

**Agenda for the 2:00 pm Wednesday, May 21, 2025, Town of Qualicum Beach Advisory Planning Commission Meeting to be held in the Council Chambers, Municipal Office, 660 Primrose Street, Qualicum Beach, BC**

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**1. ADOPTION OF THE AGENDA**

THAT the Commission adopts the agenda for the May 21, 2025, meeting of the Advisory Planning Commission.

**2. APPROVAL OF THE MINUTES**

THAT the Commission approves the minutes of the October 16, 2024, meeting of the Advisory Planning Commission.

**3. BUSINESS ARISING FROM THE MINUTES**

**4. NEW BUSINESS**

**(1) 324 Chester Road – Development Permit to allow the construction of one fourplex.**

**(2) ADJOURNMENT**

THAT the Advisory Planning Commission adjourns the meeting.

**DRAFT Minutes of the 2:00 pm Wednesday, October 16, 2024, Town of Qualicum Beach  
Advisory Planning Commission Meeting held in Council Chambers, Municipal Office,  
660 Primrose Street, Qualicum Beach, BC**

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**PRESENT:** Andrew Brown  
Deborah Christie  
Roy Collver  
Maureen Dyson  
Richard Nuesch

**Staff Present:** Luke Sales, Director of Planning  
Kate Usher, Recording Secretary  
Bernadette Ritter, Administrative Assistant - Communications

The Chair called the meeting to order at 2:03 pm

**ADOPTION OF THE AGENDA**

Maureen Dyson MOVED, THAT the Commission adopts the October 16, 2024, Advisory Planning Commission meeting agenda.

**CARRIED**

**ADOPTION OF THE MINUTES**

Richard Nuesch MOVED, THAT the Commission approves the February 21, 2024, minutes of the Advisory Planning Commission.

**CARRIED**

**NEW BUSINESS**

**1. Development Permit: 149 First Avenue West**

The applicant, Rachel Hamling of Prism Land Surveying and David Turner of Turner Designs Ltd., provided a presentation on the project.

M. Dyson MOVED, THAT the Advisory Planning Commission provides the following comments on the Development Permit application for 149 First Avenue West with regard to compatibility with the Town's Interim Residential Design Guidelines, as detailed in Zoning Bylaw No. 900, 2024: the Advisory Planning Commission recommends that consideration should be given to architectural character, material finishes, roofline, and colour scheme.

**CARRIED**

M. Dyson MOVED, THAT the Advisory Planning Commission provides the following comments on the Development Permit application for 149 First Avenue West with regard to parking access and street frontages: the Advisory Planning Commission recommends approval as presented.

**CARRIED**

M. Dyson MOVED, THAT the Advisory Planning Commission provides the following comments on the Development Permit application for 149 First Avenue West with regards to the site plan in relation to how the proposed development is situated on the lot [could it be moved forward if parking in the front were eliminated], and potential for parking in the rear of the property.

**CARRIED**

A. Brown MOVED, THAT the Advisory Planning Commission recommends to Council that the development permit for 149 First Avenue West be approved subject to consideration of the previous motions.

**CARRIED**

### **ADJOURNMENT**

D. Christie MOVED, THAT the Commission adjourn the October 16, 2024, Advisory Planning Commission meeting.

**CARRIED**

**MEETING ADJOURNED: 3:02pm**

Certified Correct:

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Heather Svensen, Corporate Administrator

Confirmed this XX day of XXXX, 2024.

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Andrew Brown, Chair



# TOWN OF QUALICUM BEACH

## STAFF REPORT

File No. 3900-20-900.003

**TO:** Luke Sales, Director of Planning

**FOR:** Advisory Planning Commission

**DATE:** May 21, 2025

**FROM:** Rebecca Augustyn, Senior Planner

**SUBJECT:** Zoning Amendment and Development Permit: 324 Chester Road

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### RECOMMENDATION TEMPLATE

- THAT the Advisory Planning Commission provides the following comments on the Development Permit application for 324 Chester Road with regard to compatibility with the Town's Interim Residential Design Guidelines, as detailed in Zoning Bylaw No. 900, 2024:
    1. *[insert comments on parking and vehicular circulation];*
    2. *[insert comments on building colour and materials];*
    3. *[insert comments on pickle ball court, picnic area and play];*
    4. *[insert comments on the size of the roof and associated height];*
    5. *[insert comments on the proposed buildings in relationship to the neighbouring house];*
    6. *[insert comments on a heat pump, if included, in the rear of the development in relation to potential noise impacts for the neighbors].*
  - THAT the Advisory Planning Commission recommends to Council that the Development Permit application for 324 Chester Road be *[approved/denied]*.
- 

### PURPOSE

For the Advisory Planning Commission (APC) to provide recommendations to Council regarding the Zoning Amendment and Development Permit application for the property located at 149 First Avenue West.

### BACKGROUND

The owner of 324 Chester Road has submitted a Zoning Amendment and Development Permit application for the subject property. The subject property currently has an existing house and detached garage on the site and the proposal is to remove both structures and build four townhouse units that are strata titled. The property is currently zoned Residential 1 (R1). Under the R1 zone, four dwelling units are permitted; however, a maximum of two dwelling units are permitted to be strata titled. To permit the strata titling of all four properties, the zoning is required to be amended from R1 to Residential 2 (R2), which is the residential zone used in the



Village Neighbourhood that permits all four units to be strata titled. As such, if approved, the Zoning Amendment would change the zoning from R1 to Residential 2 (R2).

In the Town's 2018 Official Community Plan, the subject property is designated Single-family Residential. The property also falls within the Residential Multi-Unit Housing: RMUH 1 Development Permit Area. The property is located at the end of Chester Road and is surrounded to the south by the Heritage Forest and to the west by Town-owned land.

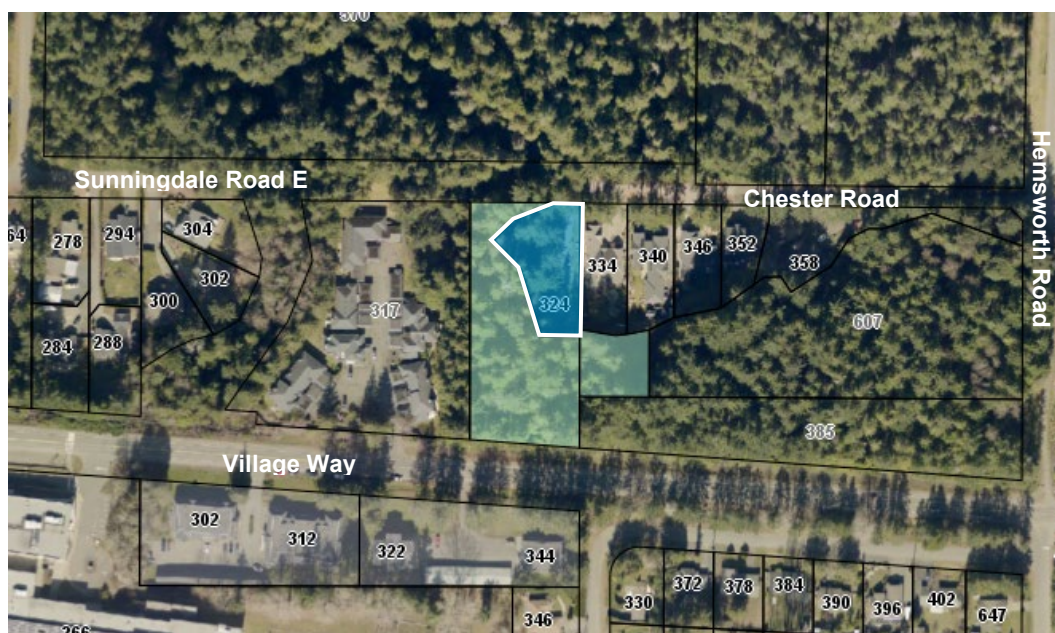
On April 14, 2025, the application went before Council and the following motions were adopted:

- THAT Council deems the residential Zoning Amendment application to permit four strata-titled dwelling units at 324 Chester Road to be compliant with the Official Community Plan.
- THAT the Zoning Amendment application to permit four strata-titled units at 324 Chester Road be referred to the Advisory Planning Commission for comment on parking and neighbourhood compatibility, subject to additional information on parking and vehicular circulation, building colours and materials being provided by the applicant.

On May 15, 2025 Council made an additional motion regarding the referral:

THAT Council requests that the Advisory Planning Commission (APC) provide comment on the following items in relation to the Zoning Amendment application for 324 Chester Road:

1. The pickle ball court, picnic area and play area included in the proposed development application in consideration of proximity of the ravine and noise concerns.
2. The size of the roof and associated height.
3. The proposed buildings in relationship to the neighbouring house, both in elevation and in plan.
4. A heat pump, if included, in the rear of the development in relation to potential noise impacts for the neighbors.



**Figure 1: Subject Property**

## DISCUSSION

Following is a comparison of the existing and proposed zoning designation.

Zoning Provision	Zoning Comparison	
	Existing	Proposed Zoning
<b>Zoning</b>	Residential 1 (R1)	Residential 2 (R2)
<b>Density</b>	4 dwelling units with a maximum of two strata lots	4 dwelling units with no maximum number of strata lots
<b>Height</b>	11.0m	11.0m
<b>Parcel Coverage</b>	55%	55%
<b>Front Setback</b>	4.0m	4.0m
<b>Interior Side Setback</b>	1.5m 4.5m aggregate combination of two interior sides	1.5m 4.5m aggregate combination of two interior sides
<b>Rear Setback</b>	6.0m	6.0m
<b>Parking (off-street)</b>	4 off street parking spaces	4 off street parking spaces

It should be noted that the proposed parking exceeds the parking requirements (four spaces required, 10 spaces proposed).

## 2018 Official Community Plan (OCP)

The property is designated Single-family Residential in the 2018 Official Community Plan (OCP). The Single-family Residential policies are as follows:

- 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.  
*Staff Comment: Recent policy changes from the Province of BC, specifically Bill 44, has required a minimum of four dwelling units per parcel be permitted. The proposed development’s density is aligned with the direction from the Province of BC and the current zoning on the property.*
- 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.  
*Staff Comment: The subject property falls within Development Permit Area: Residential Multi-Unit Housing: RMUH1. A review of the Development Permit Area is below.*
- 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.  
*Staff comment: The subject property is not located on the central waterfront.*
- The Town shall review its regulations regarding construction elevations on the waterfront to adapt to rising sea levels.  
*Staff comment: The subject property is not located on the central waterfront.*

5. The Town will entertain rezonings for a limited amount of small-scale neighbourhood-oriented commercial centres with a maximum floor area of 300m<sup>2</sup> 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.

*Staff Comment: There is no small-scale neighbourhood oriented commercial centre proposed as part of this development.*

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.

*Staff Comment: The proposed development does not include subdivision of the parcel.*

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.

*Staff Comment: The proposed development does not include home-based businesses; however, this use is permitted under the R1 and R2 zones.*

### **Interim Residential Design Guidelines**

The following chart provides staff recommendation on which interim residential design guidelines warrant further discussion by the Advisory Planning Commission.

<b>Interim Design Guideline</b>	<b>Needs Discussion</b>	<b>Complies</b>
Neighbourhood Context	X	
Parking		X
Site Access	X	
Landscape		X
Machinery, Equipment and Systems		X
Streetscape	X	
Height	X	
Colours and Materials		X

The design guidelines are attached to this memo.

### **FINANCIAL IMPLICATIONS**

There are no financial implications anticipated from this report.

## PUBLIC PARTICIPATION SPECTRUM (IAP<sup>2</sup>)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> <li>• Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions</li> </ul>	<ul style="list-style-type: none"> <li>• Obtain feedback on analysis, alternatives, and/or decisions</li> </ul>	<ul style="list-style-type: none"> <li>• Work directly with stakeholders to ensure concerns and aspirations are understood and considered</li> </ul>	<ul style="list-style-type: none"> <li>• Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions</li> </ul>	<ul style="list-style-type: none"> <li>• Final decision making in the hands of the stakeholders</li> </ul>

*Public Participation Framework developed by the International Association for Public Participation – IAP<sup>2</sup> International.*

### INFORM:

- The public is informed of this proposal through the presentation of this staff report.
- The property owner will be notified of Council's decision.

### STRATEGIC PLAN ALIGNMENT

- Housing: *To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.*
- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values*

### SUMMARY

A Zoning Amendment and Development Permit application has been received to amend the zoning for 324 Chester Road. The Zoning Amendment would change the zoning from the existing R1 to R2, which is the residential zone applied to the Village Neighbourhood. Under the R1 zone, the applicant is permitted to build four units; however, only two of the units are permitted to be strata titled. Under the R2 zone, all four units are permitted to be strata titled. If approved, the existing house and detached garage will be removed, and the proposed townhouses will be built. Council have referred the Zoning Amendment and Development Permit application for 324 Chester Road to the APC for consideration.

### APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP Senior Planner.

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Rebecca Augustyn, MCIP, RPP  
 Senior Planner  
*Report Author*

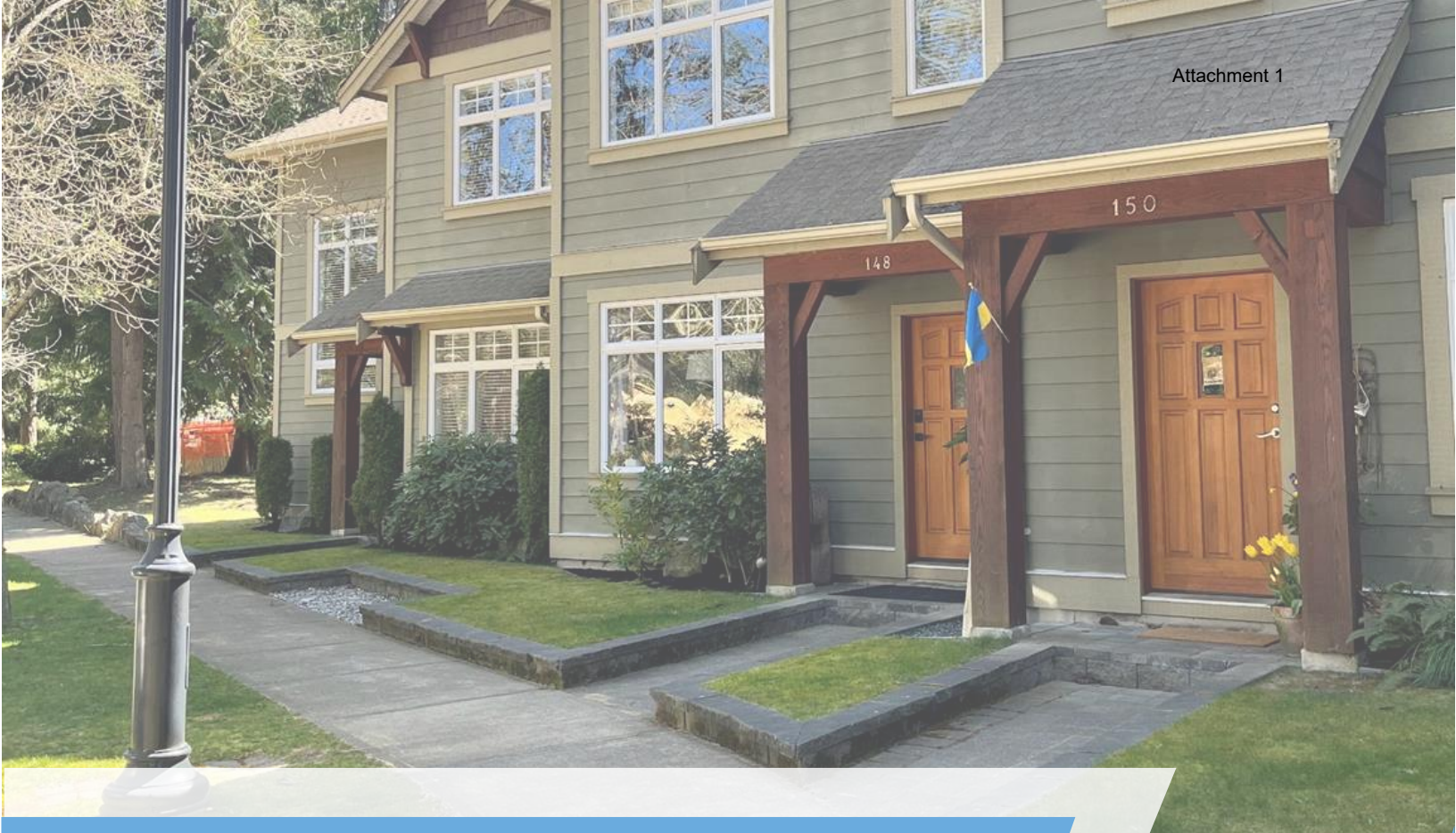
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Luke Sales  
 Director of Planning  
 and Community Development  
*Concurrence*

**REFERENCES**

- Attachment 1: Submitted Plans for 324 Chester Road
- Attachment 2: Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2024  
Amendment (324 Chester Road) Bylaw No. 900.003, 2025
- Attachment 3: *Zoning Bylaw No. 900*, Design Guidelines





TOWN OF QUALICUM BEACH

# Interim Design Guidelines

Small-Scale Multi-Unit  
Housing



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# Introduction

*Owners, designers, and developers are encouraged to use creative design freedom within the limits of retaining the Town's Character.*

In December 2023, the Province of British Columbia introduced a series of housing initiatives that require local governments to allow higher density on properties to increase the number of units available for people to live in (*Homes for People*, Province of BC, 2023).

This document provides guidelines for low to medium density housing in a variety of types, with an emphasis on compatibility with existing neighbourhood character, and providing opportunities for onsite landscaping and outdoor living.

Most neighborhoods in Qualicum Beach outside of the Village Neighbourhood have a predominantly suburban character, with residents depending on private vehicles for their daily commutes. Therefore, both the design guidelines and the related zoning regulations include measures to guarantee the continuity of vehicle access. However, guidelines aim to prioritize pedestrian-friendly environments, ensuring that residential areas are pleasant, interesting and conducive to active transportation. As such, the guidelines emphasize walkability, quality of life and human comfort.



## Purpose of the Guidelines

This document provides guidelines for low to medium density housing in a variety of types.

