



Bylaw No. 3050

QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007

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COMOX STRATHCONA REGIONAL DISTRICT

BYLAW NO. 3050

**A bylaw to adopt the
"Quadra Island Official Community Plan Bylaw, 2007"
being Bylaw No. 3050**

The board of the Comox Strathcona Regional District in open meeting assembled, enacts the adoption of the "Quadra Island Official Community Plan Bylaw, 2007" being Bylaw No. 3050:

SECTION ONE APPLICATION

- 1) This Bylaw No. 3050 shall be applicable to that portion of electoral area 'J' of the Comox Strathcona Regional District known as Quadra Island and the adjacent small peripheral Islands, surrounding the foreshore and surface of the water as described in Schedule 'A'.
- 2) For the purpose of this Bylaw, Schedule 'A', being the text, is attached to and forms an integral part of this Bylaw and the bears the words Schedule 'A'.
- 3) For the purpose of this Bylaw, Schedules 'A-1', being the plan map, is attached to and forms part of this Bylaw.
- 4) For the purpose of this bylaw, schedule 'A-2', being the existing and potential trails and parks map, is attached to and forms part of this bylaw.
- 5) Where matters in this Bylaw are deemed beyond the jurisdiction of the Board of the Comox Strathcona Regional District, such regulations and/or policies shall be considered as broad objectives of the Board pursuant to Section 878(2) of the *Local Government Act*.

SECTION TWO ENACTMENT AND REPEAL

- 1) Pursuant to Section 875 of the *Local Government Act*, the community plan forming Schedules 'A', 'A-1' and 'A-2' to this bylaw is adopted as the Official Community Plan for Quadra Island of the Comox Strathcona Regional District.
- 2) The following bylaw is hereby repealed upon adoption of this bylaw:
 - i) "Bylaw No. 1840, being the "Quadra Island Official Community Plan Bylaw, 1996" and all amendments thereto."

LIST OF AMENDMENTS

**This copy is consolidated for convenience only
and includes the following amendments:**

BYLAW No.	AMENDMENT No.	DATE ADOPTED	PURPOSE
SRD 4	#1	March 27, 2008	To redesignate property from 'Rural' to 'Rural Residential'
SRD 24	#2	November 26, 2009	To redesignate property from Rural to Rural Residential.
SRD 45	#3	June 23, 2011	To redesignate property from Rural to Industrial.
SRD 115	#5	October 27, 2011	To redesignate property from Rural to Rural Residential.
SRD 120	#6	September 20, 2012	Amendment to text and the addition of Schedule B – Quathiaski Cove Village Plan
SRD 125	#7	September 20, 2012	Amendment to text regarding Greenhouse Gas Emissions, Coastal Planning, Climate Change; Greenhouse Gas Emission Reduction Policies and Coastal Planning Policies
SRD 159	#8	May 8, 2013	Map amendment – redesignation from Rural (RU) to Rural Residential (RR) Gowlland Harbour Road
SRD 208	#9	November 27, 2014	Map amendment – redesignation from Rural (RU) to Country Residential (CR) and Rural Residential (RR) – Richardson
SRD 297	#10	July 18, 2018	Map amendment – redesignation from Rural (RU) to Rural Residential (RR) and Country Residential (CR) – Mallis

SRD 303	#11	July 18, 2018	Map amendment – redesignation from Rural (RU) to Rural Residential (RR) and from Silviculture (S) to Country Residential (CR) – Swanson
SRD 306	#12	July 18, 2018	Text amendment – to add a new Park Residential Policies section. Map amendment – to redesignate from Recreation Commercial (RC) to Park Residential (PR) – Quadra Links

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QUADRA ISLAND OFFICIAL COMMUNITY PLAN

PART I

INTRODUCTION

PURPOSE OF THE OFFICIAL COMMUNITY PLAN

- 1.1 (a) One of the primary functions of the Quadra Island official community plan (OCP) is to provide Quadra Island and surrounding peripheral islets (‘plan area’) with a guide for future land use and community development. The plan is an important statement of community values and goals. The objectives and policies contained within this plan recognize a wide variety of uses, are designed to maintain the rural character of the Island, and respect the physical characteristics and limitations of the land base, yet accommodate continued agricultural and forestry opportunities, expanded recreational opportunities, residential use and limited commercial and industrial activities. Where matters in the plan are deemed beyond the jurisdiction of the board of the regional district (‘board’), such policies shall be considered as broad objectives of the board pursuant to the *Local Government Act*.
- (b) The official community plan provides a view of land use for the plan area over the next five to ten year timeframe and provides the basis for regulatory bylaws (i.e. zoning), that deal with current land use standards. The plan should be reviewed on a regular basis to keep pace with changing attitudes, lifestyles, and economic factors that could alter some aspects of the plan.

PLANNING HISTORY/PUBLIC PARTICIPATION

- 1.2 (a) An official settlement plan was originally adopted for Quadra Island in 1980 and was revised in 1985. A complete review of the 1985 plan was initiated in 1991 to address the communities concerns regarding the rate of growth, increased development pressures, and the limited ability of the existing plan to address the negative aspects of growth the Island was experiencing at that time.
- (b) The community was actively involved in the preparation of the 1996 plan. Community members were invited to form committees to review, discuss, and present land use concerns and options respecting specific land use categories. The committee reports that were produced provided the framework for the initial draft of the plan. Direct community input was later received through a series of workshops and open house meetings held from October 1994 to June 1995. In November 1995, a draft plan was presented to the community for review and comments. The 1996 plan was adopted after a public hearing and agency referrals and served the community until 2007.

- (c) In October 2006, the community began a review of the 1996 OCP. The initial focus was to look at the residential development of four main areas of the island: Quathiaski Cove, Heriot Bay, south of Heriot Bay and the southeast corner of the Island. Four committees of residents reviewed these areas and provided detailed plans of what they would consider for their area. There were some key issues that all four groups identified and consensus was hard to achieve on any of the four plans. These plans were, however, the basis for further public meetings. The local director offered an alternative plan to the community in June of 2007, in which the local residents offered their further suggestions. These two plans have been combined with the countless comments received to create a plan that should address the common concerns and values of the community.
- (d) In 2010/2011, a planning initiative to complete a plan for the Quathiaski Cove area was undertaken. This work was guided by a steering committee with 19 members, including the Area Director, and is included within the official community plan as the “Quathiaski Cove Village Plan” (Schedule ‘B’)

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Part II

COMMUNITY VALUES & OBJECTIVES

2.0 A community plan must recognize a wide variety of existing uses, yet be designed to guide future land use and community development in keeping with community values and aspirations. The following sections outline the values and the objectives as identified by the Quadra Island community.

COMMUNITY VALUES

- 2.1 (a) To promote a strong rural community that reflects a diversity of lifestyles, economics and recreational opportunities.
- (b) To promote land use patterns which do not compromise the ecological integrity and rural character of the Island.
- (c) To recognize the unique natural characteristics of the Island, and to safeguard sensitive areas including the Island’s groundwater recharge areas from inappropriate forms of development and sources of pollution.
- (d) To facilitate the participation of the Island community in local government decisions respecting the level and implementation of regulatory land use controls.

OBJECTIVES – SETTLEMENT PATTERNS

- 2.2a (i) To maintain the rural nature of the Island and encourage a small, close-knit community.
- (ii) To provide for forms of development which are mindful of the capacity of the land to support such development and do not detract from the rural character of the Island.
- (iii) To encourage affordable and safe living and housing opportunities on the Island.
- (iv) To recognize that home occupations and home industries are important to the lifestyle of Quadra Island residents. To promote settlement patterns that minimize risks associated with natural hazards and that consider the surrounding environment.
- (v) To identify adequate inventories of suitable land and resources for future settlement while considering small-scale and infill opportunities in rural areas.
- (vi) The intent of the plan is to discourage the creation of new settlement areas.
- (vii) To implement the model of village structure, specific land use designations and the form and character guidance for new developments as provided by the “Quathiaski Cove Village Plan”.

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OBJECTIVES – HEALTH & PUBLIC SAFETY

- 2.2b (i) To encourage public health and safety as major considerations in all development proposals.

- (ii) To encourage the provision of health and education services to meet community needs.
- (iii) To encourage recreational opportunities on the Island that promote healthy citizens in a strong community without damaging the character and natural environment of the Island.
- (iv) To foster a healthy and well-rounded human existence by protecting the quality of our environment.

OBJECTIVES – TRANSPORTATION PLANNING

- 2.2c (i) To encourage road design and construction standards that meet the safety and transportation needs of the community.
- (ii) To encourage a road system in keeping with the natural environment, and one that includes development and maintenance of pedestrian, equestrian, and bicycle paths as part of the transportation system.
 - (iii) To establish ‘rural road’ standards for the Island.

OBJECTIVES – ENVIRONMENTALLY SENSITIVE AREAS

- 2.2d (i) To protect sensitive ecological areas and habitat areas for wildlife, migratory waterfowl, fish, marine organisms, and humans.
- (ii) To recognize the shoreline as a ribbon of shared aesthetics, heritage, and biological diversity, and to preserve the Island’s scenic landscapes, heritage sites, and the natural vegetation along shorelines and watercourses.
 - (iii) To encourage and facilitate the identification, protection and conservation of archaeological sites within the plan area.
 - (iv) To conserve biodiversity through responsible land use planning.
 - (v) To protect the Island environment and areas of special sensitivity, watercourses, lakes, and heritage and archaeological sites, and to encourage local inventories of ‘heritage’ and ‘native cultural’ values to protect these sites.
 - (vi) To discourage high-density settlement patterns on the shoreline.
 - (vii) To support the continuance of large lot sizes for shoreline areas, and to direct small lot densities to residentially designated areas in the interior of the Island.
 - (viii) To protect the widely appreciated aesthetic characteristics of peripheral islands and to encourage protection of offshore islands managed by the crown.
 - (ix) To ensure that public access to and along the foreshore is maintained.

OBJECTIVES – WASTE MANAGEMENT

- 2.2e (i) To promote investigation of alternative sewage management methods for the Island that do not include discharge into the marine environment.
- (ii) To endorse regulatory methods which will prohibit sewage disposal into marine waters.

- (iii) To ensure solid waste transfer and recycling sites are situated in environmentally and aesthetically acceptable locations.
- (iv) To encourage a solid and liquid waste management study.
- (v) To ensure that there is public notification, provision of technical information, and opportunity for community input respecting communal sewage system proposals.
- (vi) To encourage recycling of solid and liquid wastes.

OBJECTIVES – WATER RESOURCES & MANAGEMENT

- 2.2f
- (i) To protect watersheds and groundwater recharge areas from degradation.
 - (ii) To protect the supply of potable water to ensure water self-sufficiency.
 - (iii) To determine the extent and quality of water resources through inventories, water quality testing, and monitoring.
 - (iv) To identify and eliminate sources of pollution to surface and groundwater supplies.
 - (v) To ensure that storm water drainage of future development is such that there is no increase in the peak rate of run off from the site after development, as compared to that which occurred before the development took place.

OBJECTIVES – CLIMATE CHANGE

2.2g (i) Green Gas Emissions

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- (a) To support a partnership with the Province of BC and the residents, business operators and property owners of Quadra Island for the reduction of greenhouse gases.
- (b) To establish targets and actions towards the reduction of greenhouse gas emissions.
- (c) To reduce solid waste and increase recycling rates.
- (d) To protect the health and productivity of the local soils and waterways.
- (e) Within the Quathiaski Cove Village Plan area:
 - i. To achieve greenhouse gas emissions reductions and solid waste reductions exceeding locally and regionally set targets.
 - ii. To engage owners, builders and residents in an exemplary model green community.
 - iii. To exceed typical standards for green land use, stormwater management, energy and water conservation.
 - iv. to adopt a three part strategy to reduce energy use and greenhouse gas emissions:

1. Building energy demand reduction (smaller homes, multifamily homes, green standard construction, passive solar orientation and features.)
2. Transportation emissions reduction (walkable community, support for shuttle and bus service, incentives for zero emission vehicles.)
3. Renewable and efficient energy supply (concentrated population improves feasibility for neighbourhood energy utility, building rooftops oriented for solar water heaters, investigate potential for solar, wind and tidal electrical supply.)

(ii) Coastal Planning

- (a) To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment.
- (b) To provide an adaptive land use planning framework to meet the complex challenges of climate change.

OBJECTIVES – COMMERCIAL ACTIVITY

- 2.2h (i) To encourage centrally located commercial zones to provide social focal points and promote an increased level of community interaction and involvement.
- (ii) To ensure that scattered commercial development does not threaten the character of the Island.
- (iii) To promote the concentration of appropriate commercial development in the Quathiaski Cove and Heriot Bay areas that does not interfere with the residential character of these areas.
- (iv) To protect and enhance the Island’s environment, aesthetics and rural atmosphere.
- (v) To minimize the impact of commercial development on the environment, aesthetics, and adjoining properties and to discourage larger scale commercial development likely to result in adverse aesthetics, environmental, and social effects.
- (vi) To discourage commercial development on or adjacent to the lakes, other environmentally sensitive areas, and peripheral islands.
- (vii) To encourage tourism opportunities which are appropriate to the ambiance of Quadra Island and which recognize the finite limitations of the land base, the environment, and the local infrastructure.

OBJECTIVES – INDUSTRIAL ACTIVITY

- 2.2i (i) To recognize the need for certain light industrial uses to supply local Island requirements and to supply services to visitors and tourists.
- (ii) To protect the environment, the natural amenities, and preserve the rural and marine values of the Island.

- (iii) To encourage small-scale light industrial uses which provide employment for Quadra Island residents.
- (iv) To discourage industrial development on or adjacent to the lakes, other environmentally sensitive areas, and peripheral islands.
- (v) To discourage large-scale industrial development likely to result in adverse aesthetic, environmental, and social effects.

OBJECTIVES – FORESTS / SILVICULTURE

- 2.2j
- (i) To protect the forestland base on Quadra Island in cooperation with appropriate provincial agencies, and to recognize the forests of Quadra as being an important part of the Island’s environment, heritage, recreation, and economy.
 - (ii) To promote appropriate forest development and encourage wise management and maintenance of timber lands as a means of achieving sustainable development.
 - (iii) To endorse the economic use of forestlands through the promotion of viable, community-oriented woodlots, and value-added products.
 - (iv) To encourage the maintenance of the forested, rural nature of the Island.
 - (v) To require proper management of wetlands and to recognize the rights of wildlife to exist on Quadra.
 - (vi) To promote community awareness as to the nature of forestry lands to help prevent future conflicts over the use of these lands.

OBJECTIVES – AGRICULTURE

- 2.2k
- (i) To endorse the continued existence of Agricultural Land Reserve (ALR) lands on the Island.
 - (ii) To promote community awareness as to the nature of ALR lands to help prevent future conflicts over the use of these lands.
 - (iii) To encourage agriculture, in particular, local food production.
 - (iv) To recognize that agriculture makes an important contribution to the community.

OBJECTIVES – FISHERIES & AQUACULTURE

- 2.2l
- (i) To promote consultation between the community and appropriate government agencies regarding recommendations for shellfish harvest, conservation, and habitat protection.
 - (ii) To ensure that commercial use of the foreshore does not preclude public access.
 - (iii) To protect and enhance fish and shellfish habitat and to recognize the commercial and recreational fishery as being an important part of the Island economy and recreation.

- (iv) To discourage commercial resource based marine use adjacent to settlement areas.

OBJECTIVES – PARKS & RECREATION

- 2.2m (i) To recognize the importance of parks and recreational activities.
- (ii) To encourage the immediate protection of specific areas on the Island through park or park reserve status.
- (iii) To promote the achievement of an integrated trail and park system on the Island, and to develop a park system which minimizes recreational/residential and agricultural conflict and prioritizes environmental protection in park design, management, and use.
- (iv) To discourage recreational activities that are disruptive to the Island environment, degrade the visual landscape, cause pollution, or result in recreational over-harvesting of marine life.
- (v) To encourage the provision of ‘neighbourhood’ parks in the more populated areas of the Island.
- (vi) To provide for the retention of greenbelts on the Island.
- (vii) To promote the preservation of natural landforms, streams, lakes, shores, and wetlands, as well as encourage protection of public access to these areas.
- (viii) To protect significant representative plant communities and areas of significant wildlife habitat, and to ensure the rights of all members of the ecosystem are equally respected.
- (ix) To preserve the naturally landscaped, undeveloped islets along the coast of Quadra Island to retain the natural beauty that it contributes.

Part III

COMMUNITY PLAN POLICIES

3.0 This section outlines plan policies that provide specific direction to the regional board, the community, provincial and federal ministries respecting future land use, resource management, and transportation planning for the plan area.

SETTLEMENT PATTERNS

3.1 (a) The intent of the policies in this section is to provide for settlement patterns within the plan area that recognize the nature and quality of existing residential neighbourhoods, do not detract from the rural character, offer increased housing opportunities, as well as ensure that future development densities reflect the capacity of the community service base and the land to support such development. With the exception of those land use designations identified within the Quathiaski Cove Village Plan, there are four settlement designations: residential, country residential, rural residential, and rural, which have been identified for Quadra Island in Schedule A-1.

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(b) The community would like to create strong, walkable community centers in Quathiaski Cove and Heriot Bay. Therefore, these two areas have been defined as village containment boundaries and are further discussed in sections 3.1.1 and 3.1.2.

(c) The following general policies apply to all settlement areas:

(i) Proof of an adequate supply of potable water for each lot proposed for subdivision shall be provided to the provincial approving officer.

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(ii) Unless otherwise specified, all parcels shall have a liquid waste disposal system as approved by the Ministry of Health Services.

(iii) Home occupations, including bed and breakfasts, shall be allowed

(iv) Affordable housing on Quadra Island shall be considered through the following mechanisms:

a) the allowance of a variety of tenures;

b) the allowance of additional dwellings depending on parcel size;

c) the establishment of increased permissible densities may be considered in certain zones in exchange for housing for special needs groups, or in exchange for specified amenities as suggested in plan policies;

d) the opportunity for property owners to enter into housing agreements pursuant to provincial legislation for the provision of housing for special needs groups;

e) the establishment of "comprehensive development" zones as required in the Quathiaski Cove and Heriot Bay neighbourhoods;

- f) the creation of an affordable housing strategy to address long term available and affordable housing shall be encouraged;
- g) the creation of a resident based affordable housing committee to liaise with the regional district shall be encouraged.
- (v) Encourage the clustering of development, subject to conditions outlined in the zoning bylaw and supported by suitable legal instruments, shall be considered as a means to protect the environmental and rural values of the Island, as well as an alternative to large scale subdivisions.
- (vi) Where density bonusing, clustering, or a comprehensive development zone is proposed, development shall be in compliance with an approved comprehensive development plan and a public hearing.
- (vii) Rezoning applications for residential use, other than for single family housing, shall be reviewed on a case by case basis, shall include a public hearing process, and if approved, and unless otherwise specified, shall be designated as a development permit area.
- (viii) Mobile home parks shall not be permitted within the plan area.
- (ix) Forms of permanent marine residences, such as float homes, shall be prohibited, except when sited in accordance with zoning bylaw provisions, and when outfitted with an approved on-board liquid waste management system, and/or where liquid wastes are disposed of in a land based, Provincial Agency approved sewerage system.
- (x) The identification and securing of land in the Quathiaski Cove area for non-profit seniors housing shall be supported.
- (xi) Where development abuts the ALR, steps shall be taken to ensure that residential development does not result in negative impacts on existing and future agriculture, including, but not being confined to, the design and size of subdivisions, the set back of buildings and in the provision of vegetative screening and fencing at the interface.
- (xii) Setbacks and heights of buildings and structures shall be regulated to ensure a scale of construction that is appropriate for the Island as well as to minimize the potential for development to adversely impact on adjacent properties, agricultural areas, the foreshore, wetlands, streams, lakes, and other sensitive areas.
- (xiii) To ensure compliance with regional district zoning bylaw provisions, a siting approval from the regional district shall be required as part of any new construction, renovation, and/or site development project. The construction or renovations of accessory structures, which do not exceed 20 square metres (215.3 sq.ft.) in size, are exempted from this requirement. In addition to this requirement, homeowners are strongly encouraged to contact the regional district regarding any other requirements that may apply as part of land development.

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- (xiv) Create a form and character development permit area for multi-family residential unit development through a community design charrette.

Quathiaski Cove Village Containment Boundary

- 3.1.1 (a) In 2010/2011, a planning initiative to complete a plan for the Quathiaski Cove Village Containment boundary was undertaken. The resulting plan attached as Schedule "B" – "Quathiaski Cove Village Plan" outlines the vision for a sustainable walkable village and encourages the concentration of residential and commercial development within the village containment boundary. The "Quathiaski Cove Village Plan" outlines those policies which apply specifically to those lands within the Quathiaski Cove Village Containment Boundary.

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Heriot Bay Village Containment Boundary:

- 3.1.2 (a) Heriot Bay is a potential village centre for the northern half of the Island. As the entry point for passengers to and from Cortes Island, the community would like to create a strong village centre that reflects the goals and values of this plan. The village containment boundary is intended to define the area that could be developed into a sustainable, walkable community centre once community water and sewer are achieved.
- (b) The following policies apply only to those lands within the Heriot Bay village containment boundary:
 - (i) The Heriot Bay village containment boundary is designated as a development approval information area.
 - (ii) Encourage residential use on commercial properties as a means of supplying accommodation.
 - (iii) Encourage the development of a bike trail from Esplanade Road to Rebecca Spit along the existing road rights of way.
 - (iv) Encourage the retention of natural landscaping to enhance the rural character of the entire Island.
 - (v) Commercial, industrial and multi-family residential unit developments are designated as development permit areas.
 - (vi) Discourage further densification of Heriot Bay until community water and sewer are in operation.
 - (vii) Protect the natural landscaping of the nearby islets as a means of maintaining the rural nature of Heriot Bay.
 - (viii) Promote the development of road access points to the foreshore.
 - (ix) Encourage the development of a waterfront esplanade along Esplanade Road.
 - (x) Encourage commercial development that provides desired services for local residents.

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- (xi) This official community plan supports a visioning process for this village containment boundary and encourages the use of the work carried out through previous public processes.

Residential Policies

3.1.3(a) In addition to the Quathiaski Cove Village Plan area and the policies and designations identified therein, areas designated as residential are identified in Schedule A-1 and represent the current residential zoning framework and the existing neighbourhood areas within the plan area. These areas are expected to provide sufficient infilling opportunities, through vacant residential lots, as well as provide opportunities to fulfill the demand for the anticipated future residential growth of the plan area over the life of the plan, thus minimizing any need for further creation of residential areas.

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- (b) The following policies apply to those lands designated residential:
- (i) Before a residential area shown on Schedule A-1 is enlarged or a new one is designated, a study that examines the following shall be undertaken:
- a) servicing requirements;
 - b) impact on the rural atmosphere of the Island; and
 - c) opportunities for development of lands currently designated residential.
- (ii) A minimum lot size of 4000 square metres (0.99 acres) shall apply to those lands designated residential where the land being proposed for subdivision is serviced by an approved waterworks and/or community sewer system, or both where site specifics dictate. Where lands are not serviced as outlined above, these lands shall be subdivided in accordance with Ministry of Health Services regulations, in which case the minimum lot size shall not be less than 10,000 square metres (2.5 acres).
- (iii) A size restricted secondary dwelling shall be permitted subject to conditions outlined in the zoning bylaw and applicable provincial regulations.
- (iv) The minimum parcel size as stated above may be varied by five percent to facilitate subdivisions that consider the geographic or other conditions of the subject property.

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3.1.3.1 (a) Areas designated as park residential are identified in Schedule A-1 and represent those areas where there is a demand for additional residential lots within an area of significant recreational amenity. These areas are expected to provide smaller residential lots as well as opportunities for local residents to enjoy the countryside, while preserving the essential rural character of the area through the sensitive placing of houses and accessory buildings well back from property lines, the retention of

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significant vegetative buffers and wetland areas, as well as the provision of multi-use trails to link one part of the site with another.

- (b) The following policies apply to those lands designated park residential:
 - (i) A minimum lot size of 6500 square metres (1.6 acres) shall apply to those lands designated park residential where the land being proposed for subdivision is serviced by an approved community sewer system and/or waterworks or both, where site specifics dictate. Where lands are not serviced as outlined above, these lands shall be subdivided in accordance with Ministry of Health Services regulations, in which case the minimum lot size shall not be less than 1 hectare (2.47 acres).
 - (ii) The minimum parcel size as stated above may be varied by five percent (5%) to facilitate subdivisions that consider the geographic or other conditions of the subject property.
 - (iii) A minimum of fifteen percent (15%) of land designated park residential is to be dedicated as park, including a public trail system for the recreational enjoyment of local residents.

Country Residential Policies

- 3.1.4 (a) Areas designated as country residential are identified on Schedule A-1. These small, rural lots are characterized largely by their proximity to existing settled areas and their suitability to accommodate un-serviced country residential activities. Country residential lands will not be designated in significant environmental or Agricultural Land Reserve lands or on land designated Silviculture.
- (b) The following policies are specific to those lands designated country residential:
 - (i) A 1 hectare (2.47 acres) minimum lot size shall apply to all lands designated country residential.
 - (ii) A size restricted secondary dwelling shall be permitted on properties of 2 hectares (4.94 acres) or more subject to conditions outlined in the zoning bylaw and applicable provincial regulations.
 - (iii) The minimum parcel size as stated above may be varied by five percent to facilitate subdivisions that consider the geographic or other conditions of the subject property.

Rural Residential Policies

- 3.1.5(a) Areas designated as rural residential are identified on Schedule A-1. These small, rural lots are characterized largely by their proximity to existing

residential areas and their suitability to accommodate unserviced rural residential activities. Rural residential lands will not be designated in significant environmental or Agricultural Land Reserve areas or lands designated Silviculture.

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- (b) The following policies are specific to those lands designated rural residential:
- (i) A 2 hectares (4.94 acres) minimum lot size shall apply to all lands designated rural residential.
 - (ii) A size restricted secondary dwelling shall be permitted on properties of 2 hectares (4.94 acres) or more subject to conditions outlined in the zoning bylaw and applicable provincial regulations.
 - (iii) The minimum parcel size as stated above may be varied by five percent to facilitate subdivisions that consider the geographic or other conditions of the subject property.

Rural Policies

- 3.1.6(a) Areas designated as rural identify not only those lands within the Agricultural Land Reserve but also recognize environmentally sensitive areas, including rocky, sloped, groundwater recharge, and forested areas. The intent of the rural designation is to allow for a variety of land uses including settlement, silviculture, and agriculture activities.
- (b) Some of the areas that have been designated rural fall within the ALR. Within such areas the policies appearing in this section relating specifically to average lot size and additional dwellings will only apply where the Agricultural Land Commission's prior approval has been obtained.
- (c) The following policies apply to those lands designated Rural as shown on Schedule A-1:
- (i) A 4.0 hectare (9.88 acres) minimum lot size shall apply to all lands designated Rural. *(Note: Those lands that are designated silviculture, yet zoned rural, are subject to a 16 hectares (40 acres) minimum lot size.)*
 - (ii) Additional principal dwellings shall be allowed on rural designated lands as follows: one additional dwelling on a parcel between 4 hectares (9.88 acres) and less than 8 hectares (19.76 acres) in area, and for each additional 4 hectares, one additional dwelling to a maximum of five principal dwellings on one parcel. In addition, a size restricted secondary dwelling shall be permitted subject to conditions outlined in the zoning bylaw and applicable provincial regulations.
 - (iii) The minimum parcel size as stated above may be varied by five percent to facilitate subdivisions that consider the geographic or other conditions of the subject property.

