular section.

"**Policies"** determines the specific actions required to achieve the objectives.

1.3.3 Implementation

The implementation part of the Plan defines the immediate legislative effect of the Plan on land use within the Town and outlines consequential legislative review or other action arising out of the adoption of the Plan.

1.3.4 Schedules

Schedules that further establish and clarify the provisions of this Official Community Plan are attached to and form part of this Bylaw. They include:

Land Use	Two maps (Schedule 2.1 and 2.2) showing the location of present and proposed residential, commercial, industrial, institutional, rural, recreational, open space, public utility and other land uses.
Development Permit Areas	Three Maps (Schedule 2.3, 2.4 and 2.5) showing designated development permit areas.
Major Road Network	A map (Schedule 2.6) showing the location of existing and proposed major arterial and major collector roads.
Parks and Ecological Greenways	A map (Schedule 2.7) showing a vision for future parks, open space and greenways.
Recreational Greenways	A map (Schedule 2.8) showing an existing and future network of walking, biking and other recreational greenways.
Sustainability Plan	Schedule 3 of this Plan is a Sustainability Plan. It defines a long-term vision for the Town, based on eight main principles of sustainability. It contains goals and objectives that provide a foundation for many of the other policies in the Official Community Plan.
Village Design	Appendix 'A' – Village Design Guidelines
Regional Context Statement	Appendix 'B' of the Plan is a Regional Context Statement. The Regional District of Nanaimo adopted a

Regional Growth Strategy (RGS) on November 22, 2011. The *Local Government Act* requires the Town to adopt a "Regional Context Statement" as part of its Official Community Plan within two years. The Regional Context Statement defines the relationship between the two Plans and determines the method of achieving compatible Plans, if applicable, over time.

1.4 ADMINISTRATION

1.4.1 Adoption

This Official Community Plan has been adopted pursuant to the *Local Government Act.* While it does not commit or authorize the Town of Qualicum Beach to any project specified herein, all bylaws enacted, permits issued and works undertaken by the Town of Qualicum Beach shall be consistent with the provisions of this Plan.

1.4.2 Review

The Official Community Plan may be subject to periodic review by the Council of the Town of Qualicum Beach every six years, or as deemed appropriate by Council in order to respond to changing conditions and current issues.

1.4.3 Amendment

Subject to the terms of a procedure bylaw adopted pursuant to Section 460 of the *Local Government Act*, application may be made to amend this Official Community Plan.

2. VISION STATEMENT AND POLICIES

Part 2 of the Plan describes land use management issues, establishes objectives designed to resolve these issues, and sets policies to achieve those objectives. The Sustainability Plan is a part of the OCP and, as such, will be considered when reviewing land use proposals.

The vision statement describes the future desired for Qualicum Beach. Based on community values, it sets the basic direction for planning policies and action. The vision statement for Qualicum Beach is:

Vision Statement
Qualicum Beach is a charming coastal village surrounded by rivers, forests and farmland in the shadow of Mount Arrowsmith. Our small-town character, walkability, and year-round access to recreational opportunities support a high quality of life for residents and an attractive destination for visitors. The Town will innovate in response to the social, economic and environmental challenges of the future while holding firm to those qualities that make Qualicum Beach a unique and highly desirable place to live.

General Goals

1. Preserve and protect our natural environment, including the ecosystems that support both people and wildlife.

2. Respect and celebrate our local and Indigenous Peoples heritage.

3. Promote and support demographic diversity.

4. Encourage carefully-managed growth that promotes green building and energy conservation and maintains a sustainable and high quality of urban and rural life.

5. Value residents and welcome all others in a spirit of inclusion.

6. Foster the health and well-being of people that live, work, play and invest in the Town.

7. Pursue economic opportunities based on sustainable growth and development that meet the needs of the community.

8. Value education, arts, culture, and community service as a part of daily life.

9. Protect and enhance the qualities that are key to the Town's appeal to residents and visitors.

10. Continue building a safe, walkable community with a townscape, parks, and trails that support healthy lifestyles.

11. Nurture a small-town village character and ambience from the compact village centre to the dynamic, natural beauty of the Qualicum Beach waterfront.

12. Be in support of the Regional Growth Strategy Bylaw adopted by the Regional District of Nanaimo on November 22, 2011, pursuant to the *Local Government Act*. The eleven goals of the Regional Growth Strategy are:

    i. **Prepare for Climate Change and Reduce Energy Consumption** – Reduce GHG emissions and energy consumption and promote adaptive measures to prepare for climate change impacts.
    ii. **Protect the Environment** – Protect and enhance the environment and avoid ecological damage related to human activity.
    iii. **Coordinate Land Use and Mobility** – Ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement.
    iv. **Concentrate Housing and Jobs in Rural Village and Urban Growth Centres** – Establish distinctive activity centres and corridors within growth containment boundaries that provide ready access to place to live, work, play and learn.
    v. **Enhance Rural Integrity** – Protect and strengthen the region's rural economy and lifestyle.
    vi. **Facilitate the Provision of Affordable Housing** – Support and facilitate the provision of appropriate, adequate, attainable, affordable and adaptable housing.
    vii. **Enhance Economic Resiliency** – Support strategic economic development and link commercial and industrial strategies to the land use, rural and environmental protection priorities of the region.
    viii. **Enhance Food Security** – Protect and enhance the capacity of the region to produce and process food.
    ix. **Celebrate Pride of Place** – Celebrate the unique natural beauty, culture history and arts of the region.
    x. **Provide Services Efficiently** – Provide efficient, cost-effective services and infrastructure.
    xi. **Enhance Cooperation Among Jurisdictions** – Facilitate an understanding of, and commitment to, the goals of growth management among all levels of government, the public, and key private and voluntary sector partners.

General Policies

- The following community values that support the Official Community Plan (OCP) guidelines and policies will be considered during the decision-making process:
    - Ensuring the quality and quantity of water;
    - Encouraging opportunities for physical and mental health;
    - Protecting/restoring the natural environment;
    - Strengthening the local economy;
    - Facilitating and encouraging affordable housing; and
    - Removing barriers to allow demographic diversity.

- The Town shall endeavor to manage the natural capital and ecological assets, such as green space, aquifers, foreshore areas and creeks, using infrastructure and financial management concepts that are typically applied to engineered assets.

- Through various methods, including rezonings, regulatory bylaws, incentive programs and education, the Town shall explore opportunities to improve the energy efficiency

of subdivision and building construction.

- The Town recognizes that the policies in this Plan provide opportunities for amendments to the zoning bylaw that significantly increase land value. The Town will pursue voluntary amenity contributions from developers as a means of sharing this land value increase with the community.

- The 2016-2018 OCP Review process shall be referenced by future decision-makers as to the scope of effort and community engagement undertaken as part of a full OCP review.
    - A Quality of Life Survey sent to every household in Town and open to people from outside the Town, with approximately 2000 responses during the summer of 2017.
    - Five large-format meetings at the Civic Centre
    - Nine weekly conversations (Town-hosted small group meetings)
    - Thirteen small group meetings in various formats and locations, including groups such as the Qualicum Beach Elementary School Parents' Advisory Committee, Kwalicum Secondary School students, School District 69 Board, residents' associations, Town committees and local parent groups.
    - Four kitchen-table conversations hosted by community members
    - Informal "popup" engagement at the Farmers' Market.
    - Online engagement on Facebook

- The Town shall assess and review its policies on an ongoing basis with regard to climate change impacts in conjunction with future OCP reviews.

- Future OCP Reviews may be implemented in a different way, but full OCP reviews should maintain a high standard for public engagement, such as specified by the International Association of Public Participation for the "Collaborate" level of public participation:

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

IAP2 Spectrum of Public Engagement. Future OCP Reviews should target the "Collaborate" level of public engagement.

2.1 MANAGE URBAN GROWTH

Growth management determines the amount, location, type and pace of development and redevelopment to support a transition toward the community's long-term vision. Growth management is a balancing act between allowing growth to support local businesses, maintaining school enrollment and meeting housing demand while preserving the qualities that make Qualicum Beach a charming small Town.

Sustainability Plan
Human settlement should be managed to balance the needs of present and future generations, society and the economy, within the context of ecological limitations. Effective land use management guides the form, function, and location of development to maximize the principles of sustainability. All aspects of sustainability and their long-term effects should be considered before changing land use policies. The policies in this Plan encourage development and redevelopment in the "Village Neighbourhood" where it can be affordably supported by existing infrastructure and services. Focusing redevelopment into the "Village Neighbourhood" will create economic and social vibrancy while reducing the environmental impacts of transportation.

General Objectives:

- To sustain the sense of community and protect the "village-like" lifestyle in Qualicum Beach.
- To clearly define the boundary between rural and urban lands.
- To control the spread of urban development into rural lands.
- To primarily accommodate future growth within existing urban areas.
- To separate incompatible land uses.
- To reduce servicing costs and limit development pressures on rural lands by restricting the construction of service infrastructure in areas outside the urban areas.

2.1.1 Urban Containment Boundary

Description:

An Urban Containment Boundary (UCB) is intended to define the limits of urbanization. Urban growth will be restricted to areas inside the UCB where municipal sewer and water services may be provided. All land within the UCB is not intended for urban development; parks and natural-space land is provided and environmentally-sensitive areas are protected. In order for the UCB to be effective, municipal services must be limited to areas of planned urban development. Under special circumstances, services may be provided outside the UCB to reduce threats to public health or the environment, provided it does not create additional development potential. Rural land should not be reduced in size or capacity by the expansion of urban development outside of the Urban Containment Boundary.

Rather than permitting dispersed, low density development in West Qualicum Beach, in 2005 the Town worked with the Canadian Wildlife Services, the Province of BC and Qualicum First Nation to concentrate development potential into a small area while preserving the rest of the land in a natural condition. Approximately 100 hectares of rural land located west of Grandon Creek was included within the UCB in the 1998 Official Community Plan, although only 12.5 hectares (31 acres) of land was intended for development. The extent of the UCB in this area is intended as an interim measure until the exact location of the Cluster Development Area is established. The Town will then adjust the UCB accordingly.

Sustainability Plan
Urban and rural land uses complement and support each other through the exchange of goods, services, amenities, and experiences that are identified in the Sustainability Plan. The character and quality of life in Qualicum Beach is defined by the close proximity and balance between rural and urban land. Rural lands and natural ecosystems provide the life-support system for urban living, while urban development provides a hub for economic and social capital. The policies in this section protect our rural resources, discourage urban sprawl and create compact, contiguous, efficient settlement patterns and servicing that benefit the Town environmentally, socially and economically.

Objectives:

- To provide clear separation between urban and rural lands.
- To ensure that future growth does not result in urban sprawl.
- To primarily locate future growth within existing urban areas.

- To encourage infill of urban development potential within designated urban boundaries.

Policies:

1. The Town shall support the designation of the Urban Containment Boundary (UCB) consistent with the Regional Growth Strategy, as shown on map 'Schedule 2.1'. The Town also recognizes the value of a complete, compact community that enhances the natural ecology, local economy and the vibrancy of community life.

2. The Town shall consider amendments to the UCB in the area west of Grandon Creek (see Policy 5 below).

3. The Town shall not provide sewer services to areas located outside of the designated Urban Containment Boundary (UCB) or the municipal boundary, except where existing developments threaten public health or the environment. Community services to Pheasant Glen Golf Resort will be considered, based on the potential threat to public health and the environment. No other additional development shall be permitted as a result of providing such service beyond that supported in the applicable Official Community Plan in place at the date of adoption of the Regional Growth Strategy, June 10, 2003, i.e. OCP Bylaw No. 575.

4. Additional urban development shall not be approved outside of the Urban Containment Boundary.

5. The inclusion of all of the "West Qualicum Beach Open Space Development Area" within the UCB as shown on "Schedule 2.1 Land Use" is intended as an interim measure until such time as the exact location of the "Cluster Development Area" (CDA) provided for under "Section 2.2.6 Rural" of this Plan is established. Once the exact location of the CDA is known, the Town shall support the amendment of the UCB within the "West Qualicum Beach Open Space Development Area" in order to recognize the protected greenbelt area and define the limits of the "Cluster Development Area".

6. Proposed Expansions to the Town's Urban Containment Boundary (UCB) should be supported by:
   a) A land inventory demand and supply analysis that assesses the need for additional land to be included within the UCB;
   b) A land use concept plan;
   c) An environmental impact assessment that identifies environmentally sensitive areas;
   d) A surface water or hydro-geological study that assesses the availability and quality of water to service the proposed development with a community water system, and the potential impacts of development on watershed function, including recharge capacities and surface runoff, as well as, on long term water supply to existing development and undeveloped lands located within the UCB;
   e) A study that identifies how wastewater disposal will be addressed and what the impacts will be on the capacities of existing treatment facilities;

f) A transportation study that identifies:
    a. Existing road traffic conditions;
    b. Downstream impacts of additional traffic resulting from the proposed development; and
    c. Demand for transit service.

2.1.2 Complete Nodal Community

Description:

The Town of Qualicum Beach has long supported the concept of a complete nodal community where people can live, work, shop and find recreational pursuits all within a short distance and with limited dependence on the automobile. The nodal structure encourages a sustainable community where walking, cycling and public transportation are supported as an alternative to driving from destination to destination. It also provides conveniently-located housing for people who do not have access to an automobile.

The following are general objectives and policies related to establishing a complete nodal community. Specific land uses and policies are described under the "Village Neighbourhood", Section 2.2.1 of this Plan.

Sustainability Plan
The Complete Nodal Community policies of this OCP are inherently more sustainable due to a reduced need to travel outside the community for goods and services, a diversity of housing types and social activities that suit the needs of all residents, and a strong local economy with a diversity of economic activities that engage and offer mutual support for the residents of Qualicum Beach and the surrounding area.

Objectives:

- To establish a "complete nodal community" as part of a framework to strategically accommodate future growth within the urban area.
- To provide a variety of high-quality housing types in close proximity to services and jobs, as part of a vibrant, safe, pedestrian-friendly neighbourhood.
- To ensure that a variety of commercial uses are provided in the "Village Neighbourhood" to limit the need for citizens to leave the Town for goods and services, and further to attract commerce from the community's trading area to benefit the economic prosperity of the Town's businesses and professional services.

Policies:

1. To encourage a mix of land uses within the boundaries of a complete nodal community as shown on map 'Schedule 2.2', "Village Neighbourhood".

2. To encourage parks, open spaces and recreation facilities within the "Village Neighbourhood" area.

3. To ensure that the "Village Neighbourhood" area is developed in a pedestrian-friendly manner.

4. In collaboration with the Advisory Planning Commission, local residents and businesses, the Town will develop detailed design guidelines for multi-residential areas within the "Village Neighbourhood" to complement the existing commercial "Village Design Guidelines". When complete, these guidelines will be appended to the Plan.

5. To ensure that residential areas outside of the "Village Neighbourhood" continue to be used for lower-density development and services.

6. Residential and commercial development in the "Village Neighbourhood" will be designed to encourage a sustainable community where walking, cycling and public transportation are supported as an alternative to driving from destination to destination.

7. Land-use designations and policies within the "Village Neighbourhood" will seek to attain a balance between jobs and housing.

2.2 LAND USE

Description:

Over the years, Qualicum Beach has primarily adhered to its Official Community Plan and adopted policies that address the Town's unique opportunities and constraints:

- As a community and as individuals, the residents of the Town recognize that human settlement is dependent on natural systems and that a sustainable balance between human uses and the natural environment must be maintained.

- The lands that are located just beyond the existing boundaries of Qualicum Beach have a direct effect on the social and economic welfare of the community. In order to protect the Town's interests in these sensitive fringe areas, the Town will work with the Regional District of Nanaimo as part of the implementation of the Regional Growth Strategy and the Town's OCP.

- The central commercial area provides upscale, quality, village-character buildings and landscaping. The adjacent light-industrial area has not developed to the same standards in regard to building façades, landscaping, parking and pedestrian amenities. This area is generally in need of revitalization.

Sustainability Plan
Land use management is essential to achieve the sustainability goals and policies in this OCP. By ensuring the compatibility of adjacent uses, managing the supply and reserve of diverse land types, guiding the form and character of development, and preventing unmanaged or inappropriately located growth, the Town will succeed in its pursuit of the sustainability goals in this OCP.

- The Island Highway No. 19A generates high traffic loads along the beach, the Town's prime recreational asset. The highway corridor is severely constrained by both the beach and upland bluff areas and by existing commercial establishments along the beach.

- Unstable soil conditions prevail in undeveloped commercial areas along the Island Highway No. 19A. Improper development of these sites could result in hazardous conditions.

- Land use policies must be explicitly consistent with the framework and policies provided by the Regional Growth Strategy.

In addition, the Plan proposes to protect those aspects of Qualicum Beach that give it its character and scale, both in developed areas and its natural environment:

- The scale and character of its commercial areas are pedestrian-oriented.

- Outdoor recreation areas and natural ecosystems are preserved and enhanced.

- The scale and character of Qualicum Beach is oriented towards a village atmosphere.
- Multi-family residential developments are small-scale and form an integral part of a residential area.
- The Town's heritage is conserved, including buildings, landmarks, significant trees and forests.

2.2.1 Village Neighbourhood

Description:

The "Village Neighbourhood" is characterized by pedestrian-friendly streets, a mix of housing types, parks, recreation facilities and natural areas all within walking distance of its vibrant, compact commercial core. The size of the "Village Neighbourhood" is based loosely on a 400m radius from the Commercial Core ("uptown"). However, because of topographic constraints, the E & N Railway to the north and the Agricultural Land Reserve lands to the east, the distance is reduced in some areas (see map 'Schedule 2.2').

Within the "Village Neighbourhood", developments should make efficient use of the land, where smaller private areas are compensated by proximity to services, amenities, green spaces, squares, and a livable, attractive neighbourhood. Neighbourhood design and infrastructure should provide for future options such as alternative transportation and fuels, green streets, district energy, water/waste management and local food production and distribution.

The quality of life in the "Village Neighbourhood" will be protected and enhanced by introducing multi-residential housing of high quality that integrates well with the surrounding single-family dwellings and is compatible with the existing village scale and character.

The existing light-industrial zoned lands immediately to the east of the uptown core contain many buildings that are of lower quality and utilitarian design. These buildings and yards contrast with the village character buildings and landscaped areas of the uptown area. The Town will encourage the revitalization of this area as a special planning area.

Tourism makes a significant contribution to the Qualicum Beach economy, and there is a significant opportunity to increase tourism activity in the "Village Neighbourhood".

Sustainability Plan
The "Village Neighbourhood" is the heart of Qualicum Beach, home to commerce, social activity, goods and services, and higher-density housing. Improving the quality of life for residents in and around the uptown attracts more residents that want to live a high quality of life within walking distance of uptown amenities. As more residents move closer to the uptown area, more businesses and services locate in the uptown. The policies in this section support the Sustainability Plan by focusing the growth of human settlement in the "Village Neighbourhood", rather than farther from the town core or on rural land, thereby continuing its pursuit of economic and social aspects of sustainability without sacrificing the integrity of the rural and natural surroundings. The "Village Neighbourhood", with a higher residential density, will be an excellent area for innovative sustainability measures such as district energy, "green" buildings, and alternative transportation.

Objectives:

- To establish a complete community centred on the uptown core that is vibrant, safe, pedestrian-friendly and commercially viable.
- To encourage a mix of high quality housing types that enhance the village scale and character of the area.
- To encourage accessory residential dwellings as part of commercial and cultural uses.
- To encourage housing types that make efficient use of land within the Village Neighbourhood, subject to neighbourhood compatibility.
- To encourage revitalization of the light-industrial zoned lands adjacent to the uptown core.
- To maintain and enhance the public realm including parks, squares, greens, play spaces and natural areas, as well as shops and activity centres.
- To facilitate the comprehensive redevelopment of the former School District 69 Bus Garage site and adjoining areas around 'The Old School House' and next to the former Qualicum Beach Elementary School.
- To promote Qualicum Beach as a tourist destination by providing opportunities for tourist accommodation and amenities within the "Village Neighbourhood".
- To provide a number of alternative methods of providing parking within the uptown commercial core.
- To support the visionary principles in the Sustainability Plan.

General Policies:

1. The Town shall support the redevelopment of the "Village Neighbourhood" in a manner that demonstrates the vision of the Sustainability Plan, encouraging expanded services, compact residential development, and tourism facilities while maintaining a strong village character.

2. The Town shall discourage owners from restricting occupation or ownership of a residential unit because of age.

3. The emphasis of street design shall be pedestrian-friendly, rather than car-friendly.

4. In order to support school enrollment, the Town shall explore ways to attract young families to the Town and school catchment area.

5. The Town shall require new developments in the Village Neighbourhood to submit a Rainwater Management Plan as part of the development approval and permitting process.

6. The Town shall discourage multi-family housing projects that seek to separate themselves from the surrounding community by containing the development within walled or fenced enclaves with centralized and/or controlled access points.

7. Through various methods including rezonings, regulatory bylaws, incentive programs and education, the Town shall encourage a diversity of housing to meet the needs of people of all ages, income levels and special needs.

8. Through various methods including rezonings, regulatory bylaws, incentive programs and education, the Town shall explore opportunities to improve the energy efficiency of subdivisions and building construction.

9. The Town shall encourage the efficient use of land within the Village Neighbourhood.

10. The Town shall require a site-specific tree and vegetation management and conservation plan for all new development proposals in the Village Neighbourhood.

11. As part of the off-site works and services related to a building permit or subdivision, the Town shall consider the requirement that owners provide for improvements to the street frontage, including sidewalks, street trees, and street lighting.

12. Buildings should be a maximum of three storeys in height. However, the Town may consider taller buildings on a case-by-case basis with consideration to factors such as topography, solar access, compatibility with adjacent uses, neighbourhood impact, views and community amenities. The Town will also recognize increases in typical ceiling heights in the consideration of height limits.

Policies:

Policies for individual land use designations within the "Village Neighbourhood" are as follows:

Commercial Residential

The Commercial Residential area is the heart of the uptown, including Second Avenue West and the other primary commercial streets as detailed in Map Schedule 2.2. The Town's commercial activity is focused into this compact area to create a convenient and pleasant pedestrian experience. Residential use is encouraged within this area to provide opportunities for car-free living, support local businesses, and increase safety through "eyes on the street". However, residences should be accessory to the commercial activity and not be allowed to dominate the street fronts. The density of up to 110 units per hectare means that the area can accommodate multiple floors of residential dwellings in an urban setting.

On a typical 600m^2 lot, 110 units per hectare equates to approximately seven dwelling units.

1. The Town shall protect and enhance the small-scale village character through application of the "Development Permit Area C1- Village Design Guidelines" which form part of the OCP.

2. The Town shall continue to provide opportunities for mixed-use commercial and accessory residential developments in the Town's Land Use and Subdivision Bylaw.

3. The maximum density for accessory residential dwellings in the commercial/residential area shall be up to 110 units/ha. However, density bonuses may be offered where developments provide underground parking, additional open space, parks, affordable housing, 'green' buildings, or other community amenities.

4. Existing trees shall be retained where possible, as part of the landscape requirements for new developments.

5. In support of a complete, vibrant, uptown core where there is a potential to provide all types of commercial sales and services, the Town shall discourage owners from restricting specific uses that are otherwise allowed under the zoning regulations (e.g. restaurants).

6. The Town shall encourage a variety of commercial uses to limit the need for citizens to leave the Town for goods and services and further to attract commerce from the community's trading area to benefit the economic prosperity of businesses and professional services in the Town.

Light Industrial

The Light Industrial area is located east of Memorial Avenue between Second Avenue East and Fourth Avenue East. The area is home to a number of consumer-oriented businesses that would not be easily accommodated in a retail/residential environment, such as auto body shops, warehouses, glass repair, building supply and cabinet making.

On a typical 600m^2 lot, 20 units per hectare equates to one dwelling unit.

1. The Town shall consider rezonings for a combination of light industry and accessory residential uses.

2. The maximum density for residential dwellings in the light-industrial area shall be up to 20 units/ha, provided that residential uses do not interfere with industrial or commercial uses. Density bonuses may be offered where developments provide underground parking, additional open space, parks or other community amenities.

3. The Town shall review off-site works and service standards, including sidewalk and boulevard improvements, for the Light Industrial Area.

Commercial/Cultural/Residential

The Commercial/Cultural/Residential area includes several Town owned properties at the south-west corner of Memorial Avenue and Fern Road, including the former bus garage property, the adjacent parking lot and The Old School House Property.

1. The Town and consultants shall further explore the feasibility of possible uses within the 'Commercial /Cultural/Residential' designation shown on map 'Schedule 2.2', including the following:
    - Park / Public Square
    - Neighbourhood Pub
    - Commercial Space (retail/office)
    - Artist Studios / Galleries
    - Hotel
    - Performing Arts Centre
    - Seniors' Centre
    - Residential Development Above Ground Floor
    - Outdoor Performance Venue
    - Parking
    - Movie Theatre

2. The Town supports the 1994 "Downtown Revitalization" study recommendation that a public square be included as part of the development of the Commercial/Cultural/Residential area.

3. The Town will continue to support The Old School House as a cultural centre for the arts.

Institutional

The Institutional designation includes publically owned land within the Village Neighbourhood. These institutional uses complement the private business and residential uses in the area and are part of a complete, compact community.

1. The Town supports the existing location of Kwalikum Secondary School for the long term and supports the retention of a potential school site on Primrose Street.

2. The Town supports the development of a primary medical facility and/or a multi-doctor facility on Jones Street on the land designated as "Institutional" on map 'Schedule 2.2'.

Mixed Residential 2

Mixed Residential 2 is the residential portion of the Village Neighbourhood that is closest and most accessible to the uptown. The proximity and convenience of this area makes it well-suited for more residential density than the other parts of the Village Neighbourhood. The maximum density of up to 80 units per hectare means that the area could accommodate

larger condominium or apartment buildings, intensive townhouse developments or other compact residential developments with reduced setbacks and landscaping.

On a typical 600m^2 lot, 80 units per hectare equates to approximately five dwelling units.

1. The Town recognizes existing single-family and two-family dwellings within the area designated as 'Mixed Residential', as shown on map 'Schedule 2.2'.

2. The Town will consider rezonings for multi-family residential uses within the area designated 'Mixed Residential', as shown on map 'Schedule 2.2'.

3. The maximum density for multi-family developments in the "Mixed Residential 2" area shall be of up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, underground parking, 'green' buildings, adaptable design features, public amenities and public open space as part of multi-family residential development within the "Village Neighbourhood".

4. The Town shall develop a suitable multi-family residential zoning for the 'Mixed Residential' area that will encourage small-scale developments in accordance with 'Development Permit Area M1' design guidelines.

5. The implementing bylaws and policies of the Town shall ensure that existing trees are retained where possible, as part of the on-site landscape requirements for multi-family residential developments.

6. Sidewalks, curbs and gutters, grass boulevards, trees, and pedestrian-friendly streetscapes shall be encouraged as part of multi-family developments.

7. Building designs and site development for multi-family residential developments shall conform to the 'Development Permit Area M1' design guidelines.

8. The Town shall develop more detailed design guidelines for 'Development Permit Area M1'. After development of design guidelines, the densities for Mixed Residential 1 and Mixed Residential 2 should be reviewed to ensure compatibility with the design guidelines.

Mixed Residential 1

Mixed Residential 1 is the residential portion of the Village Neighbourhood that is slightly farther from the uptown, and the development potential of this area is slightly less due to the distance. The maximum density of 60 units per hectare means that the area could accommodate townhouses, smaller condominiums, tiny house clusters or other compact residential developments with slightly larger setbacks than Mixed Residential 2, as well as more landscaping.

On a typical 600m^2 lot, 60 units per hectare equates to approximately four dwelling units.

1. The policies for 'Mixed Residential 2' shall apply to 'Mixed Residential 1', with the exception of Policy 3.

2. The maximum density for residential dwellings in the Mixed Residential 1 area shall be up to 60 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, underground parking, 'green' buildings, adaptable design features, public amenities and public open space as part of multi-family residential development within the "Village Neighbourhood".

Transitional Commercial/Residential

Transitional Commercial/Residential is the area on the fringe of the uptown, where the land use could be commercial, residential or a combination of the two. The flexibility in this area is intended to accommodate fluctuations in commercial demand, as well as provide a transition between the commercial uptown and the surrounding residential areas. The density of this area is equivalent to the adjacent "Mixed Residential 2" area.

On a typical 600m^2 lot, 80 units per hectare equates to approximately five dwelling units.

1. The Town shall consider rezonings for multi-family residential and/or commercial uses within the area designated 'Transitional Commercial/Residential', as shown on map 'Schedule 2.2'.

2. The Town shall develop a suitable mixed-use zoning for the 'Transitional Commercial/Residential' area that will encourage small-scale developments compatible with 'Development Permit Area C1' design guidelines.

3. The maximum density for residential dwellings in the transitional area shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, underground parking, 'green' buildings, adaptable design features, public amenities and public open space as part of multi-family residential development within the "Village Neighbourhood".

4. The implementing bylaws and policies of the Town shall ensure that existing trees are retained where possible, as part of the on-site landscape requirements for multi-family residential developments.