- **Prioritizes** pedestrian-friendly environments.
- **Emphasizes** walkability, quality of life, and human comfort.
- **Considers** compatibility of with existing neighbourhood character.
- **Creates** opportunities for onsite landscaping and outdoor living.
- **Guarantees** continuity of vehicle access.

## Who Should Use the Guidelines?

- Property Owners & Merchants
- Designers & Developers
- Town of Qualicum Beach

# Design Guidelines

## Neighbourhood Context

### Site Integration and Architectural Harmony

Restoration should respect the integrity and intent of the original design.

- Development should use landscaping, porches, windows that are oriented toward the street. These elements will contribute to creating a sense that the development is acting as a “good neighbour” by honouring the existing character of the neighbourhood in the design.
- Ensure developments do not overshadow or overlook adjacent properties, implementing strategies like increased setbacks and staggered windows.
- Utilize landscaping, porches, and street-facing windows, to contribute to the neighbourhood's character and convey a sense of community.
- A higher degree of discontinuity with neighbouring buildings may be acceptable in the Village Neighbourhood, anticipating a transition to more intensive land use.
- Avoid designs that create isolation, such as imposing fences, gates, or large unbroken facades.
- Units located in the interior of lots should be designed with adequate separation from other buildings to ensure access to open space.



### Preservation of Natural Features

- For properties that include significant natural features (e.g. significant trees, topography, rocky outcrops), buildings and landscape should be sited and designed to respond to natural topography and protect significant natural features wherever possible.
- Strategies to achieve this include, but are not limited to, alternative siting or clustering of buildings to avoid disturbance of natural features, and clustering of parking to reduce pavement on the site.

# Site & Landscaping

## Parking

### Parking Locations and Access

- Parking should be screened from the street where possible to maintain aesthetic appeal.
- Consider incorporating glazing in garage doors.
- If the lot is adjacent to a lane, all parking shall be on and/or accessed from the lane.
- Minimize extent of driveways and eliminate need for driveway access to individual units.
- Locate and consolidate off-street parking areas, primarily to the rear of the primary structure.
- Screen recreational vehicle parking to preserve the visual and physical space of the residential area.

### Innovative Parking Solutions

Encourage diverse parking strategies to maximize efficiency and aesthetics, including:

- Boulevard parking to integrate parking within the streetscape.
- Laneway parking to leverage rear access points.
- Layby parking for temporary stops close to destinations.
- Nose-in parking from a laneway to maximize space utilization.

### Environmental and Community Considerations

- Use permeable materials or other strategies for driveways and parking areas that assist with stormwater management, reducing runoff and promoting groundwater recharge.
- The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks, trails, open spaces, and natural areas, considering a landscaped edge.
- Respect the root zones of adjacent trees; and minimize impacts on ecologically sensitive areas and natural features.





# Site Access

*Ensuring proper site access is essential to create housing developments that seamlessly integrate with their surroundings.*

## Frontage Allocation and Pavement Minimization

- Driveways and access points should not exceed 7.0 meters in width at any point (approximately 23 feet).
- Limit the extent of paved areas in front yards to encourage green spaces.

## Driveway Design and Placement

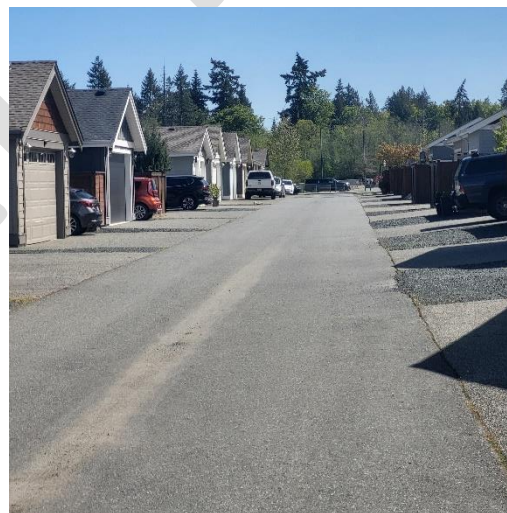
Encourage diverse parking strategies to maximize efficiency and aesthetics, including:

- Favor the design of flared driveways that are narrower at the street entrance and wider near the garage/main access.
- Position driveways on corner lots as far from the intersection as feasible, with a minimum distance of 8 meters.
- Access from the laneway only for properties adjacent to a laneway right-of-way.



## Shared Spaces and Traffic Flow

- Encourage the sharing of driveway access between adjacent units.
- Carefully plan the site layout to ensure efficient traffic flow and minimize potential conflicts.



## Pedestrian Accessibility

- Implement direct and clearly defined pedestrian pathways from parking areas to buildings.
- Design a primary pedestrian entrance from the street, incorporating landscaping features and layby parking options.

# Landscape

Green space and landscaping are important features that can enhance neighbourhood character, beauty, livability, and environmental sustainability.

## Design and Aesthetic Guidelines

- Incorporate a distinct landscaping element at the front property line, such as a gate, pillars, stonework, or similar features, to aesthetically mark the transition from public to private space.
- Ensure that landscaping complements the predominant landscape character of the neighborhood.
- Design front yards (and side yards on corner lots) and visible elevations from the street to create a cohesive streetscape.

## Environmental and Community Considerations

- Encourage the preservation of existing, on-site trees where possible and practical.
- Incorporate native and water-smart plants that provide shade and support local ecology and habitat.
- Encourage garden areas as part of outdoor amenity spaces to foster a sense of community.
- Incorporate fire-resistant landscaping near structures, using materials like rocks, gravel, and fire-resistant plants to create a defensible space that reduces fire risk.



## Functional and Practical Elements

- Provide sheltered walkways and walkway lighting to enhance safety and accessibility.
- Each residential unit must include an allocated outdoor space tailored to the unit's size and capacity, ensuring private access to outdoor areas for residents.
- Outdoor storage should be practical, visually harmonious, and match the home's character. Position storage in less visible areas, such as the side or back of the property, screened by landscaping or fencing.
- Designate specific areas for the storage of garbage, recycling, and compost bins that are easily accessible for residents and waste collection services, yet inconspicuous from public view and neighboring properties.



# Machinery, Equipment and Systems

*Installation of machinery should be considered in relation to the residents' (on property and within the neighbourhood) well-being and environmental stewardship.*



## Promote Sustainable Energy Solutions

- **Electric Car Charging:** Include a location for at least one electric car charge outlet onsite.
- **Heat Pumps and Ground-Source Pumps:** Encourage the use of heat pumps and ground-field loops for ground-source heat pumps.
- **Solar Collectors:** The implementation of solar thermal collectors is recommended to harness solar energy for heating water. Solar photovoltaics are encouraged to generate electricity.

## Sound Management for Heating/Cooling Units

- The installation of outdoor heating and cooling units should prioritize sound management to minimize noise pollution, which can be a nuisance to neighbours.
- **Location:** Place units as far away from property lines as possible to reduce noise impact. Where possible, locate these units in the front or rear yard rather than the side yard to further distance them from neighboring properties.
- **Avoid Windows and Openings:** Position units away from neighboring windows or openings where possible.
- **Utilize Barriers:** Whenever possible, keep the unit behind any existing barriers such as fences, hedges, and garden sheds. Consider installing anti-noise boxes around heat pumps.



# Streetscape

*A well-designed streetscape ensures that new developments blend seamlessly with the existing neighbourhood. Harmonious architecture, landscaping, and street elements create a sense of continuity and community. They will enhance the visual appeal and identity of a neighbourhood, provide safety to residents, and promote livability and accessibility for residents.*

## Guidelines

- Boulevards should include at least one street tree for every 10 metres of frontage.
- Within 2.5 metres of the traveled road surface, landscaping may include:
  - Gravel or permeable pavers for parking
- At each intersection, a landscaped node may extend within .5 metres of the travelled road surface.
- More than 2.5 metres from the travelled road surface, landscaping may include:
  - lawn, flowers, ground covers, low shrubs: less than 0.6 metres in mature height
  - access steps that are part of a sidewalk
  - a low berm: less than 0.6 metres from adjacent ground
- More than 3.5 metres from the travelled road surface:
  - mailbox and address pillars up to 1.5 metres in height and 0.6 metres in width
  - a hedge or shrub: measured to the trunk of the hedge or shrub, as long as foliage doesn't grow closer than 2 metres
  - rocks or similar landscape features under 0.6 metres
- Street trees should be located .5 metres outside the front property line.
- Ensure the design of the building will fit into the existing characteristics of the neighbourhood.
- Ensure that the site design accommodates people of all abilities.
- Incorporate accessible pathways, ramps, and elevators.
- Provide visible signage identifying building addresses at all entrances.





# Building Form & Elements

## Height

When located adjacent to single detached homes, small scale, multi-family dwellings should take care to be a good neighbour to existing single-family homes. New multi-family dwellings may have a higher allowable height than previously built single-family dwellings but should respect the existing context.

### Guidelines

- Care should be taken to ensure that massing, shadowing and privacy of adjacent homes are taken into account during the design process.
- When constructing new multi-residential dwellings, the maximum allowable height is three storeys, ideally with the 3<sup>rd</sup> storey integrated into the roofline of the house or set back from façade of the second storey.
- Increase building massing toward the center of the site to optimize light, privacy, and to facilitate community integration.
- Optimize building massing to reflect the BC Energy Step Code and Zero Carbon Step Code.

### Doors

- Entrances should be located and designed to create building identity, to distinguish between individual units, and generally create visual interest for pedestrians. Well-considered use of architectural detail and, where appropriate, landscape treatment, should be used to emphasize primary entrances, and to provide “punctuation” in the overall street-scape treatment
- Independent entrances to create a sense of individuality for each unit.
- At least one prominent front entrance should face the street.



## Scale and Massing

Architectural massing is the volumetric design of a building and the three-dimensional space a building occupies. Massing and articulation can increase the visual interest of a development and should tie into the overall neighbourhood form and character.

### Design and Proportionality

- Complement the massing and building proportion of established housing in new developments to promote continuity and harmony with the existing urban fabric.
- When similar massing to neighbouring structures is not achievable, break the building facade into smaller elements to create an illusion of a smaller scale, maintaining neighborhood character.
- Step down building heights as a strategy for sensitive transitions in scale to adjacent buildings, enhancing the integration of new developments.



## Façade

- Encourage the integration of a one-story roofline on the front façade to transition to the pedestrian scale.
- Utilize articulation in horizontal and vertical planes on street frontage facades to add depth and interest.
- Incorporate architectural features and design details into building facades that are rich and varied in detail to create visual interest when approached by pedestrians. Examples of architectural features include: building height, massing, articulation and modulation, bay windows and balconies, fenestration pattern (proportions and placement of windows and entry ways).
- Incorporate recessed, articulated, and differentiated entrances where possible, adding to the visual and functional quality of the building.

## Roof Design

- Utilize roof slopes to minimize the apparent mass of the development and reduce differences in heights between adjacent buildings.
- Create usable space through the addition of dormers and gables, contributing to the functionality and aesthetic of rooftops.
- Integrate weather protection canopies at building entrances to enhance the pedestrian experience.

## Environmental & Human Scale

- Facilitate visual access to natural features such as the sky, daylight, vegetation, and views, enriching the living environment for residents.
- Ensuring that building components relate to human scale, including the dimensions of doors, windows, and stairs.

## Massing

- Employ transitional elements and terraced units to reduce perceived bulk and introduce variety in building massing.
- Ensure larger, more prominent features are balanced with smaller, less significant ones to create a sense of order and scale.
- Align massing strategically at a neighbourhood scale, placing big walls next to big walls, to maintain a coherent and harmonious architectural rhythm.



# Colours & Materials

Colours play a crucial role in establishing a building's visual identity. Thoughtful colour and material choices contribute not only to aesthetics but also to functionality, sustainability, and community integration. Lack of architectural detail or variety in material and colour can create a building with an awkward and dense appearance. Consideration should be given to the existing neighbourhood.

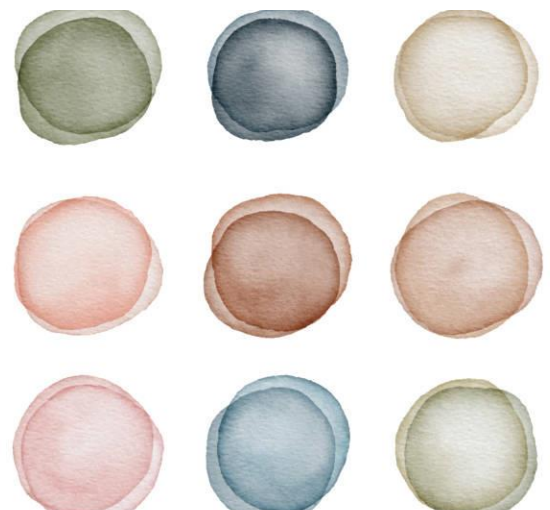
## Guidelines

- Colour schemes can be used to differentiate residential units.
- Employ two or more types of cladding materials to avoid large expanses of uniformity.
- Incorporate secondary material into vertical design features or use accent colours (to break up mass of building).
- Use different textures (brick patterns, wood, stone) to add visual richness.
- Durable Materials: Prioritize substantial, durable and natural materials into their facade to avoid a 'thin veneer' look and encourage graceful weathering of materials over time.
- Wood Accents: Wood siding or accents can add warmth and texture. Use responsibly sourced materials.
- Employ fire-resistant materials for exterior cladding, such as non-combustible siding materials (e.g., fibre cement, stone, stucco, or metal siding). These materials help prevent the spread of fire to and from neighboring properties.



## Colour Palette:

- Neutral Base: Start with a neutral base colour for the building's facade. Whites, grays, or earth tones work well.
- Accent Colours: Introduce accent colours for doors, window frames, and trim. These can add visual interest without overwhelming the design.
- Avoid Clashing: Ensure that colours complement each other and do not clash.
- Choose colours with energy efficiency in mind: dark colours absorb more heat, light reflects sunlight.



## Roofs

Roofs should be compatible with the existing neighbourhood character and should create visual interest. Integrating pitched roofs into the overall design provides “single-family residential character”.

### Guidelines

- Pitched roofs in excess of 6:12 are encouraged to evoke a residential feel and blend with neighbouring houses.
- Utilize flat roofs for rooftop gardens, solar panels, or communal spaces.
- Green “vegetated” roof options are preferred where a flat roof is proposed.
- Cascade of sheltering roofs.
- Asphalt shingles, metal, slate, or clay tiles are recommended to offer the highest level of fire resistance.

## Windows

Windows can shape living spaces, impact energy use, and contribute to the overall character of a neighbourhood.

### Guidelines

- Contrast: Window frames and trim can contrast with the facade colour. Dark frames against light walls create visual impact.
- Material Consistency: Use the same material for window trim as other architectural elements (e.g., wood, metal, or fiber-cement).

- Windows should be placed on at least two sides of each residential unit.
- Windows should open.
- Views to the street should be provided where possible.
- The views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Strategies to achieve this include but are not limited to the following:
  - Increased setback.
  - Stagger windows to not align with adjacent windows.
  - Primary windows into habitable spaces, and also decks and balconies, should not face or be oriented to interior side-yards.
  - Locate and screen upper level windows, decks, and balconies to minimize overlook.
  - Use of skylights, translucent windows and clerestory windows are encouraged to minimize overlook of side yards.
  - Landscape screening.





## Proportions

Proportion in building design is crucial to support a feeling of aesthetic harmony, functionality and efficiency, structural integrity, and relationship to the human experience.

## Guidelines

- Buildings should consider the human experience; massing of the building should relate well to the surrounding context and should not overpower neighbouring structures.
- Balance of vertical and horizontal elements. Avoid excessively tall or squat buildings that disrupt the visual harmony of the area.

## Green Building Considerations

Green building practices encourage sustainability in both material and design to support climate action initiatives. Green buildings are structures that reduce impact on the environment by being resource efficient and environmentally responsible. These buildings play a role in preventing the adverse effects of climate change by using design strategies that reduce greenhouse gas emissions and show adaptation to current and projected environmental impacts.

## Guidelines

- At least 50% of exterior space should be permeable.
- Drainage from non-permeable areas, such as driveways, should be directed to raingardens, swales or other landscaping to facilitate groundwater recharge.
- Permeable materials (structural turf, gravel, and granite crush) are encouraged for driveways and landscaping.

- Landscaped areas shall not include more than 40% turfgrass.
- Glazing and orientation for solar energy gain.
- Use drought-resistant and/or native landscaping where possible.
- Colours that support climate and energy efficiency (light colours).
- Encourage the use of innovative materials (recycled glass, reclaimed wood, low-impact concrete).
- Install low-carbon heating and cooling mechanisms.
- Consider building massing and orientation to support heating and cooling efforts naturally.
- Designs for new buildings should comply with the Energy Step Code requirements.
- Consider using on-site collection of water with the intent to gradually release it (control of surface water from site).
- Provide shaded outdoor living:
  - Consider ways of retaining trees to create shaded outdoor living areas.
  - Placement of architectural elements (i.e. roof overhang) to create shaded outdoor living areas.





## 324 Chester Road Fourplex

**Objective:** To build 4 30x30 townhouse style units within the area identified as buildable by the Geo-Tech survey,

**Overview:** The property is the last home on Chester Road with just over 1/2 acre in size. The lot is surrounded on 3 sides by environmental reserve with one neighbor. This section of Chester Road only has 5 homes. We purchased the current home from the Village of Qualicum Beach just over 3 years ago and have made substantial improvements to the property. These include lifting and stabilizing the current garage, which was sagging, repairs and updates to the cottage, full renovation of the current home. All buildings have been painted and new windows installed. The tree canopy was raised up, weed control protocol has been established, and trees, sod, and plants have been added. Two of the 3 retaining walls have been replaced and ferns planted along the walls to help improve slope stability.

**Challenge:** The property is situated on a ravine with a creek at the bottom. The current house, Garage and Cottage were all built too close to top of slope which was permissible at the time but would not be permitted by today's standards. An assessment was done when the home was owned by the Town and the home was "underpinned" to ensure stability. This was verified by the engineer's report. In the 3 years we have lived in the house we have not witnessed any movement.