Public Assembly

- 3.2 (a) The provision of an appropriate level of community services to meet the needs of the Island community is outlined through the following policies. They also

- reflect the community’s desire to maintain and enhance the social, cultural, and educational opportunities that are available to Island residents.
- (b) Consultation between School District No. 72 and the community respecting future school and student transportation needs on the Island is encouraged.
 - (c) Programs or initiatives that promote or enhance cultural activities, social interaction, and educational opportunities within the community shall be encouraged.
 - (d) The provision of public and community service facilities as identified through plan policies and the provision of land for siting of these facilities shall be encouraged as part of any major development proposal.
 - (e) The siting of future public and community facilities shall be encouraged in, but not limited to, areas of higher density such as Quathiaski Cove and Heriot Bay.
 - (f) Encourage development and initiatives that focus on improving student retention rates on Quadra Island.

TRANSPORTATION PLANNING

3.3 The following transportation planning policies are provided to encourage the development of transportation services and standards that reflect environmental considerations, the rural nature of the Island, and the level of population serviced.

Water Transportation Policies

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- 3.3.1 (a) The British Columbia Ferry Services Inc. shall be encouraged to:
- (i) maintain an adequate level of service to meet the needs of Island residents;
 - (ii) consult with the Island community respecting future planning and scheduling for ferry service to the Island; and
 - (iii) plan for and promote foot passenger services and facilities.
- (b) The appropriate government agency shall be encouraged to maintain existing government wharves and associated facilities in good repair and available for use by Island residents and visitors.
- (c) Identification of an appropriate site in the Surge Narrows and Granite Bay areas for the possible future establishment of a small public dock facility shall be encouraged.
- (d) Any wharves, landing sites, and boat launching ramps planned as part of any new residential, commercial, or industrial development shall demonstrate design and siting considerations that minimize the potential for adverse impact on the foreshore environment and community interests.

Road Transportation Policies

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- 3.3.2 (a) When planning for any new road alignment, Ministry of Transportation and Infrastructure shall be encouraged to give consideration to the policies of this

plan, including the impact of future road alignments on agriculture and silviculture lands, the rural residential community, and the natural environment.

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(b) The Ministry of Transportation and Infrastructure shall be requested to identify public accesses to the shoreline as well as continue to encourage walking paths along these accesses.

(c) For new subdivisions where a public access provision applies, Ministry of Transportation shall be requested to consult with the community respecting the consideration regarding siting new access points.

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(d) The Ministry of Transportation and Infrastructure shall be encouraged:

(i) to maintain a high standard of maintenance on all major roads;

(ii) not to widen existing roads without demonstrated traffic, safety, and maintenance needs;

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(iii) to remove roadside vegetation only where required for safety and maintenance and noxious weed and invasive plant control reasons utilizing manual roadside vegetation control methods; and

(iv) to consult with the regional district and the community respecting opportunities for the accommodation of community walkways, bicycle paths and bridle trails within the unused portions of road right-of-ways.

(e) Public transport systems and programs or initiatives that promote shared ridership and pedestrian and bicycle movement shall be encouraged.

(f) The provision of pathways for the safe and convenient use by pedestrians and cyclists shall be encouraged when planning for any new development or subdivision.

(g) On-street parking is discouraged and all new development shall be required to provide adequate off street parking for the intended use.

Air Transportation Policies

3.3.3(a) Community emergency personnel shall be encouraged to identify appropriate emergency helicopter landing sites for the north end of the Island.

(b) While recognizing that the authority for aerodome facilities is a federal responsibility, any form of airstrips or heli-ports shall be discouraged within the plan area.

ENVIRONMENTAL MANAGEMENT

3.4 The protection of the Island's natural environment is of extreme importance to the residents of Quadra Island. Environmental planning considerations are captured through the following three policy sections:

(1) Environmentally Sensitive Areas;

(2) Waste Management;

- (3) Water Resources and Management.
- (4) Climate Change

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Environmentally Sensitive Areas Policies

3.4.1 (a) Ministry of Environment, Ministry of Forests Lands and Natural Resource Operations, Fisheries and Oceans Canada, and the community shall be requested to work cooperatively in the identification of hazardous lands and environmentally sensitive areas, including site-specific habitat considerations such as eagle nest trees.

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- (b) Protection of environmentally sensitive areas shall be accomplished through legislated mechanisms such as, but not limited to, consideration of density transfer within the plan area, development permit designations, and the use of restrictive covenants.
- (c) Where significant ecological, habitat, or other sensitive areas are identified as being held by the province, the ministry shall be encouraged to secure these areas in the public domain and limit public access appropriate to the level of sensitivity.
- (d) Where bare land strata subdivision proposals contain land that adjoins a lake, river, stream, or other body of water, the approving officer shall be encouraged to review the proposal in light of the policies identified throughout this plan, and where in his opinion it is identified to be in the public interest will request dedication of land along the bank or shore for the purpose of providing public access or protection.

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- (e) In order to protect marine life, the Ministry of Environment and Fisheries and Oceans Canada shall be encouraged not to allow any filling or excavation of the foreshore, including estuaries.
- (f) Due to their potential to adversely affect the environmental and aesthetic qualities of the shoreline, proposals for high-density forms of housing shall not be supported on waterfront locations or in the foreshore viewscape.
- (g) Encourage the protection of Quadra Bluffs from the southwesterly end to the southeasterly end of the island due to their significant environmental sensitivities.
- (h) Public access provisions shall be encouraged as part of any foreshore related land use proposal. Siting considerations for these accesses shall respect the environmental values of the foreshore and ensure that the access points are practical for public use.
- (i) Land owners, whose lands are subject to flood or erosion hazards, are encouraged to site and construct new buildings and/or develop land in a manner that reduces risk of damage due to flooding and erosion.
- (j) Community initiatives to inventory and identify historical sites and locations of native cultural values on Quadra Island shall be encouraged.

- (k) Development proponents are encouraged to consider archaeological resources during all phases of project planning, design, and implementation pursuant to applicable provincial and federal regulations.
- (l) Archaeological sites shall be protected through designation as provincial heritage sites, or through automatic protection by virtue of being of particular historic or archaeological value. Protected archaeological sites shall not be destroyed, excavated, or altered without a permit issued by the minister or designate.
- (m) The Ministry of Forests, Lands and Natural Resource Operations shall be notified of any development proposal where there are known or suspected archaeological/heritage values.
- (n) The Ministry of Environment, Fisheries and Oceans Canada and Canadian Wildlife Service shall be consulted with respect to support for the following:
 - (i) provision of environmentally sensitive areas project mapping for Quadra Island, in particular, aquatic habitat areas; and
 - (ii) establishment of an inter-governmental agreement (Memorandum of Understanding) for the protection of identified environmentally sensitive areas on Quadra Island.

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Waste Management Policies – Liquid Waste

3.4.2a(a) The Ministry of Environment and Ministry of Health Services shall be encouraged to expand approved sewage treatment methods to include alternative, non-polluting methods and innovative technologies, in particular, those which minimize water consumption and permit the re-use and separate disposal of grey water.

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- (b) Waste management referrals to the regional district respecting community sewage systems shall be evaluated in light of the objectives and policies established throughout this plan.
- (c) The applicants and appropriate provincial agencies shall be encouraged to consult with the community respecting waste management applications.
- (d) The Ministry of Environment shall be encouraged to require that all wastewater be treated and disposed of by appropriate means of land disposal.

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- (e) The Ministry of Health Services and Ministry of Environment shall be encouraged to:
 - (i) conduct appropriate water quality testing to provide base line data;
 - (ii) consider the cumulative effects of individual septic systems in an area;
 - (iii) evaluate areas with suspected problems;
 - (iv) consult with affected landowners respecting corrective measures; and
 - (v) permit the installation of approved innovative technologies.

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- (f) The Ministry of Health Services and Ministry of Environment shall be requested to stringently apply waste management regulations for all properties, in particular, those bordering sensitive areas such as the foreshore, lakes, wetlands, and streams.
- (g) Senior levels of government shall be encouraged to:
 - (i) bring forward appropriate legislation requiring the provision of waste management systems on marine craft; and
 - (ii) require the installation of sewage pump-out stations and associated disposal systems at marinas and public wharves.
- (h) The siting of new facilities for public utility uses shall proceed through the public process as required by the appropriate federal, provincial, and local government agencies.
- (i) The community supports the regional district to begin the process for establishing a community wide liquid waste system in Heriot Bay.

Waste Management Policies – Solid Waste

- 3.4.2b (a) The regional district waste management plans shall identify a location on the Island for recycling.
- (b) Disposal of all hazardous and toxic waste shall be carried out in accordance with the appropriate government regulations.
- (c) Programs or initiatives which promote recycling and protection of the environment through responsible waste management and consumer practices shall be encouraged.

Water Resources and Management Policies

- 3.4.3(a) All levels of government involved in the receipt or referral of land use development and water use related applications shall be encouraged to evaluate the application in light of the objectives and policies established throughout this plan.
- (b) All applications for land use development and water use shall include information in accordance with Ministry of Environment requirements and recommendations, in particular, the certification of the long-term reliability of the water supply and an impact assessment of the water source development on the water supplies of adjacent properties.
- (c) The Ministry of Environment shall be encouraged to assist the local community in the protection of its groundwater supply by undertaking a groundwater study for the Island and monitoring the quality and quantity of water for any watershed areas identified.
- (d) Setbacks for buildings and sewage disposal systems from watercourses, waterbodies, and the ocean, as well as removal of vegetation from these areas shall comply with guidelines established by the provincial and federal governments.

- (e) Programs or initiatives that promote public awareness and use of water conservation practices shall be endorsed.
- (f) Water conserving appliances and fixtures, including rainwater collection systems such as cisterns, shall be encouraged.
- (g) Provincial and federal agencies shall be strongly discouraged from allowing the bulk export of water from the Island.
- (h) Village Bay and Morte Lakes shall be recognized as potable water sources for the purposes of determining setbacks for structures adjacent to these lakes.
- (i) Planning and design of hydrant systems in areas of higher density shall be encouraged where these systems are for fire protection purposes and the associated costs are borne by the developer.
- (j) Encourage the establishment of a community water stewardship committee to work with the Ministry of Environment, the Vancouver Island Health Authority and the community to protect local aquifers and water resources.

3.4.4 Climate Change

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The Strathcona Regional District, being a signatory of the “Climate Action Charter”, has committed to the goal of becoming carbon neutral in respect to its operations by 2012, as well as pledging to measure and report on its communities’ greenhouse gas emissions profile and work to create compact, more energy efficient communities. The *Local Government Act* now requires that official community plans include targets for the reduction of GHG’s along with policies and actions about achieving the targets.

3.4.4.1 Greenhouse Gas Emission Reduction Policies

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The target for GHG emissions reductions for Quadra Island is to reduce GHG emissions to 16% below 2007 levels by 2020 and to 40% by 2050 and the actions that the Strathcona Regional District will undertake to achieve these targets are:

- (a) Raise awareness of the impact of greenhouse gas emissions through education and the distribution of information which will encourage residents to reduce greenhouse gas emissions through lifestyle choices.
- (b) Consider the impact on greenhouse gas emissions when reviewing development applications and undertaking strategic planning programs; such as the consideration of enhanced residential density within the Quathiaski Cove and Heriot Bay Containment Boundary areas, infill developments and energy efficient designs.
- (c) Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or ride-share, and those which incorporate green building features into the siting and construction of buildings to make them more energy efficient.
- (d) Recognize the importance of natural areas for carbon absorption and develop tools to encourage the retention of trees and vegetation on private land and to direct development to existing developed areas.

- (e) Support home-based and local community employment opportunities to help reduce the reliance on longer distance commutes.
- (f) Encourage the retention of land in the Agricultural Land Reserve and support efforts to maintain a sustainable locally produced source of food.
- (g) Continue to raise awareness about recycling through education programs and continue to support the waste reduction actions in the Solid Waste Management Plan.

3.4.4.2 Coastal Planning Polices

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In looking forward to a sustainable future for Quadra Island, it is important that amendments to official community plan policies and zoning bylaw provisions are done so through the lens of climate change. Key considerations for the Regional District and residents, alike, are the integration of mitigative and adaptive actions in all strategies affecting natural areas and how our community grows, and further that these actions result in appropriate Island-level solutions to reduce the vulnerability of the natural and built environment to the effects of climate change. Of key importance is consideration of sea level rise and related climate influences on ocean water levels, such as storm surge, and how these will impact coastal ecosystems, sedimentation processes and flood risk to property owners.

- (a) All coastal development proposals shall clearly demonstrate consideration of the coastal floodplain and the potential for sea level rise to impact.
- (b) Responses to coastal systems and protection of coastal property shall incorporate consideration of the sustainable use of coastal ecosystems through planning and design which recognizes the ecological features and functions of coastal systems.
- (c) The BC Ministry of Environment “Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use” (Draft policy discussions paper – 27 January 2011) shall be utilized to provide guidance to the Regional District in its consideration of applications for expansion of existing, or new, land use developments in affected coastal areas.
- (d) The Regional District shall give timely consideration to appropriate land use bylaw amendments at the policy and regulatory level which will enhance the Island’s resiliency to respond to climate change.

COMMERCIAL ACTIVITY

- 3.5 (a) Scattered retail and service commercial activities have the potential to detract from the rural character of Quadra Island. The intent of the following policies is to identify the desired level and scale of future commercial activity and outline development and siting criteria for such development.
- (b) With the exception of the existing commercial sites identified on Schedule A-1, the official community plan does not designate any undeveloped sites for future commercial use at this time, except in the village containment boundary of Heriot Bay and Quathiaski Cove, which have been identified as potential commercial centers.

- (c) The following are commercial designations:
 - (i) Local retail/service commercial shall reflect commercial activities that serve the needs of the local community;
 - (ii) Tourist commercial shall reflect commercial activities that provide accommodation services and facilities catering to the needs of the vacationing public such as campsites, lodges, inns, guesthouses, restaurants, and related activities.
 - (iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as golf courses.
- (d) Rezoning of land for commercial purposes shall be evaluated in light of, but not limited to, the following criteria:
 - (i) the development and use does not reduce or limit public access to the waterfront;
 - (ii) the development and use is appropriate for the size of the lot;
 - (iii) the use will not generate excessive traffic through a residential area;
 - (iv) the development and use is compatible with adjacent land and water uses and natural resource areas;
 - (v) the provision of adequate services for water, solid and liquid waste management/recycling and off-street parking; and
 - (vi) the provision of transportation links and access.
- (e) Mixed commercial/residential uses in the Quathiaski Cove and Heriot Bay areas are recognized as a means of enhancing the interest, diversity, and social values of these areas.
- (f) Tourist commercial uses shall be limited to small-scale resorts, inns, or guesthouses.
- (g) Commercial development criteria in the Quathiaski Cove and Heriot Bay areas shall incorporate pedestrian and cyclist needs with an aim to reduce auto dependency and promote pedestrian oriented neighbourhoods.
- (h) Destination Resort type developments designed to draw large numbers of tourists at one time and generating increased traffic and utility servicing requirements as well as adverse water table, environmental, and aesthetic impacts, shall be prohibited.
- (i) Applications for the establishment of commercial campgrounds for temporary accommodation of Island visitors shall be considered, provided the need for the proposed facilities can be proven, and the scale and design of the facilities are in keeping with the rural character of the Island.
- (j) Commercial activity shall not be considered in foreshore and lake areas, on peripheral islands, on agricultural lands, or in areas identified as being hazardous or environmentally sensitive. Notwithstanding the above, it is

recognized that certain commercial activity is marine dependent and these activities may be considered provided the following can be proven: the need for the proposed activity, the marine siting requirements can be proven, and that the activity is environmentally sound.

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- (k) All lands, excluding the peripheral islands and those identified as being environmentally sensitive, hazardous, or designated for park or residential use, shall be identified as being eligible for consideration for the issuance of temporary use permits. The issuance of such a permit shall be conditional on the applicant providing:
 - (i) a detailed description of the proposed use and the duration of proposed activity;
 - (ii) plans for mitigation of potentially harmful impact on the environment and the local community;
 - (iii) submission of approvals/permits from all applicable provincial and federal government agencies; and
 - (iv) provision of security to the local government to guarantee performance of the terms of the permit.
- (l) Development permits shall be utilized to provide greater regulation over the form and character of commercial development.
- (m) Developments associated with recreation commercial shall be small in scale and of low density in keeping with the rural nature of the Island.

INDUSTRIAL ACTIVITY

- 3.6 (a) Although there is limited industrial activity on the Island at this time, it is recognized that there is a potential for the future development of small-scale light industrial activities which meet Island needs. The following policies identify the desired level and scale of industrial activity, and outline development and siting criteria for such development.
- (b) With the exception of the existing industrial sites identified on Schedule A-1, the official community plan does not designate any undeveloped sites for future industrial use at this time.
 - (c) Applications to designate additional lands for light industrial purposes shall be evaluated in light of, but not limited to, the following criteria:
 - (i) the scale, type, and intensity of operation with respect to adjoining land uses;
 - (ii) maintenance of the rural atmosphere of the community;
 - (iii) potential for impact on the natural environment and landscape;
 - (iv) provision of adequate services for water, solid and liquid waste management/recycling and off-street parking; and
 - (v) the provision of transportation links and access.

- (d) The zoning bylaw shall provide for industrial zones which recognize existing industrial uses as well as allow for the establishment of light industrial activities which are in keeping with the rural nature of the Island, serve local island needs, and provide employment. All zones shall regulate permitted uses, conditions of use, lot coverage, setbacks, screening requirements, signage, parking, outdoor storage, and minimum lot size requirements.
- (e) Industrial activity shall not be considered in foreshore and lake areas, on peripheral islands, on agricultural lands, or in areas identified as being hazardous or environmentally sensitive. Notwithstanding the above, it is recognized that certain industrial activity is marine dependent and these activities may be considered provided the need for the proposed activity, as well as marine siting requirements can be proven, that the activity is environmentally sound.
- (f) Industrial sites shall be designated as development permit areas in order to provide a greater degree of control over the form and character of development and ensure protection of the natural environment.
- (g) All lands, excluding the peripheral islands, lakes, and those areas identified as being environmentally sensitive, hazardous, or designated for park or residential use, shall be identified as being eligible for consideration for the issuance of temporary use permits. The issuance of such a permit shall be conditional on the applicant providing:
 - (i) a detailed description of the proposed use and the duration of proposed activity;
 - (ii) plans for mitigation of potentially harmful impact on the environment and the local community;
 - (iii) submission of a site rehabilitation plan;
 - (iv) submission of approvals/permits from all applicable provincial and federal government agencies; and
 - (v) provision of security to the local government to guarantee performance of the terms of the permit.
- (h) Applications for temporary industrial use permits for the purposes of log booming and storage shall meet all the requirements above and shall clearly demonstrate that the site is required to facilitate transportation of timber harvested from adjacent uplands (See Policy 8 - Exceptions).
- (i) In accordance with provincial legislation, any forestry management activity relating to the production and harvesting of timber on any land that is classified as managed forest land pursuant to the Assessment Act or any land within a licensed area under the Forest Act, shall not be restricted by any terms or conditions of this bylaw so long as the land continues to be used for that purpose.
- (j) Domestic light industrial use may be permitted through provisions in the zoning bylaw.

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- (k) Heavy industrial activity, as defined in the zoning bylaw, shall not be permitted within the Plan Area.
- (l) The appropriate location and extent of known gravel deposits on Quadra Island are shown on Schedule A-1.
- (m) All mining and mineral exploration activities will be subject to Mines Act and Mineral Tenure Act regulations. The Ministry of Energy and Mines, shall be encouraged to continue to refer all mineral, sand, and gravel exploration proposals involving surface disturbance to the Regional District for review and comment, and to work with the Regional District to ensure the Mines Act standards are met for bonding, reclamation, health, and safety on operations permitted under the Mines Act.
- (n) Any sorting or processing of minerals, sand, gravel, coal or quarry material shall be subject to the policies of this plan and shall require application for industrial zoning or a Temporary Industrial Use Permit.

FORESTS / SILVICULTURE

- 3.7 (a) The forests of Quadra Island provide for its residents, both human and non-human, a great variety of things from spirituality to an income through logging. Somewhere in between lies a home for wildlife, recreation uses, and other types of harvests. The following policy sections reflect the community's recognition of the forests' diversity of values and desire to promote responsible sustainable stewardship of these values.
- (b) It should be noted that some areas that fall within the Agricultural Land Reserve are included in the silviculture designation. In such areas the policies shall be as indicated in the following section 3.8 relating to agriculture.
- (c) The following general policies apply to all forested lands regardless of designation:
- (i) The importance of the Island's forest cover in the provision of green space, recreational opportunities, timber and forest products, buffers, wildlife habitat, protection of groundwater resources, and biodiversity shall be considered in all development proposals and these values shall be respected.
 - (ii) Fisheries and Oceans Canada, Ministry of Environment, Ministry of Forests, Lands and Natural Resource Operations, forest licence holders, private landowners, and the community shall be encouraged to work cooperatively in the establishment of a comprehensive identification, inventory, and assessment of forest resources and features such as, streams, creeks, wildlife habitats, watershed protection areas and other sensitive areas.
 - (iii) Programs or initiatives that promote sustainable stewardship of the forest resource, in all of its aspects, shall be encouraged.

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(iv) The economic importance of a sustainable forest industry to the Island community shall be recognized and endorsed.

(v) Ministry of Forests, Lands and Natural Resource Operations, and private forest companies shall be encouraged to maintain active consultation with Island residents

(vi) Programs or initiatives that promote small scale, sustainable, community and private woodlot operations shall be encouraged and endorsed.

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(vii) Ministry of Forests, Lands and Natural Resource Operations, forest companies, and local community groups shall be encouraged to work cooperatively in the establishment of a notification process whereby the local community is advised of Island based silviculture management plans and harvesting employment opportunities.

(viii) Forestry related light industrial proposals or initiatives which meet appropriate environmental standards shall be considered; in particular, value-added processing of forest products which promote local employment and economic benefit to the Island.

(ix) Stewardship of forested areas to protect environmental values, in particular, groundwater resources and wildlife habitat areas shall be strongly encouraged.

Silviculture Designation Policies

3.7.1 (a) Forestry is the most extensive land use on the Island and those lands designated silviculture reflect a recognition of the value those lands hold for existing or future forestry purposes.

(b) The following general policies apply to all lands designated silviculture as shown on Schedule A-1:

(i) Forest management standards in compliance with the "Forest and Range Practices Act" shall be strongly endorsed for all forested lands.

(ii) The retention, protection, and enhancement of lands designated silviculture shall be encouraged.

(iii) Encourage public awareness of the importance of protecting lands designated silviculture.

(c) A minimum lot size of 16 hectares (40 acres) shall apply to all those lands designated Silviculture.

AGRICULTURE

3.8 (a) It is recognized that the Island's agricultural lands, identified primarily as those within the Agricultural Land Reserve, will play an increasingly greater role in the provision of food to meet local needs, as well as in defining the rural lifestyles and community found on the Island. The following policies recognize the current and future values of these lands for agricultural use and provide for the protection of these lands from inappropriate forms of development.

- (b) The retention, protection, and enhancement of Agricultural Land Reserve lands shall be encouraged.
- (c) Consolidation of smaller parcels of agricultural land into larger, more viable agricultural units shall be encouraged.
- (d) Where land is located within the ALR a minimum parcel size shall only apply when that land is:
 - (i) excluded from the ALR; or
 - (ii) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission, or
 - (iii) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.
- (d) To reduce the potential for land use conflicts, new developments on non-agricultural lands adjacent to Agricultural Land Reserve lands shall be designed with appropriate subdivision sizes and dimensions, building setbacks and stormwater arrangements and with appropriate buffering along property lines in the form of berms, landscaped buffer areas, and/or fencing in accordance with the Agricultural Land Commission "Landscaped Buffer Specifications".
- (e) Organic farming practices shall be encouraged.
- (f) Co-ops, local farmers markets, and the supply of Island agricultural goods to local markets shall be encouraged as a means to support and increase the Island's farm economy.
- (g) Farm marketing and small scale processing of agricultural goods shall be permitted in accordance with Agricultural Land Commission regulations.
- (h) Farming practices in compliance with Ministry of Agriculture Farm Practices Reference Guide shall be encouraged to ensure the continuance of a sustainable environment for agricultural production.
- (i) New roads, utility corridors, or public service uses, including bicycle, bridle, and foot paths, shall be discouraged from locating on Agricultural Land Reserve lands. Bicycle, bridle, and footpaths shall only be permitted where the public benefit clearly outweighs the loss of such land.

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FISHERIES and AQUACULTURE

- 3.9 (a) The importance of the recreational and commercial fisheries and aquaculture industry to the region is clearly recognized by the Island community, yet it is also recognized that the allocation of foreshore areas must also address historic, recreational, and marine habitat requirements as well as ensure protection of sensitive areas. The management, protection, and enhancement of foreshore values can be most effectively accomplished through direct and active consultation between the appropriate government agencies and the community.

(b) The following policies reflect the community's desires to achieve the aforementioned goals:

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(i) The Ministry of Environment, and Ministry of Forests, Lands and Natural Resource Operations shall be encouraged to provide adequate public access between adjoining lease areas.

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(ii) The Ministry of Environment, Fisheries and Oceans Canada, and Ministry of Forests, Lands and Natural Resource Operations shall be encouraged to identify areas for public uses such as recreational shellfish harvesting.

(iii) The economic importance of a sustainable, low impact, aquaculture industry on the Island shall be recognized.

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(iv) The Ministry of Environment, Ministry of Forests, Lands and Natural Resource Operations and of Fisheries and Oceans Canada shall be encouraged to ensure that review of foreshore applications and renewals include the following considerations: impact on the environment including significant wildlife habitat areas, historic and recreational uses, as well as interests of upland owners, adjacent tenure holders, user groups, and the community.

(v) All development shall be in accordance with the appropriate federal and provincial agency guidelines to ensure that the quantity and quality of fish habitats are preserved and maintained at the productive level that existed prior to land development activities.

(vi) Commercial aquaculture activities shall not be permitted on lakes within the plan area nor along the foreshore areas adjacent to upland settlement areas.

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(vii) The Ministry of Environment, Ministry of Forests, Lands and Natural Resource Operations and of Fisheries and Oceans Canada shall be encouraged to cooperate in the preparation of an integrated resource management plan which will address matters such as the allocation of foreshore areas for specific resource uses through open and extensive consultation with the general public benefit in mind.

PARKS and RECREATION

3.10 (a) The rural nature and the varied natural environment of Quadra Island offer tremendous scenic, habitat, spiritual, and recreation resources. The policies that follow are intended to provide for the retention of representative natural areas and significant recreational landscape features for future generations, and to promote the integration of an Island park and trail system which recognizes sensitive environmental, recreational, historical, and cultural elements.

(b) A Quadra Island parks plan shall be developed to more fully recognize the existing and proposed park and recreational opportunities on the Island.

