



TOWN OF QUALICUM BEACH

Official Community Plan

Bylaw No. 918

Schedule 1

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1. Introduction



The 2025 Official Community Plan (OCP) provides a housing-focused update to the Town’s long-term vision. This Plan addresses new provincial housing legislation, current priorities, and offers increased clarity, accessibility, and alignment with other municipal policies.

The 2025 OCP builds proudly upon previous iterations of the Plan and other foundational Town planning documents. Qualicum Beach’s planning framework has always been intentional, focused on supporting a strong sense of community and high quality of life while demonstrating deep respect for the Town’s natural beauty and pristine environment. Qualicum Beach is located in the Mount Arrowsmith Biosphere Reserve and on the unceded territory of the Qualicum First Nation, grounding the Town’s vision in both environmental responsibility and a deep respect for Indigenous history and rights.

The OCP also recognizes that change is inevitable and provides guidance for future decision-making. It is through a lasting commitment to the Town’s collective vision that change can be thoughtfully managed by successive Councils. Building on the Sustainability Plan first introduced in 2010 (now titled “Interim Sustainability Plan”), the OCP affirms that planning must respect environmental limits and that growth and change are opportunities for community benefit.

Key strategies in the 2025 OCP include sustaining the natural environment, preserving the character and livability of the Town, promoting long-term housing security, enhancing public safety, and supporting compact, walkable neighbourhoods with connections for various modes of transportation.

Several key factors have shaped the 2025 OCP update:

- ***Provincial Housing Legislation:*** New requirements introduced in 2023 mandated that all local governments adopt a Housing Needs Report or Interim Housing Needs Report by December 2024 and review their OCPs by December 31, 2025. OCPs must ensure capacity for at least 20 years of projected housing demand. In response, Section 2.3 – Housing has been added to the OCP.

- **Restructuring for Ease of Use:** The 2025 OCP has been restructured to make it more user-friendly. Headings and sections have been reorganized, integration with the Interim Sustainability Plan has been clarified, non-land use content has been relocated to other municipal plans and policies, and the document now provides clear guidance on how proposals are to be evaluated for consistency with OCP goals.
- **Development Permit Guidelines:** To improve clarity and usability, the OCP now focuses primarily on vision and policy, and detailed Development Permit Area guidelines have been relocated to the Zoning Bylaw. The OCP continues to establish the purpose, justification, and boundaries for Development Permit Areas (see Section 2.7).
- **Council Decision Points:** Following extensive community engagement in 2025, Council provided direction on key OCP decision points to ensure that the plan continues to reflect current community priorities. These decisions shaped key policies related to housing priorities, land use along Rupert Road, the Urban Containment Boundary, institutional lands, and the recognition of Priority Housing Groups.
- The 2025 OCP Review process reflects public consultation on Housing as per Provincial Legislation. The majority of the OCP policies were not amended during this OCP Review.

Together, these updates ensure that the 2025 Official Community Plan remains a current, forward-looking, practical vision that balances diverse community priorities and needs within the capacity of the local and global environment.



1.1 Community Vision

The Official Community Plan describes land use management issues, establishes objectives designed to resolve these issues, and sets policies to achieve those objectives.

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

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



1.2 OCP Goals & General Policies

The Official Community Plan is intended to advance the following community **goals** through land use policies and objectives. These goals have been created through exploration of the OCP Goals from the 2018 Official Community Plan Bylaw No. 800, along with the integration of the Visionary Principles in the Interim Sustainability Plan, and with the addition of housing as a core topic based on the prescient nature of the local, regional, and national housing crisis. It is important to note that these goals are not listed in priority order, and that references to the OCP Goals throughout this document will generally follow the order as shown below.

1

Complete, Compact Community Land Use

Encourage carefully managed growth through land use that enhances the natural ecology, local economy, and vibrancy of community life at a scale that is suited to the Qualicum Beach village character.



2

Low-impact Transportation

Continue building a safe, walkable community where residents and visitors have access to amenities through a comprehensive network of transportation routes that support alternatives to the automobile, including alternatives for people with mobility issues that may not be able to walk or cycle.



3

Community Health

Foster the health and well-being of people that live, work, play, and invest in the Town. Value residents and welcome all others in a spirit of inclusion, promoting and supporting demographic diversity, and continuing to promote parks and trails that support healthy lifestyles. Support residents' access to social, cultural, and healthcare services as well as access to participation in community life, arts, and culture.



4

Sustainable Food Systems

Support a prosperous local food system through high quality restaurants, year-round access to farm-fresh produce, economic prosperity, hands-on experience through community gardens and backyard gardening, and preservation of existing ALR and agricultural land.



5

Progressive Infrastructure

Provide efficient and innovative infrastructure for energy, water, waste water & stormwater, and solid waste that advances the Town’s sustainability goals and minimizes the consumption of natural resources.



6

Economic Prosperity

Pursue economic opportunities based on sustainable growth and development that meet the needs of the community. Emphasize local businesses with sustainable tourism activities as a fundamental part of the local economy.



7

Healthy Landscapes

Preserve and protect our natural environment including ecosystems that support both people and wildlife, while maintaining a high quality of urban and rural life.



8

Green Buildings

Promote green building and energy conservation, including practices such as energy efficiency, solar orientation, renewable and zero/low emission energy systems, water efficiency, wastewater and stormwater reuse, healthy and non-toxic materials, and habitat-supportive and water-wise landscape design.



9

Sense of Place

Recognize local Indigenous Peoples heritage. Value education, arts, culture, and community service as a part of daily life. Nurture small-town village character and ambience from the compact village centre to the dynamic, natural beauty of the Qualicum Beach waterfront.



10

Diversity of Housing

Promote housing that meets the needs of the Town now and in the future across a variety of housing tenures, types, and sizes. Prioritize housing initiatives that support young adults and families, workers, older seniors, and/or persons with a disability.



General OCP Policies

1.2.1 The following community values that support the Official Community Plan (OCP) guidelines and policies will be considered during the decision-making process:

- Ensuring the quality and quantity of water;
- Encouraging opportunities for physical and mental health;
- Protecting/restoring the natural environment;
- Strengthening the local economy;
- Facilitating and encouraging affordable housing; and
- Removing barriers to allow demographic diversity.

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

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

1.2.4 The Town recognizes that the policies in this Plan provide opportunities for amendments to the zoning bylaw that significantly increase land value. The Town will pursue voluntary amenity contributions from developers as a means of sharing this land value increase with the community, as detailed in Community Amenity Contributions Policy 3008-11.

1.2.5 The 2025 OCP Review process shall be referenced by future decision-makers as to the scope of effort and community engagement undertaken as part of a housing-focused OCP review, which included:

- A Quality of Life Survey invitation sent to every household in Town and open to people from outside the Town, with approximately 1,000 responses during the first quarter of 2025. Future Quality of Life Survey invitations shall include the survey in paper form.
- One meeting with Kwalikum Secondary students
- One Introductory Open House
- Four meetings with clubs and resident's associations
- Five small-format meetings
- Four Guided Discussions
- Six meetings with various interest-holder groups
- Ten public Pop-Up Booths
- Four topic-specific community surveys, with approximately 411 responses
- One Summary Open House.

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

1.2.7 Despite the shortened legislative deadline for the adoption of the 2025 OCP Review leading to a shorter community engagement process, OCP reviews should maintain a high standard for public engagement, such as specified by the International Association of Public Participation for the “Collaborate” level of public participation:



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

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

1.3 How to Use the OCP

The OCP, at its core, is a land use planning document articulating a vision for the Town’s future. However, it does not necessarily reflect what is currently permitted on specific parcels of land. Instead, the OCP serves as a guide for how land use can progress over time to realize the vision shared by the community during the lead-up to the OCP Review. The OCP does this through the provision of goals, objectives, and policies relevant to properties and areas within the Town. Details on permitted land use, height, setbacks, development permit design guidelines, etc. for specific properties are located in the Zoning Bylaw.

1.3.1 Plan Context and Purpose

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

Plan Format

The Plan consists of the following parts:

1. Introduction

The introduction to the Official Community Plan for the Town of Qualicum Beach outlines:

- The community vision
- The context and purpose of the OCP
- How to determine a proposal’s consistency with the OCP
- The area of the OCP’s application
- Format and administration of the OCP

2. Town-Wide Policies

Town-wide policies include those which are not specific to any one land area, but are relevant for the entire lands of the Town of Qualicum Beach. This includes:

- Management of Urban Growth
- Housing
- Natural Resources
- Development Permit Areas
- Sustainability & Greenhouse Gas Emissions Reduction
- Regional Growth
- Municipal Services
- Land Acquisition

3. Land Use Designations Within the Village Neighbourhood

Land Use Designations provide area-specific policies and objectives designed to advance the intentions of specific types and sub-types of land use within the Village Neighbourhood. Types of Land Use Designations include:

- Village Commercial Residential
- Village Commercial/Cultural/Residential
- Village Mixed Residential 1
- Village Transitional Commercial/Residential
- Village Parks and Squares
- Village Light Industrial
- Village Institutional
- Village Mixed Residential 2
- East Village

4. Land Use Designations Outside the Village Neighbourhood

Land Use Designations provide area-specific policies and objectives designed to advance the intentions of specific types and sub-types of land use outside the Village Neighbourhood. Types of Land Use Designations include:

- Residential
- Light Industrial
- Institutional
- Waterfront
- Parks
- Commercial
- Airport and Airport Adjacent
- Rural
- Recreational Greenways

5. Schedules

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

- **Land Use Designations Maps** showing the location of present and proposed residential, commercial, industrial, institutional, rural, recreational, open space, public utility and other land uses (Schedule 2.1 and 2.2)
- **Development Permit Area Maps** showing designated *Development Permit Areas* (Schedule 2.3, 2.4 and 2.5)
- **Major Road Network Map** showing the location of existing and proposed major arterial and major collector roads (Schedule 2.6)
- **Park & Ecological Greenways Maps** showing a vision for future parks, open space and greenways (Schedule 2.7)
- **Active Transportation Map** showing an existing and future network of walking, biking and other recreational greenways (Schedule 2.8)
- **Sample OCP Consistency Worksheet** describing the system for assessing the consistency of an application or action with the OCP (Schedule 2.9)
- **Regional Context Statement** defining the relationship between the Official Community Plan and the Regional District of Nanaimo’s Regional Growth Strategy adopted on April 15, 2024. The *Local Government Act* requires the Town to adopt a “Regional Context Statement” as part of its Official Community Plan within two years which describes the relationship between the two Plans and determines the method of achieving compatible Plans, if applicable, over time (Schedule 3.0)

1.3.2 Consistent Structure

Goals, intent statements, policies, and objectives are provided throughout the OCP which serve different purposes in guiding land use.

- **Goals:** The OCP in its entirety is designed to advance the OCP Goals described in Section 1.2.
- **Intent Statements:** Define the critical issues and overall purpose of a particular policy group or land use, defined in the OCP
- **Objectives:** Identify the sub-goals of a particular policy group or land use defined in the OCP
- **Policies:** Determine the specific actions required to achieve the objectives of a particular policy group or land use defined in the OCP

1.3.3 Determining Consistency with the OCP

The Official Community Plan covers a wide range of topics, with goals designed to advance a diverse set of objectives rooted in strong community planning and land use management principles. Due to the complex nature of land use planning, policies and objectives within the OCP can sometimes seem contradictory. The OCP is intended to be considered as a wholistic document and determining an action’s consistency with the OCP requires a comprehensive understanding of the policies, objectives, and intentions stated within.

To guide decision-makers and staff in making these determinations, a framework has been created to help assess proposals or actions for consistency with the Official Community Plan. A sample worksheet is provided in Schedule 2.9.

1.3.4 Relationship to Other Bylaws & Policies

This index outlines the major plans and policies that guide decision-making in the Town of Qualicum Beach. These documents collectively shape land use, infrastructure investment, environmental stewardship, social equity, and economic development. Some plans are required by legislation, while others are strategic tools developed to reflect local priorities and emerging needs. Each entry includes a brief explanation of its purpose and role in supporting transparent, evidence-based decisions.

**Plans that are in development or proposed as of the time of OCP adoption are shown with an asterisk, with the description shown in italics to distinguish them from completed documents.*

Core Plans

Intent: Core Plans are the foundation of other Town plans, policies, strategies, and bylaws. These provide the core foundation for subsequent Town documents, which help to achieve the goals of the Core Plans.

- Official Community Plan** Establishes long-term land use, housing, infrastructure, and environmental policies; forms the legal basis for all planning and development decisions.
- Strategic Plan** Guides Council and staff priorities over the Council term; used to align initiatives with community values.
- Financial Plan** Outlines five-year operational and capital expenditures; ensures projects are financially sustainable and prioritized.
- Interim Sustainability Plan** Establishes goals and targets for reducing Greenhouse Gas Emissions and promoting sustainability in the Town. It is noted that this document may benefit from review, based on future Council decision-making.

Local & Neighbourhood Area Plans

Intent: Local & Neighbourhood Area Plans provide a more detailed examination and strategy for individual areas and neighbourhoods. The compact geographical location of these plans allow for more detailed plans, directed to the goals of the specific neighbourhood. Over time it may be determined that more local area plans or neighbourhood plans are warranted, based on future Council decision-making.

- CONCEPT DESIGN & REPORT**
Bus Garage Evaluates land use opportunities and community priorities for former institutional lands adjacent to The Old School House on Fern Road West.
- Waterfront Master Plan** Guides redevelopment, environmental protection, and public realm improvements along the waterfront. Informs land use decisions, infrastructure upgrades, and capital planning.
- Airport Area Plan*** *Outlines land use and servicing strategies to support employment and light industrial uses at the airport (To be developed for future Council decision-making).*
- Eaglecrest Neighborhood Plan*** *Provides a long-term vision, policies, and guidelines for the development and redevelopment in the Eaglecrest Neighbourhood, addressing its unique character, needs, and opportunities (To be developed for future Council decision-making).*

Policies

1.3.4.1 To support the development of local area plans, neighbourhood plans, or other area-specific plans which provide vision and direction for the protection, development, or redevelopment of neighbourhoods in the Town, based on future Council decision-making.

Topic-Specific Policy Plans

Intent: Topic-Specific Policy Plans provide detailed strategies for specific topic areas that may span across various locations in the community, but require a cohesive strategy to achieve Town goals.

Sustainability Action Plan	Implements OCP’s climate, energy, and resilience goals through targets and actions. It is noted that this document may benefit from review, based on future Council decision-making.
Community Climate Change Adaptation Plan	Addresses a wide range of climate impacts, from rising seas to increased drought, and heightened storm intensity.
Housing Needs Report	Assesses housing demand and gaps by type, tenure, and population segment; informs land use and funding priorities. The 2024 report is titled “2024 Interim Housing Needs Report”.
Community Transportation Plan	Enhances walkability, transit access, and road safety for all ages; guides transportation infrastructure upgrades. This plan was formerly titled “Age-Friendly Transportation Plan”.
Urban Forest Master Plan	Supports urban forest health and canopy retention; guides development permitting and public land management.
Community Wildfire Resiliency Plan	Identifies wildfire risk reduction strategies for interface areas; supports emergency planning and development permit areas.
Social Procurement Policy	Uses purchasing power to achieve community benefits such as inclusion and local employment.
Pathways to a Sustainable Economic Development Strategy*	<i>Supports sustainable economic growth, aiming to foster economic development in a way that protects the environment and quality of life in Qualicum Beach (Currently in progress, scheduled to be completed in early 2026).</i>

Sustainable Food Strategy* *Promotes local food production, access, and resilience; informs land use and interagency collaboration (To be developed for future Council decision-making).*

Safety & Emergency Preparedness Policy* *Identifies objectives, policies, and partners in ensuring personal property safety and security through safety hazard and emergency prevention and preparedness.*

Infrastructure & Servicing Plans

Intent: Infrastructure & Servicing Plans provide technical details about Town facilities for the purpose of asset management and growth over the long-term.

Storm Drainage Master Plan Identifies system needs for stormwater management and flood prevention; guides capital planning.

Water Supply Master Planning Ensures long-term potable water reliability and infrastructure adequacy; supports development approvals and conservation.

Sewer Collection Network Plan Plans for sanitary sewer servicing expansion and renewal; supports growth management and subdivision approvals.

Development Cost Charges Bylaw Allocates development contributions toward infrastructure upgrades; ensures fair cost recovery and transparency.

Community Park Site Facilities Plan Identifies Community Park improvements and expansion priorities; designates land uses and supports funding decisions in this area.

Community Amenity Contributions Policy Identifies guidelines for Community Amenity Contributions for new zoning amendment applications.
Policy 3008-11

Amenity Cost Charges Bylaw* *Determines the amount of amenity costs required for development (To be developed for future Council decision-making).*

Zoning Bylaw

Intent: The Zoning Bylaw provides specific provisions for land use in the Town and describes what is currently permitted on lands within the Town of Qualicum Beach. This includes details on provisions such as land use, height, setbacks, and development permit design guidelines, among many others.

Zoning Bylaw (Bylaw No. 900, 2025) Regulates land use, density, building form, setbacks, and permitted uses by zone. It is the primary tool for implementing the OCP's land use designations.

1.4 Administration

Plan Area

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

Adoption

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

Review

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



2. Town-wide Policies

2.1 Manage Urban Growth

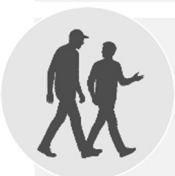
Intent: Growth management determines the amount, location, type and pace of development and redevelopment to support a transition toward the community’s long-term vision. Growth management is a balancing act between allowing growth to support local businesses, maintaining school enrollment and meeting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

Managing Urban Growth in Supporting Key OCP Goals

The objectives of Managing Urban Growth support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Community Health, Progressive Infrastructure, Economic Prosperity, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by primarily accommodating future growth within existing and redefined urban areas within the Urban Containment Boundary, clearly defining the boundary between urban and rural lands and encouraging lower-density growth outside of the Village Neighbourhood.



Low-impact Transportation: Advanced by enhancing walkability through strategic land use planning by providing commercial uses in locations conveniently accessed by residents without the use of an automobile and ensuring pedestrian-friendly development within the Village Neighbourhood.



Community Health: Advanced by ensuring access to parks, open spaces, and recreation facilities within the Village Neighbourhood and supporting safe, pedestrian-friendly neighbourhoods. Advanced by supporting placemaking in the public realm that enhances social connectedness and inclusive access to recreational and healthcare facilities.



Progressive Infrastructure: Advanced by limiting the construction of service infrastructure in areas outside the urban areas.



Economic Prosperity: Advanced by encouraging a mix of land and commercial uses that support both local commerce and the balance between jobs and housing. Advanced by supporting programs and facilities that attract youth and young families, which in turn supports school enrollment and the local economy, matching diverse economic and housing opportunities.



Sense of Place: Advanced by protecting the “village-like” character in Qualicum Beach, separating incompatible land uses, and controlling the spread of urban development into rural lands. Advanced by aligning the form and character of commercial and medium-density residential development within the Village Neighbourhood with the character of the Town. Advanced by enhancing the built environment and social programming to foster interconnectedness between community members and between individuals and the Town.



Diversity of Housing: Advanced by providing a variety of housing types in close proximity to services and jobs and seeking to attain a balance between jobs and housing.

General Objectives

- 2.1(a) *To clearly define the boundary between rural and urban lands.*
- 2.1(b) *To primarily accommodate future growth within existing urban areas.*
- 2.1(c) *To reduce servicing costs and limit development pressures on rural lands by restricting the construction of service infrastructure in areas outside the urban areas.*
- 2.1(d) *To control the spread of urban development into rural lands.*
- 2.1(e) *To sustain the sense of community and protect the “village-like” lifestyle in Qualicum Beach.*
- 2.1(f) *To separate incompatible land uses.*

2.1.1 Urban Containment Boundary

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

Objectives

- 2.1.1(a) *To provide clear separation between urban and rural lands.*
- 2.1.1(b) *To ensure that future growth does not result in urban sprawl.*
- 2.1.1(c) *To primarily locate future growth within existing urban areas.*
- 2.1.1(d) *To encourage infill of urban development potential within designated urban boundaries.*

Policies

- 2.1.1.1** The Town shall manage urbanization through its Urban Containment Boundary (UCB), as shown on map 'Schedule 2.1'. The Growth Containment Boundary in the Regional Growth Strategy is aligned with the municipal boundary. The Town also recognizes the value of a complete, compact community that enhances the natural ecology, local economy and the vibrancy of community life.
- 2.1.1.2** Proposed expansions to the Town's Urban Containment Boundary (UCB) should be supported by:
 - a) A land inventory demand and supply analysis that assesses the need for additional land to be included within the UCB;
 - b) A land use concept plan;
 - c) An environmental impact assessment that identifies environmentally sensitive areas;
 - d) A surface water or hydro-geological study that assesses the availability and quality of water to service the proposed development with a community water system, and the potential impacts of development on watershed function, including

recharge capacities and surface runoff, as well as, on long term water supply to existing development and undeveloped lands located within the UCB;

- e) A study that identifies how wastewater disposal will be addressed and what the impacts will be on the capacities of existing treatment facilities;
- f) A transportation study that identifies:
 - a. Existing road traffic conditions;
 - b. Downstream impacts of additional traffic resulting from the proposed development; and
 - c. Demand for transit service.

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

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

2.1.1.5 The Town shall encourage the Regional District of Nanaimo to retain rural/resource land use designations and discourage new residential subdivisions or development on lands bordering the Town.

2.1.2 Complete, Compact Community

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

The following are general objectives and policies related to establishing a complete, compact community. Specific land uses and policies are described under the “Village Neighbourhood”, Section 3 of this Plan.

Objectives

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

Policies

- 2.1.2.1** To ensure that residential areas outside of the “Village Neighbourhood” continue to be used for lower-density development and services.
- 2.1.2.2** To ensure that the “Village Neighbourhood” area is developed in a pedestrian-friendly manner.
- 2.1.2.3** The Town shall only entertain extensions to the municipal boundary where a significant environmental and community benefit are secured.

- 2.1.2.4** Residential and commercial development in the “Village Neighbourhood” will be designed to encourage a sustainable community where walking, cycling and public transportation are supported as an alternative to driving from destination to destination.
- 2.1.2.5** To encourage parks, open spaces and recreation facilities within the “Village Neighbourhood” area.
- 2.1.2.6** To encourage a mix of land uses within the boundaries of a complete, compact community as shown on map ‘Schedule 2.2’, “Village Neighbourhood”.
- 2.1.2.7** Land-use designations and policies within the “Village Neighbourhood” will seek to attain a balance between jobs and housing.
- 2.1.2.8** The Town shall strive to enhance accessibility in the commercial areas of the Village Neighbourhood and improve accessibility where possible for public amenities in the Village Neighbourhood.