**Proposal:** With the recent passing of Bill 44 we would like to take this opportunity to provide more much needed housing for the Qualicum Market as well as build ourselves a new home. The intent would be to live in one of the units and sell the other 3. The preference is to do this in a way that has minimal removal of any tree's and improves and enhances slope stability while protecting the environment. The homes would be designed to fit into the neighborhood while still respecting our neighbor's privacy. Some of the benefits to doing the project are as follows:

### Environment

- Increased slope protection by removing the current home, garage and cottage and building the new homes substantially further away from the slope and within the build area identified by the town's Geo-Tech report.
- Further riparian protection by adding on 30 feet to the existing retaining wall behind the garage and building a new retaining wall on the NE side of the property to the right of the cottage, extending the wall to ensure full protection of the slope.
- Fire protection for the forest and neighbors by having buildings that have modern electrical and fire suppression enhancements
- Home to be constructed with more environmentally friendly options
- Where possible recycle and reuse many of the items from the home and cottage to put in the new home. This includes shower, cabinets, fireplace, doors, tongue in groove pine, countertop.

- Hot Water on demand and an underground sprinkler system to minimize water usage and wastage
- Provide modern drainage in and around the building for further protection

### **Economic**

- Creating employment
- Three more homes increase tax revenue
- All services are already in place and in use so no increase to town infrastructure required
- Three more homes added which assists with the current housing crisis and fits into the provincial plan

The Town recently passed bylaw 900 which would allow 4 units on our property but does not permit us to have 4 titles which we need in order to do this project. With two titles we would be forced to build two large single-family homes which of course we would then need to sell for a much higher price as opposed to building the smaller townhouse style units. Bylaw 900 allows 4 titles within the Village Center but for some reason is restricting 4 titles outside of the center. Understandably there has been some confusion surrounding whether this is following the Bill 44 objective or not. Since this is now sitting with the province for a decision at this time, I would like to request a site-specific zoning amendment to allow 4 titles for my property.

Thank you for your consideration

Jeff Toews

OCP Designation Existing = Multi Family Residential Proposed = Multi Family Residential

Lot coverage is 26% (Lot area = 19,858.66 sq.ft & Bldg. coverage = 5155 sq.ft)

Your Bldg. coverage would actually be around 4000 sq.ft but it is better to put the maximum possible building coverage so you are not limiting your construction options (such as sunrooms, additional garages etc.) and you are allowed 55%.

Front setback Existing = 22.4M Proposed = 6M

Parking Space Existing = 9 Proposed = 10

Rear setback Existing = 9M Proposed = 8.61M

Side setback Existing = 4M Proposed = 1.5M

Building Height Existing = 5M Proposed = 10M

Landscape Setback Existing = 0 Proposed = 0

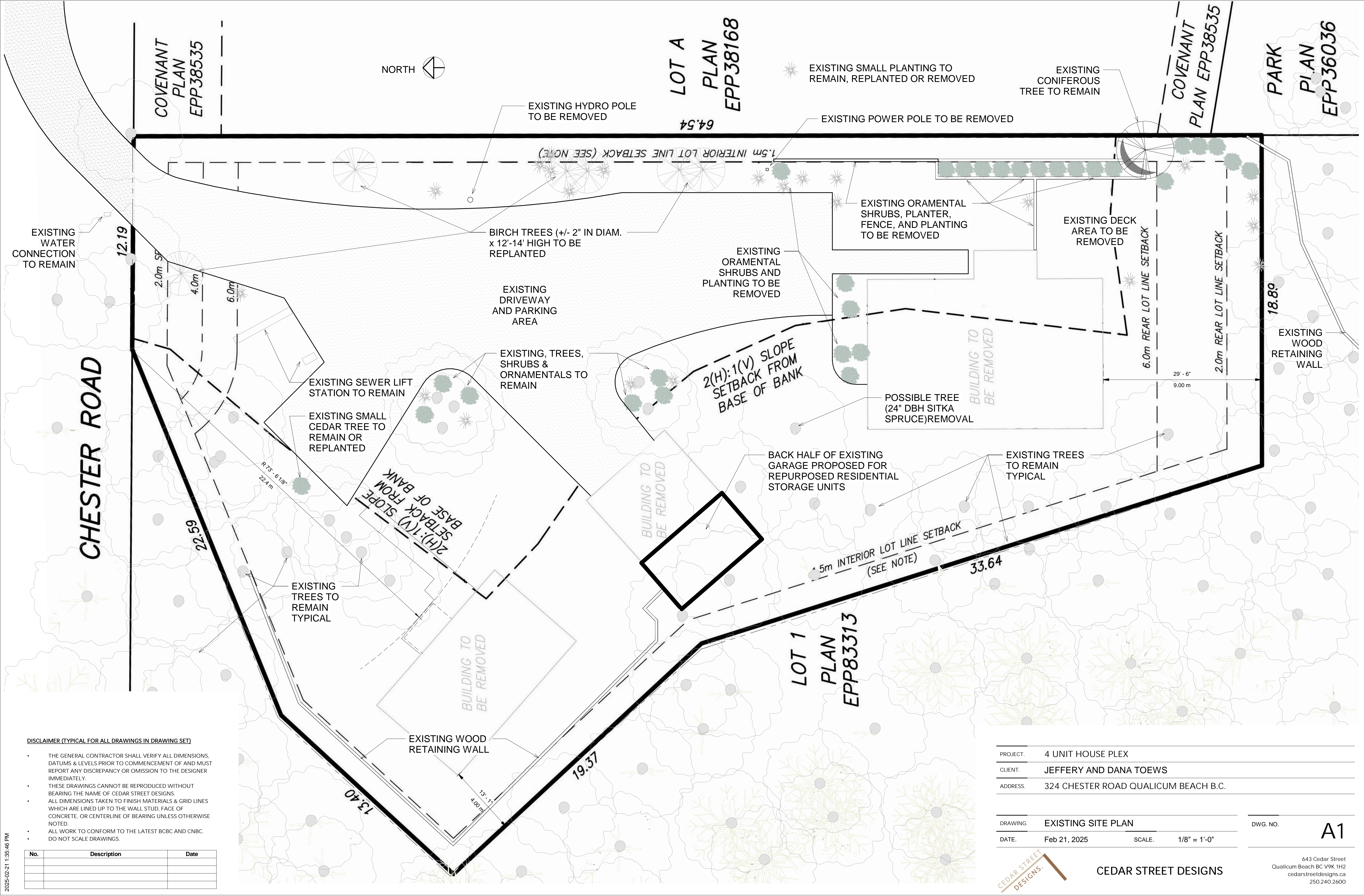
Gross Floor area Existing = 2540 sq.ft. Proposed = 7750 [sq.ft.](#)

Loading spaces Existing = 3 Proposed = 4 (included in parking)

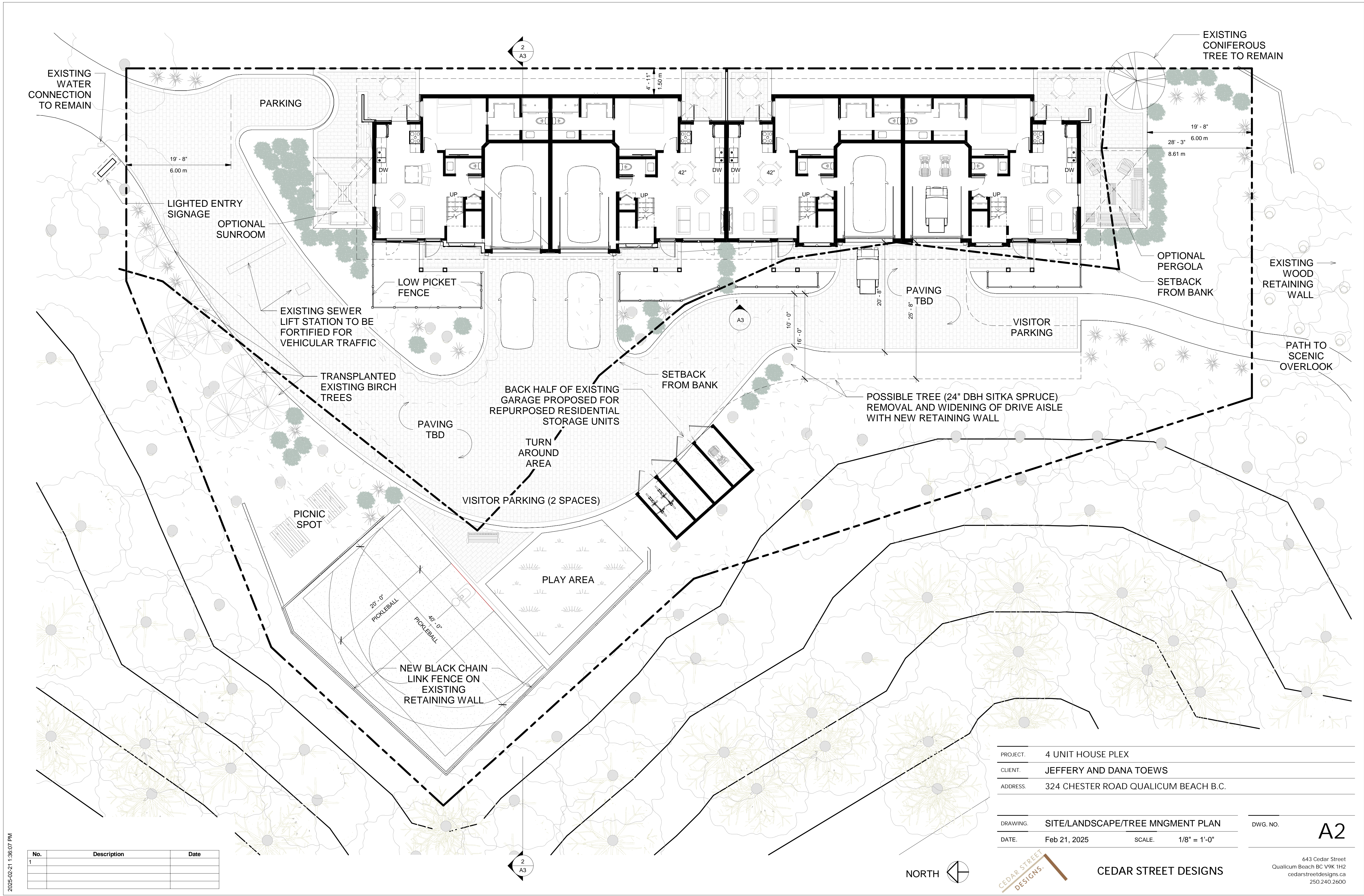
Landscaped area Existing = 6,750 Proposed = 5,215 sq.ft.

Usable open space = Existing 11,130sq.ft Proposed 10,500 sq.ft









2025-02-21 1:36:07 PM

No.	Description	Date
1		

PROJECT.	4 UNIT HOUSE PLEX		
CLIENT.	JEFFERY AND DANA TOEWS		
ADDRESS.	324 CHESTER ROAD QUALICUM BEACH B.C.		

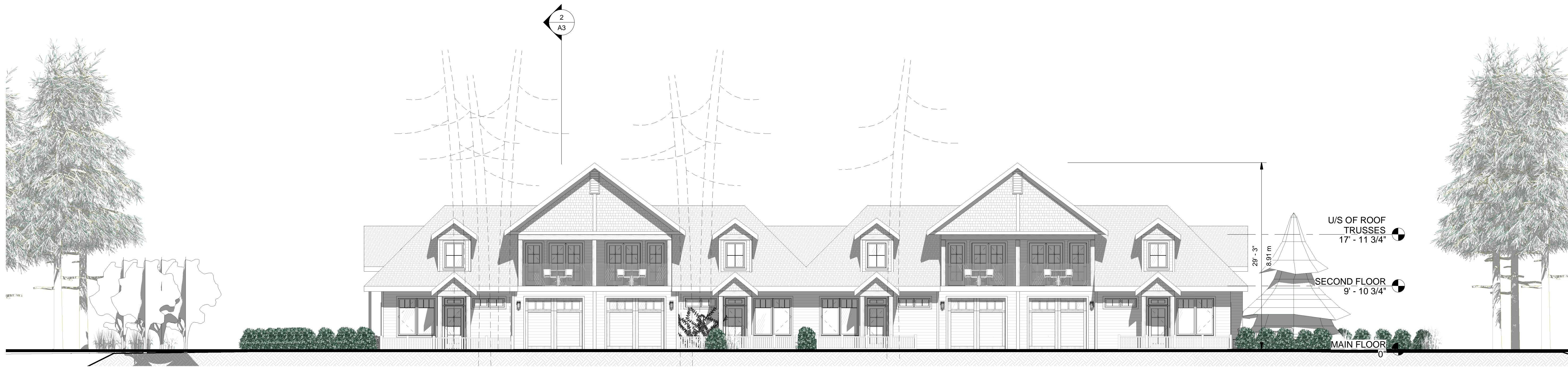
DRAWING.	SITE/LANDSCAPE/TREE MNGMT PLAN		DWG. NO.	A2
DATE.	Feb 21, 2025	SCALE.	1/8" = 1'-0"	



CEDAR STREET DESIGNS

643 Cedar Street  
Qualicum Beach BC V9K 1H2  
cedarstreetdesigns.ca  
250.240.2600





1 FRONT FACADE  
1/8" = 1'-0"



2 SITE CROSS SECTION  
1/8" = 1'-0"

DISCLAIMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF AND MUST REPORT ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY.
- THESE DRAWINGS CANNOT BE REPRODUCED WITHOUT BEARING THE NAME OF CEDAR STREET DESIGNS.
- ALL DIMENSIONS TAKEN TO FINISH MATERIALS & GRID LINES WHICH ARE LINED UP TO THE WALL STUD, FACE OF CONCRETE, OR CENTERLINE OF BEARING UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST BCBC AND CNBC.
- DO NOT SCALE DRAWINGS.

No.	Description	Date

PROJECT.	4 UNIT HOUSE PLEX		
CLIENT.	JEFFERY AND DANA TOEWS		
ADDRESS.	324 CHESTER ROAD QUALICUM BEACH B.C.		

DRAWING.	FRONT FACADE AND SITE SECTION		
DATE.	Feb 21, 2025	SCALE.	1/8" = 1'-0"

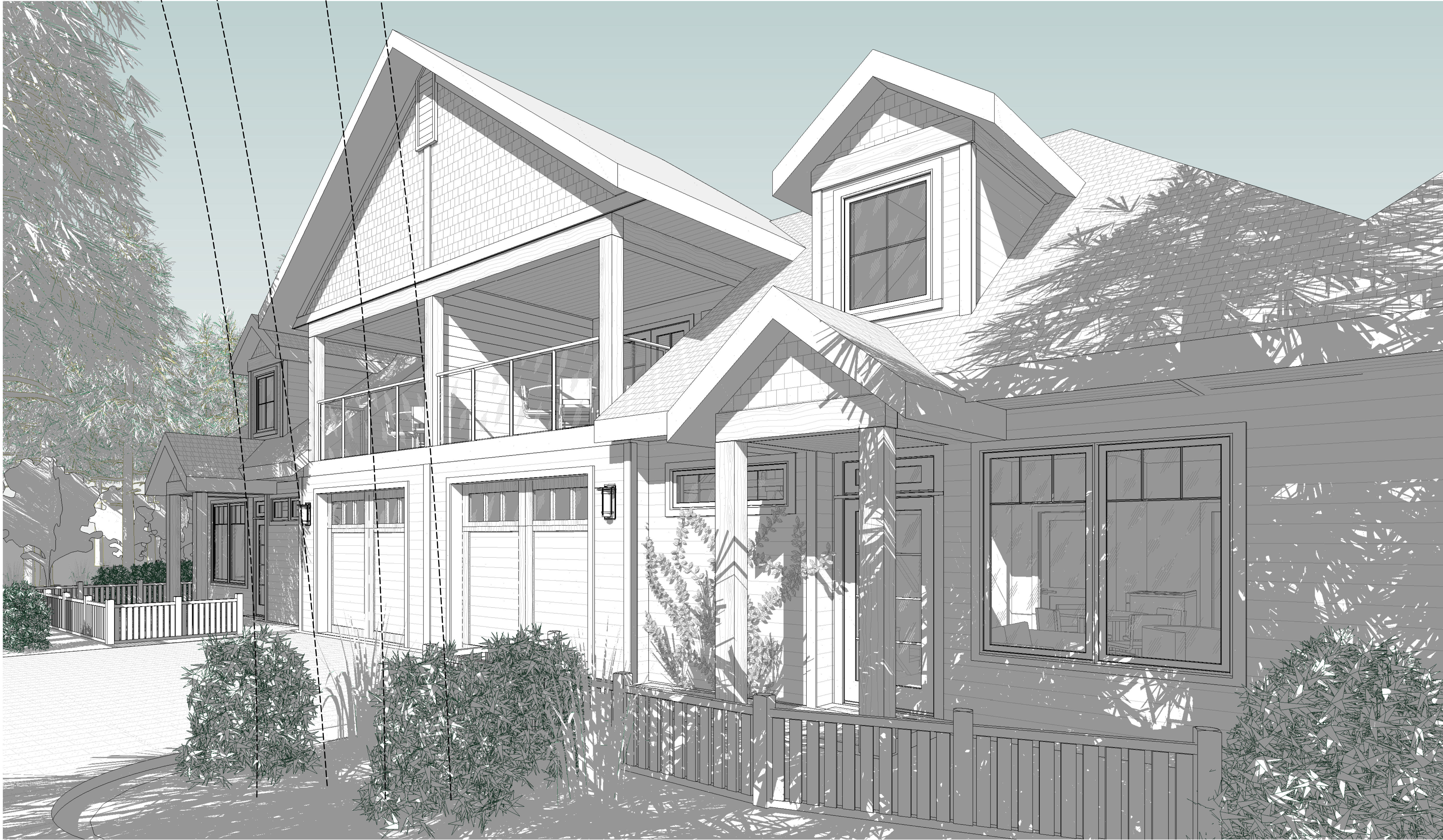
DWG. NO. **A3**



CEDAR STREET DESIGNS

643 Cedar Street  
Qualicum Beach BC V9K 1H2  
cedarstreetdesigns.ca  
250.240.2600





2025-02-03 8:34:04 AM

No.	Description	Date

DISCLAIMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF AND MUST REPORT ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY.
- THESE DRAWINGS CANNOT BE REPRODUCED WITHOUT BEARING THE NAME OF CEDAR STREET DESIGNS.
- ALL DIMENSIONS TAKEN TO FINISH MATERIALS & GRID LINES WHICH ARE LINED UP TO THE WALL STUD, FACE OF CONCRETE, OR CENTERLINE OF BEARING UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST BCBC AND CNBC.
  - DO NOT SCALE DRAWINGS.