- (c) The parkland policies, classification criteria and designations set out in Bylaw No. 872 being the "Campbell River Area Official Regional Parks Plan Designation Bylaw, 1986" shall be used as guidelines only.
- (d) Land use designations as identified in the Vancouver Island land use plan shall be endorsed in their application to Quadra Island Lands.
- (e) Parks shall be a permitted use in any zone.
- (f) The regional district and provincial governments, private land holders and the community shall be encouraged to work cooperatively in the immediate protection of the following areas through appropriate mechanisms such as, but not limited to, park or reserve:
 - (i) Village Bay Lakes Chain;
 - (ii) Hyacinth Point;
 - (iii) Heriot Bay Ridge;
 - (iv) Extension of Octopus Islands Provincial Marine Park;
 - (v) Chinese Mountains, Morte Lake and Nugedzi Lakes;
 - (vi) Waiatt Bay, Small Inlet and Newton Lake;
 - (vii) Surge Narrows/Settlers Group.
- (g) The regional district shall consult with private landholders, the community, and appropriate government agencies respecting the protection of environmentally sensitive areas, retention of greenbelts, and the provision of land for parks, trails, and community recreational facilities. Protection of these areas shall be accomplished through legislated mechanisms such as, but not limited to, density transfer within the plan area, density bonusing, development permit designations, use of restrictive covenants, and easements.
- (h) The regional district shall by bylaw, impose development cost charges for the purpose of providing funds to assist in the payment of capital costs associated with the provision and improvement of park land within the plan area.
- (i) Where an owner of land being subdivided must provide park land pursuant to the *Local Government Act*, the owner shall provide money unless the subject property contains land identified as an area of park/trail interest as outlined schematically on Schedule A-2, or the regional district identifies that the land has features which are attractive for park purposes, the land provides a significant viewpoint and can be reasonably utilized for public use and access, and/or there is an opportunity to expand or provide additional access to the shoreline or an existing or potential park/trail on an adjoining property.
- (j) Neighborhood parks shall be encouraged in the more populated areas of the Island such as, but not limited to, Quathiaski Cove, Heriot Bay, Milford /Smith Road vicinity, Bold Point, Granite Bay, and the South End of Quadra Island. Neighborhood interests and concerns shall be considered as part of any neighbourhood park development proposal.

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- (k) The Ministry of Transportation and Infrastructure, B.C. Hydro, the Ministry of Forests, Lands and Natural Resources, and the Ministry of Environment shall be consulted with respect to opportunities and appropriate agreements for trail development on agency lands.
- (l) Appropriate trail design, development, and management standards shall be established and implemented to ensure that environmental values are protected and the potential for recreational/residential conflicts is minimized.
- (m) School District No. 72 shall be requested to consult with the community respecting the use of current and future school facilities on the Island for public recreational use.
- (n) The Ministry of Environment shall be encouraged to investigate boating restriction regulations for the plan area as follows:
 - (i) to prohibit power boats, including those with electric motors, from Island lakes, with the exception of Village Bay, Main and Mine Lakes;
 - (ii) to prohibit the operation of seadoos, jet skis, and other similar personal water craft on all lakes and surfaces of water within the plan area.

PART IV DEVELOPMENT PERMIT & DEVELOPMENT APPROVAL INFORMATION AREAS

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Development Permit and Development Approval Information Area Application Requirements:

4.1 The following application requirements are in addition to the requirements specified elsewhere in the OCP:

(1) Development approvals shall be issued in accordance with the following guidelines. Where it appears one of more of the following guidelines is not applicable to an application, the guideline(s) may be waived by the board:

(a) a site survey / plan and analysis, showing:

(i) lot boundaries, all abutting streets and lanes;

(ii) a topographic plan or plans of the lands showing existing contours at an appropriate contour interval;

(iii) all sloping terrain, mapped in three classes, namely 20% to 30%, 30% to 50%, and over 50%. Slopes flatter than 20% do not need to be shown; and

(iv) all existing woods, individual trees, significant trees, buildings, structures and paving.

(b) ecological greenway plans indicating:

(i) all watercourses, watercourse leave area boundaries, access envelopes, and Aquatic Habitat / Ecological Greenway boundaries;

(ii) where vegetation retention is proposed, the mitigation measures planned during and after construction to ensure the health of the vegetation to remain.

(c) a proposed development plan indicating:

(i) the nature of the proposed development, associated densities, and form and character of the development, including proposed roads, driveways, parking areas, garden spaces, buildings, structures, and paving;

(ii) environmental site planning consideration related to storm water management, riparian protection, and native vegetation retention, if applicable;

(iii) details relating to green building considerations and proposed amenities if applicable;

(iv) any proposed connections to and from the development site in terms of greenways, pedestrian and/or cycle trails.

(d) utilities and other work;

- (i) details respecting proposed servicing, including proposed clearing, grubbing and grading. The grading plan should also show existing vegetation to remain and related protective measures;
 - (ii) proposed location of park and/or trail dedication, if applicable;
 - (iii) site plans showing the location and configuration of the proposed landscape or habitat landscape, if new planting is required or proposed;
 - (iv) details of any proposed works in watercourses.
- (2) To the extent that a proposed activity or development can reasonably be expected to have an impact on any of the following, these shall be included in the information to be submitted:
- (a) the natural environment of the area affected, including surface drainage and groundwater, ecosystems and vegetation, soils, and identification of areas of environmental sensitivity and any rare place or animal species;
 - (b) local highways, water supply and sewage disposal systems including wells and ground sewage, ecosystems absorption systems, utilities, parks, local transportation services, local parking facilities and any other affected public services or infrastructure;
 - (c) agricultural land reserve areas in the vicinity;
 - (d) aesthetic values associated with the property and its surroundings;
 - (e) heritage resources;
 - (f) recommendations indicating how undesirable impacts will be mitigated or avoided, and how the proposal will comply with the official community plan.

SENIOR HOUSING DEVELOPMENT PERMIT AREA (NO. 1)

4.2 Land described as Lot 7, VIP64983, District Lot 8, Sayward Land District is designated as a development permit area. Development permits shall not be required for residential structures undergoing interior renovations or minor external repairs.

- (1) Category: Establishment of objectives and the provision of guidelines for the form and character of seniors’ housing (multi-family residential development).
- (2) Justification: The objectives that identify this designation are as follows:
 - i) To enhance the livability of senior community members through the provision of quality housing opportunities.
 - ii) To identify development and siting criteria for multi-residential development in order to minimize the potential for negative impacts on adjacent properties, future residential neighbourhoods, the environment, rural character and aesthetics of the Island;
- (3) Guidelines:

- (i) Housing units and site components shall be designed to meet the needs of senior residents, with barrier-free design components incorporated into the design of both indoor and outdoor living spaces.
- (ii) Detailed consideration shall be given to the building style and detailing, scale of development, finishing materials, character and materials of facades, treatment of entranceways, and site landscape details to ensure compatibility and integration with future, neighbouring single-family development.
- (iii) Livability shall be enhanced through the provision of planned site components that provide private and social outdoor living spaces; design considerations to possibly include small garden and/or recreational areas.
- (iv) On-site pedestrian circulation patterns, vehicular access and parking design should ensure a functional layout to meet the needs of residents and visitors, yet respect the continuity of a single family streetscape.
- (v) The privacy needs of both residents and neighbours alike shall be recognized through appropriate building setbacks and heights, and landscape treatment along side and rear yards.
- (vi) Lighting used to illuminate any building or structure, or parking area, should be arranged such that direct light will not illuminate onto adjoining properties as per the regional DarkSky policy.

COMMERCIAL DEVELOPMENT PERMIT AREA (NO. 2)

4.3 All lands designated as commercial as shown on Schedule A-1 are designated as a development permit area. Development permits shall not be required for commercial buildings undergoing interior renovations or minor external repairs.

- (1) Category: Establishment of objectives and the provision of guidelines for the form and character of commercial development.
- (2) Justification: The objectives that identify this designation are as follows:
 - (i) to identify development and siting criteria for commercial activity in order to minimize the potential for negative impacts on adjacent properties, existing residential neighbourhoods, the environment, rural character, and aesthetics of the Island; and
 - (ii) to provide guidelines which enhance social interaction and increased pedestrian and cycling opportunities as part of new commercial development.
- (3) Guidelines: The policies that are applicable to this designation are as follows:
 - (i) Natural vegetation and trees should be maintained wherever possible for screening of parking and storage areas, and where required, supplemented by informal landscaping and fencing to provide adequate screening.

- (ii) Commercial developments that are in close proximity to waterfront locations should ensure through design and siting considerations that public access corridors and views both to and from the water are respected.
- (iii) Buildings should be sited to ensure adjacent residential properties are protected from site illumination and noise as per the regional DarkSky policy.
- (iv) Forms of development should incorporate low, small scale, residential “style” building designs and the provision of internal pedestrian and cycle circulation patterns designed to tie into existing and/or future road and trail systems.
- (v) Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with current zoning bylaw provisions as well as per the regional DarkSky policy. Wherever possible, signage should be consolidated.

INDUSTRIAL DEVELOPMENT PERMIT AREA (NO. 3)

4.4 All lands designated as industrial shown on Schedule A-1 are designated as a development permit area. Development permits shall not be required for industrial buildings undergoing interior renovations or minor external repairs.

- (1) Category: Establishment of objectives and the provision of guidelines for the form and character of industrial development.
- (2) Justification: The objectives that justify this designation are as follows:
 - (i) to identify development and siting criteria for industrial activity in order to minimize the potential for negative impacts on the environment, rural character, and aesthetics of the Island, as well as on adjacent properties and existing residential neighbourhoods.
 - (ii) to provide guidelines which aim to protect the integrity of Quadra Island viewscales in close proximity to industrial properties.
- (3) Guidelines: The following policies that are applicable to this designation are as follows:
 - (i) Natural vegetation and trees should be maintained wherever possible for screening of garbage receptacles, transformers, parking, shipping, storage and loading areas; where required, these areas should be supplemented by informal landscaping and fencing to provide adequate screening.
 - (ii) Wide buffers of natural vegetation should be retained or alternatively landscaped buffers provided along property lines fronting public roads or adjacent to residential properties.
 - (iii) Wherever possible forms of development should incorporate low, small scale building designs.

- (iv) Buildings should be sited to ensure any adjacent residential properties are protected from site illumination (as per the regional DarkSky policy), noise, dust, and/or odours.
- (v) Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with current zoning bylaw provisions as well as per the regional DarkSky policy. Wherever possible, signage should be consolidated.

4.5 QUATHIASKI COVE VILLAGE DEVELOPMENT PERMIT AREA (NO.40)

All lands within the Quathiaski Cove Village Containment Boundary are designated as a Development Permit Area pursuant to Part 5.2 ‘Development Permit Area Designation’ of the “Quathiaski Cove Village Plan” attached as Schedule ‘B’ to this plan.

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PART V

INTERPRETATION and PLAN MAPS

- 5.1 (1) The OCP Land Use Designations Map, Schedule A-1, identifies the location of the main land use designations. Where symbols are used on the plan maps, these indicate approximate locations of existing or proposed activities or uses. The exact extent of such an activity or the overall size is to be determined through more detailed studies, policy decisions or local bylaws. The boundaries indicated on the plan maps are to be considered approximations, except where they correspond to major physical features such as a road, water or similar features. Where the general intent of the plan is maintained, minor adjustments will not require an amendment to this plan.
- (2) Although not all islets in the plan area may be specifically labeled as such on the plan maps, unless specifically identified as being in some other designation, the rural designation is applicable with respect to these islets.

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PART VI

PLAN IMPLEMENTATION

6.1 The following implementation measures are the main actions required in order to carry out the intent and policies of this plan:

- (1) Formal adoption of the Quadra Island official community plan (OCP) by the regional board, which includes review and approval by the appropriate provincial ministry as an “official” bylaw.
- (2) Review of the zoning bylaw to ensure consistency with the plan goals, objectives, and policies.
- (3) Periodic review of the official community plan at a public meeting at which area residents are provided an opportunity to comment on the plan, its policies, and efforts to date to realize its overall objectives.
- (4) All plan amendment applications received by, or initiated by, the regional district shall be reviewed and considered on an annual basis. This annual review timeline shall not apply where a zoning bylaw review process undertaken by the regional district results in plan amendment considerations, in which case the regional board may, by resolution, identify an additional review timeframe for consideration of amendments arising from the zoning bylaw review.
- (5) Identification of a timeframe and commitment to resources for the development of a parks plan for Quadra Island.
- (6) Adoption of a development cost charge bylaw pursuant to the *Local Government Act*.
- (7) Liaise with private landowners and the appropriate provincial and federal ministries with respect to the establishment of parks and protected areas in the planning area.
- (8) Liaise with the British Columbia Ferry Services Inc. respecting future planning and scheduling for ferry service to the Island and with Ministry of Transportation respecting the rationalization of road construction standards on the Island, identification of public access points, and opportunities for walkways, paths, and trails within unused portions of road right-of-ways.
- (9) Liaise with the appropriate government agencies with respect to the identification, inventory and assessment of groundwater resources, forest areas, streams, creeks, habitat areas, sensitive areas, etc. on the Island.
- (10) Liaise with the Ministry of Forests, Lands and Natural Resource Operations respecting forest management plans for the Island.

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(11) Liaise with School District No. 72 and the community respecting future school and student transportation needs and opportunities for entering into agreements pursuant to the *Local Government Act*.

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(12) Liaise with Ministry of Environment, Waste Management Branch and Ministry of Health Services respecting alternatives to conventional sewage treatment methods.

(13) Liaise with the appropriate government agencies respecting the preparation of an integrated resource management plan for the foreshore.

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(14) Liaise with Fisheries and Oceans Canada, Ministry of Environment, Canadian Wildlife Service and the community respecting support for project mapping to identify environmentally sensitive areas on Quadra Island and opportunities for the establishment of an intergovernmental partnership agreement for the protection of these environmentally sensitive areas on Quadra Island.

(15) Liaise with B.C. Hydro and B.C. Telephone respecting the implementation of a coordinated approach for the issuance of siting approvals and provision of house numbers, hydro, and telephone services for new development.

6.2 QUATHIASKI COVE VILLAGE PLAN IMPLEMENTATION

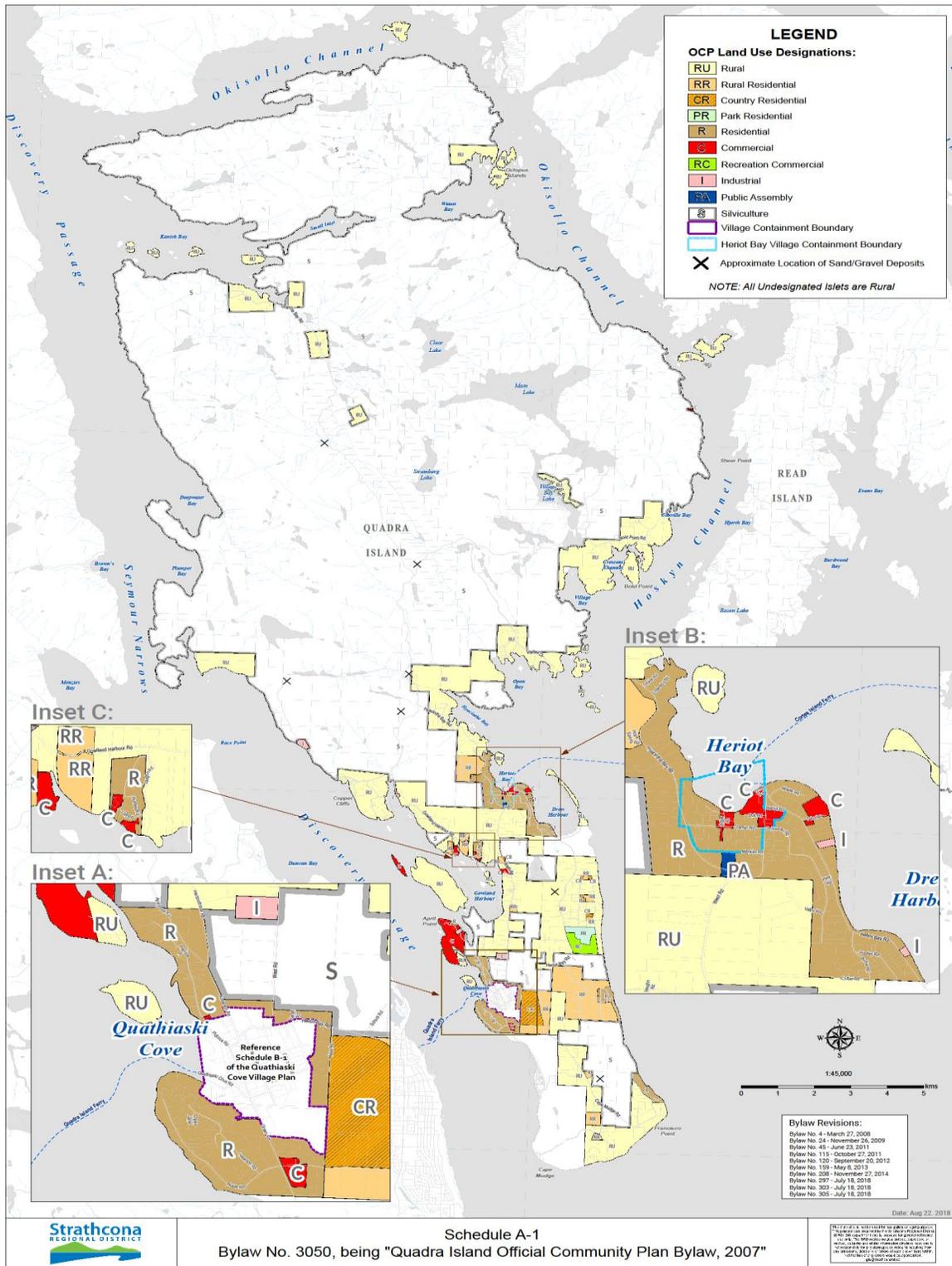
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The “Quathiaski Cove Village Plan” was developed following a comprehensive community consultation process and through this process the Village Plan has identified areas where additional information and/or actions are required as follows:

- 1) Undertake a parking study with particular reference on additional parking for ferry users and on-street parking within the village centre on secondary roads.
- 2) Encourage a neighbourhood level engineering feasibility study for energy utilities for Quathiaski Cove Village.
- 3) Plan for and manage the completion of a water supply for the Quathiaski Cove Village area.
- 4) Investigate the feasibility of a small recyclables operation with pick-up service.
- 5) Investigate implementation of a Development Cost Charge Bylaw for the Quathiaski Cove Local Service Area.
- 6) Investigate building inspection options for the Quathiaski Cove Village area.
- 7) Investigate implementation of a Development Coast Charge Bylaw for park land.
- 8) Investigate the feasibility for establishment of a cultural centre within the Cove.

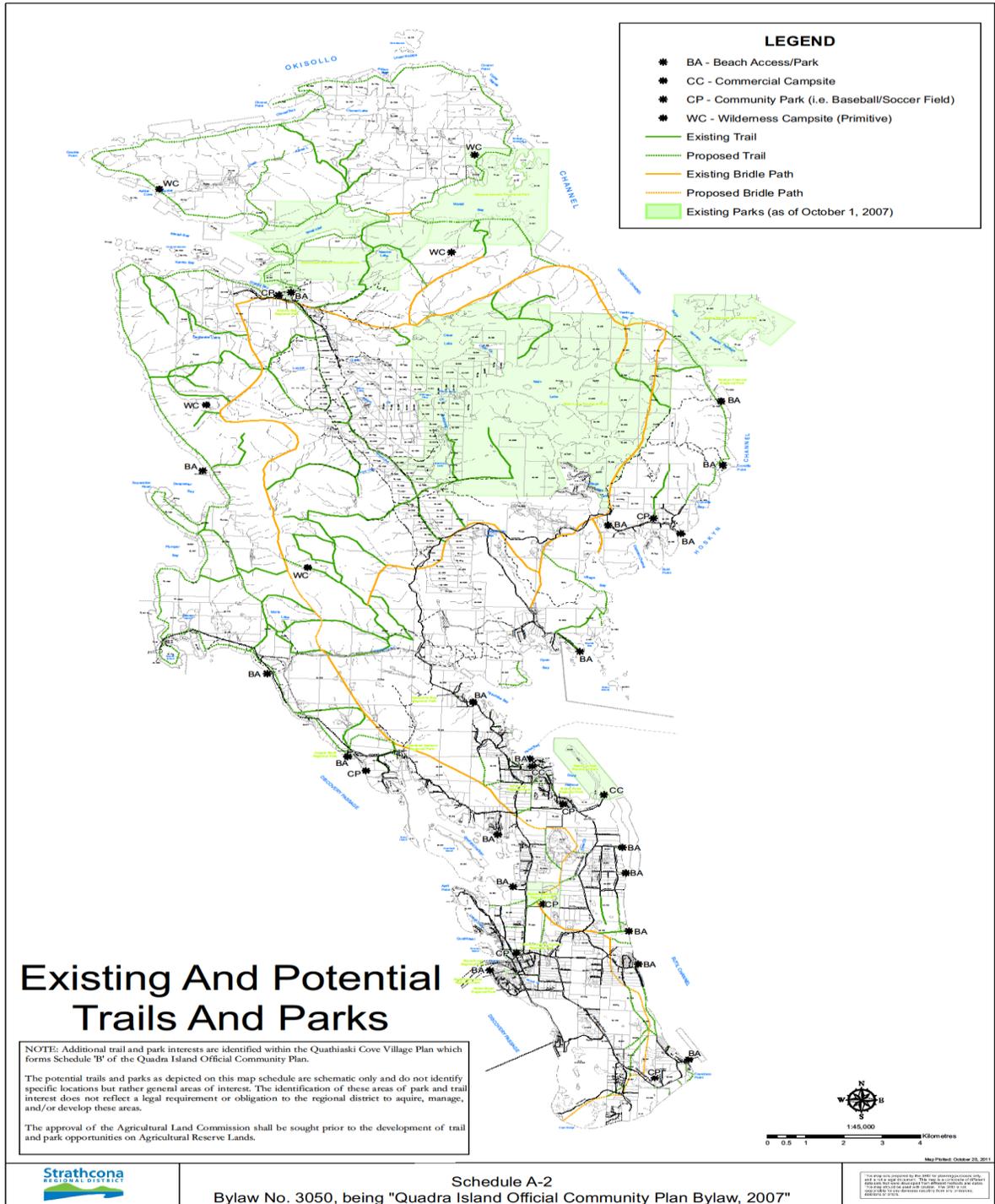
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Appendix '2'





SCHEDULE 'B'

QUATHIASKI COVE VILLAGE PLAN



Cover Photo Credit: David Rousseau

SCHEDULE 'B'
TO BYLAW NO. 3050, BEING THE
"QUADRA ISLAND OFFICIAL COMMUNITY
PLAN BYLAW, 2007"

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PART 1 - THE VILLAGE & PLANNING CONTEXT

1.1 PURPOSE AND BACKGROUND

The purpose of the Quathiaski Cove Village Plan is to provide a strong model of village structure. The most important aspects of the Village being that it:

- be compact, walkable and mixed use,
- be green in terms of landscaping and sustainability features,
- provide for a variety of small footprint housing types that are appropriate to seniors, young families and youth,
- provide for affordable housing options, including rentals, and
- provide for excellent public space and public amenity in the pedestrian realm.

The foundation for the Village Plan was shaped by key policies contained within the Quadra Island Official Community Plan. The Village Plan shall serve to inform and guide development within the Cove, and shall be the reference document against which all specific zoning and development proposals for Quathiaski Cove are measured.

Its purposes are:

- to define a vision, character and implementation framework for future change in the Cove,
- to assure that change is orderly,
- to assure that community needs and public values are met in overall development,
- to assure that public amenities are provided for in overall development,
- to assure that a range of ages and incomes are provided for in overall development,
- to assure that natural systems of drainage, forests, soils and productivity are respected in any development, and
- to assure that green standards regarding energy, water, materials and waste reduction are incorporated into any development.

1.2 CONTEXT

Quathiaski Cove served at the turn of the 20th century as a centre for newly arrived settlers in the area. Fishing and logging were the primary industries on the Island, with a fish canning plant flourishing in the early 1900's on the Quathiaski Cove waterfront, employing between 200 to 300 workers. Although the industrial profile of the Cove was significantly altered in 1941 when the cannery was destroyed by fire, the resource-based character of the Cove remains today through its function as a safe and active harbour for fishing vessels, with the We Wai Kai Band's fishing fleet having a strong presence. The influence of First Nations and early pioneers on the heritage of the Village, and Island as a whole is acknowledged. The We Wai Kai Band of the indigenous Laich-Kwil-Tach People (part of the Kwakwak'awakw First Nation) reside at Cape Mudge Village, south of Quathiaski Cove.

Today Quathiaski Cove is the principal cluster of commercial and smaller-lot residential development on Quadra Island, and as such has the most characteristics of a village in an otherwise semi-rural and rural area. As the location of the terminal for the BC Ferry from Campbell River, it also serves as the gateway to Quadra Island and islands beyond.

In recent years the greater Quathiaski Cove area has undergone significant changes, including new residential and commercial development, removal of waterfront industry, and a redeveloped ferry terminal and small vessels harbour. At present, in and around the central commercial area, there remains a few large undeveloped parcels and some potential re-development that offer the opportunity to shape the character and direction of Quathiaski Cove as a village, serving several unmet needs, and creating a distinct focal point for the island.

With changing demographics and island population growth it has become particularly apparent that there is a shortage of housing options available on Quadra Island for several groups, including seniors wishing to downsize, young families at a variety of income levels, plus residents with special needs. The developed areas of Quathiaski Cove are now in a long term transition state, moving towards village densities and housing forms, and new and redeveloped commercial space. A housing needs survey completed in 2007 and a Quathiaski Cove Character questionnaire completed in 2010 provided valuable information to inform the Plan, summaries of which are provided in Appendix 5.

The main immediate opportunities in Quathiaski Cove are for compact, walkable, village character development on the few, large undeveloped parcels, and for revitalization in some existing areas. In view of these potential changes, it is also timely to establish neighbourhood networks, including pedestrian and bicycle routes, greenways, and utility corridors.



Quathiaski Cove from the Northwest

Some of the significant geographic features of Quathiaski Cove are:

- The presence of large forested areas, especially at the edges of the study area. Forest cover is mostly small to medium, second growth fir and hemlock, alder, maple and some cedar and cottonwood.
- A gentle slope falling approximately from the northeast to the southwest.
- Steep slopes west of Green Rd and West of Anderson Rd, some with poor stability, but with a good deal of healthy deciduous tree cover.
- A few large, bare lots in the central area with little tree cover and exposed clay soils - some parts with high water tables.
- Pidcock Creek and its tributaries draining the majority of the area via a roadside ditch system.

1.3 PLANNING HISTORY AND PUBLIC PARTICIPATION

The Quathiaski Cove Village Plan was initiated by the 2006-2008 Quadra Island Official Community Plan review process, as well as the vision of a committee concerned with senior's housing options. The 2008 Official Community Plan led directly to the identified need for a Village Plan to guide development of Quathiaski Cove, since it is the foremost of the areas identified for concentration of future compact housing and commercial expansion.

The Quathiaski Cove Village Plan was guided by a steering committee with 19 members, including the Area Director, representing a wide range of ages, interests and experience. The committee shaped the process and advised the consultants on the unique aspects of Quadra Island. A charette (design workshop) process was used to produce the majority of the images and scenarios included in this plan (refer to Appendix 6).

The information gathering process included more than eight steering committee meetings, four public meetings plus open house times at the charette, six newsletters and articles, posters, marquee announcements and numerous telephone and e-mail exchanges. Process outcomes were then drafted into a Village Plan format in 2011 and offered for review by the steering committee and the public through a variety of venues and opportunities.