2.1.3 Community Health

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

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

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

Objectives

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

Policies

-
- 2.1.3.1** The Town shall encourage Island Health to further utilize their land on Jones Street to improve health services in Qualicum Beach.
- 2.1.3.2** The Town supports the development of health research and learning centres in the Town of Qualicum Beach.
- 2.1.3.3** The Town shall, where possible, support community groups whose mandate is to attract more primary care providers to Qualicum Beach.
- 2.1.3.4** The Town supports opportunities that build social connectedness and community building across all demographics.
- 2.1.3.5** The Town should explore ways to leverage existing public infrastructure, such as parks and greenspace, to build social connectedness and community building.
- 2.1.3.6** The Town supports the programming of recreational facilities and public spaces to facilitate recreational activities and socialization.
- 2.1.3.7** The Town supports the creation of welcoming and inclusive facilities, parks and public spaces that allow community members to interact and build relationships.
- 2.1.3.8** The Town encourages the provision of indoor and outdoor neighbourhood gathering places that provide the opportunity for residents to form community connections, foster social connectedness, and facilitate community building.
- 2.1.3.9** The Town should encourage programming and facilities that reflect current trends in recreational activities.
- 2.1.3.10** The Town is committed to retaining and engaging youth and young families in Qualicum Beach for the purpose of supporting local schools, diversifying the community's demographics and creating economic prosperity. The Town supports the following guiding principles:
- a. Ideals of a vibrant multi-generational community
 - b. Clearly-defined range of entry points on rental or purchase housing
 - c. Collaborative partnerships with other district organizations that will attract and retain youth and young families
 - d. Valuing youth and young families in their contribution to participation and leadership in the community
 - e. Identifying the Town of Qualicum Beach attributes that make it ideal for youth and young families.

- 2.1.3.11** The Town should explore ways to collaborate with community organizations, residents' associations, schools, and businesses to identify community needs and implement strategies to foster social connectedness and facilitate community building.
- 2.1.3.12** The Town of Qualicum Beach endorses a triple bottom line approach to procurement. In accordance with the Town's Social Procurement Policy, the Town will proactively leverage the supply chain to achieve positive community objectives.
- 2.1.3.13** The Town may support public art through continual investment, especially in new development projects.

2.2 Sustainability & Greenhouse Gas Emissions Reduction

2.2.1 What is Sustainability?

The term ‘sustainability’ is an elusive concept that suggests responsible decision-making with an emphasis on the prosperity of future generations. Perhaps as evidence of the difficulty of defining the term, the most widely-used definition is from the original Bruntland report:

“... development that meets the needs of the present without compromising the ability of future generations to meet their own needs”

- World Commission on the Environment and Development, 1987 (Bruntland)

Although it is difficult to agree on a definition for sustainability in the abstract, the term becomes clearer when applied to our community. What is a sustainable Qualicum Beach? In a sustainable Qualicum Beach, how would people get around? What would the economy look like? What services would be available? Through its policies and objectives, the OCP aims to address the sustainability of the Town of Qualicum Beach within the capacity of the local natural environment, global natural environment, local economy, and local society and culture.

The details of the Town’s plan for sustainability are provided in detail in the *Interim Sustainability Plan*, which outlines eight Visionary Principles that will enable and sustain the future of a vibrant Qualicum Beach. These principles are:

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

As shown in section 1.2 of this Plan, these principles have been deeply integrated into the OCP through the forging of new OCP Goals which highlight the foundations of sustainability among other key community goals. By integrating the Visionary Principles of the *Interim Sustainability Plan* into the OCP Goals, sustainability becomes a necessary foundation of the policies and objectives flowing from them.

Other Town plans specifically directed towards environmental sustainability include, but are not limited to, the *Urban Forest Master Plan* and the *Community Climate Change Adaptation Plan*, both listed as relevant plans in Section 1.3.4 of this Plan.

Sustainability in Supporting Key OCP Goals

The objectives of Sustainability support the Key OCP Goals of **Complete, Compact Community Land Use**, **Low-impact Transportation**, **Healthy Landscapes**, and **Green Buildings**.



Complete, Compact Community Land Use: Advanced by building complete, compact, connected neighbourhoods.



Low-impact Transportation: Advanced by shifting transportation away from the private automobile to walking, cycling, transit and zero/low-emission vehicles.



Healthy Landscapes: Advanced by working to reduce solid waste and associated landfill emissions and emissions associated with civic facilities, operations and community infrastructure systems.



Green Buildings: Advanced by reducing emissions from buildings through increased energy and water efficiency, greater housing choice, and zero/low-carbon heating sources.

2.2.2 Climate Emissions Planning

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

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

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

<i>Buildings (residential, commercial, industrial)</i>	11,691 tonnes CO ₂ (e)
<i>Transportation (cars, trucks, commercial, RVs)</i>	32,389 tonnes CO ₂ (e)
<i>Solid Waste</i>	6,758 tonnes CO ₂ (e)
<i>Total</i>	50,837 tonnes CO₂(e)

The scale of these emissions is small when compared to large emitters such as heavy industry and resource extraction. Regardless, it is appropriate for the Town of Qualicum Beach and its residents to take responsibility for their own impacts, just as large emitters should be expected to do the same.

Consistent with its legislative obligations, Qualicum Beach is establishing the following provisional emission reduction targets from its 2007 emissions baseline for the Official Community Plan (these are absolute reductions regardless of growth levels):

- 50% by 2030 ~ 25,418.5 tonnes CO₂(e)
- 65% by 2040 ~ 17,793 tonnes CO₂(e)
- 80% by 2050 ~ 10,167.4 tonnes CO₂(e)

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

Policies

- 2.2.1** Build complete, compact, connected neighbourhoods with a vibrant, prosperous uptown core;
- 2.2.2** Shift transportation away from the private automobile to walking, cycling, transit and zero/low-emission vehicles;
- 2.2.3** Work to reduce solid waste and associated landfill emissions, in conjunction with the Regional District of Nanaimo;
- 2.2.4** Reduce emissions associated with civic facilities, operations and community infrastructure systems, in accordance with our commitments as signatories to the BC Climate Action Charter; and
- 2.2.5** Reduce emissions from buildings through increased energy and water efficiency, greater housing choice, as well as through creation of a zero/low-carbon heating source.

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

2.3 Housing

Intent: In response to increasingly challenging housing conditions in British Columbia, the Province of British Columbia adopted new housing legislation in 2023 requiring municipalities to include mandatory housing-need calculations within Official Community Plans every five years. Additionally, the amount of housing needed to meet those needs must be permitted by the Official Community Plan and Zoning Bylaw. Policies to bring the OCP into compliance are distributed throughout the OCP, with most being located within each housing-relevant land use designation section.

2.3.1 Housing Needs Report

The Regional District of Nanaimo's *2024 Interim Housing Needs Report* provides an overview of housing need in Qualicum Beach as required by the Province. The Town understands the importance of this work, and notes the limitations of statistically-driven anticipated housing need. The standardized methodology for this report produces a 20-year housing need of 2,435 units, with an interim 5-year target of 726 units. This report will be updated every five years in line with the *Local Government Act*, with the next update to occur prior to December 31, 2028.

2.3.2 Priority Housing Groups

Discussions during community consultation for the development of the OCP led to the designation of "Priority Housing Groups", which community engagement determined to be those groups for whom housing should be most supported by the Town. Affordability is a key consideration in housing policies and initiatives. Particular attention should be given to the financial challenges faced by households within the Priority Housing Groups. These "Priority Housing Groups (PHG's)" are:

- i. **Young Adults and Families:** People aged 20-35 and those with children under the age of 18 living at home
- ii. **Workers:** People who work in the community
- iii. **Older Seniors:** People who are over the age of 80
- iv. **People with a Disability:** People who identify as having a disability

2.3.3 Housing Policies

The following policies pertain to all lands within the Town of Qualicum Beach. Specific provisions for housing in any given area of the Town can also be found in *Section 3: Land Use Designations Within the Village Neighbourhood* and *Section 4: Land Use Designations Outside the Village Neighbourhood*.

Objectives _____

2.3.3 (a) *To promote housing that meets the needs of the Town now and in the future across a variety of housing tenures, types, and sizes.*

Policies _____

- 2.3.3.1** The Town shall prioritize housing initiatives that support the "Priority Housing Groups" identified in section 2.3.2 of this Plan.
- 2.3.3.2** The Town shall explore ways to incentivize or facilitate housing solutions which leverage the unique and evolving environmental, economic, and demographic context of Qualicum Beach to serve present and future residents with a diversity of housing options.
- 2.3.3.3** The Town may collaborate on regional initiatives with partners such as the Regional District of Nanaimo and the City of Parksville to support the provision of shelter for individuals experiencing homelessness and/or housing for individuals at risk of homelessness.

2.4 Regional Growth

Regional Context Statement According to the Local Government Act Section 446(1), Regional District member municipalities must include a Regional Context Statement in their respective Official Community Plan to outline the relationship between their OCP and the Regional Growth Strategy (RGS). These Regional Context Statements must include consistencies and inconsistencies between the two documents, and outline goals that work towards making the OCP consistent with the RGS over time. The Regional Context Statement which compares the OCP to the Regional District of Nanaimo Regional Growth Strategy, “Shaping Our Future 2040”, is provided in Schedule 3.0.

In addition, the following policy demonstrates the intent of the Town of Qualicum Beach to support the goals of the RGS:

Policies

2.4.1 The Town shall be in support of the Regional Growth Strategy Bylaw adopted by the Regional District of Nanaimo on May 14, 2024, pursuant to the *Local Government Act*. The eleven goals of the Regional Growth Strategy are:

1. **Climate Adaptation and Mitigation** - To increase energy efficiency, reduce greenhouse gas emissions, and mitigate the impacts of climate change in the region.
2. **Protect the Environment** - Protect and enhance the environment and avoid ecological damage related to human activity.
3. **Coordinate Land Use and Mobility** - To ensure land use patterns and mobility networks are mutually supportive and work together to foster complete communities.
4. **Community Building** - Establish distinctive activity centres and corridors within Growth Containment Boundaries to provide access to places to live, work, play, and learn.
5. **Enhance Rural Integrity** - Protect and strengthen the region’s rural economy and lifestyle.
6. **Diverse and Affordable Housing Choices** - Support and facilitate appropriate, adequate, attainable, affordable, and adaptable housing.
7. **Enhance Economic Resiliency** - Support strategic economic development and link commercial and industrial strategies to the region’s land use and rural and environmental protection priorities.

- 8. **Food System Resiliency** - Protect and enhance the capacity of the region to produce and process food.
- 9. **Pride of Place** - Celebrate the region’s unique natural beauty, culture, history, and arts.
- 10. **Efficient Services** - Provide efficient, cost-effective services and infrastructure.
- 11. **Working Together** - Facilitate and foster cooperation among jurisdictions through an understanding of and commitment to growth management goals among all levels of government, the public, and key private and voluntary sector partners.

2.5 Natural Resources

Intent: As per section 473(1)(c) of the *Local Government Act*, an Official Community Plan must include statements and map designations for the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction. This section describes the Town’s existing conditions for natural resources including gravel, soil, and forestry. The local natural resource industry is a very minor part of the Town’s economy, and there are no plans to increase resource extraction or harvesting beyond current operations.

Gravel: The Town’s natural resource base is limited. Except for the Town-owned sand pit next to the old landfill site, the Town has no gravel resources of commercial significance and there is no plan to permit extraction at other locations.

Soil: Removal of soil in an uncontrolled manner can lead to unstable soil conditions, runoff problems, degradation of fertile soil and visual disturbance. An effort should be made to control such soil removal.

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

Natural Resources in Supporting Key OCP Goals

The policies and objectives of the commercial land use designation support the Key OCP Goal of **Healthy Landscapes**.



Healthy Landscapes: Advanced by the protection and control of natural resource lands in the community.

Objectives

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

Policies

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

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

2.6 Municipal Services

General Intent: Municipal services are a key component of a municipality’s function in providing residents with the infrastructure needed to thrive. The way in which services are provided can contribute to social equity, public health, and are key in advancing the Town’s sustainability goals. These services include infrastructure to manage transportation, liquid waste, stormwater and watershed management, water, and solid waste.

Municipal Services in Supporting Key OCP Goals

The policies and objectives related to municipal services support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Community Health, Progressive Infrastructure, and Healthy Landscapes.**



Complete, Compact Community Land Use: Advanced by limiting the expansion of the sewer system and provision of water to outside urban areas.



Low-impact Transportation: Advanced by encouraging walkability and active modes of transportation in the Town, reducing the need for automobile use for daily needs.



Community Health: Advanced by improving pedestrian safety and promoting active modes of transportation. Advanced by recognizing the importance of best practices for drinking water, stormwater, and waste management in community health.



Progressive Infrastructure: Advanced by seeking cost-effective means of providing municipal servicing including rainwater management to advance slope stability, protection of the watershed, assurance of future water supply, and landfill capacity.



Healthy Landscapes: Advanced by municipal servicing practices which promote the protection of the natural environment and reduce overall greenhouse gas emissions, including through policies which aim to reduce water usage, the use of single-use plastics, and the volume of waste.

2.6.1 Transportation

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

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

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

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

Vehicular Transportation

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

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

Active Transportation

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

- **Greenway Streets** are roads that provide safe, convenient routes for walking, cycling and active transportation. Actual roadway cross sections will vary, but key ingredients of Greenway Streets include buffers of natural vegetation in rural areas and, in urban areas, abundant street trees, planted islands, boulevards or medians, comfortable provision for cyclists and pedestrians, and plant materials chosen for habitat values. Accommodations for cyclists and pedestrians vary but generally include sidewalks or separated pathways. In the case of very low-volume roads, greenway streets could incorporate traffic-calming measures and enhanced bicycle facilities, as appropriate, to ensure that pedestrians, cyclists and motorists can safely share the street.
- **Multi-use Pathways** are separated from the roadway and accommodate pedestrians, cyclists, skateboards, persons using mobility devices, and other human-powered and low-speed users.
- **Walking Trails** are intended for walking and are generally not designed to accommodate other forms of active transportation.

Objectives

- 2.6.1(a) *To improve mobility by active transportation modes.*
- 2.6.1(b) *To improve safety for vulnerable road users of all ages and abilities.*
- 2.6.1(c) *To reduce the use of automobiles, particularly for daily needs, goods and services.*
- 2.6.1(d) *To make roadways pedestrian-friendly, particularly in the “Village Neighbourhood” and beach area.*
- 2.6.1(e) *To upgrade the beach section of the Island Highway 19A, in accordance with the principles outlined in Section 4.9 Parks and the Waterfront Master Plan.*
- 2.6.1(f) *To support the long-range road network as established in the Major Roads Network Plan, map ‘Schedule 2.6’ of this bylaw.*
- 2.6.1(g) *To avoid four-lane roads within or near the Town limits.*

- 2.6.1(h) *To support alternative transportation planning, as identified in the Recreational Greenways map, ‘Schedule 2.8’ of this Bylaw and the Community Transportation Plan.*
- 2.6.1(i) *To support infrastructure that supports a shift to low-carbon transportation options such as electric vehicles.*
- 2.6.1(j) *To support improvements to the transit service, evaluate and monitor demands for transit and adjust service accordingly.*
- 2.6.1(k) *To ensure adequate parking facilities in all areas of the Town.*
- 2.6.1(l) *To provide flexible alternatives to on-site parking requirements in the uptown.*
- 2.6.1(m) *To encourage a range of transportation initiatives.*
- 2.6.1(n) *To use the evaluative criteria in the Community Transportation Plan as a guide for investments in transportation infrastructure including:*
 - *Safety*
 - *Use*
 - *Vulnerable users*
 - *Network contribution*
 - *Cost*
- 2.6.1(o) *To maintain ‘Landscape Buffers’ along main arterial and highway entrances to the Town.*

Policies

- 2.6.1.1** The Town shall monitor and review areas of possible vehicular hazard or points of conflict between motorists and other road users and explore methods for their improvement.
- 2.6.1.2** The Town shall make provision in its Zoning Bylaw for landscape buffers along main arterial and highway approaches into the Town.
- 2.6.1.3** The Town shall continue with its program of maintaining and upgrading the road network system, in accordance with the Development Cost Charges Bylaw and Capital Expenditure Program.
- 2.6.1.4** The Town shall review its bylaws to maintain and create greater flexibility regarding the provision of parking facilities in the uptown area.
- 2.6.1.5** The Town supports the undergrounding of overhead utility wires within the “Village Neighbourhood” and other prominent tourist areas of the Town.

- 2.6.1.6** The Town will consider the undergrounding of overhead utility wires in any area of Town through a local service area bylaw.
- 2.6.1.7** The Town will withhold investments in rail infrastructure until a viable and sustainable business plan for rail service has been presented to the Town.
- 2.6.1.8** The Town shall refer to the Community Transportation Plan to identify the types of traffic-calming measures and the types of roads and conditions under which those measures are appropriate.
- 2.6.1.9** The Town shall implement a “Green” Streets pilot project based on future Council decision making.

2.6.2 Liquid Waste

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

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

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

Objectives

- 2.6.2(a) *To discourage urban sprawl by limiting the expansion of the sewer system.*
- 2.6.2(b) *To focus on maintaining the existing sewer system in accordance with the Town’s capital expenditure program.*
- 2.6.2(c) *Efficient use of the existing community sewer system.*

Policies

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

- 2.6.2.2** The Town shall not provide sanitary sewer services to areas located outside of the designated “Urban Containment Boundary” (UCB) or the municipal boundary, except where existing developments threaten public health or the environment. No additional development shall be permitted as a result of providing such service beyond that supported in the applicable official community plans in place at the date of adoption of the Regional Growth Strategy, i.e. OCP Bylaw No. 575, 2004.

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

2.6.3 Stormwater & Watershed Management

Intent: The Town’s Engineering Standards and Specifications set standards for the design of storm drainage systems to be adhered to within the Town. In addition, an updated Storm Drainage Master Plan is anticipated to be completed in 2025 or 2026. This plan will include the conceptual design of a storm drainage system for the municipality.

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

Effective stormwater management addresses the following issues:

a) Alternating Flood and Drought

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

b) Water Quality Issues

In general, urban water is often filled with pollutants from runoff, including:

- Sediment, which can ruin spawning grounds, bury juvenile fish, and damage fish gills.
- Excess nutrients, such as nitrogen and phosphorus can create algae blooms and deplete oxygen needed for fish.
- Other pollutants, such as household cleaners, hot tub disinfectants, antifreeze, oil, concrete leachate and heavy metals.

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

Objectives

- 2.6.3(a) *To continue to evolve the Town's drainage standards in response to climate change.*
- 2.6.3(b) *To ensure that municipal drainage minimizes impact on the water quality of Grandon Creek and Beach Creek.*
- 2.6.3(c) *To explore opportunities to develop wetlands in the upper reaches of the Creeks based on future Council decision making.*
- 2.6.3(d) *To reduce land slip and other soil failures that are caused by inadequate drainage.*
- 2.6.3(e) *To seek cost-effective means of providing storm water management.*
- 2.6.3(f) *To understand our own hydrological regime.*
- 2.6.3(g) *To integrate rainwater management systems that mimic and support the natural environment, such as permeable surfaces, bio-swailes and rainwater catchment.*

Policies

- 2.6.3.1** Land to be subdivided shall meet the Town's engineering standards for rainwater management.
- 2.6.3.2** The Town shall continue with its program of implementing the recommendations of the storm drainage system plan, as budgeting and development allow.
- 2.6.3.3** The Town shall co-operate with Federal and Provincial agencies in monitoring the effects of municipal drainage on the water quality of Grandon Creek and Beach Creek.
- 2.6.3.4** The Town shall encourage the retention of existing wetlands and the construction of artificial wetland(s) in the upper reaches of the Creeks where it is feasible and practical.
- 2.6.3.5** The Town shall encourage the Regional District of Nanaimo to increase minimum parcel size for subdivision within the drainage areas of Grandon Creek or Beach Creek outside of the Town boundary.
- 2.6.3.6** The Town shall review methods by which landslip problems can be improved through rainwater management. This applies particularly to unstable areas referred to under section "2.7.1 Hazardous Lands Development Permit Areas" in this Plan.

- 2.6.3.7** The Town shall, from time to time, review its Development Cost Charge Bylaw regarding the management of storm drainage facilities.
- 2.6.3.8** The Town shall encourage on-site storm water solutions where it is geotechnically feasible to do so.
- 2.6.3.9** Permeable surfaces shall be considered first whenever hard surfaces are required.
- 2.6.3.10** The Town shall refer to “Beyond the Guidebook 2010: Implementing a New Culture for Urban Watershed Protection and Restoration” and updates thereto as a reference for rainwater management.
- 2.6.3.11** The Town shall work with the Regional District of Nanaimo and the Mount Arrowsmith Biosphere Region to develop a watershed stewardship and management framework based on future Council decision making.
- 2.6.3.12** In the interest of advancing slope stability, the Town should consider controls to manage underground water flows in the form of storm sewers or other means.

2.6.4 Water

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

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

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

Objectives

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

Policies

- 2.6.4.1** The Town shall not provide water services to areas located outside of the designated “Urban Containment Boundary” (UCB) or the municipal boundary, except where existing developments threaten public health or the environment, including the servicing of industrial land outside the UCB where it would not compromise the Plan’s principles and policies regarding urban containment. No additional development shall be permitted as a result of providing such service beyond that supported in the applicable official community plan in place at the date of adoption of the Regional Growth Strategy, i.e. OCP Bylaw No. 575, 2004.
- 2.6.4.2** The Town shall continue with its program of upgrading existing facilities for urban areas consistent with the land use policies of the Plan and in accordance with its capital expenditure program and development cost charges bylaw. Such work may include the provision of additional storage facilities.
- 2.6.4.3** The Town shall continue to reduce water usage and encourage conservation through education, regulations, incentives and pricing.
- 2.6.4.4** The Town shall continue to develop water rate structures to discourage excessive consumption and work towards recovering the true cost of water supply and distribution.
- 2.6.4.5** The Town shall explore additional aquifer and surface water sources.
- 2.6.4.6** The Town shall continue to work with the Regional District of Nanaimo, Provincial Ministries, local jurisdictions and water purveyors on a coordinated approach to water supply and management.
- 2.7.4.7** The Town shall pursue water rights to an intake and monitoring station on the Little Qualicum River.
- 2.6.4.8** The Town shall recognize and support rainwater and watershed management best practices to ensure the continued quality of drinking water and the health of the watershed, including protection from pollution and contamination.

2.6.5 Solid Waste

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

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

Objectives

- 2.6.5(a) *Continue to support regional policies for the management of solid waste.*
- 2.6.5(b) *Treat and dispose of solid waste in an environmentally sound manner.*
- 2.6.5(c) *Reduce the amount of waste.*
- 2.6.5(d) *Reduce single-use plastics.*

Policies

- 2.6.5.1** The Town shall continue monitoring the old sanitary landfill site in cooperation with the Provincial Government.
- 2.6.5.2** The Town shall continue to support the Regional District of Nanaimo in the operation of a Regional Waste Management Function.
- 2.6.5.3** The Town shall continue to encourage recycling, composting, and other programs aimed to reduce solid waste.