5. Sidewalks, curb-and-gutter, grass boulevards, trees, and pedestrian-friendly streetscapes shall be encouraged as part of multi-family developments.

6. Building designs and site development for multi-family residential developments shall be compatible with the 'Development Permit Area C1' guidelines.

East Village

The East Village is an area east of Memorial Avenue on land that was previously designated as industrial. The parcels in this area are large and the ownership has been consolidated over the years, making it ideal for a comprehensive redevelopment. A new concept is being developed with collaboration between the Town and the two other land owners. The density of this area is equivalent to the adjacent "Mixed Residential 2" area.

On a typical 600m^2 lot, 80 units per hectare equates to approximately five dwelling units.

1. The Town will consider rezoning applications for multi-unit residential uses with accessory commercial uses within the area designated 'East Village', as shown on map 'Schedule 2.2'.

2. Commercial uses within this area shall be located and oriented so as to maintain the compactness and pedestrian continuity of the uptown commercial core.

3. The maximum density for residential dwellings in the East Village shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, underground parking, 'green' buildings, adaptable design features, public amenities and public open space as part of multi-family residential development within the "Village Neighbourhood".

4. The East Village should be developed as a unique mixed-use neighbourhood with a form and character that is distinct from the rest of the uptown commercial core. Details on this area, including guidelines for form and character, should be developed as a part of the East Village Plan.

Tourist Accommodation

1. Zoning and subdivision regulations shall provide opportunities for bed and breakfast tourist accommodation as an accessory use to the Residential, Commercial and Cultural uses permitted within the "Village Neighbourhood" area as shown on map 'Schedule 2.2'.

2. The Town shall consider rezoning applications for a major tourist facility combining residential use with a destination resort hotel within the "Village Neighbourhood" area.

Health Care Facilities

1. The Town shall encourage rezoning applications for health care facilities within the "Village Neighbourhood". Larger facilities should be ideally constructed on land already intended for that purposes, such as the land on Jones Street that is owned by Island Health. Such uses may be combined with multi-family residential or other uses.

Parks and Squares

1. The Town shall maintain and enhance the existing parks and squares within the "Village Neighbourhood" illustrated on map 'Schedule 2.2'.

2. The Town shall support and encourage the development of new squares and community gathering locations within the "Village Neighbourhood", as shown on map 'Schedule 2.2'.

3. The Town shall facilitate the integration of small green areas, open space, linear parks and squares into the residential areas of the "Village Neighbourhood", including the integration of a transportation network for sustainable modes of transport in and around the "Village Neighbourhood".

4. Pedestrian connectors shown within the "Village Neighbourhood" area are based on the 1994 revitalization study. Pedestrian connectors shall be developed as opportunities present themselves, either through development proposal negotiations with property owners, Town-initiated 'green streets' projects, or through land acquisition by the Town.

5. Future use of the 'Community Park' indicated on map 'Schedule 2.2' shall be in accordance with the 2006 Community Facilities Site Potential Plan Update and updates thereto.

Uptown Parking

1. Existing and proposed community parking areas within the "Village Neighbourhood" are illustrated on map 'Schedule 2.2'.

2. Parking in the commercial core shall be accommodated through a combination of on-street, on-site and community parking areas.

3. On-site parking shall include landscaped areas in accordance with the "Village Design Guidelines" section of this Plan.

4. In order to establish a vibrant, pleasant and pedestrian-friendly commercial core, community parking areas will be located either around the periphery of the Commercial Residential area or in underground parking structures.

5. Improvements to parking shall be considered during the redevelopment of the former School District 69 Bus Garage site and surrounding area.

6. The Town shall explore alternative methods to compensate for a shortage of on-site parking, e.g. "*Specified Area for Community Parking Bylaw*".

7. The Town supports the use of electric cars and shall encourage electric car charging stations as part of all new developments.

District Energy Systems

1. The Town shall pursue the implementation of a district energy pilot project within the "Village Neighbourhood", with the Community Park and the curling rink area as potential locations. Potential technologies to be explored include geothermal and heat recovery from waste water.

Overhead Utilities

1. The Town supports the undergrounding of overhead utility wires within the "Village Neighbourhood" and shall explore financial and other strategies to work towards this objective over the long term.

2.2.2 Residential

Description:

Residential development should take place primarily in the "Village Neighbourhood" where developments benefit from existing services and residents live within a short walk of the commercial area. Higher levels of residential density in the "Village Neighbourhood" benefit the community by reducing reliance on private automobiles, improving the viability of public transportation, supporting local businesses, taking advantage of the energy efficiencies inherent in multi-family development, providing a greater diversity of housing and improving streetscapes and urban design. It should be noted that the buildout of the "Village Neighbourhood" is a long-term objective.

Remaining development potential within the Town is primarily within the Village Neighbourhood. However, consideration will be given to residential proposals that introduce alternative forms of housing into existing residential neighbourhoods, subject to neighbourhood compatibility. Given the desire related to quality of life, small town atmosphere and protection of the Town's rural greenbelt area, the Plan makes no provision for development in the rural greenbelt area, the 'Estate Residential' area or the area west of Grandon Creek, except for a cluster development provided for under Section 2.2.6 of this Plan. It is expected that residential development will be accommodated primarily through small-scale subdivision, infill of existing vacant lots and multi-family residential developments in the "Village Neighbourhood".

Sustainability Plan
The quality of residential development is excellent in Qualicum Beach, and the residential neighbourhoods are a pleasure for residents and visitors. Since there is a limited amount of potential for new residential development outside the "Village Neighbourhood", one of the greatest potential improvements for sustainability in the coming years will be through home renovations and reconstruction of the existing housing stock. Improvements to Town infrastructure will enable the integration of new sustainable technology such as water re-use, electric vehicles and solar power.

The policies in this section promote the local economy through the maintenance and enhancement of home-based business opportunities and will encourage a spectrum of housing choices and prices, from multi-family to single-family and secondary suites, from rural houses to village lofts, live/work accommodation, and from affordable to luxury.

Objectives:

- To encourage efficient use of municipal services and to prevent unnecessary capital expenditures by favouring residential development on lands already fully serviced.

- To provide a mix of housing types and tenures while encouraging designs that strengthen and enhance the village atmosphere of the Town.

- To encourage a sufficient supply of affordable housing, special-needs housing, and rental housing.

- To promote traffic-calming measures on local streets in residential neighbourhoods when deemed necessary and supported by area residents.

- To stimulate the local economy through enhancement of home-based business opportunities.

- To improve streets and public spaces in conjunction with development activity as another way to strengthen community connections and create vibrant public spaces.

Policies:

1. The Town shall encourage innovative approaches to the provision of housing.

2. Higher densities of residential development shall be encouraged in the ”Village Neighbourhood”, while lower densities of residential development will be considered outside the “Village Neighbourhood”.

3. The Town shall explore ways to work with community groups and senior levels of government to provide for the development of affordable housing, special needs housing, and rental housing.

4. Within the “Village Neighbourhood”, the Town shall encourage developments that include a diversity of housing options, including a range of unit sizes and building types for families of all ages.

5. The Town shall maintain a policy that will discourage the conversion of residential rental units to strata units during periods of low vacancy rates.

6. The Town, where possible and appropriate, shall provide opportunities for sensitively-integrated and compatible home-based businesses within the Town’s zoning regulations and shall explore ways to encourage more home-based businesses as part of a healthy local economy.

7. The Town supports the integration of attached secondary suites and appropriately located detached garden suites into residential areas, and shall periodically assess the effectiveness of the Town’s regulatory bylaws in achieving this.

8. The Town will consider the integration of alternative forms of housing into existing residential areas up to a density of 25 units per hectare, subject to a detailed design review to ensure neighbourhood compatibility. On a typical residential lot, 25 units per hectare equates to two dwelling units.

9. The Town shall encourage and facilitate small-scale market gardening on residential land.

10. The Town will rely on the definition of affordable housing from Canada Mortgage and Housing Corporation: “housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income”.

11. The Town shall ensure that municipal servicing is designed to accommodate the land uses identified in this Plan.

12. The Town does not support further opportunities for residential development beyond that which exists under this Plan.

2.2.2.1 Estate Residential

Description:

The "Estate Residential" area, as indicated on the map 'Schedule 2.1', is made up of large, heavily-forested parcels of land that include some old-growth trees. The lands are not within the Urban Containment Boundary and form part of the Town's greenbelt. Milner Gardens is located within this area and is an important institutional and educational asset for the community.

The Plan proposes to protect the "Estate Residential" lands as a large-lot forested area, and a Tree Protection Bylaw has been adopted to facilitate this protection. The section of forest adjacent to the highway is of particular importance to the community. Not only does it act as a buffer for property owners, it also provides a scenic gateway to the Town and has established itself as part of the heritage of Qualicum Beach.

Sustainability Plan
Estate Residential properties provide a buffer between the sensitive land on the foreshore and the higher traffic on Highway 19A. These properties are very low density, far from uptown, and without a convenient or safe route for cycling or alternative transportation, making it difficult for Estate Residential residents to access the uptown without relying on their cars. Conversely, the extremely low density also means that the total impact of their vehicle travel is relatively low. In consideration of the sustainability targets in this OCP, the physical constraints of these large properties make them unsuitable for an increase in residential density.

Objectives:

- To retain low rural residential densities in the Town's fringe area, including the "Estate Residential" area.
- To preserve the "Estate Residential" forest in order to retain a greenbelt around the Town's central urban area, preserve the heritage values of Qualicum Beach and maintain the scenic gateway to the beach area.
- To recognize the importance of Milner Gardens as an ecological education centre.

Policies:

1. Land designated as "Estate Residential" on map 'Schedule 2.1' of this Plan shall not exceed development densities of 1 dwelling/ha, with a maximum 2 dwellings for any parcel.

2. The Town shall not extend municipal services into areas designated as "Estate Residential" except under special conditions identified under the Urban Containment policies in Section 2.1.1.

3. The Town shall continue, through the Land Use and Subdivision Bylaw, to provide for ecological education opportunities on the land owned by Vancouver Island University.

4. In addition to the tree protection bylaw, the Town shall explore further ways to preserve the “Estate Residential” forest, including development permit area designations, possible changes to the Land Use and Subdivision Bylaw, and the increase of the current minimum parcel size.

2.2.2.2 Single-family Residential

Description:

The potential for future subdivision of land and the availability of existing vacant single-family residential lots within the municipal boundary is limited. Given the Town's strong nodal development policies, provisions for the densification of the "Village Neighbourhood", the community's wish to preserve protectiveness of the rural greenbelt areas, the Plan makes no provision for additional single-family residential development opportunities except for a cluster development in West Qualicum Beach and on land adjacent to the airport.

The Plan, and its implementing Land Use and Subdivision Bylaw, recognize existing legal multi-family developments.

Secondary suites and garden suites are a different form of housing and have the potential to benefit and complement the community by creating the opportunity for aging in place, allowing families to stay together over time, providing affordable housing, and reducing pressure on new developments**.**

Sustainability Plan
Single-family residential offers tremendous challenges and opportunities for progress towards the sustainability goals of this OCP. Low residential density and cheap energy make public transportation uneconomical, which increases automobile use because of the distance from goods and services. In 2007, approximately 2/3 of the GHG emissions in Qualicum Beach came from private automobile use, largely due to the number of single-family neighbourhoods beyond convenient walking distance to Town. Given that existing residential neighbourhoods are here to stay, the Town should improve the sustainability of single-family neighbourhoods through measures such as improving trails and pathways for alternative transportation so that residents can travel to and from the neighbourhoods without a car, and promoting the increase in the energy efficiency of single-family dwellings through education and incentives.

Another opportunity in single-family neighbourhoods is small-scale food production, which fully supports the goals and visionary sustainability principles in the OCP. The Plan also supports small-scale neighbourhood commercial centres within walking distance to single-family residential areas.

Objectives:

- To encourage more efficient use of existing municipal services through infill in existing residential areas.
- To maintain relatively low housing densities within single-family residential areas.
- To encourage new housing forms, such as secondary suites, that will provide opportunities for aging in place, allow families to stay together over time, provide affordable housing and reduce pressure on new developments.
- To protect, preserve and enhance environmentally-sensitive areas within the single-family residential areas.
- To encourage a single-storey height for homes on the waterfront side of Island Hwy 19A on the central waterfront.
- To prepare for climate change and rising sea levels by implementing policies for adaptation in vulnerable areas, such as the waterfront.

Policies:

1. Land designated as “Single-family Residential” on map ‘Schedule 2.1’ of this Bylaw shall not exceed development densities of 25 dwellings/ha, exclusive of secondary suites and garden suites. This density shall only be supported where developments are compatible with the form and character of the existing neighbourhood, including height, setbacks, landscaping and architectural style. On a typical residential lot, 25 units per hectare equates to two dwelling units.

2. The use of land within the “Single-family Residential” area shall be in accordance with the environmental policies and development permit area requirements of the Plan.

3. The Town shall review its zoning regulations with the intent of limiting the height of buildings within the central waterfront “Single-family Residential” area, between the foot of Garrett Road and the foot of Memorial Avenue, to one storey.

4. The Town shall review its regulations regarding construction elevations on the waterfront to adapt to rising sea levels.

5. The Town will entertain rezonings for a limited amount of small-scale neighbourhood-oriented commercial centres with a maximum floor area of 300m^2 to provide for daily needs, goods and services in appropriate locations within, or close to, “Single-family Residential” areas. Preference will be given to commercial locations where expansion of the existing commercial use can provide such goods and service.

6. The Town shall explore opportunities to improve the energy efficiency of subdivision and building construction through various methods, including rezonings, regulatory bylaws, incentive programs and education.

7. The Town, where possible and appropriate, shall provide opportunities for sensitively integrated and compatible home-based businesses within the Town's zoning regulations and shall explore ways to encourage more home-based businesses as part of a healthy local economy.

2.2.2.3 Multi-family Residential

Description:

The Town has successfully integrated multi-family developments near the uptown area by controlling the scale and character of such projects through the use of rezonings and development permits.

The Plan proposes that the Town continue to incorporate small multi-family developments into the "Village Neighbourhood". This will allow the Town the desired control over the scale and character of new facilities under rezoning applications.

In order to increase the diversity of housing, protect the natural environment, preserve rural resources and/or provide community amenities such as parks, multi-family residential housing types may be considered outside the "Village Neighbourhood".

Sustainability Plan
The policies in this section support multi-family residential because it offers advantages for sustainability measures such as energy efficiency, and provides opportunity for shared amenities that promote sustainability such as car-sharing programs, community energy, public transportation and community gardens. However, multi-family developments are challenged to provide amenities that are comparable to a single-family dwelling in areas such as privacy and yard space. These challenges can be overcome through high quality design and the provision of high value amenities, either on site or within a short walk.

Multi-family densification is essential to meet the goals of sustainability within the "Village Neighbourhood" and should be encouraged in this area. Developments should be designed and constructed to maximize the efficiencies of multi-family construction, such as energy efficiency.

Objectives:

- To encourage multi-family development in the "Village Neighbourhood" in order to provide for a variety of housing options within the Town.
- To ensure that the scale and character of multi-family residential development is compatible with existing single-family residential uses and will enhance the village character of the Town.
- To ensure multi-family housing is developed as a high quality, compatible part of the surrounding community.

Policies:

1. Residential density and land use *within* the "Village Neighbourhood" shall be in accordance with "Section 2.2.1 Village Neighbourhood".

2. Land *outside* the “Village Neighbourhood” that is designated as “Multi-family Residential” shall not exceed development densities of 30 dwellings/ha (with a possible density bonus up to 25%).

3. The Town shall discourage multi-family housing projects that seek to separate themselves from the surrounding community by containing the development within walled or fenced enclaves with centralized and/or controlled access points.

4. Rezoning applications for small-scale multi-residential uses will be considered within the “Mixed Residential 1 and Mixed Residential 2” areas of the “Village Neighbourhood” as illustrated on map ‘Schedule 2.2’, provided proposals are in accordance with “Development Permit Area M1 - Village Neighbourhood” design guidelines which form part of this Plan.

5. The Town shall develop detailed design guidelines for “Development Permit Area M1 - Village Neighbourhood”.

6. Rezoning applications that cluster existing densities may be considered outside the “Village Neighbourhood” in order to protect the natural environment, preserve rural resources, provide community amenities or support sustainability principles.

7. The Town shall explore opportunities to improve the energy efficiency of buildings through various methods including rezonings, regulatory bylaws, incentive programs and education.

8. The Town shall utilize density bonusing to encourage amenities beneftting the community when parcels are rezoned to a higher value.

2.2.3 Commercial

Description:

The Town is characterized by a well-defined, compact commercial core with its distinct small-scale village-like character and its lack of dispersed, highway-oriented "ribbon" development. The preservation of these characteristics is important to both residents and visitors.

A compact commercial area is essential to the success of a complete nodal community described in Section 2.1.2. Increased opportunities for employment is key to achieving a healthy demographic mix in the Town that includes youth and young families.

Tourism is a vital part of the local economy. In the long term, more 'destination' type resorts may be necessary to enhance this economic base. With the exception of licensed bed and breakfasts, there is no plan to permit short-term vacation rentals in existing residential neighbourhoods.

Sustainability Plan
Economic prosperity is fundamental to the sustainability of the Town. Residents of Qualicum Beach envision a thriving economic base with an emphasis on 'green' business practices and local business. Sustainable tourism activities are also a fundamental part of the local economy.

Businesses should be encouraged to demonstrate sustainability initiatives such as 'green' business practices, sustainable procurement and development for the local economy.

Objectives:

- To maintain a compact commercial core.
- To maintain the "village" quality and scale of the Town, encouraging commercial activities that focus on service to local residents and tourists.
- To enliven the commercial core areas by encouraging mixed commercial and residential uses.
- To prevent commercial "ribbon" development along major arterial routes by discouraging highway-oriented commercial uses.
- To encourage uses on existing commercial properties along the waterfront that align with the long-term goals of the waterfront.
- To identify land reserves that may serve as future sites for additional resort facilities.
- To reduce the use of automobiles, particularly for daily needs, goods and services.

Policies:

1. Use of commercial land within development permit areas, as indicated on map 'Schedule 2.2', shall be in accordance with the development permit provisions contained in Section 3.2 of this Bylaw.

2. Mixed commercial/residential uses will be encouraged in the uptown area. Residential uses will not be supported on ground-floor commercial street frontages in the commercial area.

3. The Town will consider rezoning applications within the "Village Neighbourhood" for a tourist facility combining residential use with a destination resort hotel.

4. The Town shall discourage further rezoning applications for commercial uses except as provided for within the "Village Neighbourhood", as described under Section 2.2.1 and illustrated on map 'Schedule 2.2' of the Bylaw, and for a limited amount of neighbourhood-oriented commercial in accordance with the Sustainability Plan.

5. The Town will consider the rezoning of properties that will establish Neighbourhood Commercial to meet the daily needs of local residents within a 1.0 km radius. The development of a Neighbourhood Commercial property shall be regulated by a Development Permit area to be established within the context of the Sustainability Plan. Neighbourhood Commercial areas shall be small-scale, approximately 300m^2 maximum floor area, and should not compromise the vitality and economic health of the uptown commercial area.

6. The Town shall explore opportunities to improve the energy efficiency of buildings through various methods, including rezonings, regulatory bylaws, incentive programs and education.

7. The Town will consider the needs of local businesses and quality of life for residents in the review of tourism-related improvements.

8. The Town will work with the Parksville-Qualicum Beach Tourism Association on a destination marketing strategy.

2.2.4 Light Industrial

Description:

The Town's current "Light Industrial" area provides the community with services and special commercial opportunities within walking distance of the commercial core. Because of its close proximity to the commercial core, revitalization of the "Light Industrial" area would be an asset to the commercial and tourism economy of the Town, and could offer the potential of live/work developments.

To ensure protection of the character of the uptown area, any redevelopment of the Light Industrial lands must be controlled by way of a development permit.

The Town should explore the feasibility of providing a forestry management and/or an industrial area at the Qualicum Beach Airport on Town-owned land.

Sustainability Plan
The OCP identifies a number of future economic opportunities that would make use of the Town's light industrial land. Examples of clean light industry include green technology industries, such as solar panel manufacturing or electric car maintenance facilities. Implemented properly, these kinds of industrial uses need not create noise, dust, or odours that conflict with adjacent uses. The Town should retain industrial land to ensure that such uses have suitable land available with appropriate infrastructure and amenities, and to open the opportunity for initiatives such as eco-industrial networking between complementary light-industrial uses.

Objectives:

- To encourage "Light Industrial" uses, such as those industries and activities identified in the Sustainability Plan.
- To encourage revitalization of the "Light Industrial" area.
- To protect the adjacent uptown area by controlling the visual impact of any new developments in the light-industrial area.
- To encourage silviculture and/or light-industrial uses at the Qualicum Beach Airport.

Policies:

1. The Town shall explore ways to encourage revitalization of the “Light Industrial” area, including accessory residential density bonuses.

2. Residential density in the “Village Neighbourhood” “Light Industrial” area shall be considered up to a maximum density of 20 units/ha, provided that residential uses should not interfere with industrial or commercial uses. Bonus densities may be offered where developments provide underground parking, additional open space, parks or other community amenities. On a typical 600m^2 lot, 20 units per hectare equates to one dwelling unit.

3. “Light Industrial” areas in the “Village Neighbourhood” shall remain a Development Permit Area to protect the historic scale and character of the area.

4. The Town shall develop an Airport Area Plan to explore alternative land uses for the Airport and adjacent land to the north.

6. The Town shall encourage clean, non-polluting industries.

2.2.5 Institutional

Description:

Institutions are the heart of the community and provide a focal point for the exchange of ideas and culture. Schools, churches, museums, service clubs, community centres, and other institutions offer opportunities to learn, socialize, play music, and celebrate; institutions help the community come together.

Qualicum Beach offers opportunities for life-long learning, including elementary schools and a high school. Milner Gardens, Vancouver Island University, and adult education courses will become increasingly important as Qualicum Beach becomes a more complete community.

Land previously occupied by Qualicum Beach Elementary School on Primrose Street will retain future potential as a school site, and the current site of Kwalikum Secondary School will remain as a school for the long term. In order to promote a complete, compact community, protect greenbelt areas, agricultural land reserve and rural areas for the long term, the Plan does not support the relocation of these schools.

Policies in other sections of the Plan support economic activity with the goal of increasing school enrollment.

Sustainability Plan
Achieving the sustainability goals of this Plan will require a shift in community values, and institutions will be at the heart of this change. Institutional uses should promote the ideals of sustainability through education, public engagement and community dialogue. Institutions also have the opportunity to lead by example on highly visible projects that promote sustainability objectives such as energy efficiency and alternative transportation.

The OCP supports the continued operation of the Kwalikum Secondary School at its current location and recognizes that schools are an important part of the social and economic prosperity of the "Village Neighbourhood" and the Town in general.

The Town has provided land adjacent to the existing Eagle Park Extended Health Care Facility within the Community Park for the development of health care facilities. The Town supports the development of additional health care facilities.

Objectives:

- To retain and support a full range of school opportunities within the Town, from Kindergarten through Grade 12.
- To locate schools and institutional uses so that they support the long-term goals in the Sustainability Plan.
- To provide a limited amount of land for care facilities to meet some of the Town's needs.

Policies:

1. The Town supports the location of existing school sites, as indicated on map ‘Schedule 2.1’.

2. The Town will not support the location of any future school sites that are not within an existing urban area or a future designated urban area.

3. The Town will not support any change in zoning for the existing school sites, as indicated on maps “Schedule 2.1 – Land Use” and “Schedule 2.2 – Village Neighbourhood”, except where such a change supports the long-term retention of these schools or is consistent with the policies in this Plan.

4. The Town will consider rezoning applications for a health care facility within the “Village Neighbourhood”.

5. The Town, in general, supports the location of health care facilities within the Qualicum Beach area.

6. In order to support school enrollment, the Town shall further explore ways to attract young families to the Town and school catchment area.

7. The Town shall explore ways to use the zoning bylaw to support the continued operation of schools in Qualicum Beach.

2.2.6 Rural

Description:

Rural areas to the west, south and east of the urban containment boundary make up a protected Greenbelt area. The Estate Residential properties and the Town-owned District Lot 10 also form part of the Greenbelt. There is also an extensive rural area further to the south, between the Town and the Inland Island Highway.

The Town influences future land use outside Town boundaries by continuing to participate in the Regional District of Nanaimo Regional Growth Management function. The Town may also consider expanding its municipal boundary in order to gain full control of all land use matters and protect its fringe Greenbelt areas in perpetuity.

Environmentally-sensitive areas located in the rural areas include the riparian zones of the Little Qualicum River, the west side of Grandon Creek, French Creek and the upper sections of Beach Creek. The Plan recognizes these areas, as well as others, and provides policies for their preservation, restoration and enhancement under the Development Permit Areas Section of the Plan.

The Town supports the B.C. *Agricultural Land Commission Act*, and the continuing status of the Agricultural Land Reserves within its boundaries. These reserves form an important part of the Greenbelt area. The ALR lands and the adjacent areas designated as "Rural" are located outside the Urban Containment Boundary and are not designated for development purposes; however, they are important as areas where a rural lifestyle can continue to exist within close proximity of the uptown area.

Sustainability Plan
The policies of the OCP protect and strengthen the Town's rural economy and lifestyle. Rural land uses perform a key role in the future of the Town. They provide a green buffer for urban uses, have a high ecological value, form a part of the identity of the Town, and provide a land reserve for the future production of food. A significant portion of the rural land is currently being used for large-lot estate residential, but it is expected that they will perform a more active role in the future of Qualicum Beach, through food production, agritourism, value-added food processing, and education. Residents enjoy locally-grown and produced food and recognize that protecting agricultural land is essential.

The Town-owned District Lot 10 contains an important underground water aquifer with the potential to provide increased water supply to the Town. The Berwick Well Field south of Rupert Road is another important source of the Town's drinking water. The designation of D.L. 10 and the Berwick Well Field as "Rural" will continue under this Plan.

The Plan encourages clustering through the principles of "open space subdivision", whereby the total area of land required to accommodate existing development potential is reduced significantly, in order to preserve large rural land holdings.

Objectives:

- To preserve the Town's agricultural land resources for present and future food production.
- To promote agricultural uses on rural land.
- To protect agricultural operations from the impact of encroaching urbanization.
- To preserve the Town's greenbelt area.
- To encourage economic activity in the Town's greenbelt in the form of agriculture, resource management and other compatible uses.
- To influence land use in the Town's rural fringe areas through cooperation with the Regional District of Nanaimo.
- To preserve, restore and enhance environmentally-sensitive areas.
- To protect the quantity and quality of the Town's water supply.

Policies:

1. The Town supports the mandate of the Agricultural Land Commission to preserve and encourage the use of agricultural land for food production. The use of land for the purpose of agriculture is a fundamental component of the Sustainability Plan and the development of a local food economy.

2. Recognizing that there will be a need for additional agricultural production beyond lands within the Town boundaries, the Town shall support the preservation of all ALR lands.

3. The Town shall oppose any application to remove lands that are capable of, or improvable for, agricultural purposes from the Agricultural Land Reserve situated within the Town or within proximity of its boundaries.

4. The Town shall oppose commercial or industrial development between the Town and the Inland Island Highway, particularly adjacent to Memorial Avenue and Rupert Road.

5. The Town shall encourage preservation, restoration and enhancement of environmentally sensitive areas, in accordance with the Development Permit Area Guidelines under Section 3.2.

6. The Town shall not allow development of District Lot 10 and the Berwick Well Field area, as underlying aquifers are a source of the Town's water supply.

7. In order to promote and encourage the retention of large rural holdings, the Town shall not support the subdivision of land designated by the Regional Growth Strategy as Resource Lands and Open Space and Rural Residential, into parcel sizes that are smaller than specified by the applicable OCP that was in place for those lands at the time of adoption of the Regional Growth Strategy on June 10, 2003 (i.e. 2 ha minimum, OCP Bylaw No. 575).

8. "Clustering" of development potential will be considered within the "Rural" designated lands in order to preserve the associated surrounding green space in perpetuity.

9. The Town supports the location of a destination resort within the golf course property ('Pheasant Glen Golf Resort') located on the south boundary of the Town, as indicated on map 'Schedule 2.1', provided that the development:
   i. includes no permanent residential use;
   ii. includes only commercial development that is auxiliary to the proposed tourism activity;
   iii. does not threaten the urban containment policies of this Plan;
   iv. does not conflict with adjacent land uses and environmentally-sensitive areas;
   v. complies with the Development Permit Area C13 guidelines for this area and any other criteria that may be imposed by the Town as part of a rezoning application, e.g. covenants prohibiting further subdivision of land, occupation and maximum length of stay; and
   vi. comprises a maximum density of 11.4 resort accommodation units per hectare.

10. Development proposals located adjacent to the Agricultural Land Reserve (ALR) shall provide an adequate buffer, screening and setbacks. Applications for subdivisions and rezonings of lands adjacent to the ALR will be required to register a pre-development covenant that protects the rights of owners of ALR land to operate in accordance with normal farm practices.

