

GOAL 1 – CONTAIN URBAN SPRAWL

To contain urban sprawl, urban boundaries are used to define the margins of communities and guide the provision of services. The Arrowsmith Benson – Cranberry Bright, Official Community Plan establishes urban boundaries for the community of Extension. The provision of community water, community sewer and storm water management to facilitate development are limited to lands within these urban boundaries.

Urban development will only be considered within the Extension Village, Urban Boundary. Forms of urban development which are inappropriate within Extension will be directed to appropriate areas within the established urban boundaries of other Plan Areas within the Regional District. (The remainder of Arrowsmith Benson – Cranberry Bright is not included within an urban boundary as the lands are predominantly used for forestry, agriculture, or aggregate extraction; uses incompatible with urban development.)

The Urban Boundary will be reinforced with larger parcels, natural open spaces and parks to buffer surrounding areas from village development and to enhance the community identity and village character of Extension.

Objectives:

- *Preserve* rural lifestyle choices and *enhance* opportunities for urban lifestyle choices.
- *Direct* growth to within the community of Extension, or where such growth is not appropriate, to suitable areas within the established urban boundaries of other Plan Areas within the Regional District.
- *Provide* a clear separation between urban and non-urban areas.

Policies:

- 1) The majority of new development and all new urban development will occur within Urban Boundaries.
- 2) Extension Village is the only area in Arrowsmith Benson – Cranberry Bright within an Urban Boundary. The Extension Village, Urban Boundary is as shown on Map No. 1 (Land Use Designations, Sheets 1 to 3).
- 3) New commercial development will be limited to lands within the Extension Village, Urban Boundary in accordance with the policies contained in Goal 2 – Create Complete Communities. Excluded from this policy are home based businesses and accessory commercial uses to outdoor recreation; activities associated with historical or archeological sites; and campground or recreational vehicle parks which provide seasonal and temporary accommodation.

- 4) Development standards, parks and open space will be used to create a buffer between lands within the Extension Village, Urban Boundary and abutting lands in accordance with the policies contained in Goal 2 – Create Complete Communities.
- 5) Community water, community sewer and storm water management to facilitate development may be provided within the Extension Village, Urban Boundary in accordance with the policies contained in Goal 7 - Improve Service and Resource Use Efficiency.