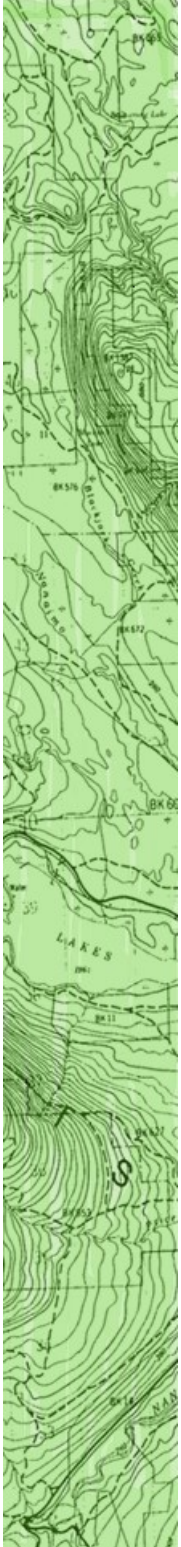




REGIONAL  
DISTRICT  
OF NANAIMO



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# ARROWSMITH BENSON - CRANBERRY BRIGHT OFFICIAL COMMUNITY PLAN BYLAW NO. 1148

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*Adopted July 1999*  
*Development Services — Planning Department*  
*6300 Hammond Bay Road, Nanaimo, BC V9T 6N2*  
*Phone: (250) 390-6510 Fax: (250) 390-7511 Email: [planning@rdn.bc.ca](mailto:planning@rdn.bc.ca)*

*Consolidated December 2018*

**ARROWSMITH BENSON – CRANBERRY BRIGHT  
OFFICIAL COMMUNITY PLAN**

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# REGIONAL DISTRICT OF NANAIMO ARROWSMITH BENSON – CRANBERRY BRIGHT OFFICIAL COMMUNITY PLAN

## INTRODUCTION

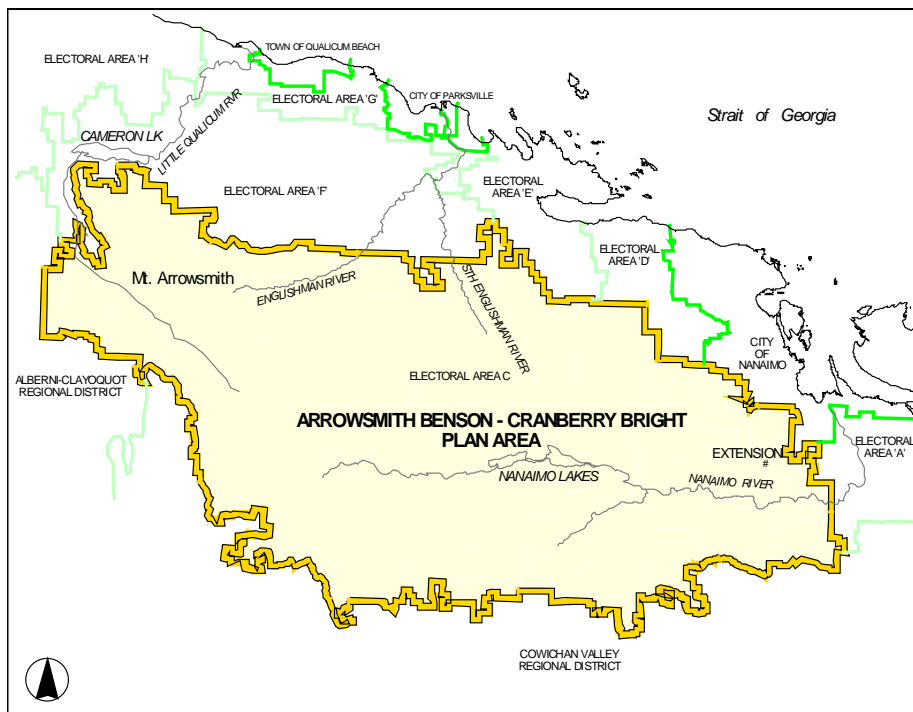
### What is the Official Community Plan?

The purpose of this Community Plan is to provide a comprehensive set of policies and guidelines for managing existing and future uses of land and water surfaces in Arrowsmith Benson - Cranberry Bright. Its fundamental aim is to preserve the rural character and natural amenities of Arrowsmith Benson - Cranberry Bright while allowing for a moderate level of compatible growth and settlement, in appropriate locations. The Arrowsmith Benson–Cranberry Bright, Official Community Plan provides citizens and the Regional District with a framework for decision making in light of pressures for growth and change.

### Plan Area

The Arrowsmith Benson-Cranberry Bright, Plan Area encompasses all of Electoral Area 'C,' which is the largest electoral area within the Regional District (107,484 ha or 53% of the Regional District). The Plan Area borders Electoral Areas 'D', 'E' and 'F' to the north; the City of Nanaimo to the northeast; and Electoral Area 'A' (Cedar) to the east. It also borders the Cowichan Valley Regional District to the south and west, and the Alberni-Clayoquot Regional District to the northwest (see Figure No. 1).

**Figure 1: Arrowsmith Benson–Cranberry Bright, Plan Area:**



The Plan Area contains the Nanaimo and the Englishman Rivers, the Regional District's largest and most important freshwater sources. Both the Nanaimo and the Englishman Rivers originate in the high mountains and groundwater springs of the western part of Arrowsmith Benson - Cranberry Bright.

Land use in Arrowsmith Benson - Cranberry Bright is influenced by several significant historical factors:

- An ongoing tradition of forest resource management (most of the land base is reserved for forest harvesting) and aggregate extraction;
- A history of coal mining; (however, there are no active coal mine operations in the Plan Area);
- Agricultural land uses with relatively sparse settlement, in the eastern portion of the Plan Area;
- A concentration of residential lots in the historical “Extension” area; and
- A relatively small population of approximately 1,500 people (*1996 Census*). (Although Arrowsmith Benson - Cranberry Bright has a relatively small population, it is growing, reflecting the migration of people to Vancouver Island, and the availability of residential and rural parcels.)

### **Legislative Framework**

It is important to distinguish an Official Community Plan from a zoning bylaw. A Community Plan is a long term strategy for land use, development and servicing. It also contains development guidelines, which respond to **broad** community objectives and concerns (e.g. the protection of watercourses). In contrast, a zoning bylaw provides detailed land use regulations according to specific land use categories called zones. It is through regulatory bylaws, such as a zoning bylaw, that the long term strategy of an Official Community Plan is implemented. Consequently, an Official Community Plan often contains policies directing the amendment of these regulatory bylaws.

### **Other Government Agencies**

The Regional District recognizes the planning and management responsibilities of other government agencies. The goals, objectives and policies of this Plan are complementary to, and coordinated with, those of other levels of government. The Regional District encourages other levels of government to exercise their specific mandate to the greatest extent possible, to achieve the objectives of this Plan.

### **Adoption**

This Official Community Plan has been prepared and adopted pursuant to Part 26, Division (2) of the *Municipal Act*. All bylaws, permits issued and works undertaken by the Regional District must be consistent with the provisions of this Plan.

### **Amendment and Review**

This Official Community Plan is intended to provide direction as to how the Regional District and local residents envisage Arrowsmith Benson – Cranberry Bright developing over the next five to twenty-five years. It is intended that a general review of the Community Plan be considered approximately 5 years after Plan adoption or when the community and the Board of the Regional District find that it no longer serves community needs.

The Community Plan may be subject to periodic amendment by the Board to provide local direction to major issues or changes in the Regional Growth Management Plan. All reviews and amendments will be subject to community review involving public participation to solicit community input.

Application may be made to amend this Official Community Plan in accordance with the *Municipal Act* and the terms of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987".

This Plan Area is a development approval information area.<sup>1</sup>

### Community Involvement

The public consultation process conducted for the preparation of this Official Community Plan identified two major objectives of the community:

- *preserve, protect and enhance* the area's natural resources which include not only aquatic and terrestrial wildlife and plants, but also freshwater, agricultural, forest, and mineral resources; and
- *accommodate* a moderate rate of new residential development through appropriate land use designations and policies intended to preserve established rural lifestyles and the general characteristics that have made the area attractive to its residents.

Residents through their actions and participation in the planning process are the final arbiters of community values. For the Plan to succeed, public awareness and understanding of the Plan will be critical.

### Regional Context Statement

The Arrowsmith Benson - Cranberry Bright, Official Community Plan is a community based initiative that responds to the Regional Growth Management Plan (RGMP) for the Regional District of Nanaimo.

The RGMP, adopted in January of 1997, describes a vision of a desirable future region and a strategy for attaining that vision. The eight goals of the RGMP are as follows:

1. Contain urban sprawl;
2. Create complete, livable communities;
3. Protect rural integrity;
4. Protect the natural environment;
5. Improve mobility;
6. Create a vibrant and sustainable economy;
7. Improve servicing and resource use efficiency; and
8. Encourage cooperation among jurisdictions.

The RGMP includes policies to achieve these eight goals.

The goals and policies of the RGMP guide the preparation and review of official community plans. Official community plans are the means of implementing the RGMP, and provincial statute requires that they must be consistent with the RGMP. Through the integration of the

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<sup>1</sup> Bylaw No. 1148.01, adopted June 13, 2000

RGMP goals into official community plans and the translation of RGMP policies into official community plan policies consistent with community values, communities work together towards achieving a future desired for the region.

In response to the RGMP goal of *containing urban sprawl*, the Arrowsmith Benson - Cranberry Bright, Official Community Plan designates urban boundaries to define the limits of Extension and limits the expansion of urban services outside of these boundaries.

In response to the RGMP goal of *creating complete, nodal communities*, the Official Community Plan recognizes the historical development pattern and existing parcel sizes within Extension. Furthermore, the Plan recognizes that for Extension to develop into a complete nodal community, existing parcels must first be provided with community water and sewer services, storm water management where applicable and development standards reflective of the historic form and character of development within Extension.

In response to the RGMP goal of *protecting rural integrity*, the Official Community Plan identifies the different types of rural neighbourhoods and lands within the Plan Area, and provides policies for protecting and enhancing their rural characteristics. The Plan seeks to ensure that changes, which may occur on these rural lands contribute to, rather than damage, their rural integrity.

In response to the RGMP goal of *protecting the natural environment*, the Official Community Plan identifies the different types of natural features present within the Plan Area, and provides policy supportive of protecting and enhancing these natural features.

In response to the RGMP goal of *improving mobility*, the Official Community Plan identifies existing and potential modes of transportation within the Plan Area.

In response to the RGMP goal of *creating a vibrant and sustainable economy*, the Official Community Plan identifies economic strengths within the Plan Area and provides policy direction to support those strengths in a manner compatible with the rural character of the Plan Area.

In response to the RGMP goal of *improving service and resource use efficiency*, the Official Community Plan establishes a framework for providing parks, community facilities and school facilities.

In response to the RGMP goal of *encouraging cooperation among jurisdictions*, the Official Community Plan provides general policy direction to facilitate better communication and a high level of interjurisdictional cooperation with the City of Nanaimo, abutting electoral areas, Cowichan Valley Regional District, Alberni Clayoquot Regional District, and provincial and federal agencies.

### ***Plan Format<sup>2</sup>***

The Arrowsmith Benson — Cranberry Bright Official Community Plan is organized around the eight goals of the Regional Growth Strategy. The first eight sections of the Plan speak to one of these eight goals and the ninth section, Climate Change, encompasses all goals. Each section of the Plan contains specific objectives and policies.