11. In the westerly part of Qualicum Beach:
    i. The Town, in collaboration with land owners and stakeholders (i.e. local Indigenous Peoples), shall develop a plan for a concentrated "Cluster Development Area" (CDA) of urban development within the "West Qualicum Beach Open Space Development Area" shown on map 'Schedule 2.1'
        1. The CDA was originally identified to be 12.5 hectares (31 acres) in size.
        2. The plan should recognize the original intent of the CDA designation, changing ownership, provincial mandates and treaty negotiations with Indigenous Peoples.
        3. The plan should include the development of a value-based assessment process for the West Qualicum Beach Open Space Development Area that

prioritizes the need to minimize negative impacts on the local ecosystems and ecosystem services.

ii. The Town will support applications to amend the Land Use and Subdivision Bylaw within the Cluster Development Area, provided that a permanently-protected greenbelt area is established on the remaining land or parcel of land within that area.

iii. At such time as the exact location of the CDA is known, the Town shall pursue an amendment to the UCB within the "West Qualicum Beach Open Space Development Area" in order to exclude the protected greenbelt area from the UCB and define the limits of the CDA.

iv. The Town, in approving any development proposed for the West Qualicum Beach Open Space Development Area, as shown on map 'Schedule 2.1', commits to protect the wetlands identified in SE1 Polygons N0409 and N0411 and supports the registration of a conservation covenant in favour of a third party, with an upland buffer of 200 m around the wetland where possible. The upland buffer may be reduced to 50 m in certain locations, depending on the locations and circumstances, to foster a proposal for clustered development.

v. The density allocations in the West Qualicum Beach Cluster Development should be approximately as follows, while recognizing that the number of dwelling units may not correspond to the number of lots if the development is something other than a conventional subdivision (700m2 lot size):
    1. Crown Provincial: 60 lots
    2. Owner of Lot 5 (40 acres): 16 lots
    3. Owner of "E-1/2 LOT 4 (17 acres): 8 lots
    4. Town of Qualicum Beach (40 acres): 16 lots

vi. The Town, being the level of government with the delegated legislative authority, shall protect the wetlands identified in SEI polygons N0409 and N0411. The Town acknowledges ecological protection and buffers of wetlands differ from the RAR of rivers, creeks and streams and recognizes our authority to impose more restrictive requirements (i.e. 200m buffer around wetlands) than other levels of government, including the Province's Develop With Care Guidelines, so long as these do not impose mutually contradictory requirements or prevent development of the cluster development area as described previously in this section.

12. The Town shall consider the possibility of expanding its boundaries into some of its fringe areas in order to gain full control of all land use matters and protect its Greenbelt area in perpetuity.

13. The Town shall continue to encourage forestry and other rural economic activities on land designated as 'Rural' not being used for agricultural purposes.

2.2.7 Waterfront

The waterfront is the subject of many competing interests. Residences, business, plants, animals, and natural ecology all compete for a small amount of highly valuable land at the interface between land and sea.

The Town will adapt and respond to climate change and sea level rise through proactive and precautionary planning that is based on current science and guided by long-term goals and community values. Natural shoreline conditions will be restored wherever possible, and the Town will mimic natural coastal processes to protect important assets. The waterfront will be a gathering place and a hub for community life, where people can move safely and easily, whether they are walking, cycling, or driving. The Town will preserve, restore and prosper from its waterfront for the benefit of natural ecosystems and the quality of life for current residents and future generations.

Sustainability Plan
For many years, human development on the foreshore has progressed at the expense of natural ecology, through the degradation of natural habitat and the encroachment of human activity into sensitive natural habitat. The trend has now shifted to a much more responsible approach that balances multiple interests.

Single-family residential use on the central waterfront has been historically characterized by single-storey seasonal homes on small lots. In order to maintain the historical character of the waterfront and avoid conflicts between residential use and the public beach, a major attraction for both residents and visitors, it is desirable to limit the size of houses on the central waterfront to single-storey on the waterfront side of the Island Highway 19A.

The central waterfront also contains many residential and commercial buildings that do not meet the current setback requirements and possibly the maximum parcel coverage requirements of the zoning bylaw. Typically, the lots have very limited distance between the Island Highway 19A and the Strait of Georgia

The Town should prepare for climate change and rising sea levels by implementing policies for avoiding additional risks, adapting to changing conditions and retreating where appropriate. This should include a review of construction elevation requirements for new construction.

An ongoing program of improvements is proposed for the central area of the Qualicum Beach waterfront, from the foot of Memorial Avenue to the Brant Viewing area. This central beach area should be treated as a special area with a park-like character. Improvements will be intended to encourage public use of this area and to support and enhance the ecological integrity of the waterfront.

Waterfront Promenade and Walkways

The most essential component of improvements to the central waterfront of Qualicum Beach is the need for a continuous walkway along the waterfront. Existing public access is fragmented by resorts, waterfront housing, and other physical barriers.

It is proposed that:

a) A continuous walkway alignment along the waterfront between the foot of Memorial Avenue to the foot of Crescent Road West will be pursued as an objective.

b) At existing physical barriers which are to remain in the long-term, such as resorts or housing along the water's edge, public access routes will be provided around these barriers, both by ramp access to the foreshore at each side of the barrier, and by links to a sidewalk system along the Island Highway 19A.

c) When redevelopment of private waterfront occurs, owners will provide for public access along the water's edge, above the high water mark where possible.

d) Waterfront walkways will be designed to connect by crosswalk to Memorial Avenue, Crescent Road West and to the open space and trail system.

e) Continuous pedestrian access paralleling the Qualicum Beach foreshore will be maintained from Town boundary to Town boundary, and shall be encouraged along the beaches of central Vancouver Island.

Cycling on the Waterfront

Cyclists on the Qualicum Beach waterfront presently face many obstacles and danger spots. Given that bicycle use is increasing for both recreation and commuting, it is proposed that effort should be made to improve cycling conditions on the waterfront.

Waterfront Environment and Plantings

The waterfront is the most significant environmental asset in the Town of Qualicum Beach. The Wildlife Management Area on the marine foreshore is essential for wildlife such as the migrating Brant Geese.

Areas of grass, annual plants and mature native trees at the concession area and the foot of Memorial Avenue are essential to the image and photogenic character of the Town. However, several of the major existing trees are slowly failing. As well, significant changes to existing parking layouts will be required at several locations.

It is proposed that the 'park-like' and sylvan character of the Qualicum Beach waterfront be protected and enhanced. Paved areas and parking should be balanced with green space, trees, lawns, shrubs and flowers. Landscape improvements should be completed for the length of the central waterfront zone.

In design and maintenance of these landscape plantings, the habitat values of the plantings should be considered. Where possible, naturescape approaches should be utilized. It is proposed that:

a) Existing landscaped areas and native trees should be retained wherever possible, for as long as possible.

b) In anticipation of eventually losing some existing trees, a tree-planting program should be continued along the waterfront. Because of the waterfront exposure of the site, establishment of trees will require an extended effort.

c) All new parking areas should have a landscaped buffer between their paved areas and the Island Highway 19A.

d) Approximately 25% of the space on the waterfront should be reserved as grass area for picnicking, informal play, and visual relief. These areas are best if close to parking lots, and could be located in sections too narrow for efficient parking use.

e) A program of installation and maintenance of flowering annuals should be initiated in highly visible areas of the waterfront, especially at key points like the Island Hwy 19A intersections at Memorial Avenue and Crescent Road West, and near the concession building, Visitor Information Centre and washrooms.

f) A naturescape program should be implemented to provide habitat for waterfront birds, small mammals, butterflies, reptiles and amphibians. These areas will need to be located and protected so as not to be overrun by beach recreational use.

g) In making waterfront improvements, existing natural habitats should be retained. These include native trees and shrubs, and also native beach grasses, drift logs on the upper foreshore, and intertidal vegetation communities. Reference should be made to the publication ”Coastal Shore Stewardship: A Guide for Planners, Builders and Developers”.

Waterfront Land Acquisition

The Town of Qualicum Beach has a standing policy of acquiring waterfront property when it becomes available and when financially feasible. Several properties along the waterfront are now acquired and waiting for physical improvements.

While public access along the waterfront is required, it would not be advantageous to eliminate all private use of the Qualicum Beach waterfront. The mix of public open space with waterfront homes and resorts provides a visual interest and character which is attractive and unique.

It is the intent of these policies to develop a plan to allow use of the waterfront by the public and private interests in balance and for mutual benefit.

The Town should consider the consequences of sea level rise before purchasing individual properties.

Waterfront Lighting

The existing Qualicum Beach waterfront is lit by street lights along parts of the Island Highway 19A, and intermittently by private development. Improvements to waterfront lighting might be perceived to increase security, and reduce vandalism. However, in waterfront parks in other cities, night lighting has not reduced vandalism or stopped delinquent behavior. Lighting only stops vandalism if there is increased patrol and enforcement by security or police forces, or active reporting by the neighbouring residents. Although lighting around buildings will increase security, the extent and type of lighting required to make public open spaces secure would not be visually attractive in a waterfront park environment.

For these reasons, the following policies on waterfront lighting are recommended:

a) Improved lighting, using low-glare character fixtures along the Island Highway 19A will be encouraged, as well as the undergrounding of wires, as part of a highway upgrading program.

b) Vehicular entrances to parking areas and pedestrian crosswalks on the Island Highway 19A will be lit, using a low-glare and highly-aesthetic fixture, for safety reasons.

c) The interior of parking lots will be lit to a lower level of illumination than the highway, by decorative fixtures, to allow a visual transition between highway and waterfront, and for the safety of pedestrians.

d) Areas around public buildings on the waterfront will be lit by low-glare fixtures.

e) The public walkway itself will not be a priority for night lighting.

Waterfront - Public Buildings

Existing public buildings on the waterfront include the Visitor Information Centre, washrooms, and the leased concession building that serves the general public in the beach area. The following policies are recommended for buildings on the waterfront:

a) The re-development of the parking area at the foot of Memorial Avenue may require the relocation of the existing Visitor Information Centre to allow space for an efficient, controlled-access parking layout. However, it is recommended that a Visitor Information Centre remain on this site, in a location convenient to new parking and visible to arriving motorists. A new Visitor Information Centre might be designed with a nautical theme, and be oriented both to the highway and to the sea view.

b) The existing washrooms should remain at the central area of the beach. New public washroom facilities should be considered at the foot of Memorial Avenue and the Brant Viewing Area.

c) It is proposed that the existing Beach Hut concession continue to offer small scale services which are tourist-oriented, e.g. rentals (windsurfers, bicycles, canoes, kayaks, scuba, small boats). The intent would be for the site to become a service centre for beach activities. It also could be a centre for lifeguard and first aid services. It is in the interests of the community to provide services and activities which could attract tourists and encourage them to stay. Similar compatible uses may also be considered in the vicinity.

Waterfront - Marine Use

The water of Qualicum Beach is heavily used in the summer for swimming, sailing, waterskiing, boating, etc. It is also home to many species of waterfowl, including sensitive migratory birds. The waterfront area is protected and managed under the Parksville-Qualicum Beach Wildlife Management Area. To protect and enhance these uses, the following policies are proposed:

a) It may be necessary in the long term to 'zone' the water area to designate areas for swimming, water-ski pick-up and drop-off, pleasure boating, wildlife areas, and so on. The existing situation will be monitored, and zoning will be imposed if, and when, necessary.

b) The nearest marina facility is French Creek Marina. Because of the beach terrain, exposure, and resulting major environmental disruption and cost involved in creating a traditional marina in Qualicum Beach, it is unlikely that such a facility will be feasible.

It is proposed that the Town lobby senior governments for continuing improvements to French Creek Marina to accommodate the needs of local boaters.

c) Beaches are a living phenomenon that are subject to natural processes such as littoral drift of sand, beach erosion, etc. The goals and policies of the Waterfront Master Plan should guide future decision-makers on how to manage the foreshore area while supporting and enhancing natural processes or ecosystems.

Conflicts between dogs running off-leash and wildlife using the marine foreshore are continuing. There should be a continuing effort to enforce the 'all dogs on leash' regulation, as well as the regulation prohibiting dogs on the beach during the Brant Geese migration.

Waterfront - Special Features

It is desirable to provide a visual focus, special interest, and special 'photographic opportunities' or 'learning opportunities' at key points along the waterfront. Items such as beach overlooks, special monuments, sculpture or landscape features, or specially designed pedestrian areas will encourage tourists to stop. These features also contribute to the Town's image and community pride. It is proposed that special features and intensively-designed "nodes" should be created at three locations along the waterfront:

- Memorial Avenue and Island Highway 19A
- Beach Hut Centre (concession area)
- Crescent Road West and Island Highway 19A

These nodes could incorporate habitat improvements and related interpretive facilities associated with the mouth of Beach Creek and Grandon Creek.

Urban (concrete) seawalls should be gradually replaced over time with softer treatments. Wherever possible, water-edge treatments should follow the recommendations of the Coastal Shore Stewardship Guide.

Vehicular Access and Parking

The existing waterfront is currently dominated by the Island Highway 19A, developed to a suburban standard with open ditches and no curbs, gutters or sidewalks. As a long-term objective, the Town will improve for pedestrians, cyclists and other users so that they can safely and comfortably access the entire waterfront.

Waterfront parking is currently provided in the east and central areas of the highway interface with the beach. This 90-degree parking is serviced by uncontrolled access from the Island Highway 19A. The main in-town accesses to the waterfront area are Memorial Avenue and Crescent Road West.

a) Existing public parking areas on the waterfront are not to have substantial new investment in landscaping, etc. in the short term, in anticipation of the need to rebuild these parking areas with controlled access and egress to the Island Highway 19A. Providing controlled access parking areas will substantially reduce the yield of existing parking lots. Thus, in the long term, a combination of new western parking with reworked eastern lots may lead to a slight reduction in available parking. However, the planned parking will distribute cars and people more evenly along the beach.

b) Pedestrian crosswalks are proposed at key intersections.

c) A sidewalk, bike lane and landscaping program for the Island Highway 19A along the waterfront zone is recommended.

Objectives:

- To establish a varied, natural beach profile.
- To enhance the habitat and ecosystems of the waterfront.
- To discourage additional foreshore hardening.
- Develop a safe, continuous walkway.
- Reduce traffic volume and speed along the waterfront.
- Enhance amenities to make the waterfront more user-friendly.

- Create opportunities to bring people together in groups of all sizes, using natural amenities wherever possible.
- Sustain and be open to opportunities for commercial activities that support the goals of the plan.
- Expand food options along the waterfront.
- Increase tourist accommodation.
- Connect the uptown to the waterfront.
- Exhibit cultural awareness and history.
- Continued access to a wide range of activities for both residents and visitors.
- Maintain a strong visual connection between the waterfront and upland area.
- Maintain small-town character.
- Enhance the park-like character of the Central Waterfront

Policies:

- To refer to the 2016 Waterfront Master Plan as the primary guiding document for waterfront planning.

- To evaluate waterfront ideas and proposals using the evaluative frameworks developed as a part of the 2016 Waterfront Master Plan
    - Engineering and Environmental Evaluation Framework; and
    - Waterfront Community Values Evaluation Framework.

- Public use of the waterfront shall be encouraged in the central waterfront, approximately from the Brant Viewing Area to the foot of Memorial Avenue.

- Where feasible and necessary, and after considering the effects of sea level rise on individual properties, the Town will consider acquiring waterfront property in the central area for public use and enjoyment as follows:
    a) Private residential properties which now have building encroachments on public land or right of way will be the first priority for Town purchase.
    b) In the long term, to provide for a controlled intersection at Crescent Road West, and adjacent public parking and rest area, it may be advisable to assemble those private properties lying to the east of Crescent Road West, up to Town-owned land. This also would provide a clear waterfront view for eastbound traffic and resort properties on the south side of the highway.
    c) To facilitate the extension of a continuous waterfront walkway.

- Public use of intertidal foreshore will be encouraged all along the Qualicum Beach waterfront, from Town boundary to Town boundary.

- To accommodate and encourage alternative transportation methods (e.g. bike and bus).

- Obstructions to public access, or water uses which have unacceptable impacts on the foreshore natural environment will not be allowed.

- The Town shall use *Green Shores™ for Coastal Development* as a reference for waterfront improvements.

- In the event of partial or complete destruction of a building or structure that is non-conforming as to the minimum setback requirements under "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999" and that the building or structure was constructed before the adoption of Bylaw No. 580 (November 5, 1999), the building or structure may be maintained, repaired, extended, altered or replaced on the parcel, provided that the repair, extension, replacement or alteration, when completed,
    - involves no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started or destruction occurred.
    - the building or structure is considered to be safe for the intended use by a qualified engineer.

- Buildings and structures constructed after the adoption of Bylaw No. 580 that are non-conforming as to the setback regulations of Bylaw No. 580 and have been granted a variance by the Board of Variance or through a development variance permit would, after acquiring a building permit, be allowed to be rebuilt in the event of partial or complete destruction, subject to confirmation that the building or structure is safe for the intended use.

- Until such time as the Town can complete a continuous walkway that is separate from the highway, a barrier should be constructed between the highway and pedestrians/cyclists.

- The Town should consider improvements to the waterfront walkway surface.

- The Town shall explore the placement of anchoring buoys, in partnership with the private sector, to encourage marine use.

2.2.8 Recreational Greenways

Greenway Trails

A well-developed trails system runs throughout the Town of Qualicum Beach. The proposed Greenway Trails will extend this system to create a series of interconnected loop circuits through Qualicum Beach. The Town also has an agreement with the Island Corridor Foundation that would allow a portion of the rail right of way to be used for multi-use pathways, which will provide other opportunities to improve the network of Recreational Greenways.

Greenway Trails will be for pedestrians, cyclists, skateboards, persons using mobility devices and other human-powered and low-speed users.

Landscape buffers along the trail will provide separation between trail users and adjacent residents. Where necessary, privacy screens, preferably consisting of plantings, will be installed.

In some cases, a Greenway Trail will parallel an ecological greenway. Where necessary, barriers will be used to keep people out of sensitive habitat areas.

Sustainability Plan
Qualicum Beach Greenways are about what we want to keep as the Town grows. Greenways play a part in protecting salmon in the streams, eagles in the trees, herons and Brant geese on the water, frogs and salamanders in the wetlands, and a myriad of smaller species in the urban ecosystem. Greenways will maintain a strong identity for residents and the tourism industry in Qualicum Beach - as a Town with life flowing through it.

Two types of trails are proposed: a waterfront promenade, and nature trails (through wooded areas). The extent of proposed greenway trail systems is shown on map 'Schedule 2.8'.

a) Waterfront Promenade

A continuous walkway should be provided along the waterfront from the foot of Memorial Avenue to the Brant Viewing Area. Wherever possible, this walkway should be at the water's edge.

b) Nature Trails

i) The existing trail system should be extended in the Grandon Creek Ravine, to connect directly with the waterfront.

ii) A trail system could be developed along Beach Creek, along the top of the ravine up to Village Way, with an east/west connection to the foot of Dogwood Road.

iii) If, and when, new developments occur at the western edges of Qualicum Beach, they should incorporate sidewalks and/or trail systems to connect to the proposed neighbourhood parks, Little

Qualicum River, the waterfront, Grandon Creek and the Community Park.

iv) Existing trails, e.g. at Hemsworth Road, Sunningdale Road East, and Hall Road should be retained and enhanced.

v) If development of the Airport lands proceeds, trail connections could be provided to the proposed RDN French Creek trail.

Objectives:

1. To create a network of green spaces, or 'Greenways' that provide ecological and recreational benefits for the Town.

Policies:

1. Ecological Greenways shall include four types:

- 'Greenbelt Area and Working Landscapes' around the outskirts of the Town, protected by advocacy policies and zoning.
- 'Aquatic Habitat Greenways' to protect watercourses, wetlands and associated riparian vegetation and aquatic ecosystems.
- 'Upland Habitat Greenways' to protect lands with steep slopes, to provide representative samples of local upland ecosystems, to maintain buffers along key roadways, and to conserve sensitive terrestrial ecosystems.
- 'Parks and Open Space Area', which includes the Community Park and also neighbourhood parks, in the east and west areas of the Town. Open space includes local golf courses and undeveloped portions of the E&N railway and Village Way.

2. Recreational Greenways shall include two types:

- Greenway Trails in a public right of way, to provide off-road facilities for non-motorized linear transportation such as walking, hiking, and cycling.
- Greenway Streets to provide facilities for pedestrians and cyclists, as well as motor vehicles, in well-landscaped corridors.

Both are envisioned as beautiful green spaces, with special facilities for people to walk, cycle and enjoy nature.

2.2.9 Parks

The natural environment, healthy ecosystems and green space are vital to the character of Qualicum Beach. The built-up areas of the Town are divided into neighbourhoods by green areas, and the Town is separated from adjacent communities by low-density land uses and green space. The very identity of Qualicum Beach is based on natural amenities and a high quality of life.

With continuing threats to salmon populations, serious concerns about reptiles and amphibians, and climate change upon us, it is critical for all communities on Vancouver Island to show the world how to protect the environment in balance with urban development.

Sustainability Plan
The community is surrounded by a wealth of natural beauty and a high quality public realm, and the community cares for natural ecosystems to ensure that they are healthy and thriving. Parks, landscaping and other shared spaces should be designed to serve many purposes, with an emphasis on enhancing community life and promoting environmental best practices.

Recreation Resources

The Town takes a holistic view of recreation that encompasses a wide variety of engaging experiences that build healthy lifestyles through activities, sports, arts and culture in outdoor and indoor settings. The Town owns natural areas, recreational lands and amenities that are used by the community for both casual and programmed recreation. Generally, programed recreational activities are operated by the Regional District of Nanaimo and other local organizations such as curling, tennis and and lawn-bowling clubs.

Schedule 2.7 “Parks and Ecological Greenways” is provided as a reference for the Town’s park and greenway network. Following are observations about the existing outdoor recreation facility system:

a) Community Park

The existing Community Park is centrally-located and of a generous size. The Community Park is the ideal location for community-wide oriented facilities, and could meet the needs for these facilities into the foreseeable future. Future uses of the Community Park shall be consistent with the 2006 Community Facilities Site Potential Plan Update and updates thereto.

b) Neighbourhood Parks

At present, the central Community Park, Christleton Park and school grounds are the only child-oriented developed facilities in the Town. The Community Park serves the needs of young children from the central area of Qualicum Beach. However, obstructions such as the Island Highway 19A, Village Way and simple distance limit access to the Community Park from eastern and western sections of the Town. The Town of Qualicum Beach will embark on a program of providing neighbourhood-size parks. These parks would:

- Be larger than a “tot lot” and smaller than a community park, or approximately 2-3 hectares in size;
- Be integrated into the open space and trail system;
- Be visible from the adjacent street and nearby houses to allow passive surveillance, but large enough to separate active play areas from houses;
- Be located so that they are accessible to neighbourhood children without forcing them to cross an arterial road;
- Include facilities for tot and intermediate play areas, adult resting areas, open play areas and other small-scale facilities for which there is general demand in the neighbourhood.

In the area of the Heritage Forest, neighbourhood park functions for the surrounding residents may be provided either at the edge of the Heritage Forest, or in the nearby Christleton Park.

In the long term, two sites should be set aside in the area of the District Lot 10 lands owned by the Town, and in Crown lands between Grandon Creek and the Qualicum Beach Elementary School, to serve as neighbourhood parks for areas west of Grandon Creek. These sites should be connected by sidewalk or open space and trail system to the residential street system, as well as to Little Qualicum River and to the waterfront.

c) Special Recreation Areas

Along the Little Qualicum River, as a part of District Lot 10, a riverfront park should be retained. This site could offer public access for fishing and other activities to the Little Qualicum River and existing trails.

Objectives:

- To support the development of a system of recreational amenities that provides a wide range of recreational opportunities for people of all ages and abilities.

Policies:

1. To continue working with the Regional District of Nanaimo and other groups to provide recreational activities and amenities.

2. To work with developers to provide recreational activities and amenities as part of the development process.

3. Existing recreation facilities should be retained, renewed and upgraded where needed. New facilities might include:
    - Improvements in the Community Park;
    - Acquisition and development of neighbourhood parks;

- Acquisition of land for the development of recreational greenways;
- Enhancement of special recreation areas such as the Little Qualicum River;
- Provision for private (user-pay) recreation facilities.

4. The program of waterfront improvements should be continued. The 2016 Waterfront Master plan and Section 2.2.7 of this plan provide more details on how the central waterfront can be developed with a unique park-like character.

5. Protect Town's network of open spaces in perpetuity, including:

   a) The Qualicum Beach Memorial Golf Course, Pheasant Glen Golf Resort and Eaglecrest Golf Course.

   b) Waterfront properties in Municipal control, as well as Crown foreshore.

   c) E & N Railway.

   d) The undeveloped portions of the Village Way and Hoylake Road West right of way.

   e) Grandon Creek Ravine, including continuous open space connections to the waterfront and to the Community Park.

   f) Beach Creek Ravine, from the golf course to Village Way, with an east/west connection to the foot of Dogwood Road.

   g) Steeply-sloping areas within the Town boundary. This would include slopes over 30% to the south of the Island Highway 19A, south of Judges Row and along the waterfront through the estate properties and Eaglecrest, North West of Garrett Road and French Creek ravine near the Qualicum Beach Airport.

6. The following projects shall be priorities for park development:

   a) Implementation of the Site Potential Plan for the Community Park.

   b) The development and improvement of recreational amenities for youth and children.

   c) Waterfront enhancement and facility development, especially in western areas of the public beach zone.

   d) Improvements to the Island Highway 19A, along the public waterfront zone.

   e) Designation, mapping and signing of major walkway and bikeway routes.

   f) Extension of the trails, paths bikeway system in accordance with Map Schedule 2.8 and the Age-friendly Transportation Plan.

7. The policies regarding Parks and Natural Space, as outlined in this bylaw, shall provide guidance to the Approving Officer regarding the provision of parkland or cash in lieu, pursuant to the *Local Government Act.*

8. The policies regarding the natural environment as outlined in this bylaw shall provide guidance to the Town and Approving Officer regarding the protection, restoration and enhancement of the natural environment as part of the subdivision and development approval process.

2.2.10 Land Acquisition

To meet the objectives of this Plan, some additional property acquisition will be required. Techniques available to the Town for parks and open space acquisition include:

> ***Sustainability Plan***
> *The Town has previously acquired many key recreational properties, and continuation of this practice will greatly support the Town's long-term sustainability objectives.*

a) Outright purchase. This can be financed, in part, by sale of existing surplus properties.

b) Land exchange. In some cases, a land swap of existing holdings in exchange for new strategic acquisitions would be equitable.

c) A 5% land dedication at time of subdivision. The *Local Government Act* will allow the Town to require a portion of subdivided land in a location acceptable to the Town to be set aside for park purposes.

d) Negotiation. The Town may be able to negotiate a public right of way, easement, or other legal tenure to achieve public objectives, such as trail access or linear open space.

e) Development Cost Charges bylaw. The *Community Charter* allows the Town to impose a charge for parks acquisition and improvement purposes.

f) Land grant. The Town of Qualicum Beach may be in a position to receive land grants from the Crown (Province), the E & N Railway, or from private donors and estates.

g) Public ways like walkways or bikeways fall under the definition of 'highway' in the *Land Title Act*. As such, these can be managed similar to highway dedications during subdivision.

Objectives:

- To obtain appropriate land for the purposes of public recreation, open space, ecological areas and other goals of this Plan.

Policies:

1. The Town shall pursue the following major acquisitions:

    a) selected residential properties along the central waterfront, including those which now have encroachments on public land, and, in the long term, those required for a waterfront walkway, traffic circulation and parking.

    b) sites of two neighbourhood parks. All, or a part, of the neighbourhood park sites required for the western edge of Qualicum Beach could be provided out of District Lot 10 and existing Crown lands.

    c) linear open space connections:
        - broadened, along the upper sections of Grandon Creek to the Community Park.
        - along Beach Creek to Village Way, with an east/west tie to Dogwood Road.

2.3 NATURAL RESOURCES

Description:

The local natural resource industry is a very minor part of the Town's economy, and there are no plans to increase resource extraction or harvesting beyond current operations. The Town's natural resource base is limited. Except for the Town-owned sand pit next to the old landfill site, the Town has no gravel resources of commercial significance and there is no plan to permit extraction at other locations. Removal of soil in an uncontrolled manner can lead to unstable soil conditions, runoff problems, degradation of fertile soil and visual disturbance. An effort should be made to control such soil removal.

There are municipally-owned forestry resources in the Town including D.L. 10, in proximity to the old landfill site, and also at the Qualicum Beach Airport.

Sustainability Plan
Human society is supported by natural ecology and dependent on numerous ecosystem services such as purification of water and air, decomposition of wastes and pest control. The excessive extraction of natural resources and disposal of waste has created a threat to the ecosystem that must be overcome to achieve a sustainable society.

The preservation of our forests and agricultural lands is important to the future of Qualicum Beach. These areas will be crucial as we pursue future priorities such as carbon sequestration, better water management and increased local food production. They also provide a place for natural ecology and the continued health of the ecosystem.

