

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:	<p>Development Permits issued for this site shall be in accordance with the following guidelines:</p> <ol style="list-style-type: none"> 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.