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<sup>2</sup> Bylaw 1148.06, adopted May 25, 2010

*Objectives* are an expression of community values and long-term aspirations. They are the community's statements of what is important and provide a vision for the future.

*Policies* define how the objectives are to be achieved; they establish a favoured course of action or state a preferred scenario. Policies provide guidance to the Regional District and other levels of government, landowners and individuals when addressing planning related issues and situations.

The Community Plan also contains two appendices. Appendix A defines the development permit areas designated within the Plan Area and the zoning bylaw<sup>3</sup> provides a set of guidelines to be addressed in the development of land within each development permit area. Appendix B sets out the implementation strategy for the Plan.

### ***Severability***

If any section, subsection, clause or phrase of this Bylaw is for any reason found invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

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<sup>3</sup> Bylaw No. 1148.07, adopted December 4, 2018



## 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.

## GOAL 2 - CREATE COMPLETE COMMUNITIES

To encourage complete communities, the Arrowsmith Benson – Cranberry Bright, Official Community Plan guides the form and character of development and the provision of services within Extension.

Extension already has a strong sense of community and an established development pattern including a community focal point comprised of a school, community hall, and park. However, Extension faces major infrastructure servicing challenges resulting primarily from small parcel sizes and a high water table. Furthermore, current development standards are not reflective of the form and character of historic development (e.g. minimum street setback requirements).

The Plan recognizes the historical development pattern of Extension. Furthermore, the Plan allows for the implementation of development standards reflective of the form and character of historic development and the provision of infrastructure services.

### Objectives:

- *Maintain* the historic development pattern.
- *Recognize* the historic form and character of development.
- *Allow* for a mix of uses to meet local needs.
- *Provide* for flexible housing standards.
- *Establish* a maximum population capacity for Extension for the benefit of servicing efficiency.

### Policies:

- 1) The Village Centre land use designation applies to lands within the Extension Village, Urban Boundary as shown on Map No. 1, Land Use Designations, Sheets 1 to 3.
- 2) The following policies apply to the Village Centre land use designation:
  - a) Residential uses including compatible home occupations and commercial uses may be permitted.
  - b) The maximum aggregate number of dwelling units which may be permitted with connection to community water and sewer systems will be 360 dwelling units.
  - c) A maximum density of 1 dwelling unit per 450 m<sup>2</sup> will be established for existing lots smaller than 4,000 m<sup>2</sup> in size as of the date of adoption of this Plan, in accordance with the following conditions:
    - i) a development agreement restricting the use and density to a maximum of two dwelling units or lots per existing lot as of the date of the adoption of this Plan;
    - ii) a dwelling unit may be in the form of a secondary unit in accordance with Policy (2)(e) of this Goal;
    - iii) provision of community water and community sewer;
    - iv) where a development may result in increased flood risk, storm water management including limited total impervious surface area to maintain pre-development flow regimes; and
    - v) no relaxation from *Municipal Act*, minimum highway parcel frontage standards;

- d) A maximum density of 1 dwelling unit per 2,000 m<sup>2</sup> will be established for existing lots 4,000 m<sup>2</sup> or larger in size as of the date of adoption of this Plan, in accordance with the following conditions:
  - i) a dwelling unit may be in the form of a secondary unit in accordance with Policy (2) (e) of this Goal;
  - ii) provision of community water and community sewer in that community sewer means a communal method of wastewater management owned and operated by the Regional District, a municipality, an improvement district, or a private strata corporation<sup>1</sup>;
  - iii) where a development may result in increased flood risk, storm water management including limited total impervious surface area to maintain pre-development flow regimes; and
  - iv) no relaxation from *Municipal Act*, minimum highway parcel frontage standards;
- e) A secondary unit in a residential building (i.e., a single family house which contains a primary and a secondary unit for a total of 2 dwelling units) will be in accordance with the following conditions:
  - ii) a maximum of one secondary unit will be allowed within a single family house;
  - iii) the single family house must be owner occupied; and
  - iv) the presence of a secondary unit must not alter the single family appearance of the house.
- f) Bare land strata developments for more than 2 strata lots which do not provide for public access over internal roads will not be supported.
- g) Gated developments will not be supported.
- h) Home occupation regulations will be established to permit a broader range and larger scale of operations in accordance with the policies of Goal 6 – Create a Vibrant and Sustainable Economy.
- i) Commercial development will be in accordance with the following conditions:
  - i) development will be small scale, limited in number, and centrally located. Furthermore, individual developments will be located in close proximity to each other and should only be permitted for uses which are not compatible with onsite residential development;
  - ii) uses will be limited to those uses whose principle customers are residents of Extension or surrounding areas; and
  - iii) commercial development permit areas will be established; (see Appendix A – Development Permit Areas).
- j) Development standards, including setbacks and lot coverage, will be adjusted to accommodate the form and character of historic development.
- k) Where feasible, increased setbacks, larger parcel sizes and the provision of park land will be used to ensure that a buffer is maintained on lands adjoining the Extension Village, Urban Boundary in accordance with the policies of Goal 1 – Contain Urban Sprawl.
- l) Prior to the disposition of undeveloped Crown owned lands, an assessment of the appropriateness of the existing development layout, and the feasibility of providing park land will be encouraged.

(For policies related to road standards see Goal 5 – Improve Mobility.)

(For policies related to Extension Elementary School see Goal 7 – Improve Service and Resource Use Efficiency.)

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<sup>1</sup> Bylaw No. 1148.05, adopted July 27, 2010

## GOAL 3 – PROTECT RURAL INTEGRITY

To protect the rural land base for rural uses, especially resource uses such as forestry and agriculture, the Plan identifies three distinct, rural land use categories: Rural Residential, Rural and Resource. These land use designations provide for the recognition of existing rural residential neighbourhoods, protect traditional rural activities and mitigate potential land use conflicts between resource-based activities and residential uses.

The character and economy of Arrowsmith Benson - Cranberry Bright is defined by the natural resource value of the land for forestry, agriculture, aggregate extraction and recreation. However, the long term viability and productivity of resource based activities are increasingly threatened by urban encroachment and the spread of incompatible land uses. The Plan seeks to protect the natural resource value of the land by supporting land use compatibility, maintaining larger lot sizes and supporting the retention of land within the Forest Land Reserve (FLR) and Agricultural Land Reserve (ALR).

The FLR and ALR are provincial land use designations designed to protect forestry and agricultural uses. (FLR and ALR regulations take precedence over those of the Regional District.) Most of the rural land base of Arrowsmith Benson - Cranberry Bright is located within the FLR; ALR lands are restricted to the eastern segment of the Plan Area. (See Map No. 2 – Land Reserves, Sheets 1 to 3.)

Generally lands within the rural land base have an adequate water supply but additional water may be needed for agriculture. Wastewater can be treated and disposed of through on-site, ground disposal systems. In accordance with Goal 1 – Contain Urban Sprawl, community water or sewer service to facilitate development will not be provided for these lands. However, there are provisions to provide services where feasible to correct existing environmental or health problems (see Goal 7 – Improve Service and Resource Use Efficiency) or to provide water for agricultural production.

### RURAL RESIDENTIAL

The Rural Residential land use designation applies to existing, rural residential developments, existing mobile home parks, existing campgrounds and existing recreational vehicle parks. These developments are characterized by residential and hobby farm uses on lots less than 4.0 hectares in size.

#### Objectives:

- *Preserve* rural character.
- *Protect* the supply of groundwater for domestic use.
- *Recognize* the importance of home based businesses.

#### Policies:

- 1) Lands designated Rural Residential are as shown on Map No. 1, Land Use Designations, Sheets 1 to 3.
- 2) The following policies apply to the Rural Residential land use designation:

- a) Rural residential uses, including hobby farms, silviculture and compatible home based businesses may be permitted in accordance with the policies of Goal 6 – Create a Vibrant and Sustainable Economy. Existing mobile home parks, campgrounds and recreational vehicle parks will be permitted but no new mobile home parks, campgrounds or recreational vehicle parks will be supported. Furthermore, any new development at existing campgrounds or recreational vehicle parks will be limited to the seasonal and temporary accommodation of travelers where the maximum occupancy for an individual is 6 months in any calendar year.
- b) Lots will have a minimum area of 2.0 hectares. (It is recognized that there are existing lots within this designation which are less than 2.0 hectares in area and that this policy only affects the subdivision potential of land.)
- c) A maximum of 2 dwelling units will be permitted on lots greater than 2.0 hectares in area.
- d) The use of the *Condominium Act* for the purpose of creating new property with separate title will be supported where feasible.

## RURAL

The Rural land use designation applies to lands valued primarily for their rural character and agricultural or silviculture use. Lands designated Rural are not within the FLR or ALR; have an **existing** rural, as opposed to resource, **zoning**; and a lot area typically of 4.0 hectares or more.

(In recognition of existing development proposals and community preferences, resource zoned, non-reserve lands, in the area of Twilight Way which have an existing access to a main road have also been designated Rural.)

### Objectives:

- *Preserve* rural character and environmental quality.
- *Minimize* conflict between residential development and agriculture, silviculture and natural resource extraction activities.

### Policies<sup>1</sup>:

- 1) Lands designated Rural are as shown on Map No. 1, Land Use Designations, Sheets 1 to 3.
- 2) The following policies apply to the Rural land use designation:
  - a) The following uses may be permitted in accordance with the policies of Goal 6 – Create a Vibrant and Sustainable Economy:
    - i) rural residential uses, including compatible home based businesses;
    - ii) agriculture;
    - iii) silviculture;
    - iv) aggregate or mineral extraction;
    - v) activities associated with historic or archaeological sites;
    - vi) outdoor recreational uses which specifically excludes recreational facilities and fairgrounds. Included are accessory uses which are of a nature customarily incidental, subordinate and exclusively devoted to an outdoor recreational use;

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<sup>1</sup> Bylaw No. 1148.07, adopted December 4, 2018

- vii) campgrounds or recreational vehicle parks providing seasonal and temporary accommodation of travelers where the maximum occupancy for an individual is 6 months in any given calendar year. While existing campgrounds and recreational vehicle parks will be permitted, any new development within existing campgrounds or recreational vehicle parks will be limited to the seasonal and temporary accommodation of travelers where the maximum occupancy for an individual is 6 months in any calendar year; and
- b) New lots will have a minimum size of 2.0 hectares;
- c) A maximum of 2 dwelling units per lot will be permitted on each existing lot as of the date of adoption of this Plan which is greater than 2.0 hectares, and a maximum of one dwelling unit per lot will be permitted for new lots;
- d) The use of the *Condominium Act* for the purpose of creating new property with separate title will be supported where feasible.
- e) Bare land strata developments for more than 2 strata lots which do not provide for public access over internal roads will not be supported.

## RESOURCE

The Resource land use designation applies to lands valued primarily for forestry, resource extraction, agricultural production or environmental conservation. Lands designated Resource have an existing resource **zoning** or are either within the FLR or ALR.

The majority of the land base within Arrowsmith Benson - Cranberry Bright is within the Resource land use designation. The protection of these lands is a critical component in preserving the character and economy of the Plan Area.

## Objectives:

- *Support and maintain* the long-term viability of the natural resource value of the land base and *protect* it from activities and lands uses which may diminish its resource value or potential.
- *Support* silviculture activities on productive forestry land.
- *Support* farm activities on productive agricultural land.
- *Encourage* the comprehensive management of the resource land base.
- *Minimize* the impact of resource processing and aggregate or mineral extraction activities on the natural environment and neighbouring land uses and development.