Objectives:

- To manage the forestry resource in a prudent manner.
- To help prevent the uncontrolled removal of soil, particularly within agricultural lands and where unstable ground conditions exist.

Policies:

1. The Town should continue to manage the forestry resources in a manner consistent with professionally accepted forestry practices and in accordance with the environmental protection policies contained in this Bylaw.

2. The Town should not encourage the expansion of commercial resource harvesting within the Town of Qualicum Beach beyond the scope of current operations.

2.4 DEVELOPMENT CONSTRAINTS

Description:

Development constraints in Qualicum Beach are the result of unstable ground conditions, flooding hazards and areas of environmental sensitivity.

Unstable Areas:

Steep, potentially unstable bluff areas exist along the south side of the Island Highway 19A, the northerly foreshore including the Estate Residential and Eaglecrest areas, Grandon Creek ravine, Beach Creek ravine, District Lot 17 and a portion of the French Creek valley near the Qualicum Beach Airport owned by the Town. While the ravine areas of Grandon Creek are mostly controlled by the Town, other areas are privately-owned and subject to development pressure. For this reason, these areas have been designated Development Permit Areas.

Particular reference is made to geotechnical reports prepared for the Town in 1981 by B.H. Levelton & Associates and in 1996 by EBA Engineering Consultants Ltd., that conclude most failures in the area south of, and adjacent to, the Island Highway 19A are triggered by surface and subsurface water conditions.

Sustainability Plan
Numerous locations in Qualicum Beach are subject to development constraints due to unstable ground conditions, flooding, environmental sensitivity or other conditions. As stated in the Sustainability Plan, "there is a limit to the amount of human activity that can be supported by our ecosystems". Where known, these areas are identified by Development Permit Areas, so that any consideration of construction or development will be subject to a rigorous permitting procedure.

Flooding:

Low-lying coastal areas have considerable exposure to storm events and are subject to flooding and wave action during high tides and heavy weather. Rising sea levels, as a result of climate change, will increase the vulnerability of the Town's flood-prone areas. Low-lying land near the Little Qualicum River is vulnerable to both river and ocean flooding. Map Schedule 2.5 "Hazardous Lands Development Permit Areas" identifies the areas that are historically vulnerable to flooding.

Environmentally-Sensitive Areas (ESA):

The Little Qualicum River and French Creek are important fisheries resources that require consideration. Both Grandon Creek and Beach Creek are fish-bearing streams that require consideration. The beach of Qualicum Beach is not only a prime recreational resource, but also an important environmental area.

The Town-owned land on D.L. 10 is underlaid with aquifers, which are a main source of the Town's drinking water. The Town-owned land south of the fire hall on Rupert Road is also a major water source. Both properties require careful management in order to protect the quality and quantity of this resource. The aquifers also extend into the privately-owned part of D.L. 10 on the north side of the highway located outside the municipal boundary.

Environment Canada, Canadian Wildlife Service and the Provincial Ministry of Water Land and Air Protection, in partnership with other organizations, produced a Sensitive Ecosystems Inventory for East Vancouver Island that includes the Qualicum Beach area. The document is a good reference for land-use planning. Fine-tuning of the information appears to be necessary and is ongoing.

Map 'Schedule 2.4' – "Ecological Development Permit Areas" identifies those environmentally-sensitive areas that are protected by a Development Permit Area designation. Section 3.2 contains guidelines for actions within these areas.

Objectives:

Unstable Areas:

- To protect both existing and new developments against hazards associated with unstable soils.
- To maintain vegetation where it serves to absorb high water levels and control run-off that could otherwise trigger soil failures.
- To prevent storm drainage from development increasing water levels in critical areas.
- To ensure construction is undertaken using principles that are consistent with good geotechnical practice to prevent soil failures from occurring as a consequence of development.

Flooding:

- To define areas that are subject to flooding.
- To prevent damage to persons and property as a result of flooding.
- To plan for the impact of sea level rise as projected and supported by scientific literature.

Environmentally-Sensitive Areas:

- To protect areas of environmental importance, including Coastal Douglas fir Biogeoclimatic Zone ecosystems.
- To determine the sources of existing pollutants entering Grandon Creek and Beach Creek, and initiate corrective measures.
- To protect the quantity and quality of the Town's drinking water supply, including the aquifers underlying D.L. 10 and the Berwick Well Field.

Policies:

Unstable Areas:

1. No vegetation shall be removed from the slopes of the French Creek ravine, Grandon Creek ravine, Beach Creek ravine, the bluff areas south of the Island Highway 19A or other areas that have been identified as being unstable, except in accordance with the development permit guidelines for that area.

2. Any development on areas that are subject to unstable ground conditions shall have storm and other drainage systems designed by a professional engineer, so as not to increase the risk of soil failure resulting from surface water conditions.

3. Where an owner of land is aware of unstable ground conditions on a property to be developed, the owner shall advise the municipality of such conditions at the time an application is made for a permit or an amendment to a bylaw affecting the property under consideration.

Flooding:

4. With respect to development of the beach areas, the Town shall follow the development permit guidelines for that area.

5. The Town shall review the maps and data produced by Federal and Provincial government sources when considering land use within flood plain areas.

6. The Town shall review the maps and data produced by Federal and Provincial government sources when considering land use within any flood-prone areas.

Environmentally Sensitive Areas:

7. The Town shall encourage and co-operate with Provincial and Federal agencies and the Regional District of Nanaimo to identify, enhance and protect the Town's environmentally-sensitive areas.

8. The Plan contains policies and development permit guidelines in regard to environmentally-sensitive areas within the Qualicum Beach area.

9. The Town shall oppose any development of D.L. 10, or the Berwick Well Field or any other development that could have an adverse effect on the Town's underground water supply.

10. The Town shall consider the importance of Coastal Douglas-fir ecosystems and associated wildlife and vegetation when considering proposed changes in land use or designation.

11. The Town shall explore additional bylaws and policies to identify, protect and restore Coastal Douglas fir Biogeoclimatic Zone ecosystems.

2.5 MUNICIPAL SERVICES

Sustainability Plan
The Town's future municipal infrastructure will encourage appropriately-sized, efficient and enduring installations that utilize technologies that we have only just begun to recognize. It is important that the Town adopt asset management practices to identify life cycle costs and conditions to prolong asset life, and to identify timing and cost of replacement. The various functions provided by the Town should be complemented by programs which encourage conservation and recycling.

2.5.1 Transportation

Description:

Residents and visitors to Qualicum Beach have a range of transportation options to connect people, places, and goods. To achieve the community's long-term objectives for greenhouse gas reduction and sustainable communities, the Town will encourage alternatives to the private automobile. The Town wishes to improve safety and mobility for persons of all ages and abilities, particularly for those who choose active modes of transportation, such as walking and cycling.

Sustainability Plan
Traditional modes of transportation contribute to the excessive production of greenhouse gases. The future transportation plan for the Town of Qualicum Beach will see a focus on alternative forms of transport such as walking, cycling, transit, and zero/low-emission vehicles. All works within municipal rights of way should consider future options for transportation, district energy, communication and other forms of infrastructure. The Plan encourages a range of mobility and transportation options for easy movement within the community and between other communities within the region.

The Town has a well-developed network of roads and vehicular infrastructure that will continue to be maintained. This OCP section focuses on future priorities for transportation infrastructure that will complement the road network.

The 2007 Downtown Parking Study and Parking Management Strategy and 2016 monitoring report shows that the Town has sufficient parking to meet future needs, other than a few localized problems that may need to be addressed.

The Town supports a variety of transportation options and has developed a hierarchy of transportation routes to serve residents, from higher-volume regional connector roads down to informal pedestrian footpaths that provide shortcuts between neighbourhood streets. The railway is currently inactive, and although the Town does not support further investments in rail service, it is essential to retain the rail corridor as a continuous corridor that may accommodate multiple modes of transportation.

The vehicular transportation network is shown on Map Schedule 2.6 and includes the following road types:

- Provincial Highway: There are no Provincial highways within Town boundaries but are shown on the map for reference.
- Arterials are thru-roads that are expected to carry high volumes of traffic. There is no intention of expanding to four-lane arterials within the Town.
- Major Collectors collect traffic from local roads and minor collectors, and distribute it to arterials. Traffic on a major collector has a lower speed than arterials but may have relatively high volumes. Traffic is usually going to or coming from somewhere nearby, but these roads also provide connections between different segments of an arterial.
- Minor Collectors collect traffic from local roads, and distribute it to arterials. Traffic on a collector is usually going to or coming from somewhere nearby.
- Local Roads are neighbourhood-level connections that bring people to their final destinations. They are generally not intended to be thru-roads, though exceptions exist.

The active transportation network provides a safe, convenient alternative to the vehicular transportation network and is intended for pedestrians, cyclists, skateboards, persons using mobility devices, and other human-powered and low-speed users. Further details on alternative transportation routes, signage and design details can be found in the 2017 Age-friendly Transportation Plan Update. A high-level overview of the future network is shown on OCP Map Schedule 2.8 Active Transportation and includes the following designations:

- Greenway Streets are roads that provide safe, convenient routes for walking, cycling and active transportation. Actual roadway cross sections will vary, but key ingredients of Greenway Streets include buffers of natural vegetation in rural areas and, in urban areas, abundant street trees, planted islands, boulevards or medians, comfortable provision for cyclists and pedestrians, and plant materials chosen for habitat values. Accommodations for cyclists and pedestrians vary but generally include sidewalks or separated pathways. In the case of very low-volume roads, greenway streets could incorporate traffic-calming measures and enhanced bicycle facilities, as appropriate, to ensure that pedestrians, cyclists and motorists can safely share the street.

- Multi-use Pathways are separated from the roadway and accommodate pedestrians, cyclists, skateboards, persons using mobility devices, and other human-powered and low-speed users.

- Walking Trails are intended for walking and are generally not designed to accommodate other forms of active transportation.

Objectives:

- To improve mobility by active transportation modes.

- To improve safety for vulnerable road users of all ages and abilities.

- To reduce the use of automobiles, particularly for daily needs, goods and services.
- To make roadways pedestrian-friendly, particularly in the “Village Neighbourhood” and beach area.
- To upgrade the beach section of the Island Highway 19A, in accordance with the principles outlined in Section 2.2.7 Parks & Natural Spaces and the 2016 Waterfront Master Plan.
- To support the long-range road network as established in the Major Roads Network Plan, map ‘Schedule 2.6’ of this bylaw.
- To avoid four-lane roads within or near the Town limits.
- To support alternative transportation planning, as identified in the Recreational Greenways map, ‘Schedule 2.8’ of this Bylaw and the 2017 Age-friendly Transportation Plan.
- To support infrastructure that supports a shift to low-carbon transportation options such as electric vehicles.
- To support improvements to the transit service, evaluate and monitor demands for transit and adjust service accordingly.
- To ensure adequate parking facilities in all areas of the Town.
- To provide flexible alternatives to on-site parking requirements in the uptown.
- To encourage a range of transportation initiatives.
- To use the evaluative criteria in the Age-friendly Transportation plan as a guide for investments in transportation infrastructure including:
    - Safety
    - Use
    - Vulnerable users
    - Network contribution
    - Cost
- To maintain ‘Landscape Buffers’ along main arterial and highway entrances to the Town.

Policies:

1. The Town shall monitor and review areas of possible vehicular hazard or points of conflict between motorists and other road users and explore methods for their improvement.

2. The Town shall make provision in its Subdivision Bylaw for landscape buffers along main arterial and highway approaches into the Town.

3. The Town shall continue with its program of maintaining and upgrading the road network system, in accordance with the Development Cost Charges Bylaw and Capital Expenditure Program.

4. The Town shall review its bylaws to maintain and create greater flexibility regarding the provision of parking facilities in the uptown area.

5. The Town supports the undergrounding of overhead utility wires within the "Village Neighbourhood" and other prominent tourist areas of the Town.

6. The Town will consider the undergrounding of overhead utility wires in any area of Town through a local service area bylaw.

7. The Town will withhold investments in rail infrastructure until a viable and sustainable business plan for rail service has been presented to the Town.

8. The Town shall refer to the Age-friendly Transportation Plan to identify the types of traffic-calming measures and the types of roads and conditions under which those measures are appropriate.

9. The Town shall implement a "Green" Streets pilot project.

2.5.2 Liquid Waste

Description:

The Regional District of Nanaimo (RDN) provides wastewater treatment for Qualicum Beach. While interceptors along the beach are maintained by the RDN, the Town is responsible for its own collection system and associated facilities. The Town pays for sewer treatment based on flow volume. Therefore, maintaining system integrity and minimizing infiltration and inflow is in the Town's interest.

The Town has serviced residential lots that are still vacant, as well as undeveloped, residential acreage and some 'Multi-Family Residential' areas that are adjacent to existing sewers. Further expansion of its sewer system may not be in the best interest of the Town until some of these vacant properties have been absorbed.

To encourage infill of existing residential areas and to discourage urban sprawl, it is not in the interest of the Town to provide sewer services in its 'Rural' or 'Estate Residential' areas outside the Urban Containment Boundary, or outside of the municipal boundary other than to publicly-owned properties. However, as provided for in the Regional Growth Strategy, the Town may consider providing sewer services to areas for environmental or public health reasons, with the provision that the sewer service does not increase the number of lots that could be created through subdivision.

Sustainability Plan
The collection, transportation and treatment of liquid waste represents a significant opportunity as we move towards a more sustainable way of life. The community should consider what goes into the liquid waste stream, how it can be reduced and how it might be better utilized to provide on-site or local benefits. New programs such as water conservation, greywater reuse, and biosolid use will all benefit our waste water management program and should be explored as part of OCP sustainability initiatives.

Objectives:

- To focus on maintaining the existing sewer system in accordance with the Town's capital expenditure program.
- Efficient use of the existing community sewer system.
- To discourage urban sprawl by limiting the expansion of the sewer system.

Policies:

1. The Town shall develop sanitary sewer infrastructure in accordance with the policies of the Plan and in accordance with its Capital Expenditure Program.

2. The Town shall not provide sanitary sewer services to areas located outside of the designated "Urban Containment Boundary" (UCB) or the municipal boundary, except where existing developments threaten public health or the environment. Community services to Pheasant Glen Golf Resort will be considered, based on the potential threat to public health and the environment. No additional development shall be permitted as a result of providing such service beyond that supported in the applicable official community plans in place at the date of adoption of the Regional Growth Strategy, i.e. OCP Bylaw No. 575.

3. Unless further expansion of the sewer system is in the best interest of the Town, expansion shall not occur until the existing facilities are more fully utilized through infill and redevelopment.

2.5.3 Stormwater and Watershed Management

Description:

The Town's Engineering Standards and Specifications set standards for the design of storm drainage systems to be adhered to within the Town. In addition, a Storm Drainage Plan was prepared for the Town in 1993. This plan identified major problem areas and includes the design of storm drainage system for the municipality. The Town has evolved some of the concepts in this plan to provide a more dynamic response to climate change, but the overall approach to stormwater management is still being implemented as budgeting and development allows.

Part of the Town's storm drains lead into Grandon Creek and Beach Creek, two main natural drainage systems within the Town. Of these, Grandon Creek has shown signs of pollution which may stem in part from upland agricultural uses, but which are not helped by the risk of surface pollutants entering via the Town's storm drains. An opportunity exists to create a wetland in the upper reaches of Grandon Creek to provide for natural treatment of agricultural run-off and improve water quality in Grandon Creek discharging to the Strait of Georgia.

Sustainability Plan
The Town of Qualicum Beach is committed to the elimination of pollution and toxic discharges into watercourses through the development of appropriate retention/detention and percolation strategies. A strong effort will be made to minimize polluted runoff, as well as reuse stormwater for irrigation and other community benefits. The creation of wetlands and other engineered solutions that mimic the natural environment should continue to be pursued, where appropriate, as a technique to moderate the expected rainfall patterns of climate change.

Effective stormwater management addresses the following issues:

a) Alternating Flood and Drought

Changes to a property may seem minute, but the cumulative effect of land use change in developed watersheds can be dramatic. Impervious surfaces such as rooftops, roads and parking lots prevent rainfall from being absorbed by the soil, causing more frequent and severe flooding. The reduced supply of groundwater under impervious surfaces causes lower base flows in streams in summer. The combination of alternating floods and drought can ruin the productivity of a fish stream.

b) Water Quality Issues

Urban water is often filled with pollutants from runoff, including:

- Sediment, which can ruin spawning grounds, bury juvenile fish, and damage fish gills.
- Excess nutrients, such as nitrogen and phosphorus can create algae blooms and deplete oxygen needed for fish.

- Other pollutants, such as household cleaners, hot tub disinfectants, antifreeze, oil, concrete leachate and heavy metals.

Large volumes of surface runoff can play a major role in destabilizing the steep banks of the Grandon Creek Ravine and the bluff areas. Adequate management of storm water is necessary to reduce the risk of further geotechnical failures. Finally, on-site disposal of storm water should be considered where it is geotechnically appropriate to do so.

Objectives:

- To continue to evolve the Town's drainage standards in response to climate change.
- To ensure that municipal drainage does not impact on the water quality of Grandon Creek and Beach Creek.
- To explore opportunities to develop wetlands in the upper reaches of the Creeks.
- To reduce land slip and other soil failures that are caused by inadequate drainage.
- To seek cost-effective means of providing storm water management.
- To understand our own hydrological regime.
- To integrate rainwater management systems that mimic and support the natural environment, such as permeable surfaces, bio-swales and rainwater catchment.

Policies:

1. Land to be subdivided shall meet the Town's engineering standards for rainwater management.
2. The Town shall continue with its program of implementing the recommendations of the storm drainage system plan, as budgeting and development allow.
3. The Town shall co-operate with Federal and Provincial agencies in monitoring the effects of municipal drainage on the water quality of Grandon Creek and Beach Creek.
4. The Town shall encourage the retention of existing wetlands and the construction of artificial wetland(s) in the upper reaches of the Creeks where it is feasible and practical.
5. The Town shall encourage the Regional District of Nanaimo to increase minimum parcel size for subdivision within the drainage areas of Grandon Creek or Beach Creek outside of the Town boundary.

6. The Town shall review methods by which landslip problems can be improved through rainwater management. This applies particularly to unstable areas referred to under section “2.4 Development Constraints” in this Plan.

7. The Town shall, from time to time, review its Development Cost Charge Bylaw regarding the management of storm drainage facilities.

8. The Town shall encourage on-site storm water solutions where it is geotechnically feasible to do so.

9. Permeable surfaces shall be considered first whenever hard surfaces are required.

10. The Town shall refer to “Beyond the Guidebook 2010: Implementing a New Culture for Urban Watershed Protection and Restoration” as a reference for rainwater management.

11. The Town shall work with the Regional District of Nanaimo and the Mount Arrowsmith Biosphere Region to develop a watershed stewardship and management framework.

12. In the interest of advancing slope stability, the Town should consider controls to manage underground water flows in the form of storm sewers or other means.

2.5.4 Water

Description:

The Town provides its own water sources and distribution system. The distribution system is in a good state of repair and designed to accommodate the scale of community development and eventual buildout of this Official Community Plan.

The Town is a partner in the Arrowsmith Water Service (AWS) joint venture with the Regional District of Nanaimo and the City of Parksville. The AWS provides a potential future water supply for the Town; however, the construction of the transmission main is a significant cost to transmit water from the Englishman River water intake to the Town. The Town will pursue additional diversity in its water sources to ensure that the Town will have a reliable source of water in the future. This includes the pursuit of water rights to an intake and monitoring station on the Little Qualicum River.

Sustainability Plan
The protection, conservation, and proper management of water resources is essential to the sustainability of Qualicum Beach and the natural ecology that supports it. The Town should continue to manage the extraction of water at a sustainable level, and explore the utilization of water from non-traditional sources such as rainwater harvesting, greywater reuse, and other forms of water reuse where possible. Water conservation is also a high priority.

For the Urban Containment Boundary to be effective in controlling sprawl, services must be limited to areas where urban development is desired. Exceptions may include servicing of publicly-owned land or where existing developments threaten public health or the environment.

Objectives:

- To continue to maintain and upgrade existing water sources and distribution facilities in accordance with the Town's capital expenditure program.
- Unless further expansion of the water distribution system is in the best interest of the Town, expansion shall not occur until existing facilities are more fully utilized.
- To maintain ground water supply adequate to meet winter demands.
- To ensure the long-term security of the Town water supply.
- To secure a diversity of water sources to guarantee the continued quantity and quality of water.
- To discourage urban sprawl by limiting the provision of water to urban areas.

Policies:

1. The Town shall not provide water services to areas located outside of the designated "Urban Containment Boundary" (UCB) or the municipal boundary, except where existing developments threaten public health or the environment, including the servicing of industrial land outside the UCB where it would not compromise the Plan's principles and policies regarding urban containment. No additional development shall be permitted as a result of providing such service beyond that supported in the applicable official community plan in place at the date of adoption of the Regional Growth Strategy, i.e. OCP Bylaw No. 575.

2. The Town shall continue with its program of upgrading existing facilities for urban areas consistent with the land use policies of the Plan and in accordance with its capital expenditure program and development cost charges bylaw. Such work may include the provision of additional storage facilities.

3. The Town shall continue to reduce water usage and encourage conservation through education, regulations, incentives and pricing.

4. The Town shall continue to develop water rate structures to discourage excessive consumption and work towards recovering the true cost of water supply and distribution.

5. The Town shall explore additional aquifer and surface water sources.

6. The Town shall continue to work with the Regional District of Nanaimo, Provincial Ministries, local jurisdictions and water purveyors on a coordinated approach to water supply and management, including the Arrowsmith Water Service (AWS).

7. The Town shall pursue water rights to an intake and monitoring station on the Little Qualicum River.

8. The Town shall recognize and support rainwater and watershed management best practices to ensure the continued quality of drinking water and the health of the watershed, including protection from pollution and contamination.

2.5.5 Solid Waste

Description:

Solid waste disposal facilities have limited capacity and future locations will be difficult to find and extremely expensive.

The Regional District of Nanaimo provides region-wide solid waste disposal policies and facilities, with a long-term goal of zero waste. The Town supports the region's recycling, food waste composting, and other zero waste initiatives.

Sustainability Plan
The Town of Qualicum Beach will continue to work with the Regional District of Nanaimo to promote a zero waste philosophy. Waste should be considered as a resource and the continued efforts to conserve, reuse, recycle and rethink should be encouraged by continued consumer education.

Objectives:

- Continue to support regional policies for the management of solid waste.
- Treat and dispose of solid waste in an environmentally sound manner.
- Reduce the amount of waste.
- Reduce single-use plastics.

Policies:

1. The Town shall continue monitoring the old sanitary landfill site in cooperation with the Provincial Government.

2. The Town shall continue to support the Regional District of Nanaimo in the operation of a Regional Waste Management Function.

3. The Town shall continue to encourage recycling, composting, and other programs aimed to reduce solid waste.

2.6 SAFETY AND EMERGENCY PREPAREDNESS

Description:

Personal and property safety and security through prevention and preparedness is an effective way of meeting broader quality of life goals of the community. Programs in Qualicum Beach include fire rescue and inspections, emergency preparedness, policing and crime prevention. Such invaluable services should continue to be enhanced and supported.

A number of community and volunteer organizations support Qualicum Beach's safety and preparedness programs. These organizations are highly effective and play an important role. Education is also an effective crime and fire prevention tool.

Sustainability Plan
Public safety and emergency preparedness are considered integral parts of a healthy, sustainable and resilient community. From fire and police protection, bylaw compliance and emergency planning, land use and building inspection, street lighting and sidewalks, to the monitoring of water quality and rain water management; public safety initiatives are essential to a sustainable community.

Objectives:

- To support the continued operation and refinement of fire safety, crime prevention and emergency preparedness and response programs.
- To foster safe neighbourhoods through greater awareness.
- To support and enhance community involvement in fire/safety, crime prevention and emergency preparedness programs.

Policies:

1. The Town will consider community safety in conjunction with any proposed changes to planning and development regulations.
2. The Town recognizes the role of crime prevention through environmental design.
3. The Town shall acknowledge and respect existing policies and regulations of other government agencies, including standards for building codes and fire regulations.
4. The Town shall continue to support and modify, as necessary, the emergency response and preparedness program administered by the Town.
5. The Town shall encourage awareness of fire safety and crime prevention through education and partnership.
5. The Town shall continue to promote and support community and volunteer programs.

2.7 COMMUNITY HEALTH AND WELLBEING

Description:

Community health is much more than just the physical health of the population. It includes the physical, mental and social wellbeing of all people who work, live, and play in a community. Health is dependent on many factors such as the quality of food, active living, health services, and opportunities for social interaction, housing, education and availability of recreational amenities. The Town understands the importance of supporting all aspects of health and wellbeing of the community and individuals, as it directly impacts the quality of life and economic viability of the Town.

Sustainability Plan
In 2050, Qualicum Beach is healthy and prosperous, both at the individual and community level. Residents and visitors have local access to social, recreational, cultural and medical facilities. The community is resourceful and supportive, and shows resilience in response to challenges of all types. Community life is vibrant and residents have access to the use of a wide array of local amenities.

Community and individual well-being creates a healthy environment that strengthens social connections, creates a sense of belonging, and supports community gatherings. The design of the built environment, including housing, civic buildings outdoor public spaces, and recreational infrastructure, has a powerful impact on creating or hindering opportunities for community gathering.

The Town recognizes the importance of being demographically diverse, and the barriers that inhibit the Town in becoming a demographically-diverse community. Specifically, to make the Town friendlier to families, the lack of affordable housing is seen as the most significant barrier.

Objectives:

- To improve the health and wellbeing of people that live, work and play in the Town.
- To activate the built form and public realm in a way that reduces social isolation and supports a healthy community.
- To encourage a level of healthcare that meets current, as well as future, community needs.
- To promote recreational opportunities that improve individual and community health.
- To utilize Town facilities to their full potential

Policies:

1. The Town is committed to retaining and engaging youth and young families in Qualicum Beach for the purpose of supporting local schools, diversifying the community's demographics and creating economic prosperity. The Town supports the following guiding principles from the Recommended Strategies for Youth and Young Families Retention and Attraction in support of:
    a. Ideals of a vibrant multi-generational community
    b. Clearly-defined range of entry points on rental or purchase housing
    c. Collaborative partnerships with other district organizations that will attract and retain youth and young families
    d. Valuing youth and young families in their contribution to participation and leadership in the community
    e. Identifying the Town of Qualicum Beach attributes that make it ideal for youth and young families

2. The Town shall encourage Island Health to further utilize their land on Jones Street to improve health services in Qualicum Beach.

3. The Town supports the development of health research and learning centres in the Town of Qualicum Beach.

4. The Town shall, where possible, support community groups whose mandate is to attract more doctors to Qualicum Beach.

5. The Town supports opportunities that build social connectedness and community building across all demographics.

6. The Town should explore ways to leverage existing public infrastructure, such as parks and greenspace, to build social connectedness and community building.

7. The Town should explore ways to collaborate with community organizations, residents' associations, schools, and businesses to identify community needs and implement strategies to foster social connectedness and facilitate community building.

8. The Town supports the programming of recreational facilities and public spaces to facilitate recreational activities and socialization.

9. The Town supports the creation of welcoming and inclusive facilities, parks and public spaces that allow community members to interact and build relationships.

10. The Town encourages the provision of indoor and outdoor neighbourhood gathering places that provide the opportunity for residents to form community connections, foster social connectedness, and facilitate community building.

11. The Town should encourage programming and facilities that reflect current trends. in recreational activities.

12. The Town of Qualicum Beach endorses a triple bottom line approach to procurement. In accordance with the Town's Social Procurement Policy, the Town will proactively leverage the supply chain to achieve positive community objectives.

3. IMPLEMENTATION

Sustainability Plan
Implementation measures in this section will help:

- *attract and welcome people of all ages;*
- *support a community where arts and cultural pursuits and activities can be enjoyed as a participant or a spectator;*
- *provide a spectrum of housing choices and prices;*
- *create a community where neighbours connect and enjoy each other's company, creating a supportive social environment;*
- *protect and enhance food production and enjoyment;*
- *preserve and enhance the natural environment;*
- *reduce greenhouse gases; and*
- *support economic prosperity.*

3.1 CONSEQUENTIAL LEGISLATION, AGREEMENTS, STUDIES

Description:

Implementation of this Plan is achieved through a variety of means, including:

- Council resolutions
- Land use bylaws and other bylaws and regulations
- Development Permits
- Heritage Conservation Areas
- Agreements
- Special studies

In accordance with the *Local Government Act*, all bylaws enacted, permits issued, and works undertaken must be consistent with the policies contained in this Plan. Moreover, many policies contained within this Plan establish the need for further studies and actions, many of which Council will need to consider in order to implement this Plan.

Objectives:

- To ensure implementation of this Plan by amending other bylaws to be consistent with, and supportive of, this Plan.
- To ensure that other bylaws of the Town reflect the latest changes to the requirements set out by the *Local Government Act*.

Policies:

The Town will review and amend, as required, other related bylaws to ensure that they are consistent with the policies established by this Plan and the requirements of the *Local Government Act.*

3.1.1 Zoning Regulations

The zoning regulations should be reviewed for consistency with this Plan with regard to providing density bonuses that encourage community amenities such as parks, natural space, underground parking and housing agreements for special needs housing.