PROJECT.	4 UNIT HOUSE PLEX		
CLIENT.	JEFFERY AND DANA TOEWS		
ADDRESS.	324 CHESTER ROAD QUALICUM BEACH B.C.		

DRAWING.	EXTERIOR VIEW		
DATE.	Jan 31, 2025	SCALE.	12" = 1'-0"

DWG. NO. **A4**



CEDAR STREET DESIGNS

643 Cedar Street  
Qualicum Beach BC V9K 1H2  
cedarstreetdesigns.ca  
250.240.2600



## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Riparian Areas Protection Regulation: Assessment Report**

Please refer to submission instructions and assessment report guidelines when completing this report.

Date										February 10, 2025																													
<b>I. Primary QEP Information</b>																																							
First Name					Steve					Middle Name																													
Last Name					Toth																																		
Designation					R.P.Bio					Company					Toth and Associates Environmental Services																								
Registration #					1788					Email					stoth@shaw.ca																								
Address					6821 Harwood Drive																																		
City					Lantzville					Postal/Zip					V0R-2H0					Phone #					250-390-7602														
Prov/state					BC					Country					Canada																								
<b>II. Secondary QEP Information (use Form 2 for other QEPs)</b>																																							
First Name										Middle Name																													
Last Name																																							
Designation										Company																													
Registration #										Email																													
Address																																							
City										Postal/Zip										Phone #																			
Prov/state										Country																													
<b>III. Developer Information</b>																																							
First Name					Jeff					Middle Name																													
Last Name					Toews																																		
Company																																							
Phone #					250-668-0507					Email					jefferytoews@shaw.ca																								
Address																																							
City										Postal/Zip																													
Prov/state					BC					Country					Canada																								
<b>IV. Development Information</b>																																							
Development Type					Construction: Single Family Residential																																		
Area of Development (ha)					0.1					Riparian Length (m)					55																								
Lot Area (ha)					0.18					Nature of Development					New																								
Proposed Start Date					2025-03-15					Proposed End Date					2027-03-15																								
<b>V. Location of Proposed Development</b>																																							
Street Address (or nearest town)					324 Chester Road																																		
Local Government					Town of Qualicum Beach					City					Qualicum Beach																								
Stream Name					Beach Creek																																		
Legal Description (PID)					030-688-311					Region					Vancouver Island																								
Stream/River Type					Watercourse					DFO Area					South Coast																								
Watershed Code					920-477000																																		
Latitude					49					20					57					Longitude					124					25					54				

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed. Insert that form immediately after this page.

## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

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## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

## Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

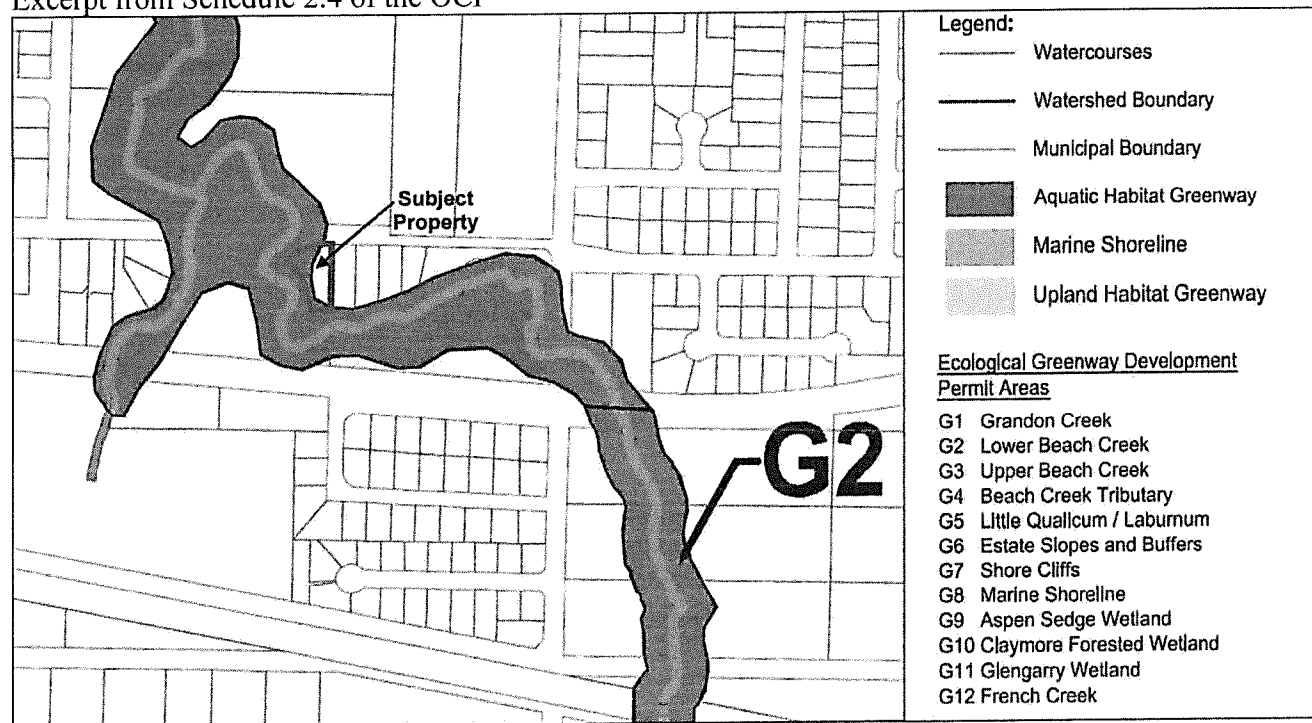
### 1.1 Introduction

In May 2018 Steve Toth, R.P.Bio. (Toth and Associates Environmental) conducted a detailed *Riparian Areas Regulation* (RAR) assessment of Beach Creek on 324 Chester Road, Qualicum Beach (Assessment #5333) on behalf of the Town of Qualicum Beach for the proposed subdivision of the subject property into two lots (Figure 1). The proposed subdivision included a 0.45 ha parcel (Lot 1) containing Beach Creek ravine, and a 0.18 ha parcel (Lot 2) that included the previously developed area of the property located above the top of ravine bank. The Town of Qualicum Beach designated Lot 1 as parkland. The province reviewed and accepted the RAR report on September 6, 2018.

The currently proposed development for Lot 2 created from subdivision under assessment #5333 includes removal of the existing structures and construction of a 4-plex dwelling unit along the east side of the property (Figure 2).

Schedule 2.4 of the Town of Qualicum Beach's Official Community Plan (OCP Bylaw No. 800, 2018) indicates that the subject property is located within Development Permit Area (DPA) G2 – Ecological Greenway Areas (excerpt provided below). The DPA G2 guidelines are contained in Appendix A.

Excerpt from Schedule 2.4 of the OCP



The RAR was repealed in November 2019 and replaced with the current *Riparian Areas Protection Regulation* (RAPR). No changes to the subject property have occurred since our prior assessment in 2018.

## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**1.2 Fisheries / Riparian Resource Values**

According to the provincial Fisheries Information Data Queries database (FIDQ) Beach Creek supports cutthroat trout, a small population of coho salmon (<50) and possibly rainbow (steelhead) trout. The limit of fish distribution in the Beach Creek watershed was not indicated. The Qualicum Beach Streamkeepers have conducted bank stabilization and riparian planting projects on the lower end of Beach Creek, as well multiple years of turbidity, temperature, dissolved oxygen, and conductivity monitoring on Beach Creek. A drop of approximately 40 cm at the culvert outlet under Village Way was documented as a partial barrier to upstream fish passage for juvenile fish during our assessments of 358 & 424 Chester Road in 2013.

Overall gradient of the section of stream surveyed through 324 Chester Road was 1.9%. The section of Beach Creek through and adjacent to the subject property is located within a ravine and is characterized by a gravel / sand and gravel / cobble channel with some areas of clay hardpan exposure, tannic or low level turbidity stained water, well defined banks and frequent large woody debris. The average channel width was 3.8 m with a Riffle-Pool channel morphology (Photographs 1 – 3). Sand and fine bedload aggradation in low gradient sections was noted. There are few large, deep, rearing / holding pool habitats and no off-channel (e.g. side-channel) over-wintering / flood refuge habitats.

Moderate densities of salmonid fry were observed. No older age class (e.g. 2+) fish were observed.

Forest cover on the ravine side slopes consists of Mature and Old Forest stages of mixed coniferous forest with dominant species comprised of western hemlock, western redcedar, Douglas-fir, and occasional bigleaf maple and red alder. Due to the high level of canopy closure, shrub and herb layer development on the majority of the ravine side-slopes is poor (Photographs 4 - 6). The shrub and herb layers were represented by low densities and patchy distribution of sword fern, salmonberry, skunk cabbage, spiny wood fern, lady fern, deer fern, vanilla leaf, Cooley's hedge-nettle, dull Oregon-grape and scouring rush.

**1.3 Proposed Development**

The proposed development includes construction of a four-plex dwelling unit and typical ancillary development (e.g. driveway, yard). The new dwelling units will be located approximately 14.7 m outside the 11.4 m Streamside Protection and Enhancement Area (SPEA) setbacks at their closest point and the driveway will be located approximately 7.7 m outside the SPEA setback at its closest point (Figure 3). The new development will be serviced by city water and sewer.

The existing dwelling and outbuildings are located outside the SPEA setbacks. However, these buildings are located in close proximity to the top of ravine bank and care will need to be taken during removal to ensure that the top of ravine bank area is not unduly disturbed.

The area above the top of ravine bank on the subject property is comprised of existing areas of human disturbance. We recommend that the footprints associated with the outbuildings be seeded with turf grass seed. The footprint of the existing dwelling will be located within the proposed driveway footprint (Photograph 7).

The existing top of ravine bank is largely formed by fill / fencing. The yard area of the new development should not extend below the existing top of ravine bank, and the top of ravine bank should be fenced with some form of low wooden fencing that will not impede wildlife movement, such as that shown below:



## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

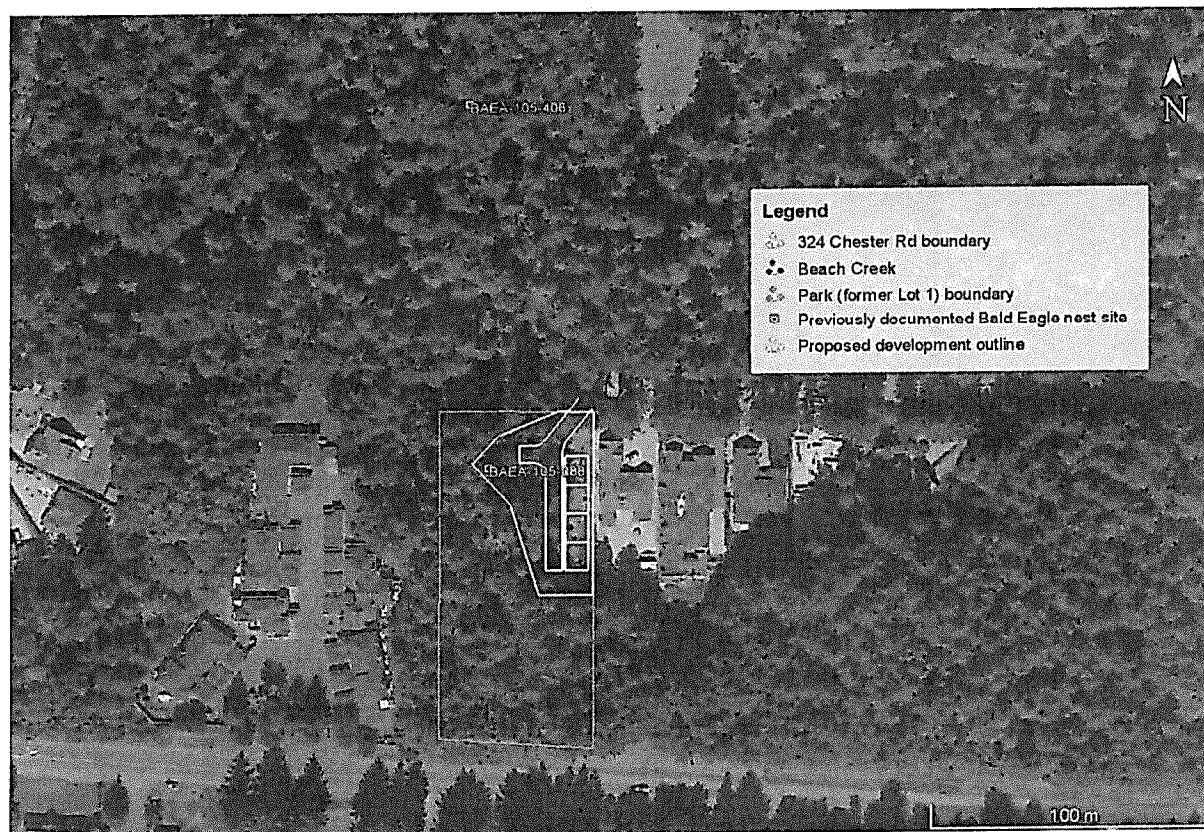


Typical post & 2 rail fence.

#### 1.4 Town of Qualicum Beach Ecological Greenway DPA Requirements

The Ecological Greenway DPA requirements are included as Appendix C. There are no Great Blue Heron nest sites documented on or adjacent to the subject property on the BC Great Blue Heron Management Team Atlas. There is a Bald Eagle nest site (Nest #105-088) documented on the subject property by the BC Wildlife Tree Stewardship Atlas (WiTS), however this nest was not found during our field surveys.

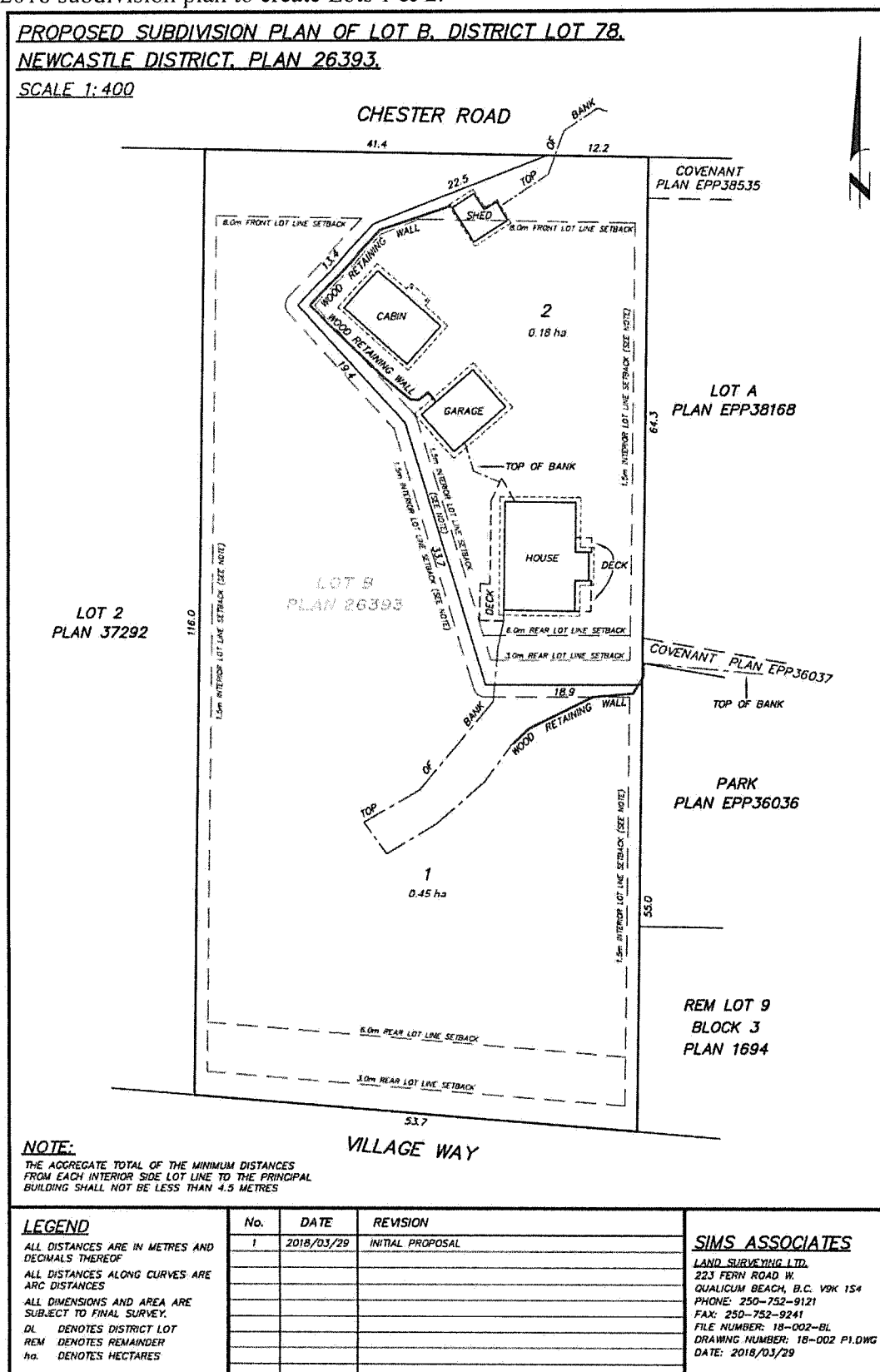
The information provided by the WiTS site indicates that Nest #105-088 was documented in July 2003, and the notes state “used as perch tree regularly”. There is another nest (Nest #105-406) located approximately 130 m to the north, as shown on the image below and the WiTS information indicates a date of observation of June 9, 2023. It is likely that Nest #105-406 is the current active nest for this breeding pair of eagles.



## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

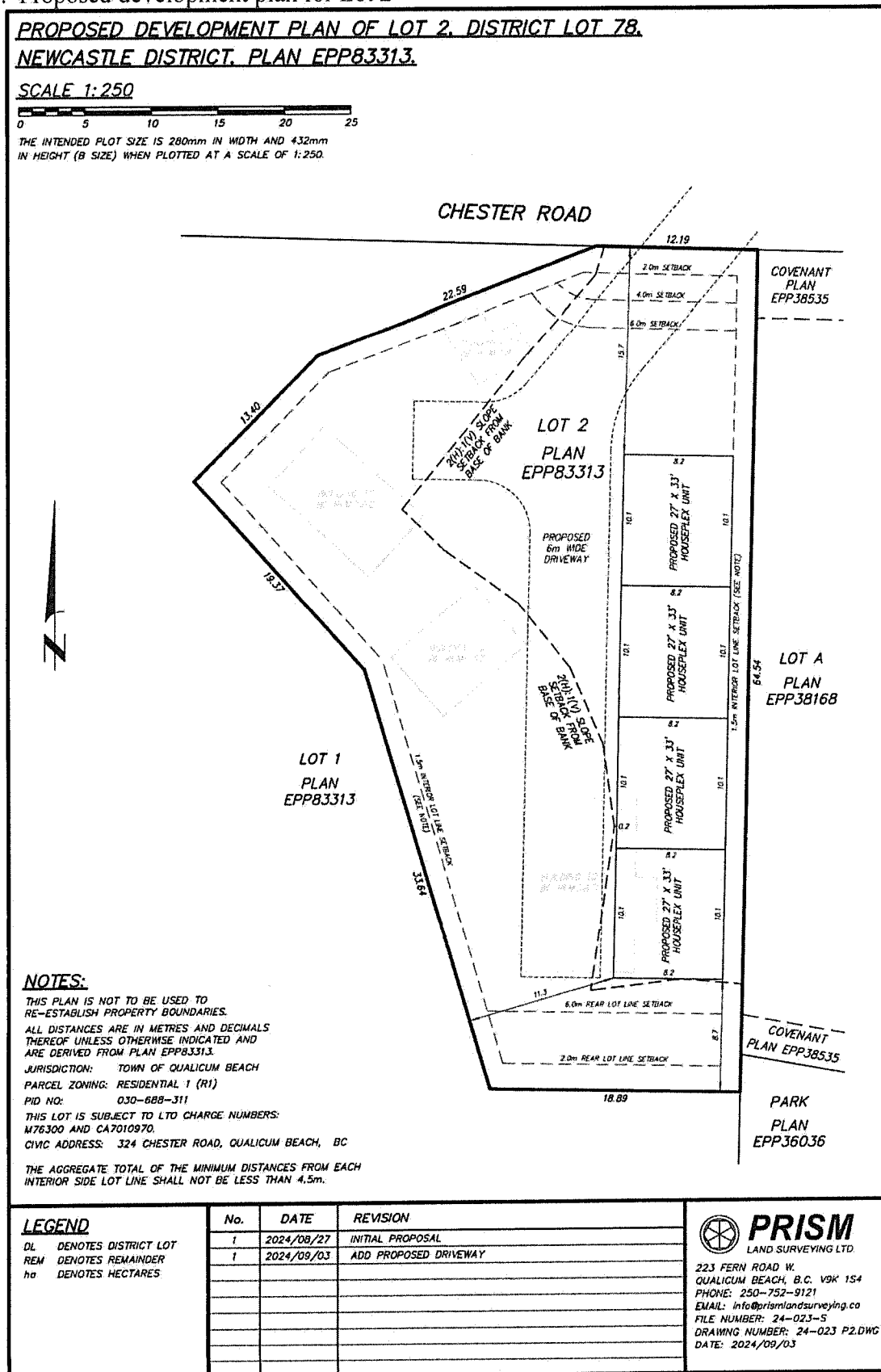
Figure 1. 2018 subdivision plan to create Lots 1 &amp; 2.



## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Figure 2. Proposed development plan for Lot 2



## FORM 1

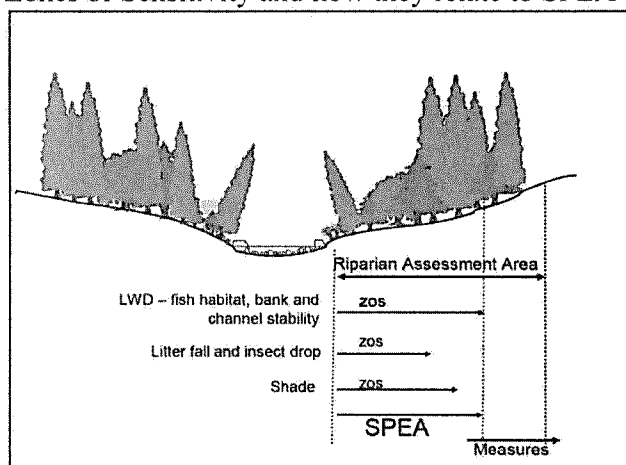
## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**1.5 SPEA Setbacks**

Under the RAPR, the Detailed Assessment Methods rely upon determination of the “Zones of Sensitivity” by a Qualified Environmental Professional (QEP) for the features, functions and conditions that support fish life within the 30m Riparian Assessment Area (RAA). The SPEA width is then the largest “Zone of Sensitivity” (ZOS) resulting from the assessment as shown on the figure below. The five main features, functions and conditions that the assessment evaluates include:

1. Large Woody Debris (LWD) for fish habitat and the maintenance of channel morphology
2. Area for localized bank stability
3. Area for channel movement
4. Shade
5. Litter fall and insect drop

Zones of Sensitivity and how they relate to SPEA setbacks



The QEP then provides “Measures” (Section 3.0 of this report) to protect the integrity of the SPEA setbacks.

Based on an average channel width of 3.8 m, channel gradient of 1.9% and Site Potential Vegetation Type of “treed” the Streamside Protection and Enhancement Area (SPEA) setbacks required under the RAPR’s detailed assessment method are **11.4 m** from high water mark, as flagged on Beach Creek through the subject property with orange riparian management zone flagging tape.

**Section 2. Results of Detailed Riparian Assessment**

Refer to Section 3 of Technical Manual

Date: January 20, 2025

Description of Water bodies involved (number, type)

Beach Creek

Watercourse

X

Number of reaches

1

Reach #

1

**Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)**

Channel Width(m)	
starting point	4.0
upstream	3.6
	4.8
	7.5
downstream	3.2
	2.7
	4.0
	3.1
	3.8
	4.3
	3.2
Total: minus high /low	34.0
mean	3.8

Gradient (%)

2.2	<p>I, Steve Toth (<i>name of qualified environmental professional</i>), hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u> (<i>name of developer</i>);</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.</p>
1.5	
1.9	
1.9	

## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Channel Type	R/P	C/P	S/P
	X		

## Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		X	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes
I, <u>Steve Toth</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.			
Polygon No:	1	Method employed if other than TR	
SPVT Type	LC	SH	TR
			X

## Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	11.4				
Litter fall and insect drop ZOS (m)	11.4				
Shade ZOS (m) max	NA	South bank	Yes	No	X
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)				
Ditch Fish Bearing	Yes	No	If non-fish bearing insert no fish bearing status report		
SPEA maximum	11.4	(For ditch use table3-7)			
Segment No:	2	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	11.4				
Litter fall and insect drop ZOS (m)	11.4				
Shade ZOS (m) max	11.4	South bank	Yes	X	No
SPEA maximum	11.4	(For ditch use table3-7)			

I, <u>Steve Toth</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.					
---	--	--	--	--	--



Figure 3. Development plan for Lot 2 overlaid on 2018 subdivision plan

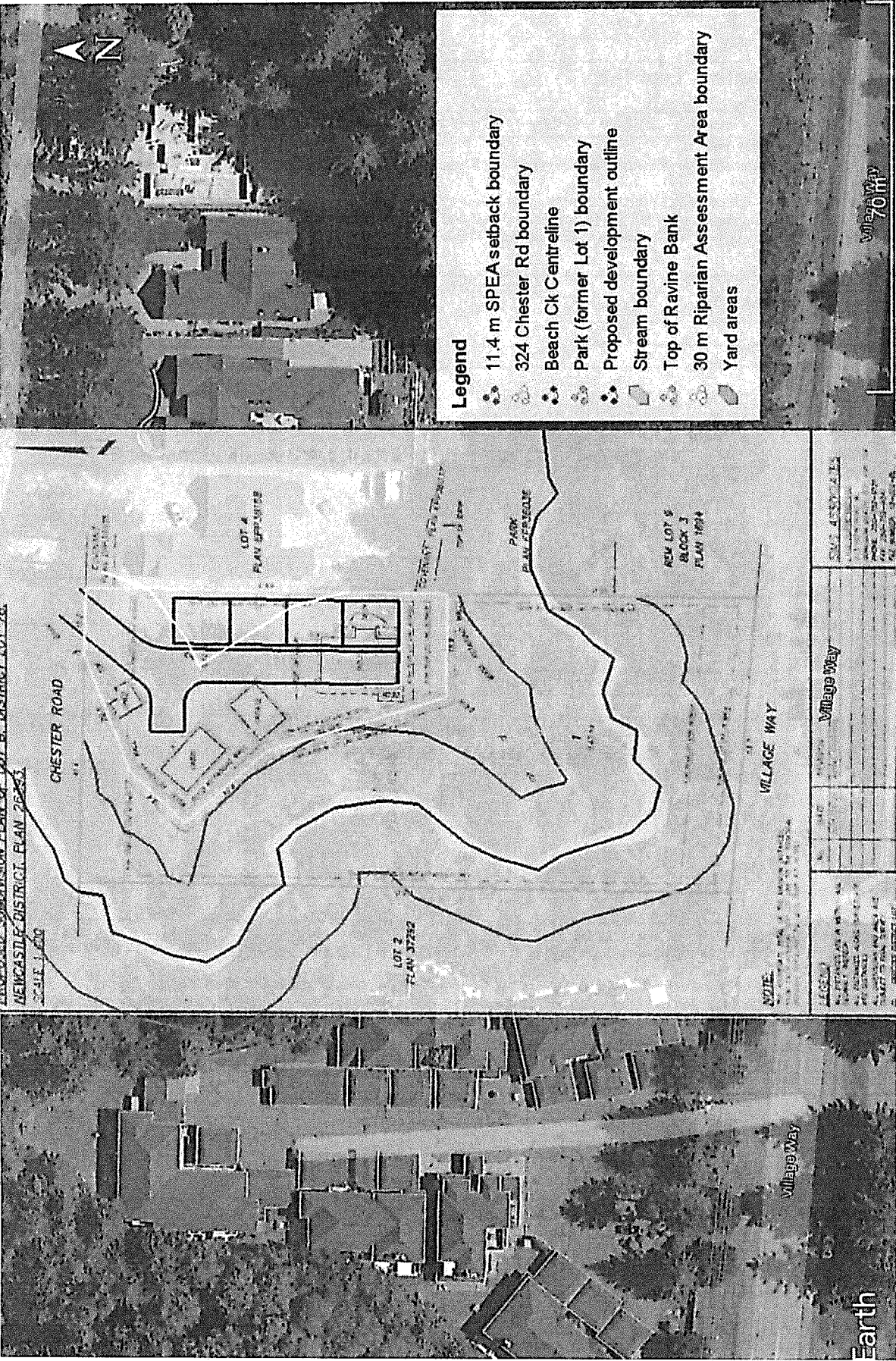




Figure 4. Lot 2 development plan overlaid on August 2016 air photo

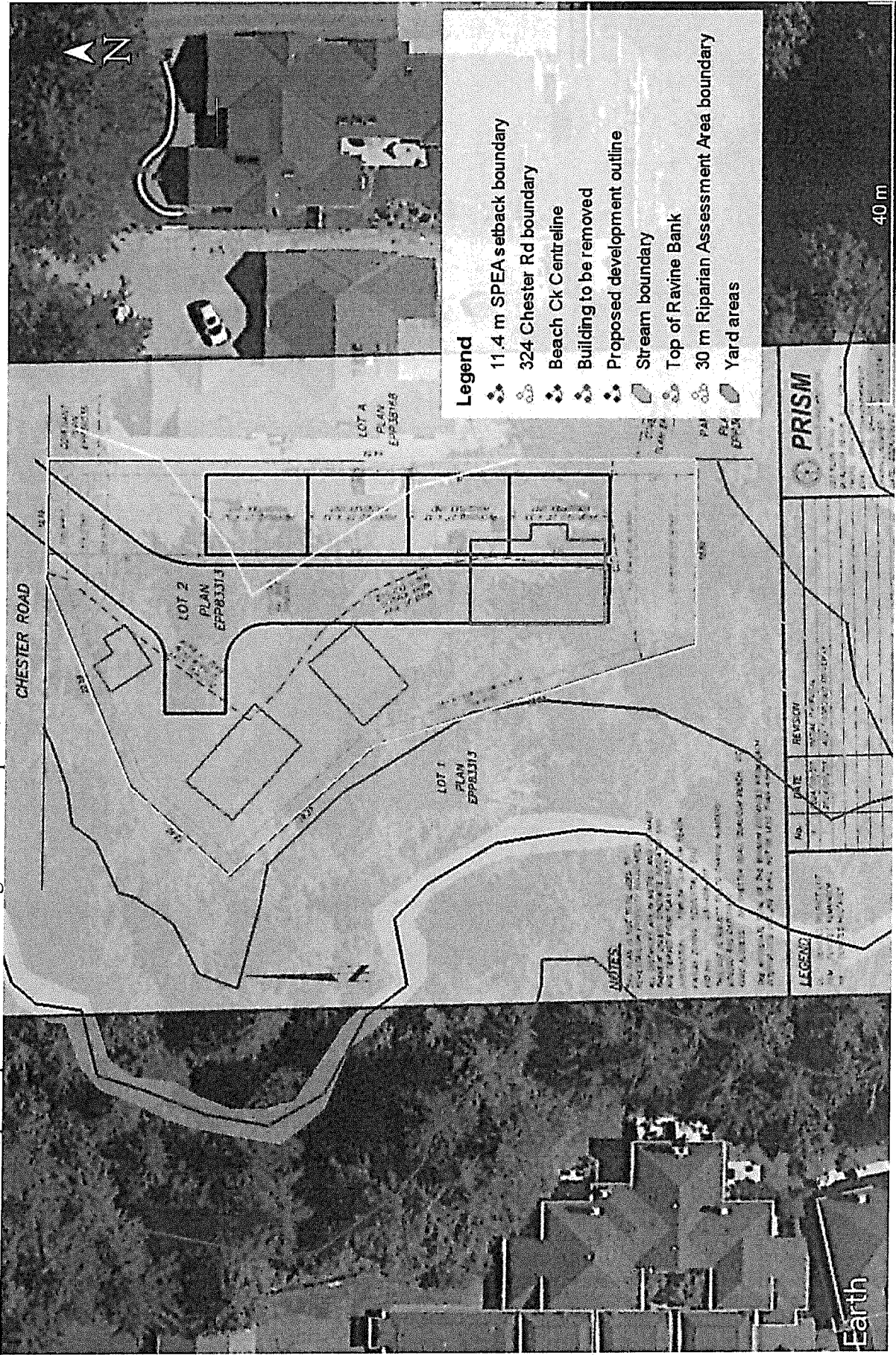
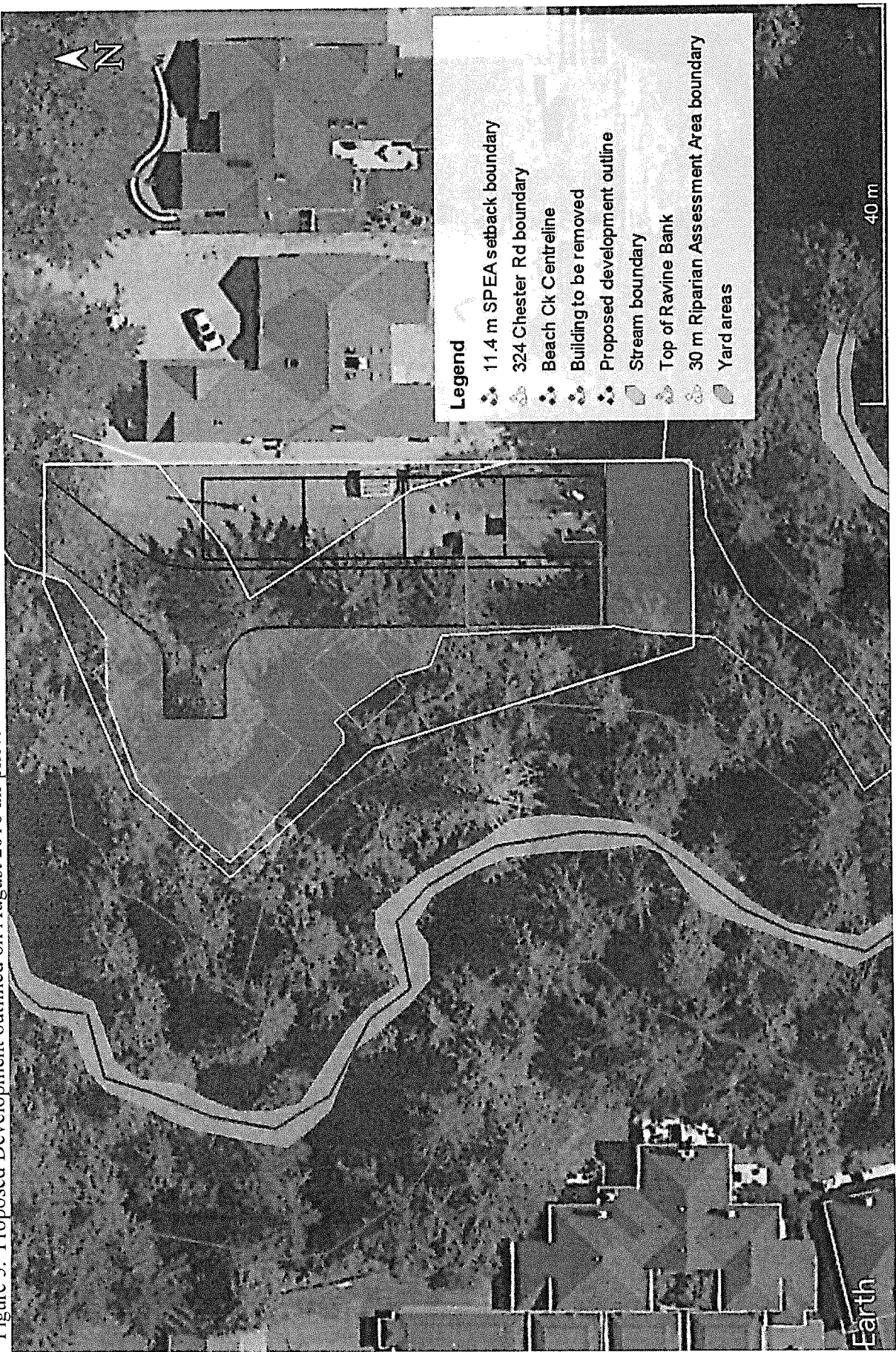