## Policies:<sup>1</sup>

- 1) Lands designated Resource are as shown on Map No. 1, Land Use Designations, Sheets 1 to 3.
- 2) The following policies apply to the Resource land use designation:
  - a) The following uses may be permitted in accordance with the policies of Goal 6 – Create a Vibrant and Sustainable Economy:
    - i) forestry;
    - ii) agriculture;
    - iii) aggregate or mineral extraction or processing;
    - iv) activities associated with historic or archaeological sites;

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<sup>1</sup> Bylaw No. 1148.07, adopted December 4, 2018

- v) outdoor recreational uses which specifically excludes recreational facilities and fairgrounds. Included are accessory uses which are of a nature customarily incidental, subordinate and exclusively devoted to an outdoor recreational use;
- vi) campgrounds or recreational vehicle parks providing seasonal and temporary accommodation of travelers where the maximum occupancy for an individual is 6 months in any given calendar year. While existing campgrounds and recreational vehicle parks will be permitted, any new development within existing campgrounds or recreational vehicle parks will be limited to the seasonal and temporary accommodation of travelers where the maximum occupancy for an individual is 6 months in any calendar year;
- vii) residential uses, including compatible home based businesses; and
- b) Lands within this designation shall have a minimum permitted parcel size of 50.0 hectares, except for lands within the Agricultural Land Reserve.<sup>1</sup>
- c) New lots for lands located within the ALR will have a minimum lot size of 8.0 hectares. New lots within the ALR will not be allowed unless approved by the Agricultural Land Commission.
- d) A maximum of 1 dwelling unit per lot will be permitted on lands within the FLR.
- e) A maximum of 2 dwelling units per lot will be permitted on lands within the ALR. (Approval of a second dwelling unit on lands within the ALR must be obtained from the Agricultural Land Commission except where the dwelling is for farm purposes in accordance with the ***Agricultural Land Commission Act.***)
- f) For lands not located within the FLR or ALR, a maximum of 2 dwelling units per lot will be permitted on each existing lot, as of the date of the adoption of this Plan, which is greater than 8.0 hectares, and a maximum of one dwelling unit per lot will be permitted for new lots.
- g) The use of the ***Condominium Act*** for the purpose of creating new property with separate title will not be supported. Excluded from this policy are bare land strata subdivisions of lands, not within the FLR, which meet the minimum parcel size of requirements of this land use designation.
- h) Bare land strata developments for more than 2 strata lots which do not provide for public access over internal roads will not be supported.
- i) In recognition of the central location and proposed reclamation of mine slag deposits, the redesignation of the lands shown as a Possible Rural Residential Expansion Area on Map No. 1, Land Use Designations, Sheets 1 to 3, from Resource to Rural Residential may be supported only if the land has been removed from the FLR.

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<sup>1</sup> Bylaw No. 1148.03, adopted January 24, 2006



## **GOAL 4 - PROTECT THE NATURAL ENVIRONMENT**

To protect the natural environment, environmentally sensitive and natural hazard areas are identified and policies to support their protection and enhancement are provided. Environmentally sensitive areas consist of waters and lands that are sensitive to human presence or land development including freshwater systems, sensitive ecosystems and nesting trees. Environmentally sensitive areas are not only important to the ecology of an area but also enhance the character and livability of communities by providing opportunities for passive recreation. Furthermore, environmentally sensitive areas may also stimulate tourist-related activities.

The natural environment is recognized as essential to continued prosperity. Development is encouraged to respect the natural environment and recognize the inter-connected character of natural systems.

### **Freshwater Management**

Arrowsmith Benson - Cranberry Bright contains recharge areas for both the Nanaimo and Englishman River drainage systems; two of Vancouver Island's most important freshwater sources. The Nanaimo River and its associated creeks, lakes and wetlands are valued not only as sources for irrigation and domestic water but also for their fish and wildlife habitat, and recreational opportunities.

Significant groundwater recharge areas and aquifers are also located in Arrowsmith Benson - Cranberry Bright, including the Cassidy and South Wellington aquifers. These aquifers are of particular concern to the Regional District of Nanaimo and the adjoining Cowichan Valley Regional District, as they are known to contain significant quantities of quality groundwater.

The protection of the quantity and quality of the surface and groundwater systems is a growing concern for water users including residents dependent on well water, water districts and the Regional District. Surface and groundwater systems are inter-linked through complex bi-directional recharge mechanisms. What happens on the surface may have a direct impact on the quantity and quality of groundwater. Quantity is reduced when water is withdrawn at a faster rate than it is replenished or when it is diverted through surface water bodies. Quality is compromised by the introduction or presence of natural or synthetic contaminants into the system. Both the quantity and quality of surface and groundwater are impacted by the manner in which land is used; therefore, land use and development must be carefully planned to minimize impacts on these resources.

Management of water is principally the responsibility of the Ministry of Environment, Lands and Parks. The following policies are intended to complement the provincial responsibilities for water management by guiding land use and servicing decisions to reduce long term negative impacts on the quantity and quality of water resources.

(Remote watercourses including rivers, streams, lakes, marshes and swamps were identified by air photo analysis, which has a number of limitations. For example, abandoned logging roads and trails are often indistinguishable from streams, and heavy vegetation hides smaller streams. Consequently, the mapping of watercourses in Arrowsmith Benson – Cranberry Bright is intended as a general guide which will be updated and refined as new information becomes available.)

## Objectives:

- *Preserve* the quantity and quality of the surface and groundwater systems for domestic, agricultural, fisheries, wildlife and recreational needs in cooperation with landowners and local and provincial water authorities.
- *Establish* limits to total impervious surface area and to maintain pre-development flow regimes.

## Policies:

- 1) Known watercourses including rivers, streams, lakes, marshes and swamps are as shown on Map No. 3, Inventory of Natural Environmental Features, Sheet 1 of 1.
- 2) Developments which would have a negative impact on the quantity or quality of surface or groundwater will be discouraged.
- 3) The Regional District may require development approval information within the Plan Area for zoning amendment or temporary use applications. Development approval information will consist of a hydrological impact assessment certified by a professional engineer with experience in hydrologic analysis and/or a Riparian Area Assessment pursuant to the Riparian Area Regulations conducted by a Qualified Environmental Professional. The impact assessment will identify the long-term impact of the application on fish habitat, the surface and groundwater resources of the watershed, and adjacent properties and aquifers. The assessment must specify the necessary measures to ensure that viable fish habitat and receiving waters would not be negatively impacted, including channel stability and flow maintenance. The special objective that justifies this requirement for development approval information within the Plan Area is to preserve the quantity and quality of the surface and groundwater systems for domestic, agricultural, fisheries, wildlife, and recreational needs in cooperation with landowners and local and provincial water authorities.<sup>1</sup>
- 4) The Approving Officer will be requested to require subdivisions to maintain the hydraulic regime of the land and prevent the intrusion of contaminants into surface or groundwater systems.
- 5) The dredging, filling or channeling of any watercourse including rivers, streams, lakes, marshes or swamps, will not be supported unless undertaken, supervised or approved by the Provincial Ministry of Environment, Lands and Parks or the Federal Department of Fisheries and Oceans.
- 6) Freshwater and Fish Habitat Protection<sup>2</sup> development permit areas will be established. (See Appendix A – Development Permit Areas.)<sup>3</sup>
- 7) The Regional District will assist senior levels of government in ensuring that developments conform to policies and regulations intended to protect fish habitat and surface and groundwater quantity or quality.<sup>4</sup>
- 8) Appropriate watercourse protection and enhancement programs will be encouraged and supported.

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<sup>1</sup> Bylaw No. 1148.04, adopted January 23, 2007

<sup>2</sup> Bylaw No. 1148.07, adopted December 7, 2018

<sup>3</sup> Bylaw No. 1148.04, adopted January 23, 2007

<sup>4</sup> Bylaw No. 1148.04, adopted January 23, 2007

- 9) Community stewardship of groundwater resources will be encouraged by supporting appropriate initiatives to educate the community about the importance of groundwater resources and methods of protection.

## Sensitive Ecosystems

A variety of plants and animals are known to inhabit Arrowsmith Benson - Cranberry Bright. For example, numerous small tracts of riparian forests (vegetation associated with wetlands or gullies) are contained in the Nanaimo and Englishman River watersheds. The Plan Area also contains Vancouver Island marmot habitat, a rare species of marmot found only on Vancouver Island. However, existing information on sensitive ecosystems is limited primarily to the eastern section of Arrowsmith Benson - Cranberry Bright. The mapping of sensitive ecosystems will be updated and refined, as new information becomes available.

## Objectives:

- To *preserve* and *protect* environmentally sensitive ecosystems and the nesting trees of protected species.

## Policies:

- 1) Known, sensitive ecosystems are as shown on Map No. 3, Inventory of Natural Environmental Features, Sheet 1 of 1.
- 2) Where new development proposals are being considered, applicants will be encouraged to investigate the feasibility of using the following measures to protect sensitive ecosystems:
  - a) dedication or sale for park purposes;
  - b) dedication or sale to a private land trust for conservation purposes (e.g. Nature Trust of British Columbia, Nature Conservancy of Canada);
  - c) registration of a restrictive covenant for conservation purposes with the Regional District, the Province, or a non-governmental organization eligible to hold conservation covenants; or
  - d) creative development techniques including clustering or density averaging in combination with covenant protection.
- 3) The Regional District may require development approval information within Sensitive Ecosystems, Development Permit Areas for zoning amendment or temporary use applications. Development approval information will consist of an impact assessment which identifies the necessary actions to ensure the protection of the following:
  - a) soil stability,
  - b) natural vegetation or ground cover,
  - c) wildlife and fish habitat,
  - d) plant and animal corridors,
  - e) quantity and quality of surface and groundwater, and
  - f) sensitive ecosystems on adjacent lands.

The special objective that justifies this requirement for development approval information within Sensitive Ecosystems, Development Permit Areas is to preserve and protect environmentally sensitive ecosystems.

- 4) The Regional District may require development approval information for zoning amendment or temporary use applications for lands with known nesting trees for eagle, peregrine falcon, gyrfalcon, osprey, heron, burrowing owl and other species protected under Section 34 of the *Wildlife Act*. Development approval information will consist of a site plan identifying the location of the nesting trees. This information will be referred to the Ministry of Environment, Lands and Parks for comment. Protective measures pursuant to regional criteria for nest tree protection may be required by the Ministry. The special objective that justifies this requirement for development approval information for lands with known nesting trees is to preserve and protect species protected under the *Wildlife Act*.
- 5) Sensitive Ecosystem development permit areas will be established. (See Appendix A – Development Permit Areas.)
- 6) Community stewardship of environmentally sensitive areas will be encouraged.

## Natural Hazard Areas

Natural hazard areas are lands susceptible to flooding, erosion, landslip, or avalanche or that would pose a threat to surrounding lands should their natural conditions be altered. They consist primarily of steep slopes and floodplains. Such areas may be unsafe for use or development.

The protection of natural hazard areas and adjacent lands is encouraged.

### Objectives:

- To *protect* residents from loss of property or personal injury due to the development of natural hazard areas.

