

**Development Permit Area C8 – Crescent Road East**

<p><b>Category:</b></p>	<p>A – Natural Environment          E – Commercial</p>
<p><b>Area:</b></p>	<p>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.</p>
<p><b>Justification:</b></p>	<p><b>Natural Environment</b>          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.</p> <p><b>Commercial</b>          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.</p>
<p><b>Guidelines:</b></p>	<p>Development Permits issued for this area shall be in accordance with the following guidelines.</p> <ol style="list-style-type: none"> <li>1. The scale and character of any proposed buildings or additions shall be sympathetic to the existing historical buildings within the Development Permit Area.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>