

Section 6.4.30.1

(580.27)
CD5

COMPREHENSIVE DEVELOPMENT ZONE 5

General

Development within the CD5 Zone must be connected to a Town of Qualicum Beach community water and sewer system. The CD5 zone shall be developed in substantial compliance with the 'CD5 Master Plan' and the 'CD5 Landscape Concept Plan' attached.

Permitted Uses, Maximum No. Units and Maximum Floor Area

Permitted Use	Maximum No. of Units	Maximum Floor Area of Unit
a) Golf Clubhouse	n/a	n/a
b) Golf Shop	1	200m ²
c) Tourist Accommodation Unit	225	110m ²
d) Restaurant	2	n/a
e) Licensed Lounge	1	n/a
f) Conference Centre	1	1860 m ²
g) Spa and Fitness Centre	n/a	n/a
h) Golf Teaching Centre	n/a	n/a
i) Recreation Vehicle Parking Pads	10	n/a
j) Dwelling Unit	1	180m ²
k) Accessory uses customarily ancillary to a Golf Resort use including:		
	Maximum Number of Units	Maximum Floor Area of Unit
Gift Shop	1	80m ²
Convenience Store	1	80m ²
Recreation Rentals	1	100m ²
Laundry Facility	n/a	n/a
Turf Maintenance	n/a	n/a
Swimming Pool	n/a	n/a
Employee Daycare Facility	n/a	n/a

Tourist Accommodation Occupancy

No person shall occupy a Tourist Accommodation Unit for a total of more than 42 days in a period between April 15 and October 15 of each year, except that bonified Golf Instructional Academy members may occupy a Tourist Accommodation unit for up to 10 months between September 1st in one year and June 30th in the next year.

Size of Buildings and Structures

Height	
	Clubhouse and Conference Bldg. 18m
	Spa/Fitness Centre/Lodge 12m
	All other buildings 9m
Parcel Coverage	11%
Floor area ratio	0.17

Landscape Requirements

Landscaping and screening shall be in accordance with the 'CD5 Master Plan' and the 'CD5 Landscape Concept Plan' attached.

Minimum Setback Requirements

Minimum setbacks to all property lines shall be in accordance with the 'CD5 Master Plan' attached.

Parking

Off-street parking shall be provided in accordance with the 'CD5 Master Plan' and the 'CD5 Landscape Concept Plan' attached.

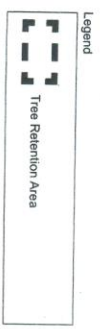
Subdivision

Land within the CD5 Zone shall not be subdivided.



Pheasant Glen
DEVELOPMENT CONCEPT
SEPTEMBER 26, 2005

PHEASANT GLEN GOLF RESORT
QUALICUM BEACH BRITISH COLUMBIA
'NATURE'S GOLF COURSE'
MASTER PLAN



QUALICUM ROAD
30
NENZEL ROAD

Pheasant Glen Golf Resort
Site Statistics

Building	Proposed Floor Area (sq m)	Per From Bylaw (sq m)	Proposed Max. Height
A	18,000	150 (75 units per 9,000)	14M
B	18,000	150	14M
C	18,000	150	14M
D	18,000	150	14M
E	18,000	150	14M
F	18,000	150	14M
G	18,000	150	14M
H	18,000	150	14M
I	18,000	150	14M
J	18,000	150	14M
K	18,000	150	14M
TOTALS	34,085	882	645

Site Area - 53 Acres - 234,470 sq m
Permitted - 150
Proposed - 882
Total Floor Area 34,085 sq m
Floor Area Ratio 0.32
0.18
Coverage Area 21,450 sq m
40%
10%

Trees will be cleared in preparation of each phase of development-not in advance
 The maintenance building and maintenance yard will have effective screening on all sides

Project Number: 2013135
 Revision Date: Apr 18/05
 Date: Jan 20/05

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#A205812-002



DEVELOPMENT CONCEPT
SEPTEMBER 26, 2005

PHEASANT GLEN GOLF RESORT
QUALICUM BEACH BRITISH COLUMBIA
LANDSCAPE CONCEPT PLAN



- Legend**
- a. gardens
 - b. activity centre
 - c. multi-functional shelters
 - d. putting green
 - e. gift shop & garden
 - f. herbal gardens



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#A205812-003

Sample Plant List

Botanical Name	Common Name
Trees	
<i>Abies grandis</i>	Grand Fir
<i>Acer circinnatum</i>	Vine Maple
<i>Acer macrophyllum</i>	Bishop Maple
<i>Betula papyrifera</i>	Paper Birch
<i>Carpinus betulus</i>	European Hornbeam
<i>Prinos ornatrix</i>	Serbian Spruce
<i>Malus varietes</i>	Crab Apple
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Thuja plicata</i>	Western Red Cedar
<i>Tsuga heterophylla</i>	Western Hemlock
<i>Tsuga mertensiana</i>	Mountain Hemlock
Shrubs	
<i>Abelia grandiflora</i>	Abelia
<i>Adiantum pedatum</i>	Maidenhair Fern
<i>Artemisia tridentata</i>	Sagebrush
<i>Arbutus menziesii</i>	Servicberry Tree
<i>Azalea varietes</i>	Azalea
<i>Cornus stolonifera</i>	Red Osier Dogwood
<i>Hydrangea varietes</i>	Hydrangea
<i>Ilex varietes</i>	Holly
<i>Malva varietes</i>	Malva
<i>Pennis varietes</i>	Pennis
<i>Polystichum minimum</i>	Western Sword Fern
<i>Rhododendron varietes</i>	Rhododendron
<i>Vaccinium ovatum</i>	Evergreen Huckleberry
<i>Viburnum varietes</i>	Viburnum
Groundcovers and Vines	
<i>Actinidia kolomikta</i>	Kivi Vine
<i>Arctostaphylos uva-ursi 'V. Jd'</i>	Vancouver Jade
<i>Gemmas varietes</i>	Gemmas
<i>Gonolobus pedunculatus</i>	Winegreen
<i>Hicoria pedunculata</i>	Cinnamon Hydrangea
<i>Vaccaria varietes</i>	Wisteria

Plants in this plant list are specified according to the Landscape Canada Guide Specifications for Nursery Stock and the BCNTA standards for container grown plants. All landscaping and landscape materials to conform to the latest edition of the BCNTA/RCSA 'Landscape Standards'.