The zoning regulations affecting home occupation use should be monitored for consistency with this Plan.

The zoning regulations shall be reviewed with the intent of limiting the height of buildings to one storey within the central waterfront 'Single-family Residential' area, between the foot of Garrett Road and the foot of Memorial Avenue.

The zoning regulations should be used to achieve the goals of this Plan and the Sustainability Plan, including providing higher density in the "Village Neighbourhood", providing a diverse mix of housing, and utilizing density bonuses that encourage community amenities such as parks, natural space, underground parking, adaptable design, 'green' buildings, and special needs housing.

The zoning regulation shall be reviewed with the intent of permitting urban agriculture and small-scale market gardening on residential land, and to generally encourage food production.

The zoning regulation shall be reviewed with the intent of supporting the visionary principles in the Sustainability Plan.

With the intent of encouraging a greater diversity of unit sizes and configurations, "Floor Area Ratio" should be considered as an alternative means of regulating development density.

3.1.2 Subdivision Bylaw

The Town's subdivision regulations and engineering standards should be reviewed for consistency with this Plan. In particular, the Town shall explore ways to achieve more sustainable, energy-efficient subdivisions.

The Town's subdivision regulations should be reviewed to explore the possibility of permitting subdivisions that cluster density to protect the natural environment, preserve rural resources or provide community amenities such as parks or trails, without increasing the total amount of development potential.

3.1.3 Parking and Circulation Study

The Town has a bylaw that permits cash to be collected for commercial parking lots in lieu of providing on-site parking. To encourage further revitalization of the uptown area, the Town needs to explore alternative methods to compensate for a shortage of on-site parking, e.g. "Specified Area for Community Parking Bylaw". The Town should update parking statistics and parking strategies, as needed, to reflect changes in demand or other factors.

3.1.4 Tree and Vegetation Bylaw and Policies

Tree protection bylaws, policies and guidelines affecting the environmentally-sensitive areas, screening adjacent to major roads, and the "Village Neighbourhood" need to be reviewed. The tree inventory in "Tree Protection Bylaw No. 559.02" needs to be updated on a continuous basis as additional significant trees are identified or existing trees are removed from the inventory.

A Town-wide tree and vegetation management and conservation plan and policies should be developed. Following are the goals to consider in developing guidelines for tree and vegetation management in order of priority:

1. Invasive plant management
2. Watershed protection
3. Falling tree hazards
4. Fire safety
5. Achieving a balance between tree cover and light to houses and garden areas
6. Slope stability
7. Tree retention
8. Wildlife habitat protection/ management
9. Maintaining views
10. Climate change management
11. Retain specific species (e.g. Garry Oak, Arbutus, Native Dogwood, Pacific Yew)

Development Permit Area Guidelines may need to be updated following completion of the tree and vegetation management bylaw.

3.1.5 Neighbourhood Studies

Specific issues within the "Village Neighbourhood" need to be studied including:

- provision of green spaces, courtyards and other public places;
- preservation of existing trees; pedestrian access and connections;
- form of buildings and public spaces.

The integration of public squares and green spaces into public and private developments will create the variety, surprise and interest that is an essential part of a successful livable neighbourhood and tourist destination area. These issues will be reviewed collaboratively with the Town, the Advisory Planning Commission, local residents and businesses.

3.1.6 Heritage Conservation Areas

Preservation of the Town's heritage is important to the social and economic health of the community. In accordance with the *Local Government Act* and *Heritage Conservation Act,* the Town will review its list of heritage designations for completeness, and to ensure adequate protection is provided pursuant to current legislation.

3.1.7 Development Cost Charges Bylaw

The Development Cost Charges Bylaw needs to be reviewed periodically to ensure consistency with the policies of the Plan in regard to parks acquisition and improvements, roads, stormwater management, liquid waste and water services. The Town should support the continued use of Development Cost Charges to encourage OCP goals and priorities, such as incentives for developments that advance OCP objectives. Development Cost Charges incentives should be aligned with the BC Energy Step Code and include the provision of on-site alternative or energy productions.

3.1.8 Financial Plan Bylaw

The Town needs to review its Financial Plan Bylaw to ensure consistency with this Plan.

The Town shall explore cost-effective methods of undergrounding overhead utility wires within the "Village Neighbourhood" and other prominent tourist areas, including developer off-site works and service requirements, BC Hydro and other funding programs, Late-comers Agreements and the Town's Financial Plan Bylaw Program.

3.1.9 Engineering Standards Bylaw

The Town needs to review its Engineering Standards Bylaw to ensure consistency with the Sustainability policies and vision of the Plan, including standards related to the protection and enhancement of the natural environment, storm water management, and mobility policies, including streets, sidewalks, roads, bikeways and development of pedestrian-friendly areas. The Town should expand requirements and incentives for progressive rainwater management and storm water management and integrate rainwater management

systems that mimic and support the natural environment, such as permeable surfaces, bio-swales and rainwater catchment.

3.1.10 Watershed Management Plan

The Town will support the development of a Watershed Management Plan that covers each of the watercourses within the Town boundary. The Town should work with the Regional District of Nanaimo and the Mount Arrowsmith Biosphere Region to develop a regional watershed stewardship and management framework to support the health of the watershed and mitigate the impacts of climate change.

3.1.11 Multi-family Design Guidelines

In collaboration with the Advisory Planning Commission, local residents and businesses, detailed design guidelines shall be developed for multi-family residential uses within the "Village Neighbourhood". Existing design guidelines shall be reviewed to explore alternative building configurations and to encourage 'green' building.

3.1.12 Sign Bylaw

The Town's Sign Bylaw shall be reviewed periodically in order to ensure consistency with the Plan, including the 'village character' initiatives for commercial and multi-residential uses.

3.1.13 Works & Services Bylaw

The Town shall review its Works and Services Bylaw for consistency with the Plan, particularly for works and services associated with development in the "Village Neighbourhood".

3.1.14 Removal and Deposit of Soil Bylaw

The Town shall review and, if necessary, implement bylaws to control the removal and deposit of soil.

3.1.15 School District 69 Bus Garage Site

The Town and consultants shall further explore the feasibility of possible uses for the former School District 69 bus garage site at the corner of Fern Road West and Memorial Avenue, including the following:

- Park / Public Square
- Neighbourhood Pub
- Commercial Space (retail/office)
- Artist Studios / Galleries
- Hotel

- Performing Arts Centre
- Seniors' Centre
- Residential Development Above Ground Floor
- Outdoor Performance Venue
- Parking
- Movie Theatre

3.1.16 Qualicum Commons

The Town and School District 69 shall work together on a comprehensive land use plan for the Qualicum Commons and Bus Garage lands. The Town will work with School District 69 on a mutually-beneficial vision and partnership that facilitates the implementation of that plan.

In particular, the community has identified the following goals for the Qualicum Commons property:

- Creating an outdoor community gathering place (e.g. "village green") with opportunities for events and recreation;
- Providing indoor and outdoor spaces for arts and culture, education and community service; and
- Retaining room for the potential of a future school site;

3.1.17 West Qualicum Beach "Cluster Development Area"

The Town, in cooperation with owners and stakeholders, shall develop a Concept Plan and a value-based assessment process for the West Qualicum Beach "Cluster Development Area" described in Section 2.2.6 of this Plan.

3.1.18 Airport Area Plan

The Town shall develop and implement an Airport Area Plan with an emphasis on light industrial use for the airport property itself, including consideration to use the forest land as a working forest and including an environmental review to ensure that development of the airport land does not negatively impact the French Creek watershed.

3.1.19 Sustainability Action Plan

The Town shall update the Sustainability Action Plan, to provide details on implementation measures and provide a mechanism for monitoring progress towards the goals of the Sustainability Plan, including reducing greenhouse gas emissions and other goals. The Sustainability Action Plan will address each of the eight Visionary Principles in the Sustainability Plan.

3.1.20 Sustainable Food Strategy

The Town shall develop a Sustainable Food Strategy to explore ways to encourage more food production on Agricultural Land Reserve land, and to generally encourage the

sustainable production, processing and enjoyment of food in Qualicum Beach. The Sustainable Food Strategy should explore ways to further support the Qualicum Beach Farmers' Market. Additionally, the Sustainable Food Strategy shall recommend measures that support residential scale food production and home kitchen gardens. Town policies in support of food production should be considered (i.e. taxes, water utilities).

3.1.21 Arts and Culture Master Plan

The Town has developed an Arts and Culture Master Plan to create strategies that seize opportunities for increased arts and cultural opportunities, define the optimal role of other arts and culture-related non-profit groups, and identify resource options to implement the plan. Arts and cultural pursuits and activities shall be promoted, encouraged and recognized as an economic driver, and enjoyed as a participant or spectator. The plan will be reviewed from time to time.

3.1.22 Affordable Housing Strategy

The Town shall develop an Affordable Housing Strategy to better understand the need for affordable housing in Qualicum Beach and to identify policies, bylaws and incentives that will assist in the creation of more affordable housing for households of different ages, income levels and family types. The strategy should identify ways to work with the City of Parksville, Regional District of Nanaimo, community groups and other levels of government in the provision of housing.

3.1.23 Value-based Assessment Framework for Residential Development

The Town shall develop a value-based assessment framework to be referenced during the review of applications for new housing. The framework should incorporate community priorities such as:

a. Quality of life and community wellbeing;
b. Preservation of local ecosystems and ecosystem services;
c. Demographic diversity;
d. Inclusive and welcoming communities;
e. Global impact;
f. Local food;
g. Active and healthy lifestyles;
h. Climate change mitigation and adaptation;
i. Active transportation;
j. Design and neighbourhood compatibility; and,
k. Compact communities.

3.1.24 Housing Task Force

The Town shall create a housing task force as a standing committee for a fixed term to explore housing opportunities within the Town, including a review of existing land, assessment of the feasibility of new housing concepts and opportunities for partnerships to help provide an appropriate mix of housing. The Town should identify specific Town lands that can be considered for partnership of some kind.

3.1.25 East Village Plan

The Town shall develop a plan for the comprehensive development of Second Avenue East, possibly including a portion of the Town's Public Works Yard, into a unique mixed-use neighbourhood, the "East Village". The East Village Plan should include area-specific design guidelines that can be integrated into the OCP as a separate Development Permit Area.

3.1.26 Town-owned Facilities Review

The Town shall review the usage of Town-owned facilities to identify opportunities to facilitate more community gathering and generally advance the goals of this Plan.

3.1.27 Green Building Policy Review

The Town shall update Town policies and bylaws to harmonize with the Province of BC's Energy Step Code with the goal of continually updating these policies in conjunction with the Province. The Town should also encourage the implementation of other recognized green building standards through incentives and other policy tools.

3.1.28 Destination Marketing Strategy

The Town shall develop a long-term destination marketing strategy in collaboration with the Parksville Qualicum Beach Tourism Association, the Qualicum Beach Chamber of Commerce, Downtown Business Association and other stakeholder groups.

3.1.29 Historical Society

The Town shall work with the Qualicum Beach Historical and Museum Society in initiatives that support the Society's mandate to "acquire, preserve and present its social history, natural history (paleontology), aboriginal history and archival collections, in a manner consistent with its resources and capabilities, to promote the interest, support and involvement of area residents and visitors and contribute to the cultural and economic development of our community".

3.1.30 Community Amenity Contribution Policy

The Town shall develop a Community Amenity Contribution Policy to guide the Town in evaluating rezoning proposals and voluntary developer contributions for community amenities.

3.1.31 Community Wildfire Protection Plan

The Town will develop a Community Wildfire Protection Plan.

3.2 DEVELOPMENT PERMIT AREAS

The following section gives a detailed description of each Development Permit Area established by the Plan. Each description includes the following information:

Category:

Section 488 of the *Local Government Act* defines the concerns that must exist before an area may be declared a Development Permit Area. Such concerns can cover:

(a) protection of the natural environment, its ecosystems and biological diversity;

(b) protection of development from hazardous conditions;

(c) protection of farming;

(d) revitalization of an area in which a commercial use is permitted;

(e) establishment of objectives for the form and character of intensive residential development;

(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

(g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;

(h) establishment of objectives to promote energy conservation;

(i) establishment of objectives to promote water conservation;

(j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The category in each of the following DPA descriptions sets out which of these concerns applies.

Area:

This describes the location of the Development Permit Area.

Justification:

This sets out the reasons for declaring the DPA. Such reasons may point to other information which is not contained in this Plan.

Guidelines:

This sets out, in general terms, which items may be controlled by the permit.

Actions Not Requiring A Development Permit

a. Form and Character

A change that does not significantly alter the form and character of an existing development, provided that the change is generally consistent with any previously issued development permit and complies with the guidelines for the development permit area where it is located.

b. Ecological Areas

See Development Permit Area G1 to G12 – Ecological Areas

c. Hazardous Lands

See Development Permit Area H1 – Hazardous Lands

More Than One Development Permit Area Designation

Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Development Permit Area C1 – Uptown Commercial

Category:	D – Uptown Revitalization Area F – Commercial
Area:	Development Permit Area No. C1, as shown on map 'Schedule No. 2.3', includes the uptown commercial core area of Qualicum Beach.
Justification:	The Downtown Revitalization Strategy was adopted by Council in 1992. The Downtown Revitalization Concept Plan followed in 1994. It is the intent of the Plan to implement the objectives of the revitalization studies through a balance of improvements initiated by the Town and through development permits as redevelopment proceeds. Detailed "Village Design Guidelines" were completed and incorporated into the Plan in February 1997. The area is now referred to as "uptown".
Guidelines:	Development Permits in this area shall substantially conform to the following general guidelines and the detailed "Village Design Guidelines" which is attached as "Appendix A" and forms part of this Bylaw: 1. Buildings shall avoid massive building components in favour of smaller clustered designs of human scale. Breaks in the street frontage to accommodate driveways and parking shall be avoided along the major shopping streets, where possible. 2. Courtyards and "boutique"-like clustering of commercial premises with associated street furniture scaled toward Pedestrian traffic are desirable. Public spaces for community gathering should be integrated into designs wherever possible. Lighting should be adequate, but should avoid the use of high-intensity fixtures in favour of more ornamental lighting at lower levels of illumination. 3. Parking facilities shall be integrated with on-site landscaping. Smaller, clustered facilities are preferable to large blacktopped areas. 4. Residential uses may be considered on the ground floor subject to the following conditions: a) Ground-floor dwelling units must not have direct street frontage. b) Ground-floor dwelling units must be adaptable to future commercial uses.

Development Permit Area C2 – Light Industrial

Category:	F – Industrial
Area:	Development Permit Area No. C2, as shown on map 'Schedule No. 2.3', includes the "Village Neighbourhood" areas designated for light industrial use.
Justification:	The light-industrial area is close to both the uptown commercial area and multi-family developments. Both these areas have been identified as Development Permit Areas in order to protect essential ingredients of the Town's character. The light-industrial area needs to be subject to similar regulation so that any new facilities further support the Town's efforts in adjacent areas. However, it is recognized that light-industrial needs vary from those in the commercial sector. For this reason the industrial area is identified as a separate Development Permit Area.
Guidelines:	Development Permits in the light-industrial area shall meet the following general criteria: 1. Developments shall provide adequate screening of outdoor industrial areas to reduce the visual impact of those areas on commercial and residential lands located close by. Such screening can take the form of hedges or landscaping, or can be achieved through careful placement of buildings on site. 2. The shape and massing of light industrial buildings is frequently dictated by the uses to be accommodated. However, owners are encouraged to keep the scale and shape of buildings in character with adjoining areas by avoiding massive, unbroken elevations, long dominating roof lines and stark treatment of exterior wall details and finishes. The inclusion of design elements that are similar to the Uptown Commercial Development Permit Area Guidelines are strongly encouraged. 3. Developments are encouraged to provide for on-site landscaping, in order to soften the streetscape and better integrate the industrial area with the nearby commercial and residential areas.

	4. In order to create a more pleasing streetscape and building façade, driveways and parking areas should be located at the rear of properties with access from rear or side lanes where this is possible. Areas between the building and street should be landscaped. Parking areas should be screened with a 1 m high hedge or similar landscaping. 5. Landscaping and screening shall not exceed 1.0 m in height where visibility for vehicles at intersections is a concern.

Development Permit Area C3 – Beach Commercial

Category:	A – Natural Environment F – Commercial
Area:	Development Permit Area No. C3, as shown on map 'Schedule No. 2.3', includes the commercial area located on the Island Highway 19A at Memorial Avenue. Map 'Schedule 2.4' shows an area of Aquatic Habitat Greenway on a part of this Development Permit Area.
Justification:	These commercial properties are at the intersection of the Island Highway 19A and Memorial Avenue. The location has been identified as an important visual focal point for the beach area. The area serves as a gateway to the Town and as one of two 'Anchor Points' to the beach area. Moreover, it is anticipated that the need for traffic control of the intersection will require careful management of both vehicular and pedestrian traffic.
Guidelines:	Development Permits in this area shall be consistent with the following general guidelines: 1. The scale and setback of buildings shall not detract from the broad view of the beach. Designs shall generally complement the views of the beach, ocean and mountains rather than trying to compete with them for attention. 2. The shape of buildings and general layout of the site shall be geared towards supporting the recreational aspects of the beach rather than high intensity strip-commercial traffic. 3. Developments shall recognize the importance of pedestrian, bicycle and other casual traffic. Designs should be supportive of such uses and not hinder them. 4. An Aquatic Habitat Greenway Corridor shall be maintained on the frontage of the site along Memorial Avenue to accommodate relocation, and partial day-lighting, of Beach Creek in cooperation with the Town. Development shall be subject to the Ecological Greenway Development Permit Guidelines in this Bylaw.

Development Permit Area C4 – Beach Commercial

Category:	F – Commercial
Area:	Development Permit Area No. C4, as shown on map 'Schedule No. 2.3' includes the commercial area located at the west end of the Town, adjacent to the Island Highway 19A.
Justification:	These commercial properties form the western gateway of the Town and some are part of a major view corridor important to the prime tourism resource of the Town. Enhancement of the village scale and character is desirable in this area.
Guidelines:	Development Permits issued for this area shall be consistent with the following guidelines: 1. Designs shall generally complement the views of the beach, ocean and mountains rather than trying to compete with them for attention. 2. The architectural style of buildings and layout of the site shall be compatible with the scale and character of the existing cottage-type buildings in the area. 3. Developments shall recognize the importance of pedestrian, bicycle and other casual traffic. Designs should be supportive of such uses and not hinder them.

Development Permit Area C5 – College Road

Category:	F – Commercial / Multi-family / Institutional
Area:	Development Permit Area No. C5, as shown on map 'Schedule No. 2.3', includes the commercial/heritage property located on College Road.
Justification:	The building on this property, originally built as a boys' school known as the Qualicum College, reflects the village character and heritage of Qualicum Beach which is important to the Town's tourism resource.
Guidelines:	Development Permits issued for this site shall be in accordance with the following guidelines: 1. The character of the original building on site known as the 'Qualicum College' shall be preserved and maintained. 2. Proposed additions or change shall enhance the Tudor character of the existing building. 3. New structures shall also enhance the Tudor style of the existing building. The scale and location of such buildings shall be discreetly integrated on the site and shall not distract from, nor cause obstruction to, the original building.

Development Permit Area C6 – Memorial Avenue

Category:	F – Commercial / Multi-family
Area:	Development Permit Area No. C6, as shown on map 'Schedule No. 2.3', includes a commercial/residential property with heritage history, located on the corner of Memorial Avenue and Crescent Road East.
Justification:	This commercial/multi-family residential site is prominently located on Memorial Avenue, a major arterial road linking the waterfront and the uptown area.
Guidelines:	Development Permits issued for this site shall be in accordance with the following guidelines: 1. Designs shall recognize the importance of the site as a gateway to the uptown commercial area. In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale character and design. 2. Designs may experience difficulty in meeting the maximum height regulations throughout the site because of the sloping topography; therefore, height variances will be entertained, particularly if the portion of a building that is the subject of the variance assists in enhancing the village character and architectural interest of the building.

Development Permit Area C7 – Memorial Avenue

Category:	F – Commercial
Area:	Development Permit Area No. C7, as shown on map 'Schedule No. 2.3', includes a heritage property located on Memorial Avenue.
Justification:	The building on this property is St. Mark's Anglican Church. Built in 1926, both the quality and design of the building exemplify the village character which has long been an objective in the uptown area of Qualicum Beach to the south. The building is a predominant landmark and acts as a gateway to the uptown area.
Guidelines:	Development Permits issued for this site shall be in accordance with the following guidelines: 1. Proposed addition, façade improvements or changes made to the existing building or property shall respect the integrity of the heritage character of the existing church building and grounds. 2. The existing mature trees, hedges and landscaping on the property should be retained as much as possible. Variances for on-site parking requirements may be considered in order to preserve the landscape and sylvan qualities of the site.

Development Permit Area C8 – Crescent Road East

Category:	A – Natural Environment E – Commercial
Area:	Development Permit Area No. C8, as shown on map 'Schedule No. 2.3' includes a commercial area on Crescent Road East. The area faces the Qualicum Beach Memorial Golf Course to the northwest and is bounded by the Qualicum Beach Heritage Forest to the southwest and southeast.
Justification:	**Natural Environment** Development Permit Area C8 forms an environmentally integral part of the Qualicum Beach Heritage Forest. This is an environmentally-sensitive area containing many old-growth trees within the endangered Coastal Douglas fir region on the east coast of Vancouver Island. The trees and vegetation within Development Permit C8 play an influential role in the preservation and enhancement of Beach Creek as a habitat for salmon and other fish. **Commercial** The successful integration of additional commercial buildings must be attributed to the requirement that they match the scale and character of the existing historical buildings on the property.
Guidelines:	Development Permits issued for this area shall be in accordance with the following guidelines. 1. The scale and character of any proposed buildings or additions shall be sympathetic to the existing historical buildings within the Development Permit Area. 2. In order to protect the environmentally-sensitive Heritage Forest and the privacy of the adjoining residential properties, a treed buffer shall be maintained and enhanced, where necessary, abutting these areas. 3. In order to preserve the sylvan character of the property, which enhances the adjoining environmentally-sensitive area, the majority of parking shall be provided underground. 4. Designs shall recognize the heritage value of the historical homes as a tourism resource. In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale designs and façades.

Development Permit Area C9 – Berwick Road

Category:	F – Institutional/Multi-family Residential
Area:	Development Permit Area No. C9, as shown on map 'Schedule No. 2.3', includes institutional/multiple residential buildings at the corner of Berwick Road and Village Way.
Justification:	The successful integration of institutional or multi-family residential uses into the "Village Neighborhood" must be attributed to the requirement that they match the scale of adjoining areas, while providing some landscape buffering towards adjacent properties, without creating an enclave that separates the buildings from the surrounding community. Any additional development shall be at a scale and size to complement both the casual pedestrian scale of the commercial core areas and adjoining residential areas.
Guidelines:	Development Permits issued for this area shall be in accordance with the following guidelines. 1. Development proposals should be set in a safe and pedestrian-friendly environment that is oriented to the uptown commercial core. Site development should have a "pedestrians first" approach. 2. Developments shall be at a scale to complement the existing village scale and character. 3. The shape of developments shall avoid massive building components. Such designs should include varied rooflines and landscaping that stress the human scale of buildings and site improvements. 4. Structures of more than two storeys in height should utilize design methods that will substantially reduce the massing of the buildings. (e.g. stepping or incorporation of upper floors into a roof design.) 5. Parking facilities shall be underground and/or integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable. 6. Developments shall not separate themselves from the surrounding community by containing the dwellings within walled or fenced enclaves.

	7. Through the use of hard and soft landscape materials, sidewalks, grassed and treed boulevards, developments must create a humanized streetscape that is pedestrian-friendly. 8. Lighting shall avoid the use of high-intensity fixtures in favour of the use of more ornamental lighting at lower levels of illumination.

Development Permit Area C10 – Qualicum Beach Airport

Category:	A – Natural Environment F – Commercial
Area:	This Development Permit Area No. C10, as shown on map 'Schedule No. 2.3', includes Industrial land at the Qualicum Beach Airport.
Justification:	The Qualicum Beach Airport Development Permit Area provides guidelines for the form and character of light industrial activities which are not exempt from local regulation by Federal Aviation legislation. The Qualicum Beach Airport is a small community airport facing growing pressure for additional transportation-related commercial services and supportive light-industrial development. Local residents are concerned about the potential impact of industrial development, including noise, odour, night lighting and potential contamination of groundwater.
Guidelines:	The siting, shape and massing of new buildings and structures and any redevelopment of existing buildings and structures should be compatible with the theme of a small community airport facility. Any hazardous materials, or contaminated liquids, resulting from permitted land uses, shall be disposed of off-site, in accordance with provincial standards, in order to protect groundwater resources and areas of influence of existing well fields. Any use generating noise, gases, pollutants and/or noxious substances shall be contained within buildings to eliminate potential nuisance. Any undesirable noise generating from aircraft repair operations shall be enclosed within buildings, which have sufficient soundproofing. Outdoor storage areas or marshalling yards, which have noise-generating industrial activities, shall be landscaped to provide effective sound barriers and visual screening. The development shall provide adequate public open space, viewing areas and pedestrian walkways, where practical, within buffer areas. A buffer area (approximately 30 m wide) shall be maintained and enhanced adjacent to the E&N railway, in order to provide visual screening and noise abatement for the Chartwell residential area to the north. A buffer (approximately 30 m wide) shall also be maintained and enhanced adjacent to rural and residential zoned lands.

Development Permit Area C11 – Highway Bluff Commercial

Category:	F – Commercial
Area:	Development Permit Area No. C11, as shown on map 'Schedule No. 2.3', includes commercial properties located south of Island Highway 19A.
Justification:	These commercial properties are located on Island Highway 19A overlooking the oceanfront and beach area of the Town. Both the Highway as a scenic route for visitors, and the beach itself are prime resources of the Town. Enhancement of form and character is desirable in this area.
Guidelines:	Development Permits issued for this site shall be consistent with the following guidelines: 1. Parking areas, garages or carports shall not be prominent in the design of buildings. Large comprehensive developments shall provide underground parking. Where adjoining properties are being developed as part of a comprehensive scheme, owners shall explore creative methods of providing a centralized access and parking facility shared with neighbouring properties, including underground parking where this opportunity is possible. Smaller individual developments shall take extreme care, primarily through the design of buildings, and secondly through landscaping, to ensure parking structures are not a prominent design feature. 2. Designs shall be stepped with the slope of the bluff and shall not visually create a vertical wall or tunnel effect along the Highway. 3. Designs shall avoid massive building components and shall include varied rooflines and extensive landscaping. 4. Where development involves more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features. 5. Because of the topographic constraints of the properties in this area, the zoning regulations regarding maximum height and minimum setbacks may be relaxed as part of a development permit, in order to achieve an improved overall architectural design and safe use of the property.

Development Permit Area C12 – Rural Destination Resort

Category:	A – Natural Environment F – Commercial
Area:	Development Permit Area No. C12, as shown on map 'Schedule No. 2.3', includes non-ALR lands within the existing golf course on Qualicum Road.
Justification:	At the time that the Pheasant Glen Destination Resort was rezoned, both the Regional Growth Strategy and the Official Community Plan made allowances for possible destination resorts outside of urban containment boundaries in rural areas. Sensitive integration of such developments must complement the environmental, economic and social attributes of the area.
Guidelines:	Development Permits issued for this site shall be in accordance with the following guidelines: 1. Buildings shall avoid massive building components in favour of small clustered designs of human scale. 2. Architectural building design and site layout should leave no doubt that the development is a rural destination resort and should not emulate the appearance or feeling of an urban residential subdivision, town home or multi-family development. 3. Small clusters of buildings shall be integrated with on-site landscaping. Existing trees shall be integrated with buildings where possible. 4. Parking shall be accommodated by way of surface parking, not garages or carports and shall be integrated with on-site landscaping. Where possible, existing trees shall be integrated with parking. Large asphalt areas shall be avoided. 5. Outdoor private areas shall be limited to patios only. 6. Development proposal shall include an environmental impact study that includes assessments of Beach Creek and the Town's Berwick Well Field.

Development Permit Area E1 – Beach Area

Category:	A – Natural Environment F – Commercial
Area:	Development Permit Area No. E1, as shown on map 'Schedule No. 2.3', includes commercial properties located between the Island Highway 19A and the beach. A portion of this Development Permit Area overlaps with the Upland Habitat Greenway, as showing on Map 'Schedule 2.4'.
Justification:	These commercial properties are adjacent to the beach, an important environmental and tourism area. Some lots also form an important part of the major view corridor of the Town. Enhancement of the "village" scale and character is desirable in this area. In addition, all sites are subject to flood damage during high tides when combined with heavy weather. Care must be taken to provide the necessary safety for developments without intruding on environmental requirements.
Guidelines:	Development Permits issued for this area shall be in accordance with the following criteria. 1. All development must be designed to withstand damage from flooding and storm damage. 2. The architectural style of buildings and layout of the site shall be compatible with the village scale and character of the existing cottage-type buildings in the area. Buildings of more than one storey are encouraged to contain the second storey within a sloped roof envelope. 3. Developments shall recognize the importance of pedestrian, bicycle and other casual traffic. Designs should be supportive of such uses and not hinder them. 4. In order to pursue a continuous waterfront walkway, owners are encouraged to provide public access along the water's edge above the high water mark, as part of any redevelopment. 5. Designs shall preserve and enhance view corridors between the Island Highway 19A and the Strait of Georgia.