2.7 Development Permit Areas

This Section provides the areas in which Development Permits apply within the Town of Qualicum Beach, as well as the Development Permit Area category as per the *Local Government Act*, and justification for each Development Permit Area. References to the applicable Development Permit Area Guidelines are provided within each Development Permit Area description, with detailed Development Permit Area Guidelines located in Part 5 of *Zoning Bylaw No. 900*.

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

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

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

The Town of Qualicum Beach has designated development permit areas across seven categories. The following table shows the Development Permit Areas designated within the Town of Qualicum Beach, with some addressing aspects of importance across several categories.

Development Permit Area	(a) Natural Environment	(b) Hazardous Conditions	(d) Commercial Revitalization	(e) Intensive Residential	(f) Commercial Industrial/ Multi-family	(h) Energy Conservation	(i) Water Conservation
C1: Uptown Commercial			✓		✓		
C2: Light Industrial					✓		
C3: Beach Commercial	✓				✓		
C4: Beach Commercial					✓		
C5: College Road					✓		
C6: Memorial Avenue					✓		
C7: Memorial Avenue			✓				
C8: Crescent Road East	✓				✓		
C9: Berwick Road					✓		
C10: Qualicum Beach Airport	✓				✓		
C11: Highway Bluff Commercial					✓		
C12: Rural Destination Resort	✓				✓	✓	✓
E1: Beach Area	✓				✓		
G1-G12: Ecological Greenways	✓						
H1: Hazardous Lands		✓					
RFC1: Small-Scale Residential Form & Character				✓	✓		
RFC2: Medium-Density Residential Form & Character	✓	✓			✓		

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

Category The type of concern that the Development Permit Area is designed to address as per the *Local Government Act* Section 488.

Purpose Describes the purpose of the Development Permit Area.

Area: Describes the location of the Development Permit Area.

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

Guidelines: Describes the guidelines that applicants must meet in order to obtain a development permit.

2.7.1 Hazardous Lands Development Permit Areas

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

Hazard Lands Development Permit Areas in Supporting Key OCP Goals

The policies and objectives of the designation of Development Permit Areas support the Key OCP Goals of **Community Health** and **Progressive Infrastructure**.



Community Health: Advanced by preventing negative health consequences that may occur as a result of flooding or unstable ground conditions.



Progressive Infrastructure: Advanced by managing stormwater in a way that prevents slope failures and unstable ground conditions.

Development Permit Area H1 – Hazardous Lands

Category:	(a) Protection of development from hazardous conditions
Purpose:	<i>Protection of Development from Hazardous Conditions</i>
Area:	This Development Permit Area is shown on map ‘Schedule 2.5’ and is applicable to flood-prone lands, coastal properties that are susceptible to storm damage and steep slopes. This includes, but is not limited to, all those lands within the Plan area with a natural grade greater than 30%.
Justification:	Lands including or susceptible to natural hazards may experience erosion, degradation or mass movement and require great care and consideration if development and/or disturbance are to occur.
Guidelines:	See <i>Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 2</i>

2.7.1.1 Unstable Areas

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

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

Objectives

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

Policies

- 2.7.1.1.1** No vegetation shall be removed from the slopes of the French Creek ravine, Grandon Creek ravine, Beach Creek ravine, the bluff areas south of the Island Highway 19A or other areas that have been identified as being unstable, except in accordance with the development permit guidelines for that area.
- 2.7.1.1.2** Any development on areas that are subject to unstable ground conditions shall have storm and other drainage systems designed by a professional engineer, so as not to increase the risk of soil failure resulting from surface water conditions.
- 2.7.1.1.3** Where an owner of land is aware of unstable ground conditions on a property to be developed, the owner shall advise the municipality of such conditions at the time an application is made for a permit or an amendment to a bylaw affecting the property under consideration.

2.7.1.2 Flooding

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

Objectives

- 2.7.1.2(a) *To define areas that may be subject to flooding.*
- 2.7.1.2(b) *To prevent damage to persons and property as a result of flooding.*
- 2.7.1.2(c) *To plan for the impact of sea level rise as projected and supported by scientific literature.*

Policies

- 2.7.1.2.1** With respect to development of the beach areas, the Town shall follow the development permit guidelines for that area.
- 2.7.1.2.2** The Town shall review the maps and data produced by Federal and Provincial government sources when considering land use within flood plain or flood-prone areas.

2.7.2 Ecological Development Permit Areas: Environmentally Sensitive Areas (ESAs)

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

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

Environment Canada, Canadian Wildlife Service and the Provincial Ministry of Water Land and Air Protection (2002), in partnership with other organizations, produced a Sensitive Ecosystems Inventory for East Vancouver Island that includes the Qualicum Beach area. The document is a good reference for land-use planning. Fine-tuning of the information appears to be necessary and is ongoing.

Map ‘Schedule 2.4’ – “Ecological Development Permit Areas” identifies those environmentally-sensitive areas that are protected by a Development Permit Area designation. *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1* contains guidelines for actions within these areas.

Ecological Development Permit Areas in Supporting Key OCP Goals

The policies and objectives of the designation of ecological Development Permit Areas support the Key OCP Goal of **Healthy Landscapes**.



Healthy Landscapes: Advanced by protecting environmentally sensitive areas in the Town.

Objectives

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

Policies

- 2.7.2.1** The Town shall encourage and co-operate with Provincial and Federal agencies and the Regional District of Nanaimo to identify, enhance and protect the Town’s environmentally-sensitive areas.
- 2.7.2.2** The Plan contains policies and development permit guidelines in regard to environmentally-sensitive areas within the Qualicum Beach area.
- 2.7.2.3** The Town shall oppose any development of D.L. 10, or the Berwick Well Field or any other development that could have an adverse effect on the Town’s underground water supply.
- 2.7.2.4** The Town shall consider the importance of Coastal Douglas-fir ecosystems and associated wildlife and vegetation when considering proposed changes in land use or designation.
- 2.7.2.5** The Town shall explore additional bylaws and policies to identify, protect and restore Coastal Douglas fir Biogeoclimatic Zone ecosystems.

Development Permit Area G1 – G12 – Ecological Greenway Areas

Category: (b) **Protection of the natural environment, its ecosystems and biological diversity**

Area: Development Permit Area No. G1– G12, as shown on map ‘Schedule No. 2.4’.

a) Development Permit area boundaries for Areas G1, G2, G3 and G4 shall include the Riparian Assessment Area required by the Riparian Area Regulation (RAR) adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

b) Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include the Streamside Protection and Enhancement Areas (SPEAs), as defined under the RAR, plus the nest trees and associated buffers.

For these areas, Development Permit Area boundaries and Ecological Greenways shall be established as follows:

G1 – Grandon Creek

G2 – Lower Beach Creek

G3 – Upper Beach Creek

G4 – Beach Creek Tributaries

G5 – Little Qualicum/Laburnum

The Development Permit Area boundaries for Area G5 shall include sensitive land in one of four types:

a) The Riparian Assessment Areas required by the RAR. Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include the Streamside Protection and Enhancement Areas (SPEAs) as defined under the RAR.

b) Aquatic Habitat Greenways that encompass all wetlands, which means all areas of land that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, vernal pools and estuaries, plus wetland buffers, as recommended by a Registered Professional Biologist.

c) Upland Habitat Greenways that encompass sloping terrain plus 3m from the top of sloping terrain and 3m from the toe of sloping terrain.

d) Upland Habitat Greenways that encompass any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

G6 – Estate Slopes

Development Permit Area G6 shall include Upland Habitat Greenways that encompass sloping terrain plus 3m from the top and bottom of sloping terrain, adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

G7 – Shore Cliffs

Development Permit Area G7 shall include Upland Habitat Greenways that encompass sloping terrain plus 3m from the top of sloping terrain and 3m from the toe of the sloping terrain, adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist. In areas of new commercial, multi-unit or resort development, the width of the Upland Habitat Greenway shall be the area of undisturbed land remaining after regrading required by a geotechnical engineer to accommodate building development, but in no cases shall the Upland Habitat Greenway be less than 10m wide.

G8 – Marine Shoreline

The Development Permit Area G8 applies to all lands within an area that extends 15m inland from the natural boundary of the ocean and seaward to the Municipal boundary. These shoreline areas have high ecological values. Due to their physical and biological characteristics and situation, they need to be carefully managed to avoid potential negative impacts of development and construction. Residential development, and associated shoreline improvements or protection measures, can threaten the ecological and physical integrity of the foreshore and valuable upland.

G9 – Aspen Sedge Wetland (SEI 0411)

G10 – Claymore Forested Wetland (SEI 0409)

G11 – Bog Wetland (SEI 0421)

Development Permit Area G9, G10 and G11 shall encompass all wetlands including associated buffers. Within these Development Permit Areas, Aquatic Habitat Greenways shall be maintained on all watercourses, including all areas of wetlands, which means all areas of land outside watercourses that are

inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, vernal pools and estuaries, plus wetland buffers, as recommended by a Registered Professional Biologist. Development Permit Area boundaries shall be adjusted to include any nest tree of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

G12 – French Creek Riparian and Steep Slopes

The Development Permit Area boundaries G12 shall include sensitive land of the following types:

- a) The Riparian Assessment Areas required by the RAR.** Within the Development Permit Area boundaries, Aquatic Habitat Greenways shall be defined to include Streamside Protection and Enhancement Areas (SPEAs) as required under the Riparian Areas Regulation (RAR).
- b) Upland Habitat Greenways encompass the sloping terrain** plus 3m from the top of sloping terrain and 3m from the toe of sloping terrain.
- c) Upland Habitat Greenways that encompass any nest tree** of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, plus nest tree buffers, as recommended by a Registered Professional Biologist.

Justification: Ecological Greenways are important habitats for fish, birds and wildlife, or are representative areas of native vegetation, ecosystems and biodiversity. As some of these areas contain bluffs rising from the Strait of Georgia, there is a need to ensure that development and other activities are carried out in accordance with best practices.

The Development Permit designation on the property that contains the Ecological Greenway is necessary to allow development or redevelopment of adjacent properties in a manner that will conserve and restore fish and wildlife habitat, and allow flexibility in the form of the development adjacent to the Greenway

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1*

Ecological Greenway Types

The Ecological Greenways map ‘Schedule 2.7’ identifies the general location of three types of greenways: **Aquatic Habitat Greenways**, **Upland Habitat Greenways**, and **Marine Shorelines**.

Aquatic Habitat Greenways: Ecological Development Permit Area

Category	(a) protection of the natural environment, its ecosystems and biological diversity;
Purpose	<i>Protect watercourses and the sensitive ecosystems around them</i>
Area:	Map ‘Schedule 2.4’ – “Ecological Development Permit Areas” identifies those environmentally-sensitive areas that are protected by a Development Permit Area designation.
Justification:	Protection of these areas is required under the federal <i>Fisheries Act</i> . The Aquatic Habitat Greenway designation brings local land use planning in line with this senior government law, and increases certainty about what areas require protection. The Provincial <i>Fish Protection Act</i> also applies to protection of Aquatic Habitat Greenway.
Guidelines:	<i>See Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1</i>

Upland Habitat Greenways: Ecological Development Permit Area

Category	(a) protection of the natural environment, its ecosystems and biological diversity;
Purpose	<i>Include wooded areas, veteran trees and native thickets.</i>
Area:	Map ‘Schedule 2.4’ – “Ecological Development Permit Areas” identifies those environmentally-sensitive areas that are protected by a Development Permit Area designation.
Justification:	These areas provide important habitat for eagles, herons, and song birds, as well as many small mammals and other species. Many patches of upland habitat exist on public lands in the urban areas of Qualicum Beach. Thoughtful private landowners have maintained habitat on their properties.
Guidelines:	<i>See Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1</i>

Marine Shorelines: Ecological Development Permit Area

Category	(a) protection of the natural environment, its ecosystems and biological diversity;
Purpose	<i>Protects ecological and physical integrity of the foreshore while permitting public access</i>
Area:	Map ‘Schedule 2.4’ – “Ecological Development Permit Areas” identifies those environmentally-sensitive areas that are protected by a Development Permit Area designation.
Justification:	These are referred to collectively as ecological greenways in the development permit guidelines. The Ecological Greenway Map shows the following: green or aqua-coloured areas - representing graphically the approximate extent of the proposed ecological greenways, which are to remain free of development other than as permitted in this bylaw. For the purpose of partial relaxation of related land use regulations only, i.e. front and rear yard setbacks, all parcels which contain an ecological greenway designation shall be included in the Development Permit Area.
Guidelines:	See <i>Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1</i>

2.7.3 Form and Character Development Permit Areas

Intent: The small-town charm of Qualicum Beach is a key component of the community’s sense of place. Guiding the form and character of intensive residential, commercial, and institutional development will help protect the small-town charm for generations to come.

Form and Character Development Permit Areas in Supporting Key OCP Goals

The policies and objectives of the designation of form and character Development Permit Areas support the Key OCP Goal of **Sense of Place**.



Sense of Place: Advanced by guiding new development to compliment the small-town village character and ambience of the Town.

As per Section 488 of the *Local Government Act*, a local government may only establish Form and Character Development Permit Areas for the following purposes:

- Revitalization of an area in which commercial use is permitted
- Establishment of objectives for the form and character of intensive residential development
- Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development
- In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region

The following tables provide the category, area, justification, and location of guidelines for each Form and Character Development Permit Area in the Town.

Development Permit Area C1 – Uptown Commercial

Category: (d) **Revitalization of an area in which a commercial use is permitted**
 (f) **Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development**

Area: Development Permit Area No. C1, as shown on map ‘Schedule No. 2.3’, includes the uptown commercial core area of Qualicum Beach.

Justification: The Downtown Revitalization Strategy was adopted by Council in 1992. The Downtown Revitalization Concept Plan followed in 1994. It is the intent of the Plan to implement the objectives of the revitalization studies through a balance of improvements initiated by the Town and through development permits as redevelopment proceeds. Detailed “Village Design Guidelines” were completed and incorporated into the Plan in February 1997. The area is now referred to as “uptown”, with the guidelines being re-titled “Uptown Commercial Design Guidelines”.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C2 – Light Industrial

Category: (f) **Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development**

Area: Development Permit Area No. C2, as shown on map ‘Schedule No. 2.3’, includes the “Village Neighbourhood” areas designated for light industrial use.

Justification: The light-industrial area is close to both the uptown commercial area and medium-density developments. Both these areas have been identified as Development Permit Areas in order to protect essential ingredients of the Town’s character.

The light-industrial area needs to be subject to similar regulation so that any new facilities further support the Town’s efforts in adjacent areas. However, it is recognized that light-industrial needs vary from those in the commercial sector. For this reason the industrial area is identified as a separate Development Permit Area.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C3 – Beach Commercial

Category: (a) **Protection of the natural environment, its ecosystems and biological diversity**
 (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C3, as shown on map ‘Schedule No. 2.3’, includes the commercial area located on the Island Highway 19A at Memorial Avenue. Map ‘Schedule 2.4’ shows an area of Aquatic Habitat Greenway on a part of this Development Permit Area.

Justification: These commercial properties are at the intersection of the Island Highway 19A and Memorial Avenue. The location has been identified as an important visual focal point for the beach area.

 The area serves as a gateway to the Town and as one of two ‘Anchor Points’ to the beach area. Moreover, it is anticipated that the need for traffic control of the intersection will require careful management of both vehicular and pedestrian traffic.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1 and Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C4 – Beach Commercial

Category: (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C4, as shown on map ‘Schedule No. 2.3’ includes the commercial area located at the west end of the Town, adjacent to the Island Highway 19A.

Justification: These commercial properties form the western gateway of the Town and some are part of a major view corridor important to the prime tourism resource of the Town. Enhancement of the village scale and character is desirable in this area.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C5 – College Road

Category: (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C5, as shown on map ‘Schedule No. 2.3’, includes the former commercial/heritage property located on College Road.

Justification: The history on this property, originally built as a boys’ school known as the Qualicum College, reflects the village character and heritage of Qualicum Beach which is important to tourism in the Town.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C6 – Memorial Avenue

Category: (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C6, as shown on map ‘Schedule No. 2.3’, includes a commercial/residential property with heritage history, located on the corner of Memorial Avenue and Crescent Road East.

Justification: This commercial/multi-family residential site is prominently located on Memorial Avenue, a major arterial road linking the waterfront and the uptown area.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C7 – Memorial Avenue

Category: (d) **Revitalization of an area in which a commercial use is permitted**

Area: Development Permit Area No. C7, as shown on map ‘Schedule No. 2.3’, includes a property with Heritage Designation located on Memorial Avenue.

Justification: The building on this property is St. Mark’s Anglican Church. Built in 1926, both the quality and design of the building exemplify the village character which has long been an objective in the uptown area of Qualicum Beach to the south. The building is a predominant landmark and acts as a gateway to the uptown area.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C8 – Crescent Road East

- Category:** (a) **Protection of the natural environment, its ecosystems and biological diversity**
- (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C8, as shown on map ‘Schedule No. 2.3’ includes a commercial area on Crescent Road East. The area faces the Qualicum Beach Memorial Golf Course to the northwest and is bounded by the Qualicum Beach Heritage Forest to the southwest and southeast.

Justification: Natural Environment

Development Permit Area C8 forms an environmentally integral part of the Qualicum Beach Heritage Forest. This is an environmentally-sensitive area containing many old-growth trees within the endangered Coastal Douglas fir region on the east coast of Vancouver Island. The trees and vegetation within Development Permit C8 play an influential role in the preservation and enhancement of Beach Creek as a habitat for salmon and other fish.

Commercial

The successful integration of additional commercial buildings must be attributed to the requirement that they match the scale and character of the existing historical buildings on the property.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1* and *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C9 – Berwick Road

Category: (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C9, as shown on map ‘Schedule No. 2.3’, includes institutional/multiple residential buildings at the corner of Berwick Road and Village Way.

Justification: The successful integration of institutional or multi-family residential uses into the “Village Neighborhood” must be attributed to the requirement that they match the scale of adjoining areas, while providing some landscape buffering towards adjacent properties, without creating an enclave that separates the buildings from the surrounding community. Any additional development shall be at a scale and size to complement both the casual pedestrian scale of the commercial core areas and adjoining residential areas.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C10 – Qualicum Beach Airport

Category: (a) **Protection of the natural environment, its ecosystems and biological diversity**

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

Area: This Development Permit Area No. C10, as shown on map ‘Schedule No. 2.3’, includes Industrial land at the Qualicum Beach Airport.

Justification: The Qualicum Beach Airport Development Permit Area provides guidelines for the form and character of light industrial activities which are not exempt from local regulation by Federal Aviation legislation.

The Qualicum Beach Airport is a small community airport facing growing pressure for additional transportation-related commercial services and supportive light-industrial development. Local residents are concerned about the potential impact of industrial development, including noise, odour, night lighting and potential contamination of groundwater.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1 and Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C11 – Highway Bluff Commercial

Category: (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. C11, as shown on map 'Schedule No. 2.3', includes commercial properties located south of Island Highway 19A.

Justification: These commercial properties are located on Island Highway 19A overlooking the oceanfront and beach area of the Town. Both the Highway as a scenic route for visitors, and the beach itself are prime resources of the Town. Enhancement of form and character is desirable in this area.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area C12 – Rural Destination Resort

Category: (a) **Protection of the natural environment, its ecosystems and biological diversity**

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

(h) **Establishment of objectives to promote energy conservation**

(i) **Establishment of objectives to promote water conservation**

Area: Development Permit Area No. C12, as shown on map 'Schedule No. 2.3', includes non-ALR lands within the existing Pheasant Glen golf course on Qualicum Road.

DPA G3 - Ecological Greenway Development Permit Area is applicable to areas within close proximity to Upper Beach Creek. Refer to Schedule 2.4

Justification: A comprehensive development plan for this area was adopted into the Municipal planning framework in 2005. Since that time the industry has evolved and regulatory changes were required to address the unique nature of modern mixed use resort lifestyle community development and post pandemic world.

A mix of adaptive resort accommodation types are proposed which includes conventional hotel rooms, cottages, villas and stacked condominiums for a maximum of 225 units (not including lock off suites). In addition, a comprehensive system of publicly accessible trails and

open spaces will be provided. This green necklace will include linkage trails between neighbourhoods, a perimeter trail and trails connecting to the Town's extensive trail systems.

The new accommodation mix and supporting resort amenity package are intended to integrate into the natural landscape and socio-economic fabric of the Town. The thoughtful integration of these intrinsic features will play a major role in defining the form and character of the resort and a true 'sense of place'.

Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

It is the objective of the Village to promote quality resort environments that maintain desirable relationships to their surrounding context.

It is also the objective of the Town to encourage new development that incorporates energy and water conservation principles as well as designs that work towards reducing greenhouse gas emissions.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1 and Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area E1 – Beach Area

Category: (a) **Protection of the natural environment, its ecosystems and biological diversity**
 (f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. E1, as shown on map ‘Schedule No. 2.3’, includes commercial properties located between the Island Highway 19A and the beach. A portion of this Development Permit Area overlaps with the Upland Habitat Greenway, as showing on Map ‘Schedule 2.4’.

Justification: These commercial properties are adjacent to the beach, an important environmental and tourism area. Some lots also form an important part of the major view corridor of the Town. Enhancement of the “village” scale and character is desirable in this area.

In addition, all sites are subject to flood damage during high tides when combined with heavy weather. Care must be taken to provide the necessary safety for developments without intruding on environmental requirements.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 1 and Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area RFC1 – Small-Scale Residential Form & Character

Category: (e) **Establishment of objectives for the form and character of intensive residential development**

Area: Development Permit Area No. RFC1, as shown on map ‘Schedule No. 2.3’, includes all residential areas within the Town of Qualicum Beach that are not in other Form and Character Development Permit Areas.

Justification: The successful integration of residential structures into the neighbourhoods of the Town requires that they complement the scale of adjoining residential areas and contribute to a physical sense of community.

This means that the application of RFC1 Guidelines may look different for developments in different neighbourhoods, and that is the intended outcome of these guidelines – to protect the form and character of existing neighbourhoods from buildings that do not complement the neighbourhood and the small-town character of the community.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

Development Permit Area RFC2 – Medium-Density Residential Form & Character

Category: (a) **Protection of the natural environment, its ecosystems and biological diversity**
(b) **Protection of development from hazardous conditions**
(f) **Establishment of objectives for the form and character of commercial, industrial or multi-family residential development**

Area: Development Permit Area No. RFC2, as shown on map ‘Schedule No. 2.3’, includes all multi-family or intensive residential areas within the Eaglecrest Area.