Figure 5. Proposed Development outlined on August 2016 air photo





## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Section 3. Measures to Protect and Maintain the SPEA**

<b>1. Danger Trees</b>	No Danger Trees were identified during the field survey.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>2. Windthrow</b>	There was very little natural windthrow noted during the field survey. There is minimal risk of increased windthrow potential associated with development of the property. The proposed four-plex will be located in a non-treed area and the proposed driveway will be on the alignment of the existing driveway.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>3. Slope Stability</b>	The proposed four-plex will be located outside the required 2H:1V slope setback from base of ravine bank.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>4. Protection of Trees</b>	No vegetation removal is permitted within SPEA setbacks, except hazard tree removal as identified by a certified danger tree assessor. The proposed driveway will be located approximately 7.7 m outside the SPEA setback at its closest point.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>5. Encroachment</b>	No intrusion or encroachment within the SPEA boundary is proposed. The yard area of the new development should not extend below the existing top of ravine bank, and the top of ravine bank should be fenced with some form of low wooden fencing.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>6. Sediment and Erosion Control</b>	We recommend that the footprints associated with the outbuildings be seeded with turf grass seed.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
<b>7. Stormwater Management</b>	Roof top and perimeter drainage from the four-plex will be collected by traditional infiltration chambers / rock pits. These features will be located well outside the SPEA.
<p>I, <u>Steve Toth</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out</p>	

## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
8. Floodplain Concerns (highly mobile channel)	There are no channel mobility / stability concerns on the subject property. Beach Creek is located within a ravine at an elevation approximately 9 m below the elevation of the proposed development area.
I, <u>Steve Toth</u> , hereby certify that:	
a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Jeff Toews</u> ;	
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	

**Section 5. Environmental Monitoring**

Section 18(2)i) of the RAPR requires that assessment reports include “a plan to monitor the development, during construction, for the purposes of ensuring that the development is proceeding as proposed in the report and in accordance with any measures recommended in the report”. Therefore we are required to include a monitoring plan. Considering the low sensitivities of the site and location of proposed development we recommend that monitoring include a pre-construction site visit to assess the need for any site specific sediment mitigation measures and a post-development site assessment to document post-development SPEA conditions.

FORM 1  
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Section 6. Photos**



Photograph 1. View upstream on Beach Creek form southeast property boundary.



Photograph 2. View downstream on Beach Creek through cobble / gravel channel section.



Photograph 3. View upstream through cobble / gravel channel.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Photograph 4. View from top of ravine bank to Beach Creek.



Photograph 5. View from top of ravine bank to Beach Creek ravine.



FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Photograph 6. View of fill and wooden retaining wall extending into parklands on Lot 1.



Photograph 7. View of existing driveway entrance to 324 Chester Road.

## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Section 7. Professional Opinion****Qualified Environmental Professional opinion on the development proposal's riparian assessment.**Date February 10, 20251. I/We **Steve Toth**

(Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer **Jeff Toews**, which proposal is described in section 3 of this Assessment Report (the "development proposal"),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

## 2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) N/A the site of the proposed development is subject to undue hardship, (if applicable, indicate N/A otherwise) and
- b) ☒ the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Appendix A: Riparian Assessment Assurance Statement – Qualified Environmental Professional**

**Note:** This Statement is to be read and completed in conjunction with the *Professional Practice Guidelines – Legislated Riparian Assessments* and the Riparian Areas Regulation 2004 OIC 837 and is to be provided for *riparian assessments* (not landslides, floods or flood controls) for the purposes of the Riparian Areas Protection Regulation. Italicized words are defined in the guidelines.

To: The <i>Approving Authority</i> : Town of Qualicum Beach Jurisdiction: Town of Qualicum Beach Address: #201 - 660 Primrose Street PO BOX 130 Qualicum Beach, BC V9K 1S7	Date: February 10, 2025
--	-------------------------

With reference to the Riparian Areas Protection Regulation Assessment for the subject property:

Legal description or PID: 030-688-311	Civic address: 324 Chester Road
---------------------------------------	---------------------------------

The undersigned hereby gives assurance that he/she is a *Qualified Environmental Professional*:

Name of <i>Qualified Environmental Professional</i> : <u>Steve Toth</u> Professional designation: <u>R.P.Bio</u>	Professional association: <u>College of Applied Biology of British Columbia</u> <u>Association of Professional Biology</u>
---	--

I have signed, sealed and dated, and thereby certified, the attached riparian assessment report on the property in accordance with the *Professional Practice Guidelines – Legislated Riparian Assessments* and with the *assessment methods*. That report must be read in conjunction with this statement. In preparing that report I have:

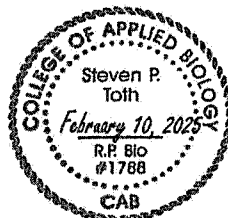
1. ☒ Collected and reviewed appropriate background information
2. ☒ Reviewed the *development proposal* on the property
3. ☒ Conducted field work on and, if required, beyond the property
4. ☒ Reported on the results of the field work on and, if required, beyond the property
5. ☒ Incorporated recommendations or assessment results from other *specialists*
6. ☒ Prescribed *measures* to protect and maintain the integrity of the streamside protection and enhancement area
7. ☒ Prescribed *measures* to avoid the occurrence of a HADD\*
8. ☒ Reported on the requirements for *field reviews* or *environmental monitoring* of the property during or following site works for the proposed *development* and recommended who should conduct those *field reviews* or *environmental monitoring*
9. ☒ Reviewed the *riparian assessment* report with the *client* and explained the content and the *measures* required to be implemented.

\*HADD – harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes

Steve Toth, R.P.Bio.



Toth and Associates Environmental Services



## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Appendix B: Qualified Environmental Professional (QEP) - Statement of Qualifications**Name of Primary QEP: Steve TothProfessional designation: R.P.BioRegistration Number: 1788

Professional associations:

College of Applied Biology of British ColumbiaAssociation of Professional Biology

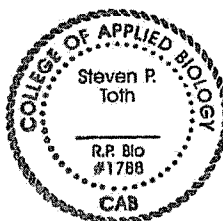
Training in Riparian Areas Regulation assessment methods	
Organization or agency delivering training:	Vancouver Island University
Name of trainer:	Angela Cameron / Lora Tryon
Date of training session:	December 3 – 6, 2024
Organization or agency delivering training:	Ministry of Forests, Lands and Natural Resource Operations
Name of trainer:	Andrew Appleton
Date of training session:	October 2019
Organization or agency delivering training:	Ministry of Forests, Lands and Natural Resource Operations
Name of trainer:	Margaret Henigman, Andrew Appleton, Stacey Wilkerson
Date of training session:	November 2015
Organization or agency delivering training:	Ministry of Forests, Lands and Natural Resource Operations
Name of trainer:	Margaret Henigman / Marlene Caskey, Michele Jones
Date of training session:	January 2013
Organization or agency delivering training:	Ministry of Environment
Name of trainer:	Margaret Henigman / Marlene Caskey, Peter Law
Date of training session:	March 2010

**Other relevant education, training or experience:**

Mr. Steven Toth, R.P.Bio is the owner and operator of Toth and Associates Environmental Services. Mr. Toth has 31 years of experience in the environmental consulting industry as a Registered Professional Biologist and Applied Science Technologist. Work experience consists of a diverse range of projects including environmental impact assessments, wildlife and ecological inventories, riparian area assessments, urban / sub-urban biophysical inventories, detailed fish habitat assessments, fisheries inventories, stream, lake and wetland classifications, fisheries research and population assessments, hydro-acoustics, forestry audits, tree inventories, water quality and environmental monitoring. Project experience includes:

- ~300 provincial *Riparian Areas (Protection) Regulation* Assessments as primary QEP;
- ~1000 biophysical inventories for various land development projects;
- ~24 Wildlife EIAs for run-of-river hydropower developments employing RISC Standards;
- >150 Raptor and heron nest tree assessments;
- 4 Watershed Restoration Program Overview and Level 1 Fish Habitat Assessments, along with numerous other fisheries related projects;
- >100 environmental and water quality monitoring projects;
- >150 Tree surveys for tree removal permit applications
- 5 Watershed Level 1:20,000 Forest Renewal B.C. Fish and Fish Habitat Inventories; and,
- >180 lake surveys conducted according to RISC standards and DFO's juvenile sockeye assessment methodologies.

Steve Toth, R.P.Bio.


**Toth and Associates Environmental Services**



## FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

**Appendix C: Town of Qualicum Beach Development Permit Area G2 – Ecological Greenway Areas Requirements**

The Town of Qualicum Beach's Official Community Plan (OCP Bylaw No. 700, May 2011) indicates that the subject property is located within Development Permit Area (DPA) G2 – Ecological Greenway Areas. Schedule No. 1 of the OCP indicates that:

- a) Development Permit area boundaries for Areas G1, **G2**, G3 and G4 shall include the Riparian Assessment Area required by the *Riparian Areas 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.

The Guidelines in Schedule No. 1 indicate that Development Permits issued for these areas shall be in accordance with the following general guidelines for 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.

**Actions Not Requiring an Ecological Greenway Development Permit**

Farm practices protected by the *Farm Practices Protection (Right to Farm) Act* do not require 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.

- Regular landscape maintenance of existing manicured landscape, including existing golf course landscaping, pruning and topping 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;
- Management of invasive, non-native plants such as Himalayan Blackberry, Scotch Broom or Purple Loosestrife.

## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

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

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.

### **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 structures 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 Areas 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.

### **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

## FORM 1

## Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

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 access 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.



Living Columns



LIVING COLUMNS TOWNHOME PROJECT  
324 CHESTER ROAD

Attached

A1 – Plan to show lot development

A2 – Plan to show townhome and new lot layout

A3 – Renderings showing structure front and side position and height similar to neighbors

A4 – Renderings showing top view

A5 – Drive on to the property and front view of units

Unit 4 – 1<sup>st</sup> – First floor rendition of a corner unit

Unit 4 – Second floor rendition of a corner unit

Unit 2 – 1<sup>st</sup> – First floor rendition of an interior unit

Unit 3 - 2<sup>nd</sup> – Second floor rendition of an interior unit

Pic 1 – Hardie and trim color

Pic 2 – Vertical Hardie on walls

Pic 3 – Roof color

Pic 4 – Plantings to be surrounding stone patios

Pic 5 – Sample of drought resistant plantings to surround homes

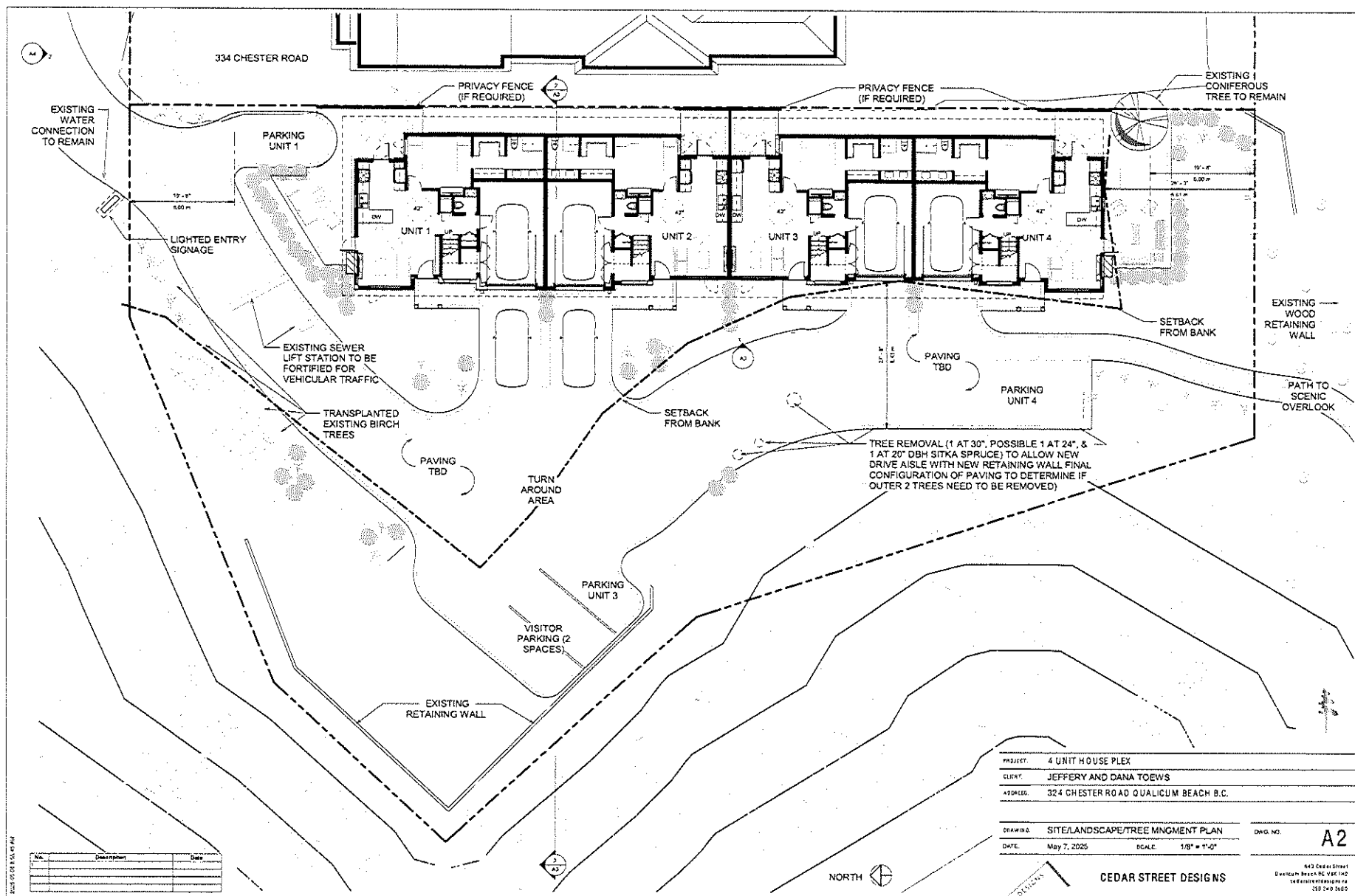
Pic 6 – Driveway and front entrance design

Pic 7 – Back and side patio design

Pic 8 – Black chain link perimeter fencing to match neighbors

Development designed to fit into the area with materials being used matching the neighbors. The charm of this property is the location with trees and natural beauty which we hope to carry forward in this design and layout.

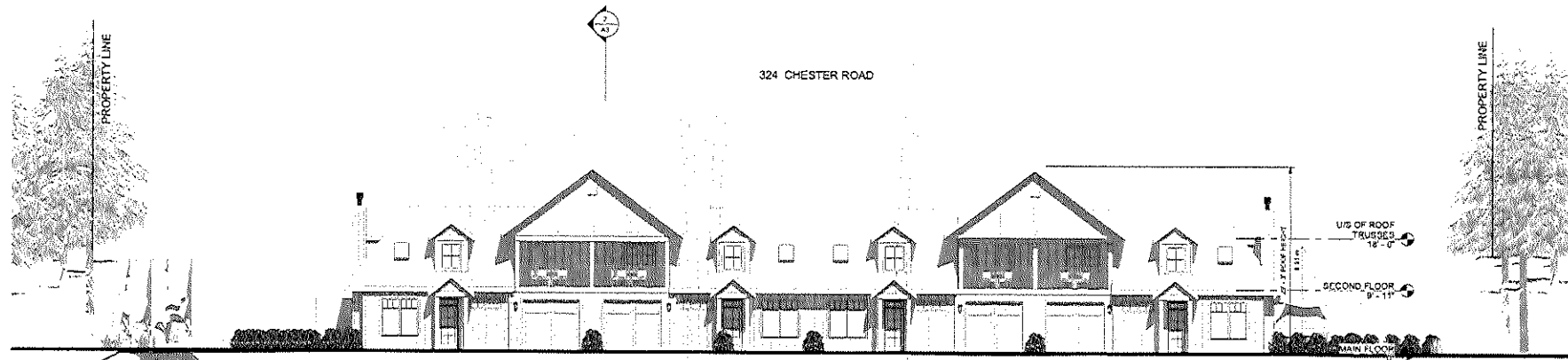




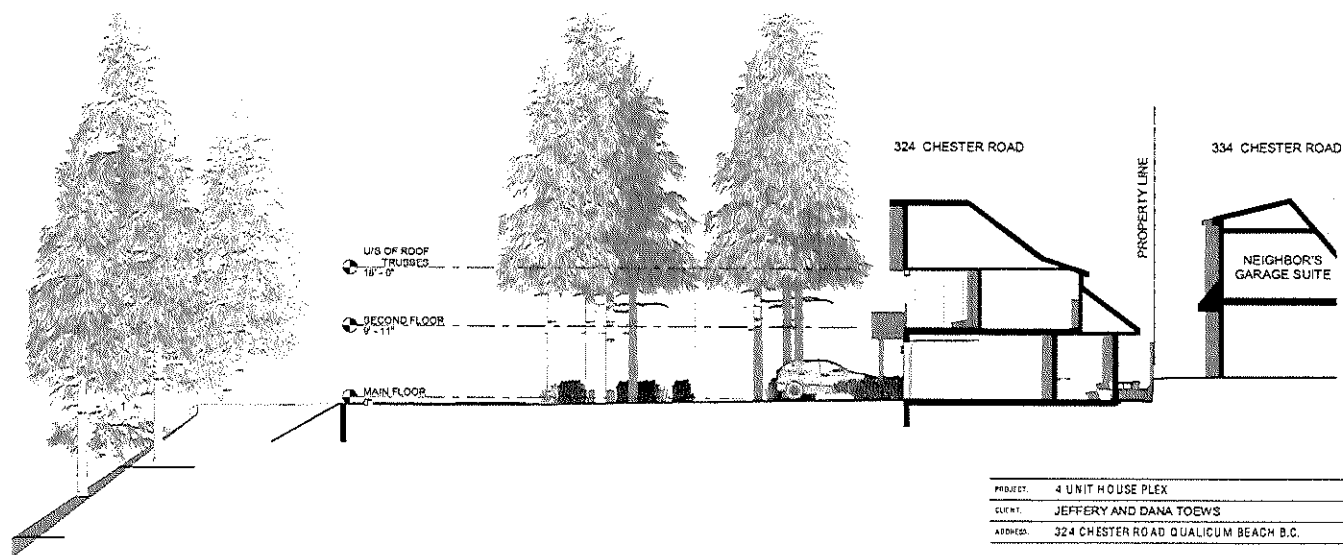
PROJECT:	4 UNIT HOUSE PLEX
CLIENT:	JEFFERY AND DANA TOEWS
ADDRESS:	324 CHESTER ROAD QUALICUM BEACH B.C.
DRAWING:	SITE/LANDSCAPE/TREE MNGMENT PLAN
DATE:	May 7, 2020
SCALE:	1/8" = 1'-0"
DWG. NO.	A2