1.4 PLANNING PRINCIPLES

1.4.1 Defining a Village

(a) The word “village” implies traditions of congenial village life. Bringing back the qualities of the village requires several values:

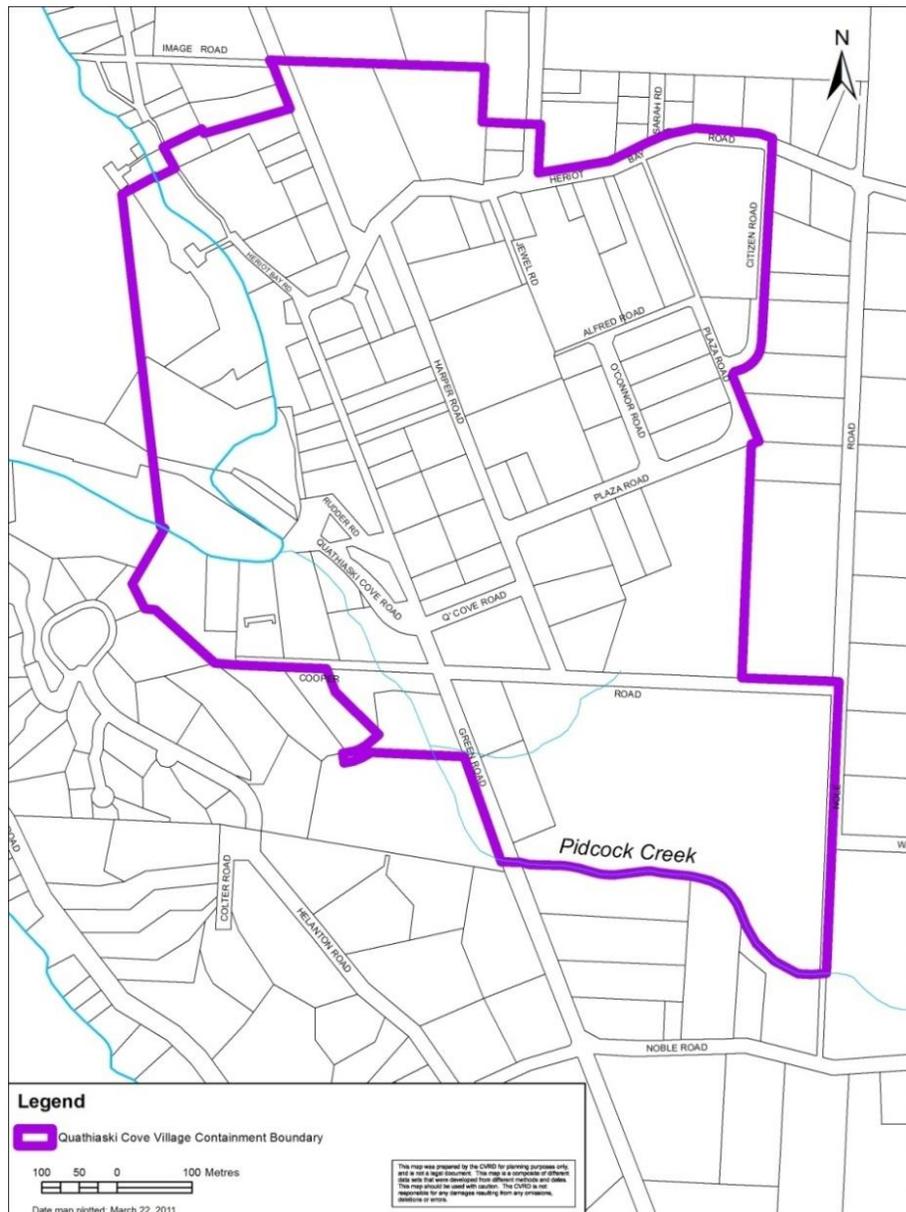
- *Congeniality* - comfortable, sheltered meeting places for informal activities.
- *Village green or commons* - focal open spaces for gatherings, public markets, etc.
- *Small scale, fine-grained* - never out of reach and not too big.
- *Compact* - small spaces between, moderate unit sizes, “streets on a diet”.
- *Nature runs throughout and dominates at the edge* - the village is contained; no sprawl.
- *Buildings and surroundings are well adapted to the local region* - e.g. rain and wind protection, regionally appropriate & weather resistant materials, etc.
- *“The village can be the defender of the rural surroundings”.*

(b) With the aim to define Quathiaski Cove as a “village”, there were seven major planning principles adopted for the Quathiaski Cove design charette held in March 2010. The main focus of the planning principles being to “knit together” the various pieces to make The Cove a pedestrian friendly place that is small scale and green. The planning principles adopted are as follows:

- *Transformation Over Time* - the principle that a plan must be staged over decades, be reflective of incremental growth of the Village as it radiates outwards from the centre, and contain many small steps leading toward an integrated whole.
- *Connectivity* - the principle that pedestrian and bicycle routes are connected to parks and forested areas and that visual connections are made with local history and culture.
- *Inclusivity & Diversity* - the principle that physical accessibility, multiple uses and people of many ages, income levels and abilities are accommodated.

- *Public Space for People* - the principle that the automobile is under control and that there are public commons, greenways and market squares anchoring the plan.
- *Village Traditions* - the principle that buildings are at a small scale, they provide congenial meeting places, and nature runs throughout.
- *Respecting Natural Systems and Living Within Budgets* - the principle that water flows and soils are protected, and that development is designed to reduce energy use, carbon emissions and waste to well below typical levels.
- *Future Ready* - the principle that designs are adaptable to future changes, new technology local productivity and economic viability.

1.4.2 The Village Plan Area - The Quathiaski Cove Containment Boundary



MAP 1 –

PLAN AREA

VILLAGE

The defined plan area is largely within a five minute walking distance from the commercial cores along Harper Road. It excludes peripheral, large lot, semi-rural areas fronting on Nole, Noble, and Anderson Roads north of the school site because they are in the character of the more rural parts of Quadra Island and are seen to be relatively stable for some time. It excludes areas south of Pidcock Creek as it is a natural village boundary. Additionally, it excludes the recent subdivision between Green and Helanton Roads because it is assumed that land use there will not change for a long time.

PART 2 - VISION, OBJECTIVES & POLICIES

2.1 VISION - QUATHIASKI COVE VILLAGE

The vision is one of a village that provides high quality public space and amenities, accessible to all, and exemplifies the use of green land-use practices, green utilities and green building performance. It is a clustered neighbourhood with many public gathering spaces, designed for “village life” with its congenial nature. People will be more inclined to meet their friends at the market square because it is easy to walk and cycle there and because of the availability of weather-sheltered places. Seniors will be able to remain in their Island community after they can no longer support a rural lifestyle. With a variety of housing options, young people and others with low incomes will be able to find accommodation for rent and purchase. The village setting offers an improved future for local businesses, with a larger immediate population catchment being able to walk to shopping and services.



2.2 OBJECTIVES – DEFINING THE VILLAGE

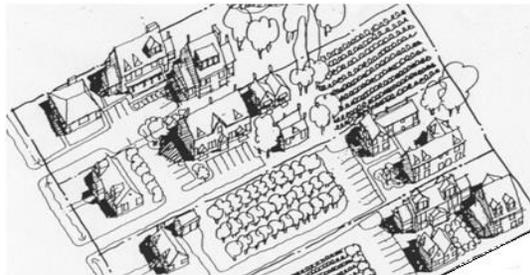
- a) **Village Social Intentions:** to provide residential options for seniors, young families and youth, including those seasonally employed, in an integrated, mixed setting.
- b) **Village Economics:** to provide a range of housing affordability and to support local businesses, a varied local economy, local employment and reinvestment in local capital.
- c) **Village Environmental Standards:** to preserve and enhance ecological function of the landscape and to achieve energy and water demand reduction in development utilizing neighbourhood design and green building standards.



2.3 LAND USE POLICIES - QUATHIASKI COVE VILLAGE

In addition to policies contained within the Official Community Plan, the following land use components and associated objectives and policies, as outlined in Sections 2.3.1 through 2.3.14 shall apply to all identified land use designations within the Quathiaski Cove Village boundaries.

- 2.3.1 Water Resources & Management**
- 2.3.2 Waste Management**
 - 2.3.2.1 Solid Waste**
 - 2.3.2.2 Liquid Waste**
- 2.3.3 Local Agriculture & Community Gardens**
- 2.3.4 Energy, Greenhouse Gases & Environmental Sustainability**
- 2.3.5 Stormwater Management & Riparian Protection**
- 2.3.6 Ecosystems Protection & Enhancement**
 - 2.3.6.1 Wetland Preserves & Riparian Edges**
 - 2.3.6.2 Marine Environment**
- 2.3.7 Public Space & Amenities**
 - 2.3.7.1 Green Networks & Forested Buffers**
 - 2.3.7.2 Parks, Trails, Greenways & Buffers**
- 2.3.8 Public Assembly**
- 2.3.9 Culture & Heritage**
- 2.3.10 Transportation & Infrastructure**
 - 2.3.10.1 Path & Cycling Systems**
 - 2.3.10.2 Driveways**
 - 2.3.10.3 Parking**
 - 2.3.10.4 Road Transportation & Traffic Control**
- 2.3.11 Built Form & Character**
- 2.3.12 Housing Variety, Tenure & Affordability**
- 2.3.13 Commercial Activity**
- 2.3.14 Industrial Activity**



2.3.1 Water Resources and Management

Providing potable water for future needs in Quathiaski Cove is a critical element for success of the village. There is currently no municipal water supply infrastructure in The Cove, and the capacity of the current system of local drilled wells is unknown. The water supply will continue to be well water and some springs for the foreseeable future. However the quantity of groundwater extraction that can be sustained is unknown, and will set limits for future water use.

In the early stages of any significant new development proposal it will be necessary to determine an available water supply sufficient to supply the demand. The wish of the Quadra community is that a water supply study be prepared for the entire Cove area.

(a) Objectives:

- (i) To ensure that water demand in Quathiaski Cove does not exceed a sustainable supply rate.
- (ii) To protect groundwater quality and availability for the future and to ensure that groundwater does not inhibit the natural systems that depend on it.
- (iii) To provide an orderly means of eventually establishing a public water utility for Quathiaski Cove.

(b) Policies:

- (i) The Regional District shall plan and manage the completion of a water study for the Quathiaski Cove Village area.
- (ii) A water evaluation of the area, including the effects of proposed extraction will be required before multi-unit projects are approved that may substantially increase the population and water demand.
- (iii) In all cases potable water use in Quathiaski Cove shall be minimized by:
 - adhering to best practice standards for low-flow fixtures in all buildings, or to a Green Building Standard,
 - limiting or eliminating the use of potable water for irrigation and other non-potable uses,
 - using drought tolerant plant selection, mulching and irrigation controls in all gardens and landscaped areas,
 - encouraging the collection of rainwater for permitted uses, and
 - encouraging the metering of water use, for new and existing developments alike.
- (iv) Water supply systems subject to the *Drinking Water Protection Act* (DWPA) shall meet the Vancouver Island Health Authority requirements for obtaining construction permits and operating permits.
- (v) Any development in the Village serving multiple dwellings from one water supply should construct a water supply system that meets engineering standards as determined by the Regional Board and as per the DWPA which will allow for development of a future municipal system.
- (vi) Rights-of-way to allow for a future water utility should be included as part of all land use planning application processes.

2.3.2 Waste Management

2.3.2.1 Solid Waste

Nearly all solid waste produced on Quadra comes from materials brought by truck and ferries from off-island, and then removed as waste to landfills on Vancouver Island. A modest amount of consumer materials brought to Quadra are separated and shipped back to the mainland for recycling. This is an unsustainable and expensive situation. Reduction of solid waste and increased recycling rates have multiple benefits by reducing transportation and services costs, reducing landfill costs, etc. There may also be a local business opportunity in collecting recyclables. The collection, handling and disposal of solid waste shall be guided by and inform those policies contained within the Regional Solid Waste Management Plan.

(a) Objectives:

- (i) To ensure that solid waste production in Quathiaski Cove is at or below "best example" levels, meeting or exceeding provincial and regional solid waste reduction targets.
- (ii) To achieve a "best example" recycling rate for consumer recyclables, and to reduce construction and demolition waste (CDW) going to landfills to 5% of CDW produced by volume by 2015.
- (iii) To control the cost of consumer waste disposal services by reducing waste production.
- (iv) To relocate the recyclables collection point in Quathiaski Cove.
- (v) To eliminate the use of garbage disposal units by providing access to kitchen waste composting in association with local gardening and farms.
- (vi) To ensure the appropriate handling and disposal of hazardous wastes.

(b) Policies:

- (i) The regional district, as part of waste management planning, shall be encouraged to consider relocation and establishment of the recyclables collection point to a compacting and transfer station at an industrial site on Quadra and to investigate the feasibility of setting up small recyclables collection points in the Quathiaski Cove neighbourhoods with a pickup service.
- (ii) Solid waste production in Quathiaski Cove shall be minimized by:
 - promoting public education on solid waste reduction and recycling, including notices to visitors,
 - provision of convenient consumer recycling facilities, and
 - kitchen, yard and garden waste composting locations for the Cove Village multi-family areas.
- (iii) All development shall strive to minimize construction and demolition waste going to the landfill.
- (iv) Wherever possible, local waste reduction efforts shall be coordinated with the Regional District Solid Waste Reduction Plan.
- (v) As part of new development, the use of garbage disposal units shall be discouraged by improving access to kitchen waste composting sites.
- (vi) The inclusion of policies respecting the handling and disposal of hazardous wastes shall be encouraged within the Regional Solid Waste Management Plan.

2.3.2.2 Liquid Waste:

The Quathiaski Cove sewer system is an essential element in protecting groundwater quality in The Cove. On-site liquid waste disposal systems cannot be expected to do the same, particularly with the high water tables and impermeable soils in the area. On-site systems are also difficult to monitor. All buildings in Quathiaski Cove are expected to be connected to the Q Cove sewer system.

(a) Objectives:

- (i) To connect all buildings to the Quathiaski Cove sewer system, and expand its capacity as necessary, in order to make the system more affordable by economy of scale.
- (ii) To reduce load on sewage collection and treatment facilities by using low-flow fixtures.
- (iii) To move to a high secondary level of treatment for the Quathiaski Cove sewer system.
- (iv) To apply Development Cost Charges (DCC's) to future development.

(b) Policies:

- (i) In order to promote increased resiliency within the liquid waste management system, and protect health and groundwater quality, new developments and redevelopments of land will be required to hook-up to the sewer system.
- (ii) The connection of existing onsite sewage systems to the community sewer system shall be encouraged.
- (iii) The reduction of liquid waste volumes shall be encouraged through promoting adherence to best practice standards for low-flush fixtures in all buildings, discouraging the use of garbage disposal units and improving access to kitchen waste composting.
- (iv) Following the completion of the Quathiaski Cove Sewage Local Service Area Development Cost Charge Study, the Regional District shall investigate implementation of a Development Cost Charge Bylaw for the Local Service Area.

2.3.3 Local Agriculture and Community Gardens

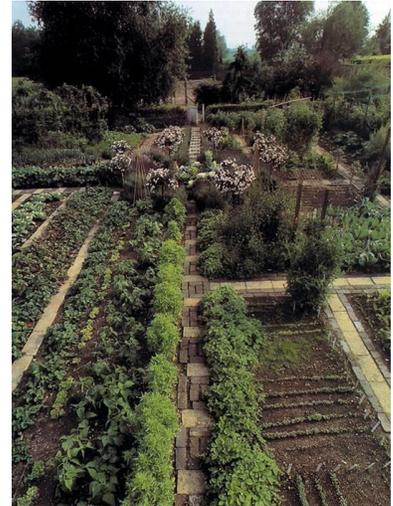
Many Islanders who may move to The Cove have decades of gardening experience and are accustomed to growing food and flowers. For some, having access to a garden will ease the transition from acreage to the village. For those who don't garden, immediate access to green space is an essential element of the village concept. The vision for agricultural activity for Quathiaski Cove is one of integration of private gardens, shared neighbourhood gardens, public allotment gardens and small scale farming into the land use pattern.

(a) Objectives:

- (i) To provide Cove residents access to gardening space in close proximity to their homes, and to allow for production of food in both the private and public realm.
- (ii) To encourage the provision of public garden spaces and community gardens as part of Village development.

(b) Policies:

- (i) Access to garden/greenspace for each residential unit in Quathiaski Cove shall be encouraged and the size, siting and sunlight access criteria shall be identified as part of new development applications.
- (ii) Wherever possible, edible perennial landscaping shall be strongly encouraged in all streetscaping and public areas.
- (iii) Where it is not appropriate, or feasible, to invest in edible landscaping, the use of native plant materials promoting benefits to wildlife shall be encouraged.
- (iv) A means for establishing a prohibition on the use of any toxic pest control substances shall be investigated in order to protect waterways, soils and edible landscaping from contamination.



2.3.4 Energy, Greenhouse Gases and Environmental Sustainability

In the 21st century there are whole new agendas which must guide neighbourhood design and construction for the future. Reducing greenhouse gases to mitigate climate change, preparing for energy supply uncertainties and price increases, conserving water for future needs and protecting the health and productivity of local soils and waterways are just a few of these.

The Quathiaski Cove Village Plan vision is one of green land-use practices, green utilities and green building performance. Green building performance will be set by recognized programs such as Built Green BC. Resource conservation will be assured in future by metering and monitoring of energy and water use and waste. Greenhouse gas emissions (GHG's) are targeted to be 33% less than other similar neighbourhoods by 2020, and declining towards greenhouse gas neutrality by 2030. Greenhouse gas emission reductions in the village will meet or exceed those set out in the Quadra Island OCP at any time. Quadra Island will be developing a greenhouse gas reduction target and plan in 2010-2011. The Cove Village can be a part of achieving those goals.

The completion of a village level engineering feasibility study for establishment of energy utilities for Quathiaski Cove is encouraged. Suggested Village Energy Utility (VEU) types are:

- gasifying wood waste boiler burning Quadra wood waste and providing space heat,
- ground source or seawater source heat pump providing space heat,
- systems as above with solar thermal boost (Spring & Fall), and /or
- systems as above with adequate capacity to also provide domestic hot water.

(a) Objectives:

- (i) To engage owners, builders and residents in an exemplary model green community.
- (ii) To meet, or exceed, greenhouse gas emission reductions as identified by the Quadra Island Official Community Plan.
- (iii) To exceed typical standards for green land use, stormwater management, energy and water conservation.
- (iv) To investigate the feasibility of establishing a village energy utility.

(b) Policies:

- (i) A greenhouse and gas reduction target and plan shall be developed in the 2010-2011 period.
- (ii) In order to reduce energy use and greenhouse gas emissions for Quathiaski Cove, the adoption of a three part strategy (building energy demand and transportation emissions reduction as well as renewable and efficient energy supply) is encouraged.
- (iii) Green building design, construction practices, and site planning considerations shall be encouraged as part of any revitalization/renovation project and/or new development within the Village.
- (iv) Where feasible, Green energy initiatives, such as village heat and hot water utilities, or village utilities utilizing renewal energy supplies *shall be encouraged*.
- (v) Any proposals for solar, wind and tidal electrical supply to the Village shall be given consideration in light of their size and scale, impact on surrounding properties, and potential for offering regional, grid-connected capacity.
- (vi) Measures that demonstrably reduce per-unit energy use, GHG emissions, enhance renewable energy utilization or increase local energy self-reliance at a cluster or neighbourhood scale shall be encouraged.
- (vii) The completion of a village level engineering feasibility study for establishment of an energy utility, or utilities, for Quathiaski Cove is strongly encouraged.
- (viii) If feasible, every residential development exceeding 12 units/ha (5 units/ ac) net site density, or where there are 6 or more units within a 60 m (200 ft) radius, shall be encouraged to pre-install heating pipes, conduit etc. as necessary serving each unit from a designated neighbourhood energy utility plant location.

2.3.5 STORMWATER MANAGEMENT AND RIPARIAN PROTECTION

Quathiaski Cove Centre is in a basin with large volumes of surface and shallow sub-surface water flow in winter. The flow follows the slopes moving approximately in a south west direction. A large part of this flow is picked up by road ditches and eventually enters Pidcock creek, risking erosion and sedimentation which damages fish habitat. The surface flow situation is aggravated by the fact that much of the cleared but undeveloped land area in the Cove Centre has been stripped of pervious surface soils. The three main remedies for this problem are source reduction, retention and treatment and infiltration.

Restoring topsoil and surface vegetation in areas that have been stripped will improve the retention capacity of land surfaces. Limiting impervious surface (paving) and using hard



surface materials that are porous (such as compacted gravel and widely spaced paving stones) in development serves three functions. It slows the runoff rate from surfaces, retaining silt and reducing the flow and erosion in collector ditches. It allows natural (air and sunlight dependent) biological treatment of inevitable spills such as vehicle lubricants before they can enter waterways. Also, it may allow absorption of cleaned storm water into ground aquifers.

(a) Objectives:

- (i) To protect groundwater quality in Quathiaski Cove.
- (ii) To protect creeks and aquatic habitat from damage due to extreme flows, pollution, siltation, debris etc.
- (iii) To stabilize soils and improve stormwater drainage.
- (iv) To encourage the on-site interception of water flows through the inclusion of catch basins and constructed wetlands.

(b) Policies:

- (i) Source Reduction:

Impervious surfacing as part of site development shall be limited in the zoning bylaw utilizing the following guidelines:

- Village Centre Mixed - not more than 40% of lot area may be impermeable.
- Village Centre Multi-Family - not more than 30% of lot area may be impermeable.
- Village Peripheral Residential - not more than 25% of lot area may be impermeable.

Green roofs, pavement or unit pavers with at least 15% void space, gardens, turf, reinforced turf and compacted gravel are considered permeable.

- (ii) Retention:

Where storm water surface flows are collected and directed to a drainage leading to a creek, they must first enter a retention area suitable in size for the flows, to protect the drainage system from sedimentation and other contamination.

- (iii) Infiltration:

The use of stormwater infiltration basins is strongly encouraged in Quathiaski Cove, where soil conditions allow, in order to treat storm water and recharge aquifers. Infiltration basis can be incorporated as part of the landscape, and included as part of greenways and buffers.

- (iv) As the "riparian" edges of streams and wetlands are recognized as important buffers functioning to slow surface water, treat and absorb it, and prevent erosion of soils into creeks, the protection, in accordance with Riparian Area Regulation, and enhancement of these areas shall be clearly demonstrated as part of any development proposal.

2.3.6 ECOSYSTEMS PROTECTION AND ENHANCEMENT

2.3.6.1 Wetland Preserves and Riparian Edges

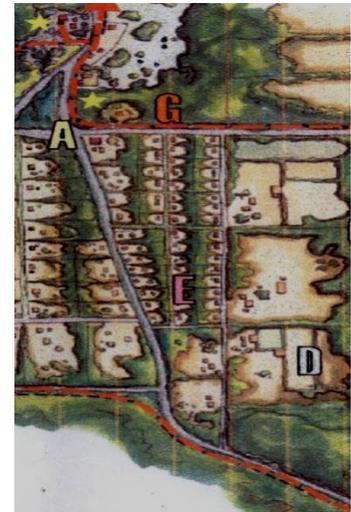
The edges of streams and wetlands are ecologically important buffers as these "riparian" edges slow surface water, treat and absorb it, and prevent erosion of soils into creeks. Clean water in creeks is essential for successful fish habitat. The riparian edges also provide habitat for amphibians, nesting birds etc. An important factor about all buffer and edge elements is that they are far better as complete networks, i.e. the connected system is more effective than the sum of its individual parts. The connection of greenways, buffers, parks, wetland preserves and riparian edges into a whole system is strongly encouraged in Quathiaski Cove.

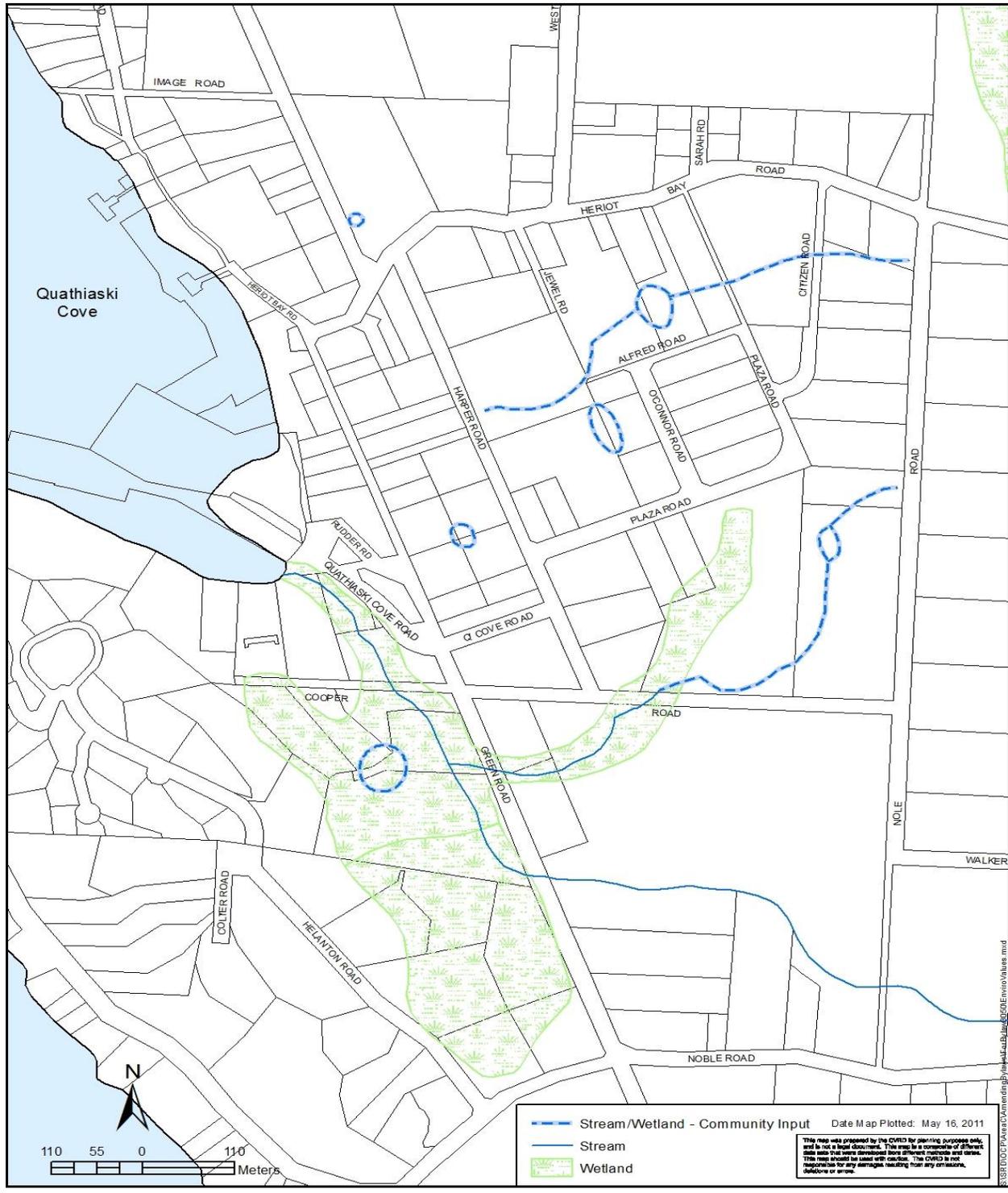
(a) Objectives:

- (i) To emphasize protection and restoration of watercourses, wetlands, forested buffers and soils.
- (ii) To promote the establishment of a "green" system within the Cove consisting of greenways, buffers, parks wetland preserves and riparian edges.