Justification: The successful integration of residential or mixed-use residential structures taller than three storeys and/or five or more units to the Eaglecrest neighbourhood requires that they match the scale and character of adjoining residential areas while being sensitive to existing uses including single-family residential and recreational uses.

This means that the application of RFC2 Guidelines may look different for developments on different parcels within the neighbourhood, and that is the intended outcome of these guidelines – to protect the form and character of the Eaglecrest neighbourhood from larger buildings that are not sensitive to the existing character of the neighbourhood.

Guidelines: See *Part 5 Zoning Bylaw No. 900 Development Permit Area Guidelines, Section 3*

2.8 Land Acquisition

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

- a) Outright purchase. This can be financed, in part, by sale of existing surplus properties.
- b) Land exchange. In some cases, a land swap of existing holdings in exchange for new strategic acquisitions would be equitable.
- c) A 5% land dedication at time of subdivision. The *Local Government Act* will allow the Town to require a portion of subdivided land in a location acceptable to the Town to be set aside for park purposes.
- d) Negotiation. The Town may be able to negotiate a public right of way, easement, or other legal tenure to achieve public objectives, such as trail access or linear open space.
- e) Development Cost Charges bylaw. The *Community Charter* allows the Town to impose a charge for parks acquisition and improvement purposes.
- f) Land grant. The Town of Qualicum Beach may be in a position to receive land grants from the Crown (Province), the E & N Railway, or from private donors and estates.
- g) Public ways like walkways or bikeways fall under the definition of ‘highway’ in the *Land Title Act*. As such, these can be managed similar to highway dedications during subdivision.
- h) Community Amenity Contributions. *Community Amenity Contributions Policy 3008-11* allows the Town to define required amenity contributions for zoning amendments which result in an increase in property value (land lift)

Objectives

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

Policies

2.8.1 The Town shall pursue the following major acquisitions:

- selected residential properties along the central waterfront, including those which now have encroachments on public land, and, in the long term, those required for a waterfront walkway, traffic circulation and parking.
- sites of two neighbourhood parks. All, or a part, of the neighbourhood park sites required for the western edge of Qualicum Beach could be provided out of District Lot 10 and existing Crown lands.
- linear open space connections:
 - broadened, along the upper sections of Grandon Creek to the Community Park.
 - along Beach Creek to Village Way, with an east/west tie to Dogwood Road.

2.9 Implementation

Implementation of the OCP is achieved through a variety of means, including but not necessarily limited to:

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

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

Objectives

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

Policies

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

3. Land Use Designations Within the Village Neighbourhood



Introduction

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

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

The quality of life in the “Village Neighbourhood” will be protected and enhanced by introducing multi-residential housing that integrates well with the surrounding single-family dwellings and is compatible with the existing village scale and character. Where existing residences are single-family homes, well-designed small-scale multi-unit housing opportunities should be prioritized in the “Village Neighbourhood”, as gentle densification will contribute to the neighbourhood character and support local businesses located in the commercial core.

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

Land previously occupied by Qualicum Beach Elementary School on Primrose Street will continue as a community hub while retaining future potential as a school site.

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

Village Neighbourhood Land Use in Supporting Key OCP Goals

The policies and objectives of the Village Neighbourhood land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Community Health, Economic Prosperity, Healthy Landscapes, Green Buildings, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by the enhancement of the uptown core to be vibrant, safe, pedestrian friendly and commercially viable and to encourage the efficient use of land.



Low-impact Transportation: Advanced by emphasizing pedestrian-friendly design within the Village Neighbourhood.



Community Health: Advanced by maintaining and enhancing the public realm and discouraging medium-density housing projects that seek to separate themselves from the surrounding community.



Economic Prosperity: Advanced by exploring ways to attract young families in the Town, and providing opportunities for tourist accommodation and revitalize light-industrial lands in the Village Neighbourhood.



Healthy Landscapes: Advanced by managing rainwater, trees, and vegetation for new development in the Village Neighbourhood.



Green Buildings: Advanced by exploring opportunities to improve the energy efficiency of subdivisions and building construction.



Sense of Place: Advanced by ensuring off-site improvements to street-frontage for developments, such as sidewalks, street trees, and street lighting, and controlling building height within the Village Neighbourhood.



Diversity of Housing: Advanced by encouraging a mix of housing types and encouraging accessory residential uses for commercial and cultural spaces within the Village Neighbourhood.

Objectives

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

General Policies

Related to OCP Goal 1: Complete, Compact Community Land Use

- 3.0.1** The Town shall encourage the efficient use of land within the Village Neighbourhood.

Related to OCP Goal 2: Low-impact Transportation

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

- 3.0.3** The Town supports the use of electric cars and shall encourage electric car charging stations as part of all new developments.
- 3.0.4** Existing and proposed community parking areas within the “Village Neighbourhood” are illustrated on map ‘Schedule 2.2’.
- 3.0.5** Parking in the commercial core shall be accommodated through a combination of on-street, on-site and community parking areas.
- 3.0.6** Improvements to parking shall be considered during the redevelopment of the former School District 69 Bus Garage site and surrounding area.
- 3.0.7** The Town shall explore alternative methods to compensate for a shortage of on-site parking, e.g. “*Specified Area for Community Parking Bylaw*”.
- 3.0.8** In order to establish a vibrant, pleasant and pedestrian-friendly commercial core, community parking areas will be located either around the periphery of the Commercial Residential area or in underground parking structures.

Related to OCP Goal 3: Community Health

- 3.0.9** The Town shall encourage rezoning applications for health care facilities within the “Village Neighbourhood”. Larger facilities should be ideally constructed on land already intended for that purpose, such as the land on Jones Street that is owned by Island Health. Such uses may be combined with medium-density residential or other uses.

Related to OCP Goal 5: Progressive Infrastructure

- 3.0.10** The Town shall pursue the implementation of a district energy pilot project within the “Village Neighbourhood”, with the Community Park and the curling rink area as potential locations. Potential technologies to be explored include geothermal and heat recovery from wastewater.

Related to OCP Goal 6: Economic Prosperity

- 3.0.11** In order to support school enrollment, the Town shall explore ways to attract young families to the Town and school catchment area.
- 3.0.12** Zoning and subdivision regulations shall provide opportunities for bed and breakfast tourist accommodation as an accessory use to the Residential, Commercial and Cultural uses permitted within the “Village Neighbourhood” area as shown on map ‘Schedule 2.2’.
- 3.0.13** The Town shall consider rezoning applications for a major tourist facility combining residential use with a destination resort hotel within the “Village Neighbourhood” area.

- 3.0.14** Mixed commercial/residential uses will be encouraged in the uptown area. Residential uses will not be supported on ground-floor commercial street frontages in the commercial area.
- 3.0.15** Use of commercial land within Development Permit Areas, as indicated on map 'Schedule 2.2', shall be in accordance with the Development Permit provisions contained in Section 2.7.

Related to OCP Goal 7: Healthy Landscapes

- 3.0.16** The Town shall support the redevelopment of the "Village Neighbourhood" in a manner that demonstrates the vision of the Interim Sustainability Plan, encouraging expanded services, compact residential development, and tourism facilities while maintaining a strong village character.
- 3.0.17** The Town shall require new developments in the Village Neighbourhood to submit a Rainwater Management Plan as part of the development approval and permitting process.
- 3.0.18** The Town shall require a site-specific tree and vegetation management and conservation plan for all new development proposals in the Village Neighbourhood.

Related to OCP Goal 8: Green Buildings

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

Related to OCP Goal 9: Sense of Place

- 3.0.20** The Town shall discourage housing projects that seek to separate themselves from the surrounding community by containing the development within walled or fenced enclaves with centralized and/or controlled access points.
- 3.0.21** As part of the off-site works and services related to a building permit or subdivision, the Town shall consider the requirement that owners provide for improvements to the street frontage, including sidewalks, street trees, and street lighting.
- 3.0.22** On-site parking shall include landscaped areas in accordance with the "Uptown Commercial Design Guidelines" section of this Plan.
- 3.0.23** The Town supports the undergrounding of overhead utility wires within the "Village Neighbourhood" and shall explore financial and other strategies to work towards this objective over the long term.

3.0.24 Rezoning applications for medium-density residential uses will be considered within the “Mixed Residential 1 and Mixed Residential 2” areas of the “Village Neighbourhood” as illustrated on map ‘Schedule 2.2’, provided proposals are in accordance with the “Small-Scale Residential Form and Character Design Guidelines (see Development Permit Area Guidelines located in Zoning Bylaw No. 900).

Related to OCP Goal 10: Diversity of Housing

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

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

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

3.0.28 The Town shall require that where a new residential lot is created in the “Village Neighbourhood”, that approval of any new residential development be conditional upon a minimum of two dwelling units per lot.

3.0.29 Buildings should be a maximum of three storeys in height. However, the Town may consider taller buildings on a case-by-case basis with consideration to factors such as topography, solar access, compatibility with adjacent uses, neighbourhood impact, views, community amenities, and contribution to housing stock which serves Priority Housing Groups, affordable housing, and/or purpose-built rental. The Town will also recognize increases in typical ceiling heights in the consideration of height limits.

3.1 Village Commercial Residential

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

On a typical 600m² lot, 110 units per hectare equates to approximately seven dwelling units.

Policies

- 3.1.1** The Town shall protect and enhance the small-scale village character through application of the “Development Permit Area C1- Uptown Commercial Design Guidelines” which form part of the OCP.
- 3.1.2** The Town shall continue to provide opportunities for mixed-use commercial and accessory residential developments in the Town’s Land Use and Subdivision Bylaw.
- 3.1.3** The maximum density for accessory residential dwellings in the village commercial/residential area shall be up to 110 units/ha. However, density bonuses may be offered where developments provide underground parking, additional open space, parks, affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, ‘green’ buildings, or other community amenities.
- 3.1.4** Existing trees shall be retained where possible, as part of the landscape requirements for new developments.
- 3.1.5** In support of a complete, vibrant, uptown core where there is a potential to provide all types of commercial sales and services, the Town shall discourage owners from restricting specific uses that are otherwise allowed under the zoning regulations (e.g. restaurants).
- 3.1.6** The Town shall encourage a variety of commercial uses to limit the need for citizens to leave the Town for goods and services and further to attract commerce from the community’s trading area to benefit the economic prosperity of businesses and professional services in the Town.

3.2 Village Light Industrial

Intent: The Village Light Industrial area is located east of Memorial Avenue between Second Avenue East and Fourth Avenue East as detailed in Map Schedule 2.2. The area is home to a number of consumer-oriented businesses that would not be easily accommodated in a retail/residential environment, such as auto body shops, warehouses, glass repair, building supply and cabinet making.

On a typical 600m² lot, 20 units per hectare equates to one dwelling unit.

Policies

- 3.2.1** The Town shall consider rezonings for a combination of light industry and accessory residential uses.
- 3.2.2** The maximum density for residential dwellings in the village light-industrial area shall be up to 20 units/ha, provided that residential uses do not interfere with industrial or commercial uses. Density bonuses may be offered where developments provide underground parking, additional open space, parks, affordable housing, purpose-built rental housing, housing that serves Priority Housing Groups, or other community amenities.
- 3.2.3** The Town shall review off-site works and service standards, including sidewalk and boulevard improvements, for the Village Light Industrial Area.

3.3 Village Commercial/Cultural/Residential

Intent: The Village Commercial/Cultural/Residential area includes several Town-owned properties near the south-west corner of Memorial Avenue and Fern Road, including a portion of the former bus garage property, the adjacent parking lot and The Old School House Property. This area is detailed in Map Schedule 2.2

Policies

3.3.1 The Town and consultants shall further explore the feasibility of possible uses within the ‘Village Commercial /Cultural/Residential’ designation shown on map ‘Schedule 2.2’, including the following:

- Park / Public Square
- Neighbourhood Pub
- Commercial Space (retail/office)
- Artist Studios / Galleries
- Hotel
- Performing Arts Centre
- Seniors’ Centre
- Residential Development Above Ground Floor
- Outdoor Performance Venue
- Parking
- Movie Theatre

3.3.2 The Town supports the “Final Bus Garage Concept & Design Report” recommendation that a public square be included as part of the development of the Village Commercial/Cultural/Residential area.

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

3.4 Village Institutional

Intent: The Village Institutional designation includes publicly owned land within the Village Neighbourhood and residential care facilities as detailed in Map Schedule 2.2. These institutional uses complement the private business and residential uses in the area and are part of a complete, compact community.

The property designated Village Institutional located on Jones Street as detailed in Map Schedule 2.2 was originally donated to Island Health for the purpose of providing healthcare services; however, it is currently only partially utilized and has remaining development potential.

Policies

- 3.4.1** The Town supports the existing location of Kwalikum Secondary School for the long term and supports the retention of a potential school site on Primrose Street.
- 3.4.2** The Town supports the development of a primary medical facility and/or a multi-practitioner facility on Jones Street on the land designated as "Village Institutional" on map 'Schedule 2.2'.
- 3.4.3** The Town shall support accessory residential uses on lands designated as "Village Institutional" where the primary institutional use would not be negatively impacted.

3.5 Village Mixed Residential 1

Intent: Village Mixed Residential 1 is the residential portion of the Village Neighbourhood that is slightly farther from the uptown, as detailed in Map Schedule 2.2. The development potential of this area is slightly less due to the distance. The maximum density of 60 units per hectare means that the area could accommodate townhouses, smaller condominiums, tiny house clusters or other compact residential developments with slightly larger setbacks than Village Mixed Residential 2, as well as more landscaping.

On a typical 600m² lot, 60 units per hectare equates to approximately four dwelling units.

Policies

- 3.5.1** The policies for ‘Village Mixed Residential 2’ shall apply to ‘Village Mixed Residential 1’, with the exception of Policy 3.6.3.
- 3.5.2** The maximum density for residential dwellings in the Village Mixed Residential 1 area shall be up to 60 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, ‘green’ buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the “Village Neighbourhood”.

3.6 Village Mixed Residential 2

Intent: Village Mixed Residential 2 is the residential portion of the Village Neighbourhood that is closest and most accessible to the uptown as detailed in Map Schedule 2.2. The proximity and convenience of this area makes it well-suited for more residential density than the other parts of the Village Neighbourhood. The maximum density of up to 80 units per hectare means that the area could accommodate larger condominium or apartment buildings, intensive townhouse developments or other compact residential developments with reduced setbacks and landscaping.

On a typical 600m² lot, 80 units per hectare equates to approximately five dwelling units.

Policies

- 3.6.1** The Town recognizes existing single-family and two-family dwellings within the area designated as 'Village Mixed Residential', as shown on map 'Schedule 2.2'.
- 3.6.2** The Town will consider rezonings for medium-density residential uses within the area designated 'Village Mixed Residential', as shown on map 'Schedule 2.2'.
- 3.6.3** The maximum density for medium-density developments in the "Village Mixed Residential 2" area shall be of up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, 'green' buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the "Village Neighbourhood".
- 3.6.4** The implementing bylaws and policies of the Town shall ensure that existing trees are retained where possible, as part of the on-site landscape requirements for medium-density residential developments.
- 3.6.5** Sidewalks, curbs and gutters, grass boulevards, trees, and pedestrian-friendly streetscapes shall be encouraged as part of medium-density developments.
- 3.6.6** Building designs and site development for medium-density residential developments shall conform to the 'Small-Scale Residential Form and Character Design Guidelines'.

3.7 Village Transitional Commercial/Residential

Intent: Village Transitional Commercial/Residential is the area on the fringe of the uptown, where the land use could be commercial, residential or a combination of the two as detailed in Map Schedule 2.2. The flexibility in this area is intended to accommodate fluctuations in commercial demand, as well as provide a transition between the commercial uptown and the surrounding residential areas. The density of this area is equivalent to the adjacent “Village Mixed Residential 2” area.

On a typical 600m² lot, 80 units per hectare equates to approximately five dwelling units.

Policies

- 3.7.1** The Town shall consider rezonings for medium-density residential and/or commercial uses within the area designated ‘Village Transitional Commercial/Residential’, as shown on map ‘Schedule 2.2’.

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

- 3.7.3** The maximum density for residential dwellings in the transitional area shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, ‘green’ buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the “Village Neighbourhood”.

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

- 3.7.5** Sidewalks, curb-and-gutter, grass boulevards, trees, and pedestrian-friendly streetscapes shall be encouraged as part of medium-density developments.

- 3.7.6** Building designs and site development for medium-density residential developments shall be compatible with the ‘Development Permit Area C1’ guidelines.

3.8 East Village

Intent: The East Village is an area east of Memorial Avenue on land that was previously designated as Industrial. The parcels in this area are large and the ownership has been consolidated over the years, making it ideal for a comprehensive redevelopment. The density of this area is equivalent to the adjacent “Mixed Residential 2” area. The location of the East Village area is detailed in Map Schedule 2.2

On a typical 600m² lot, 80 units per hectare equates to approximately five dwelling units.

Policies

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

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

- 3.8.3** The maximum density for residential dwellings in the East Village shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, ‘green’ buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the “Village Neighbourhood”.

- 3.8.4** The East Village should be developed as a unique mixed-use neighbourhood with a form and character that is distinct from the rest of the uptown commercial core.

3.9 Village Parks and Squares

Intent: The location of Village Parks and Squares within the Village Neighbourhood are detailed in Map Schedule 2.2

Policies

- 3.9.1** The Town shall maintain and enhance the existing parks and squares within the “Village Neighbourhood” illustrated on map ‘Schedule 2.2’.

- 3.9.2** The Town shall support and encourage the development of new squares and community gathering locations within the “Village Neighbourhood”, as shown on map ‘Schedule 2.2’.

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

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

- 3.9.5** Future use of the ‘Community Park’ indicated on map ‘Schedule 2.2’ shall be in accordance with the 2006 Community Facilities Site Potential Plan Update and updates thereto.

4. Land Use Designations Outside the Village Neighbourhood



Introduction

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

- As a community and as individuals, the residents of the Town recognize that human settlement is dependent on natural systems and that a sustainable balance between human uses and the natural environment must be maintained.
- The lands that are located just beyond the existing boundaries of Qualicum Beach have a direct effect on the social and economic welfare of the community. In order to protect the Town's interests in these sensitive fringe areas, the Town will work with the Regional District of Nanaimo as part of the implementation of the Regional Growth Strategy and the Town's OCP.
- The central commercial area provides upscale, quality, village-character buildings and landscaping. The adjacent light-industrial area has not developed to the same standards in regard to building façades, landscaping, parking and pedestrian amenities. This area is generally in need of revitalization.
- The Island Highway No. 19A generates high traffic loads along the beach, the Town's prime recreational asset. The highway corridor is physically constrained by both the beach and upland bluff areas and by existing commercial establishments along the beach.
- Unstable soil conditions prevail in undeveloped commercial areas along the Island Highway No. 19A. Improper development of these sites could result in hazardous conditions.
- Land use policies must be explicitly consistent with the framework and policies provided by the Regional Growth Strategy.

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

- The scale and character of its commercial areas are pedestrian-oriented.
- Outdoor recreation areas and natural ecosystems are preserved and enhanced.
- The scale and character of Qualicum Beach is oriented towards a village atmosphere.
- Multi-family residential developments are small-scale and form an integral part of a residential area.
- The Town's heritage is conserved, including buildings, landmarks, significant trees and forests.

4.1 Residential

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

Consideration will be given to residential proposals that introduce alternative forms of housing which serve Priority Housing Groups into existing residential neighbourhoods, subject to neighbourhood compatibility. Given the desire related to quality of life, small town atmosphere and protection of the Town’s rural greenbelt area, the Plan makes no provision for development in the rural greenbelt area, the ‘Estate Residential’ area or the area west of Grandon Creek. It is expected that residential development will be accommodated primarily through small-scale subdivision, infill of existing vacant lots and medium-density residential developments in the “Village Neighbourhood”.

Residential Land Use in Supporting Key OCP Goals

The policies and objectives of the Residential land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Sustainable Food Systems, Progressive Infrastructure, Economic Prosperity, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by encouraging higher densities of residential development in the Village Neighbourhood and lower densities outside the Village Neighbourhood.



Low-impact Transportation: Advanced by promoting traffic-calming measures on local streets in residential neighbourhoods.



Sustainable Food Systems: Advanced by encouraging small-scale market gardening on residential land.



Progressive Infrastructure: Advanced by ensuring that municipal servicing is designed to accommodate residential land uses for lands designated as residential.



Economic Prosperity: Advanced by providing opportunities for sensitively-integrated and compatible home-based businesses on lands designated as residential.



Sense of Place: Advanced by encouraging residential developments and public spaces that strengthen and enhance the village atmosphere of the Town.



Diversity of Housing: Advanced by consistently exploring ways to facilitate the development of housing across the spectrum of affordability, accessibility, and tenure. Further advanced by encouraging the development of a variety of housing types and unit sizes.

Objectives

- 4.1(a) *To promote traffic-calming measures on local streets in residential neighbourhoods.*
- 4.1(b) *To encourage efficient use of municipal services and to prevent unnecessary capital expenditures by favouring residential development on lands already fully serviced.*
- 4.1(c) *To stimulate the local economy through enhancement of home-based business opportunities.*
- 4.1(d) *To improve streets and public spaces in conjunction with development activity as another way to strengthen community connections and create vibrant public spaces.*
- 4.1(e) *To provide a mix of housing types and tenures while encouraging designs that strengthen and enhance the village atmosphere of the Town.*
- 4.1(f) *To encourage a sufficient supply of affordable housing, special-needs housing, and rental housing.*
- 4.1(g) *To prioritize housing that serves at least one Priority Housing Group.*

General Policies

- 4.1.1** Higher densities of residential development shall be encouraged in the “Village Neighbourhood”, while lower densities of residential development will be considered outside the “Village Neighbourhood”, except where otherwise stated in this Plan or mandated by Provincial legislation.
- 4.1.2** The Town shall encourage and facilitate small-scale market gardening on residential land.
- 4.1.3** The Town shall ensure that municipal servicing is designed to accommodate the land uses identified in this Plan.
- 4.1.4** 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.
- 4.1.5** The Town shall encourage innovative approaches to the provision of housing.
- 4.1.6** The Town shall explore ways to work with community groups and senior levels of government to provide for the development of affordable housing, special needs housing, and rental housing.
- 4.1.7** The Town shall maintain a policy that will discourage the conversion of residential rental units to strata units during periods of low vacancy rates.
- 4.1.8** The Town supports the integration of small-scale housing including attached secondary suites, detached ancillary dwelling units, duplexes, and houseplexes and shall periodically assess the effectiveness of the Town’s regulatory bylaws in achieving this.
- 4.1.9** The Town will consider the integration of alternative forms of housing into existing residential areas where those housing forms serve at least one Priority Housing Group.
- 4.1.10** The Town will rely on the definition of affordable housing from Canada Mortgage and Housing Corporation: “housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income”.
- 4.1.11** The Town does not support further opportunities for residential development beyond that which exists under this Plan, unless a significant environmental and community benefit can be secured.