### Policies:

- 1) The Regional District may require development approval information within floodplains or lands of slope for rezoning, subdivision or the temporary use of land. Slope is defined as a vertical incline of 0.3 metres or more measured over a horizontal distance of 1.0 metre with no significant and regular break of 15 metres or more, measured horizontally. Development approval information will consist of a geotechnical impact assessment prepared by a professional engineer with expertise in geotechnical engineering that certifies the following:
  - a) the land may be used safely for the intended development over the projected life of the development, taking into account adjacent land uses; and
  - b) measures regarding the siting and design of structures or works, placement of fill, and maintenance and planting of vegetation as specified in the assessment, can and will be undertaken to ensure the development and its associated land uses are able to safely withstand the hazard.

The special objective that justifies this requirement for development approval information within floodplains or lands of slope is to protect residents from loss of property or personal injury due to the development of natural hazard areas.

## GOAL 5 - IMPROVE MOBILITY

To improve mobility, the Plan provides a framework for the integration of automobile and alternative transportation systems with land use allocations and community design.

Arrowsmith Benson – Cranberry Bright benefits from its strategic location to key automobile transportation facilities. The majority of the population is within the eastern sector of the Plan Area, which has ready access to the City of Nanaimo road network, Trans Canada and Inland Island Highways, Nanaimo Airport, and Duke Point and Departure Bay Ferry Terminals.

However, the road system within Arrowsmith Benson – Cranberry Bright is almost exclusively an internal system. The main roads, including Extension, Nanaimo River, and Spruston, operate primarily as connectors to major highways outside of the Plan Area. Of critical concern is the safety of these main roads, local consultation on the establishment of road maintenance and improvement priorities, and the suitability of road standards. The construction and maintenance of the road system is the responsibility of the provincial Ministry of Transportation and Highways.

Future improvements to alternative transportation systems such as pedestrian networks and public transit are expected to reduce dependence on the automobile. (Arrowsmith Benson – Cranberry Bright is not currently serviced by public transit.)

### Objectives:

- *Facilitate* improvements to transportation safety and efficiency.
- *Involve* local residents in the establishment of road maintenance and improvement priorities.
- *Ensure* standards are suitable to the long term use of surrounding lands.
- *Establish* a pedestrian and cyclist network within the Extension Village, Urban Boundary and for school bus collection areas for lands within the Rural Residential, Rural or Resource land use designations.
- *Facilitate* the servicing of lands within the Extension Village, Urban Boundary by public transit.
- *Protect* the E&N railway line as a continuous linear transportation corridor by designating the lands as a transportation corridor.<sup>1</sup>

### Policies:

#### General

- 1) The Road Network Plan as shown on Map No. 4, Sheet 1 of 1, will be used as a guide for future road services.

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<sup>1</sup> Bylaw No. 1148.02, adopted August 13, 2002

- 2) The protection of environmentally sensitive lands will be encouraged in the planning, design and construction of transportation facilities in accordance with the objectives of Goal 4 – Protect the Natural Environment
- 3) The establishment of a pedestrian and cyclist network within the Extension Village, Urban Boundary will be supported.
- 4) The establishment of local pedestrian and cyclist networks to service school bus, collection points for lands within the Rural Residential, Rural or Resource land use designations will be supported.
- 5) The connection of pedestrian and cyclist networks to surrounding trail and bikeway systems will be supported.
- 6) Support for road, utility or communication right-of-way extensions through, or adjacent to, lands within the Agricultural Land Reserve will be in accordance with the Agricultural policies of Goal 6 – Create a Vibrant and Sustainable Economy.
- 7) The strict limitation of access to the Inland Island Highway and the maintenance of an extensive natural landscape buffer along the Highway corridor will be encouraged for the long term, efficient and safe movement of people and goods. Land will not be rezoned adjacent to the Inland Island Highway corridor for more intensive uses.
- 8) Safety improvements will be encouraged for the Spruston Road/Trans Canada Highway intersection.
- 9) The Ministry of Transportation and Highways will be encouraged to work with residents in the establishment of annual priorities for road maintenance and improvement.
- 10) The E&N Railway corridor lands shall be designated Transportation Corridor with a minimum parcel size of 2 ha.<sup>2</sup>

## Standards

- 11) The Ministry of Transportation and Highways will be requested to consult with the Regional District of Nanaimo in the establishment of:
  - a) low traffic volume, road standards for lands within the Rural Residential, Rural or Resource land use designations to allow for the safe and efficient movement of automobile and truck traffic while maintaining the rural character and long term viability of these areas;
  - b) standards to ensure the safe and efficient movement of pedestrian and bicycle traffic to and from school bus, collection points on lands within the Rural Residential, Rural or Resource land use designations; and
  - c) flexible road standards for lands within the Extension Village, Urban Boundary to protect the historic form and character of development in accordance with the objectives of Goal 2 – Create Complete Communities, support compact development and provide for the safe and efficient movement of automobile, pedestrian and bicycle traffic. These

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<sup>2</sup> Bylaw No. 1148.02, adopted August 13, 2002

standards should include requirements for reduced, road, surface widths and expanded road shoulders dedicated for pedestrian and bicycle traffic.

## **Public Transit**

- 12) The provision of public bus service to lands within the Extension Village, Urban Boundary will be given priority over the provision of bus service to other areas within Arrowsmith Benson – Cranberry Bright.
- 13) When warranted by demand, the establishment of demand responsive, bus service (e.g. dial-a-bus) and handyDart service within the Extension Village, Urban Boundary will be encouraged as a first step in the provision of public bus service.
- 14) The integration of school and public bus systems will be encouraged to increase the feasibility of public transit within the Extension Village, Urban Boundary.

## GOAL 6 – CREATE A VIBRANT AND SUSTAINABLE ECONOMY

To facilitate a vibrant and sustainable economy, the Plan identifies the economic strengths of Arrowsmith Benson - Cranberry Bright and provides objectives and policies to support these strengths.

The Plan supports the protection of forestry and agriculture, and establishes a strategy for aggregate resource extraction and processing which is environmentally responsible and which complements the development strategies of this Plan.

### General Objectives:

- *Provide* a framework for a compatible and unified approach for the management of natural resource related, commercial and industrial economic activity.
- *Provide* for a diversified economy that is consistent with the changing global and regional economy.
- *Balance* economic growth with the protection of the environment and the maintenance of rural integrity.

### FORESTRY

Forestry is a dominant component of the economy. In addition to its economic value, residents appreciate the recreational opportunities afforded by the forested landscape. The majority of Arrowsmith Benson - Cranberry Bright is within the provincial Forest Land Reserve (FLR). The location of FLR boundaries, as of the date of the adoption of this Plan, are as shown on Map No. 2, Land Reserves, Sheets 1 to 3. The FLR was established to prevent the conversion of forestry lands to non-forestry uses, not to regulate forestry operations. While regulations governing the FLR largely ensure that lands within the FLR are protected for forestry use, land use conflicts may occur at the interface between FLR lands and residential development.<sup>1</sup>

In addition to the policies of this Goal, forestry lands are protected from residential encroachment through the urban boundary and rural integrity protection policies of Goals 1 and 3.

### Objectives:

- *Protect* forestry lands for harvesting and reproduction.
- *Protect* the needs and activities of forestry operations when considering non-forestry uses on or adjacent to forestry lands.
- *Support* the use of Provincial Forest lands for recreational enjoyment and education.

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<sup>1</sup> Land within the Forest Land Reserve that is also Provincial Forest is under the jurisdiction of the Ministry of Forests with regard to use.



## Policies:

- 1) The Forest Land Commission's mission to preserve the integrity of the productive forest land base to provide economic, social and environmental benefits to the community will be supported.
- 2) Prior to the consideration of zoning amendment applications for non-forestry purposes within the FLR, approval must first be granted by the Forest Land Commission prior to the application being considered by the Regional District. The Regional District will consider applications for rezoning to allow the non-forestry use within the FLR independent of a decision by the Forest Land Commission to permit such as use.
- 3) Applications to remove land from the FLR for agricultural purposes may be supported where the land is more suitable for agriculture provided the land is placed within the Agricultural Land Reserve.
- 4) Subdivision, within the FLR, to a parcel size less than 50.0 hectares will not be supported.
- 5) Where appropriate, land use will be used to create a transition between the FLR and non-FLR lands.
- 6) Forest Land Commission application referrals will be directed to the Regional District Board for comment.
- 7) The Regional District will be encouraged to examine, on a regional basis, the feasibility of density transfers to protect FLR lands from residential encroachment.
- 8) The Ministry of Forests shall be encouraged to manage Provincial Forests for recreational use where appropriate.

## AGRICULTURE

Agriculture is an important economic activity in Arrowsmith Benson - Cranberry Bright, particularly in the eastern portion of the Plan Area. Agricultural operations include a large dairy farm, cattle/pig farm, chicken farm and a number of smaller holdings geared to beef cattle.

Large segments of the eastern portion of the Plan Area are within the provincial Agricultural Land Reserve (ALR). The location of ALR boundaries, as of the date of the adoption of this Plan, are as shown on Map No. 2, Land Reserves, Sheet 1 to 3. The Agricultural Land Commission is the principal agency responsible for protecting the ALR and promoting agricultural activities through the regulation of land use and subdivision.

While regulations governing the ALR largely ensure that lands within the ALR are protected for agricultural use, land use conflicts may occur at the interface between the ALR and residential development. *The Farm Practices Protection (Right to Farm) Act* provides protection for farm operations within the ALR from nuisance suites and incompatible local government regulation. Additional protection is also provided through the *Land Title Act*, which enables an Approving Officer to require that a subdivision does not unreasonably interfere with adjacent farming

operations due to inadequate buffering or separation and provides for the elimination of unnecessary road endings. In addition to the policies of this Goal, the ALR is protected from residential encroachment through the urban boundary and rural integrity protection policies of Goals 1 and 3 and the development permit area established in<sup>2</sup> Appendix A.

## Objectives:

- *Protect* agricultural land resources for present and future food production.
- *Encourage* sustainable and environmentally sound farming practices, which protect surface water, groundwater and soil quality.
- *Protect* the needs and activities of agricultural operations when considering non-agricultural uses on or adjacent to agricultural lands.

## Policies:

- 1) The Agricultural Land Commission's mandate of preserving and encouraging agricultural production will be supported.
- 2) Applications for the use of lands within the ALR for non-farm purposes will only be considered where permission for the proposed use has first been granted by the Agricultural Land Commission. Regional District approval for the non-farm use will be based independent of a decision by the Agricultural Land Commission to permit such a use.
- 3) Applications to remove land from the ALR for forestry purposes may be supported where the land is more suitable for forestry provided the land is placed within the Forest Land Reserve.
- 4) The retention of large land holdings within the ALR will be encouraged to maintain the option and feasibility of farm use.
- 5) Subdivision, within the ALR, to a parcel size less than 8.0 hectares will not be supported.
- 6) Broad-based agricultural activities, including livestock and horticultural uses of a farm and the processing, production, distribution and sale of agricultural products grown and reared on that farm, will be encouraged and supported on agricultural lands. To ensure that such activities, including those of an intensive nature, do not give rise to conflicts with adjoining uses or the environment, the following will be encouraged:
  - a) such activities be conducted in accordance with recognized codes of practice, standards and environmental guidelines; and
  - b) lands within the ALR which are adjacent to the Extension Village, Urban Boundary be used for agricultural uses which are compatible with, and supportive of, Village land uses.
- 7) Where appropriate, land use will be used to create a transition between ALR and non-ALR lands.