Development Permit Area G1 – G12 – Ecological Greenway Areas

Category:	A – Natural Environment, Ecosystems and Biodiversity
Area: **Ecological Greenways**	Development Permit Area No. G1– G12, as shown on map 'Schedule No. 2.4'. For these areas, Development Permit Area boundaries and Ecological Greenways shall be established as follows: ***G1 – Grandon Creek*** ***G2 – Lower Beach Creek*** ***G3 – Upper Beach Creek*** ***G4 – Beach Creek Tributaries*** a) Development Permit area boundaries for Areas G1, G2, G3 and G4 shall include the Riparian Assessment Area required by the Riparian Area Regulation (RAR) adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist. b) Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include the Streamside Protection and Enhancement Areas (SPEAs), as defined under the RAR, plus the nest trees and associated buffers. ***G5 – Little Qualicum/Laburnum*** The Development Permit Area boundaries for Area G5 shall include sensitive land in one of four types: a) The Riparian Assessment Areas required by the RAR. Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include the Streamside Protection and Enhancement Areas (SPEAs) as defined under the RAR. b) Aquatic Habitat Greenways that encompass all wetlands, which means all areas of land that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, vernal pools and estuaries, plus wetland buffers, as recommended by a Registered Professional Biologist. c) Upland Habitat Greenways that encompass sloping terrain plus 3m from the top of sloping terrain and 3m from the toe of sloping terrain. d) Upland Habitat Greenways that encompass any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist. ***G6 – Estate Slopes*** Development Permit Area G6 shall include Upland Habitat Greenways that encompass sloping terrain plus 3m from the top and bottom of sloping terrain, adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

	G7 – Shore Cliffs Development Permit Area G7 shall include Upland Habitat Greenways that encompass sloping terrain plus 3m from the top of sloping terrain and 3m from the toe of the sloping terrain, adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist. In areas of new commercial, multi-unit or resort development, the width of the Upland Habitat Greenway shall be the area of undisturbed land remaining after regrading required by a geotechnical engineer to accommodate building development, but in no cases shall the Upland Habitat Greenway be less than 10m wide. ***G8 – Marine Shoreline*** The Development Permit Area G8 applies to all lands within an area that extends 15m inland from the natural boundary of the ocean and seaward to the Municipal boundary. These shoreline areas have high ecological values. Due to their physical and biological characteristics and situation, they need to be carefully managed to avoid potential negative impacts of development and construction. Residential development, and associated shoreline improvements or protection measures, can threaten the ecological and physical integrity of the foreshore and valuable upland. ***G9 – Aspen Sedge Wetland (SEI 0411)*** ***G10 – Claymore Forested Wetland (SEI 0409)*** ***G11 – Bog Wetland (SEI 0421)*** Development Permit Area G9, G10 and G11 shall encompass all wetlands including associated buffers. Within these Development Permit areas, Aquatic Habitat Greenways shall be maintained on all watercourses, including all areas of wetlands, which means all areas of land outside watercourses that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, vernal pools and estuaries, plus wetland buffers, as recommended by a Registered Professional Biologist. Development Permit area boundaries shall be adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist. ***G12 – French Creek Riparian and Steep Slopes*** The Development Permit Area boundaries G12 shall include sensitive land of the following types: a) The Riparian Assessment Areas required by the RAR. Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include Streamside Protection and Enhancement Areas (SPEAs) as required under the Riparian Areas Regulation (RAR).

	b) Upland Habitat Greenways encompass the sloping terrain plus 3m from the top of sloping terrain and 3m from the toe of sloping terrain. c) Upland Habitat Greenways that encompass any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.
Justification:	Ecological Greenways are important habitats for fish, birds and wildlife, or are representative areas of native vegetation, ecosystems and biodiversity. As some of these areas contain bluffs rising from the Strait of Georgia, there is a need to ensure that development and other activities are carried out in accordance with best practices. The Development Permit designation on the property that contains the Ecological Greenway is necessary to allow development or redevelopment of adjacent properties in a manner that will conserve and restore fish and wildlife habitat, and allow flexibility in the form of the development adjacent to the Greenway.
Guidelines:	Development Permits issued for these areas shall be in accordance with the following general guidelines: **Ecological Greenways** 1. Aquatic Habitat and Upland Habitat Greenways, and Marine Shoreline shall remain free of development, except in accordance with the Ecological Greenway Development Permit Area Guidelines. 2. Development adjacent to Aquatic Habitat and Upland Habitat Greenways, and Marine Shoreline shall be in accordance with the Ecological Greenway Development Permit Area Guidelines.

ECOLOGICAL GREENWAY DEVELOPMENT PERMIT AREA GUIDELINES

Ecological Greenway Types

The Ecological Greenways map 'Schedule 2.7' identifies the general location of three types of greenways:

Aquatic Habitat Greenways

Aquatic Habitat Greenways protect watercourses and the sensitive ecosystems around them. Protection of these areas is required under the federal *Fisheries Act*. The Aquatic Habitat Greenway designation brings local land use planning in line with this senior government law, and increases certainty about what areas require protection. The Provincial *Fish Protection Act* also applies to protection of Aquatic Habitat Greenway. The provisions in this OCP for riparian protection may be reviewed when the Riparian Area Regulation under the *Fish Protection Act* is implemented.

Upland Habitat Greenways

Upland Habitat Greenways include wooded areas, veteran trees and native thickets. These areas provide important habitat for eagles, herons, and song birds, as well as many small mammals and other species. Many patches of upland habitat exist on public lands in the urban areas of Qualicum Beach. Thoughtful private landowners have maintained habitat on their properties.

Marine Shoreline Development Permit Area

Marine Shoreline DP Area protects ecological and physical integrity of the foreshore while permitting public access.

These are referred to collectively as ecological greenways in the development permit guidelines. The Ecological Greenway Map shows the following:

green or aqua-coloured areas - representing graphically the approximate extent of the proposed ecological greenways, which are to remain free of development other than as permitted in this bylaw. For the purpose of partial relaxation of related land use regulations only, i.e. front and rear yard setbacks, all parcels which contain an ecological greenway designation shall be included in the development permit area.

Actions Not Requiring an Ecological Greenway Development Permit

The actions listed below will not require an Ecological Greenway Development Permit, provided they are designed and installed to resist erosion and avoid negative impacts on adjacent habitat areas.

- Farm practices protected by the *Farm Practices Protection (Right to Farm) Act*.

- Regular landscape maintenance of existing manicured landscape, including existing golf course landscaping and pruning of native vegetation. This includes the pruning of limbs up to 10cm in diameter for view corridors in accordance with the *Tree Pruning Guidelines* provided that all cut trees and branches are disposed of in a way that is not detrimental to the stability of the slope, e.g. cut trees and branches must not be left on sloping terrain.

- Planting and maintenance of new landscape or habitat enhancements which follow the *Naturescape Guidelines*, including both native and ornamental trees and shrubs.

- Trail or viewpoint construction, when such construction removes no trees, and when it impacts the vegetation of less than 5% of the greenway corridor on the parcel, and the surfacing is pervious (e.g. soil, gravel, mulch or spaced wood deck).

- Tree removal within the following maximums per calendar year, other than significant trees, provided that for each removed tree at least one replacement tree is installed, in accordance with the requirements for habitat landscape:
    - In all aquatic habitat greenways – only hazard trees may be removed;
    - In upland habitat greenways:
        - on parcels smaller than 1 Ha – only hazard trees may be removed;
        - on parcels 1 Ha or larger – hazard trees plus up to 3 other trees may be removed;

- A significant tree may not be removed without a permit. Significant tree means a tree identified by one of the following criteria:
    - A veteran or older growth tree in excess of 100 years old;
    - A wildlife tree, meaning a tree that supports eagle roosting or nesting, heron rookeries, cavity dwellers or red- or blue-listed species;
    - A Garry Oak, Arbutus or Pacific Dogwood tree.
- Management of invasive, non-native plants such as Himalayan Blackberry, Scotch Broom or Purple Loosestrife.

- Removal of Alder as a part of a vegetation management scheme to promote establishment of other long-living native trees.

- Subdivision of land or construction of a building or other structure or the structural alteration of, or addition to, an existing building or other structure where the Subdivision Approving Officer or the Building Inspector, pursuant to Section 56 of the Community Charter, can require the owner of land to provide the Building Inspector or Subdivision Approving Officer with a report certified by a qualified professional that the land may be used safely for the use intended and that the activity complies with all the requirements of all applicable Development Permit Areas.

Disputable Exemptions

In cases where exemption from an Ecological Greenway Development Permit is unclear, or where the terms of the bylaw or a permit are not being met, the Town's Bylaw Enforcement Officer or Building Inspector may issue a stop work order and require the applicant to submit a letter from a certified arborist containing sufficient information to clarify the intent of the bylaw.

Ecological Development Permit Areas – General

In this development permit, the Ecological Greenway Diagrams, Definitions, and References apply.

Other than excluded in "Actions Not Requiring an Ecological Greenway Development Permit", no alteration of land or vegetation within the Aquatic Habitat or Upland Habitat Development Permit Areas shall be undertaken:

a) without a permit issued pursuant to this bylaw; or

b) contrary to the terms of a permit issued pursuant to this bylaw.

The *aquatic habitat greenway* or *upland habitat greenway* shall be conserved in a vegetated state, free of development of *structure*s or *paving*.

In all *ecological greenways*, natural or planted vegetation shall be maintained.

Owners are encouraged to enhance vegetation in greenways in accordance with the Habitat Landscape Guidelines in this section.

Management of Streamside Protection and Enhancement Areas (SPEAs) in aquatic habitat greenways shall be in accordance with the Riparian Area Regulation. If the provisions of the Riparian Areas Regulation and this bylaw conflict, the provisions of the Riparian Areas Regulation shall apply to actions within SPEAs.

In Aquatic or Upland Greenway areas outside SPEAs that fall within Ecological Development Permit Areas, the guidelines in this bylaw shall apply.

Application Information

An owner that wishes to take action that alters land or vegetation within an Ecological Greenway Development Permit Area that is not exempt under "Actions Not Requiring an Ecological Greenway Development Permit" section must first obtain a Development Permit and may require supporting documentation such as site layout, topographic features, habitat information and development plans as deemed necessary by the Town.

Aquatic Habitat Greenway Guidelines

The following describes some of the features of an aquatic habitat greenway that should be maintained under the terms of the development permit designation.

All watercourses, including permanent or intermittently wetted streams, wetlands, springs, back channels or floodplain, as well as other areas that contribute to summer base flows, winter refuge, and sources of cool water.

Vegetation overhanging the water. This vegetation maintains cooler water temperatures by providing shade, and is a source of leaf litter and fallen insects to support the aquatic food web.

Dense vegetation in riparian zones which provides erosion control along banks and steep slopes, filters pollutants from runoff approaching the stream, and provides barriers to human disturbance of the stream.

Sloping terrain or ravines, which form the banks of the watercourse. These areas are often highly susceptible to erosion or landslip if their vegetation is removed. Setbacks from the top of bank are established as a part of the watercourse leave area to provide protection for the vegetation that helps keep these steep slopes stable.

Sources of large organic debris (large fallen wood and logs). To ensure a long-term source of large organic debris, the riparian vegetation should be multi-aged – with trees of many ages. This large organic debris is a critical component of fish habitat, providing shade and cover from predators for fish, and also contributing to the creation of pools, riffles, and stable stream hydraulics.

Vegetation variety in the riparian zone – including groundcover, low and tall shrubs, low and tall trees, deciduous and coniferous, young and old. This variety of vegetation is resilient to change and offers a variety of habitats for birds and other species. A thicket of vegetation also provides a buffer to minimize disturbance of fish in the stream, particularly by people, and cover for fish from predators.

Veteran and standing dead wildlife trees. These are important for eagles, and for cavity nesters and woodpeckers. However, they are also a source of large organic debris for the stream in the medium-term.

The above *Watercourse Leave Areas* are fish habitat protected by the federal *Fisheries Act* and the provincial *Fish Protection Act* or are wetlands that are important for many species, including amphibians and reptiles. These development permit guidelines will be updated periodically to make them consistent with senior government regulations.

To function ecologically, disturbance to aquatic habitat needs to be minimized. For this reason, it is important that greenway plans show a*ccess envelopes* which define the limit of disturbance of any access development – like road crossings, trails, overlooks, or utilities. Alignment and locations minimizing impact on the greenway will be preferred. Legal dedication of *watercourses* below the *natural boundary* shall be made to the local government, or return to Crown.

Marine Shoreline Guidelines

1. Development of the shoreline area should not negatively impact the ecological health of the immediate area or impede public access.
2. Shoreline protection measures should be limited to that necessary:
    a. To prevent damage to existing structures or established uses on adjacent upland; or
    b. To prevent damage to a proposed public land use.
3. New upland or shoreline structures or additions should be located and designed to avoid the need for shore protection works. Only if all options to locate and design without the need for shore protection measures are exhausted should such works be considered.
4. When required:
    a. Apply the 'softest' possible shore protection measure that will still provide satisfactory protection; and
    b. Limit the size of shore protection measures to the minimum necessary.
5. All structural shore protection measures should be installed within the property line or upland of the natural boundary, whichever is further inland. "Soft" shoreline protection measures that provide restoration of previously damaged ecological functions may be permitted seaward of the natural boundary, subject to obtaining necessary approvals from the provincial and federal governments.
6. Proposals for shoreline protection should be evaluated using the Engineering and Environmental Framework from the 2016 Waterfront Master Plan. Approvals for harder shoreline protection shall not be approved unless all softer measures have been evaluated.

In general, the harder the construction measure (see below), the greater the impact on shoreline processes - including sediment transport, geomorphology, and biological functions. Structural shoreline stabilization also often results in vegetation removal and damage to nearshore habitat and shoreline corridors.

- Vegetation enhancement.
- Upland drainage control.
- Biotechnical measures.
- Beach enhancement.
- Anchor trees.
- Gravel placement.
- Rock (rip rap) revetments.
- Gabions.
- Concrete groins.
- Retaining walls or bulkheads.
- Seawalls.

Soft (favoured)



Hard (not favoured)

In accordance with the 2016 Waterfront Master Plan, the Town will explore opportunities to facilitate shoreline improvement and protection projects involving multiple property owners.

Upland Habitat Greenway Guidelines

The following describes some important features of an upland habitat greenway that are encouraged to be maintained under the terms of the development permit designation.

Sloping terrain, with cover of natural vegetation.

Sensitive terrestrial ecosystems mapped under the Sensitive Ecosystems Inventory and shown on the RDN Environmentally Sensitive Areas atlas;

Unique or rare woodland communities (e.g. Arbutus, Garry Oak).

Mature and older forest, including veteran trees.

Native trees, woods and thickets, including older second growth, and especially habitat where red- or blue-listed plant or animal species have been identified and confirmed.

Cliffs, bedrock outcrops, coastal bluffs, points and rocky islets, and unique or rare herbaceous (wildflower) communities on sparsely-vegetated sites.

Marine foreshore and nearshore areas, seasonally-flooded sites and floodplains.

Eagle nesting or roosting trees, and heron rookeries, with wooded buffers.

Native standing dead trees, if naturally occurring, and if not a hazard to persons, public or property.

Wildlife cover on the ground, including shrub thickets, downed logs, brush piles or rock piles, and water sources for wildlife.

In considering the configuration of upland habitat greenways:

- Larger, undisturbed areas are better than small or narrow areas.
- Medium-sized habitat patches connected by habitat linkages are better than isolated habitat.
- Habitat linkages need to be wide enough to maintain the health of the trees and vegetation that they contain – e.g. 6m-radius minimum undisturbed root area around a moderate-sized tree.
- Habitat on one parcel, which is contiguous to habitat on another parcel, is preferred, with a target of 30m or more for a combined habitat linkage.
- Habitat in locations with least disturbance is preferred.
- Habitat with a variety of plant species, ages and multi-storey vegetation is preferred. Shrub and groundcover understorey should be maintained or replanted under habitat trees.
- Habitat without barriers to wildlife passage is preferred.

Owners are encouraged to voluntarily provide supplementary wildlife food, water and shelter, e.g. bird feeders and waterers, amphibian ponds, nest boxes. See the *Naturescape Guidelines.*

To function ecologically, disturbance to upland habitat needs to be minimized. For this reason, it is important that greenway plans show a*ccess envelopes* which define the limit of disturbance of any access development – such as road crossings, trails, overlooks, or utilities. Alignment and locations minimizing impact on the greenway will be preferred.

Partial Relaxation of Related Land Use Regulations

Conditions for relaxation of other bylaws applying to the parcel include:

1) Where the *aquatic habitat or upland habitat greenway* comprises up to 25% of the parcel area prior to any voluntary leave area dedication, no relaxation applies.

2) Where the *aquatic habitat or upland habitat greenway* is 25% or more of the parcel area prior to any voluntary leave area dedication setbacks may be varied up to the following maximum amounts:

a) rear yard setback will be reduced by up to 50%;

b) front yard setback will be reduced by up to 25%.

3) Where, prior to any voluntary leave area dedication, the permitted use would not be allowed on an existing parcel due to the *ecological greenway* size, the greenway area may be varied the minimum amount necessary to allow the use, but in no case shall the maximum allowable density of the site prior to any voluntary dedication of leave area be exceeded.

4) The partial relaxation of related land use regulations applies only to parcels existing at the date of adoption of this bylaw. New parcels shall be configured to allow the permitted land use without relaxation.

Habitat Landscape Guidelines

a) Habitat landscape shall be one of two types:

Type A: Existing native trees and ground cover, of sufficient density to provide shady conditions to watercourses and upland greenway areas. Selectively prune or remove hazardous trees only if necessary to protect a high-risk target, but leave wildlife snags if safe. Supplement existing trees and ground cover with planted stock to all bare or thin areas to meet the requirements of type B habitat landscape.

Type B: Planted stock as necessary to landscape all bare or thin areas. Planted stock shall be selected to suit the soil, light and groundwater conditions of the site:

i) species shall be native to the area, or other species selected for fish and wildlife habitat values;

ii) replacement trees shall be planted at an average spacing of 6m on centre or closer throughout the habitat landscape, and shall be a minimum of 2m height for conifers and 3 cm caliper for deciduous trees at time of planting;

iii) a shrub layer shall be provided for a minimum of 50% of the area of the habitat landscape. Within shrub areas, shrubs shall be provided at a minimum average density of 1.0m on centre and shall be a minimum of #1 pot size at time of planting;

iv) ground cover may be substituted for shrubs. If used, ground cover shall be one of brush layering on 2:1 or steeper slopes at 1.0m vertical on centre between layers

or closer spacing, or planted ground cover at maximum average spacing of 0.5m, with ground cover plants a minimum 10 cm pot size at time of planting;

v) areas not covered by shrubs or trees shall be seeded to a grass or legume or planted with native herbaceous ground cover.

b) Required habitat landscape shall be continuous, broken only by public walkways and road crossings, with utilities underground. Habitat landscape required under this bylaw shall not be supplanted by continuous roadway or walkway access.

c) The retention of native trees and ground cover is preferred.

d) The maximum sloping terrain in any planted habitat landscape shall be 33% slope. Steeper grades may be considered if a report from a professional engineer with experience in geotechnical engineering is submitted, and the conditions in the report are followed during construction.

e) All habitat landscape required by this bylaw shall be protected from intrusion by motor vehicles with a continuous concrete curb, if parking areas abut the habitat landscape.

f) All landscape construction required by this Bylaw shall be maintained by the Owner to the 'background' maintenance level in the British Columbia Landscape Standard, at a minimum, for a period of 1 year from the date of substantial performance of the landscape work. Plant materials not in a healthy growing condition during the maintenance period will be replaced within 4 months of their rejection, in the next regular planting season.

Ecological Greenway Definitions

access envelope means an area of land which intrudes into or bisects an Ecological Greenway, on which trail, utility, road crossing or other access development exists or is proposed;

aquatic habitat greenway means the total area of the watercourse, the watercourse leave area and related access envelope;

drainage works include culverts, ditches, drains, rip rapped channels, and storm sewer systems, which discharge into, or collect, constrain or divert a watercourse;

ecological greenway means either an aquatic habitat greenway or upland habitat greenway as defined in this bylaw;

habitat landscape means the conservation, installation and maintenance of trees, shrubs, ground covers, herbaceous plants and related soil and water to repair site disturbance in a way that is conducive to use of the site by native species of fish and wildlife;

habitat linkages means a linear corridor of native vegetation or habitat landscape that provides continuous wildlife passage from habitat to habitat. Habitat linkages connect two or more sensitive terrestrial ecosystems together. These links provide critical corridors for species to move and mix with other populations, find food, or avoid predation. These linkages are important to maintenance of urban wildlife, and to biological diversity;

individual tree means a tree, other than a significant tree, growing in a location so that it does not meet the definition of woods;

natural boundary means the visible high-water mark of any watercourse, where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the watercourse a character distinct from that of its banks, in respect to vegetation or in the nature of the soil itself;

professional consulting team means a group of professionals including a professional biologist or fish and wildlife technician, a professional engineer, and a landscape architect;

regular landscape maintenance means landscape maintenance activities described in the British Columbia Landscape Standard, but does not include the topping and removal of trees or removal of native shrub and herbaceous ground cover;

removed tree means a tree cut down, killed or removed by any means and, without limiting the generality of the foregoing, includes removal of the top of a tree or any branch or stem of a tree where the branch or stem removed or cut has a diameter of more than 10 centimetres;

Riparian Assessment Area – is defined in the same way as in the Riparian Areas Regulation, where it means:

(a) for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;

(b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
(c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank;

sensitive terrestrial ecosystem means land mapped under the Sensitive Ecosystems Inventory, as well as other lands which contain:

- Sloping terrain, with cover of natural vegetation;
- Unique or rare woodland communities (e.g. Arbutus, Garry Oak);
- Mature and older forest, including veteran trees;
- Native trees, woods and thickets, including older second growth, and especially habitat where red- or blue-listed plant or animal species have been identified and confirmed;
- Cliffs, bedrock outcrops, coastal bluffs, points and rocky islets, and unique or rare herbaceous (wildflower) communities on sparsely vegetated sites;
- Marine foreshore and nearshore areas, and seasonally-flooded sites and floodplains.
- Eagle nesting or roosting trees, and heron rookeries, with wooded buffers;
- Native standing dead trees, if naturally occurring, and if not a hazard to persons, public or property;
- Wildlife cover on the ground, including shrub thickets, downed logs, brush piles or rock piles, and water sources for wildlife;

significant tree means a tree identified by one of the following criteria:

- A veteran or older growth tree in excess of 100 years old;
- A wildlife tree, meaning a tree that supports eagle roosting or nesting, heron rookeries, cavity dwellers or red- or blue-listed species;
- A Garry Oak, Arbutus or Pacific Dogwood tree;

sloping terrain means land with slopes which average greater than 30% for a vertical distance of 3 metres or more, or slopes designated as hazard lands by a Professional Engineer with experience in geotechnical engineering;

Streamside Protection and Enhancement Area – is defined in the same way as in the Riparian Area Regulation, where it means an area

a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal;

surveyed means surveyed by a British Columbia Land Surveyor or a member of the Applied Science Technologists & Technicians of B.C. and with expertise in the land survey discipline;

tree means a woody perennial plant with a stem or stems each of which has a diameter of at least 10 centimetres measured at a height of 30 centimetres above the natural grade of the land, and includes the roots, branches, trunk, crown or any part of the tree;

top of bank of a watercourse means the closest top of slope adjacent to the natural boundary of a watercourse where two conditions are met:

a) the grade is flatter than 3:1; and
b) the land beyond the top of slope maintains a grade flatter than 3:1 for a minimum of 15 metres measured perpendicular to the watercourse. Slopes steeper than 3:1 but less than 1 metre in height shall not be considered in the determination of the 15 metre distance from the top of bank;

upland habitat greenway means the total area of a sensitive terrestrial ecosystem, related buffer, and habitat linkages;

watercourse means any natural depression with visible banks, or wetland with or without visible banks, which contains water at some time; and includes any lake, river, stream, creek, spring, swamp, gulch or surface source of water, whether containing fish or not; and includes intermittent streams; and includes surface drainage works which are inhabited by or provide habitat for fish;

watercourse leave area means the watercourse plus vegetated riparian areas on each side of the watercourse, which support fish, wildlife and ecological processes in the watercourse. Watercourse leave areas are equivalent to Streamline Protection and Enhancement Areas (SPEAs) in the Riparian Areas Regulation of the *BC Fish Protection Act;*

wetland means land which is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal conditions supports, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas, and land above and within 7.5 metres, measured horizontally, of the land just described;

woods means an area which contains more than 10 trees where trees are closer than 5 metres from centre to centre of stem, and where native ground cover of shrubs and herbaceous plants remains. The line defining the edge of woods is defined by the outside of the tree trunks;

work means activities involved in cutting or removal of vegetation, removal of soil, deposit of soil or other material, construction of a building, structures or paving, or installation of drainage works, but does not include regular landscape maintenance of planted gardens or landscaping.

Ecological Greenway References

British Columbia Landscape Standard means the publication by the same name of the British Columbia Society of Landscape Architects and the British Columbia Nursery Trades Association, 2008 Edition.

Criteria for Managing Contaminated Sites in British Columbia means the publication of the same name, dated November 21, 1989, Draft 6, issued by the Ministry of Environment, Waste Management Program.

Land Development Guidelines means the Land Development Guidelines for the Protection of Aquatic Habitat, dated May 1992, or September 1993, published by the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans.

Master Municipal Specification means the publication "Master Municipal Construction Documents – Volume II" published by the Master Municipal Construction Documents Association and amendments thereto.

Tree Pruning Guidelines means the publication "Tree Pruning Guidelines, 1994, Revised Edition, International Society of Arboriculture" and amendments thereto.

Naturescape Guidelines means the publication series "Naturescape British Columbia: Caring for Wildlife Habitat at Home" published by Naturescape British Columbia c/o the Ministry of Environment, Lands and Parks.

Development Permit Area H1 – Hazardous Lands

Category:	A – Protection of development from hazardous conditions
Area:	This Development Permit Area is shown on map 'Schedule 2.5' and is applicable to flood-prone lands, coastal properties that are susceptible to storm damage including, but not limited to, all those lands within the Plan area with a natural grade greater than 30%.
Justification:	Lands including or susceptible to natural hazards may experience erosion, degradation or mass movement and require great care and consideration if development and/or disturbance are to occur.
Guidelines:	1. Development within a Hazardous Land Development Permit Area will generally only be considered where historical subdivision or construction of structures has occurred in the area prior to the designation of Hazardous Lands Development Permit Areas and: i. The Hazardous Lands Development Permit Area takes up so much of a lot that it makes the lot undevelopable for the use permitted under its existing zoning; or ii. Due to topographic, natural hazard, or other environmental constraints on the lot, there is no acceptable building site outside the Hazardous Lands Development Permit Area; or iii. All opportunities to relax other development requirements (such as the minimum setback requirements from lot lines) have been exhausted. 2. The onus lies with the applicant to demonstrate that encroaching into a Hazardous Lands Development Permit Area is necessary, due to the above circumstances, in order to allow the use of the site as otherwise permitted under the existing zoning. 3. Where there is no alternative to use flood-prone lands for development, such development is to be located only where there is no risk to life and where measures can be taken to safeguard buildings from flood or erosion damage. 4. Placement of fill within a floodplain is to be restricted to provide passage of floodwaters without increasing the flood levels, redirecting flood flows, decreasing natural flood storage, or resulting in higher flood flows downstream. 5. To maintain swamps and wetlands in their natural state, to enhance natural flood storage and protect environmentally-sensitive qualities. 6. The following information may be required with an application for a Development Permit with the Hazardous Lands Development Permit Area: i. A site plan showing: a. Legal data; property lines, scale, date, north arrow; b. Dimensions and location of proposed building and impermeable surfaces (driveways, walks, patios, etc.); c. Building setbacks (as required under the Zoning Bylaw); d. Any easements or rights of way, if applicable;

	e. Significant trees showing drip-line and other trees greater than 100 mm diameter that are impacted by the proposed development, including drip lines of trees on adjacent properties that extend into the property in question; f. Vegetation in the Hazardous Lands Development Permit Area that will be disturbed; g. Site grading: existing and proposed grades at corners of buildings, driveways and other structures; cut and fill areas that affect the leave strip; h. Topographic contours: intervals of 1 m (typically required only for projects larger than 1 residential lot). The site plan should be equivalent to professional drafting quality. Legal data, watercourse boundaries and top of bank or natural boundary shall be BCLS certified. ii. Building specifications: area, height, number of units, number of storeys, gross and net floor area, site coverage, parking requirements. iii. An assessment of the potential natural hazard prepared by a professional engineer with experience in geotechnical engineering or a certified erosion control specialist. This assessment shall include recommendations or mitigation strategies with respect to the potential natural hazards, and where applicable, vegetation protection and retention measures and control of silt and erosion on site. iv. Where, after the adoption of the OCP, damage to hazardous or environmentally-sensitive areas is caused by alteration or clearing of land, a report from an independent professional biologist experienced in these matters will be required to determine the extent of damage to habitat, riparian areas or natural features within the permit area, and such report shall include recommendations for works required to restore the habitat, watercourse, riparian areas or other specified features of the environment. v. Written rationale and assessment: a) A statement of purpose for the proposed development, and rationale for why the development needs to encroach into the leave strip (e.g. building envelope too small; site difficulties in building outside leave strip); b) An assessment of the potential impacts on aquatic habitat and/or neighbouring land uses, including proposed measures to minimize or mitigate disturbance of the Hazardous Lands, including an Erosion control plan, revegetation in leave strip, habitat restoration and other mitigation measures.