4.1.1 Estate Residential

Estate Residential is defined as residential use that is located on the large parcels of land indicated on map “Schedule 2.1”, which may be heavily forested and includes some old-growth trees which form a part of the Town’s greenbelt. The use accommodates no more than two units per parcel. The housing typologies within Estate Residential could include single-detached dwellings, single-detached dwellings with secondary suites, and detached ancillary dwelling units.

Intent & Land Use Patterns: Estate Residential properties provide a buffer between the sensitive land on the foreshore and the higher traffic on Highway 19A, forming a part of the Town’s greenbelt. Milner Gardens is located within this area and is an important institutional and educational asset for the community.

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

These properties are low density, far from uptown, and without a convenient or safe route for active transportation, making it difficult for residents to access the uptown without relying on their cars.

Due to these reasons, the Estate Residential lands are not within the Urban Containment Boundary.

Estate Residential Land Use in Supporting Key OCP Goals

The policies and objectives of the Estate Residential land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Healthy Landscapes, and Sense of Place.**



Complete, Compact Community Land Use: Advanced by retaining low rural residential densities in the Town’s fringe areas.



Healthy Landscapes: Advanced by preserving the “Estate Residential” forest and retaining a greenbelt around the Town’s central urban area.



Sense of Place: Advanced by promoting ecological education opportunities in the Town.

Objectives

- 4.1.1(a) *To retain low rural residential densities in the Town’s fringe area, including the “Estate Residential” area.*
- 4.1.1(b) *To preserve the “Estate Residential” forest in order to retain a greenbelt around the Town’s central urban area, preserve the heritage values of Qualicum Beach and maintain the scenic gateway to the beach area.*
- 4.2.1(c) *To recognize the importance of Milner Gardens as an ecological education centre.*

Policies

- 4.1.1.1** Land designated as “Estate Residential” on map ‘Schedule 2.1’ of this Plan shall not exceed development densities of 2 dwellings for any parcel.
- 4.1.1.2** The Town shall not extend municipal services into areas designated as “Estate Residential” except under special conditions identified under the Urban Containment policies in Section 2.1.1.
- 4.1.1.3** In addition to the tree protection bylaws, the Town shall explore further ways to preserve the “Estate Residential” forest, including Development Permit Area designations, possible changes to the Zoning Bylaw, and the increase of the current minimum parcel size.
- 4.1.1.4** The Town shall continue, through the Zoning Bylaw, to provide for ecological education opportunities on the land owned by Vancouver Island University.

4.1.2 Small-Scale Residential

Small-Scale Residential is defined as residential use that is four-units or less per parcel, at a neighbourhood scale and is set out in map “Schedule 2.1”. This density measurement is slightly different than the traditional units-per-hectare (u/ha) model often used. Traditional u/ha densities will vary within this definition, generally between 40 u/ha and 80 u/ha depending on the size of the lot. The housing typologies within Small-Scale Residential could include, but are not limited to, any combination of single-detached dwellings, dwellings with secondary suites, ancillary dwelling units, duplexes, or houseplexes.

Intent & Land Use Patterns: The potential for new subdivisions and the availability of existing vacant small-scale residential lots within the municipal boundary is limited. Therefore, housing growth is anticipated to occur primarily as gentle infill with an incremental increase of secondary suites, ancillary dwelling units, and duplex and houseplex models within the Urban Containment Boundary over time. This infill is not limited to new construction and may lend itself to renovations to existing buildings to include secondary suites or the conversion of living levels or storeys in an existing single-family building into separate dwelling units.

Small-Scale Residential development has the potential to benefit and complement the community by creating the opportunity for aging in place, allowing families to stay together over time, providing affordable housing, and reducing pressure on new developments, while still contributing to a cohesive neighbourhood character.

Small-Scale Residential Land Use in Supporting Key OCP Goals

The policies and objectives of the Small-Scale Residential land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Progressive Infrastructure, Economic Prosperity, Healthy Landscapes, Green Buildings, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by maintaining relatively low residential density in small-scale residential areas.



Progressive Infrastructure: Advanced by encouraging infill in existing residential areas to efficiently utilize existing municipal services.



Economic Prosperity: Advanced by providing opportunities for small-scale neighbourhood-oriented commercial uses to provide daily needs within neighbourhoods, and for sensitively integrated and compatible home-based businesses to support a healthy local economy.



Healthy Landscapes: Advanced by protecting, preserving, and enhancing environmentally sensitive areas within small-scale residential areas and by implementing policies for adaptation in vulnerable areas, such as the waterfront in relation to rising sea levels.



Green Buildings: Advanced by exploring opportunities to improve the energy efficiency of subdivision and building construction.



Sense of Place: Advanced by encouraging a single-storey height for homes on the waterfront side of Island Hwy 19A on the central waterfront.



Diversity of Housing: Advanced by encouraging new diverse housing forms that provide opportunities for older residents and families and that are affordable.

Objectives

- 4.1.2(a) *To maintain lower housing densities in residential areas outside the Village Neighbourhood.*
- 4.1.2(b) *To encourage more efficient use of existing municipal services through infill in existing residential areas.*
- 4.1.2(c) *To protect, preserve and enhance environmentally-sensitive areas within the small-scale residential areas.*
- 4.1.2(d) *To prepare for climate change and rising sea levels by implementing policies for adaptation in vulnerable areas, such as the waterfront.*

- 4.1.2(e) *To encourage a single-storey height for homes on the waterfront side of Island Hwy 19A on the central waterfront.*
- 4.1.2(f) *To encourage ancillary housing forms, such as secondary suites, that will provide opportunities for aging in place, allow families to stay together over time, provide affordable housing and reduce pressure on new developments.*

Policies

- 4.1.2.1** Land designated as “Small-Scale Residential” on map ‘Schedule 2.1’ of this Bylaw shall generally not exceed development densities of 4 units per parcel.
- 4.1.2.2** The use of land within the “Small-Scale Residential” area shall be in accordance with the environmental policies and Development Permit Area requirements of the Plan.
- 4.1.2.3** The Town will entertain rezonings for a limited amount of small-scale neighbourhood-oriented commercial centres with a maximum floor area of 300m² to provide for daily needs, goods and services in appropriate locations within, or close to, “Small-Scale Residential” areas. Preference will be given to commercial locations where expansion of the existing commercial use can provide such goods and service.
- 4.1.2.4** 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.
- 4.1.2.5** The Town shall review its regulations regarding construction elevations on the waterfront to adapt to rising sea levels.
- 4.1.2.6** 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.
- 4.1.2.7** The Town shall review its zoning regulations with the intent of limiting the height of buildings within the central waterfront “Small-Scale Residential” area, between the foot of Garrett Road and the foot of Memorial Avenue, to one storey.

4.1.3 Medium-Density Residential

Medium-Density Residential is defined as residential use that is five units or more per parcel and is set out in map “Schedule 2.1”. This density measurement is slightly different than the traditional units-per-hectare (u/ha) model often used. Traditional u/ha densities will vary with this definition, depending on the size of the lot. The housing typologies within Medium-Density Residential may include, but are not limited to, any combination of houseplexes, townhouses, apartments and condominiums. Some of these typologies may also include ancillary dwelling units.

Intent & Land Use Patterns: By supporting medium-density residential development in carefully curated locations within the Urban Containment Boundary, the Town can support a variety of community benefits and amenities not achievable through small-scale residential development alone. These benefits and amenities can include:

- More affordable housing options with lower per-unit construction costs
- Reduced building footprints per unit, preserving green and natural spaces and ecosystems
- A diversity of housing types and sizes which serve different types of households with different housing objectives
- Better support for businesses in mixed-use areas through higher residential foot traffic
- Community safety through increased passive surveillance and “eyes on the street”
- Better opportunity for shared amenities within the development such as park and outdoor amenity spaces, laundry facilities, elevators, and gathering spaces
- More efficient use of municipal infrastructure such as roads and sidewalks, and liquid waste and water servicing

The Town has successfully integrated medium-density developments near the uptown area by controlling the scale and character of such projects through the use of rezonings and development permits. The Plan proposes that the Town primarily continue to focus medium-density developments into the “Village Neighbourhood”, unless other identified areas demonstrate a significant benefit to the community. This will allow the Town the desired control over the scale and character of new facilities under rezoning applications.

Medium-Density Residential Land Use in Supporting Key OCP Goals

The policies and objectives of the Medium-Density Residential land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Healthy Landscapes, Green Buildings, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by discouraging most lands outside the Village Neighbourhood from developing as medium-density residential.



Healthy Landscapes: Advanced by considering development that clusters existing densities outside the Village Neighbourhood to protect the natural environment, preserve rural resources, provide community amenities or support sustainability principles.



Green Buildings: Advanced by exploring opportunities to improve the energy efficiency of buildings.



Sense of Place: Advanced by ensuring the scale and character of medium-density residential development is compatible with existing neighbourhoods and enhances the village character of the town. Advanced by utilizing density bonusing to encourage the provision of amenities that benefit the community.



Diversity of Housing: Advanced by considering moderate multi-residential uses within Mixed Residential areas of the Village Neighbourhood to facilitate the development of missing-middle housing.

Objectives

- 4.1.3(a) *To ensure that the scale and character of medium-density residential development is compatible with existing small-scale residential uses and will enhance the village character of the Town.*
- 4.1.3(b) *To ensure medium-density housing is developed as a compatible part of the surrounding community.*
- 4.1.3(c) *To encourage medium-density development in the “Village Neighbourhood” in order to provide for a variety of housing options within the Town.*

Policies

- 4.1.3.1** Residential density and land use *within* the “Village Neighbourhood” shall be in accordance with “Section 3 Land Use Designations within the Village Neighbourhood”.
- 4.1.3.2** Rezoning applications that cluster existing densities may be considered outside the “Village Neighbourhood” in order to protect the natural environment, preserve rural resources, provide community amenities or support sustainability principles.
- 4.1.3.3** The Town shall explore opportunities to improve the energy efficiency of buildings through various methods including rezonings, regulatory bylaws, incentive programs and education.
- 4.1.3.4** The Town shall discourage housing projects that seek to separate themselves from the surrounding community by containing the development within walled or fenced enclaves with centralized and/or controlled access points.
- 4.1.3.5** The Town shall implement the form and character design guidelines as shown in Section 2.7.3 of this Plan.
- 4.1.3.6** The Town shall utilize density bonusing to encourage amenities benefiting the community when parcels are rezoned to a higher value.

4.2 Commercial

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

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

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

Commercial Land Use in Supporting Key OCP Goals

The policies and objectives of the commercial land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Low-impact Transportation, Economic Prosperity, and Green Buildings.**



Complete, Compact Community Land Use: Advanced by supporting a compact commercial core, reducing highway oriented commercial development, and supporting mixed use commercial/residential development within the compact core where the street interface remains commercial.



Low-impact Transportation: Advanced by encouraging neighbourhood commercial uses which reduce the need for residents to travel into the commercial core for some daily needs.



Economic Prosperity: Advanced by targeting types of commercial uses to individual areas best suited to those uses and considering the impacts of commercial use on the existing neighbourhood.



Healthy Landscapes: Advanced by the provision of Development Permit Areas to protect the natural environment, revitalize commercial areas, and establish objectives for form and character.



Green Buildings: Advanced by prioritizing requirements and incentives for better efficiency in new and renovated structures .

Objectives

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

Policies

- 4.2.1** The Town shall discourage further rezoning applications for commercial uses except as provided for within the “Village Neighbourhood”, as described under Section 3 and illustrated on map ‘Schedule 2.2’ of the Bylaw, and for a limited amount of neighbourhood-oriented commercial in accordance with the Interim Sustainability Plan.
- 4.2.2** The Town will consider the rezoning of properties that will establish Neighbourhood Commercial zoning to meet the daily needs of local residents within a 1.0 km radius. The development of a Neighbourhood Commercial property shall be regulated by a Development Permit Area. Neighbourhood Commercial areas shall be small-scale, approximately 300m² maximum floor area, and should not compromise the vitality and economic health of the uptown commercial area.
- 4.2.3** The Town will consider the needs of local businesses and quality of life for residents in the review of tourism-related improvements.
- 4.2.4** The Town shall explore opportunities to improve the energy efficiency of buildings through various methods, including rezonings, regulatory bylaws, incentive programs and education.

4.3 Light Industrial

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

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

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

Light Industrial Land Use in Supporting Key OCP Goals

The policies and objectives of the light industrial land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Economic Prosperity, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by locating light industrial land uses in locations most suitable for light industrial use where possible while also working towards the Town’s sustainability goals.



Economic Prosperity: Advanced by exploring opportunities for light industrial uses on suitable lands, and encouraging revitalization of the Town’s light industrial area.



Sense of Place: Advanced by protecting the form and character of the light industrial area and surrounding areas by controlling the visual impact of new developments in the light industrial area.



Diversity of Housing: Advanced by encouraging accessory residential uses in the light industrial area.

Objectives

- 4.3(a) *To encourage “Light Industrial” uses, such as those industries and activities identified in the Interim Sustainability Plan.*
- 4.3(b) *To encourage revitalization of the “Light Industrial” area.*
- 4.3(c) *To protect the adjacent uptown area by controlling the visual impact of any new developments in the light-industrial area.*

Policies

- 4.3.1** The Town shall explore ways to encourage revitalization of the “Light Industrial” area, including accessory residential density bonuses.
- 4.3.2** Residential density in the “Village Neighbourhood” “Light Industrial” area shall be considered up to a maximum density of 20 units/ha, provided that residential uses should not interfere with industrial or commercial uses. Bonus densities may be offered where developments provide underground parking, additional open space, affordable housing, purpose-built residential housing, housing which serves Priority Housing Groups, parks or other community amenities. On a typical 600m² lot, 20 units per hectare equates to one dwelling unit.
- 4.3.3** “Light Industrial” areas in the “Village Neighbourhood” shall remain a Development Permit Area to protect the historic scale and character of the area.
- 4.3.4** The Town shall encourage clean, non-polluting industries.

4.4 Airport Area

Intent: The Qualicum Beach Airport provides important services to the community, including employment opportunities and access to other locations on Vancouver Island and the lower mainland for both residents and visitors.

The properties to the north of the Qualicum Beach Airport provide unique opportunities to support community needs while being context-sensitive to the noise impacts of the Qualicum Beach Airport to the south and the need for preservation of residential character for the Chartwell neighbourhood to the north. Opportunities for these lands may include the provision of residential uses, live-work housing, and light industry.

Airport Area Land Use in Supporting Key OCP Goals

The policies and objectives of the airport area land use designation support the Key OCP Goals of **Economic Prosperity** and **Diversity of Housing**.



Economic Prosperity: Advanced by exploring opportunities for light industrial uses on suitable lands.



Diversity of Housing: Advanced by encouraging innovative housing solutions which support Priority Housing Groups, such as live-work housing and other residential uses.

Objectives

- 4.4(a) *To encourage “Light Industrial” uses, such as those industries and activities identified in the Interim Sustainability Plan.*
- 4.4(b) *To encourage silviculture and/or light-industrial uses at the Qualicum Beach Airport.*
- 4.4(c) *To encourage innovative, attainable housing solutions that satisfy Priority Housing Groups, such as rental housing, live-work housing, and housing for workers.*
- 4.4(d) *To protect the adjacent residential area by controlling the noise impact of any new developments in the Airport Mixed-Use area.*

Policies

- 4.4.1** The Town shall develop an Airport Area Plan to explore alternative land uses for the Airport and adjacent land to the north.
- 4.4.2** The Town shall explore ways to encourage light industrial uses in the “Airport Area” including accessory residential density bonuses.
- 4.4.3** The Town may support residential uses adjacent to the Airport that do not detract from the existing Airport use.
- 4.4.4** The Town may support mixed-use industrial/residential developments adjacent to the Airport that contribute to:
 - a) Rental housing stock, and/or;
 - b) Housing stock suitable for workers, and/or;
 - c) Innovative housing models such as live-work housing or alternative ownership models.
- 4.4.5** The Town shall require new developments north of the Airport to ensure noise buffering to the Chartwell neighbourhood to ensure limited noise impacts to existing residents.
- 4.4.6** The Town shall require new residential developments to ensure aircraft noise attenuation to mitigate noise impacts from the adjacent Qualicum Beach Airport.
- 4.4.7** The Town shall encourage clean, non-polluting industries.

4.5 Institutional

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

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

The current site of Kwalikum Secondary School will remain as a school for the long term. In order to promote a complete, compact community, protect greenbelt areas, agricultural land reserve and rural areas for the long term, the Plan does not support the relocation of these schools.

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

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

Institutional Land Use in Supporting Key OCP Goals

The policies and objectives of the institutional land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Community Health, Sense of Place, and Diversity of Housing.**



Complete, Compact Community Land Use: Advanced by locating institutional uses within existing and future urban areas.



Community Health: Advanced by supporting land uses such as health care facilities.



Sense of Place: Advanced by supporting land uses such as education, culture, and community service.



Diversity of Housing: Advanced by encouraging accessory residential uses where feasible on properties primarily used for institutional purposes.

Objectives

- 4.5(a) *To retain and support a full range of school opportunities within the Town, from Kindergarten through Grade 12.*
- 4.5(b) *To locate schools and institutional uses so that they support the long-term goals in the Interim Sustainability Plan.*
- 4.5(c) *To provide a limited amount of land for care facilities to meet some of the Town’s needs.*
- 4.5(d) *To provide opportunities for accessory residential development for institutional uses where the existing institutional use would not be negatively impacted.*

Policies

- 4.5.1** The Town supports the location of existing school sites, as indicated on map ‘Schedule 2.1’.
- 4.5.2** The Town will not support the location of any future school sites that are not within an existing urban area or a future designated urban area.
- 4.5.3** The Town will not support any change in zoning for the existing school sites, as indicated on maps “Schedule 2.1 – Land Use” and “Schedule 2.2 – Village Neighbourhood”, except where such a change supports the long-term retention of these schools or is consistent with the policies in this Plan.
- 4.5.4** The Town, in general, supports the location of health care facilities within the Qualicum Beach area.
- 4.5.5** In order to support school enrollment, the Town shall further explore ways to attract young families to the Town and school catchment area.
- 4.5.6** The Town shall explore ways to use the zoning bylaw to support the continued operation of schools in Qualicum Beach.
- 4.5.7** The Town shall support accessory residential uses on lands designated as “Institutional” where the primary institutional use would not be negatively impacted.

4.6 Rural

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

Growth Management

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

Environmentally Sensitive Areas

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

Agricultural Lands

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

Well Fields

The Town-owned District Lot 10 contains an important underground water aquifer. The Berwick Well Field south of Rupert Road is another important source of the Town’s drinking water. The designation of D.L. 10 and the Berwick Well Field as “Rural” will continue under this Plan.

Open Space Subdivision

The Plan encourages clustering through the principles of “open space subdivision”, whereby the total area of land required to accommodate existing development potential is reduced significantly, in order to preserve large rural land holdings. However, subdivision of smaller rural lots not located within the Agricultural Land Reserve may be supportable where the rural form and character is preserved, and where the resulting land use significantly advances key OCP Goals.

Rural Land Use in Supporting Key OCP Goals

The policies and objectives of the commercial land use designation support the Key OCP Goals of **Complete, Compact Community Land Use, Community Health, Sustainable Food Systems, Economic Prosperity, and Healthy Landscapes.**



Complete, Compact Community Land Use: Advanced by preserving and protecting rural and agricultural land located away from the Town’s commercial core.



Community Health: Advanced by protecting the quantity and quality of the Town’s water supply.



Sustainable Food Systems: Advanced by preserving and protecting agricultural land resources for present and future food production.



Economic Prosperity: Advanced by encouraging rural activities that support the local economy.



Healthy Landscapes: Advanced by preserving the Town’s greenbelt area and preserving, restoring, and enhancing environmentally sensitive areas.

Objectives

- 4.6(a) *To protect the quantity and quality of the Town’s water supply.*
- 4.6(b) *To preserve the Town’s agricultural land resources for present and future food production.*
- 4.6(c) *To promote agricultural uses on rural land.*
- 4.6(d) *To protect agricultural operations from the impact of encroaching urbanization.*
- 4.6(e) *To encourage economic activity in the Town’s greenbelt in the form of agriculture, resource management and other compatible uses.*
- 4.6(f) *To preserve the Town’s greenbelt area.*

- 4.6(g) *To influence land use in the Town's rural fringe areas through cooperation with the Regional District of Nanaimo.*
- 4.6(h) *To preserve, restore and enhance environmentally-sensitive areas.*
- 4.6(i) *To protect the rural form and character of rural lands.*

Policies

- 4.6.1** The Town shall not allow development of District Lot 10 and the Berwick Well Field area, as underlying aquifers are a source of the Town's water supply.
- 4.6.2** The Town supports the mandate of the Agricultural Land Commission to preserve and encourage the use of agricultural land for food production. The use of land for the purpose of agriculture is a fundamental component of the Interim Sustainability Plan and the development of a local food economy.
- 4.6.3** Recognizing that there will be a need for additional agricultural production beyond lands within the Town boundaries, the Town shall support the preservation of all ALR lands.
- 4.6.4** The Town shall oppose any application to remove lands that are capable of, or improvable for, agricultural purposes from the Agricultural Land Reserve situated within the Town or within proximity of its boundaries.
- 4.6.5** The Town supports the location of a destination resort ('Pheasant Glen Golf Resort') located near the south boundary of the Town, as indicated on map 'Schedule 2.1'.
- 4.6.6** Development proposals located adjacent to the Agricultural Land Reserve (ALR) shall provide an adequate buffer, screening and setbacks. Applications for subdivisions and rezonings of lands adjacent to the ALR will be required to register a pre-development covenant that protects the rights of owners of ALR land to operate in accordance with normal farm practices.
- 4.6.7** The Town shall continue to encourage forestry and other rural economic activities on land designated as 'Rural' not being used for agricultural purposes.
- 4.6.8** The Town shall oppose commercial or industrial development between the Town and the Inland Island Highway, particularly adjacent to Memorial Avenue and Rupert Road.
- 4.6.9** Notwithstanding policy 4.6.8, commercial or land use adjacent to Rupert Road between Memorial Avenue and Qualicum Road may be supportable where the rural form and character of the land is secured, and where the proposed use significantly advances one of the key OCP goals.

- 4.6.10** The Town shall encourage preservation, restoration and enhancement of environmentally sensitive areas, in accordance with the Development Permit Area Guidelines under Section 3.2.
- 4.6.11** In order to promote and encourage the retention of large rural holdings, the Town shall not support the reduction of minimum parcel sizes for “Rural” designated lands unless:

 - The property is to the south of Rupert Road between Memorial Avenue and Qualicum Road, and;
 - Is not located within the Agricultural Land Reserve, and;
 - The rural form and character of the lands are secured, and;
 - The proposal significantly advances at least one of the OCP Goals.
- 4.6.12** “Clustering” of development potential will be considered within the “Rural” designated lands in order to preserve the associated surrounding green space in perpetuity.
- 4.6.13** The Town shall consider the possibility of expanding its boundaries into some of its fringe areas in order to gain full control of all land use matters and protect its Greenbelt area in perpetuity.