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<sup>2</sup> Bylaw No. 1148.07, adopted December 4, 2018

- 8) A Farmland Protection, Development Permit Area will be established. (See Appendix A – Development Permit Areas.)
- 9) Road, utility and communication right-of-way extensions through, or adjacent to, lands within the ALR will not be supported when a viable alternative exists. Such extensions should not negatively affect existing farm operations. Roads should be designed to discourage through traffic and further road expansion within the Agricultural Land Reserve. Alignments should be established in consultation with affected local landowners. Utility and communication right-of-way extensions through, or adjacent to, lands within the ALR should not negatively impact the long term agricultural viability of the land. (Extensions require the approval of the Agricultural Land Commission.)
- 10) The Regional District will encourage the Approving Officer to ensure subdivision does not unreasonably interfere with adjacent farming operations due to inadequate buffering or separation and provide for the elimination of unnecessary road endings.

## AGGREGATE AND MINERAL RESOURCES

While historically coal mining was prominent and some interest has been expressed in natural gas exploration, aggregate extraction (i.e. sand and gravel) is the focus of mining activity in Arrowsmith Benson - Cranberry Bright. Aggregate and mineral extraction and primary processing is supported provided concerns regarding compatibility with residential development and environmental impacts are addressed.

Management of aggregate and mineral resources falls principally within the jurisdiction of the Ministry of Energy and Mines. However, the Regional District has the responsibility to regulate where processing is permitted and may regulate the location of sand, gravel and soil removal operations through the enactment of a soil removal bylaw. The feasibility of such a bylaw is currently being examined as part of a joint Regional District/Ministry of Energy and Mines, aggregate study. The Regional District will work with the Ministry of Energy and Mines to avoid potential land use conflicts and minimize environmental impacts.

### Objectives:

- *Protect* lands with aggregate or mineral resources from development which would render them unviable or inaccessible.
- *Minimize* conflicts between extraction/processing activities and residential land uses.
- *Minimize* the impact of extraction and processing activities on the natural environment.
- *Support* the site rehabilitation and reclamation of mined landscapes for future productive use and for environmental and aesthetic considerations.

## Policies:<sup>3</sup>

- 1) Lands with aggregate or mineral resource potential will generally be included within the Rural and Resource land use designations in accordance with the policies of Goal 3 – Protect Rural Integrity.
- 2) The rezoning of lands to permit primary processing will generally be limited to areas where such operations would have a limited impact on residential development and the natural environment, including groundwater resources, in accordance with the policies of Goal 4 – Protect the Natural Environment.
- 3) The Ministry of Energy and Mines will be encouraged to ensure compatibility with residential development and the minimization of environmental impacts in the approval of new aggregate or mineral extraction operations or the re-establishment of a derelict pit. Particular attention should be focused on assessing the potential impacts of resource removal on traffic volumes and dynamics and the quantity and quality of surface and groundwater. The Ministry will be encouraged to make this information available to the Regional District and surrounding landowners for comment prior to a decision.
- 4) The Ministry of Energy and Mines will be encouraged to ensure environmentally-sound and aesthetically-sensitive reclamation and conservation practices are undertaken at all aggregate and mineral extraction operations. Where an extraction operation may cause significant disturbance to the surface of the land or where environmental damage is a possibility, the Ministry will be encouraged to require that a performance bond be posted of an amount sufficient to ensure that all required reclamation works and conservation practices are fully and properly completed.
- 5) The Regional District encourages public consultation and referral to the Ministry of Environment, Lands and Parks prior to consideration of approval of aggregate or mineral extraction or processing applications by the Ministry of Mines.

## COMMERCIAL

In recognition of the rural character of Arrowsmith Benson - Cranberry Bright and tradition of home based businesses, as opposed to stand alone commercial developments, commercial uses are primarily restricted to small scale developments within the Extension Village, Urban Boundary.

## Objectives:

- *Ensure* that the location, scale, form and character of commercial developments complement the existing rural character of Arrowsmith Benson - Cranberry Bright and the tradition of home based businesses.

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<sup>3</sup> Bylaw No. 1148.07, adopted December 4, 2018

## Policies:

- 1) Commercial development will be limited to lands within the Extension Village, Urban Boundary in accordance with the policies of Goal 2 – Create Complete Communities. Excluded are accessory commercial uses to the following on lands designated Rural or Resource:
  - a) outdoor recreation;
  - b) activities associated with historical or archeological sites; and
  - c) campgrounds or recreational vehicle parks which provide seasonal and temporary accommodation.

## HOME BASED BUSINESSES

While the Plan allows for limited, small scale, commercial developments within the Extension Village, Urban Boundary, home based businesses are preferred by the community. Expanded allowances for compatible, home based businesses within the Extension Village, Urban Boundary and on lands designated Rural Residential, Rural or Resource are a reflection of the rural character of Arrowsmith Benson - Cranberry Bright, the tradition of home based businesses and the community's identification of the natural landscape as a potential stimulus for the development of a local, tourist/recreation service sector. (In addition to home based businesses, tourist/recreation uses are permitted in the Rural and Resource land use designations in accordance with the policies of Goal 3 – Protect Rural Integrity.)

## Objectives:

- *Support* expanded opportunities for home based businesses as an alternative to commercial development and to *facilitate* the development of local tourist/recreation services based on the natural landscape.
- *Ensure* home based businesses are compatible with surrounding land uses.
- *Ensure* home based businesses do not compromise rural integrity, or the historic form and character of development within the Extension Village, Urban Boundary.

## Policies:

- 1) The Regional District will be encouraged to amend zoning regulations to provide for expanded opportunities for home occupations (i.e., businesses conducted within a dwelling unit as opposed to an accessory building such as a garage) within the Extension Village, Urban Boundary in accordance with the following principles:
  - a) compatibility with surrounding land uses;
  - b) compatibility with the historic form and character of development; and
  - c) consideration of a wide range of home occupations including hospitality, tourism, service and retail operations.

- 2) The Regional District will be encouraged to amend zoning regulations to provide for expanded opportunities for home based businesses on lands designated Rural Residential, Rural or Resource in accordance with the following principles:
  - a) compatibility with surrounding land uses;
  - b) protection of rural integrity; and
  - c) consideration of cottage industries and bed and breakfast operations.

## OUTDOOR RECREATION AND TOURISM

Mount Arrowsmith Regional Park is located in the northwest corner of the Plan Area; vehicle access is by a logging road, which originates in the Alberni – Clayoquot Regional District. Although the Park is owned and operated by the Alberni – Clayoquot Regional District, land use planning is the responsibility of the Regional District of Nanaimo. The possible expansion of the privately run ski hill which is located within the Park and on a portion of adjacent Crown Land has raised concerns regarding the maintenance of unrestricted public access to existing facilities such as trails and the preservation of environmental features. In recognition of the need for interjurisdictional cooperation between the Alberni Clayoquot Regional District and the Regional District of Nanaimo, these lands have been designated as Mount Arrowsmith Alpine Recreation Area.

### Objectives:

- *Recognize* Mount Arrowsmith Regional Park as a significant, inter-regional park which includes a ski facility.
- *Achieve* a balance between maintaining environmental integrity of the natural landscape and the development of a ski facility.
- *Protect* the environmental integrity of Mount Arrowsmith Alpine Recreation Area through the appropriate regulation of development.
- *Recognize* the contribution of Mount Arrowsmith Alpine Recreation Area to the tourist-recreational service sector.

### Policies:

- 1) The Alberni-Clayoquot Regional District will be encouraged to maintain the following aspects of Mount Arrowsmith Regional Park:
  - a) environmental integrity of the natural landscape;
  - b) traditional public uses; and
  - c) unrestricted public access to existing public facilities such as trails.
- 2) Lands designated Mount Arrowsmith Alpine Recreation Area are as shown on Map No. 1, Lands Use Designations, Sheets 1 to 3.
- 3) Mount Arrowsmith Alpine Recreation Area will be recognized as providing for nature-based, outdoor activities including a ski facility.

- 4) The Regional District of Nanaimo may support the limited development of accessory uses on lands designated Mount Arrowsmith Alpine Recreation Area where the use is of a nature customarily incidental, subordinate and exclusively devoted to an outdoor recreational use (e.g. equipment rentals, washrooms, day lodge including restaurant and lounge facilities, and up to a maximum of 50 units of temporary, seasonal accommodation) without compromising the following:
- a) environmental integrity of the natural landscape;
  - b) other natural amenities;
  - c) traditional public uses;
  - d) unrestricted public access to existing public facilities such as trails; and
  - e) other recreational uses.

## INDUSTRIAL

Arrowsmith Benson - Cranberry Bright has an extensive resource based economy centred on forestry, agriculture and aggregate extraction. Services to control the environmental and social impacts of industrial development are limited. To protect the economy, communities and the environment, additional industrial development within Arrowsmith Benson - Cranberry Bright is not supported.

### Objectives:

- *Limit* further industrial development.
- *Support* industrial development on existing industrial sites which are compatible with surrounding land uses, the natural environment and the road network.

### Policies:

- 1) Lands designated Industrial are as shown on Map No. 1, Land Use Designations, Sheets 1 to 3.
- 2) The following policies apply to the Industrial land use designation:
  - a) No additional lands will be designated as Industrial;
  - b) Development proposals for new or expanded industrial uses may be supported provided the development is compatible with surrounding land uses, the natural environment and the road network; and
  - c) Community water or sewer will not be provided to facilitate a more intensive land use than would otherwise be permitted.

## GOAL 7 - IMPROVE SERVICE AND RESOURCE USE EFFICIENCY

Park, community and school facilities are important to the quality of life and economy of Arrowsmith Benson - Cranberry Bright. The location of existing facilities are identified and policies are provided to improve service efficiency.

Likewise, to improve efficiency, strategies are established for infrastructure services: community water, community sewer, storm water management, fire protection and solid waste disposal.

### PARK AND COMMUNITY FACILITIES

Existing facilities are concentrated within the Extension Village, Urban Boundary; a large community park, community hall and public primary school are located adjacent to one another on Ryder Street. The community park and hall are owned and operated by the Extension Parks and Recreation Commission. Together these three facilities provide an important community focus.

In areas designated Rural Residential, Rural or Resource, parks are limited to a number of small community parks in established neighbourhoods and Mount Arrowsmith Regional Park. (Mount Arrowsmith Regional Park is addressed in Goal 6 – Create a Vibrant and Sustainable Economy under the heading of Outdoor Recreation and Tourism.)

Arrowsmith Benson – Cranberry Bright contains a number of natural landscapes and corridors with **regional** significance. These resources have been identified as a potential stimulus for the development of a local, tourist/recreation service sector. However, most of these natural landscapes and corridors are located on private land; landowners are concerned that unauthorized public access may restrict their private use or enjoyment of the land. Public-private partnerships with landowners are seen as a way of addressing these concerns and maximizing the efficiency of public resources.

### Objectives:

- *Provide* criteria to guide the acquisition of park land.
- *Facilitate* the protection and provision of public access to regionally significant, natural landscapes and corridors.
- *Encourage* the provision of park and community facilities in cooperation with landowners and community organizations.
- *Facilitate* the development of a local, tourist/recreational, service sector (see Goal 6 – Create A Vibrant and Sustainable Economy).
- *Protect* and *enhance* the community focus created by the adjacent location of Extension Community Park, Extension Community Hall and Extension Elementary School.