Development Requirements

7. Where development in the Hazardous Lands Development Permit Area is deemed necessary, the development will:
   i. Take a form that minimizes the area of encroachment into, and impact on, the Hazardous Lands Development Permit Area;
   ii. Be located so as to cause the least impact on the environmental values of the Hazardous Lands Development Permit Area;
   iii. Be conducted at a time of year, and use construction methods, that minimize the impact on the Hazardous Lands Development Permit area;
   iv. Require works to be constructed to preserve, protect, restore or enhance habitat, natural watercourses or other specified natural features of the environment.
8. Mitigation and restoration measures shall be required as part of development approval requirements for:
   i. Development control;
   ii. Erosion control;
   iii. Vegetation management and restoration;
   iv. Habitat enhancement or compensation;

These requirements may be adapted to the needs of a particular site and development.

Exemptions

9. The following development activities are allowed to occur in this Development Permit Area without a Hazardous Land Development Permit:

a) Emergency procedures to prevent, control, or reduce flooding, erosion or other immediate threats to life and property including:

- Emergency flood or erosion protection works;
- Clearing an obstruction from a bridge, culvert, or drainage flow;
- Repairs to bridges and safety fences.

Emergency actions for flood protection and clearing of obstructions by anyone other than the Town or a provincial ministry must be reported to the Town and applicable provincial ministry immediately to secure exemptions under this provision.

b) The cutting down of hazardous trees, as determined by the certified arborist, that present an immediate danger to the safety of persons or are likely to damage public or private property.

c) The construction of a trail across Hazardous Lands if the following conditions are met:

- Only one trail is built;

	• The trail is for non-motorized use; • No trees that are over 100 mm in diameter are removed; • The trail's surface is permeable (allows water to filter through, i.e. soil, gravel, mulch); • The overall slope of the trail is less than 10%, and in portions of the trail with a slope greater than 10%, the trail is designed to prevent erosion; • Movement of soil, fill, or aggregates occurs within a corridor less than 2 metres in width. d) Construction repair, and maintenance of works by the Town of Qualicum Beach or its authorized agents and contractors. e) In the case of an application to subdivide, a development permit is not required for the subdivision of lands containing the hazardous lands where: • Minimum lot areas are met exclusive of the hazardous lands; • No development activities (such as grading, clearing trenching, installation of pipes, etc.) relating to the creation of lots or provision of services for those lots that will occur within the hazardous lands. f) Farm fences. g) Subdivision of land or construction of a building or other structure or the structural alteration of, or addition to, an existing building or other structure where the Subdivision Approving Officer or the Building Inspector, pursuant to Section 56 of the *Community Charter*, can require the owner of land to provide the Building Inspector or Subdivision Approving Officer with a report certified by a qualified professional that the land may be used safely for the use intended. h) Actions listed under 'Actions not requiring an Ecological Greenway Development Permit' under Development Permit Area G1 to G12 "Ecological Greenway Development Permit Area Guidelines"

Development Permit Area M1 – Village Neighbourhood

Category:	F – Multi-family Residential
Area:	Multi-family development properties, excluding single-family dwellings with secondary suites, carriage houses or garden suites, within the "Village Neighbourhood" Development Permit Area M1, as illustrated on map 'Schedule 2.3'.
Justification:	The successful integration of multi-family residential uses into the "Village Neighbourhood" requires that they match the scale of adjoining residential areas, while providing some landscape buffering towards adjacent properties, without creating an enclave that separates the buildings from the surrounding community. The objective of the development permit is to ensure that any additional development be at a scale and size to complement both the casual pedestrian scale of the commercial core areas and adjoining single-family areas.
Guidelines:	Development Permits issued for multi-family developments in this area shall be in accordance with the following general guidelines: 1. Developments shall be at a scale to complement the existing single-family residential uses while creating a transition area for the commercial and institutional uses. 2. The shape of developments shall avoid massive building components in favour of more intimate clustered designs. Such designs could include varied rooflines, ground floor access to individual units, courtyards and landscaping that stress the human scale of buildings and site improvements. 3. Public spaces for community gathering should be integrated into designs wherever possible. 4. Parking facilities shall be integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable. 5. Driveways, and off-street parking areas shall be located off lanes and shall be avoided along major and local streets to produce a streetscape that is visually more pleasing and to reduce the conflict with pedestrians.

	6. Developments shall not separate themselves from the surrounding community by containing the dwellings within walled or fenced enclaves with centralized and/or controlled access points. 7. Through the use of hard and soft landscape materials, sidewalks, grassed and treed boulevards, developments must create a humanized streetscape on roads and rear lanes that is pedestrian-friendly. 8. Where developments involve more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features. **Exemption** A development permit is not required for construction involving a 'secondary suite', 'carriage house' or 'garden suite' as defined in the 'Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580'.

Development Permit Area M2 – Claymore Road

Category:	F – Multi-family Residential
Area:	Development Permit Area No. M2, as shown on map 'Schedule No. 2.3', includes multi-family residential properties located along the eastern end of Claymore Road.
Justification:	The successful integration of multi-family residential uses into the neighbourhoods of the Town requires that they match the scale of adjoining residential areas, while providing some landscape buffering towards adjacent properties, without creating an enclave that separates the buildings from the surrounding community. The objective of the development permit is to ensure that any additional development be at a scale and size to complement both the generous layout of adjacent single-family residential areas and to ensure compliance with the greenbelt objectives of the Plan for areas to the south west.
Guidelines:	Development Permits issued for this area shall be in accordance with the following general guidelines: 1. Developments shall be at a scale to complement the residential subdivisions to the north and east, while accommodating the need for a transition area to the greenbelt land along the municipal boundary. 2. The shape of developments shall avoid massive building components in favour of more intimate clustered designs. Such designs could include varied rooflines, ground floor access to individual units, courtyards and landscaping that stress the human scale of buildings and site improvements. 3. Parking facilities shall be integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable. 4. Developments shall not separate themselves from the surrounding community by containing the dwellings within walled or fenced enclaves with centralized and/or controlled access points. 5. Developments must create a humanized streetscape that is pedestrian-friendly. Garages should not dominate the streetscape or building façade and should avoid excessive protrusion beyond the front line of the building. Where possible, driveways should be a single car width at their point of intersection with the internal roadway and any sidewalk.

	6. Where developments involve more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features.

Development Permit Area M3 – Multi-family Residential

Category:	F – Multi-family Residential
Area:	Development Permit Area No. M3, as shown on map 'Schedule No. 2.3', includes multiple residential properties located between Arbutus Street and Broom Road in the southwest corner of the Town.
Justification:	The successful integration of multi-family residential uses into the neighbourhoods of the Town requires that they match the scale of adjoining residential areas and not create "walled" enclaves that attempt to separate the development from the larger community by the use of physical barriers, such as a wall or fence. The objective of the development permit is to ensure that any development be at a scale and size to complement both the generous layout of adjacent single-family residential areas and to ensure compliance with the greenbelt objectives of the Plan for areas to the southwest.
Guidelines:	Development Permits issued for this area shall be in accordance with the following guidelines: 1. Developments shall be at a scale to complement the residential subdivisions to the north and west, while accommodating the need for a transition area to the greenbelt land along the municipal boundary. 2. The shape of developments shall avoid massive building components in favour of more intimate clustered designs. Such designs could include varied rooflines, ground floor access to individual units, courtyards and landscaping that stress the human scale of buildings and site improvements. 3. Parking facilities shall be integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable. 4. Fences or similar screening shall not separate developments from the neighbouring community.

	5. Developments must create a humanized streetscape that is pedestrian-friendly. Garages should not dominate the streetscape or building façade and should avoid excessive protrusion beyond the front line of the building. Where possible, driveways should be a single car width at their point of intersection with the internal roadway and any sidewalk. 6. Where developments involve more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features.

Development Permit Area M4 – Eaglecrest

Category:	A – Natural Environment B – Hazardous Conditions F – Multi-family Residential
Area:	Development Permit Area No. M4, as shown on map 'Schedule No. 2.3', includes multi-family residential properties located between Eaglecrest Drive and the Strait of Georgia.
Justification:	The Eaglecrest Development Permit Area, represents 8 hectares of land identified for future residential developments. Situated within the well-established neighbourhood of Eaglecrest, the residents of this area have clearly stated their preference that development of this nature be carefully managed and monitored to ensure that it is compatible with existing services and land use patterns. Similarly, as this area contains bluffs rising from the Strait of Georgia, there is a need to ensure that development will not create hazardous conditions.
Guidelines:	Development Permits issued for this area shall be in accordance with the following general guidelines: 1. The siting, shape, and massing of buildings and structures should be complementary to the unique topographical features of the area. Particular emphasis should be given to building design that: minimizes visual protrusion from the landscape; is in keeping with surrounding land use patterns; and, provides view corridors and a feeling of open space. 2. Buildings and structures should be sited in such a manner as to minimize the disturbance of existing natural vegetation. Particular emphasis should be given to landscape screening along the perimeter of the site. 3. Vehicular access to the site should be located in such a manner as to minimize intrusion into existing residential areas and should generally be limited to single entry points from Whitmee Road and Eaglecrest Drive. Provision should be made for curvilinear access through the site and all access shall conform to the Ministry of Transportation and Highways' requirements for sight distances at driveways. 4. Development adjacent to the bluff and foreshore areas should only be done in accordance with accepted engineering standards. Particular emphasis should be given to methods of storm water collection that will not pose a threat to the stability of the bluff or development that would be subject to flooding or impede access along the foreshore.

	5. Developments shall not separate themselves from the surrounding community by containing the dwellings within walled or fenced enclaves with centralized and/or controlled access points. 6. Developments must create a humanized streetscape that is pedestrian-friendly. Garages should not dominate the streetscape or building façade and should avoid excessive protrusion beyond the front line of the building where possible. Where possible, driveways should be a single car width at their point of intersection with the internal roadway. 7. Where developments involve more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features. 8. No development of the site shall occur without the approval of a geotechnical professional engineer. 9. In accordance with the *Local Government Act,* covenants respecting the safe use of the land shall be registered under the *Land Title Act*. 10. An Upland Habitat Greenway Corridor shall be established on all lands 30% slope or steeper as shown on map 'Schedule 2.4'. Development shall be subject to the Ecological Greenway Development Permit Guidelines.

Schedule 2: Maps

Schedule 2.1 Land Use

Schedule 2.2 Village Neighbourhood

Schedule 2.3 Form & Character Development Permit Areas

Schedule 2.4 Ecological Development Permit Areas

Schedule 2.5 Hazardous Lands Development Permit Area

Schedule 2.6 Major Road Network

Schedule 2.7 Parks and Ecological Greenways

Schedule 2.8 Recreational Greenways

Schedule 3: Sustainability Plan

3.1 Introduction

3.1.1 Declaration of Sustainability

WHEREAS

- The impacts of modern human civilization have had deep and lasting impacts on the capacity of our planet to support human life;
- At current rates of consumption, degradation, and destruction of natural resources, future generations will not be able to benefit from the supportive ecosystem that humans enjoy today;
- Human activity generates unsustainable quantities of waste and pollution that damage the world's ecosystem;
- Infinite growth is not sustainable in any system;
- It is imperative to implement social and economic systems that enhance the ability of future generations to enjoy a high quality of life;
- Local government and community organizations hold a profound capacity to affect the factors of sustainability;
- The Town of Qualicum Beach has a history of environmental stewardship and prudent use of land and resources;
- It is within the capacity of our community to make deep and profound impacts that will improve the ability of future generations to meet their needs; and
- The Town of Qualicum Beach and its citizens plan to leave a legacy of hope for future generations;

The Town of Qualicum Beach hereby establishes a Sustainability Plan to guide future governance and community action towards this vision of a Sustainable Qualicum Beach.

Have I done all to keep the air fresh? Have I cared enough about the water? Have I left the eagle to soar in freedom? Have I done everything I could to earn my grandchild's fondness?
- Chief Dan George

3.1.2 Background

The environment, economy, government, and social fabrics that support community life in Qualicum Beach stretch around the globe. The Town of Qualicum Beach is a very small part of a globalized society. Through trade and commerce, communication and entertainment, residents of Qualicum Beach interact every day with people around the world. As a result, the challenges of sustainability are deep and systemic. The challenges in Qualicum Beach are similar to those facing many other towns around the world, including:

- Climate Change / Air Quality;
- Fossil Fuels and Energy Supply;
- Waste / Resource Scarcity;
- Water Quantity / Quality Supply;
- Ecosystem Damage;
- Food Supply Risks;
- Economic Boom and Bust;
- Income Disparity / Endemic Disease;
- Affordable Housing; and
- Demographic Shifts.

Many of the actions needed to improve the sustainability of our community/country/planet are outside the direct control of Qualicum Beach, and will require action from different levels of government, neighbouring jurisdictions, foreign nations and corporations. However, many sustainability factors are within the Town's influence. By taking decisive action on those factors within local control, the Town and its residents can have a substantive impact and take a leadership role in the transition to sustainability. Through this Sustainability Plan, the Town and residents of Qualicum Beach have identified a vision that will transform Qualicum Beach into the model of a sustainable community.

The Qualicum Beach Sustainability Plan was drafted following a public engagement process that began in the fall of 2009. The public was engaged to explore the concepts of sustainability and to craft a vision for a sustainable Qualicum Beach.

What is Sustainability?

"… development that meets the needs of the present without compromising the ability of future generations to meet their own needs" - World Commission on the Environment and Development, 1987 (Bruntland)

The term 'sustainability' is an elusive concept that suggests responsible decision-making with an emphasis on the prosperity of future generations. Perhaps as evidence of the difficulty of defining the term, the most widely-used definition is from the original Bruntland report, quoted above. During the public process of developing this Sustainability Plan, residents were asked to come up with definitions for sustainability.

Residents of Qualicum Beach participated in a workshop and have suggested some additional definitions appropriate to the Town and its context. Examples include the following:

- *Long-term social and economic wellbeing requires our choosing to live in a just and equitable way that ensures that all living species endure. This requires maintenance of ecological process so that the biological productivity of the earth endures without dependence on non-renewable resources.*

- *To live in such a way that all beings, plants, animals, and minerals can live in harmony, supporting each other in such a way that none uses too much in detriment to others. To live in balance.*
- *"We are all one, we're inter-connected, inter-related, inter-dependent".*
- *Sustainability is a condition of long-term social and economic wellbeing through choosing to live in a just and equitable way that ensures all living species endure.*
- *A society which exists within the limit which can be supported by our present ecosystems.*
- *Don't use natural resources faster than they can be replenished and don't deposit wastes faster than they can be absorbed.*
- *Long-term social and economic wellbeing depends on the maintenance of fully-functioning ecological process. We need to choose to live in an equitable and just way that ensures that all living species endure.*

The specifics of the definition are less important than the common concepts that most definitions of sustainability have, including:

- Long-term considerations addressing future generations (e.g.: 21st & 22nd century);
- An approach to development that respects the limits of the earth's ability to provide us with resources and absorb our wastes;
- A respect for the rights of all species; and
- Others.

Although it is difficult to agree on a definition for sustainability in the abstract, the term becomes clearer when applied to our community. What is a sustainable Qualicum Beach? In a sustainable Qualicum Beach, how would people get around? What would the economy look like? What services would be available? The process of visioning raises these questions and many more.

Recognizing that the challenges of sustainability are pushing the Town of Qualicum Beach towards accelerating change, the Sustainability Plan is a visionary document that will guide change towards a more vibrant community life, a healthy and thriving natural ecosystem, and a prosperous economy and scale of development that retains the unique character and charming village atmosphere of Qualicum Beach.

Carrying capacity

The community of Qualicum Beach is supported by an ecosystem with finite limits. However, the scope of that ecosystem is undefined and includes local, regional and global components. The modern global economy has spatially distanced human activity from its impacts, so that the effects are sometimes seen most vividly on the other side of the planet. However, regardless of the disconnect between the causes and effects of ecosystem degradation, human activity in Qualicum Beach has both positive and negative effects on the planet's ability to support the continued prosperity of modern society. There is a limit to

the amount of human activity that can be supported by our ecosystems. This concept is commonly referred to as 'carrying capacity' and can describe both local and global limits.

Every resource comes from somewhere on this planet, whether it is petroleum to fuel our vehicles, natural gas to heat our homes, or rubber for our shoes. The rest of the world, including humans and all other forms of life, draws on the same resources through globalized trade networks. Absolute limits on the use of natural resources are irrefutable; the debate begins when one attempts to quantify the limit.
At the local level, the discussion of ecosystem limits and carrying capacity needs to be clarified in terms of how large an area is selected for analysis of carrying capacity and what is being supplied. In a conventional ecosystem, we would analyze the simple food, water and nesting/breeding area as the basics of the carrying capacity of a species. For humans, the tens of thousands of substances that are part of our lives including food, shelter, clothing, mobility, technology, and others makes the relevance of a simplistic ecosystem carrying capacity model questionable. In the natural world, any species that overshoots their region's carrying capacity starve or must move. This does not apply to humans at a regional scale as easily. A simple carrying capacity cannot be practically identified; there are too many variables in governance, technology and the economy to make carrying capacity the over-riding factor in decisions. Directly linking population and development potential with the technical calculation of carrying capacity could result in unexpected results that compromise the small town/village atmosphere. Quality of life and the health of our surrounding ecosystem provide a clearer basis for decision-making.
It is, however, apparent that an increase in the use of natural resources will bring us closer to the carrying capacity of the Earth overall. In fact, many researchers have concluded that the carrying capacity of the Earth has already been exceeded. As such, the absolute use of all natural resources, especially those that are not renewable, should be reduced.

Summary

The Sustainability Plan is intended to provide a vision of a high quality of life in Qualicum Beach. By realizing this vision, the Town will achieve a dramatic reduction of negative impacts on the local, regional and global ecosystems and as such, begin to bring the residents of Qualicum Beach within their share of our planet's global carrying capacity.

The visionary principles and targets in this document may appear difficult to achieve or impractical based on current market conditions, climate, availability of natural resources, and an assortment of other conditions. However, many of these conditions are on a trajectory of significant change. The Sustainability Plan is a long-term vision that will keep the Town on track towards a vision of Sustainability through any coming changes, over the next two generations and possibly seven updates to the Official Community Plan. It is unlikely that the economy, ecology and social life of Qualicum Beach will be the same in forty years as it is today.

Surrounding conditions can and will change over time, and the principles outlined in this document may become more or less important, but that does not lessen the importance of a community vision. The Sustainability Plan is based on current trends, with a firm commitment to the prosperity of future generations, the integrity of the surrounding ecosystem, and the community's vision of the ideal town. The "Qualicum Beach" that will be best suited to prosper over the next four decades and leave a legacy of prosperity and environmental stewardship for future generations is one that continues to build on the pillars of sustainability established in this plan.

3.2 Climate Emissions Planning

The Town of Qualicum Beach is a signatory to the Provincial Climate Action Charter and as such, it has committed to:

- Making its civic operations carbon-neutral;
- Creating a complete, compact, and more energy-efficient community.

The Provincial Community Energy and Emissions Inventory (CEEI) initiative has established a baseline for Qualicum Beach's emissions.

Buildings (residential, commercial, industrial)	11,691 tonnes $C0_2$(e)
Transportation (cars, trucks, commercial, RVs)	32,389 tonnes $C0_2$(e)
Solid Waste	6,758 tonnes $C0_2$(e)
Total	**50,837 tonnes $C0_2$(e)**

The scale of these emissions is small when compared to large emitters such as heavy industry and resource extraction. Regardless, it is appropriate for the Town of Qualicum Beach and its residents to take responsibility for their own impacts, just as large emitters should be expected to do the same. Consistent with its legislative obligations, Qualicum Beach is establishing the following provisional emission reduction targets from its 2007 emissions baseline for its Official Community Plan (these are absolute reductions regardless of growth levels):

- 33% by 2020 ~ 34,061 tonnes $C0_2$(e)
- 50% by 2030 ~ 25,418.5 tonnes $C0_2$(e)
- 65% by 2040 ~ 17,793 tonnes $C0_2$(e)
- 80% by 2050 ~ 10,167.4 tonnes $C0_2$(e)

These targets are consistent with balance of scientific evidence represented in the latest Intergovernmental Panel on Climate Change (IPCC) Assessment Report regarding the level of global emission reductions necessary to avoid dangerous, runaway climate change.

Policies and Actions

Qualicum Beach will:

- ***Land Use*** - Build complete, compact, connected neighbourhoods with a vibrant, prosperous uptown core;
- ***Buildings*** - Reduce emissions from buildings through increased energy and water efficiency, greater housing choice, as well as through creation of a zero/low-carbon heating source;
- ***Transportation*** - Shift transportation away from the private automobile to walking, cycling, transit and zero/low-emission vehicles;
- ***Solid Waste*** - Work to reduce solid waste and associated landfill emissions, in conjunction with the Regional District of Nanaimo; and

- ***Civic Emissions*** - Reduce emissions associated with civic facilities, operations and community infrastructure systems, in accordance with our commitments as signatories to the BC Climate Action Charter.

The Town will update its targets, policies and actions through future planning processes, such as an update to the Official Community Plan. Also, the Town will participate in regional planning work to create a regional strategy for Greenhouse Gas reduction.

3.3 Visionary Principles

The vision for a sustainable Qualicum Beach has been defined in eight fundamental components that will enable and sustain the future of a vibrant Qualicum Beach:

1. Complete, Compact Community Land Use
2. Low-impact Transportation
3. Community Health
4. Sustainable Food Systems
5. Progressive Infrastructure
6. Economic Prosperity
7. Healthy Landscapes
8. Green Buildings

3.3.1 Complete, Compact Community Land Use

In 2050, the community recognizes that careful management of land use is essential to a vibrant and sustainable community, economy and ecosystem. The uptown is the geographic, social and economic centre of the community. The uptown is connected to neighbourhoods and natural areas through a network of roads, ecological greenways and alternative transportation routes. Land use is carefully managed to enhance the natural ecology, local economy, and vibrancy of community life at a scale that is suited to the Qualicum Beach village character.

Vision

- **Ecological Network -** Key ecological corridors and aquifers are preserved and complemented by an interconnected network of natural areas, parks, recreational greenways, and resource lands;
- **Village Neighbourhood -** Businesses thrive in a compact, commercial core with expanded services, compact residential development and tourism facilities. This core will continue to maintain a strong village-character that helps define the experience of life in Qualicum Beach;
- **Neighbourhood Commercial -** The daily needs of residents can be met by convenience commercial (e.g. café or corner store that sells food essentials) that is located within walking distance of residential neighbourhoods so that it is not necessary to travel to the uptown core for every need. This neighbourhood commercial is scaled to meet the needs of local residents - not to draw customers from other areas or compete with the uptown core;
- **Tourist Commercial -** Amenities make the Town a pleasant and convenient place for visitors and tourists;
- **Neighbourhoods -** Residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels. This includes detached homes, small-lot homes, patio homes, secondary suites, garden suites, apartments, condominiums and other housing types that support community sustainability, including alternative forms of tenure and affordable housing;
- **Agriculture -** Residential neighbourhoods and commercial zones are surrounded by productive agricultural land that is strongly protected for agricultural use. Small-scale food production is supported on community gardens and residential land;
- **Character -** The unique character of Qualicum Beach has been maintained and strengthened. This includes the experience of its natural areas (the ocean, beach, waterfront areas, forests and

trails) and of its village (human-scale, pedestrian-friendly, community public spaces, historically-styled architecture and no large-format commercial stores); and

- **Quality of Life -** Land use has been carefully managed with a priority of maintaining a high quality of life and a maximum size of community of approximately 12,000 population based on the build-out under the goals and policies of the current Official Community Plan.

Objectives

- To control growth in Qualicum Beach to create a mixed-use pattern of land uses that includes:
    - Preservation of watersheds, sensitive environmental areas and agricultural lands;
    - Preservation of the waterfront area ;
    - A strong, complete, compact village core;
    - A network of appropriately-located small commercial nodes (café, food, other) to provide convenient access to services near where people live;
    - A growing transit service structure;
    - Commercial land that supports a diverse economy; and
    - A diversity of housing, including affordable options for singles, single parents, and growing families.

Target 2050

- 90% of residents in Qualicum Beach live less than a 15-minute walk (1 km max) to a café / restaurant and a place to buy essential, day-to-day groceries; and
- Distance from all homes to a community transportation route – 10-minute walk (700 metres).

3.3.2. Low-impact Transportation

In 2050, the residents and visitors of Qualicum Beach have a wide range of transportation alternatives to connect people, places, and goods. Travel to, from and around the Town is efficient and pleasant using the roads, pathways, corridors, and railway. Private automobiles have been replaced by low-carbon vehicles and there are other convenient alternatives to the private automobile. Convenient, efficient and pleasant travel is possible throughout the Town on foot or using low-carbon vehicles such as bicycles, scooters, or electric cars. Transportation infrastructure enhances the Town's vibrant social life, thriving economy and healthy ecosystem.

Vision

- **Transportation Alternatives -** Residents have access to amenities through a comprehensive network of transportation routes that support alternatives to the automobile. This includes alternatives for people with mobility issues that may not be able to walk or cycle;
- **Transportation Budget** - Budgeting decisions encourage a modal shift towards the modal share targets in this plan;
- **Greenway Network** - A fine-grained network of pedestrian and cyclist paths connects all areas of Qualicum Beach;
- **Uptown** - The village uptown is pedestrian-oriented and streets are made pedestrian-only for special occasions;
- **Bicycle Routes** - A convenient and safe network of bicycle routes extends throughout Qualicum Beach. These routes also facilitate the use of small electric scooters and golf carts;
- **Community Transportation** - BC Transit and the Regional District, with cooperation from the Town, offer a convenient transit service in Qualicum Beach with connections to surrounding communities. Amenities are offered to make the use of transit convenient and comfortable. The *Community Transportation* system includes "topic buses" (e.g.: movie bus) to connect residents to the larger region for specific activities, as well as community shuttles and other non-traditional forms of mass transit;
- **Railway** - A viable passenger and freight rail corridor connects Qualicum Beach to communities along the eastern edge of Vancouver Island;
- **Integrated Modal System** - Transfer between modes of transportation is facilitated through key inter-modal exchange nodes (greenways, bike lanes, transit stops, train station, park and ride, others);
- **Sharing** - Residents have access to shared cars (e.g. automobile co-op) and shared rides (car-pooling);
- **Alternative Fuels** - A convenient system supports the use of alternatively-fueled vehicles, and residents use zero-emissions vehicles. Infrastructure includes electric vehicle charging stations in new and existing areas;
- **Tourism** - Tourists travel to, from, and around Qualicum Beach in a manner that supports the Town's sustainability goals;
- **Goods Movement** - The transportation system supports efficient goods movement, including home delivery; and

- **Innovative Infrastructure** - Innovative infrastructure designs include:
    - Permeable paving, especially in parking areas;
    - Green streets that include park-like characteristics while still supporting vehicles (e.g. Dutch Woonerf model; British Home Zone model; Vancouver's Crown Street; Seattle's C-Street);
    - Fully accessible and wider sidewalks with lay-by areas to support electric scooters; and
    - Where needed, allocate street space to scooters.

Objectives

- To develop a convenient transportation system in Qualicum Beach that:
    - Is structured firstly around the pedestrian, cyclist and small electric scooter;
    - Integrates with future transportation options such as the Island Corridor Railway;
    - Supports alternatively-fueled (no carbon emission) vehicles;
    - Offers a pleasant experience of moving around;
    - Supports visitors and tourists coming to Qualicum Beach; and
    - Includes ecologically-friendly street and infrastructure design.

Target 2050

- Modal share by 2050 or before (achieving an 80% reduction in emissions from 2007 levels):
    - Transit: 15%;
    - Walking: 15%;
    - Cycling: 15%;
    - Alternative (zero-emission) vehicle: 35%;
    - Conventional automobile: 20%;
- 100% of residents live within 5-minute walk of a greenway / bicycle route to connect them to the uptown core:
    - Transit frequency on main lines during peak hours: 15 minutes; and
- Extent of "green streets"
    - First pilot project by 2015;
    - By 2050, 30% of local streets will be "green streets", with upgrade priority given:
        - to streets within a 5-minute walk of the Commercial Core;
        - along key pedestrian routes.