CEDAR STREET DESIGNS

843 CEDAR STREET  
QUALICUM BEACH BC V8K 1M2  
604.881.0070  
250.744.7650



① FRONT FACADE  
1/8" = 1'-0"



② SITE CROSS SECTION  
1/8" = 1'-0"

**DISCLAIMER (FOR ALL DRAWINGS) (DRAWING SET)**

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATINGS & LEVELS PRIOR TO COMMENCEMENT OF AND MUST REPORT ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY.
- THESE DRAWINGS CANNOT BE REPRODUCED WITHOUT BEARING THE NAME OF CEDAR STREET DESIGNS.
- ALL DIMENSIONS TAKEN TO FINISH MATERIALS & DED LINES WHICH ARE LINES UP TO THE WALL STUD, FACE OF CONCRETE, OR CENTERLINE OF ROADING UNLESS OTHERWISE NOTED.
- ALL WORK TO BE DONE TO THE LATEST REBC AND CBC.
- DO NOT SCALE DRAWINGS.

No.	Description	Date

PROJECT:	4 UNIT HOUSE PLEX
CLIENT:	JEFFERY AND DANA TOEWS
ADDRESS:	324 CHESTER ROAD QUALICUM BEACH B.C.

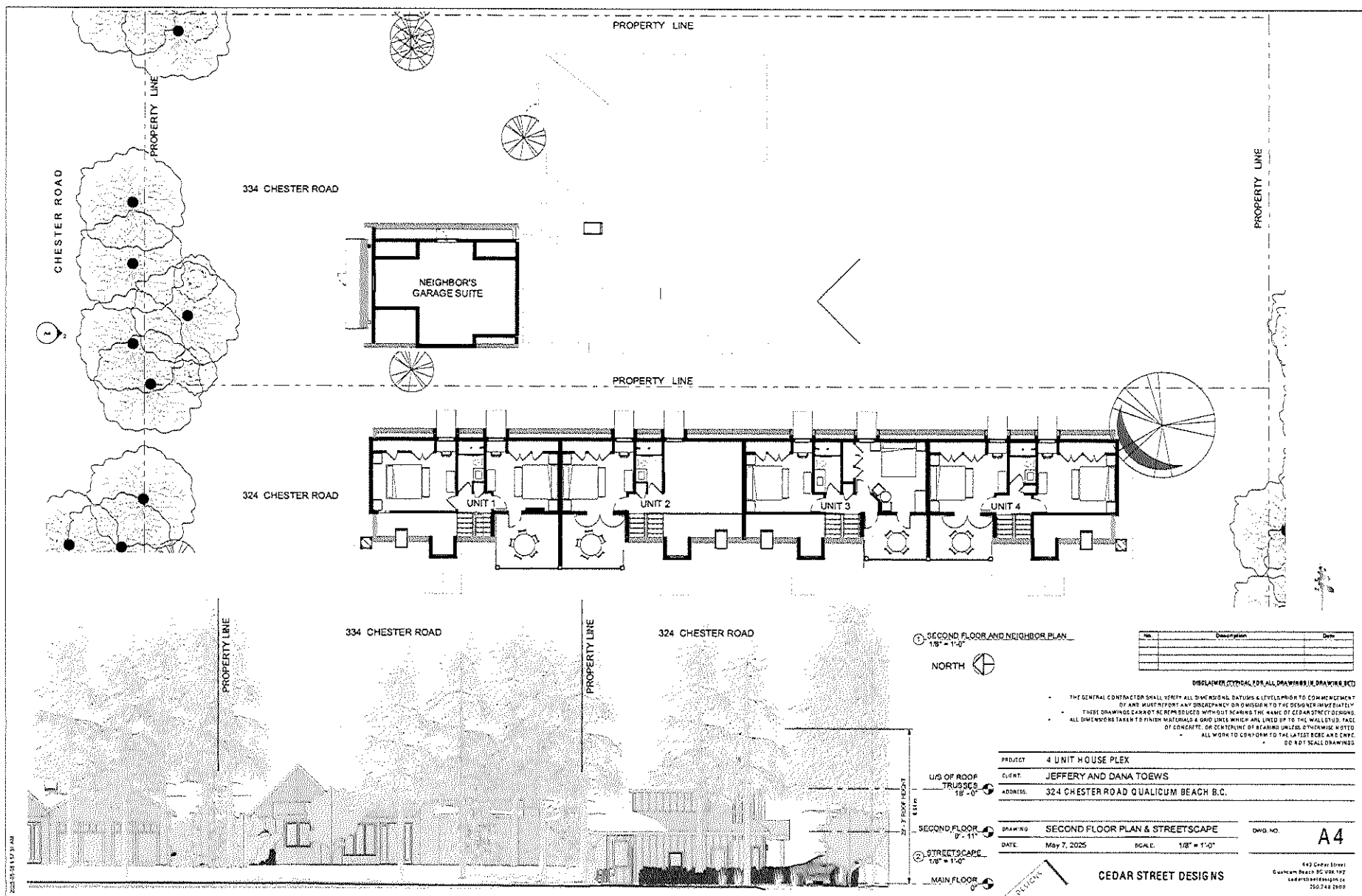
DRAWING:	FRONT FACADE AND SITE SECTION
DATE:	May 7, 2025
SCALE:	1/8" = 1'-0"

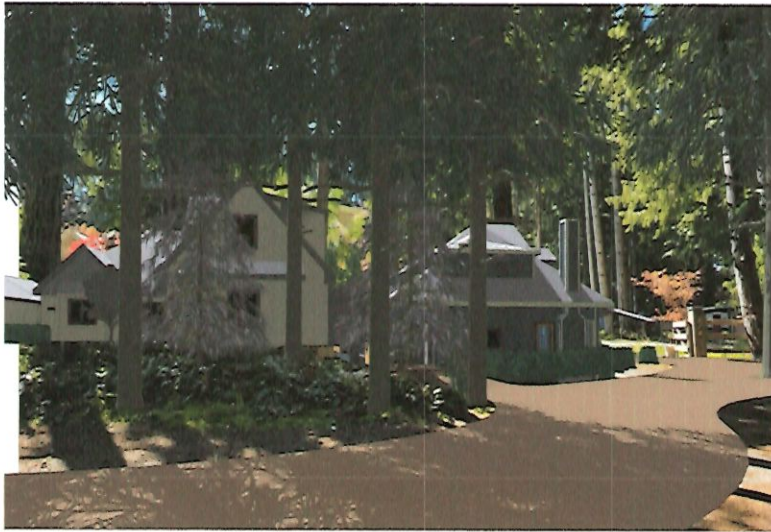
DWG. NO. **A3**

**CEDAR STREET DESIGNS**

843 Cedar Street  
Qualicum Beach BC V9K 1K0  
info@cedarstreetdesigns.ca  
250.743.2650







DISCLAIMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF AND MUST REPORT ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY.
- THESE DRAWINGS CANNOT BE REPRODUCED WITHOUT BEARING THE NAME OF CEDAR STREET DESIGNS.
- ALL DIMENSIONS TAKEN TO FINISH MATERIALS & GRID LINES WHICH ARE LINED UP TO THE WALL STUD FACE OF CONCRETE OR CENTERLINE OF FINISH UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST BCRC AND CBC.
- DO NOT SCALE DRAWINGS.

No.	Description	Date

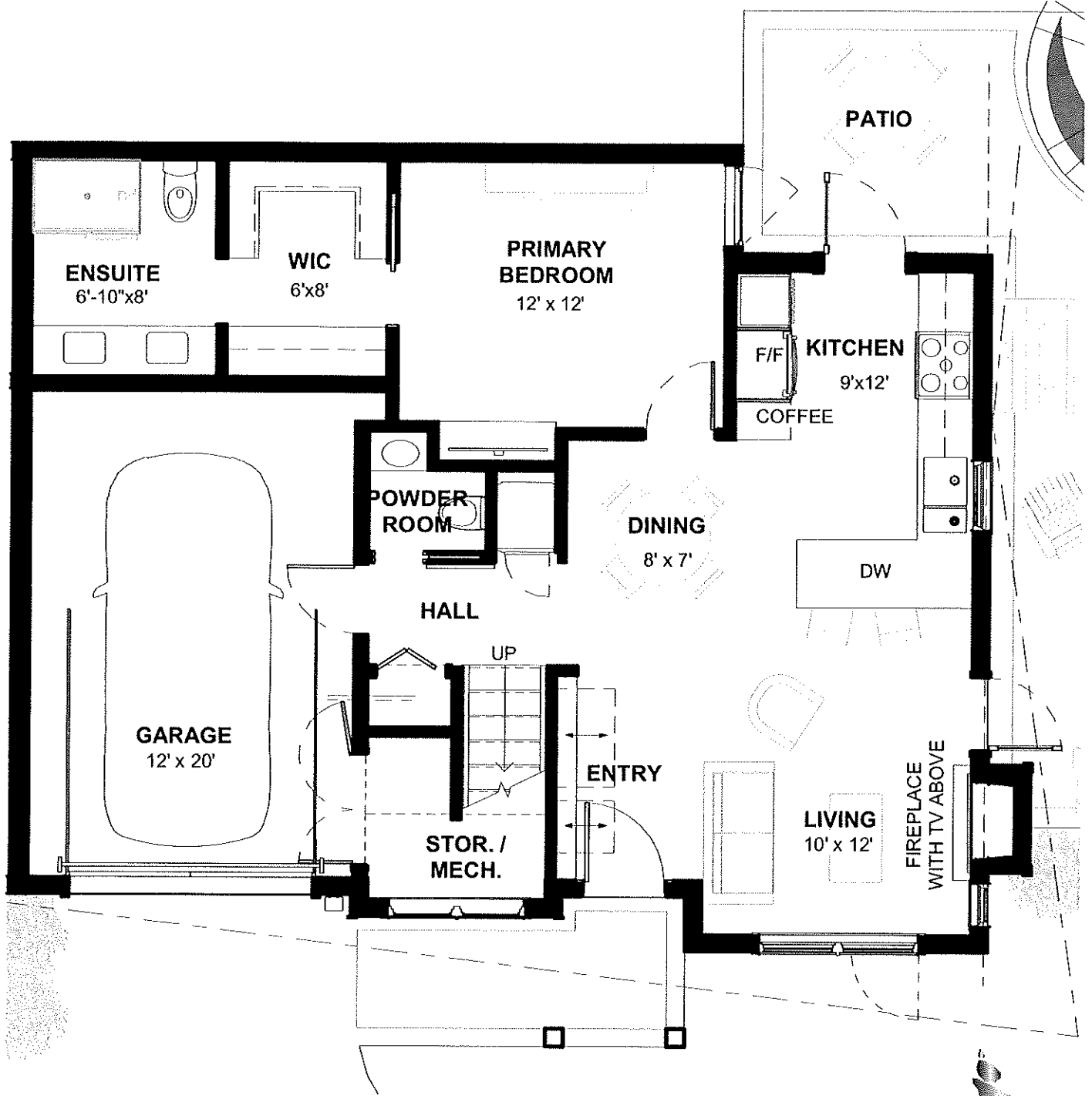
PROJECT:	4 UNIT HOUSE PLEX
CLIENT:	JEFFERY AND DANA TOEWS
ADDRESS:	324 CHESTER ROAD QUALICUM BEACH B.C.

DRAWING:	EXTERIOR VIEWS	DWG. NO.	A5
DATE:	May 7, 2025	SCALE:	



**CEDAR STREET DESIGNS**

845 Cedar Street  
Qualicum Beach BC V9K 1H7  
cedarstreetdesigns.ca  
250.240.7800



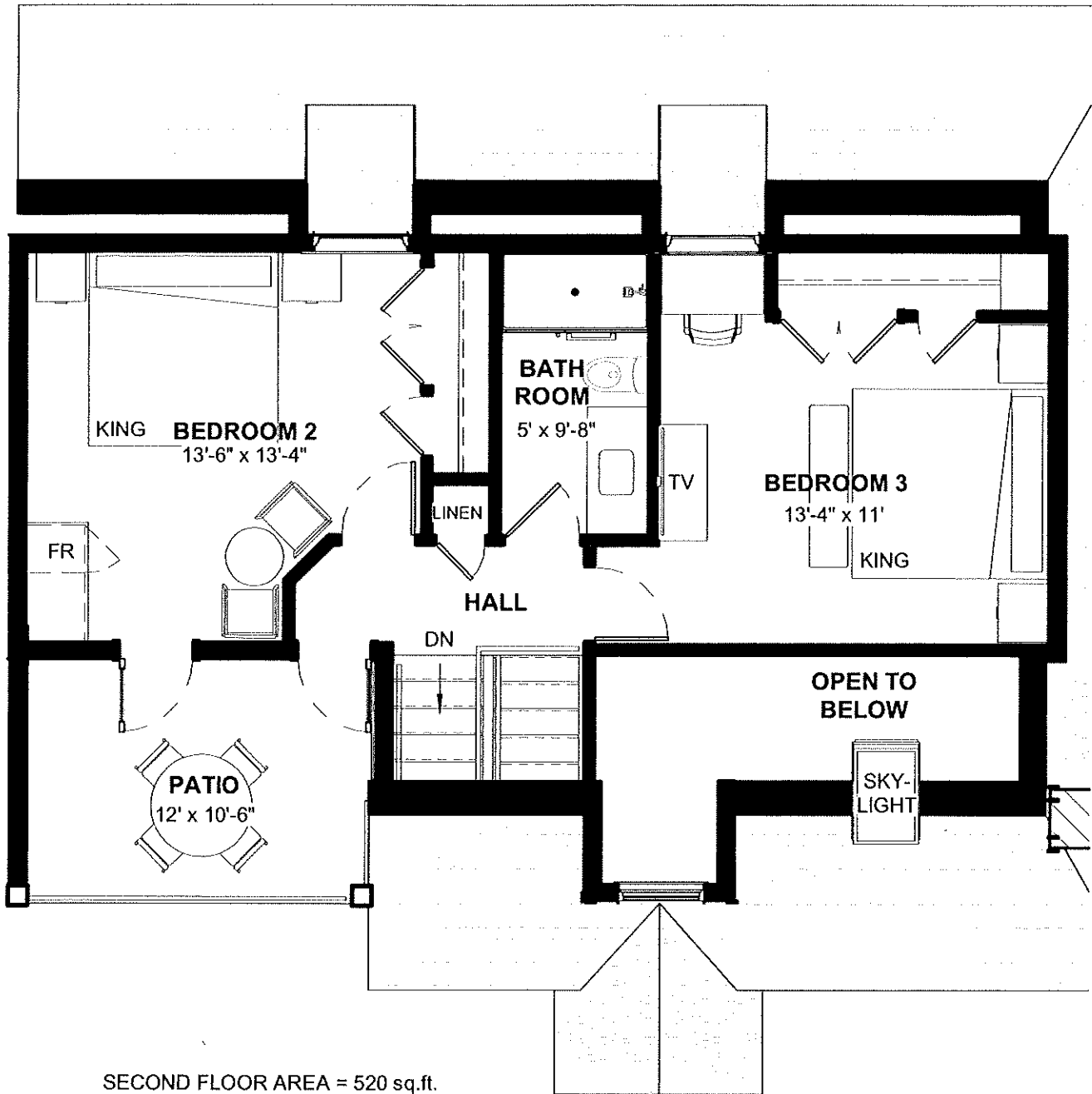
MAIN FLOOR AREA = 982 sq.ft.  
(NOT INCL. GARAGE = 240 sq.ft.)

① EXTERIOR MAIN FLOOR PLAN  
3/16" = 1'-0"

CEDAR STREET  
DESIGNS.  
250.240.2600

CEDAR  
STREET  
DESIGNS.ca

Project:	Date May 7, 2025		Drawn by PR
	4 UNIT HOUSE PLEX		Checked by DT
324 CHESTER ROAD QUALICUM BEACH B.C.		Dwg No: UNIT 4-1st	



SECOND FLOOR AREA = 520 sq.ft.  
(NOT INCL OUTDOOR PATIO = 125 sq.ft.)