4.7 Waterfront

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

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

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

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

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

Waterfront Vision

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

While the OCP provides general land use policy for the waterfront, more detailed goals, visions, and policies are provided in the *Town of Qualicum Beach Waterfront Master Plan, 2016* (WMP). The WMP provides the following vision for the waterfront:

Waterfront Land Use in Supporting Key OCP Goals

The policies and objectives of the waterfront land use designation support the Key OCP Goals of **Low-impact Transportation, Community Health, Economic Prosperity, Healthy Landscapes, and Sense of Place.**



Low-impact Transportation: Advanced by improving the quality and connectivity of the waterfront walkway, and encourage and protect pedestrians and cyclists along the waterfront both on the walkway and Highway 19A.



Community Health: Advanced by facilitating public use of the waterfront and enhancing its park-like character, and reducing speed and volume of traffic in the area.



Economic Prosperity: Advanced by supporting commercial opportunities aligned with the Waterfront Master Plan including expanded food options, tourist accommodation, and marine use.



Healthy Landscapes: Advanced by enhancing the natural habitat and ecosystems of the waterfront and discouraging additional foreshore hardening.



Sense of Place: Advanced by protecting the public realm along the waterfront to enhance community gathering, connection, cultural awareness and history, tourism activities, and Town character.

4.7.1 Waterfront: A Naturalized Foreshore and Shoreline Protection

Vision *A healthy marine ecosystem that is not threatened by human interference, as well as a naturalized foreshore that uses coastal processes to protect upland amenities*

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

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

- a) Existing landscaped areas and native trees should be retained wherever possible, for as long as possible.
- b) In anticipation of eventually losing some existing trees, a tree-planting program should be continued along the waterfront. Because of the waterfront exposure of the site, establishment of trees will require an extended effort.
- c) A naturescape program should be implemented to provide habitat for waterfront birds, small mammals, butterflies, reptiles and amphibians. These areas will need to be located and protected so as not to be overrun by beach recreational use.
- d) In making waterfront improvements, existing natural habitats should be retained. These include native trees and shrubs, and also native beach grasses, drift logs on the upper foreshore, and intertidal vegetation communities. Reference should be made to the publication "Coastal Shore Stewardship: A Guide for Planners, Builders and Developers".
- e) Beaches are a living phenomenon that are subject to natural processes such as littoral drift of sand, beach erosion, etc. The goals and policies of the Waterfront Master Plan should guide future decision-makers on how to manage the foreshore area while supporting and enhancing natural processes or ecosystems.

4.7.2 Waterfront: Access

Vision *A foreshore and upland area that is accessible in a number of different ways, while respecting and avoiding interference with marine ecosystems.*

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

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

It is proposed that:

- a) A continuous walkway alignment along the waterfront between the foot of Memorial Avenue to the foot of Crescent Road West will be pursued as an objective.
- b) At existing physical barriers which are to remain in the long-term, such as resorts or housing along the water's edge, public access routes will be provided around these barriers, both by ramp access to the foreshore at each side of the barrier, and by links to a sidewalk system along the Island Highway 19A.
- c) When redevelopment of private waterfront occurs, owners will provide for public access along the water's edge, above the high water mark where possible.
- d) Waterfront walkways will be designed to connect by crosswalk to Memorial Avenue, Crescent Road West and to the open space and trail system.
- e) Continuous pedestrian access paralleling the Qualicum Beach foreshore will be maintained from Town boundary to Town boundary, and shall be encouraged along the beaches of central Vancouver Island.
- f) Pedestrian crosswalks are proposed at key intersections or corridors.
- g) A sidewalk, bike lane and landscaping program for the Island Highway 19A along the waterfront zone is recommended.
- h) Where possible, accessibility will be enhanced to allow access to public lands for citizens of all levels of mobility.

4.7.3 Waterfront: Community Gathering Places

Vision *A network of community gathering places that support a wide range of informal and formal uses, as well as group sizes.*

While public access along the waterfront is required, it would not be advantageous to eliminate all private use of the Qualicum Beach waterfront. The mix of public open space with waterfront homes and resorts provides a visual interest and character which is attractive and unique. Approximately 25% of the space on the waterfront should be reserved as grass area for picnicking, informal play, and visual relief. These areas are best if close to parking lots, and could be located in sections too narrow for efficient parking use.

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

Considerations

Lighting

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

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

- a) Improved lighting, using low-glare character fixtures along the Island Highway 19A will be encouraged, as well as the undergrounding of wires, as part of a highway upgrading program.
- b) Vehicular entrances to parking areas and pedestrian crosswalks on the Island Highway 19A will be lit, using a low-glare and highly-aesthetic fixture, for safety reasons.
- c) The interior of parking lots will be lit to a lower level of illumination than the highway, by decorative fixtures, to allow a visual transition between highway and waterfront, and for the safety of pedestrians.
- d) Areas around public buildings on the waterfront will be lit by low-glare fixtures.
- e) The public walkway itself will not be a priority for night lighting.

Public Buildings

Existing public buildings on the waterfront include the Visitor Information Centre, washrooms, and the leased concession building that serves the general public in the beach area.

The following policies are recommended for buildings on the waterfront:

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

- b) The existing washrooms should remain at the central area of the beach. New public washroom facilities should be considered at the foot of Memorial Avenue and Seaside Nature Park.
- c) The Town of Qualicum Beach has a standing policy of acquiring waterfront property when it becomes available and when financially feasible.
- d) The Town should consider the consequences of sea level rise before purchasing individual properties.

4.7.4 Waterfront: Economic Opportunities

Vision A prosperous economy that co-exists with natural ecosystems and provides opportunities for residents and visitors to enjoy the waterfront.

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

4.7.5 Waterfront: Community Activities

Vision A wide range of activities that co-exist with marine ecosystems and respect the natural ambience of the waterfront.

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

To protect and enhance these uses, the following policies are proposed:

- a) It may be necessary in the long term to ‘zone’ the water area to designate areas for swimming, water-ski pick-up and drop-off, pleasure boating, wildlife areas, and so on. The existing situation will be monitored, and zoning will be imposed if, and when, necessary.
- b) The nearest marina facility is French Creek Marina. Because of the beach terrain, exposure, and resulting major environmental disruption and cost involved in creating a traditional marina in Qualicum Beach, it is unlikely that such a facility will be feasible.

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

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

4.7.6 Waterfront: Cultural Awareness and History

Vision A vibrant upland area that exhibits the cultural pride and history of Qualicum Beach.

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

It is proposed that special features and intensively-designed "nodes" should be created at three locations along the waterfront:

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

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

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

4.7.7 Waterfront: Viewscapes and Small-town Character

Vision Appropriate developments that respect the history and identity of the waterfront, with a priority on maintaining views from public areas.

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

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

Landscape improvements should be completed for the length of the central waterfront zone.

- a) Parking areas should have a landscaped buffer between their paved areas and the Island Highway 19A where feasible.
- b) A program of installation and maintenance of flowering annuals should be initiated in highly visible areas of the waterfront, especially at key points like the Island Hwy 19A intersections at Memorial Avenue and Crescent Road West, and near the concession building, Visitor Information Centre and washrooms.

Objectives

- 4.7.7(a) *Develop a safe, continuous walkway.*
- 4.7.7 (b) *Reduce traffic volume and speed along the waterfront.*
- 4.7.7 (c) *Enhance the park-like character of the Central Waterfront.*
- 4.7.7 (d) *Sustain and be open to opportunities for commercial activities that support the goals of the plan.*
- 4.7.7 (e) *Expand food options along the waterfront.*
- 4.7.7 (f) *Increase tourist accommodation.*
- 4.7.7 (g) *To enhance the habitat and ecosystems of the waterfront.*
- 4.7.7 (h) *To discourage additional foreshore hardening.*
- 4.7.7 (i) *Enhance amenities to make the waterfront more user-friendly.*
- 4.7.7 (j) *Create opportunities to bring people together in groups of all sizes, using natural amenities wherever possible.*
- 4.7.7 (k) *Connect the uptown to the waterfront.*
- 4.7.7 (l) *Exhibit cultural awareness and history.*
- 4.7.7 (m) *Continued access to a wide range of activities for both residents and visitors.*
- 4.7.7 (n) *Maintain a strong visual connection between the waterfront and upland area.*
- 4.7.7 (o) *Maintain small-town character.*
- 4.7.7 (p) *To establish a varied, natural beach profile.*

Policies

-
- 4.7.1** To refer to the 2016 Waterfront Master Plan as the primary guiding document for waterfront planning.
- 4.7.2** To evaluate waterfront ideas and proposals using the evaluative frameworks developed as a part of the 2016 Waterfront Master Plan
- Engineering and Environmental Evaluation Framework; and
 - Waterfront Community Values Evaluation Framework.
- 4.7.3** Where feasible and necessary, and after considering the effects of sea level rise on individual properties, the Town will consider acquiring waterfront property in the central area for public use and enjoyment as follows:
- a) Private residential properties which now have building encroachments on public land or right of way will be the first priority for Town purchase.
 - b) In the long term, to provide for a controlled intersection at Crescent Road West, and adjacent public parking and rest area, it may be advisable to assemble those private properties lying to the east of Crescent Road West, up to Town-owned land. This also would provide a clear waterfront view for eastbound traffic and resort properties on the south side of the highway.
 - c) To facilitate the extension of a continuous waterfront walkway.
- 4.7.4** To accommodate and encourage alternative transportation methods (e.g. bike and bus).
- 4.7.5** Until such time as the Town can complete a continuous walkway that is separate from the highway, a barrier should be constructed between the highway and pedestrians/cyclists.
- 4.7.6** The Town should consider improvements to the waterfront walkway surface.
- 4.7.7** To improve recreational and commuting cycling conditions on the waterfront by reducing obstacles and implementing safety measures at danger spots.
- 4.7.8** Public use of the waterfront shall be encouraged in the central waterfront, approximately from the Brant Viewing Area to the foot of Memorial Avenue.
- 4.7.9** Public use of intertidal foreshore will be encouraged all along the Qualicum Beach waterfront, from Town boundary to Town boundary.
- 4.7.10** The Town shall explore the placement of anchoring buoys, in partnership with the private sector, to encourage marine use.

- 4.7.11** The Town shall use *Green Shores™ for Coastal Development* as a reference for waterfront improvements.
- 4.7.12** Obstructions to public access, or water uses which have unacceptable impacts on the foreshore natural environment will not be allowed.
- 4.7.13** In the event of partial or complete destruction of a building or structure that is non-conforming as to the minimum setback requirements under “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999” and that the building or structure was constructed before the adoption of Bylaw No. 580 (November 5, 1999), the building or structure may be maintained, repaired, extended, altered or replaced on the parcel, provided that the repair, extension, replacement or alteration, when completed,
- involves no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started or destruction occurred.
 - the building or structure is considered to be safe for the intended use by a qualified engineer.
- 4.7.14** Buildings and structures constructed after the adoption of Bylaw No. 580 that are non-conforming as to the setback regulations of Bylaw No. 580 and have been granted a variance by the Board of Variance or through a development variance permit would, after acquiring a building permit, be allowed to be rebuilt in the event of partial or complete destruction, subject to confirmation that the building or structure is safe for the intended use.

4.8 Recreational Greenways

Intent: To support active modes of transportation for recreation in Qualicum Beach, advancing the goals of the Community Transportation Plan to improve mobility by walking and cycling and improving safety for vulnerable users. This is done through policies which support the well-developed trail system that runs throughout the Town of Qualicum Beach, which is composed of the **waterfront promenade** and **nature trails**. Further details about transportation and active transportation networks can be found in the Community Transportation Plan.

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

Recreational Greenways in Supporting Key OCP Goals

The policies and objectives of the recreational greenway land use designation support the Key OCP Goal of **Healthy Landscapes**.



Healthy Landscapes: Advanced by creating, protecting, and enhancing ecological greenways in the Town.

Considerations

- Greenway Trails will be for pedestrians, cyclists, skateboards, persons using mobility devices and other human-powered and low-speed users.
- Landscape buffers along the trail will provide separation between trail users and adjacent residents. Where necessary, privacy screens, preferably consisting of plantings, will be installed.

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

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

Waterfront Promenade

A continuous walkway should be provided along the waterfront from the foot of Memorial Avenue to Seaside Nature Park. Wherever possible, this walkway should be at the water’s edge.

Nature Trails

- i) The existing trail system should be extended in the Grandon Creek Ravine, to connect directly with the waterfront.
- ii) A trail system could be developed along Beach Creek, along the top of the ravine up to Village Way, with an east/west connection to the foot of Dogwood Road.
- iii) If, and when, new developments occur at the western edges of Qualicum Beach, they should incorporate sidewalks and/or trail systems to connect to the proposed neighbourhood parks, Little Qualicum River, the waterfront, Grandon Creek and the Community Park.
- iv) Existing trails, e.g. at Hemsworth Road, Sunningdale Road East, and Hall Road should be retained and enhanced.
- v) If development of the Airport lands proceeds, trail connections could be provided to the proposed RDN French Creek trail.

Objectives

- 4.8(a) *To create a network of green spaces, or 'Greenways' that provide ecological and recreational benefits for the Town.*

Policies

4.8.1 Ecological Greenways shall include four types:

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

4.8.2 Recreational Greenways shall include two types:

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

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

4.9 Parks

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

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

Park Land Use in Supporting Key OCP Goals

The policies and objectives of the park land use designation support the Key OCP Goals of **Community Health** and **Healthy Landscapes**.



Community Health: Advanced by enhancing recreational amenities and open spaces throughout the community, providing opportunities for people of all ages and abilities to participate in healthy lifestyles.



Healthy Landscapes: Advanced by protecting and enhancing the community's natural areas, open spaces, parks, and waterfront spaces.

Recreation Resources

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

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

a) Community Park

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

b) Neighbourhood Parks

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

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

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

c) Special Recreation Areas

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

Objectives

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

Policies

-
- 4.9.1** To continue working with the Regional District of Nanaimo and other groups to provide recreational activities and amenities.
- 4.9.2** To work with developers to provide recreational activities and amenities as part of the development process.
- 4.9.3** Existing recreation facilities should be retained, renewed and upgraded where needed. New facilities might include:
- Improvements in the Community Park;
 - Acquisition and development of neighbourhood parks;
 - Acquisition of land for the development of recreational greenways;
 - Enhancement of special recreation areas such as the Little Qualicum River;
 - Provision for private (user-pay) recreation facilities.
- 4.9.4** The program of waterfront improvements should be continued. The Waterfront Master Plan and Section 4.7 of this Plan provide more details on how the central waterfront can be developed with a unique park-like character.
- 4.9.5** Protect Town's network of open spaces in perpetuity, including:
- a) The Qualicum Beach Memorial Golf Course, Pheasant Glen Golf Resort and Eaglecrest Golf Course.
 - b) Waterfront properties in Municipal control, as well as Crown foreshore.
 - c) E & N Railway.
 - d) The undeveloped portions of the Village Way and Hoylake Road West right of way.
 - e) Grandon Creek Ravine, including continuous open space connections to the waterfront and to the Community Park.
 - f) Beach Creek Ravine, from the golf course to Village Way, with an east/west connection to the foot of Dogwood Road.
 - g) Steeply-sloping areas within the Town boundary. This would include slopes over 30% to the south of the Island Highway 19A, south of Judges Row and along the waterfront through the estate properties and Eaglecrest, North West of Garrett Road and French Creek ravine near the Qualicum Beach Airport.

4.9.6 The following projects shall be priorities for park development:

- a) Implementation of the Site Potential Plan for the Community Park.
- b) The development and improvement of recreational amenities for youth and children.
- c) Waterfront enhancement and facility development, especially in western areas of the public beach zone.
- d) Improvements to the Island Highway 19A, along the public waterfront zone.
- e) Designation, mapping and signing of major walkway and bikeway routes.
- f) Extension of the trails, paths bikeway system in accordance with Map Schedule 2.8 and the Community Transportation Plan.

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

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

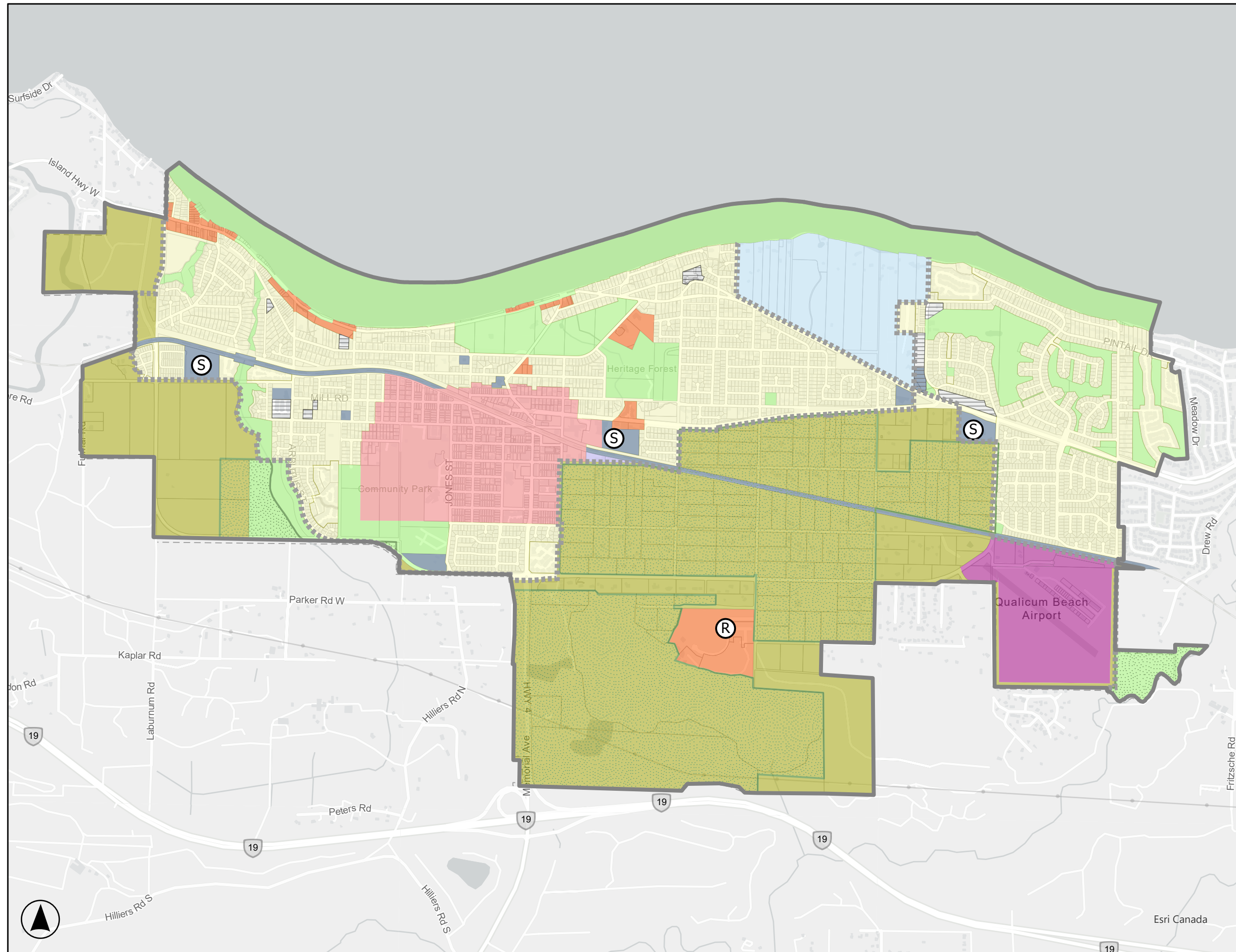
5. Schedules



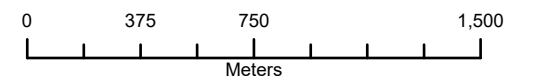
Official Community Plan 2025

Bylaw No. 918
Schedule 2.1

LAND USE



- Municipal Boundary
- Urban Containment Boundary
- School Site
- Destination Resort
- ALR
- Village Neighbourhood
- Rural
- Small-Scale Residential
- Medium Density Residential
- Estate Residential
- Commercial
- Airport Area
- Parks and Recreation
- Institutional
- Light Industrial



WGS 1984 UTM Zone 10N
Scale: 1:25,000
2025-12-04

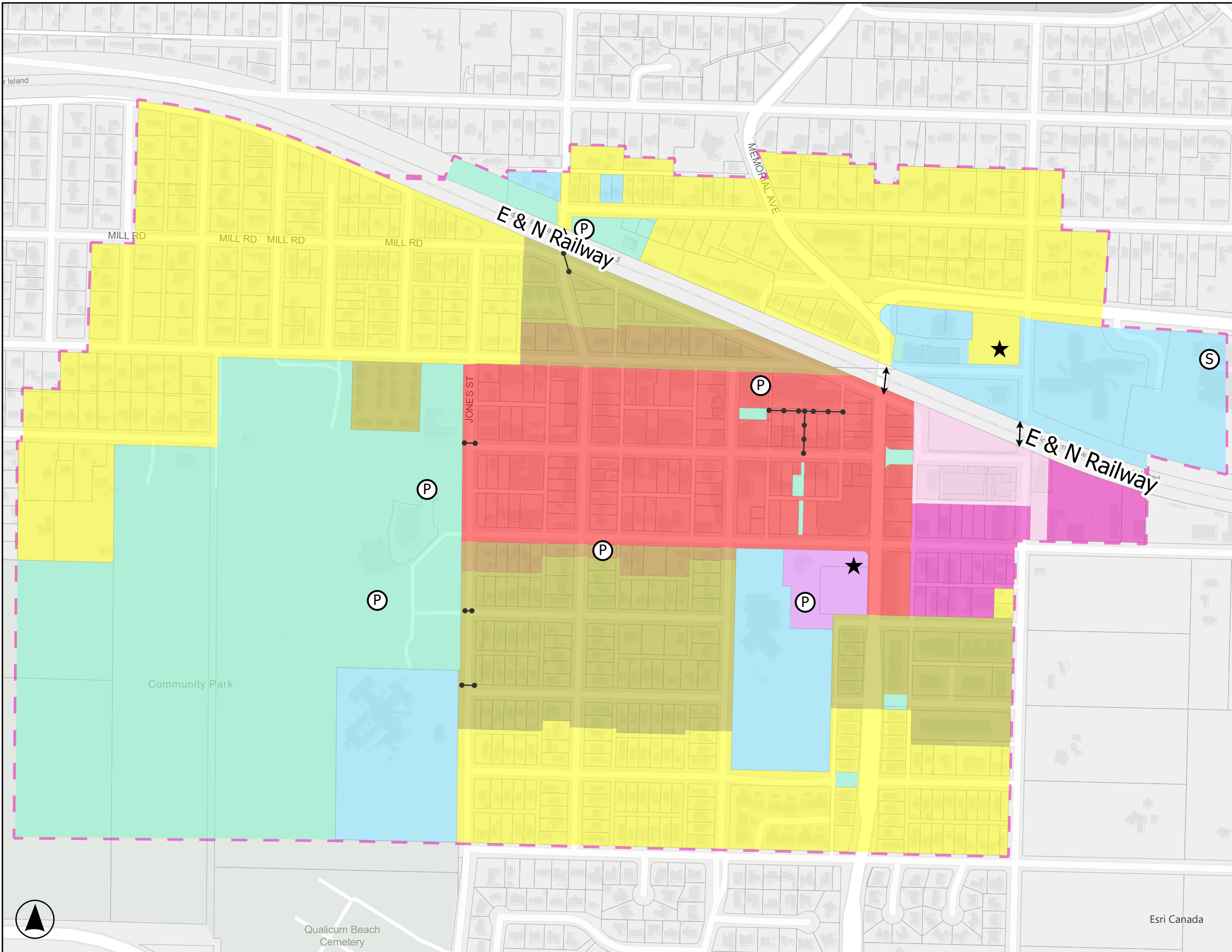


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Official Community Plan 2025