(b) Policies:

- (i) As part of any development, recognized wetland areas are to be protected and where appropriate incorporated into parks and greenways. Additionally, stormwater treatment needs are to be anticipated in the landscape and forested buffers are to be allocated along creeks and at development boundaries.
- (ii) The values of surface and groundwater quality, creek protection, forest habitat and soils stabilization are expected to be clearly defended in any land use proposal for Quathiaski Cove.
- (iii) Wetland Preserves: existing wetlands and seasonal watercourses must be preserved from development as important water quality protection and bird habitat. Where approved in consideration of the Riparian Areas Regulation (RAR) and the streamside protection and enhancement area (SPEA), they may be accessed by trails and traversed by footbridges, but should not be diverted, filled or otherwise altered for development. Where approved by the Ministry of Forests, Lands and Natural Resource Operations, exit flow from existing wetlands may be directed to collection and retention systems designed to protect surface water quality.
- (iv) Riparian Edges: all development shall be in compliance with the RAR. A riparian edge buffer of 30 m (100 ft.) from roads and development is identified as the typical minimum watercourse protection guideline, though it may vary based on professional biological management advice. These areas should be protected and left naturally vegetated unless there is an authorization from DFO for a restoration plan that would ensure protection of aquatic habitats. Where previously disturbed, these areas may need to be re-vegetated, sloped appropriately and protected from foot traffic and domestic animals in order to function successfully.





MAP 2 – VILLAGE ENVIRONMENTAL CONSIDERATIONS

Note: Prior to the determination of specific development requirements that may be associated with the mapped Village Environmental Considerations, ground-truthing is required to verify the existence and actual location of stream/wetland areas.

2.3.6.2 Marine Environment

The foreshore fronting Quathiaski Cove, although largely disturbed in certain areas as a result of historic and existing industrial marine uses, does hold significant environmental value as well as serving to define the physical setting and character of the Village. As there is potential as development activity intensifies within the Cove to further alter the marine environment, future development fronting the waterfront area of the Cove must be undertaken in a manner which respects foreshore values and delivers appropriate marine-based viewsapes reflective of the Cove's history and the Village Plan vision of a vibrant, mixed use public and tourist commercial area.

(a) Objectives:

- (i) To recognize the importance of the marine and foreshore environment fronting Quathiaski Cove.
- (ii) To establish a balance in terms of allowing for appropriate marine-based development yet offering protection of natural and scenic values of the Quathiaski Cove shoreline.
- (iii) To discourage encroachment of incompatible uses within the marine environment.
- (iv) To encourage the preservation, protection, and where possible the rehabilitation of the marine foreshore environment.

(b) Policies:

- (i) Development shall be discouraged within the foreshore area fronting and forming part of the Pidcock Creek estuary.
- (ii) All marine based and adjacent upland development applications shall clearly demonstrate respectful consideration of the marine environment and shall include as part of application details an assessment of the potential impact of the development on the marine foreshore. Specific measures to be taken to reduce impacts and where possible enhance the marine environment shall be clearly articulated.
- (iii) All related development applications shall be referred to appropriate senior levels of government for review and comment.

2.3.7 PUBLIC SPACE AND AMENITY

The Quathiaski Cove Village Plan vision is one of high quality public space and amenity, accessible to all. The plan emphasizes public space in the central area in the form of squares, greens, greenways and sheltered sidewalks at commercial frontage. These are meant to provide public amenities, such as shelter, seating areas, play areas and gathering places for events such as outdoor markets close to the commercial cores. At the waterfront, full and unobstructed public access in the form of seawalks, squares, mini-parks and possibly a public pier directly adjacent to the water's edge are the first priority. Throughout the entire plan area, safe and unobstructed pedestrian and bicycle routes, physically separated from vehicle traffic where possible, and including road crossings with traffic calming and other safety features are a high priority. Neighbourhood parks, gardens and playing fields, and greenway trails designed to bring trees and ground-level vegetation into the neighbourhood are also desired.

2.3.7.1 Green Networks and Forested Buffers

The Quathiaski Cove Village Plan vision is one of a village in a natural setting, with nature woven throughout. The plan emphasizes green networks including large areas of green open space, tree rows and groupings, naturally landscaped trails, wetlands, swales, creeks, ponds and naturally wooded parklands. Some or all of these elements may be contained in integrated greenways.

Forested buffers are essential at the edges of areas to be developed to village densities where they abut low-density or rural lands. The principle of connectivity is also a key element of the green networks. It is well known that the habitat value, natural productivity and effectiveness of green space is far greater for connected networks than for isolated segments. The plan therefore emphasizes continuous chains of greenways and forested buffers. Additionally, as Quathiaski Cove is surrounded by low density, semi-rural residential acreage and residents are accustomed to visual seclusion and relative quiet, buffers at the edges of developed areas are required to separate village buildings from semi-rural lands.

2.3.7.2 Parks, Open Space, Trails, and Greenways

Local knowledge led to the Village Network Map showing open space, streams, ponds, trails, greenways, pedestrian and bicycle routes, roads, utilities etc., primarily in the public realm. A second map was drawn showing an "internal" network, essentially on private property. This map also shows the proposed village greens, market square and open space.

The trail systems, both external and internal, are designed to improve the through-connectivity of the public network, and provide access from each unit within the development to the network, and to public spaces. At the heart of the plan is an effective greenway system connecting the woodlands and fields on the perimeter of the village through to the village parks and squares as one continuous habitat and surface water absorption system. Pedestrian and cycle paths following the greenways lead to the central commons spaces. The location of trail connections, as shown below, is conceptual in nature only.

PUBLIC PATHS AND GREEN NETWORK



DIAGRAM 1 – CONCEPTUAL COMMUNITY EXTERNAL NETWORK PATHS

Note: Prior to the determination of specific development requirements that may be associated with the mapped Community External Network Paths, ground-truthing is required to verify the existence and actual location of stream/wetland areas and the status of dedicated road rights-of-way.



DIAGRAM 2 – CONCEPTUAL COMMUNITY INTERNAL NETWORK PATHS

Note: mapping provided above is conceptual in nature only and is not intended to denote a specific location. It is intended as a guideline to highlight the desire for pedestrian connections within the Village realm.

(a) Objectives:

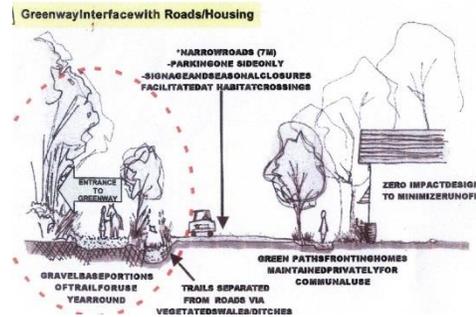
- (i) To preserve and enhance the natural setting of Quathiaski Cove.
- (ii) To assure that natural vegetation, forests and open spaces are integrated into land use planning and wherever possible interconnected to form the green elements of a community trail network.
- (iii) To assure that residents adjacent to, but outside the plan area are separated from visual contact and noise from development.
- (iv) To assure that key open spaces and recreational areas are secured by appropriate means (parkland or right-of-ways) to be held and managed for public use.
- (v) To assure that a pedestrian and cycle network provides easy access to these areas for residents and visitors.
- (vi) To make walking and cycling a safe, pleasurable experience by separation from vehicle traffic and provision of greenway paths.
- (vii) To support the development of a comprehensive park and trail system as part of the Village's growth.

(b) Policies:

- (i) Park planning priorities for the Village shall include;
 - the identification of a pedestrian waterfront walkway, and a direct connection from the waterfront to the Village centre, where appropriate,
 - the development of safe, accessible and continuous pedestrian routes providing connectivity to and throughout the neighbourhood,
 - the provision of greenspace protecting sensitive areas, and
 - the provision of lands offering open space areas for community gardens, public markets, greens and squares, or recreational opportunities.
- (ii) The development of a comprehensive park and trail system within the Quathiaski Cove Village shall be supported and implemented through a variety of mechanisms such as, but not limited to, parkland dedication at time of subdivision, acceptance of donations of land and/or cash, density bonusing provisions, the use of right-of-ways and/or licenses, and the acquisition of land.
- (iii) Plan policies and trail mapping shall be utilized as guidelines in the future development of a park land Development Cost Charge Bylaw for the Quathiaski Cove Village containment boundary area.
- (iv) Small scale recreation facilities in the Quathiaski Cove Village are encouraged, providing that they are complementary to those already existing on Quadra Island.
- (v) Parks and open space provision in the Quathiaski Cove Centre areas shall be primarily public-use oriented, e.g. public greens, market squares, greenway trails etc. These shall be sized and located appropriately so that the majority of residential units have an outlook onto public open space. Open space elements of 0.1 ha (0.25 ac) and larger are considered appropriate.
- (vi) Parks and open space provision in the Quathiaski Cove Periphery areas shall be natural, forested vegetated space that shall be sized and located to maximize habitat value. Trails through these areas are appropriate where these will not interfere with habitat and ecological protection.

- (vii) Parks and open space shall be provided through development agreements, park requirements, development cost charges or other means, including the use of density bonusing provisions.
- (viii) Open space elements of 0.2 ha (0.5 ac) and larger are recommended in the Quathiaski Cove Periphery Areas.

Sample Design Elements - Trail, Greenways, and Buffers



- (ix) The trail system design considerations for Quathiaski Cove shall emphasize several functions and characteristics in order:
 - to make walking a safe, pleasurable experience by separation from vehicle traffic and provision of greenway paths,
 - to provide a surface for pedestrian wheeled conveyances such as strollers and shopping carts,
 - to provide for cycling, separated from pedestrians where possible, and
 - to interconnect the green elements of the Cove Network (i.e. parks, wooded buffers, riparian edges etc).
- (x) Greenway networks that brings trees and ground-level vegetation into the neighbourhood and provide places to walk and cycle shall be encouraged for these values as well as serving the following functions:
 - it provides summer shade,
 - it provides surface water treatment and absorption,
 - it buffers noise, and
 - it provides habitat for birds, squirrels etc.
- (xi) The inclusion of an Internal Path Network and green system shall be encouraged as part of any development in order to provide walking and cycling connections for residents that enable connections to and from adjacent public spaces (paths, greenway networks, parks and squares).
- (xii) In order to protect the seclusion of residential areas abutting the edge of the Quathiaski Cove Containment Boundary, zoning provisions for any new development proposal sited adjacent to these residential lands shall include a minimum landscape and screening buffer requirement of 15 m (50 ft).
- (xiii) In all cases where a residential development faces a public road, other than a neighbourhood access street, a wooded buffer of at least 10 m (33 ft.) is strongly encouraged.



2.3.8 PUBLIC ASSEMBLY

The provision of key public facilities within the Quathiaski Cove Village is of significance to the long-term social well-being of the Village and the Island community as a whole.

(a) Objectives:

- (i) To support the establishment of public facilities within the Village.
- (ii) To encourage the provision of public amenities as part of development.

(b) Policies:

- (i) In addition to the public assembly policies contained within Part III of the Official Community Plan, the following additional policies shall apply within the Quathiaski Cove Village boundaries.
- (ii) SD 72 shall be encouraged to consult with the Regional District and the community regarding future plans for the Quathiaski Cove Village school site.
- (iii) Where deemed appropriate, the community and/or the Regional District, shall seek joint use / partnerships with SD72 for future public use of all, or a portion of the school building and/or surrounding land.
- (iv) Wherever possible, future public and community-based facilities should be sited within easy walking distance of Village residences.
- (v) The provision of public amenities, including land and/or buildings, for a congregate care facility for seniors, public gardens, public plaza, square, and civic facilities such as a public library and or cultural/museum centre shall be strongly encouraged.
- (vi) Public Assembly shall be viewed as including facilities, such as but not limited to schools, churches, recreational facilities, fire hall, ambulance station, library, museum and hospitals.

2.3.9 CULTURE & HERITAGE

There is opportunity to acknowledge and incorporate elements of the Island's rich First Nations' history and the Cove's fishing and marine-industrial focus into the Village's future development; particularly as part of waterfront development, both as part of design elements and within public spaces. The future offers opportunity for the residents of the Village to further define a "sense of place" through building design, creation of public spaces and the activities and celebrations which take place within the Village.

(a) Objectives:

- (i) To encourage an inclusive Village structure which supports a diversity of cultures, demographics, values and beliefs.
- (ii) To strengthen the "sense of place" within the Village.
- (iii) To encourage the development of public and private cultural and institutional facilities within the Village Centre.

(b) Policies:

- (i) In consultation with the We Wai Kai Band opportunities shall be investigated to establish connections on the waterfront and within the Village centre to the First Nation's history, Cape Mudge Village, and its people.

- (ii) The feasibility of establishing a cultural centre (either stand alone, or as part of other public facility development such as a library and/or museum) which offers opportunity for celebration of the arts, festivals or other public gatherings and a venue in which recognition of the Island’s First Nations and settlement history can be captured, shall be investigated.
- (iii) Wherever possible, the Regional District shall collaborate with other levels of government, non-governmental agencies and the private sector to ensure the best use of resources to support a range of services to meet the needs of the community.
- (iv) Provide support for favourable living environment for young and old alike, including “barrier-free” design considerations in both the public and private realm.
- (v) Wherever possible the use of open spaces, village squares and other public areas to provide educational opportunities, offer public participation through public art, performances, festivals and exhibitions, shall be encouraged.

2.3.10 TRANSPORTATION AND INFRASTRUCTURE

The Quathiaski Cove Village Plan vision is one of pedestrian and bicycle oriented transportation, safely separated from main vehicle routes. The connectivity of paths with the surrounding Quadra Island trails system is also essential. The importance of a ferry shuttle and eventually an island bus service is also recognized and should be encouraged when financially feasible.

Traffic flow during busy ferry times is a management problem and can present a safety risk to pedestrian and cyclists on main roads in Quathiaski Cove. However better pavement marking and warning signs may improve pedestrian crossings in these areas. Where alternatives to the use of main traffic routes are not available, the best approach is to separate pedestrian and bicycle traffic from vehicles, wherever possible.



The design elements of a transportation system around Quathiaski Cove are as follows:

2.3.10.1 Path and Cycling System

- (i) The elements of the Quathiaski Cove Village pedestrian system are:
 - separation of the pedestrian route from traffic, with barriers if necessary,
 - safe, well marked road crossings, with traffic calming devices,
 - path surfacing able to support strollers and push-buggies, and
 - naturalized, well landscaped pedestrian zones with shade and wind shelter.
- (ii) The elements of the Quathiaski Cove Village bicycling system are:
 - separation of bicycle paths from main roads (Quathiaski Cove Rd, Harper Rd and Heriot Bay Rd) by bypass route or barriers if necessary,
 - separation of bicycle paths from pedestrian paths by 2 metre spacing or barriers if necessary,
 - compacted and mud-free, permeable path surfacing (e.g. gravel, unit pavers), and
 - the provision of bike racks at each main commercial destination.

2.3.10.2 Driveways

- (i) The addition of new driveways accessing principal roads (Quathiaski Cove Rd, Harper Rd and Heriot Bay Rd) in Quathiaski Cove shall be strongly discouraged.

- (ii) Shared driveways serving infilled and densified lots are encouraged providing public safety at the road entrance can be demonstrated. In new neighbourhoods, driveways serving more than one unit or serving shared parking are strongly encouraged.

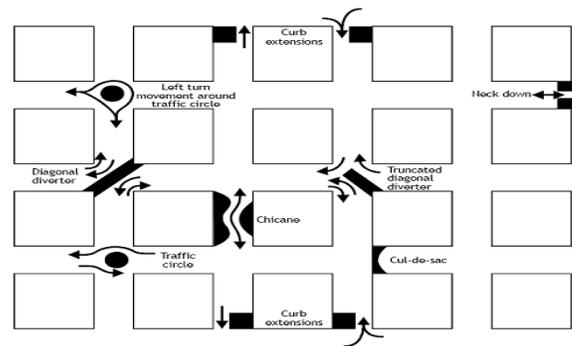
2.3.10.3 Parking

- (i) It is proposed that off-street parking requirements for the Village be somewhat reduced from current Zoning Bylaw requirements as Village services are expected to be less automobile oriented, and receive more customers walking and cycling. Furthermore an allowance for “shared parking” facilities in mixed use areas is encouraged. These areas are typically used by commercial customers in daytime and residents at night.
- (ii) The proposed residential parking requirements for compact dwelling types are also reduced from the current bylaw. The reasoning for this is that the housing types are likely to be occupied by seniors and youth; households with fewer cars than families with children. On-street parking is viewed as being effective and appropriate to accommodate visitors. In future, signage may be needed to limit the allowed parking time.
- (iii) RV and trailer parking is another important element of the Quathiaski Cove Village transportation plan. Because tourism is a major part of the local economy, and some visitors arrive with large vehicles, wishing to stop in Quathiaski Cove for shopping and services, it is necessary to have a few on-street and possibly off-street long-bay parking spaces available near the cove centre that are allocated to RV’s. Pull-out bays parallel to secondary streets are appropriate, possibly on Plaza Road. The street system must also allow these vehicles to re-enter the main roads without the need for difficult turns.

2.3.10.4 Road Transportation & Traffic Control Policies

- (i) On secondary roads, such as Green Road and Cooper Road the use of traffic calming measures are a possible means of reducing the pedestrian risk and the noise affecting residents. Appropriate calming measures for secondary roads in Quathiaski Cove may include:

- pavement markings and surface changes,
- pinch points (neck down),
- chicanes,
- planters & curb extensions at the road edge and/or traffic circles.



Speed humps are not recommended on streets; they are considered dangerous.

2.3.11 Built Form and Character

The Plan vision is one of village building forms that echo traditions and cultural heritage. Buildings will be low in height, small in extent and highly varied or detailed, consistent with village character. Building elements, as outlined below, are strongly preferred in the

Quathiaski Cove Village and are therefore reflected in development permit guidelines contained within Part 5 of this Plan.

- Covered outdoor walkways and landscaped areas with benches and tables adjacent to buildings.
- Landscaping, especially large deciduous trees, providing shade in public areas and fall colours,
- Shop windows with low sills allowing a view in from the outside.
- Upper floor residential balconies and roof terraces overlooking public areas.
- Dormers with windows, especially in long, sloped roof sections.
- Windows that have frames are divided into multiple pane, etc. rather than just glass set into the wall.
- Small buildings not larger than 30 M (100 ft) wide without a break. Spaces between buildings that are landscaped or contain shops or activities are strongly encouraged.
- Varied buildings (both in height and depth along their length and in their roofline).
- Traditional cladding materials such as shingles, wood siding, stone and brick are preferred.

In light of the enhanced design criteria associated with development permit requirements for the Village, as well as the community's desire to achieve specific green building standards as part of future development, it is recommended that consideration be given to the investigation of building inspection options for the Quathiaski Cove containment boundary area. The requirement for building inspection is viewed as being an effective means to regulate the design and construction processes to achieve desired building outcomes as well as to safeguard lives and property.

It is proposed that building inspection requirements be limited to the construction of intensive residential development, multi-family, commercial, industrial, institutional and mixed use buildings. Unless otherwise specified, intensive residential development is defined as being residential land use resulting in more than 5 units/ha (2 units/ac).

Building inspection requirements are not intended to apply to residential development where the density is equal to, or less than, 5 units/ha (2 units/ac); or where residential development is occurring as part of infilling on a Residential One (R-1) zoned lot which limits the density of dwelling units to a maximum of two units/lot. Unit is defined as including a single family dwelling, guest dwelling, or secondary suite.

(a) Objectives:

- (i) To encourage Village building forms that echo traditions and cultural heritage.
- (ii) To encourage Village land use patterns which promote an intimate level of village development.
- (iii) To promote the provision of community amenities through the allowance of density bonusing.
- (iv) To investigate building inspection options for the Quathiaski Cove Village containment area.
- (v) To include consideration of archaeological and environmental values and hazard land considerations (steep slopes) as part of development in the Village.
- (vi) To promote the preservation and protection of archaeological sites.

(b) Policies:

- (i) All development shall integrate with the surrounding neighbourhood and demonstrate a high standard of design and compatibility in scale, form and appearance in keeping with the Quathiaski Cove village character.
- (ii) The incorporation of design elements which reflect First Nations' culture and interests and/or the historic marine character of the Cove shall be encouraged.
- (iii) Clustering of development, as a means of avoiding sprawl and development of large lot subdivisions, as well as promoting an intimate level of village development, shall be encouraged.
- (iv) All development shall respect environmental values and clearly demonstrate protection of, and wherever possible, enhancement of natural systems.
- (v) As there is potential for archaeological sites/values in the Quathiaski Cove waterfront, all new and/or re-development interests considered for this area shall be referred to the Province (Archaeology) for comment.
- (vi) Hazard land considerations shall apply to all properties where steep slopes exist, and a geotechnical requirement may be specified as part of the development approval process (refer to development approval information area requirements for full details).
- (vii) The Regional District shall further investigate—building inspection options for the Quathiaski Cove Village Containment Boundary; this investigation to include further consultation with the community and other stakeholders.
- (viii) Proponents of all new developments are encouraged to include community amenities as listed below in 2.3.11(b)(ix) in their proposals.
- (ix) Proposals where amenities are provided in exchange for a density bonus require provision of amenities including, but not limited to:
 - Affordable housing,
 - Youth or family oriented amenities (day care, health clinic),
 - Senior or special needs facilities,
 - Recycling / free store centre or land, or buildings for other public facilities,
 - Parks, greenways, community gardens, and other public open space as dedicated or protected by covenant,
 - Waterfront walkways and piers,
 - Public square or plaza and/or land or buildings for other civic and cultural purposes,
 - Establishment of neighbourhood energy utilities, or other measures that demonstrably reduce per-unit energy use, Greenhouse Gas emissions, enhance renewable energy utilization or increase local energy self-reliance at a cluster or neighbourhood scale.
 - Green building design and construction meeting specified standards which meet or exceed BC Built Green, or
 - Other amenities as identified and supported by the community.

2.3.12 Housing Variety, Tenure and Affordability

A fundamental goal of the Quathiaski Cove Village is to provide housing options that are scarce or non-existent on Quadra Island today, all in a local area within easy walking distance to shops, restaurants and services, the school and the ferry. Small units, accessible to those with limited mobility, are a high priority. Moderately priced homes for young families are also a priority, as are affordable rental units.

The intention of the plan is to encourage a diversity of ages, abilities and incomes in each neighbourhood by allowing and incenting multiple housing types. These types include infill homes on existing residential lots, small homes on small individual lots, garden cottages on common lots, townhomes and apartments above commercial spaces. It is also recognized that fee simple and condominium ownership and market rentals may not satisfy some of the housing needs on Quadra. Non-market housing options such as non-profit housing societies (e.g. co-ops) and land trusts are therefore also encouraged.

A community of mixed ages, abilities and incomes is a healthy and resilient one. The Plan promotes a mix of housing types in each neighbourhood to the extent that financial and other factors will allow.

(a) Objectives:

- (i) To introduce a range of housing types appropriate for all ages and abilities, and a range of incomes.
- (ii) To encourage inclusivity and diversity – multi-age, multi-ability and multi-income mix in each neighbourhood.
- (iii) To promote development of residential units that are suitable for seniors and those with physical disabilities, with low operation and maintenance demands (e.g. single level, ground floor entry, with accessible bathrooms, kitchens and other Flex Housing™ features – a CMHC term denoting housing ready for all life stages).
- (iv) To include a range of tenure options, including fee simple, strata and modestly priced rental accommodation for all age groups, and for the seasonal workforce.

(b) Policies:

- (i) Development should incorporate a range of housing options, in terms of size, intended market and tenure (fee simple and rental):
 - 1. Development proposal exceeding 6 units should have at least one unit or self-contained secondary suite of less than 80 m² (861 sq. ft.) for each 5 that exceed 80 m².
 - 2. Development proposal exceeding 12 units should have at least 2 housing types (detached homes, garden cottages, townhomes and apartments above commercial).
- (ii) Residential developments of 4 units or more may be eligible for additional unit allowances (density bonusing), where parks, squares, gardens, greenways, public markets and other public amenity are provided on at least 20% of the site area, and a minimum of 2 of the 4 following criteria are met.

1. At least 25% are accessible offering a fully self-contained living unit on the ground floor,
2. At least 25% of the units do not exceed 90 m² (970 sq. ft.) in gross floor area and the average gross floor area does not exceed 125 m² (1345 sq. ft.),
3. There are at least 25% rentals mixed with ownership,
4. There are at least 25% of units that can be rented or purchased for less than 30% of the household income of the 30th income percentile of Quadra Islanders according to the most current census data.

Where, three or more of the criteria are met, the density bonusing allowance may be enhanced.

It is noted that the Regional District's review and ultimate approval of any amenity or amenities offered in accordance with 1 through 4 above, may include the requirement for a development and/or housing agreement at the Regional District level, and/or the involvement of a co-operative housing society or similar not-for-profit community based organization to oversee and ensure an on-going commitment to control housing costs (rental rates and purchase prices) in accordance with Item 4 above.

- (iii) Notwithstanding the policy outlined above, and the guideline bonusing densities as identified in Part 3 'Land Use Designations Principles', the Regional District may give consideration to other applications for density bonusing on a case-by-case basis where the application demonstrates provision of community supported amenities as suggested in Policy 2.3.11(b)(viii).
- (iii) Applications for density bonusing are not encouraged:
 - on those lands bounded by Heriot Bay Road, Green Road, Quathiaski Cove Road and Harper Road, in order to provide for a gradual transition of density from the Village Core outward to the waterfront,
 - on those lands located upland of, and adjacent to, the Village Waterfront Mixed Use designation which are bounded on the north by the junction of Green Road and Heriot Bay Road, on the east by Green Road on the east and on the south by Rudder Road due to steep slope hazards, and
 - on those Village Peripheral Residential lands located south of Quathiaski Cove Road and west of Green Road, due to environmental considerations (Pidcock Creek stream corridor).
- (v) The zoning bylaw shall specify a range of housing options and associated footprints such as the inclusion of small unit cottages, secondary suites and apartments (typically less than 110 m² (1180 sq ft).
- (vi) Special purpose residential facilities, intended to meet the needs of people with disabilities, in need of professional care, shall be considered on a case-by-case basis; these facilities to be sited within the Village centre, or immediately adjacent to.
- (vii) Green Buildings Standards shall be strongly encouraged for all new residential construction. Multi-family construction proposals are encouraged to be designed and built to the Built Green™ BC Gold Standard. All Residential remodels are strongly encouraged to comply with the Built Green™ BC Silver Standard. Multi-family residential construction is to be certified under the Built Green™ BC program.

2.3.13 COMMERCIAL ACTIVITY

The vision for appropriate commercial services for Quathiaski Cove is commercial activity that is small in scale which reflects the local character and is in accordance with the village concept. Other small commercial enterprise that provide local employment and does not produce high noise levels, water or air pollution is acceptable in peripheral areas may be given consideration on a case-by-case basis.

(a) Objectives:

- (i) To support small-scale local retail, medical-dental, professional, restaurant and tourist related services.
- (ii) To encourage a business environment which offers local employment opportunities.
- (iii) To support peripheral service-related commercial enterprises which meet the needs of the Island community and demonstrate environmentally responsible operating standards.

(b) Policies:

- (i) Retail commercial uses such as local retail, restaurants, medical-dental and professional offices shall be encouraged.
- (ii) The provision of small-scale tourism related commercial ventures shall be recognized as being an important component of the Village.
- (iii) Commercial new construction that conforms to the *BC Built Green standard Silver* criteria, using a checklist method, may be eligible for bonusing.
- (iv) Commercial developments in the peripheral areas shall be considered on a case by case basis in light of the following key considerations: appropriate siting and design considerations, provision of local services and employment opportunities, environmentally responsible operating standards, and integration within the Village setting.

