

Development Permit Area C10 – Qualicum Beach Airport

<p>Category:</p>	<p>A – Natural Environment F – Commercial</p>
<p>Area:</p>	<p>This Development Permit Area No. C10, as shown on map ‘Schedule No. 2.3’, includes Industrial land at the Qualicum Beach Airport.</p>
<p>Justification:</p>	<p>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.</p> <p>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.</p>
<p>Guidelines:</p>	<p>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.</p> <p>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.</p> <p>Any use generating noise, gases, pollutants and/or noxious substances shall be contained within buildings to eliminate potential nuisance.</p> <p>Any undesirable noise generating from aircraft repair operations shall be enclosed within buildings, which have sufficient soundproofing.</p> <p>Outdoor storage areas or marshalling yards, which have noise-generating industrial activities, shall be landscaped to provide effective sound barriers and visual screening.</p> <p>The development shall provide adequate public open space, viewing areas and pedestrian walkways, where practical, within buffer areas.</p> <p>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.</p>