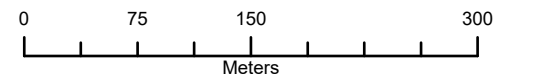
Bylaw No. 918
Schedule 2.2

LAND USE VILLAGE NEIGHBOURHOOD



- ★ Future Parks/Squares
- (P) Community Parking
- (S) Secondary School
- ↔ Existing Railway Crossing
- ↔ Future Railway Crossing
- ⋯ Proposed Pedestrian Connectors

- Village Neighbourhood
- Village Commercial Residential
- Village Transitional Commercial Residential
- Village Light Industrial
- Village Commercial Cultural Residential
- Village Institutional
- Village Mixed Residential 1
- Village Mixed Residential 2
- East Village
- Village Existing Parks/Squares
















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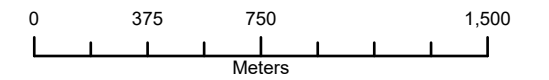
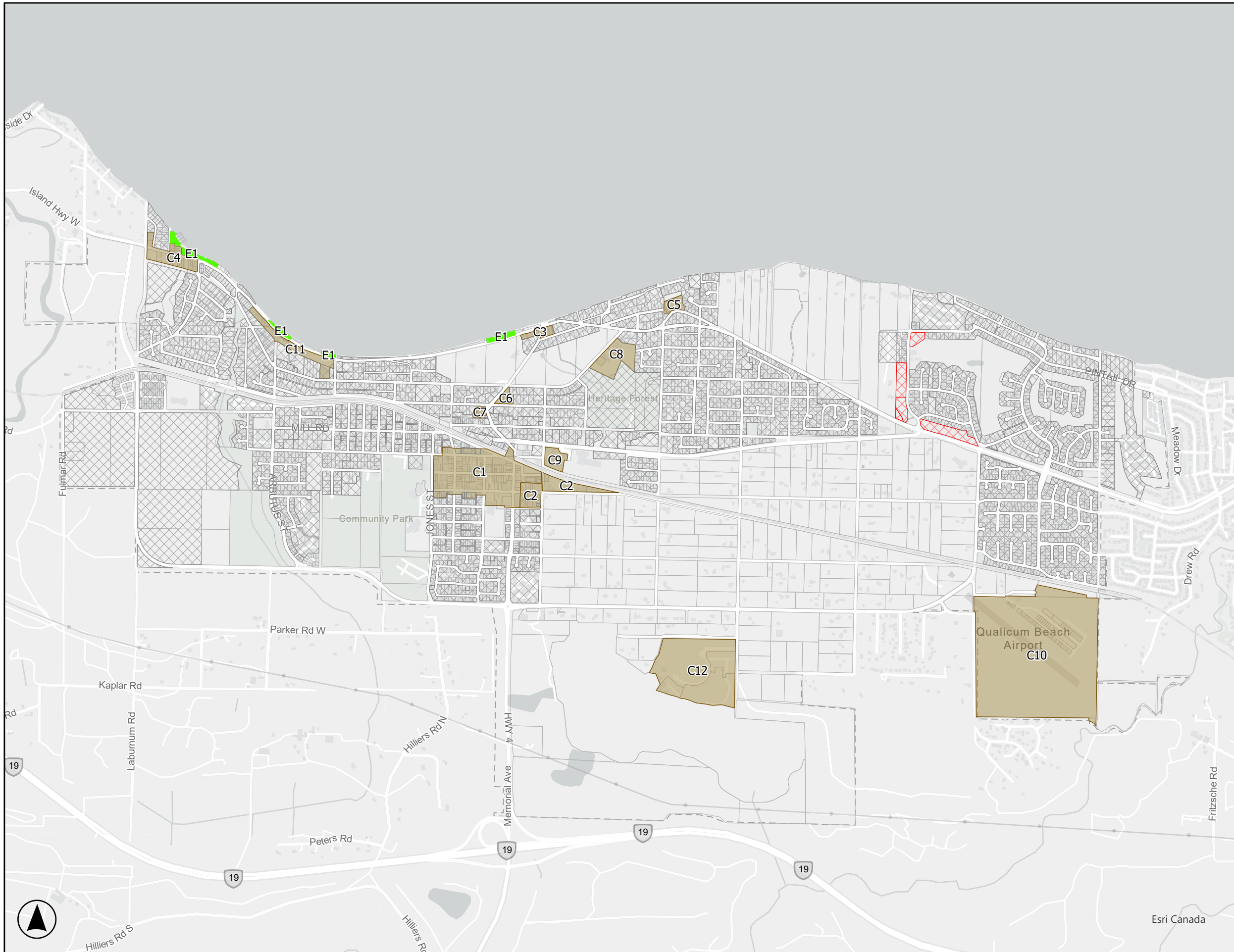
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Qualicum Beach
Cemetery

Official Community Plan 2025
Bylaw No. 918
Schedule 2.3

FORM & CHARACTER
DEVELOPMENT
PERMIT AREAS

-  RFC1
-  RFC2
-  C1 Downtown Commercial
-  C2 Industrial
-  C3-C4 Beach Commercial
-  C5 College Road
-  C6-C7 Memorial Avenue
-  C8 Crescent Road East
-  C9 Berwick Road
-  C10 Qualicum Beach Airport
-  C11 Highway Bluff Commercial
-  C12 Rural Destination Resort
-  E1 Beach Area



WGS 1984 UTM Zone 10N
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2025-12-04

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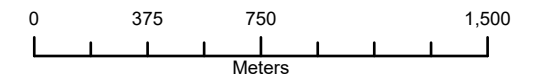
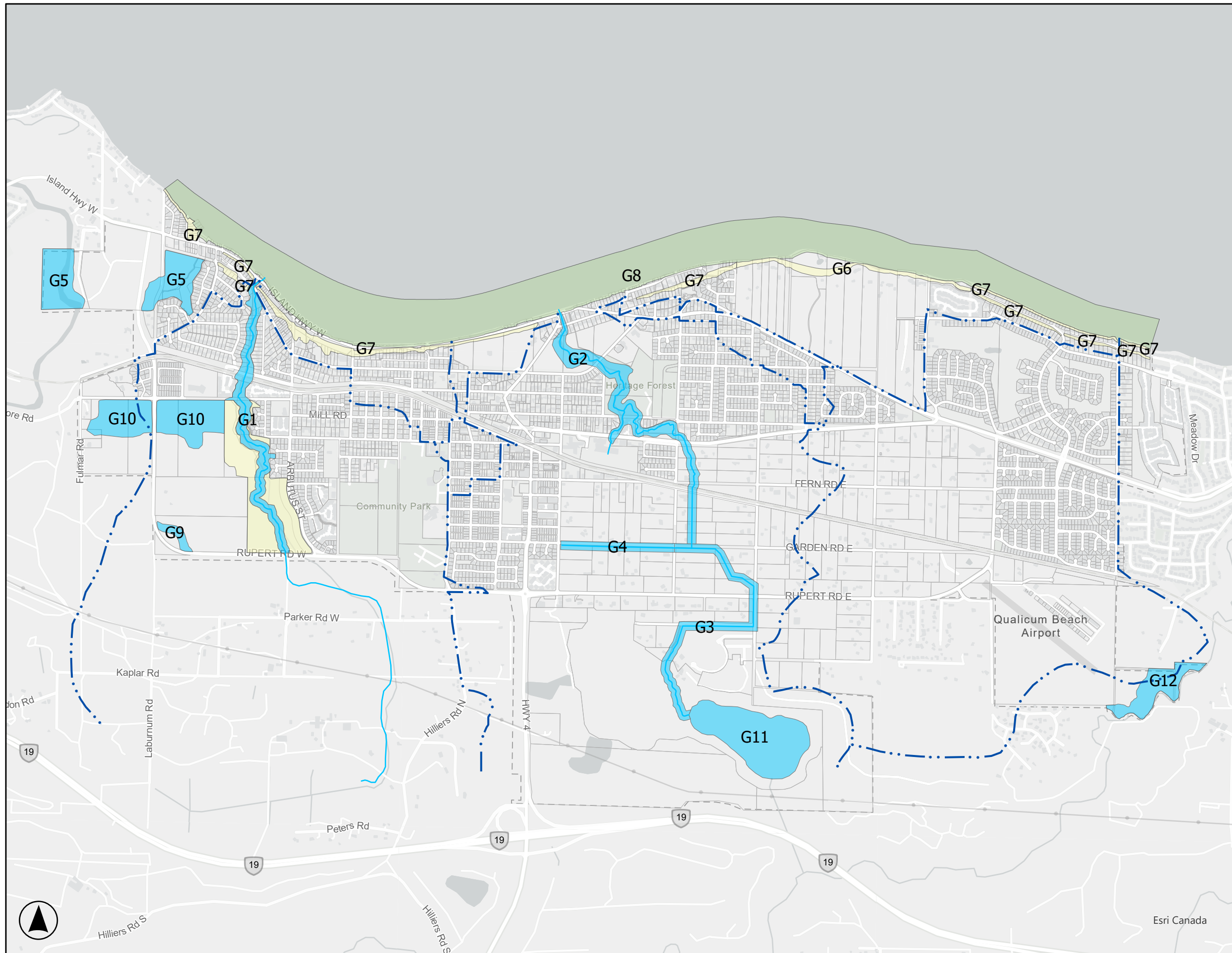
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Bylaw No. 918
Schedule 2.4

ECOLOGICAL DEVELOPMENT PERMIT AREAS

- Aquatic Habitat Greenway
- Marine Shoreline
- Upland Habitat Greenway
- Watercourses
- Watershed Boundary

- G1 Grandon Creek
- G2 Lower Beach Creek
- G3 Upper Beach Creek
- G4 Beach Creek Tributary
- G5 Little Qualicum / Laburnum
- G6 Estate Slopes
- G7 Shore Cliffs
- G8 Marine Shoreline
- G9 Aspen Sedge Wetland
- G10 Claymore Forested Wetland
- G11 Glengarry Wetland
- G12 French Creek



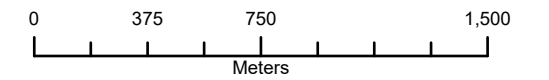
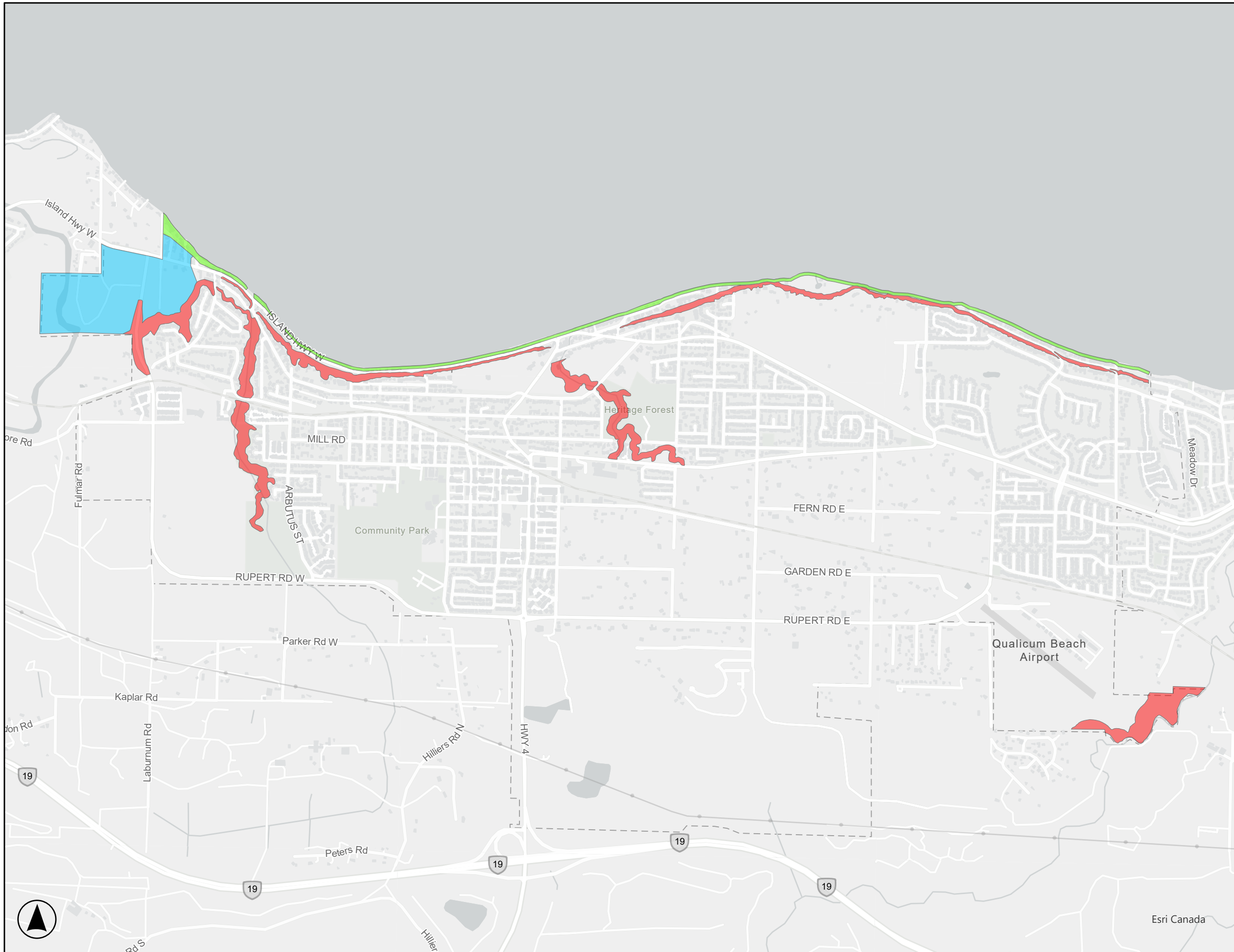
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2025-10-28

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Official Community Plan 2025
Bylaw No. 918
Schedule 2.5

HAZARDOUS LANDS
DEVELOPMENT
PERMIT AREAS

- Steep Slope
- Flood Plain
- Ocean Flood Plain



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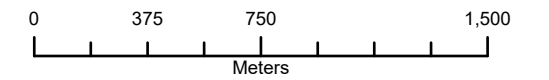
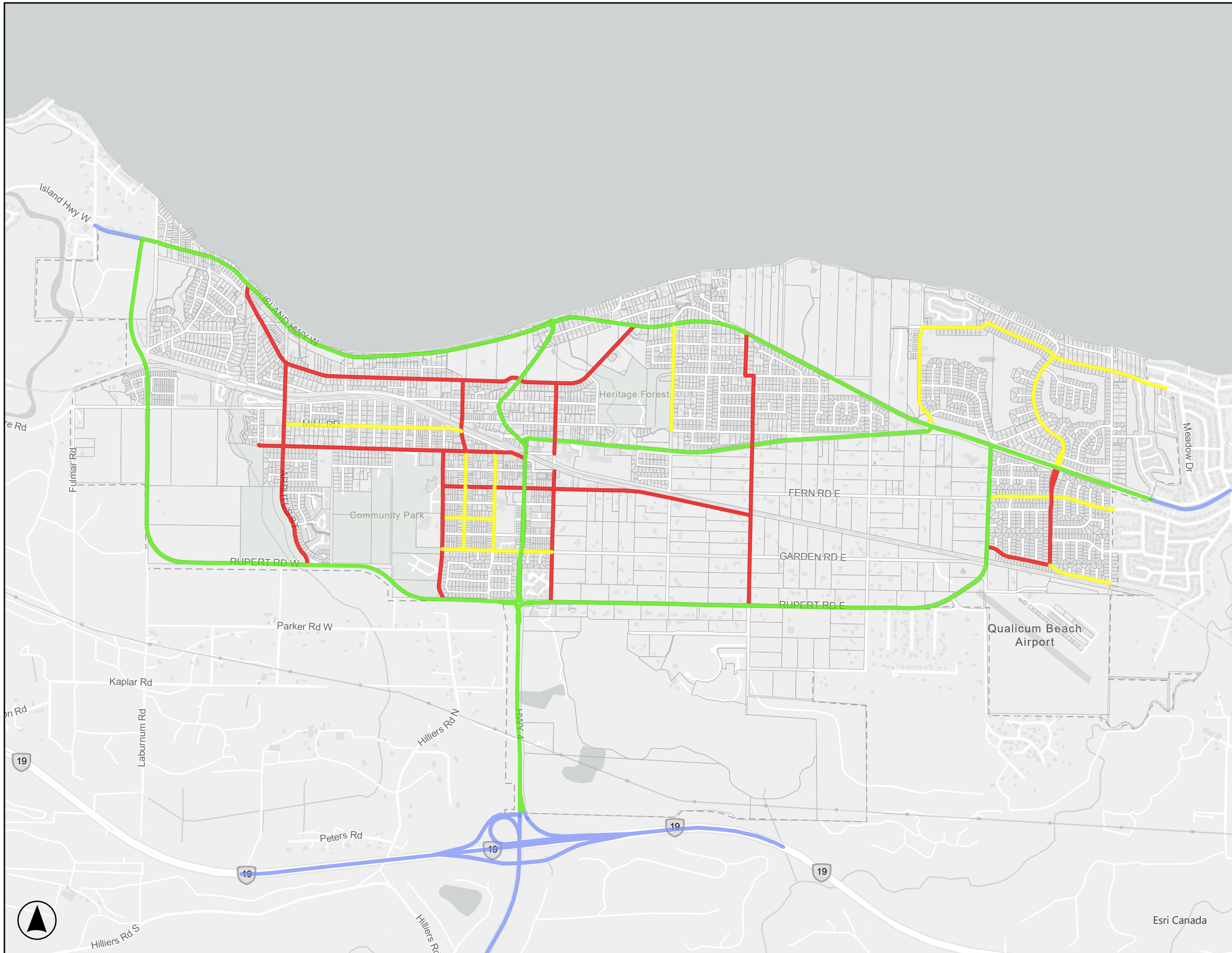
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Bylaw No. 918
Schedule 2.6

MAJOR ROAD NETWORK

- Arterial
- Major Collector
- Minor Collector
- Provincial Highway





Note:
Dedication or constructions of roads through Agricultural Land Reserve will require approval from the Agricultural Land Commission.



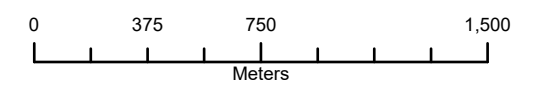
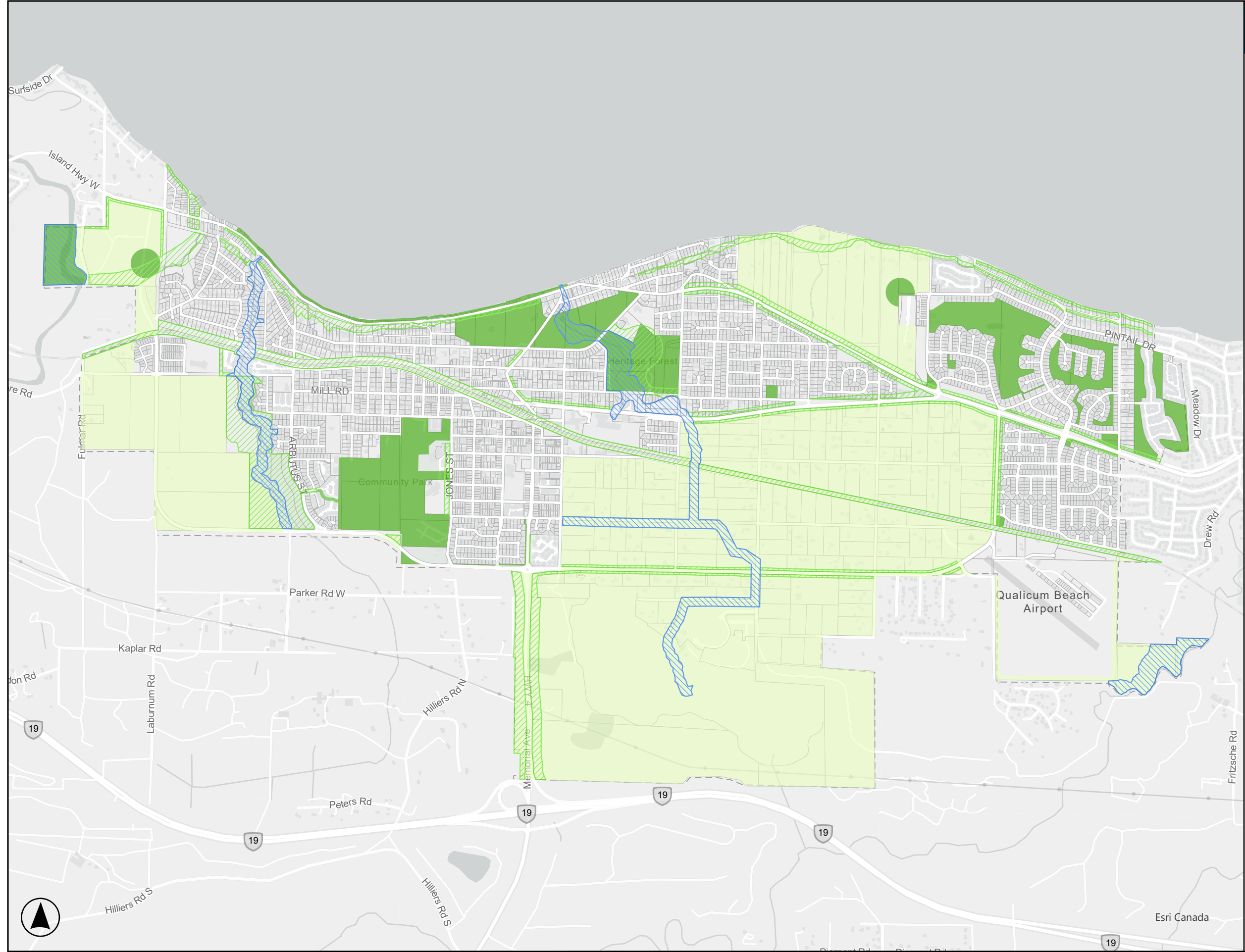
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Scale: 1:25,000
2025-10-28

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Official Community Plan 2025
Bylaw No. 918
Schedule 2.7
**PARK & ECOLOGICAL
GREENWAYS**

-  Aquatic Habitat Greenway
-  Upland Habitat Greenway
-  Park and Open Space Area
-  Greenbelt Area and Working Landscapes

Those Greenways shown on this map that are not designated as a Development Permit Area on Map Schedule 2.4 are identified for the purpose of long-term planning objectives only.