2.3.14 INDUSTRIAL ACTIVITY

Although the history of the Quathiaski Cove waterfront reflects a thriving resource-based industrial profile, today's profile is one of a much more limited industrial footprint. Much of the foreshore zoned land is now vacant, or no longer utilized for industrial use. As such, the Village plan identifies new Marine Waterfront and Village Aquatic designations for this area, which reflects recognition of existing industrial uses only and do not promote the establishment of new industrial development in the Cove.

(b) Policies:

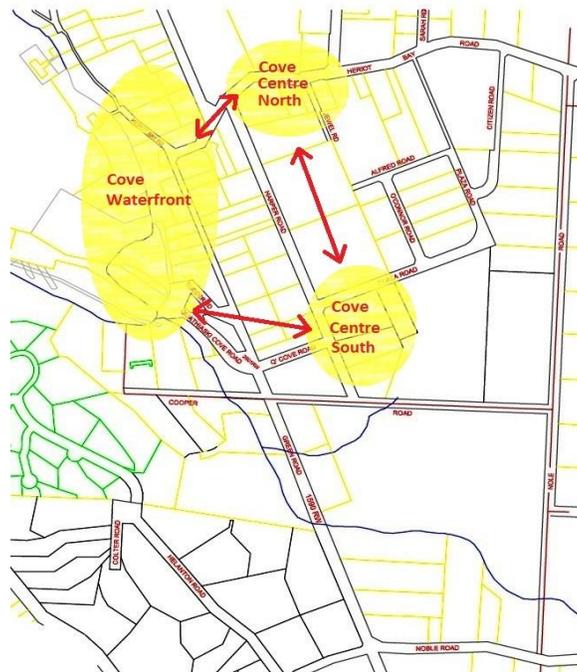
- (i) Any applications received for expansion of existing operations, or new industrial land uses, to be located within the Quathiaski Cove Village Containment Boundary area shall be reviewed in light of the policy direction contained within the Village Plan and as provided for in Section 3.6 "Industrial Activity" of the Official Community Plan.

PART 3 - LAND USE DESIGNATION PRINCIPLES

3.1 INTRODUCTION

The land use designation map, as identified within Schedule 'B-1' is based on the twin principles of growth outward from existing centres, in rings of decreasing density, and the "knitting together" of the parts with a green pedestrian network.

There are three recognizable sub-areas within the Quathiaski Cove Village Study Area: the Cove Centre South, centred on the shops there; the Cove Centre North, centred on the school, service station and café; and the Waterfront. Everything else is peripheral residential. Though the three areas are in close proximity, they are currently fragmented and disconnected from each other. A clear goal of the plan is to improve the connectivity at all levels. This can be done by filling in spaces between, and introducing networks of pedestrian and bicycle paths, greenways and watercourses.



The sub-areas outlined above are conceptual only and are not be used for specific policy reference. This conceptual mapping assisted in the eventual identification and delineation of land use designations for the Village as listed below and mapped on Schedule 'B-1'.

The following land use designations have been identified within the Quathiaski Cove Village:

- Village Centre Mixed Use - (VCM)
- Village Centre Residential - (VCR)
- Village Peripheral Residential - (VPR)
- Village Waterfront Mixed Use - (VWM)
- Village Aquatic - (VA)

3.2 VILLAGE DESIGNATIONS

Within each of the Village designations, the intent of the designation, appropriate land uses and building typologies are identified to offer future guidance for development of zoning regulations and landuse applications. Part 4 'Comprehensive Development' and Part 5 'Development Guidelines' also provide specific policy and regulatory framework for landuse applications.

3.2.1 Village Centre Mixed Use (VCM)

- (a) The intent of this designation is to provide a variety of uses including commercial, compact medium density residential, residential congregate care, home occupation /studio, community service, recreational and cultural uses as further refined and defined by the zoning bylaw. The suggested density of land use in the VCM designation is identified as being 15 units/ha (6 units/acre). Where development applications are received that propose a density less than the suggested 15 units/ha (6 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VCM density or provide for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. Appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:
- Types 4 & 5 Townhomes
 - Type 6 Village Centre Mixed
 - Type 7 Live-Work Studio
 - Type 9 Special Purpose Residential
 - Type 10 Village Centre Commercial
- (b) Also included are uses for special purpose residential facilities which may be approved on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities or people in need of professional care. Type 9 is the appropriate building typology as outlined in Appendix 2.
- (c) Density Bonusing (VCM): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 15 units/ha (6 units/acre) may be increased to 20 units/ha (8 units/acre) and lot coverage increased proportionally.
- (d) Where three or more of the parameters are met, the density bonusing allowance may be increased from 20 units/ha (8 units/acre) to allow for a maximum of 25 units/ha (10 units/acre) and lot coverage increased proportionally.

3.2.2 Village Centre Residential (VCR)

- (a) The intent of this designation is to provide a variety of uses including compact low-medium density residential, residential (infill and densification), small scale tourism accommodation or hostel (8 beds maximum), and home occupation /studio uses to be further refined and defined by the Zoning Bylaw.
- (b) The suggested density of land use in the VCR designation is identified as being 15 units/ha (6 units/acre). Where development applications are received that propose a density less than the suggested 15 units/ha (6 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VCR density or provide for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. The appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:

- Type 1 Mini-lot Single Family
 - Types 4 & 5 Townhomes
 - Type 7 Live-Work Studio
 - Type 9 Special Purpose Residential
- (c) Also included are uses for special purpose residential facilities which may be approved on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities or people in need of professional care. Type 9 is the appropriate building typology as outlined in Appendix 2 to the Neighbourhood Plan.
- (d) Density Bonus (VCR): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 15 units/ha (6 units/acre) may be increased to 20 units/ha (8 units/acre) and lot coverage increased proportionally.
- (e) Where three or more of the parameters are met, the density bonus allowance may be increased from 20 units/ha (8 units/acre) to allow for a maximum of 25 units/ha (10 units/acre) and lot coverage increased proportionally.

3.2.3 Village Peripheral Residential (VPR)

- (a) The intent of this designation is to provide a variety of uses including compact low-medium density residential, residential (infill and densification), secondary suite within a principal residence and home occupation /studio uses as well as commercial uses on a case-by-case basis to be further refined and defined by the zoning bylaw.
- (b) The suggested density of land use in the VPR designation is identified as being 10 units/ha (4 units/acre). Where development applications are received that propose a density less than the suggested 10 units/ha (4 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VPR density or provided for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. The appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:
- Single Family Residential
 - Type 1 Mini-lot Single Family
 - Type 2 Garden Cottage
 - Type 3 Duplex
 - Type 7 Live-Work Studio
- (c) Density Bonus (VPR): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 10 units/ha (4 units/acre) may be increased to 15 units/ha (6 units/acre) provided the increased density is in the form of 5 secondary suites/ha (2 secondary suites/acre).
- (d) Where three or more of the parameters are met, the density bonus allowance may be increased from 15 units/ha (6 units/acre) to 20 units/ha (8 units/acre) to allow for a further 5 additional units/ha (2 units/ acre). The overall maximum density with the application of this additional bonus is not to exceed 20 units/ha (8 units/ac), with the requirement for a minimum of 5 of these units/ha (2 units/ac) being built as secondary suites.

3.2.4 Village Waterfront Mixed Use (VWM)

- (a) The intent of this designation is to provide a variety of uses in the upland and foreshore areas including water oriented commercial, hospitality and studio uses as well as limited small unit residential uses only in association with commercial and studio uses; and including water lot uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for non-powered vessels.
- (b) The density of land use in this designation is to be provided in the zoning bylaw and the appropriate building typologies suitable for this designation are outlined in Appendix 2 of the Neighbourhood Plan and include:
- Type 6 Village Centre Mixed
 - Type 7 Live-Work Studio
 - Type 10 Village Centre Commercial
- (c) It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered.

3.2.5 Village Aquatic (VA)

- (a) Land, including the surface of water, extending outward from the high water mark of Quathiaski Cove and as outlined on Schedule 'B-1' is designated as Aquatic to permit uses such as:
- public access, tourist commercial services, and recreational uses;
 - uses associated with the BC Ferries terminal and existing marina; and
 - water lot uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for non-powered vessels.
- (b) It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered. Private docks are not supported in the future in favour of community based facilities, or shared docks offering improved public access to and along the Quathiaski Cove waterfront.

PART 4 – COMPREHENSIVE DEVELOPMENT

4.1 COMPREHENSIVE DEVELOPMENT DESIGNATION AREAS

Designated Areas & Justification:

Those areas identified as ‘Comprehensive Development Area 1’ (CDA-1) and ‘Comprehensive Development Area 2’ (CDA-2) on the Village Land Use Designation Map are designated as Comprehensive Development Areas. The Areas identified are those larger tracts of unsettled land which are strategically located within the Village, hold significant development potential and are of particular value to the community. It is critical that these properties develop in a manner in keeping with the vision and values of the Village Plan and offer opportunity, through their development, for the provision of key community amenities. In addition to the policies contained within Part III and Part IV of the Official Community Plan, and elsewhere within the Quathiaski Cove Village Plan, the following land use policies are specific to these areas and will serve to guide and further inform the pattern of future development within these areas.

4.2.1 CDA– 1: Cooper & Green Road / Pidcock Creek Properties

- a) It is important that the Cooper & Green Road / Pidcock Creek area, located in close proximity to the Village Core, the waterfront and to existing residential neighbourhoods is developed in a manner that:
 - (i) maximizes the potential land value (in terms of both densities and land uses) in keeping with the vision and objectives of the Village Plan,
 - (ii) provides opportunity to obtain key community amenities,
 - (iii) provides for respectful transition of Village densities to those existing residential neighbourhoods to the south, and
 - (iv) respects, maintains and wherever possible enhances existing environmental attributes.
- b) Development along the Cooper Road area shall be designed to blend into the Village Centre Mixed Use designation boundaries, with development viewscales both to and from the property reflective of the Village character and vision identified within this Plan.
- c) The design and siting of new development along the Green Road area shall be compatible with existing residential densities beyond the Village containment boundary. Site plans shall clearly demonstrate a respectful consideration of, and provision of buffering/separation between, the land use patterns of existing neighbourhoods and those of proposed new development. Riparian area protection shall be demonstrated through the provision of habitat greenway corridors along Pidcock Creek.
- d) Residential development should take the form of housing clusters or enclaves to retain as much of the undeveloped land as possible in its natural state. The overall site development plans should clearly demonstrate a minimum of 30% open space component comprised of no build areas in the form of buffering, riparian habitat corridor, garden spaces, parkland and/or trails, garden spaces, etc.
- e) The provision of key community amenities, such as land and/or buildings for seniors’ housing and a congregate care facility, parkland, and open space and/or trail connections shall be strongly encouraged as part of development.
- f) The number of dwellings shall be in accordance with those densities as identified within the Village Peripheral Residential and the Village Centre Residential designations. Exceptions shall be offered through density bonusing provisions, where community amenities are offered and supported by the community through a rezoning process.

4.2.2 CDA - 2: Harper / Plaza Road Village Core Properties

- (a) The Harper/Plaza Road area, strategically located within the Village Centre, is significant in its potential to be developed as a key residential/commercial interface area of the Village. Village scale design elements representing both the public and private realm are desired, as is the provision of public spaces and pedestrian walkways which provide a “sense of place” and connections to established north and south edges of the Village centre. It is important that the Harper/Plaza Road area is developed in a manner that:
- maximizes the potential land value (in terms of both densities and land uses) in keeping with the vision and objectives of the Village Plan,
 - provides for a strategic mix of housing typologies at appropriate Village densities,
 - provides opportunity to obtain key community amenities such as public open spaces and key north/south pedestrian connections through the Village core, and
 - respects, maintains, and wherever possible enhances, existing environmental attributes.
- b) Development along the Harper/Plaza Road area shall be designed to blend and transition into the Village Centre Mixed Use designation boundaries,
- c) Development viewscales, both to and from the property, shall be reflective of the Village character and vision identified within this Plan.
- d) Development shall incorporate and promote pedestrian connections between commercial/residential areas, parking areas, peripheral parks and trails and other public spaces.
- e) Site development shall clearly demonstrate consideration of the provision of a mix of land uses, housing typologies and building forms as identified and permitted within the applicable designation.
- f) The number of dwellings shall be in accordance with those densities as identified within the applicable plan designation. Exceptions shall be offered through density bonusing provisions, where community amenities are offered and supported by the community through a rezoning process.
- g) New development should be sited in compact groupings or clusters as a way of reducing sprawl, reducing servicing costs and creating opportunity for provision of open space and other amenities.
- h) The provision of key community amenities such as land and / or buildings for public facilities and civic uses (plaza, public square, community gardens, etc.) and/or the provision of key lands for north-south public trail connections shall be strongly encouraged.

4.2 COMPREHENSIVE DEVELOPMENT AREA DESIGNATION IMPLEMENTATION

Consideration shall be given to the use of comprehensive development zoning to regulate land use development in these areas; zoning regulations to include provisions related to such matters as building setbacks, buffer requirements, no build areas and/or open space requirements, height and density limitations, etc. The use of development agreements, housing agreements, covenants and other similar mechanisms shall be considered in order to provide additional tools to ensure these lands are developed in accordance with approved plans and amenities, public lands, green building standards and/or housing concessions are provided.

PART 5 – DEVELOPMENT GUIDELINES

The Regional District will be guided by the policies of the Quathiaski Cove Village Plan and the Official Community Plan in its review of all applications received for amendment to the Quathiaski Cove Village Plan and/or rezoning of lands within the Quathiaski Cove Village Containment Boundary.

5.1 DEVELOPMENT APPROVAL INFORMATION AREA DESIGNATION

- (a) The Quathiaski Cove Village Containment Boundary is designated as a development approval information area; the justification for this designation as outlined in the “Vision and Objectives” outlined in Part 2 of the Quathiaski Cove Village Plan. All applications submitted shall clearly include, unless otherwise specified, information in accordance with Part IV of the Official Community Plan (Development Guidelines).
- (b) Applicants are required to provide a detailed description as to how the proposal adheres to the policies, objectives and guidelines of the Village plan, as well as providing information related, but not limited, to the following:
- intended land uses, densities, and the form and character of the development, including Green building design and build considerations,
 - environmental site planning considerations (i.e. stormwater management, riparian protection, native vegetation retention/buffers),
 - connections to, from and within the site in terms of pedestrian and cycle trails, and greenways,
 - driveway, parking and garden spaces to be incorporated as part of the development, and, if applicable, and
 - details relating to any proposed amenities to be offered as part of the application process.

5.2 DEVELOPMENT PERMIT AREA DESIGNATION

- (a) The first emphasis in the village is on the quality of the public realm, including the quality of the built environment. As such, development permit areas are designated within the Village to ensure form and character elements of development are a priority.



- (b) All lands within the Quathiaski Cove Village Containment Boundary are considered as intensive residential areas and are hereby designated as a Development Permit area to establish objectives for the form and character of new residential developments as outlined in Part 5.3 of this Plan.
- (c) All lands within the Quathiaski Cove Village Containment Boundary are hereby designated as Development Permit areas to establish objectives for the form and character of intensive residential, multi-family residential, commercial, and industrial developments as outlined in Part 5.3 of this Plan.

5.3 QUATHIASKI COVE VILLAGE DEVELOPMENT PERMITS

- (a) Pursuant to Provincial legislation under the “Local Government Act”, land in the Quathiaski Cove Village Containment Boundary must not be subdivided or the construction of, addition to, or alteration of a building or other structure must not be started until the owner first obtains a Development Permit.
- (b) Exceptions and guidelines for the issuance of a Development Permit are as follows.

5.3.1 Quathiaski Cove Village Development Permit Area No. 4

Pursuant to Section 5.2 (b) & (c) of this Plan, all lands within the Quathiaski Cove Village Containment Boundary, as identified on Schedule ‘B-1’, are designated as a Development Permit area.

(1) **Exemptions:**

Development Permits shall not be required for:

- (i) structures undergoing interior renovations or minor external repairs;
- (ii) residential development where the density of development is equal to, or less than, two units per acre; or where residential development is occurring as part of infilling on a Residential One (R-1) zoned lot which limits the density of dwelling units to a maximum of two units/lot. Unit is defined as including a single family dwelling, guest dwelling, or secondary suite;
- (iii) docks or other marine structural components, excluding buildings, as part of development in the area designated as Village Aquatic.

(2) **Category:**

Establishment of objectives and the provision of guidelines for the form and character of intensive residential, multi-family residential, commercial and industrial development.

(3) **Justification:**

The objectives that identify this designation are as follows:

- (i) to design Quathiaski Cove Village as a compact, walkable and mixed use village;
- (ii) to create a community that is green in terms of landscaping, and sustainability features;
- (iii) to provide a variety of small footprint housing types that are appropriate to seniors, young families and youth; and
- (iv) to provide excellent public space and public amenity in the pedestrian realm.

(4) **General Guidelines:**

General guidelines for the form and character of developments within the Quathiaski Cove Village Containment Boundary as identified on Schedule 'B-1' are as follows:

- (i) Covered outdoor walkways and landscaped areas with benches and tables adjacent to buildings.
- (ii) Landscaping, especially large deciduous trees, providing shade in public areas and Fall colours.
- (iii) Shop windows with low sills allowing a view in from the outside.
- (iv) Upper floor residential balconies and roof terraces overlooking public areas.
- (v) Dormers with windows, especially in long, sloped roof sections.
- (vi) Windows that have frames, are divided into multiple panes etc. rather than just glass set into the wall.
- (vii) Small buildings: Buildings should not be larger than 30 m (100 ft.) wide without a break. Spaces between buildings that are landscaped or contain shops or activities are strongly encouraged.
- (viii) Varied buildings: Buildings should be varied in height and depth along their length, i.e. plain flat blocks are strongly discouraged. A building that is 30 m (100 ft.) long may be expected to have at least three changes of plane in the street wall (recesses, bays, etc) along its length.
- (ix) Varied rooflines: Buildings must have variation in rooflines that provide visual interest. Pitched roofs, gables, dormers, curved vaults etc. are examples. Flat or low pitch roofs must have shaped parapets where they are visible from the ground level.
- (x) Where a residential development faces a public road, other than a neighbourhood access street, a wooded buffer of at least 10 m (33 ft.) is strongly encouraged.
- (xi) Street Types:

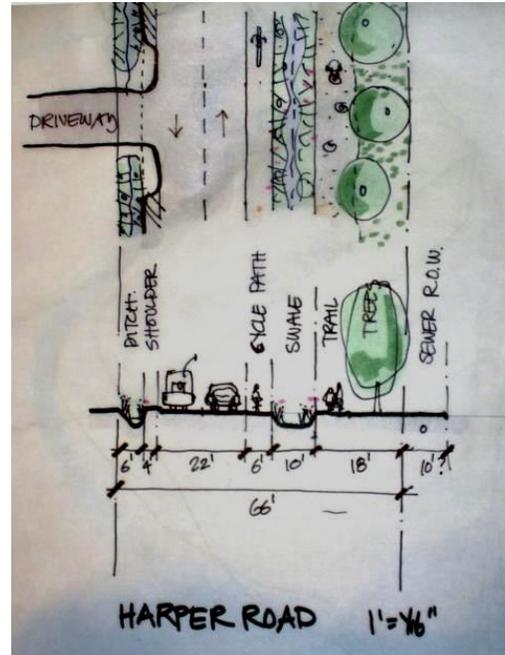
- Pedestrian paths on main roads in Quathiaski Cove should be physically separated from vehicles. Where appropriate, bicycle traffic may also be separated.
- The character of streetscapes should be dominated by trees planted on adjacent greenways.
- Curb-and-gutter hard road edges are strongly discouraged; road edges should be constructed with compacted gravel and landscape materials, with traffic barriers as necessary.
- Driveways and side roads intersecting main roads should be marked by bulges at the intersection points; bulges may be built with stone and gravel, pavers etc. but should not be planted with trees or shrubs that will interrupt vision.



- Where neighbourhood streets may provide an undesirable traffic shortcut, or circuit allowing excessive speeds, visual barrier points with signage indicating that passage is limited to emergency vehicles only are encouraged. These should be clearly marked with pavement changes, colours etc. not with actual barriers.

(xii) Trails and Greenways:

- Trails meant for cycling shall provide adequate path width to separate pedestrians and cyclists, a minimum of 3 m (10ft.).
- Compacted gravel surfacing is appropriate for trails, so long as it is stable enough for wheels. Trails that may require emergency vehicle access, such as those internal to neighbourhoods, may use reinforced turf wide enough for such access.
- Greenways shall be planted with native plants materials and trees producing edible fruit and nuts. Mulch is recommended to reduce summer water needs. Swales shall be profiled to encourage year-round plant growth, and seeded with native aquatic plants.



(xiii) Buffers:

- Wooded buffers at the edges of developed areas shall only be planted, where planting is necessary, with native trees and shrubs. Village greens shall be seeded with drought tolerant and pest resistant grass mixtures that are also tolerant of foot traffic.

(xiv) Exterior Lighting:

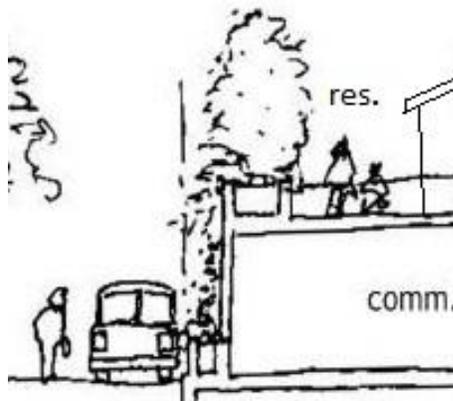
- Lighting used to illuminate any building, path or parking area should be arranged such that direct light will not illuminate the sky or onto adjoining properties as per the Dark Sky policy of the Regional District. Lighting levels shall be kept to the minimum necessary for safety.
- All outdoor fixtures must be full cut-off, down-light type.
- Wherever possible, outdoor lighting shall be controlled by motion sensors so that it operates only when needed.



5.3.2 Guidelines – Village Centre Mixed Use

Guidelines for the form and character of developments within the area designated as Village Centre Mixed Use within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:

- (i) Where pitched roofs are used, roofs of at least 4/12 (18 degree) slope are strongly preferred over low-pitch roofs, as are strongly modulated roof forms such as hips, broken-pitch and dormers. Traditional exterior detailing materials such as wood trim, stone and brick are preferred. Acrylic thin-section stucco (EIFS) may be acceptable on a case-by-case basis. Coloured metal or asphalt shingle roofing is considered appropriate, as well as composite tiles and slates.
- (ii) Residential Entrances: Residential units must have dedicated ground level entrances that may be shared by no more than two units. Privacy at entrances should be protected by recesses and screening.
- (iii) Building Step Back: For buildings of 2 or 2-1/2 stories, designs with upper floor(s) walls set back from the main floor walls by at least 2.4 m (8 ft.) or 15% of building depth are encouraged to reduce visual bulk from street level.



- (iv) Weather Shelter: Commercial buildings with canopies or roof extensions that shelter the public are strongly encouraged, designed specifically to accommodate outdoor furniture in these sheltered zones
- (v) Shop Windows: Shop windows along the majority of public frontage are strongly preferred. Blank walls facing public areas greater than 8 m (25 ft.) in length are discouraged.
- (vi) Signage: High quality materials, design and subtle colours are strongly encouraged. Signs shall not have dedicated lighting.

5.3.3 Guidelines – Village Centre Residential

Guidelines for the form and character of developments within the area designated as Village Centre Residential within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:



- (i) Pitched roofs of at least 6/12 (27 degree) slope are strongly preferred over low-pitch and flat roofs. Acrylic thin-section stucco (EIFS) and vinyl siding are discouraged.
- (ii) Residential Entrances: Every residential unit must have a unique ground level entrance (i.e. no shared corridors). Privacy at entrances and outdoor spaces should be protected by stepping buildings and screen walls.
- (iii) Articulation: Every building should have varied wall lines and roof lines to add interest.
- (iv) Exterior Detail: Wood craft detail is strongly encouraged.
- (v) Relationship to Gardens and Greens: Every residential unit shall have direct access to a semi-private or shared garden.
- (vi) Landscaping Adjacent to Buildings: Landscaping adjacent to buildings should be selected to provide privacy, shade, food and seasonal colour. Plant materials must be well suited to local climatic conditions, drought tolerant and naturally pest resistant.

5.3.4 Guidelines – Village Peripheral Residential

Guidelines for the form and character of developments within the area designated as Village Peripheral Residential within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:

- (i) Pitched roofs of at least 6/12 (27 degree) slope are strongly preferred over low-pitch roofs, unless there are persuasive reasons such as view blockage. Flat roofs are discouraged. Traditional cladding materials such as wood shingles, wood detailing, stone and brick are preferred. Acrylic thin-section stucco (EIFS) and vinyl siding are discouraged.
- (ii) Residential Entrances: Every residential unit must have a unique ground level entrance. Privacy at entrances and outdoor spaces should be protected by landscaping and screen walls.
- (iii) Roof Articulation: Every building should have a roof line that is in the character of traditional craftsman homes. Gables, dormers, hipped roofs, hipped gables and salt-boxes are appropriate. Single slope (shed) roofs are acceptable as a main roof if split into two or more sections, or as a secondary roof (e.g. porch roof).
- (iv) Exterior Detail: Natural and coloured wood trims are encouraged, as are coloured window sash.

- (v) Porches: All residences should have at least an entry porch with a roof, ideally with enough space for chairs. Additional porches and patios are strongly encouraged.
- (vi) Relationship to Gardens: Every residential unit shall have direct access to a private or shared garden.
- (vii) Landscaping Adjacent to Buildings: Landscaping adjacent to buildings should be selected to provide privacy, shade, food and seasonal colour. Plant materials must be well suited to local climatic conditions, drought tolerant and naturally pest resistant.



- (viii) Non-retail Commercial: Guidelines for the form and character of commercial developments in the Village Peripheral Residential designation follow the guidelines for the Village Centre Mixed Use designation.