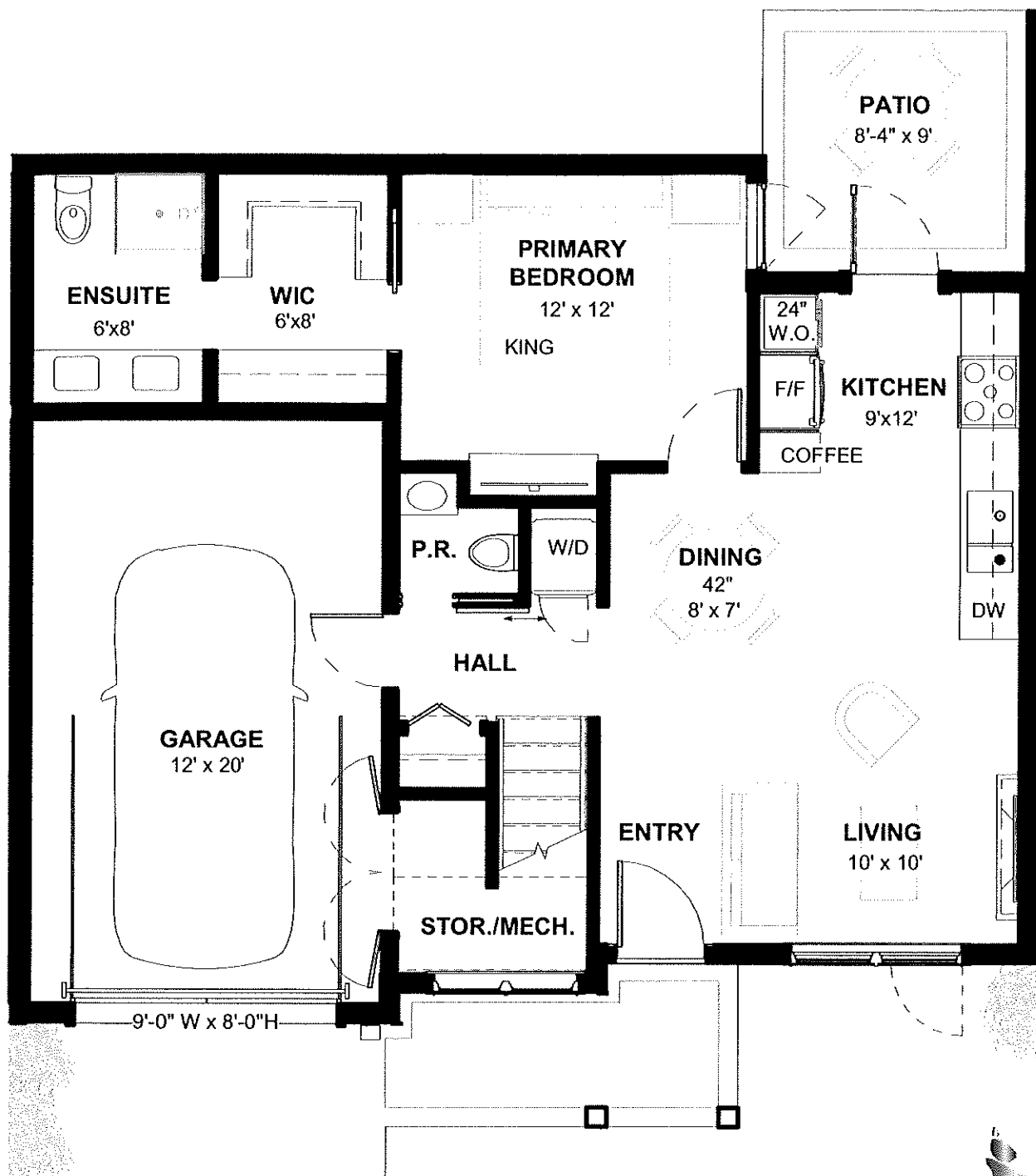
① EXTERIOR SECOND FLOOR PLAN OPTION  
3/16" = 1'-0"

CEDAR STREET  
DESIGNS.  
250.240.2600

CEDAR  
STREET  
DESIGNS.ca

Project:	Date May 7, 2025	Drawn by PR
	Scale 3/16" = 1'-0"	Checked by DT
324 CHESTER ROAD QUALICUM BEACH B.C.		Dwg No: Unit 4-2nd-2





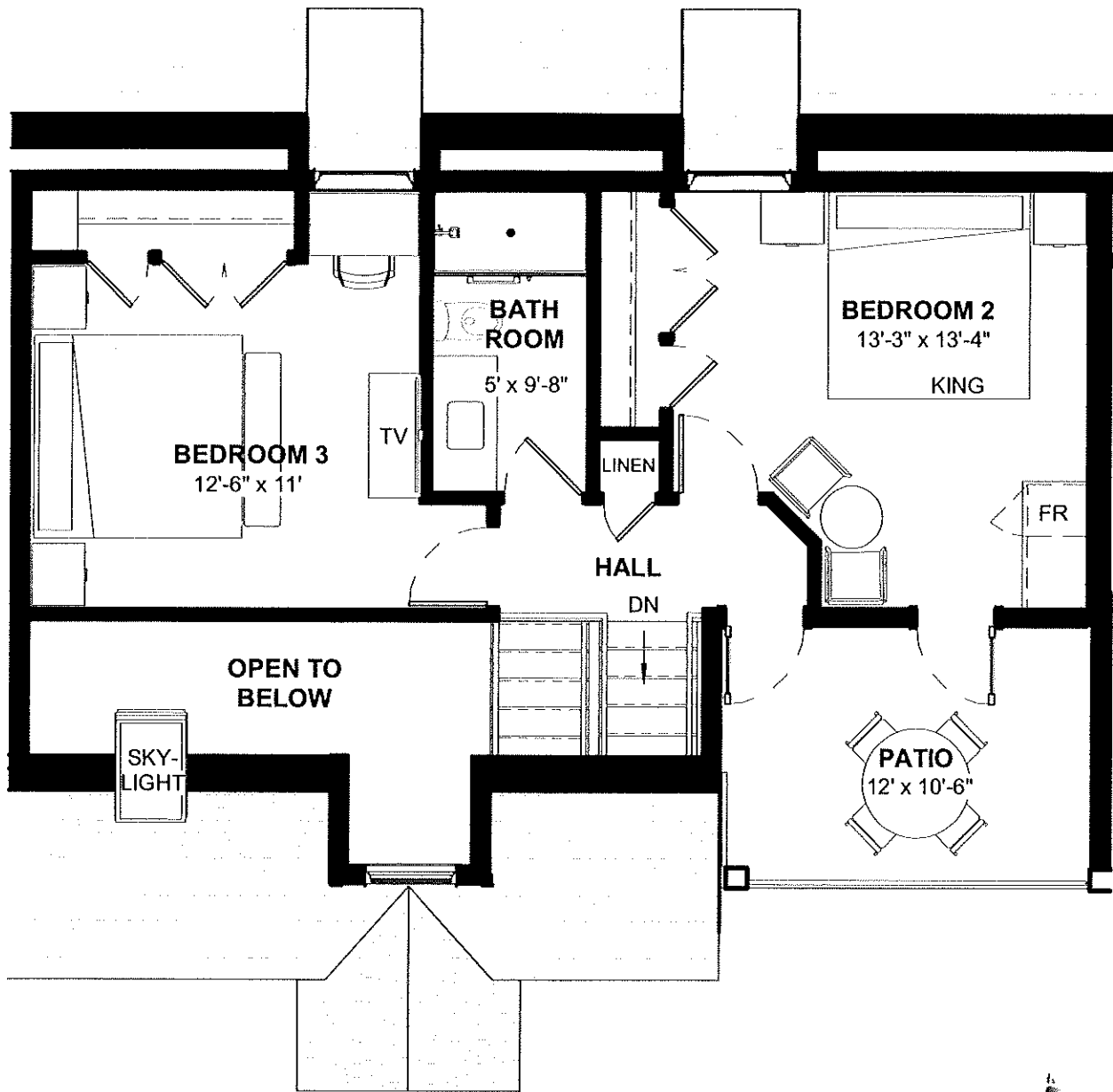
MAIN FLOOR AREA = 700 sq.ft.  
(NOT INCL. GARAGE = 240 sq.ft.)

① INTERIOR MAIN FLOOR PLAN  
3/16" = 1'-0"

CEDAR STREET  
DESIGNS.  
250.240.2600

CEDAR  
STREET  
DESIGNS.ca

Project:	Date May 7, 2025		Drawn by PR
	4 UNIT HOUSE PLEX		Checked by KR
324 CHESTER ROAD QUALICUM BEACH B.C.		Dwg No: Unit 2-1st	



SECOND FLOOR AREA = 500 sq.ft.  
(NOT INCL OUTDOOR PATIO = 125 sq.ft.)

① INTERIOR SECOND FLOOR PLAN UNIT 3  
3/16" = 1'-0"

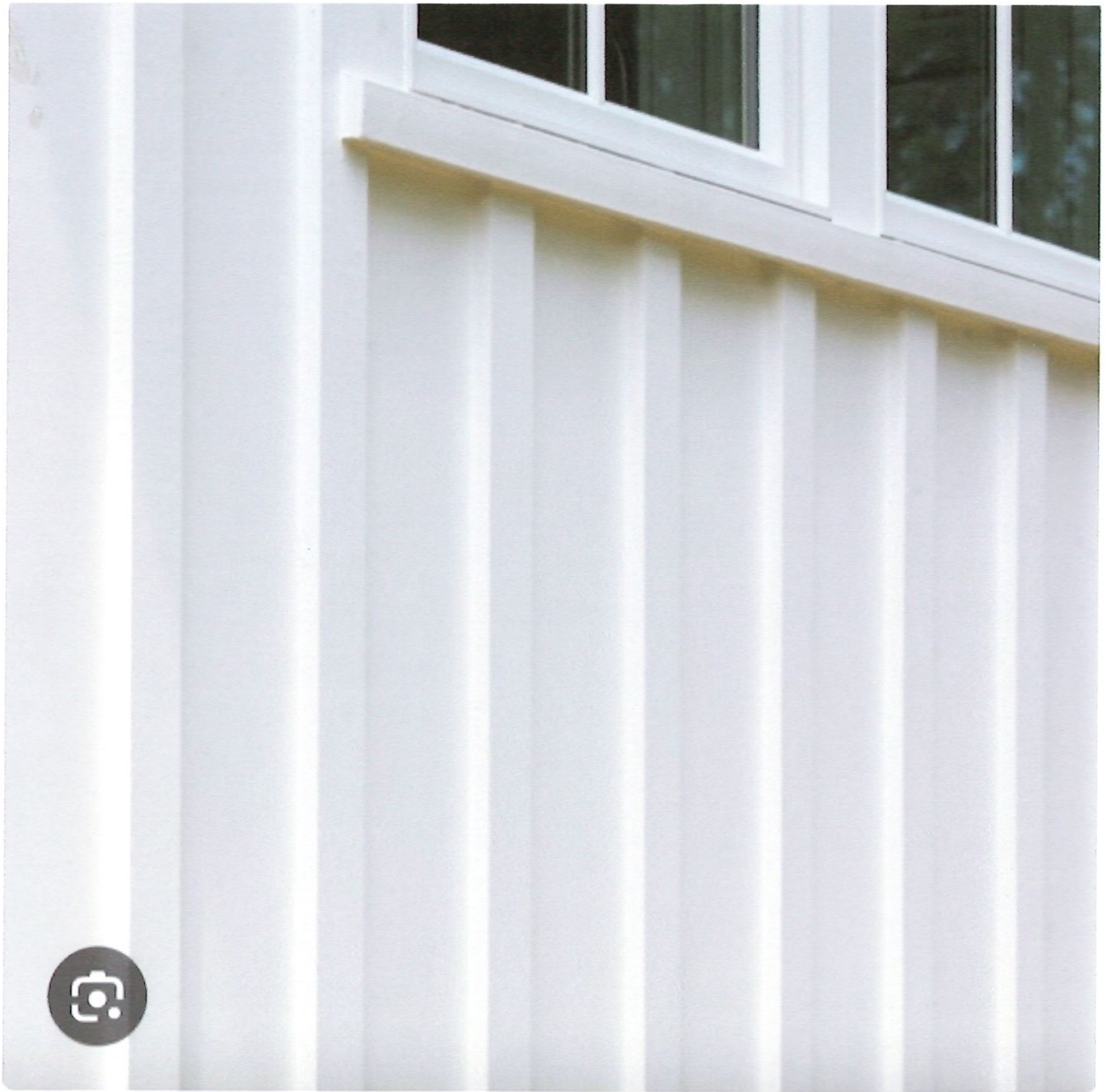
CEDAR STREET  
DESIGNS.  
250.240.2600

CEDAR  
STREET  
DESIGNS.ca

Project:	Date May 7, 2025		Drawn by PR
	4 UNIT HOUSE PLEX		Checked by DT
324 CHESTER ROAD QUALICUM BEACH B.C.		Dwg No: Unit 3-2nd	



Pic 1



Hardie® Plank Lap Siding | James  
Hardie

Visit >

Pic 2





pic 3

Roof color





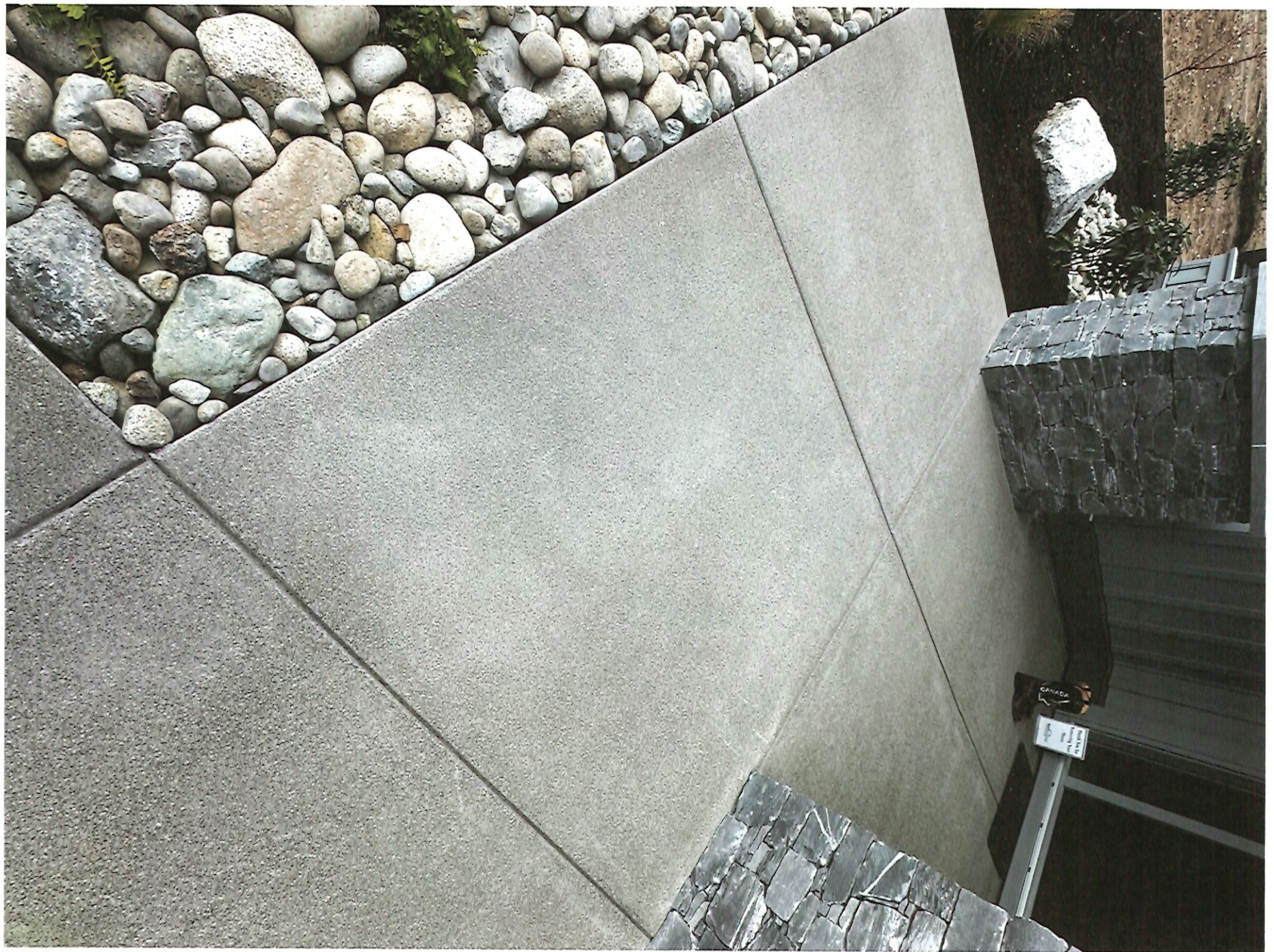
Plantings surrounding stone patios.





Sample of plantings. Simple, Low maintenance, drought  
gravel and pebble stone path not included tolerant.  
in design.





Front entrance and driveway concrete design

Pic 6



Pic 7



Back patio and side patio design.





Perimeter Fencing matching neighbors.

Pic 8

**TOWN OF QUALICUM BEACH  
BYLAW NO. 900.003**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
LAND USE AND SUBDIVISION BYLAW NO. 300, 2024**

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WHEREAS the Council may, under Section 479 of the *Local Government Act*, divide the municipality into zones, regulate within a zone the use of land, buildings and structures, the density of use of land, buildings and structures, and the siting, size and dimensions of buildings and structures and may, under Section 482 of the *Local Government Act*, establish different density regulations for a zone depending on whether conditions relating to the provision of amenities or affordable or special needs housing are met, and may designate an area within a zone for particular types of housing, and

WHEREAS the owner of the land described in this Bylaw has consented to the designations set out in the Bylaw;

The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows: "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2024" is hereby amended as follows:

1. "Schedule 3A – Zoning Map" is hereby amended by changing the zoning designation of Lot 2, District Lot 78, Newcastle District, Plan EPP83313 from Residential 1 (R1) to Residential 2 (R2) as shown outlined in heavy black line on Schedule 'A' which is attached to, and forms part of, this Bylaw.
2. This bylaw may be cited as "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 900, 2024 Amendment (324 Chester Road) Bylaw No. 900.003, 2025."

**INTRODUCED FOR FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notice published pursuant to Section 466 of the *Local Government Act* on the day of, 2025, and the day of, 2025.

**PUBLIC HEARING** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Teunis Westbroek  
Mayor

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Heather Svensen  
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 900.003