WGS 1984 UTM Zone 10N
Scale: 1:25,000
2025-11-26

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Official Community Plan 2025
Bylaw No. 918
Schedule 2.8
**ACTIVE
TRANSPORTATION**

Waterfront Walkway

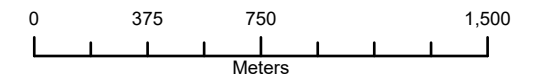
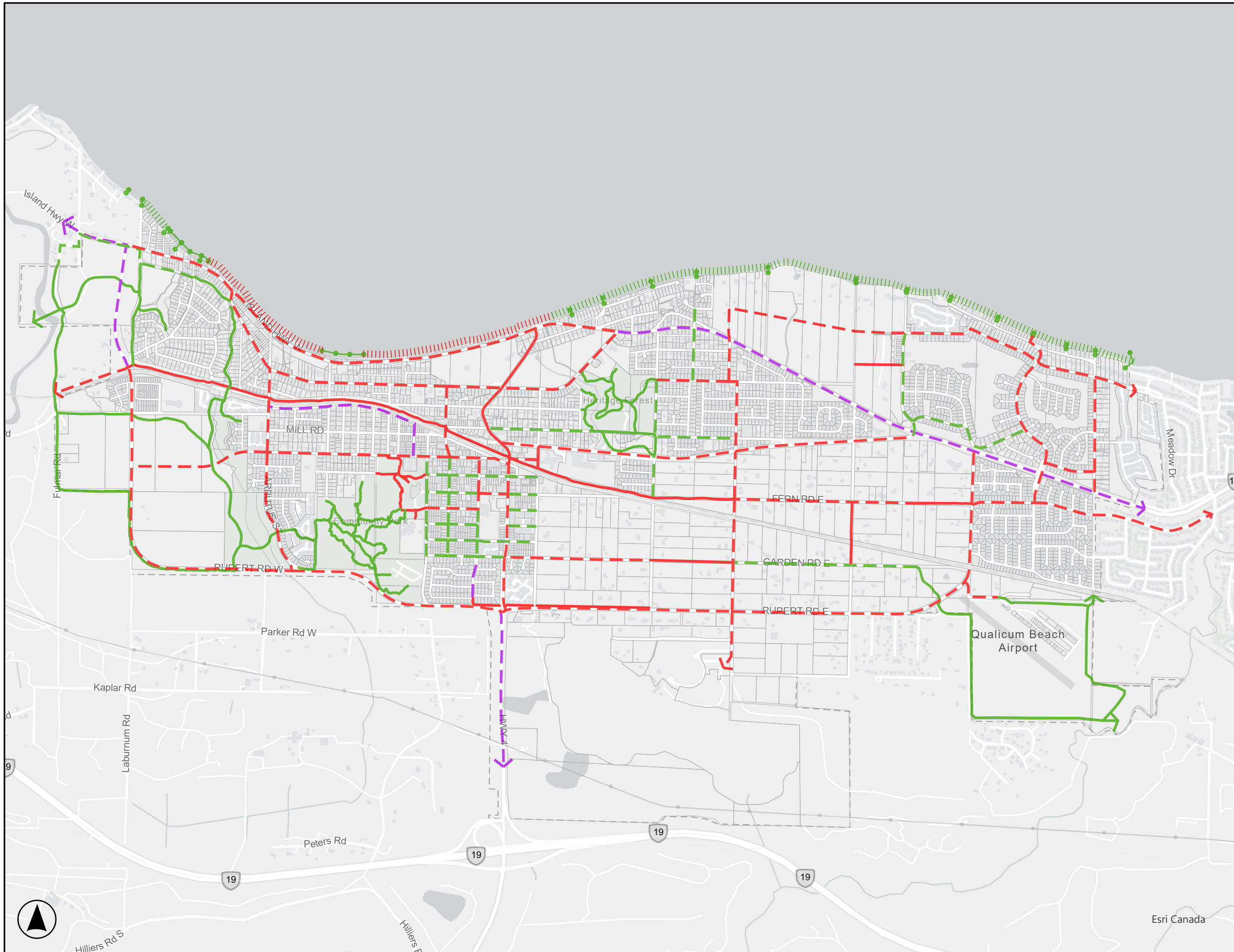
- Foreshore or Dry Land
- ||||| On Dry Land
- ||||| On The Foreshore

Paths and Trails

- Multi-use Pathway
- Walking Trail

Greenway Street

- - - With Bikeway
- - - With Sidewalk
- - - With Sidewalk and Bikeway



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Schedule 2.9

Sample Official Community Plan (OCP) Consistency Worksheet

This OCP Consistency Worksheet provides criteria to assess whether or not a development proposal is consistent with the Official Community Plan. Land use consistency is a prerequisite, and consistency with OCP goals should be assessed as supporting criteria.

A. Prerequisite: Adherence to Land Use Designation

To be consistent with the OCP, a proposal should align with the intent of the land use designation under which the property is located, should generally work towards the objectives and policies of that land use designation.

	Consistent	N/A	Not Consistent
<p>Land Use Compliance Does the proposal generally adhere to the intent, objectives, and policies of the existing land use designation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Adherence to OCP Goals

To be consistent with the OCP, a proposal should be generally consistent with the OCP Goals detailed in section 1.2 of the OCP.

	Consistent	N/A	Not Consistent
<p>1. Complete, Compact Community Land Use Encourage carefully managed growth through land use that enhances the natural ecology, local economy, and vibrancy of community life at a scale that is suited to the Qualicum Beach village character.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Low-impact Transportation Continue building a safe, walkable community where residents and visitors have access to amenities through a comprehensive network of transportation routes that support alternatives to the automobile, including alternatives for people with mobility issues that may not be able to walk or cycle.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Community Health Foster the health and well-being of people that live, work, play, and invest in the Town. Value residents and welcome all others in a spirit of inclusion, promoting and supporting demographic diversity, and continuing to promote parks and trails that support healthy lifestyles. Provide residents with access to social, cultural, and healthcare services as well as access to participation in community life, arts, and culture.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>4. Sustainable Food Systems Support a prosperous local food system through high quality restaurants, year-round access to farm-fresh produce, economic prosperity, hands-on experience through community gardens and backyard gardening, and preservation of existing ALR and agricultural land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. Progressive Infrastructure Provide efficient, effective infrastructure for energy, water, waste water & stormwater, and solid waste that advances the Town's sustainability goals and minimize the consumption of natural resources.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Economic Prosperity Pursue economic opportunities based on sustainable growth and development that meet the needs of the community. Emphasize local business, with sustainable tourism activities as a fundamental part of the local economy.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. Healthy Landscapes Preserve and protect our natural environment including ecosystems that support both people and wildlife, while maintaining a high quality of urban and rural life.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. Green Buildings Promote green building and energy conservation, including practices such as energy efficiency, solar orientation, renewable and zero/low emission energy systems, water efficiency, wastewater and stormwater reuse, healthy and non-toxic materials, and habitat-supportive and water-wise landscape design.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Sense of Place Recognize local Indigenous Peoples heritage. Value education, arts, culture, and community service as a part of daily life. Nurture small-town village character and ambience from the compact village centre to the dynamic, natural beauty of the Qualicum Beach waterfront.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Diversity of Housing Promote housing that meets the needs of the Town now and in the future across a variety of housing tenures, types, and sizes. Prioritize housing initiatives that support young adults and families, workers, older seniors, or persons with a disability.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SCHEDULE 3.0

Regional Context Statement

Alignment Between the Town of Qualicum Beach "2025 Official Community Plan" and the Regional District of Nanaimo "Shaping Our Future 2040 Regional Growth Strategy"

RGS Goal 1	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Climate Adaption and Mitigation To increase energy efficient, reduce greenhouse gas emissions and mitigate the impacts of climate change in the region.	1.1	<i>Does the OCP include provincial targets to reduce Greenhouse Gas (GHG) emissions to 40 per cent below 2007 levels by 2030? And net-zero emissions by 2050?</i> ✓ Consistent	Section 2.2.2 "Climate Emissions Planning" The OCP supports this regional goal.
	1.2 1.3 1.4 1.5	<i>Does the OCP support the development of alternative sources of energy use and production?</i> ✓ Consistent	Policy 2.1.24 <i>The Town shall pursue the implementation of a district energy pilot project within the "Village Neighbourhood", with the Community Park and the curling rink area as potential locations. Potential technologies to be explored include geothermal and heat recovery from wastewater.</i>
	1.6 1.7	<i>Does the OCP support buildings to be energy efficient and low carbon emitting?</i> ✓ Consistent	OCP Goal 8 (implemented throughout): <i>Promote green building and energy conservation, including practices such as energy efficiency, solar orientation, renewable and zero/low emission energy systems, water efficiency, wastewater and stormwater reuse, healthy and non-toxic materials, and habitat-supportive and water-wise landscape design.</i>
	1.8	<i>Does the OCP encourage waste management diversion and opportunities to recover resources from waste?</i> ✓ Consistent	Section 2.6.5 "Solid Waste" OCP supports continued management of solid waste through the Regional District of Nanaimo

	1.9	<i>Does the OCP consider the impacts of climate change on future infrastructure, including wildfires, extreme weather events, flooding, coastal storm surge, erosion, and sea level rise?</i> ✓ Consistent	Section 1.3 "How to Use the OCP" refers to the Community Wildfire Resiliency Plan to consider future wildfire hazards Section 2.7.1 "Hazardous Lands Development Permit Areas"
	1.10 1.11 1.12	<i>Does the OCP support collaboration with the Federal government, Provincial government, First Nations and businesses for climate change mitigation and adaptation?</i> ✓ Consistent	Section 2.4 "Regional Growth" shows support for the Regional Growth Strategy, including: <i>Goal 11: "Working Together – Facilitate and foster cooperation among jurisdictions through an understanding of and commitment to growth management goals among all levels of government, the public, and key private and voluntary sector partners."</i>

RGS Goal 2	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Protect the Environment Protect and enhance the environment and minimize ecological damage from growth and development.	2.1 2.2 2.3 2.4	<i>Does the OCP contain policy to protect fresh (surface and ground) and marine seawater from degradation and depletion?</i> ✓ Consistent	Section 2.6.3 "Stormwater & Watershed Management" Additionally, the Town has strong policies in place through Development Permit Areas and development guidelines and implementation measures to preserve and protect the natural ecosystems.
	2.5	<i>Does the OCP promote good air quality in the region, such as through transportation options and support for renewable energy?</i> ✓ Consistent	OCP Goal 2: Low-impact Transportation (implemented via policies throughout) OCP Goal 8: Green Buildings (implemented via policies throughout) Section 2.1.2 "Complete, Compact Community"

			<p>Section 2.2.2 “Climate Emissions Planning”</p> <p>Section 2.6.1 “Transportation”</p>
2.6, 2.7, 2.8	<p><i>Does the OCP support the retention of natural ecosystems in the Coastal Douglas Fir zone?</i></p> <p>✓ Consistent</p>		<p>Section 2.7.2 Ecological Development Permit Areas (and corresponding guidelines located in PART 5: Zoning Bylaw No. 900)</p>
2.9 2.10 2.11 2.12 2.13 2.14	<p><i>Does the OCP contain measures to protect and mitigate the impacts of development on environmentally sensitive areas and provide connectivity corridors for wildlife between critical habitat?</i></p> <p>✓ Consistent</p>		<p>Section 2.7.2 Ecological Development Permit Areas (and corresponding guidelines located in PART 5: Zoning Bylaw No. 900)</p>
2.15 2.16 2.17	<p><i>Does the OCP include measures to protect life and property from a range of hazards (avoiding development in hazardous areas or taking mitigation measures to protect settlements that are already established)?</i></p> <p>✓ Consistent</p>		<p>Section 2.7.1 Hazardous Lands Development Permit Areas (and corresponding guidelines located in PART 5: Zoning Bylaw No. 900)</p>

RGS Goal 3	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Coordinate Land Use and Mobility To support climate mitigation, ensure land use patterns, and transportation and mobility networks are connected to achieve more compact, complete, and accessible communities.	3.1 3.9	<i>Does the OCP support land use patterns that allow for alternatives to the automobile such as walking, cycling and public transit?</i> ✓ Consistent	OCP Goal 2: Low-impact Transportation (implemented via policies throughout) Section 2.1.2 "Complete, Compact Community" Section 2.6.1 "Transportation"
	3.2	<i>Does the OCP promote the location of job creating land uses close to where people live?</i> ✓ Consistent	Section 2.1.2 "Complete, Compact Community" 3.7 "Village Commercial Residential" 3.2 "Village Light Industrial" 3.4 "Village Institutional" 3.7 "Village Transitional Commercial/Residential"
	3.3	<i>Has the OCP considered the location of industrial development that is good access to transportation infrastructure and minimal environmental and community impact?</i> ✓ Consistent	Section 3.2 "Village Light Industrial"
	3.5 3.6 3.7 3.8 3.10 3.11	<i>Does the OCP advocate for improved transportation services and inter-regional connections?</i> ✓ Consistent	Section 2.6.1 "Transportation"
	3.12	<i>Does the OCP recognize the E&N Railway Corridor and the importance for transportation in the region?</i> ✓ Consistent	Section 2.6.1 "Transportation" Map Schedule 2.8

RGS Goal 4	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Community Building Create compact complete communities within distinctive centres of activity and provide easy access to places to live, work, play and learn.	4.1 4.2 4.3 4.10	<i>Does the OCP designate Growth Containment Boundaries (GCB) consistent with the RGS?</i> ✓ Consistent	<i>The "Village Neighbourhood" is the heart of Qualicum Beach, home to commerce, social activity, goods and services, and higher-density housing.</i> The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy. Section 2.1.1 "Urban Containment Boundary" Schedule 2.1 "Land Use"
	4.4 4.5 4.8	<i>Does the OCP designate mixed-use centres that are pedestrian-oriented, transit supportive, compact, complete neighbourhoods compatible in character with their context.</i> ✓ Consistent	Section 3 "Land Use Designations Within the Village Neighbourhood"
	4.6 4.7	<i>Does the OCP only support more intensive urban areas in designated growth areas?</i> ✓ Consistent	Section 2.1.2 "Complete, Compact Community" Section 3. "Land Use Designations Within the Village Neighbourhood"

RGS Goal 5	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Enhance Rural Integrity Protect and strengthen the region's rural economy and functioning rural landscapes.	5.1	<i>Does the OCP designate land for rural forms of land use and development on large land holdings consistent with the Regional Growth Strategy?</i> ✓ Consistent	Section 2.1 "Manage Urban Growth" Section 4.6 "Rural"
	5.3		
	5.8		
	5.9		
	5.10		
	5.2	<i>Does the OCP include measures to protect resource and farm lands?</i> ✓ Consistent	OCP Goal 4: Sustainable Food Systems Section 4.6 "Rural"
	5.4		
	5.6		
	5.11		
	5.5	<i>Does the OCP encourage land uses compatible with agriculture, forestry, primary natural resource use, and recreation? Do the compatible uses enhance the economic viability of the primary use and contribute to protecting the environment?</i> ✓ Consistent	OCP Goal 4: Sustainable Food Systems Section 4.6 "Rural" Section 4.8 "Recreational Greenways"
	5.7		

RGS Goal 6	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Diverse and Affordable Housing Choices Support and facilitate provisions for appropriate, adequate, affordable, and adaptable housing.	6.1	<i>Does the OCP support the development of a range of housing types?</i> ✓ Consistent	OCP Goal 10: Diversity of Housing (implemented throughout) Section 2.3 "Housing" A range of housing permitted within the following land use designations: <ul style="list-style-type: none"> • All land use designations within the Village Neighbourhood <i>except</i> Village Parks and Squares • 4.1 Residential • 4.2 Commercial • 4.4 Airport Area • 4.5 Institutional • 4.6 Rural

	6.2 6.3	<i>Does the OCP and zoning bylaw include strategies to meet the future housing needs of diverse households of all ages, abilities, and incomes?</i> ✓ Consistent	OCP Goal 10: Diversity of Housing (implemented throughout) Section 2.3 "Housing" Section 2.3.2 "Priority Housing Groups"
	6.4 6.5 6.6 6.7	<i>Does the OCP include policy to work with regional partners and advocate senior governments to address affordable housing issues?</i> ✓ Consistent	Section 2.3 "Housing" Section 4.1 "Residential"

RGS Goal 7	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Economic Resiliency Support strategic economic development and link commercial and industrial strategies to the region's land use, rural, and environmental protection priorities.	7.1 7.2 7.8 7.10 7.16 7.17	<i>Does the OCP support a coordinated efforts to promote economic development that benefits the community?</i> ✓ Consistent	OCP Goal 6: Economic Prosperity (implemented throughout) Section 4: Land Use Designations Outside the Village Neighbourhood <i>The lands that are located just beyond the existing boundaries of Qualicum Beach have a direct effect on the social and economic welfare of the community. In order to protect the Town's interests in these sensitive fringe areas, the Town will work with the Regional District of Nanaimo as part of the implementation of the Regional Growth Strategy and the Town's OCP.</i>
	7.4 7.5 7.6 7.9 7.18	<i>Does the OCP encourage and support a broad range of industrial, commercial, and institutional development in appropriate location?</i> ✓ Consistent	A range of context-appropriate industrial, commercial, and institutional development is permitted. Land Use Designations include those within and outside the Village Neighbourhood: <ul style="list-style-type: none"> • 3.1 Village Commercial Residential • 3.2 Village Light Industrial • 3.3 Village Commercial/ Cultural/ Residential • 3.4 Village Institutional • 3.7 Village Transitional Commercial/ Residential • 4.2 Commercial • 4.4 Airport Area

	7.11 7.12 7.13 7.14 7.15	<i>Does the OCP recognize and support the link between land use and economic development?</i> ✓ Consistent	OCP Goal 6: Economic Prosperity (implemented throughout) Section 4.2 "Commercial" Section 4.6 "Rural" Section 4.7 "Waterfront"
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RGS Goal 8	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Food System Resiliency Protect and enhance the capacity of the region to adapt, produce, and process food and mitigate the impacts of disruptions.	8.1	<i>Does the OCP support the protection of farmland?</i> ✓ Consistent	OCP Goal 4: Sustainable Food Systems (implemented throughout) Section 4.6 "Rural"
	8.2		
	8.3		
	8.4		
	8.5	<i>Does the OCP promote the economic viability of agriculture through the creation of value-added products and complementary uses on farmland?</i> ✓ Consistent	Policy 4.9.7 <i>The Town shall continue to encourage forestry and other rural economic activities on land designated as 'Rural' not being used for agricultural purposes.</i>
	8.6		
	8.7		
	8.8	<i>Does the OCP support the enhancement of regional and local food systems through production, processing, distribution, and sale of locally harvested products.</i> ✓ Consistent	OCP Goal 4: Sustainable Food Systems (implemented throughout) <i>Support a prosperous local food system through high quality restaurants, year-round access to farm-fresh produce, economic prosperity, hands-on experience through community gardens and backyard gardening, and preservation of existing ALR and agricultural land.</i>
	8.9		
	8.10		
	8.11		
	8.12		

RGS Goal 9	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Pride of Place Celebrate the region’s unique beauty, culture, history and arts.	9.1	<i>Does the OCP support the protection and enhancement of sites, facilities, and features with important heritage, recreational, cultural, and natural values?</i> ✓ Consistent	OCP Goal 9: Sense of Place (implemented throughout) Section 2.7.3 “Form and Character Development Permit Areas” Section 2.7.2 “Ecological Development Permit Areas” Section 3.3 “Village Commercial/Cultural/Residential” Section 3.9 “Village Parks and Squares”
	9.2	<i>Does the OCP promote excellence in:</i> <ul style="list-style-type: none"> • <i>architecture</i> ✓ Consistent <ul style="list-style-type: none"> • <i>public art</i> ✓ Consistent	Section 2.7.3 “Form and Character Development Permit Areas” Policy 2.1.3.13 <i>The Town may support public art through continual investment, especially in new development projects</i>

RGS Goal 10	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Efficient Services Provide efficient, cost-effective services and infrastructure that contribute to compact and sustainable growth	10.1 10.5 10.6 10.7 10.10 10.17	<i>Does the OCP support efficient public services to communities and that can accommodate sustainable growth?</i> ✓ Consistent	OCP Goal 5: Progressive Infrastructure (implemented throughout) Section 2.6: “Municipal Services”

	10.2 10.3 10.4 10.9	<i>Does the OCP only support urban development inside the GCB that is fully serviced with community water and community sewer?</i> ✓ Consistent	Section 2.1.1 "Urban Containment Boundary"
	10.11 10.15 10.16	<i>Does the OCP support developments that incorporate energy efficient, water conservation and recycling?</i> ✓ Consistent	OCP Goal 8: Green Buildings (implemented throughout) Section 2.2 "Sustainability & Greenhouse Gas Emissions Reduction" Section 3 "Land Use Designations Within the Village Neighbourhood" Section 4.1 "Residential" Section 4.2 "Commercial"

RGS Goal 11	RGS Policy	OCP Consistency with RGS Policy	Relevant OCP Policy
Cooperation Among Jurisdictions Facilitate and understanding of and commitment to growth management goals among all levels of government, the public, and key private and voluntary sector partners.	11.1 11.2	<i>Does the OCP make commitment to implement the goals of the RGS?</i> ✓ Consistent	Section 2.4 "Regional Growth" shows support for the Regional Growth Strategy, including: <i>Goal 11: "Working Together – Facilitate and foster cooperation among jurisdictions through an understanding of and commitment to growth management goals among all levels of government, the public, and key private and voluntary sector partners."</i>
	11.3	<i>Does the OCP recognize the importance of coordinating land use planning with local First Nations?</i> ✓ Consistent	n/a