## Policies:

- 1) Existing community and regional parks, as of the date of the adoption of this Plan, are as shown on Map No. 5, Parks, Community, and School Facilities, Sheets 1 to 3.
- 2) Parks may be permitted within all land use designations and will be exempt from minimum lot size requirements for the subdivision of land.
- 3) Park land acquisition will be desirable where the land meets one or more of the following criteria:
  - a) the land includes environmentally sensitive lands;
  - b) the land links environmentally sensitive areas as part of a natural corridor;
  - c) the land includes historical or archeological features;
  - d) the land abuts the Nanaimo River or includes other regionally significant, natural landscapes as identified by the *Regional District of Nanaimo Parks System Plan*, as shown as of the date of adoption of this Plan, on Map No. 5, Parks, Community, and School Facilities, Sheets 1 to 3;
  - e) the land includes regionally significant, recreational corridors such as the Trans Canada Trail, or those referenced in the *Regional District of Nanaimo Parks System Plan*, including the historic Morden Colliery Railway Right of Way, which includes the Extension Mine shaft entrance;
  - f) the land includes locally significant, natural landscapes;
  - g) the land improves access to a river or lake;
  - h) the land connects neighbourhoods to parks, community facilities, school facilities or community focal points; or
  - i) the land includes or enhances an existing community focal point such as that created by the Extension Community Park, Extension Community Hall and Extension Elementary School as shown on Map No. 5; Parks, Community, and School Facilities, Sheets 1 to 3.
- 4) The protection and provision of public access to regionally significant, natural landscapes and corridors will be supported as a regional, as opposed to a local community, function.
- 5) At the time of subdivision, the Regional Board will determine whether the owner of the land being developed will provide the following:
  - a) without compensation, park land equivalent to 5%;
  - b) cash-in-lieu of park land dedication in an amount equal to the market value of the land as determined by Regional Board policy; or
  - c) a combination of land and cash-in-lieu to the satisfaction of the Regional Board.
- 6) At the time of subdivision of land adjacent to a stream as defined in the *Riparian Area Regulation*, it may be recommended to the Approving Officer that access to the stream be provided only where the applicant is proposing access in the location with the least environmental impact as identified in a report prepared by a Qualified Environmental Professional subject to the approval of the Department of Fisheries and Oceans Canada and the Ministry of Environment. In the case of public beach access roads, the Regional District will require an assessment of location options for suitable public beach access road designations prior to a decision by an Approving Officer for locating a beach access road right-of-way pursuant to Section 75 of the *Land Title Act* and the *Highway Act*. The assessment of public beach access location suitability will be pursuant to 'Access Near

*Aquatic Areas Guidelines'* of the Ministry of Environment, Lands and Parks, and the *Fish Protection Act*.<sup>1</sup>

- 7) Encroachment permits by private individuals to occupy road ends, which provide access to a watercourse or lake will not be supported.
- 8) Public-private partnerships with landowners and non-profit organizations will be encouraged to protect and provide public access to the following:
  - a) land abutting the Nanaimo River and other regionally significant, natural landscapes as identified in the *Regional District of Nanaimo Parks System Plan*, as shown as of the date of adoption of this Plan, on Map No. 5, Parks, Community, and School Facilities, Sheets 1 to 3; and
  - b) regionally significant, recreational corridors such as the Trans Canada Trail, and those referenced in the *Regional District of Nanaimo Parks System Plan* including the historic Morden Colliery Railway Right of Way, which includes the Extension Mine shaft entrance.

(The use of private land for outdoor recreation, must be authorized by the owner and be in compliance with the terms and conditions of the owner.)

- 9) The location of existing community facilities, as of the date of adoption of this Plan, are as shown on Map No. 5, Parks, Community and School Facilities, Sheets 1 to 3.
- 10) The location of community facilities may be permitted on lands designated Village Centre, Rural Residential or Rural in accordance with the following criteria:
  - a) the location of community facilities will be encouraged on land within the Extension Village, Urban Boundary;
  - b) within the Extension Village, Urban Boundary, the location of community facilities will be encouraged on land adjacent to the Extension Community Park, Extension Community Hall or Extension Elementary School; and
  - c) the location of community facilities on lands designated Rural Residential or Rural may be supported provided one or more of the following criteria apply:
    - i) suitable land is not available within the Extension Village, Urban Boundary;
    - ii) the use is dependent on local natural amenities; or
    - iii) the use primarily services a local need.
- 11) The Regional District will consult with the Extension Parks and Recreation Commission on matters related to the acquisition or development of parks or community facilities within the Extension Village, Urban Boundary.
- 12) Public-private initiatives to provide community facilities will be encouraged.

## SCHOOL FACILITIES

Arrowsmith Benson - Cranberry Bright is within the service boundary of School District 68. The School District is responsible for the provision of educational instruction and facilities.

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<sup>1</sup> Bylaw No. 1148.04, adopted January 23, 2007

District 68 operates one school in Arrowsmith Benson - Cranberry Bright. Extension Elementary School is located within the Extension Village, Urban Boundary and provides Grade 1 and 2 instruction. The School is an integral part of the community of Extension. The Extension Elementary School, Extension Community Park, and Extension Community Hall are all located adjacent to one another; together they provide a defining community focus. Consequently, the continued operation of the School is of critical importance to the community.

To reinforce the sense of community within Extension, an expansion of the Grades taught and the area serviced by the School is encouraged. Furthermore, the use of the School to provide opportunities for community recreation, cultural activities and educational programs during non-school hours is also encouraged.

School District 68 has advised the Regional District that over the last five, years, the School District's Five Year Capital Plan has called for a new elementary school to be built in Cinnabar, in the City of Nanaimo. The new Cinnabar Elementary School was to off load over-enrollment from Chase River Elementary, which is within the City of Nanaimo, and to provide new accommodation for the students now attending Extension Elementary. Extension Elementary was to be closed when the new Cinnabar School was completed. In the 1999/2000 Capital Plan, the Ministry of Education has provided funding for the design of Cinnabar Elementary and has stipulated that the School District will be required to sell Extension Elementary (including the site) to help pay for the new school at Cinnabar.

### **Objectives:**

- *Maintain and expand* the provision of elementary school services within the Extension Village, Urban Boundary.
- *Coordinate* school site and land use planning.

### **Policies:**

- 1) The continued operation and expansion of Extension Elementary School will be encouraged.
- 2) The use of Extension Elementary School to provide primary education for the residents of Extension and other developments north of the Nanaimo River will be encouraged.
- 3) The coordinated management of the Extension Elementary School facility and lands with the Extension Community Hall and Extension Community Park to fulfill the educational and community needs of the area will be encouraged.
- 4) The maintenance of the heritage aspects of Extension Elementary School will be encouraged.
- 5) The location of educational facilities may be permitted on lands designated Village Centre, Rural Residential or Rural in accordance with the following criteria:
  - a) the location of educational facilities will be encouraged within the Extension Village, Urban Boundary; and
  - b) the location of educational facilities on lands designated Rural Residential or Rural may be supported provided suitable land is not available within the Extension Village, Urban Boundary.

- 6) The School District will be consulted on an annual basis on the following issues:
  - a) the actual and anticipated needs for school facilities and support services;
  - b) the size, number, and location of the sites anticipated to be required for school facilities;
  - c) the type of school anticipated to be required on these sites;
  - d) when these school facilities and support services are anticipated to be required; and
  - e) how existing and proposed school facilities relate to existing or proposed community facilities in the area.

## WATER SUPPLY

The headwaters of both the Nanaimo and Englishman Rivers are located within Arrowsmith Benson – Cranberry Bright. These rivers are the water source for most of the urbanized areas of the Regional District. The Greater Nanaimo Water District obtains its water from the Nanaimo River and the Englishman River will soon become the supply source for the Englishman River Bulk Water System.

Within Arrowsmith Benson - Cranberry Bright, the Southwest Extension Waterworks District maintains and operates a water distribution system within the Extension Village, Urban Boundary (see Map No. 6, Community Water, Sewer and Fire Protection Areas, Sheet 1 of 3). The Waterworks District purchases the water from the Greater Nanaimo Water District.

Outside of the Extension Village, Urban Boundary, groundwater is the principle source of water supply.

Typically land that is provided with community water service can support a higher intensity of development than unserved land. The provision of community water service in areas designated Rural Residential, Rural or Resource could substantially alter their character and the economic viability of traditional activities. For example, an increase in the number and reduction in the size of lots would decrease land-based, economies of scale and may result in increased land use restrictions. Consequently, community water service to facilitate development is only supported for lands within the Extension Village, Urban Boundary.

## Objectives:

- *Identify* regional, surface water, supply sources.
- *Protect* the quantity and quality of surface and groundwater.
- *Ensure* community water service is planned for lands within the Extension Village, Urban Boundary.
- *Ensure* the expansion of community water service does not compromise rural character.
- *Minimize* the impact of community water service on the natural environment.
- *Ensure* that the location of community water facilities are compatible with surrounding land uses.
- *Support* water conservation efforts.

## Policies:

- 1) The portions of the Nanaimo River and Englishman River watersheds, which supply community water systems are as shown on Map No 3, Inventory of Natural Environmental Features, Sheet 1 of 1.
- 2) The Regional District will strive to protect lands within the watersheds for the Nanaimo River and Englishman River community water supply systems for the purpose of maintaining and where appropriate, enhancing water quantity and quality. (The *Forest Land Reserve Act* prohibits this policy from restricting a forest management activity relating to timber production or harvesting within the Forest Land Reserve.)
- 3) Surface and groundwater quantity and quality will be protected in accordance with the policies of Goal 4 – Protect the Natural Environment. Additional protection of surface and groundwater quantity and quality in regards to aggregate and mineral resources will be provided in accordance with the policies of Goal 6 – Create a Vibrant and Sustainable Economy.
- 4) The Proposed Community Water Service Area, which corresponds to the Extension Village, Urban Boundary, and the Proposed Restricted Community Water Service Area are as shown on Map No. 6, Community Water, Sewer and Fire Protection Service Areas, Sheet 1 of 3.
- 5) The provision of community water service to lands located within the Proposed Community Water Service Area and the Proposed Restricted Community Water Service Area will be supported in principle. The Southwest Extension Waterworks District will be encouraged to expand its service area to include all lands within the Proposed Community Water Service Area and the Proposed Restricted Community Water Service Area (see Map 6, Community Water, Sewer and Fire Protection Service Areas, Sheet 1 of 3). Alternatively, the Regional District will be encouraged to investigate the feasibility, cost and community support for the establishment of a water, local service area owned and operated by the Regional District to service areas within the Proposed Community Water Service Area and Proposed Restricted Community Water Service Area which are not serviced by the Southwest Extension Waterworks District.
- 6) The Proposed Community Water Service Area is the area of land that may be provided with community water service to facilitate development subject to the approval of the Southwest Extension Waterworks District and the Greater Nanaimo Water Board.
- 7) The Proposed Restricted Community Water Service Area is the area of land where community water service may be provided subject to the approval of the Southwest Extension Waterworks District and the Greater Nanaimo Water Board for agricultural production or to resolve existing environmental concerns or water quality deficiencies in relation to the 1989 edition of *Guidelines for Canadian Drinking Water Quality*, as published by Health and Welfare Canada, provided on-site resolution of the problem is not possible and additional development is not facilitated by the service.
- 8) The Proposed Restricted Community Water Service Area may be amended to include those lands shown as Proposed Restricted Community Water Service Area – Possible Expansion Area on Map No. 6, Community Water, Sewer and Fire Protection Service Areas, Sheet 1 of 3, only if the land is removed from the FLR.