5.3.5 Guidelines – Village Waterfront Mixed Use & Village Aquatic

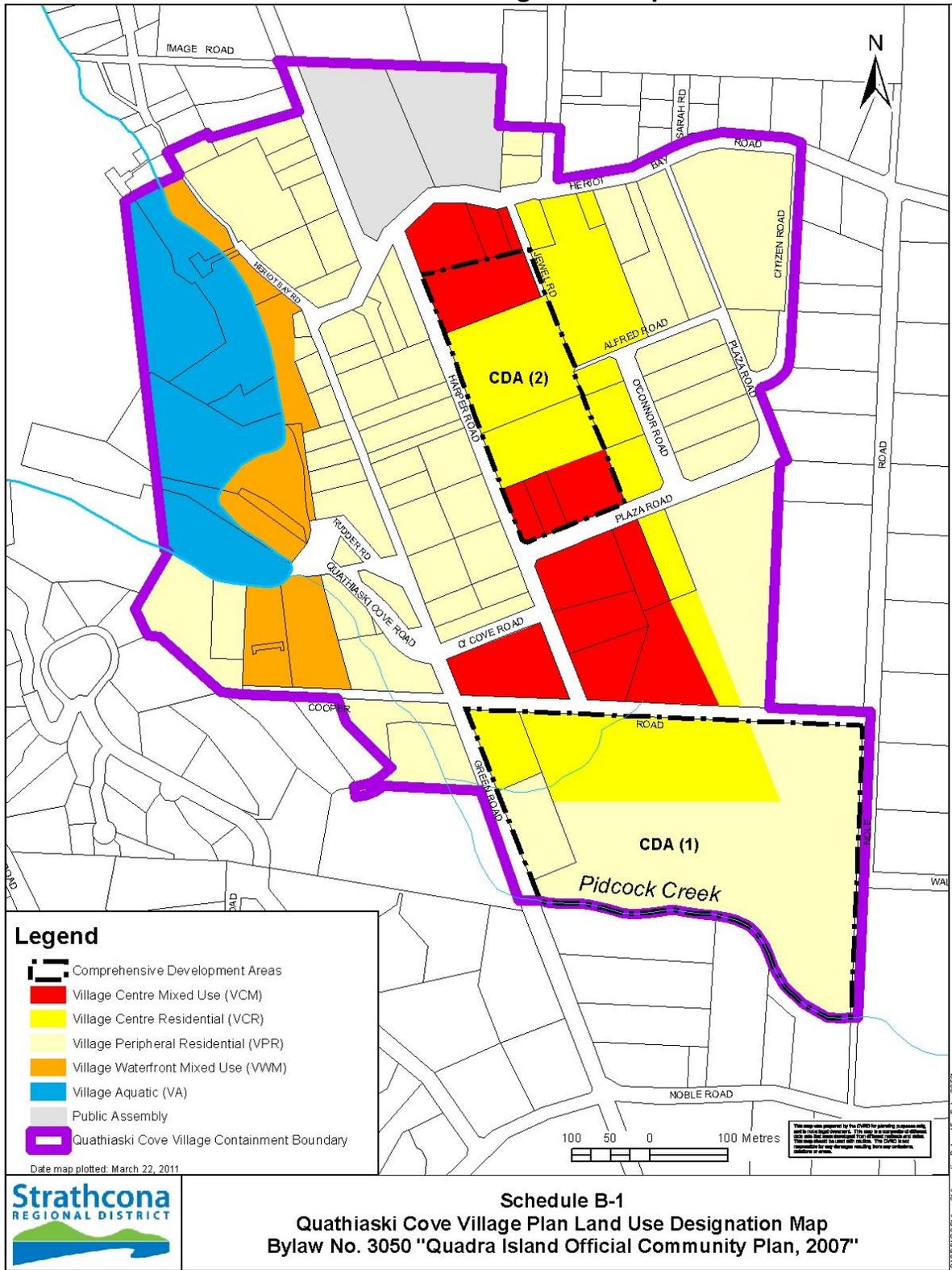
Guidelines for the form and character of all developments within the area designated as Village Waterfront Mixed Use and Village Aquatic within the Quathiaski Cove Village Containment Boundary identified on Schedule ‘B-1’ are as follows:

- (i) Steeply pitched gable roofs consistent with the heritage waterfront character are required. Pitched roofs of at least 8/12 (34 degree) slope are strongly preferred over lower-pitch roofs. Long gable roofs are appropriate, as are dormers, ridge dormers and industrial exterior materials such as steel. Non-combustible materials laid like traditional wood siding and shingles are encouraged. Exposed heavy timber elements, wood trim and wood cladding where allowed by BC Building Code are also encouraged. Stucco cladding is discouraged.
- (ii) Relationship to Seawalk: The seawalk and related public amenities are the most important elements of the waterfront. The walk should be at least 3 m (10 ft.) in width, accommodating cyclists and pedestrians, and directly connect to the patios or plazas around the waterfront buildings.

- (iii) Residential Entrances: Residential units must have dedicated ground level entrances that may be shared by no more than four units (i.e. small corridors are allowed). Privacy at entrances should be protected by recesses and screening.
- (iv) Weather Shelter: Commercial/restaurant buildings with canopies or roof extensions that shelter the public are strongly encouraged. Outdoor seating in these sheltered zones is also encouraged.
- (v) Shop Windows: Shop windows along the majority of public frontage are strongly preferred.
- (vi) Signage: High quality materials, design and subtle colours are strongly encouraged. Signs shall not have dedicated lighting.
- (vii) Landscaping: The deciduous trees on the slopes around the Quathiaski Cove shoreline are considered an important element of local character; especially the fall colours. Maple, Mountain Ash and Alder should be protected and enhanced in this area. Where tree removals are necessary, trees should be replanted with the resident deciduous species.
- (viii) Exterior Lighting: Moderate exterior lighting on waterfront building facades is acceptable; respecting the Regional District dark-sky policy; that is, it must be downlighting.



Schedule 'B-1' Land Use Designation Map



Appendix 1 – Plan Area 3D View and Phasing

These drawings are “scenarios”, and not finished products. They represent a creative view of what could happen over time. Their main use is to visually explore the possible outcomes of the land use designations and guidelines contained in this plan. Ultimately the actual development will also be shaped by land owners, economics, public input, the regulatory process of rezoning and development permits and the changing times.

The further ahead one projects, the less exact the vision. Please view them accordingly.

The Plan and the Process

Board #1



EXISTING LAND USE



Who is the Cove Plan for?

Using 2006 census data, the average age on Quadra Island is over 50 years and more than 20% are over 60. There may be 200 senior's households that are candidates for different housing in the immediate term, and many wish to stay on Quadra. Adding young families and individuals who are poorly housed and have modest incomes would increase that number substantially. This matches well with the results of the 2007 Quadra Housing Survey. Most housing on Quadra now is semi-rural, on acreage. It is expensive to purchase and labour intensive to keep. More housing options that are not available now, and that meet the needs of seniors and young people are essential to the future of Quadra. This is an existing need, and it is the focus of the plan.



How was the Cove Plan generated?

The Quathiaski Cove Village Plan was developed using a charrette process. It is a structured form of "brainstorming" session with specific and products. It is more than a design workshop. It is a complete community engagement process, with preparatory sessions for stakeholders and essential public follow-up. The process is based on the well-proven observation that changes and improvements in any planning and design process are relatively easy to make at the concept stage, with community participation, but become increasingly difficult, costly and disruptive as the process unfolds and commitments are made. Charettes produce an illustrated vision including development options and a "roadmap" for implementation. I.e. how we will move from here.

The charrette process used for Quathiaski Cove was guided by a 19 person steering committee who shaped and participated in the events. It also used interviews with stakeholder groups and feedback from the general public solicited through public presentations, publications, and a questionnaire. The 2-1/2 day charrette event included other stakeholders not on the steering committee, and was open to the public each afternoon.



From the 2008 Official Community Plan

"The community would like to create strong, walkable community centers in Quathiaski Cove... Forms of development should incorporate low, small scale, "residential style" building designs and the provision of internal pedestrian and cycle circulation pattern designed to tie into existing and/or future road and trail systems".

From a 2007 vision statement by an ad-hoc working group on Seniors Housing: "housing and care options for senior or disabled people and housing options for younger people ... in a multi generational setting in The Cove village core area."



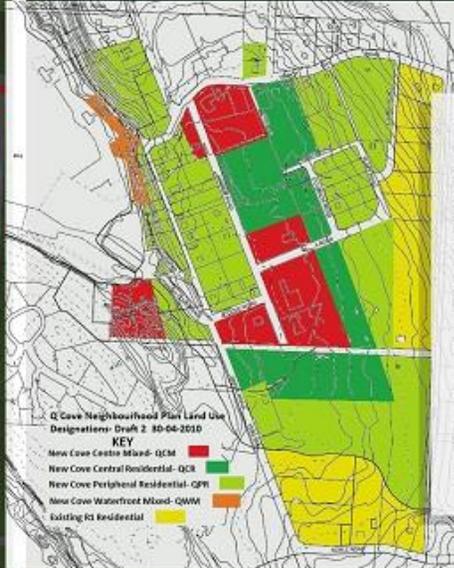
Quathiaski Cove Village Plan 2010



Networks and Land Use



Green Networks, Trails and Forested Buffers
 The Quathiaski Cove Village Plan vision is one of a village in a natural setting, with nature woven throughout. The plan emphasizes green networks including tree rows and groupings, naturally landscaped trails, wetlands, swales, creeks, ponds and naturally wooded parklands. Forested buffers are essential at the edges of areas to be developed to village densities where they abut low-density or rural lands. The principle of connectivity is also a key element of the green networks. It is well known that the habitat value, natural productivity and effectiveness of green space is far greater for connected networks than for isolated segments. The plan therefore emphasizes chains of greenways and forested buffers. There are two proposed trails and cycle networks. One for the public areas (along roads, greenways and property edges), and another "internal" network to allow residents to walk or cycle on a connecting path on private land very close to their home.



Proposed Land Use Designations

The proposed plan shows new land use designations radiating outward from the existing two village commercial cores.
QCM: The central cores, now commercial, would allow commercial and mixed use zonings such as apartments above shops as well as attached housing (townhouses) and live-work studios. It would also allow community service and recreation uses.
QCR: The next layer, within about 150 M (500 ft) of these centres, would be residential uses such as garden cottages, townhouses and live-work studios. A seniors residential care facility might someday be built in this zone.
QPR: The next layer, more than 150m from the commercial core would allow more widely spaced housing such as 1.5 M (50ft) wide single family lots, as well as the infill of the existing 1Ac lots with cottages.
QWM is a special character designation for the waterfront belonging to Weston Foods. It is meant for public water access and low density commercial (shops and cafes etc.) with possible apartments above. The outer circle of the village would remain unchanged- 1e 1 Acre and larger residential lots. All residential units are expected to have individual entrances- i.e. no apartment

The number of Dwellings
 What we are proposing is that core areas might have up to about 6 dwellings per acre while peripheral areas up to about 4 dwellings per acre maximum. Of course this is both a very long term possibility only, and is also limited by the geography, parks, trails, gardens, greenways, wetland contributions, roads, parking etc. So the actual average density maximum would be less than 4 units per acre. As a comparison, the Seniors Housing underway in the Cove will have 6 or 7 units on one acre. A typical city lot pattern is about 8 to 10 lots per acre

Public Space and Amenity

The Quathiaski Cove Village Plan vision features high quality public space and amenity, accessible to all. The plan emphasizes squares, greens and greenways in the central areas, and sheltered sidewalks at commercial frontage. At the waterfront there is unobstructed public access by seawalks, squares, mini-parks and possibly a public pier directly adjacent to the water's edge. Throughout the entire plan area, safe and unobstructed pedestrian and bicycle routes, physically separated from vehicle traffic where possible, and including road crossings with traffic calming and other safety features are a high priority. These elements must take precedence in all land use decisions and zoning and development permit applications. Acquisition of land for public space and construction of amenities will also be priorities in rezoning and development permit negotiations.



Board #2

A Long Term Plan



PHASE 1 SCENARIO - 10-15 YEARS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



PHASE 2 SCENARIO - 15-20 YEARS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



PHASE 3 SCENARIO - 25 YEARS +

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



PHASE 4 30 YEARS PLUS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



Rate of Change

The Quathiaski Cove Village Plan anticipates that change will occur over a long time period. It is expected that a few rezoning applications and development permits will come forward once the plan is finalized, but at typical growth rates there may be fewer than 100 new units built in the first 10-15 years. The current residential capacity inside the Cove boundaries under R1 zoning is about 150 units. Of course this is highly dependent on local real estate markets and broader economic conditions. Many of the new units will likely be taken up by those already living on Quadra, so the absolute population change is harder to predict.

The annual population growth rate for Quadra is usually less than 2%. If few new acreages are developed outside the Cove, then much of the change may occur as growing families move onto existing developed acreage, and seniors and youth move to the Cove.



Environmental Sustainability

The Quathiaski Cove Village Plan can only proceed if water supply, sewer capacity, storm water drainage and other key elements are proven. If those are viable, the vision is one of green land-use practices, green utilities and green building performance. We are exploring ways to set green building performance using recognized programs such as Built Green BC, and metering and monitoring of energy and water use and waste.

Some of the green land use principles are:

- Large areas of green, public open space
- Local agricultural productivity, including edible landscaping and community gardens

Green utility opportunities include:

- Neighbourhood heat and hot water utilities where feasible (i.e. where proximity of users and other economies prevail)
- Neighbourhood utilities utilizing renewable energy supplies and advanced, highly efficient technology such as wood waste gasification
- Local or regional supplies of tidal or wind power
- Grid-integrated renewable electricity production mounted on buildings

Green building include:

- Green site standards- permeable surfaces, on-site stormwater absorption, adjacent garden areas and shade trees
- Green building envelope standards- high performance insulation and windows, passive solar design
- Green energy systems- high efficiency heating, lighting and appliances
- Water conserving landscaping and household fixtures
- Green, healthy, renewable materials (local where possible).



New Housing Options



Form and Character

Buildings will be low in height, small in extent and highly varied or detailed, consistent with village character. We have developed an outline guide for the character of buildings for the sub-areas. It recommends things like varied and interesting roofs, exterior wood trims and details, gardens & greens adjacent to residences, covered walkways and shop windows for commercial, etc. This part is still being drafted, but is seen as an important way to guide overall village character. It applies only to multi-family and commercial units. It will not apply to single-family homes using the current R1 zoning.



The plan vision is for mostly small residential units, about 50 to 120M2 (540 to 1290 SF), many with accessible ground floors for those with limited mobility (containing a living room, bedroom, kitchen and bathroom). New or redeveloped retail buildings may have apartments above with ground level entrances and enclosed stairs. These are the most likely to be affordable rentals. Other residential types not currently permitted on Quadra are small-lot single family, possibly 15 x 33M lots (50 x 110ft), small duplexes, garden cottages in clusters and town homes. Townhomes are row houses with a common wall between each unit. They have individual, ground level entrances.



Board #4

Appendix 2 – Building Typologies

The information provided below is offered as background information relating to the built form only. The densities identified are appropriate for dense urban development and do not reflect, nor correspond with, the Village densities identified for the Quathiaski Cove containment boundary.

1) Mini-lot single family (Traditional Neighbourhood Development) - 2 storey max.

Advantages:

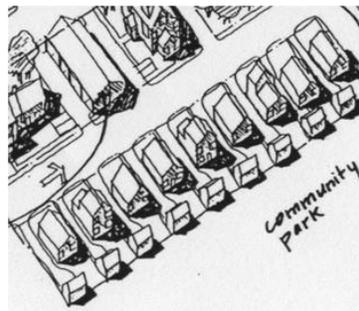
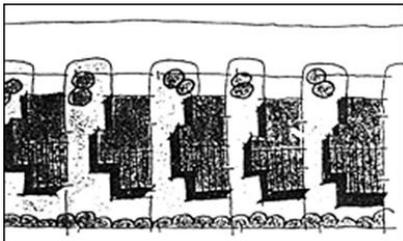
The mini-lot single family is a fully detached individual home with a private lot preferred by many families with children. Though it is compact and uses land effectively, it still has an individual yard and garden for each home.

Typical Lot Size and Setbacks:

A typical lot size is 7.6 M x 30 M (25ft x 100 ft). Front yards may be about 3M to 7M (10ft to 23ft, or 10 to 23%) and rear yards 7M to 9M (23ft to 30ft or 23 to 30%). Minimum side yard may be zero to 15% of lot width. Building codes restrict windows facing side yards, based on side yard width, so one side yard of at least 1.2M (4 ft) is important.

Typical Building Size:

Mini lot houses are typically about 6.4 M wide by 12M long and 7M tall (21ft x 40ft x 23ft) Floor area excluding basement may be from about 90 to 155 M² (960 sq ft to 1650 sq ft). They are sometimes much smaller, as little as 38 M² (400 Sq ft)



2) Garden cottage – 2 storey max.

Advantages:

The garden cottage is a fully detached individual home, but with a common garden. It is preferred by many seniors (individual yard maintenance is minimal) and households with no children, or with older children. It is compact and uses land effectively, and also fosters a cooperative neighbourly spirit. It is an excellent form for intentional community such as co-op housing. Often there will be shared parking and a shared commons building, such as those at the bottom centre in the aerial photo.

Typical Lot Size and Setbacks:

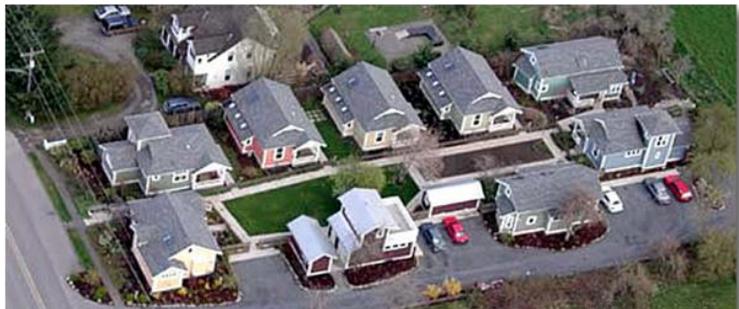
There is no typical lot size since individual homes do not have lots. A typical block size may be 50M x 90 M (160 ft x 300 ft) for about 14 to 20 units. Front yards may be about 3M to 7M (10ft to 23ft) and garden courts 12M to 20M (40ft to 65ft) wide. Spacing between buildings is usually wide enough to allow substantial windows in all sidewalls (i.e. at least 2.4M- 8ft).

Typical Building Size:

Garden cottages are typically about 8M wide by 12M long and 7M tall (26ft x 40ft x 23ft) Floor area excluding basement may be from about 100 to 140 M² (1070 sq ft to 1500 sq ft). They can be smaller, about 70 M² (750 sq ft) particularly if they are seniors-oriented one storey.



Property of The Cottage Company



3) Medium lot duplex - 2-1/2 storey max.

Advantages:

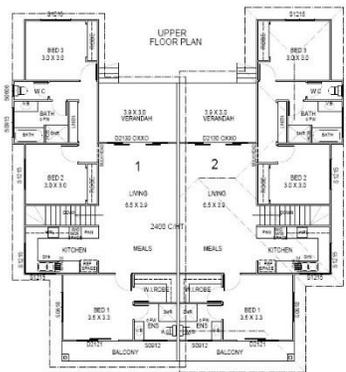
The side-by-side duplex uses land efficiently and are economical to build and operate because of the common wall. It can be suitable for seniors and families. Front and rear yards are usually shared by both units, but an alternative is to use a zero-lot-line on the common wall, providing private yards for each (the option shown on the lower right). Up & down duplexes are more common in urban neighbourhoods.

Typical Lot Size and Setbacks:

A typical lot size 16 M x 33 M (52ft x 110 ft). Front yards may be about 3.5M to 8M (12ft to 25ft, or 10 to 23%) and rear yards 7M to 9M (23ft to 30ft or 21 to 27%). Minimum side yard may be zero to 20% of lot width. Building codes restrict windows facing side yards, based on side yard width, so one side yard of at least 1.2M (4 ft) is important.

Typical Building Size:

Each duplex unit is typically about 7M wide by 14M long and 7M tall (23ft x 45ft x 23ft) Floor area for each excluding basement may be from about 100 to 140 M² (1070 sq ft to 1500 sq ft). Smaller duplexes are also an option, especially one storey units for seniors. These may be 85M² (900 sq ft) or less.



4) Townhome – 2 story max.

Advantages:

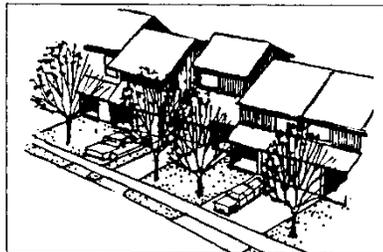
The townhouse uses land very efficiently and is economical to build and operate because of the common walls. It can be suitable for active seniors able to use stairs and for families, especially those with young children. Front and rear yards are often shared by all units, but an alternative is to fence outward from the common wall, providing private yards for each.

Typical Lot Size and Setbacks:

There is no typical lot size since individual homes do not have lots. A typical block size with lanes may be 60M x 90 M (200 ft x 300 ft) for about 20 to 28 units. Front yards are generally shallow, about 3M to 5M (10ft to 16ft). Blocks may also have garages facing the street and may have garden courts 10M to 16M (33ft to 52ft) wide at the centre.

Typical Building Size:

Each townhouse is typically about 6M wide by 12M long (20ft x 30ft). Height may be from 7M to 9M (23ft to 30ft) depending on whether there is a garage on the ground level. Floor area for each, excluding basement and garage may be from about 120 to 160 M² (1280 sq ft to 1700 sq ft). Smaller townhouses, around 70-90 M² (750 sq ft to 960 sq ft) are also being built as "downsizing and starter" homes.



5) Stacked townhome- usually 3 storeys

Advantages:

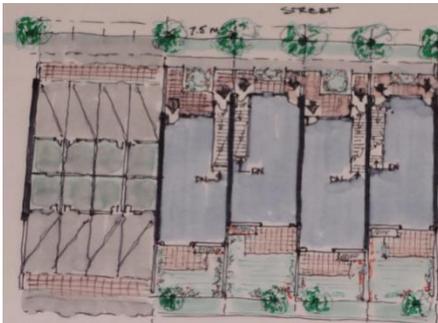
The stacked townhouse uses land very efficiently and is economical to build and operate because two units share the same envelope. The ground floor garden units can be suitable for seniors and young families. Upper units are for those who can climb stairs regularly. Front yards are often shared by all units, but an alternative is to fence outward from the common wall, providing a small semi-private yard for each. The stacked townhouse offers multi-generational living in the same building with seniors on the ground floor and younger people upstairs.

Typical Lot Size and Setbacks:

There is no typical lot size since individual homes do not have lots. A typical block size with lanes may be 60M x 90 M (200 ft x 300 ft) for about 36 to 50 units. Front yards are generally shallow, about 3M to 5M (10ft to 16ft).

Typical Building Size:

Each townhouse is typically about 6M wide by 12M long (20ft x 30ft). Height may be from 9M to 12M (30ft to 39ft) depending on basement and roof type. Floor area for ground level units, excluding basement, may be from about 65 to 80 M² (700 sq ft to 850 sq ft). Upper units may be from about 95 to 130 M² (1020 to 1390 sq ft)



6) Village centre mixed – 3 storey max.

Advantages:

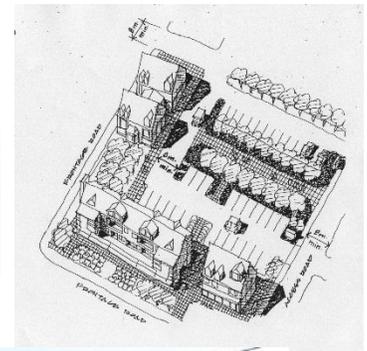
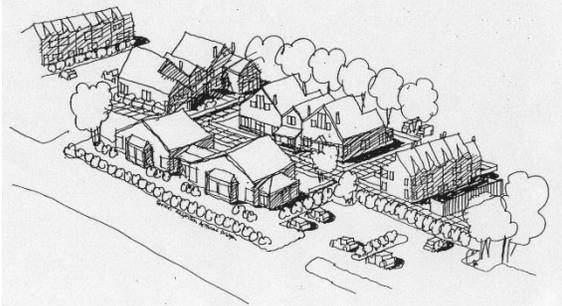
Residential units above commercial can be inexpensive to build and operate because they share structure and envelope with the commercial below. These residences are often popular with youth and singles who wish to live in an active, walkable location, and do not want to be automobile dependent. This form produces the closest proximity between a residential population and the services in a village. There are usually very few noise and parking conflicts between the two uses because the residents are at home when the shops are closed. The commercial parking can also often be shared with the residential. Having residents there improves the safety and property security for the commercial area, especially at night.

Typical Lot Size:

The minimum lot depth for this type is about 25M (80 ft) to allow for surface parking, loading etc.

Typical Building Size:

Ground floor commercial units may be almost any size allowed by code. Residential units are generally based on about 5M to 9M (16ft to 30ft) widths. The depth of the residential units is usually limited to about 13M (43 ft) because windows can only be at the front and back. If there are two stacked residences above commercial, they may step back in depth so each has a roof terrace. Note that there are important building code fire safety and exit requirements for the mixed-use building type.



7) Live-work studio –vertical and horizontal - 2 storey max.

Advantages

Live-work spaces are highly desirable to those who make a living from their art and crafts. They do not need to operate separate facilities or commute. The studios create an interest in a village that attracts visitors and stimulates the economy. Many live-work studios will also be used for office-based businesses and services. They are not just for artists. There are usually very few noise and parking conflicts between the two uses because the residents are at home when the studios are closed.

Typical Lot Size

N/A

Typical Building Size

Live-work studios are highly varied in size and configuration, depending on their setting. They can be cottage like with low buildings as they often are on Quadra or they can be narrow and taller as they often were in traditional villages.



8) Infill and densification of existing residential – 2 storey max.

Advantages:

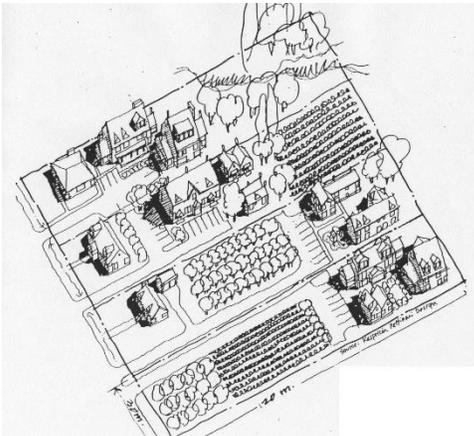
Large lot homes become a tax and maintenance burden to aging residents. Infill and densification allows residents to provide for family members on land they own, to produce retirement income from their holdings, and to downsize without moving. For example residents may move from a principal dwelling into a smaller unit on their property and sell or rent their former home. This provides for stability in the community and affordable housing options.

Typical Lot Size:

Lots larger than 1/2 acre are the most likely candidates for densification.

Typical Building Size:

Guest cottages and secondary suites allowed under current zoning are 80 M2 (861 sq ft) which is a generous one bedroom unit or a very compact two bedroom (or a bedroom plus a small office). If densification zoning is considered, it may be appropriate to limit building size more than the current zoning does, probably by increasing setbacks and limiting footprint size.



800 sq. ft. tangent cottage over garage/workshop 1 bed, 1 bath



* over garage/shop where local zoning and site conditions allow.



9) Special Purpose Residential

Characteristics: This type is reserved for special purposes, for example, a congregate care facility for seniors (such as those below) that cannot be accommodated by any of the other

building forms shown. All the other types shown above are ground oriented and have individual "street" entrances to each suite. A congregate care facility is typically based on an apartment building model (in semi-rural areas often just one storey) with a common entrance and one or more large common rooms.



10) Village Centre Commercial

Characteristics: This type is already provided for in current zoning. However some character, signage and public amenity guidelines may be appropriate for the future.

Parking: Commercial parking requirements are based on the type of service and the floor area of the unit. There are several considerations for future parking requirements in the Cove as follows:

Reduced Parking: There is a persuasive argument that village small-unit residential should have reduced parking requirements (perhaps 1 space per unit or less) because it is oriented towards seniors and youth who are less likely to be auto dependent than families with children.

Shared Parking: In villages with residential and commercial close together, there is a strong likelihood that shared spaces can be effective because some residential spaces are in use at only at night when commercial spaces are vacant.

Preferred Parking: Green transportation policies can be promoted by offering preferred parking to special vehicle types, such as zero-emission vehicles and co-operative (shared) vehicles.

Parking Location and Lot Size: Small clusters of parking sheltered by trees, and located beside and behind buildings rather than in front improves the village character. It is also important to accommodate large vehicles such as RV's and trailers that stop frequently in the Village in summer. This can be done by clearing wide shoulders on perimeter roads (such as Plaza Rd.) and providing a through route or large turn-around area away from the village core.



Appendix 3 – Zoning Template Guidelines

The following zoning templates are offered as guidelines for the future development of zoning bylaw provisions.

VCM - Mixed Use Village Centre, Commercial & Residential

- a) Suggested Uses: Commercial, Compact Medium Density Residential, Residential Congregate Care, Home Occupation /Studio, Community Service, Recreation and Culture.
- b) Appropriate building typologies (Appendix '2')
 - Types 4 & 5 Townhomes
 - Type 6 Village Centre Mixed
 - Type 7 Live-Work Studio
 - Type 9 Special Purpose Residential
 - Type 10 Village Centre Commercial

All residential units shall have ground level entrances serving no more than two units.

