

Context

Quinsam Heights contains a number of serviced large lot estates that support the neighbourhoods unique semi-rural character and provide opportunities for hobby farms, equestrian activities, and small scale agriculture within close proximity to the downtown and other urban amenities.

Vision

The Estate area designation describes existing large lot residential areas with a semi-rural character that support low density housing as well as farming and farm related uses. As a controlled development area, estate areas will maintain existing character with lots that are at least 1 acre.

Objectives & Policies

5.26 Maintain semi-rural character in estate areas.

- 5.26.1 Estate areas will support semi-rural residential uses as well as farming and farm-related uses.
- 5.26.2 To address potential conflicts between residential and farm uses, the City will require a landscaped buffer, berm or some other screening to be provided by the developer of the newest property or properties, whether residential or farm-related in nature.
- 5.26.3 Houses will be set back a considerable distance from the street and consider the density, massing, design and character of existing estate homes in the surrounding area.
- 5.26.4 Housing will respect scale of existing buildings, limited to no more than 500 sq m in floor area.
- 5.26.5 Fencing and landscaping should be rural in nature.
- 5.26.6 The City will consider rural road standards where appropriate.