- 9) Community water services will be designed to accommodate the build-out population of the Proposed Community Water Service Area in accordance with the policies of Goal 2 – Create Complete Communities.
- 10) Community water services will be designed to accommodate only the existing development potential of lands within the Proposed Restricted Community Water Service Area or within the Proposed Restricted Community Water Service Area – Possible Expansion Area.
- 11) The provision of community water service may be considered outside of the Proposed Community Water Service Area or Proposed Restricted Community Water Service Area for providing water for agricultural production or to resolve existing environmental concerns or water quality deficiencies in relation to the 1989 edition of *Guidelines for Canadian Drinking Water Quality*, as published by Health and Welfare Canada, provided on-site resolution of the problem is not possible and additional development is not facilitated by the service.
- 12) The approval of new private utilities by the Ministry of Environment, Lands and Parks to facilitate the development of land will not be supported.
- 13) Regardless of location, where publicly held facilities are approved for development, the Regional District may approve the provision of community water service.
- 14) Public utility uses may be permitted in all land use designations and will be exempt from minimum lot size requirements for the subdivision of land.
- 15) The provision of community water service infrastructure in accordance with the following criteria will be encouraged:
  - a) avoid if possible, the disturbance of surface or groundwater systems, sensitive ecosystems and the nesting trees of species protected under Section 34 of the provincial *Wildlife Act*; and
  - b) minimize negative impacts on the natural environment and surrounding land uses.
- 16) An expansion of the Extension Water Chlorination Facility will not be supported and the eventual relocation of the Facility to lands removed from residential development will be encouraged.
- 17) Water conservation measures and programs to reduce the volume of water consumed within the community will be encouraged.

## SEWERAGE

Conventional, ground disposal, septic systems are currently the most predominant form of wastewater treatment and disposal in Arrowsmith Benson - Cranberry Bright. In conventional systems, wastewater from sinks, tubs and toilets is flushed into a tank that separates and stores the waste. Bacteria help to break down some of the heavier sludge and floating scum, but the remaining solids accumulate in the tank until it is pumped out. The wastewater (or effluent) flows from the tank into a distribution box that evenly divides the discharge into a network of pipes that lie buried in gravel-filled trenches in a drain field. Small holes in each pipe allow the

wastewater to seep through the gravel, then into the soil. As effluent trickles through the soil, any remaining particles are removed by natural filtration and bacterial action. When wastewater doesn't get the full treatment, contaminants can leach into groundwater that supplies water wells, or drain directly into watercourses, or onto properties.

Private wastewater treatment plants also have limitations. They are usually owned and operated by the owners of the property served by the plant, and may malfunction if not properly operated and maintained. Furthermore, ultimately these treatment plants rely on ground disposal and are subject to technological and physical site limitations.

The Regional District of Nanaimo's Liquid Waste Management Plan identified areas where there are ground disposal septic systems that have failed or may fail in the near future. These conclusions were based on several factors: (1) presence of shallow soils; (2) high water tables during the wet season; (3) the age of septic systems; and (5) the Ministry of Health's data and knowledge of neighbourhood septic disposal conditions. Extension was identified as a potential problem area due to the presence of poor soils, a high water table and small lots. To address this situation, the feasibility of community sewer service will be examined for lands designated Village Centre.

## Objectives:

- *Ensure* community sewer service is planned for lands designated Village Centre.
- *Ensure* the provision of community sewer service does not compromise rural character.

## Policies:

- 1) The Proposed Community Sewer Service Area, which corresponds to the boundaries of lands designated Village Centre, is as shown on Map No. 6, Community Water, Sewer and Fire Protection Service Areas, Sheet 2 of 3.
- 2) The provision of community sewer service to those lands located within the Proposed Community Sewer Service Area will be supported in principle. The Regional District will be encouraged to undertake an assessment of sewage system options in accordance with the three Phase process of the *Liquid Waste Management Plan (Stage 3 Report)* of the Regional District. Throughout the process, a committee comprising local representatives of ratepayer groups, environmental groups, Regional District staff, the Ministry of Environment Lands and Parks, and Ministry of Health would provide guidance.

Phase 1 – Preliminary Assessment: undertake a concept level assessment of a number of possible solutions that appear feasible. The intent is that only those options with merit would be advanced for further assessment in Phase 2. A public consultation program would provide input to the decision making process.

Phase 2 – Pre-Design Assessment: generally two or possibly three options would be advanced for further study in this Phase. Pre-design work would be undertaken, including the feasibility of approving authority approval. Cost estimates would be developed. Further

public consultation would be a normal requirement of the Phase 2 Assessment. The culmination of the Phase 2 Assessment would be the selection of a preferred option.

Phase 3 – Project Implementation: this Phase would advance the selected option through the Preliminary Engineering Stage, the Project Authorization Stage, the Design and Tendering Stage, and the Construction and Commissioning Stage. The Project Authorization Stage would consist of (1) allowing the project to proceed under the authority of an amendment to the Liquid Waste Management Plan to include the project or (2) to otherwise seek legal authority to finance and implement the project. A separate public information/participation process, directed toward immediate area residents would form part of the Design and Tendering, and Construction and Commissioning Stages.

- 3) Community sewer services will be designed to accommodate the build-out population of the Proposed Community Sewer Service Area in accordance with the policies of Goal 2 – Create Complete Communities.
- 4) The provision of community sewer service may be considered outside of the Proposed Community Sewer Service Area to resolve existing environmental or health problems provided on-site resolution of the problem is not possible and additional development is not facilitated by the service.
- 5) Regardless of location, where publicly held facilities are approved for development, the Regional District may approve community sewer service.
- 6) Public utility uses may be permitted in all land use designations and will be exempt from minimum lot size requirements for the subdivision of land.

## STORM WATER MANAGEMENT

Land use has an impact on storm water drainage. Development results in the construction of roads and site alterations, which alter natural, surface, drainage channels. Furthermore, the amount of non-permeable surfaces is increased (e.g. pavement, roofs, etc.) and the amount of site vegetation is reduced. This decreases the amount of precipitation, which enters the groundwater system and the amount absorbed by vegetation thereby increasing the amount and rate at which precipitation enters the surface drainage system. Consequently in certain situations, storm water management is required to ensure development does not result in the flooding of surrounding properties.

The Ministry of Transportation and Highways is responsible for ensuring that adequate drainage facilities exist for public roadways. The Ministry does not provide storm water management to deal with non-road related alterations to the natural drainage system. However, it is recognized that there are existing drainage problems, which have potentially resulted from a failure to fully consider the storm water management implications of development. Recent legislative changes allow the Regional District to provide storm water management through the establishment of local service areas.

No storm water, local service areas have been established in Arrowsmith Benson - Cranberry Bright. Storm water management, however, is a concern within the Extension Village, Urban



Boundary given development potential and the area's high water table. The establishment of a storm water local service area may be required to implement the land use policies for lands within the Extension Village, Urban Boundary (see Goal 2 – Create Complete Communities).

### Objectives:

- If necessary, *ensure* storm water management is planned for lands within the Extension Village, Urban Boundary.
- *Ensure* the method of storm water management does not compromise rural character.
- *Utilize* storm water management practices, which minimize the impact on the natural environment.

### Policies:

- 1) The Regional District will be encouraged to investigate the necessity, feasibility and cost of instituting community storm water management for lands within the Extension Village, Urban Boundary in accordance with the *Liquid Waste Management Plan (Stage 3 Report)* of the Regional District.
- 2) Community storm water management will be in accordance with the following criteria:
  - a) Where appropriate, natural drainage systems, including constructed wetlands and biofiltration ponds, will be used in accordance with the Ministry of Environment, Lands and Parks, *Land Development Guidelines for the Protection of Aquatic Habitat*.
  - b) The total area of impervious surfaces will be limited to maintain pre-development flow regimes.
  - c) The Ministry of Environment, Lands and Parks and the Federal Department of Fisheries and Oceans will be consulted before approving infrastructure, which directly, or indirectly, connects to a fisheries-sensitive watercourse.
  - d) Public utility uses may be permitted in all land use designations and are exempt from minimum lot size requirements for the subdivision of land.
  - e) The use of oil separators for the drainage of paved areas will be supported.

### Fire Protection

Within Arrowsmith Benson - Cranberry Bright, there are three separate fire protection areas as of the date of the adoption of this Plan (see Map No. 6, Community Water, Sewer and Fire Protection Service Areas, Sheet 3 of 3).

Community interest has been expressed regarding the expansion of the fire hydrant system within the Extension Fire Protection Area and the expansion of the Extension Fire Protection Area to include lands within the area of Twilight Way and west along Nanaimo River Road. The Extension and District Volunteer Fire Department and the Regional District are currently investigating the feasibility of these expansions.

## **Solid Waste Disposal**

The Regional District currently provides residential garbage collection and recycling services to properties within Arrowsmith Benson – Cranberry Bright. The existing regional landfill, located in the City of Nanaimo, is nearing capacity. A comprehensive solid waste management plan, which will address the issue of solid waste disposal, is currently being developed.

The residents of Arrowsmith Benson – Cranberry Bright strongly oppose the siting of a landfill within the Plan Area.

## GOAL 8 – ENCOURAGE COOPERATION AMONG JURISDICTIONS

To facilitate cooperation among jurisdictions, the Plan identifies potential issues with interjurisdictional ramifications and encourages their resolution through ongoing communication.

The Official Community Plan recognizes that the Snuneymuxw First Nation has asserted that the Plan Area is within the Traditional Territory of the Snuneymuxw (Nanaimo) First Nation. Consequently, the objectives and policy statements contained in the Plan concerning land use and zoning are made subject to the possible existence of aboriginal title or aboriginal rights to land.

### Objectives:

- *Identify and recognize* land use issues with potential interjurisdictional implications.
- *Foster* communications between jurisdictions with respect to land use issues.

### Policies:

- 1) Other jurisdictions will be encouraged to provide referrals to the Regional District of applications and issues relating to land use planning and management within the Regional District. For example, the Alberni – Clayoquot Regional District will be encouraged to provide referrals respecting Mount Arrowsmith Regional Park. The jurisdictions will be encouraged to give due consideration to Regional District responses.
- 2) Where appropriate, proposed land use regulations and applications for the development of lands, which may affect the interests of other jurisdictions, will be referred to affected jurisdictions for comment. For example, where appropriate, proposed land use regulations, which would affect Mount Arrowsmith Regional Park will be referred to the Alberni – Clayoquot Regional District. The Regional District will give due consideration to responses.
- 3) Future Official Community Plan and zoning amendment bylaws in Arrowsmith Benson - Cranberry Bright (Electoral Area 'C') will be referred to Nanaimo First Nations for comment prior to consideration of adoption of the bylaw amendments.
- 4) The City of Nanaimo is encouraged not to designate future truck routes, which may impact on the Plan Area prior to public consultation and interagency agreement with the Regional District and the Ministry of Transportation and Highways.
- 5) The development of consistent standards for roads, sewer systems, water systems, storm water management and environmental protection will be encouraged to recognize common rural and village issues within the Regional District.
- 6) The Regional District may enter into Memorandum of Understandings or Interagency Agreements (including Fringe Area Agreements) with Federal, Provincial and Municipal governments to implement the objectives of the Arrowsmith Benson – Cranberry Bright Official Community Plan.
- 7) The Regional District will be encouraged to consult with School District 68, improvement districts and provincial and federal government agencies to coordinate and minimize regulatory requirements.