3.3.3. Community Health

In 2050, Qualicum Beach is healthy and prosperous, both at the individual and community level. Residents and visitors have local access to social, recreational, cultural and medical facilities. The community is resourceful and supportive, and shows resilience in response to challenges of all types. Community life is vibrant and residents have access to the use of a wide array of local amenities.

Vision: Facilities

- ***Recreation facilities*** - Residents and visitors have access to a variety of indoor and outdoor recreation facilities such as swimming pools, golf courses, field sports, lawn bowling, the Heritage Forest, Seniors' Centre, trails, and children's playgrounds;
- ***Cultural Facilities*** - Residents and visitors have access to a variety of cultural facilities (library, museum, art gallery, theatres, others); and
- ***Medical Facilities*** - Residents have access to local health and medical facilities that include:
    - A full-service medical facility or facilities offering urgent primary care, palliative care, ambulatory care, mental health services, counselling and others; and
    - Supporting a wide range of medical and health practitioners including doctors, dentists, chiropractors, naturopaths, optometrists and others.

Vision: Community Life

- ***Representation*** - Emphasis is put on the needs of seniors, youth and young families;
- ***Health*** - Lifestyles that support the many facets of community health are encouraged and facilitated;
- ***Participation*** - The Town continues its commitment to, and investment in, effective consultation on public policy issues, development and projects;
- ***Accessibility*** - Qualicum Beach is a leader in accessibility;
- ***Emergency Preparedness*** - A high level of capacity exists throughout the community to respond to emergencies, including appropriate neighbourhood networks, education and preparation within all homes and businesses in Qualicum Beach;
- ***Volunteerism*** - The volunteer bureau and other volunteer networks are supported and acknowledged;
- ***Sustainability Education*** - The community is engaged in an ongoing learning process on sustainability and related issues;
- ***Resilience*** - The community is resilient and adapts well to both internal and external changes; and
- ***Safety*** - The community and law enforcement agencies work together to reduce crime and to address its root causes;

Vision: Arts and Culture

- ***Planning*** – The Town works with the community on social and cultural planning projects;
- ***Aboriginal History*** – Indigenous Peoples communities are engaged in community development processes and the community has a deepening understanding of, and commitment to, the validation of Indigenous Peoples traditions;
- ***Indigenous Peoples***: Local Indigenous Peoples are engaged in public consultation; and
- ***Arts and Culture:*** Opportunities for arts and culture are strongly supported by the Town and business community, including opportunities for people of all ages and socio-economic profiles.

Objectives

- To continue to enhance individual and community health and wellbeing in Qualicum Beach, including:
    - Providing facilities and services that address the needs of the entire population, including addressing the basic needs of all Qualicum Beach residents (such as housing, food, health care, others);
    - Offering excellent indoor and outdoor public recreation facilities;
    - Offering a comprehensive range of medical facilities and services;
    - Celebrating the Town's history and heritage, including that of the Indigenous Peoples;
    - Promoting and enhancing a wide range of arts and cultural expression;
    - Supporting education infrastructure;
    - Supporting a strong culture of volunteerism;
    - Continuing to ensure that Qualicum Beach is safe and able to respond effectively to emergencies; and
    - Continuing to ensure that sustainability goals and actions are widely understood and supported.

Proposed targets

- All residents of Qualicum Beach have their basic needs met, including housing, food and shelter;
- All homes in Qualicum Beach have emergency preparedness kits; and
- 40% of residents in Qualicum Beach volunteer some time to community efforts every year.

3.3.4. Sustainable Food Systems

In 2050, a sustainable food system is fundamental to the identity of Qualicum Beach. Residents and visitors enjoy the benefits of a prosperous local food system through high quality restaurants, year-round access to farm-fresh produce, economic prosperity, and hands-on experience through community gardens and backyard gardening. The community enjoys farm-fresh markets, gourmet restaurants, a prosperous food economy, community understanding of food systems, and a rich land base of productive agricultural land.

Vision

- Existing ALR and agricultural land in the community is preserved, with considerations for opportunities to use this land to further enhance the local food economy or provide creative support for new farmers;
- Community gardens within convenient walking distances of neighbourhoods, especially multi-family areas (current or planned). Garden areas benefit from excellent growing conditions;
- The Town supports the widest diversity of food-related industries that are appropriate to the community, including small-scale market gardens, processing, seafood, and research and education facilities;
- The local food retail economy, especially value-added approaches, thrives as a major part of the local economy. Food producers, food services and consumers connect directly through farmers' markets, farm gate sales and other venues;
- The School Board promotes education on sustainable food systems in curriculum, school grounds and field trips;
- Tourism agencies and initiatives help to integrate the local food economy into the tourism experience in Qualicum Beach (e.g. agritourism). High-value and gourmet food are connected to the brand experience of Qualicum Beach;
- The community works with the Regional District to effectively manage organic waste streams;
- The community-support agencies continue to provide food to those that need it (e.g.: food banks); and
- Residents and visitors enjoy events that integrate local food into the culture and identity of Qualicum Beach.

Objectives

- To support a prosperous and healthy local food system and economy in Qualicum Beach including:
    - Preservation of ALR lands and agricultural and food production capacity;
    - The integration of agricultural and food industry uses into the fabric of the community;
    - Enhancement of the local food economy in Qualicum Beach;
    - A strong presence of education on sustainable food systems in schools;
    - Availability of community gardens in all multi-family neighbourhoods;
    - The integration of local food into the tourism economy;
    - A strong presence of organic and non-pesticide-based growing practices;
    - Productive approaches to the management of organic material waste streams;
    - Food security for all Qualicum Beach residents; and
    - A presence of the celebration of food in the culture of Qualicum Beach.

Proposed targets

- 90% of multi-family units have access to a community garden plot within a 10-minute walking distance;
- 100% of schools have a food system as part of the school grounds or curriculum.
- Residents have access to a farmers' market year-round;
- Of the food consumed in Qualicum Beach, the following percentages come from Vancouver Island:
    - 80% of the fruit and vegetables;
    - 100% of the dairy;
    - 15% of meat protein;
    - 5% of grain; and
    - 50% of alcohol;
- 100% of residents live within a 10-15 minute walking distance (less than 1 km) to a café or corner store that sells food essentials.

3.3.5. Progressive Infrastructure

Infrastructure for energy, water, waste water & storm water, and solid waste, is efficient and effective at advancing the Town's sustainability goals. Consumption of natural resources has been minimized, and 'waste' has been virtually eliminated through strategies of conservation and re-use.

ENERGY

Energy: Vision

- Energy efficiency is promoted in buildings (new and existing) through information, incentives, guidelines and regulations;
- Civic facilities are highly energy-efficient;
- Educational information on energy efficiency and zero/low carbon energy sources is widely available;
- District energy systems are utilized in some locations in Town;
- In partnership with a private utility, the Town has developed a municipally-owned energy utility to expedite the development of financially viable district energy systems;
- Renewable and zero/low carbon energy suppliers in the community are supported where appropriate; and
- Town infrastructure, such as street lights and water/sewer pumps, is highly efficient.

Energy: Objectives

- To support the development of high levels of energy efficiency in the Town and use of renewable and low/zero emission energy sources including:
    - Promoting energy-efficient buildings, lighting and infrastructure;
    - Working with landowners, businesses and utilities to develop a broad range of renewable energy supplies in Qualicum Beach; and
    - Addressing zero/low emission fuels in transportation.

Energy: Proposed targets

- By 2050 or before, 95% of the energy used in Qualicum Beach will come from renewable, zero (GHG) emission sources; and
- By 2015, all new buildings built in Qualicum Beach will be predesigned to support future installation of solar water systems or geothermal systems.

WATER

Water: Vision

- Plans, policies and regulations ensure that the Town's watersheds and aquifers are sufficiently protected and managed so as to ensure the quality and quantity of its supply into the future;
- High-efficiency plumbing fixtures are used in homes and businesses;
- Rain-harvesting is used in both residential and commercial applications;
- Buildings and infrastructure are planned to accommodate wastewater re-use, including irrigation systems for parks and open space;
- Water-wise landscape plantings are used in private and public grounds; and
- The community is engaged on water issues and efficiency in homes, businesses and schools in the Town through public education and awareness.

Water: Objectives

- To develop a water system for Qualicum Beach that includes:
    - Appropriate watershed and aquifer protection to ensure a secure water supply into the future;
    - The use of water being so efficient as to make Qualicum Beach one of the most water-efficient communities on Vancouver Island; and
    - Strategic re-use of rainwater and treated wastewater where appropriate.

Water: Proposed targets

- An overall reduction of water consumption per capita of:
    - 20% from 2010 levels by 2025 or before; and
    - 50% from 2010 levels by 2050 or before.

WASTEWATER & STORMWATER

Wastewater & Stormwater: Vision

- The Town works with the Regional District of Nanaimo to support progressive and sustainable approaches to management of wastewater;
- Treated wastewater is used for irrigation in the Town, including golf courses;
- Systems are utilized that treat wastewater for re-use in various capacities throughout the community, including installation of micro-treatment plants where appropriate and where no negative impacts are experienced by residents;
- Waste heat and biosolids are harvested from wastewater treatment to support district or other nearby heating systems;
- Streets and other infrastructure minimize pollutants in runoff;
- The cosmetic use of herbicides and pesticides has been banned to reduce the pollution in runoff;
- Landowners use appropriate retention/detention and percolation strategies in their homes and landscapes (such as green roofs and rain gardens);

- Art and sculpture are integrated into Town infrastructure where possible to not only meet engineering needs, but to add aesthetic and cultural value to public investments; and
- Amenity and habitat is created during water treatment processes by using wastewater polishing ponds, swales as songbird habitat, and other strategies.

Wastewater & Stormwater: Objectives

- Turn wastewater into a resource; and
- Eliminate any pollution or toxic impacts on the region's water system.

Wastewater & Stormwater: Proposed targets

- 75% of the Town's wastewater is treated to a level suitable for re-use as irrigation (tertiary treatment level).

SOLID WASTE

Solid Waste: Vision

- The Town supports the Regional District of Nanaimo's Zero Waste initiative, including pick-up for composting of household organic and yard waste and business organic waste;
- Recycling is standard practice in homes, businesses and public spaces;
- The benefits of composting are understood throughout the community;
- Waste reduction measures in Qualicum Beach businesses include reducing packaging, plastic bags, and others; and
- Organic and yard wastes are turned into resources that can be used in landscaping, farming or for bio-energy sources.

Solid Waste: Objectives

- To make solid waste and recycling services available throughout the Town, including businesses in the uptown;
- To achieve zero waste targets for homes and businesses in Qualicum Beach in alignment with the Regional Zero Waste Plan and to convert wastes to resources wherever possible.

Solid Waste: Proposed targets

- 100% diversion (zero waste) by 2050 or before.

3.3.6. Economic Prosperity

In 2050, the local economy is thriving, with opportunities for people of all ages. The economy has an emphasis on green business practices and local business. Sustainable tourism activities are also a fundamental part of the local economy.

Vision

- Economic impacts are considered, along with social and environmental concerns, in the decision-making process;
- Legal, fiscal and regulatory environment supports and encourages new business;
- Businesses that support a 'green', sustainable community, such as electric vehicles, renewable energy, solar panel installation, etc., are strongly supported;
- Research and development through local universities is encouraged;
- Tourists are attracted to Qualicum Beach because of the high quality of life and diversity of amenities for both residents and visitors;
- Sustainability objectives are integrated into the foundation of all economic development concepts and initiatives in the Town;
- The need to travel outside the community is reduced by a range of local jobs for all ages by development of sectors such as:
    - Tourism and service industries;
    - Agriculture and food industries;
    - Seafood industry;
    - Value-added forestry and additional small woodlot operations;
    - Arts and culture business opportunities;
    - Local businesses that make use of Information and Communication Technologies to access the regional and global economy;
    - Green technology businesses;
    - The education industry, including possibly a satellite campus of Vancouver Island University;
    - Mainstream and alternative health care;
    - Geriatric services, including research into seniors' health and needs;
    - Artisan value-added manufacturing;
    - Appropriate entertainment to meet desires of many age groups;
    - Local utilities; and
    - Progressive new industries (such as electric vehicles).
- Energy prices are relatively stable in the local economy due to energy efficiency and local, renewable, and clean sources of energy;
- Business activity in Qualicum Beach supports sustainability objectives and performance targets through the use of green business practices;
- Locally-made products are easily identified to support local businesses and the economic multiplier effect;
- Quality of life, a small artisan economy, a walkable community, health, and other elements are integral to the Town's unique "brand" and reputation;
- The quality of life is high while the cost of infrastructure and housing is reasonable;

- There is an appropriate mix of housing to support the workers that a diverse local economy needs; and
- The Town of Qualicum Beach is a local government that remains in good fiscal health.

Objectives

- To develop an economy that delivers sustainable prosperity to the residents of Qualicum Beach.

Proposed targets

- By 2050 or before:
    - All residents of Qualicum Beach have access to work or financial support necessary to meet basic needs, especially families with children;
    - 100% of businesses practice green business methods such as recycling, energy efficiency in their facilities, energy efficiency in their fleets, and others, including reducing average energy consumption by 50%; emissions by 80% and waste by 100%;
    - 80% of jobs will be within a 5-minute walking distance of a greenway or transit stop;
    - 50% of businesses will be in buildings that have undertaken comprehensive energy retrofits or achieved a green building certification of some level.

3.3.7. Healthy Landscapes

Vision

In 2050, the community is surrounded by a wealth of natural beauty and a high quality public realm. The community cares for natural ecosystems to ensure that they are healthy and thriving. Parks, landscaping and other shared spaces are carefully designed to serve many purposes, with an emphasis on enhancing community life and sustainable practices.

- Local ecosystems in the Town have been mapped to support effective management decisions, and the Town works with senior governments to maintain the Sensitive Ecosystems Inventory (SEI);
- The Town continues to work with local and regional environmental groups (such as Streamkeepers);
- The health and stability of watersheds, aquifers, unstable cliff areas, environmentally-sensitive areas and habitats, the intertidal and marine zones, riparian areas, agricultural lands and key ecological areas are sufficiently protected;
- Key ecological areas that have been damaged are rehabilitated over time;
- The community is working to effectively respond to future implications of climate change;
- Ecological objectives are integrated into all development and design (both public and private), including permeable surfaces, habitat-oriented landscape planting, tree planting, and others;
- Outdoor recreational infrastructure supports the needs of all ages, particularly seniors, through a comprehensive web of natural areas, parks, playfields and greenways, including:
    - Play fields;
    - Children's playgrounds;
    - Tennis courts;
    - Baseball diamonds;
    - Lacrosse areas;
    - Dog off-leash areas;
    - Golf;
    - Lawn Bowling;
    - Milner Gardens and the Heritage Forest; and
    - Others.
- Parks, protected areas and greenways are being expanded through a long-term strategy for land acquisition;
- Public art is supported through continual investment, especially in new development projects;
- There are ample outdoor performance spaces to support cultural activities and events;
- The quality of the public realm and public spaces is of the highest quality to maintain a high level of livability, especially in higher density areas; and
- Sustainable materials are used in urban and landscape design, including permeable paving, materials with recycled content, efficient outdoor lighting that is powered by renewable energy, and others.

Objectives

- To ensure public and private land in Qualicum Beach is managed to maintain a high level of ecological health and offer a great quality of life including recreation, arts and cultural expression and food production.

Proposed targets

- 100% of the Town's ecosystem areas are mapped and regularly monitored;
- 100% of residents live within a five-minute walk of a greenway or park (see Land Use section);
- 100% of new developments of any scale include a habitat-supportive landscape planting strategy; and
- 100% of multi-family units have access to a community garden plot within a 10-minute walking distance (see Food section).

3.3.8. Green Buildings

In 2050, buildings are constructed to the highest level of energy efficiency and environmental performance, and older buildings have gone through extensive retrofits. Greenhouse gas emissions as a result of the construction and operation of buildings are close to zero. Due, in part, to the new way that buildings are conceived and constructed, the community enjoys improved physical and social health, economic prosperity, and a healthy ecosystem.

Vision

- Sustainable building performance has been achieved in all civic facilities;
- Green building practices are common throughout the community, including:
    - Energy efficiency;
    - Solar orientation;
    - Renewable and zero/low emission energy systems;
    - Water efficiency;
    - Wastewater and stormwater re-use;
    - Healthy and non-toxic materials;
    - Locally-sourced materials;
    - Habitat-supportive and water-wise landscape design; and
    - Others.
- Existing buildings are re-used where possible; and
- Older buildings have been retrofitted in accordance with green building practices.

Objectives

- To ensure that, over time, new and existing buildings in Qualicum Beach become more energy-efficient, water-efficient and healthy.

Proposed Targets

- New civic facilities will meet increasingly high green building performance targets until all are net zero annual energy consumption, water consumption and greenhouse gas emissions;
- All new buildings will be required to meet the Town's climate emission targets over time until an 80% reduction from 2010 levels is achieved;
- All existing buildings (prior to 2010) will be retrofitted to achieve a minimum 30% reduction in energy use or an Energuide rating level of 80;
- Water efficiency will increase by 50% over 2010 levels through use of high efficiency fixtures and efficient user behaviour;
- 100% of new buildings are "solar ready" (built with conduits for roof to water heater plumbing connections); and
- 100% of new buildings are built with dual plumbing for re-use of treated wastewater in toilets and irrigation.

3.4 Sustainability Plan Implementation

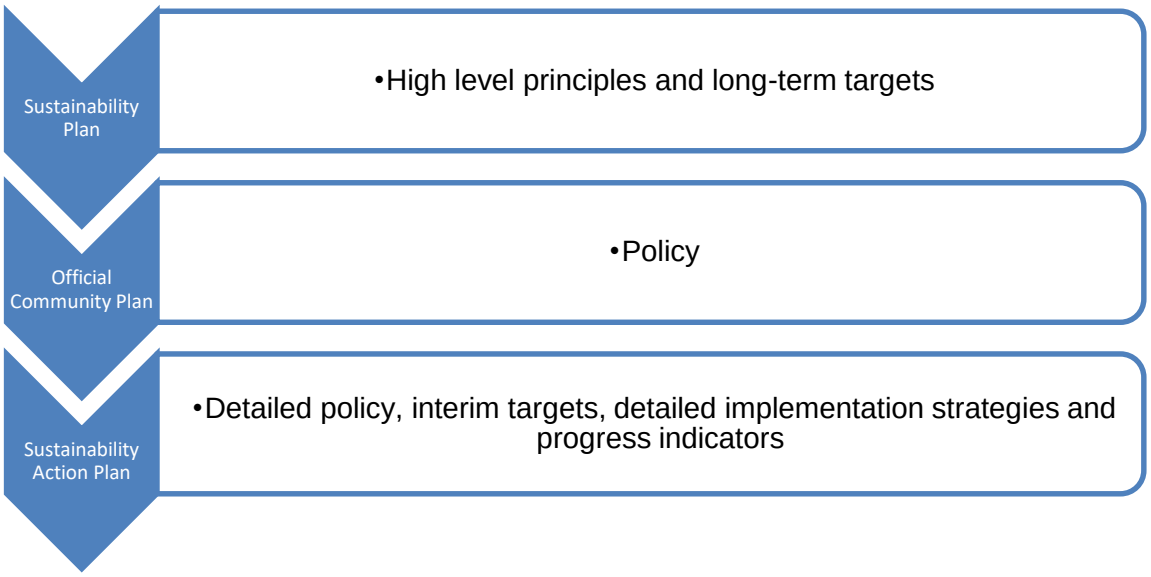
The Sustainability Plan is intended to be a strategic plan and long-term vision that identifies desired outcomes and directions for a wide range of issues. The Sustainability Plan is not intended to be applied directly to regulation; the implementation of the Sustainability Plan will be primarily through its connection with, and influence on, other legal plans and policies.

The primary implementation mechanism is through policies in the Official Community Plan (OCP). In addition, the Sustainability Plan will influence the Town's transportation plans and other management plans which it shares with the Regional District of Nanaimo.

The responsibility for some areas of action on sustainability is beyond the jurisdiction and resources of the Town of Qualicum Beach and, as such, many agencies and individuals need to be engaged. In this context, the Town will work closely with the Regional District's sustainability team, as well as with staff and decision-makers from other jurisdictions, agencies and levels of government.

The implementation plans associated with the OCP and other documents noted above will serve as the "action strategy" or implementation approach for the Sustainability Plan.

There are some areas in the Sustainability Plan that are not addressed in the OCP. For this reason, a Sustainability Action Plan will be developed to provide further detail on implementation measures and to provide a mechanism for monitoring progress.



APPENDIX 'A'

VILLAGE DESIGN GUIDELINES

APPENDIX 'B'

REGIONAL CONTEXT STATEMENT

According to the Local Government Act Section 866.1, Regional District member municipalities must include a Regional Context Statement in their respective Official Community Plan to outline the relationships between their OCP and the Regional Growth Strategy. These Regional Context Statements must include consistencies and inconsistencies between the two documents, and outline goals that work towards making the OCP consistent with the RGS over time. This appendix identifies consistencies and inconsistencies between the Official Community Plan and the Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011.

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 1: Prepare for Climate Change and Reduce Energy Consumption			*The Town establishes long-term goals for GHG reductions in the "Sustainability Plan" section, with further implementation measures throughout the OCP.*
1. Does the OCP support lowering GHG emissions 33% below 2007 levels by 2020 and 80% by 2050, or as indicated by the RDN's Community Energy & Emissions Plan?	√		Section S3.2 "Climate Emissions Planning"
2. Does the OCP encourage sustainable land use, transportation patterns and housing forms that minimize GHG emissions and promote energy conservation?	√		Section S3.3 "Visionary Principles"
3. Does the OCP support adaptation and emergency planning measures to mitigate potential effects of climate change such as sea level rise, flooding, water deficits and wildfires?	√		Section 3.1.17 "Waterfront Master Plan"
4. Does the OCP encourage a reduction in the use of personal automobiles and promote the use of alternative forms of transportation within the region?	√		Section S3.3.2 "Low Impact Transportation"
GOAL 2: Protect the Environment			
1. Does the OCP outline strategies to protect the life-supporting qualities of both fresh water (surface and ground) and sea water from degradation and depletion?	√		*The Town has strong policies in place through Development Permit Areas and development guidelines and implementation measures to preserve and protect the natural ecosystems.* Section 3.1.10 "Water Quality Protection Bylaw"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
2. Does the OCP advocate for developing measure to protect streams and streamside areas?	√		Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
3. Does the OCP promote measures to maintain good air quality in the region?	√		Section S3.2 "Climate Emissions Planning"
4. Does the OCP work to protect the region's natural ecosystems and ecologically-significant features such as floodplains, shorelines, intertidal areas, stream systems, aquifers, and urban forests?	√		Section S3.3.7 "Healthy Landscapes". Section 3.1.4 "Tree Protection Bylaw". Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
5. Does the OCP promote the conservation of natural segments of the coastal zone through greater public awareness and the use of low-impact development?	√		Section 3.2 "Development Permit Area G8-Marine Shoreline".
6. Does the OCP include policies to protect and conserve Environmentally-Sensitive Areas?	√		Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
7. Does the OCP discourage development from locating in areas that are at high risk to potential natural hazards such as soil erosion, sea level rise, and flooding?	√		Schedule 2.5 "Hazardous Lands Development Permit Area"
GOAL 3: Coordinate Land Use and Mobility			*The OCP identifies a wide range of transportation alternatives to connect people, places and goods.*
1) Does the OCP ensure that land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement?	√		Section S3.3.1 "Complete, Compact Community Land Use" Section S3.3.2 "Low Impact Transportation"
2) Does the OCP promote increased opportunities to walk, cycle or take transit?	√		Section S3.3.2 "Low Impact Transportation"
3) Does the OCP recognize the importance of the E&N Rail corridor as a strategic transportation facility and right of way to ensure its protection as a transportation corridor for the long term?	√		Section S3.3.2 "Low Impact Transportation" Section 2.2.9 "Parks"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres			*The "Village Neighbourhood" is the heart of Qualicum Beach, home to commerce, social activity, goods and services, and higher-density housing.*
1) Does the OCP's Urban Containment Boundary match the RGS's Growth Containment Boundary?	√		The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy. Section 2.1.1 "Urban Containment Boundary" Schedule 2.1 "Land Use"
2) Does the OCP support one or more mixed use centres intended to be complete, compact communities with places to live, work, learn, play, shop, and access services?	√		Section 2.2.1 "Village Neighbourhood" Section 2.1.2 "Complete Nodal Communities"
3) Does the OCP support a range of housing diversity and consider the needs of the elderly, disabled or those of low to moderate income?	√		Section 3.1.23 "Affordable Housing Policy" Section S3.3.1 "Complete, Compact Community Land Use" Section 2.1.2 "Complete Nodal Community" Section 2.2.2 "Residential"
GOAL 5: Enhance Rural Integrity			*Rural land uses provide a green buffer for urban uses, have a high ecological value, form a part of the identity of the Town and provide a land reserve for the future production of food.*
1) Does the OCP recognize the importance of the role Resource Lands and Open Spaces play to accommodate agricultural activities, forestry, aggregate mining and other primary industries, and for recreational and/or environmental protection purposes?	√		Section 2.3 "Natural Resources" Section 2.2.7 "Parks and Natural Space" Section S3.3.4 "Sustainable Food Systems"
2) Does the OCP discourage the designation of additional Rural Residential lands?	√		Schedule 2.8 "Recreational Greenways" Section 2.2.6 "Rural"
GOAL 6: Facilitate the Provision of Affordable Housing			*The OCP supports the development of affordable housing, special-needs housing and rental housing.*
1) Does the OCP contain strategies to increase the number and variety of affordable housing units?	√		Section 3.1.23 "Affordable Housing Policy" Section S3.3.1 "Complete, Compact Community Land Use" Section 2.1.2 "Complete Nodal Community" Section 2.2.1 "Village Neighbourhood" Section 2.2.2 "Residential"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 7: Enhance Economic Resiliency			*Increased opportunities for employment is key to achieving a healthy demographic mix and vibrant social network.*
1) Does the OCP generally support and encourage types of economic development that can help make the economy more vibrant and sustainable?	√		Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan" Section 2.2.4 "Light Industrial"
2) Does the OCP include provisions to encourage and support a broad range of industrial, commercial and institutional development in appropriate locations?	√		Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan"
3) Does the OCP recognize the importance of the region's service sector, tourism, aggregate resources, agriculture, shellfish aquaculture, forestry, and green business and promote their development, where appropriate?	√		Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan"
GOAL 8: Enhance Food Security			*Food and agriculture are essential ingredients of cultural and economic development planning in Qualicum Beach.*
1) Does the OCP support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes, and discourage the future subdivision of ALR lands?	√		Section S3.3.4. "Sustainable Food Systems"
2) Does the OCP promote the development of urban agriculture initiatives and projects?	√		Section S3.3.4. "Sustainable Food Systems"
3) Does the OCP support the production, processing, distribution and sale of locally grown produce (including shellfish)?	√		Section S3.3.4. "Sustainable Food Systems"
4) Does the OCP focus development of non-agricultural practices away from rural lands to reduce land use conflicts in agricultural areas?	√		Section 2.2.6 "Rural"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 9: Celebrate Pride of Place			*The OCP supports heritage conservation and long-term cultural planning.*
1) Does the OCP support protection of important historic/cultural resources and cultural sites; and enhance natural and man-made amenities that contribute to the unique character of the community and the region?	√		Section 3.1.6 "Heritage Conservation Areas" Section 3.1.22 "Arts and Culture Master Plan"
2) Does the OCP encourage excellence in architecture and urban design?	√		Section 3.1.11 "Multi-family Design Guidelines" Section 3.2 "Development Permit Areas"
GOAL 10: Provide Services Efficiently			*The OCP supports the efficient implementation of public utilities as needed to support the Town's long-term goals for sustainability.*
1) Does the OCP support more efficient use and conservation of water?	√		Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste"
2) Does the OCP support new community water and wastewater systems that are publicly owned?	√		Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste"
3) Does the OCP restrict the provision of water and sewer services to lands designated as Rural Residential, Resource Lands, or Open Space?	√		Section 2.1.1 "Manage Urban Growth" Section 2.5.2 "Liquid Waste" Section 2.5.4 "Water"
4) Does the OCP support and promote energy-efficient subdivision, site, and building design and construction?	√		Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste"
5) Does the OCP undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services and natural hazards management?	√		Section 2.6 "Safety and Emergency Preparedness"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 11: Enhance Cooperation Among Jurisdictions			*The OCP supports inter-jurisdictional collaboration in its long-term visioning as well as in its implementation measures.*
1) Does the OCP recognize the need to coordinate planning with Indigenous Peoples and involve Indigenous Peoples in planning processes in a similar way to other levels of government?	√		Section S3.3.3. "Community Health – Arts and Culture".
2) Does the OCP recognize the key and often primary roles, played by the private and voluntary sectors in such areas as development, tourism and environmental protection?	√		Section S3.3.3. "Community Health"