- c) Guideline Density
 - Permitted units /ha (units/ac)
 - Max 15 units/ha (6 units /ac)
- d) Guideline Lot Coverage
 - Coverage Max. 0.30
- e) Guideline Height and Setback
 - 2 stories or 8 m (26 ft.) max height for flat roofs
 - 3 stories or 12 m (39 ft.) max height for pitched roofs
 - 3m (10 ft.) from front and rear boundary (facing principle street or service street)
 - 1.75 m (5.74 ft.) from side boundary.
- f) Guideline Off-Street Parking
 - Primary Commercial- 2 places per first 50M² (540 sq. ft.) Commercial, plus 1 places for each additional 50 m² or portion, in direct association with the building. 4 spaces per 100 m² (1080 sq. ft.) of Community Service, Recreation and Culture, in direct association with the building, plus a passenger zone.
 - Associated Residential- 1 place for each residential unit not exceeding 60 m² (645 sq. ft.) in floor area and one bedroom. 1.5 places for each residential unit not exceeding 80 m² (860 sq. ft.) in floor area or two bedrooms. 2 places for residential units exceeding 80 M². Places may be located up to 60 m (200 ft.) distant from unit entrance.
 - Residential Visitor- 1 visitor place for each 8 residential places.
 - Shared- Associated Residential- parking allocation may be reduced by 20% where residential floor area does not exceed commercial area.

VCR – Village Centre Residential (approx. 150 m (500 ft.) radius from village centre boundary)

- a) Suggested Uses: Compact Low-Medium Density Residential, Residential Infill and Densification, Small Scale Tourism Accommodation or Hostel (8 beds maximum) Home Occupation /Studio
- b) Appropriate building typologies (Appendix '2')
 - Types 4 & 5 Townhomes
 - Type 7, Live-Work Studio
 - Type 9, Special Purpose Residential

All residential units shall have individual ground level entrances.

- c) Guideline Density & Lot Coverage
 - Permitted units /ha (units/ac), Coverage Max
Max 15 units/ha (6 units /ac) Coverage Max. 0.25
- d) Guideline Height and Setback
 - 2-1/2 stories or 9 m (30 ft.) max ht.
 - 6 m (20 ft.) from front and rear boundary (facing principle street or service street)
 - 2 m (6.4 ft) from side boundary.
- e) Guideline Off-Street Parking
 - Primary- 1.5 places off-street per residential unit <80 m² (860 sq. ft.), 2 places off-street per residential unit >80m².
 - Residential Visitor- 1 visitor place for each 8 residential places.

VPR - Village Peripheral Residential

- a) Suggested Uses: Compact Low-to-Medium Density Residential, Residential Infill and Densification, Secondary suite within a Principal Residence, Home Occupation /Studio, Commercial on a Case-By-Case Basis.
- b) Appropriate building typologies (Appendix '2')
 - Single Family Residential
 - Type 1 Mini-lot single family
 - Type 2, Garden Cottage
 - Type 3, Duplex
 - Type 7, Live-Work Studio

All residential units shall have individual ground level entrances.

- c) Guideline Lot Coverage
 - Permitted units/ha (units/ac), Coverage Max
Max 10 units/ha (4 units/ac) Coverage Max. 0.20
- d) Guideline Height and Setback
 - 2-1/2 stories or 9m (30 ft.) max ht.
 - 6M (20 ft) from front and rear boundary (facing principle street or service street), 2 m (6.4 ft.) from side boundary.
- e) Guideline Off-Street Parking
 - Primary- 1 place off-street per residential unit <80 m² (860 sq. ft.), 2 places off-street per residential unit >80 m².
 - Residential Visitor- 1 visitor place for each 8 residential places.

Special Purpose Residential

In the Mixed Use Village Centre and the Cove Centre Residential (QCM and QCR) designations, special purpose residential facilities may be located on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities, in need of professional care. These will be limited in FSR, height and setback the same as buildings in the Mixed Use Village Centre (QCM) designation (above). Any number of units may share entrances (i.e. corridor building).

- a) Appropriate building typologies (Appendix '2')
 - Type 9, Special Purpose Residential
- b) Guideline Coverage
 - Coverage Max. 0.25

QWM- Waterfront Special Character - Mixed Use.

- a) Upland and Foreshore Uses- Water Oriented Commercial, Hospitality, Studio and limited Small Unit Residential only in association with commercial and studio uses.
- b) Water Lot Uses- Uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for small sail and paddle powered vessels.
- c) Appropriate building typologies (Appendix '2')
 - Type 6, Village Centre Mixed
 - Type 7, Live-Work Studio
 - Type 10, Village Centre Commercial

All residential units shall have exclusive ground level entrances serving no more than four units.

- d) Guideline Coverage (combined upland and foreshore uses)
 - Coverage Max. 0.20
- e) Guideline Height and Setback
 - 2-1/2 stories or 11 m. (36 ft.) max ht.
 - As appropriate to meet the intent of this plan.
- f) Guideline, Off-Street Parking
 - Similar to Cove Centre Mixed

*It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered.

Commercial - Peripheral

It is recognized that some commercial uses in peripheral areas may be desirable. These should be considered on a case-by-case basis and conform to existing C-1 and C-2 zoning provisions.

Appendix 4 – Application Guidelines / Land Use Development Checklist

In addition to information requirements as identified as part of specific land use applications (official community plan amendments, rezoning, development permit, and/or subdivision), the following application requirements, as well as review and completion of the development checklist, shall be applied as part of the land development process.

Built Form - Landowners wishing to rezone for development must show proposed unit types, sizes and proposed tenures on site plans. Projections of initial sale and rental prices may also be appropriate if a case is being made for bonusing on the basis of affordability. Requests for bonusing will be dealt with on a case-by-case basis, on the merits of the proposal, based on the intent and provisions of this Village Plan.

Landowners wishing to rezone for development must show allocation of garden/green space for each unit in site plans. Dedication of land for community gardens by landowners may qualify for a density bonus.

- Detached residential units- at least 40M² (430 SF) of garden/green space on the lot or in a shared commons located within 20M (65 ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7th*, and within 2 hours of noon.
- Attached residential units- at least 20M² (215 SF) of garden/green space on the lot or in a shared commons located within 30M (100 ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7th*, and within 2 hours of noon.
- Mixed-use (upper floor) residential units- at least 10M² (108 SF) of garden/green space on a roof terrace, on the lot, or in a community garden located within 500M (1600 Ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7th*, and within 2 hours of noon.

* **NOTE:** Nov 7th sun angles are midway between fall equinox and winter solstice, and approximately the same as Feb 7th.

Public Amenity (Park & Open Space) - In addition to standard park allotments, acquisition of land or rights-of-way for public space and trails, and construction of common amenities shall be priorities in rezoning and development permit negotiations, particularly for commercial, mixed-use and multi-family areas. A land use and site plan indicating parks, open space, buffers, trails and greenway design that complies with the above is required for these development proposals. These elements must take precedence in all land use decisions and zoning and development permit applications. Developers of private land located on designated trail and greenway systems are encouraged to provide rights of way that will assure permanent public passage when rezoning or redevelopment is undertaken.

Energy, GHG's & Environmental Sustainability - A process for applying these standards in the Cove is TBD. Built Green BC and Energy Star for New Homes are being considered as green standards for new homes. The Canada Green Building Council's LEED program is being considered for commercial and public buildings. Green buildings also include:

- Green site standards- permeable surfaces, on-site stormwater absorption, garden areas and shade trees,
- Green building envelope standards- high performance insulation and windows, passive solar design,
- Green energy systems- high efficiency heating, lighting and appliances to reduce GHGs,
- Water conserving landscaping and household fixtures, and
- Green, healthy, local, renewable materials.

Consideration of establishment of neighbourhood heat and hot water utilities, where feasible, is encouraged; in particular those utilities utilizing renewable energy supplies.

Water Management – All applications must include detailed evidence of the capacity of potable water supply to meet expected demand and compliance with the new *BC Water Act*. It must also include historical water and well data, as available. All development permit applications must include a design for a potable water supply system that conforms to the *BC Drinking Water Protection Act (DWPA)*, and conforms to the engineering standards to be set out by the Strathcona Regional District for a public water utility. Developments shall also demonstrate that there will be no negative impacts to ground water or reduction of neighbouring ground water supplies. A hydrological assessment may be required prior to development. Where required by BC Building Code, water storage for fire fighting, as well as fire suppression for building protection may be required.

Stormwater Management & Riparian Protection - A land use and site plan indicating stormwater management design that complies with the above is required for development proposals. Where development proposals abut Pidcock Creek, a riparian edge plan certified by a qualified biologist will be required. All riparian edges shall be protected in accordance with the Riparian Area Requirements of the Fish Protection Act of British Columbia.

Land Use Development Checklist

Who's responsible:	property owners, developers, builders, staff and the public.
What does it require:	the consideration of environmental, social and economic objectives as part of each and every development proposal / land use initiative.
When it is required:	before, during, and after development.
Where does it apply:	Quathiaski Cove Village Containment Boundary Lands.
Why a checklist:	<p>to ensure the development approval process provides the framework for a resulting high quality built environment.</p> <p>The checklist includes development considerations related to achieving the following identified Village objectives:</p> <ul style="list-style-type: none">• To define a vision, character and implementation framework for future change in the Cove and ensure that change is orderly.• To ensure that community needs and public values are met in overall development and where appropriate, public amenities are provided for.• To ensure that natural systems of drainage, forests, soils and productivity are respected in any development; and green standards regarding energy, water, materials and waste reduction are incorporated into any development.

LAND USE DEVELOPMENT CHECKLIST

Item	Details	√
Land Use & Village Needs	<ul style="list-style-type: none"> • Mix of uses provided and consistent with OCP, type and size appropriate for the area • Adds to diversity-employment, housing, retail, civic, cultural & recreational. • Creates or enhances community spaces, such as plazas, squares, parks & streets. • Strong connections to adjacent natural features, parks, and open space. • Builds or improves pedestrian amenities, such as sidewalks, transit shelters, bike racks, and connections to civic, cultural, school and retails/service uses. • Contains elements of community pride and local character. 	
Density / Infill	<ul style="list-style-type: none"> • Maximizes dwelling unit/acre density. • Results in infill/redevelopment and enhanced community fabric. 	
Amenities (housing, parks, public facilities)	<ul style="list-style-type: none"> • Parkland dedication that is of suitable size and/or location – provides connections and is of significant value to the community (greenspace, recreation, environmental values). • Provide a variety of housing in close proximity to a public amenity, transit, or commercial area. • Incorporate community social gathering places (village square, hall, youth & senior facilities, wharf, or pier.) • Include rental housing, seniors housing, and affordable housing units. • Density Bonusing Considerations : <ul style="list-style-type: none"> • 25% of which are accessible offering a fully self contained on the ground level. • At least 25% of secondary suites do not exceed 90m² in gross floor area and the average gross floor area does not exceed 125 m². • There is at least 25% rentals mixed with resident ownership. • There are at least 25% of units that can be rented or purchased for less that 30% of the household income of the 30th percentile of Quadra Islanders according to census data. • Where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area. 	
Greenways	<ul style="list-style-type: none"> • Planted with native plant materials and trees producing edible fruits & nuts • Mulch to reduce summer water needs and swales – seeded with native aquatics • Wooded buffers at development edges, and where needed to be enhanced and planted with native trees & shrubs • Village greens to be seeded with drought tolerant and pest resistant grass mixtures – tolerant of foot traffic 	
Cycle paths & connections	<ul style="list-style-type: none"> • Pedestrian pathways/walkways – provides/enhances connectivity • Land use & site plan indicating parks, open space, buffers, trails and greenway design. • Every multi-family or commercial development in the Cove Central Area shall provide an internal path and green system that tie into adjacent path and greenway network and parks and squares. 	

	<ul style="list-style-type: none"> • provision of adequate width (a min. of 3 m) and surface of compacted gravel or other to standard suitable for wheels. 	
Environmental	<ul style="list-style-type: none"> • Protects riparian areas, wetland areas and other designated environmentally sensitive areas. 	
Soil Protection	<ul style="list-style-type: none"> • Minimize excavation and soil disturbances of natural landscapes. • Save, protect and reuse all topsoil removed during construction. • Wherever possible utilize top soil to augment future garden areas. • Wherever possible avoid major changes in surface grade during construction. 	
Landscaping / Vegetation	<ul style="list-style-type: none"> • Preserve natural site vegetation /restore damaged ecosystems / encourage biodiversity. • Utilize edible perennial landscaping & wildlife friendly landscaping in street scaping & public areas. • Remove invasive species from site. • Fence off vegetation, watercourses & wildlife during construction. • Provide adequate buffers (natural and landscaped). 	
Recharge/ Protect Ground-water	<ul style="list-style-type: none"> • design infiltration basins, vegetative swales and drywells, where soil conditions permit • use vegetative swales, filter strips, or vegetative buffers (minimum 10 m in depth) to treat storm water runoff 	
Stormwater Management	<ul style="list-style-type: none"> • Minimize site stormwater runoff. • Demonstrated source reduction and consideration and use of retention, infiltration and wetland preservation and riparian edge protection. 	
Agriculture / Local Food Production	<ul style="list-style-type: none"> • Design the site to allow for food gardens and other plantings – provide as private / community amenity. • Location of garden space (2 hours sunlight/2hours of noon) <ul style="list-style-type: none"> -detached residential 40 m² of space within 20m of unit. -attached residential 20 m² of space within 30m of unit. -second floor residential 10 m² of space within 500 m of unit. • Make it easy for occupants to recycle & compost. • Reduce or eliminate the use of pesticides. • Where possible utilize rainwater harvesting for irrigating garden/landscape areas. 	
Housing	<ul style="list-style-type: none"> • Multi-age, multi-ability & multi-income mix. • Offers, or adds a mix of housing types, sizes and tenure including special needs. • Provides subsidized or rental housing / Senior friendly housing / disabilities /access • Provides units with a wide-range of pricing options that will be sold or leased • Developments ≥6 units should have one unit less than 80 m² for every 5 that exceed 80m² • Developments ≥12 units should have at least 2 housing types (detached homes, garden cottages, townhomes & apartments above commercial). 	
Green Building Design	<ul style="list-style-type: none"> • Provides LEED certification or accepted green building best practices. • Green site standards, permeable surfaces, on-site stormwater absorption. • High performance insulation and windows & High efficiency heating, lighting and appliances 	

	<ul style="list-style-type: none"> • Water conserving landscape, passive solar design, garden areas and shade trees • Green building envelope standards & Green, renewable materials • Multi-family construction – Built Green BC Gold Std. • Residential remodels to comply with Build Green BC Silver Std. • All commercial new construction to conform to the Canada Green Building Council LEED Silver criteria. 	
Lighting (Exterior)	<ul style="list-style-type: none"> • Dark-Sky Policy - Direct light will not illuminate the sky or onto adjoining properties • Levels shall be kept to a minimum necessary for safety – full cut-off, down-light type. 	
Solid Waste Management	<ul style="list-style-type: none"> • Minimize construction and demolition waste to landfill. • Recycling encouraged & compost disposal encouraged/furthered. 	
Liquid Waste Management	<ul style="list-style-type: none"> • Sewer system hook-up • Low flush fixtures. 	
Water Supply	<ul style="list-style-type: none"> • A water evaluation of the area, including the effects of proposed extraction will be required before multi-unit projects are approved. • Evidence of capacity of water supply to meet expected demand and compliance with BC Water Act. • Potable water supply system - conforms with the BC Drinking Water Requirements • New uses must be metered & existing users strongly encouraged to add metering • Standard of construction for future water system tie-in and rights-of-way for future water utility • Best practice standards for low-flow fixtures, or to Green Building Standard • recycled water / collection of rainwater for irrigation 	
Renewable or Alternate Energy (Green Power)	<ul style="list-style-type: none"> • Use solar water pre-heating, photo voltaic panels, wind power, geothermal heat exchange, local or regional supplies of tidal or wind power micro hydro where possible. • Maximize use of natural ventilation and passive energy to meet heating & cooling needs. • Neighbourhood heat and hot water utilities where feasible. • Neighbourhood utilities utilizing renewable energy supplies and advanced highly efficient technology. • Grid-integrated renewable electricity production in the neighbourhood. 	
Sustainable Transportation	<ul style="list-style-type: none"> • Design safe, attractive, pedestrian and bike-friendly access within the site. • Maximize bicycle parking spaces. • Provide “car stop” location. • Interconnected road system. • Transportation planning with MOTI - traffic speed and demand management. 	
Parking	<ul style="list-style-type: none"> • Appropriate parking spaces are provided. • Parking does not visually dominate the street view - easy, safe pedestrian building access. 	

Appendix 5

Housing Needs Survey & Character Questionnaire

The **2007 Housing Needs Survey** conducted on Quadra produced 502 returns representing 1027 people, or about one third of the population of Quadra. Results indicated that:

- 20% under 55 need different housing now due to:
 - High cost
 - Unsuitable homes
 - Hard to find homes
 - Seasonal availability
- 50% over 55 need different housing within 5-10 yrs with these characteristics:
 - Lower maintenance
 - Accessible
 - Less car dependent
 - More seniors would like to live in The Cove than Heriot Bay
 - The majority over 55 prefer to live in a mixed age community

A 2007 vision statement by an ad-hoc working group on Seniors Housing proposed: *'housing and care options for senior or disabled people and housing options for younger people ... in a multi generational setting in The Cove village core area'.*

Using 2006 census data indicating that the average age on Quadra Island is over 50 years, and that more than 20% are over 60, there may be at least 200 senior's households that are candidates for different housing in the near future. Adding young families and individuals who are poorly housed would increase that number substantially. Most housing on Quadra is semi-rural on acreage. It is expensive to purchase and labour intensive to keep. New housing options that meet the needs of seniors and young people are essential to the future of Quadra, if a healthy and balanced mix of ages, abilities and incomes is to be maintained.

A 2010 Quathiaski Cove Character Questionnaire was circulated as part of the public participation in this plan. There were 76 replies received.

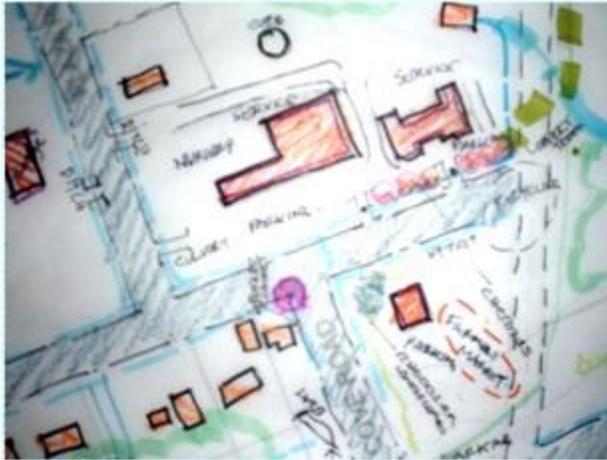
- Over 60% of respondents have lived on Quadra more than 20 years. 26% have lived on Quadra more than 10 years.
- 79% like the concentration and variety of services in the Cove. 60% like the convenience to the ferry and the ease of getting around. There were comments about the friendly business operators, the feeling of community, the possibility of cycling, the quiet, the beautiful homes on Green Rd (North part) and the Saturday Market in summer.
- 45% think the Cove is ugly. 40% report that it's hard to be a pedestrian with all the traffic and parking. 29% don't like the bare lots and open ditches, and 21% don't like the mess on the lot at the corner of Harper and Q Cove Rds. There were comments about the scattered appearance, lack of trees and lack of rental housing. Also, people dislike the speeding traffic, parking on roads and unsafe walking on road shoulders.
- 56% called for greens, squares, parks and landscaping. 37% want trails and walkways, and 14% would like to see traffic patterns improved and parking lots relocated. There were several comments on the need for compact seniors housing and more affordable options for young families. Respondents also want public washrooms, a new library, a real arrival place and more attractive signs.
- 64% said it must be walk-able. 29% said it must be well landscaped with lots of meeting places, and 28% said it must be at a small scale. There were many images offered: contained, higher density residential connected to rural surroundings; organized, attractive; a mix of all ages and incomes; mixed commercial and residential; cosy, quiet and charming; and a good place to grow old!

Appendix 6 – Charette Results

A Charette is a creative design workshop. It is a focused event where concepts and drawings must be produced. The Quathiaski Cove Village Charette was a two and a half day workshop including property owners, Steering Committee members, delegates from stakeholders groups such as the Salmon Enhancement Society and the general public. It was facilitated by the consultant team.

A note on the Charette drawings: The Charette was the point at which all the experience, preparation and vision of involved Quadra Islanders was placed on paper to guide the consultants in preparing this plan. In some areas you will note a fairly exact correspondence to the scenario modeling above. These are the areas that were highly resolved at the Charette. In other areas there have been substantial changes, driven by previous conversations and subsequent work and consultations.





Collect Local Knowledge

The Cove 2010

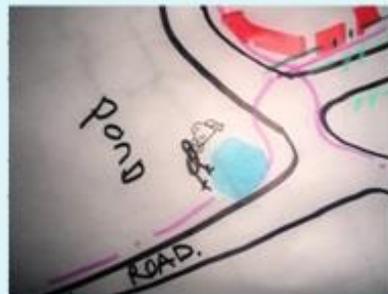


Quathiaski Cove Village Plan

6



Collect Local Knowledge- School Children



The Cove 2010



Quathiaski Cove Village Plan

8

Base Map with surface water flows, trails, cyclepaths, sidewalks, sewers, public greens, and roads

BASE MAP FROM APT.

Legend:

- Public Water
- Public Sewer
- Public Gas
- Public Electric
- Public Telephone
- Public Cable
- Public Sewer
- Public Gas
- Public Electric
- Public Telephone
- Public Cable

The Cove Future

Strathcona REGIONAL DISTRICT

Quathiaski Cove Village Plan

11

Cove Center South long term concept.

Strathcona REGIONAL DISTRICT

Quathiaski Cove Village Plan

The Cove Future

15

A look at gardens and recycling in a future Cove Centre South

Strathcona REGIONAL DISTRICT

Quathiaski Cove Village Plan

The Cove Future

18

Cove Village North

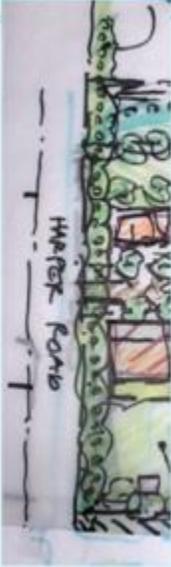
Ideas Develop

Strathcona REGIONAL DISTRICT

Quathiaski Cove Village Plan

The Cove Future

19



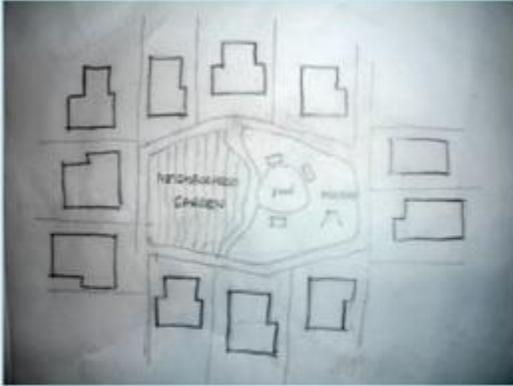
The Greenway with pedestrian, cycle path and stormwater treatment emerges as a theme

Market Park

Strathcona REGIONAL DISTRICT

The Cove Future

Quathiaski Cove Village Plan 20



Clusters around a garden also emerges as a theme

Strathcona REGIONAL DISTRICT

The Cove Future

Quathiaski Cove Village Plan 22



And further development of the concept for the south residential area.

Concept for seniors and small unit housing on Toelle's land



Quathiaski Cove Village Plan

The Cove Future

24



Keeping the connected garden theme

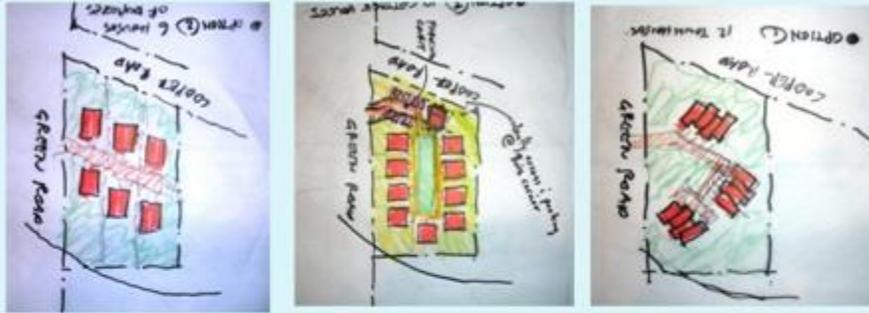
Detail of centre area of concept for Toelle's



Quathiaski Cove Village Plan

The Cove Future

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Three options for Oswald's lot south of the Credit Union

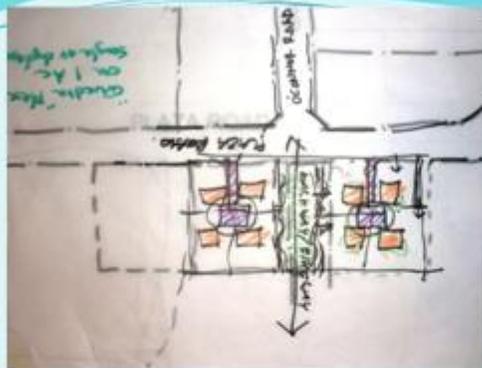
Exploring other multi-family residential near the core



The Cove Future

Quathiaski Cove Village Plan

26



A single road entrance serving 4 residences (or duplexes) on 1 Acre

A novel "Quadra-plex" concept for O'Connors East of Cove Centre on Plaza Rd

Exploring other multi-family residential near the core

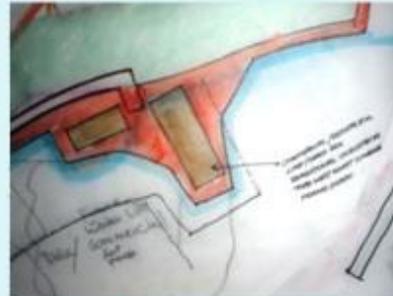
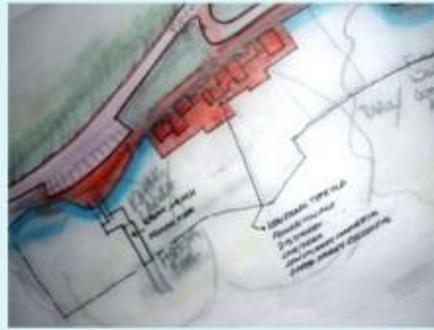


The Cove Future

Quathiaski Cove Village Plan

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A waterfront walk with future live-work and commercial mixed on former boatworks and netloft sites



In the historic character

The Cove Future



Quathiaski Cove Village Plan

30



Initial concept for Weston lots between Anderson and Pidcock Rds.

Exploring "outer ring" small lot residential

The Cove Future



Quathiaski Cove Village Plan

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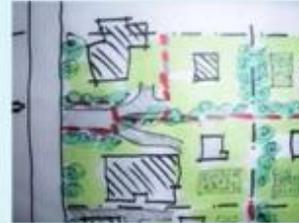


Parhandle road access

Exploration of infill and densification of existing large-lot residential



Green / Harper Rd example - dividing lots by depth or frontage



Shared road access

The Cove Future