## GOAL 9 – ADDRESS CLIMATE CHANGE AND ENERGY USE<sup>1</sup>

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

### **Policy Target**

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

### **Policies**

- 1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.*

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies

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<sup>1</sup> Bylaw No. 1148.06 adopted May 25, 2010

to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

***Actions***

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

**2. *Compact Communities*** - *Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.*

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

***Actions***

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

**3. *Buildings and Energy*** – *Encourage the incorporation of green building features into the siting and construction of buildings.*

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

***Actions***

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

**4. *Forest Land and Carbon Sinks*** - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

***Actions***

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

**5. *Food Production*** – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

***Actions***

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

**6. *Transportation and Infrastructure*** – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

***Actions***

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

## APPENDIX A DEVELOPMENT PERMIT AREAS<sup>1</sup>

This section of the Official Community Plan identifies those areas of Arrowsmith Benson – Cranberry Bright where the issuance of a development permit is required prior to the commencement of development. For those areas designated as development permit areas, the special conditions or objectives that justify the designation are described, and the guidelines respecting the manner by which the special conditions or objectives must be addressed are provided in the zoning bylaw<sup>2</sup>. Categories of development which are excluded from development permit requirements are also specified in the zoning bylaw<sup>3</sup>.

Pursuant to the *Local Government Act*, development permit areas may be designated for one or more of the following purposes:

- To protect the natural environment, its ecosystems, and biological diversity;
- To protect development from hazardous conditions;
- To protect farm land;
- To revitalize an area where commercial use is permitted; or
- To establish objectives and provide guidelines for the form and character of commercial, industrial, or multiple family residential development.

The following development permit areas are designated in the Plan:

- Extension<sup>4</sup> Village Centre – Commercial, Development Permit Area (form and character)
- Farmland<sup>5</sup> Protection, Development Permit Area (protect farm land)
- Sensitive Ecosystems, Development Permit Areas (protect natural environment)
- Freshwater and Fish Habitat Protection, Development Permit Area (protect natural environment and protection of development from hazards.)<sup>6</sup>

Where land is subject to more than one development permit designation, a single development permit will be required; and the application will be subject to the requirements of all the applicable development permit designations.

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<sup>1</sup> Bylaw No. 1148.04, adopted January 23, 2007

<sup>2</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>3</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>4</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>5</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>6</sup> Bylaw No. 1148.08, adopted December 4, 2018

## **EXTENSION<sup>7</sup> VILLAGE CENTRE – COMMERCIAL DEVELOPMENT PERMIT AREA**

### **Purpose:**

- To establish objectives and provide guidelines for the form and character of commercial development.

### **Area:**

The Extension<sup>8</sup> Village Centre – Commercial, Development Permit Area is as shown on Map No. 7, Development Permit Areas, Sheet 1 of 5.

### **Justification:**

This Development Permit Area is applicable to commercial development on lands within the Extension Village Centre<sup>9</sup>.

Commercial development often represents a more intensive use of land than surrounding land uses. Furthermore, because of their intensive use and typically high profile location, commercial development often sets the tone for future development within an area. Consequently, it is important that commercial development is undertaken in a manner compatible with surrounding land uses and consistent with the desired community character.

The objectives of the Village Centre – Commercial, Development Permit Area are as follows:

- To encourage the integration of commercial development with the historic form and character of development.
- To ensure appropriate facilities are provided for pedestrians, cyclists and vehicles.

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<sup>7</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>8</sup> Bylaw No. 1148.08, adopted December 4, 2018

<sup>9</sup> Bylaw No. 1148.08, adopted December 4, 2018



## **FARMLAND PROTECTION DEVELOPMENT PERMIT AREA<sup>10</sup>**

### **Authority:**

The Farmland Protection Development Permit Area is designated a development permit area for the protection of farming, pursuant to Section 488(1)(c) of the *Local Government Act*.

### **Designation**

The Farmland Protection, Development Permit Area is as shown on Map No. 7, Development Permit Areas, Sheet 2 of 5 and applies to all properties adjacent to the Provincial Agricultural Land Reserve (ALR) boundary.

### **Justification:**

Lands located within the ALR require protection for long term agricultural use. Land use conflicts may develop between lands within the ALR and lands adjoining or reasonably adjacent to the ALR. These conflicts may compromise the agricultural use of the ALR lands. The incorporation of 15 metre wide buffers between new subdivisions and ALR lands will protect the agricultural use of ALR lands.

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<sup>10</sup> Bylaw No. 1148.08, adopted December 4, 2018

## **SENSITIVE ECOSYSTEMS DEVELOPMENT PERMIT AREAS<sup>11</sup>**

### **Authority:**

The Sensitive Ecosystems Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section 488(1)(a) of the *Local Government Act*.

### **Designation:**

The Sensitive Ecosystems Development Permit Area is as shown on Map No. 7 (Development Permit Areas, Sheet 5 of 5) and applies to the following sensitive ecosystems mapped in the Provincial Sensitive Ecosystem Inventory (SEI): ‘terrestrial herbaceous’, ‘older forest’, and ‘sparsely vegetated’.

### **Justification:**

This Development Permit Area is applicable to lands, which contain sensitive ecosystems as identified by Environment Canada and the BC Ministry of Environment, Lands and Parks.

A SEI for east Vancouver Island and the Gulf Islands has been completed by Environment Canada and the BC Ministry of Environment, Lands and Parks. The SEI identified ecosystems within the eastern segment of Arrowsmith Benson - Cranberry Bright, which are endangered or sensitive to disturbance.

The objective of the development permit area is to minimize the impacts of developments on environmentally sensitive features, ecosystems or habitat.

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<sup>11</sup> Bylaw No. 1148.08, adopted December 4, 2018

## FRESHWATER AND FISH HABITAT DEVELOPMENT PERMIT AREA<sup>12</sup>

### Authority:

The Freshwater and Fish Habitat Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems, and biological diversity and protection of development from hazardous conditions pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

### Designation:

The Freshwater and Fish Habitat Development Permit Area is shown on Map No. 7, and applies to the riparian assessment areas of mapped and unmapped streams subject to the *Riparian Areas Regulation* (RAR) of the *Riparian Areas Protection Act*, as well as all other mapped lakes, wetlands, ponds and watercourses not subject to the RAR. Specifically, the Development Permit Area is defined as follows:

1. All mapped and unmapped riparian assessment areas as defined in the RAR as follows:
  - a) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;
  - b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
  - c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.
2. All mapped watercourses, lakes, wetlands, and ponds, that are not subject to the RAR; 15 metres as measured from the natural boundary or top of ravine bank, whichever is greater. This includes estuarine areas (areas of tidal influence) of all watercourses and streams. For clarity, in estuarine areas the Marine Coast Development Permit Area also applies.

The following definitions are used for the purpose of defining the development permit area as above:

**‘ravine’** means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

**‘stream’** includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b);

**‘top of the ravine bank’** means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

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<sup>12</sup> Bylaw No. 1148.08, adopted December 4, 2018

## Justification

Freshwater and riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed contributing to effective rainwater management and stabilizing stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area, influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Riparian vegetation stabilizes streambanks, helping to minimize erosion and sedimentation that can be harmful to aquatic ecosystems. Erosion of banks and steep slopes can also pose a hazard to development, and maintaining and enhancing natural features and vegetation and siting buildings and structure appropriately, can reduce this hazard.

Land use practices including land clearing, road building, construction of buildings and structures, and location of wastewater disposal systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of the Plan Area. Land use practices can also change the hydraulic flow of a stream and create or exacerbate a flooding hazard.

Furthermore, the Province of British Columbia's *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas, and not allow development to proceed until the requirements of the RAR are met.

The objectives of this development permit area are:

1. To protect freshwater ecosystems to maintain their natural habitat and environmental quality.
2. To restore freshwater ecosystems to improve their natural habitat and environmental and hazard mitigation quality if they have been previously degraded.
3. To protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.
4. To protect development from flood and slope hazard.

## APPENDIX B PLAN IMPLEMENTATION STRATEGY

In recognition of the community's value of implementation of vision through action and ongoing community involvement in the planning process, a Plan Implementation Strategy has been developed.

The Arrowsmith Benson - Cranberry Bright, Official Community Plan was prepared in accordance with the *Municipal Act*. Once adopted, all bylaws enacted, permits issued and works undertaken must be consistent with the Official Community Plan. Changes may be made to the Official Community Plan after its adoption however the Plan is intended to be a long term strategy. Any proposed changes would be subject to public notification and a public hearing in accordance with the *Municipal Act*.<sup>1</sup>

The Arrowsmith Benson - Cranberry Bright, Official Community Plan will be primarily implemented through changes to the Land Use and Subdivision Bylaw, infrastructure servicing assessments, the creation of Development Permit Areas, and communication and cooperation with government agencies. Of these initiatives only changes to the Land Use and Subdivision Bylaw and servicing assessments require separate implementation through the possible amendment or adoption of other bylaws. Development Permit Areas are implemented by the Official Community Plan itself with the assessment of future applications under new guidelines, and communication and cooperation with government agencies is an ongoing initiative.

The implementation strategy **Key Action Items** identify key changes to the Land Use and Subdivision Bylaw and major infrastructure servicing assessments necessary to implement the Official Community Plan and their anticipated timing. The actual changes to the Land Use and Subdivision Bylaw and the form of infrastructure servicing assessments and their timing may vary in response to changing circumstances or new information.

Some of these measures are anticipated to be immediate and others will occur during the interim period or life of the Plan. *Immediate* implementation actions are those actions that are anticipated to be completed within 2 years from the date of adoption of the Official Community Plan. *Interim* implementation actions are those actions that are anticipated to be completed within 5 years from the date of the adoption of the Plan.

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<sup>1</sup> Bylaw No. 1148.01, adopted June 13, 2000

<b>GOAL 1: CONTAIN URBAN SPRAWL</b>	
<b>Key Action Items</b>	<b>Timing</b>
Regional District review and amendment of the Land Use and Subdivision Bylaw to ensure new development standards are established within the Urban Boundary and that a buffer is provided between lands within the Extension Village, Urban Boundary and abutting lands.	Interim

<b>GOAL 2: CREATE COMPLETE COMMUNITIES</b>	
<b>Key Action Items</b>	<b>Timing</b>
In conjunction with the provision of infrastructure services, review and amend the Land Use and Subdivision Bylaw to ensure compatibility with the Village Centre land use designation. Amendments would consist of the creation of new residential zones, regulation of secondary suites and the creation of a new commercial zone within the Urban Boundary. Implementation would be dependent on property owner initiated rezonings.	Interim
For Crown owned lands within the Extension Village Urban Boundary, review the appropriateness of the existing development layout and feasibility of providing park land. Based on the results of this review, Regional District initiated amendments may be made to the Land Use and Subdivision Bylaw.	Interim

<b>GOAL 3: PROTECT RURAL INTEGRITY</b>	
<b>Key Action Items</b>	<b>Timing</b>
Review and amend the Land Use and Subdivision Bylaw to ensure compatibility with the Rural land use designation. Implementation would require a Regional District initiated amendment to the existing zoning to restrict subdivision or the number of dwellings per lot.	Immediate
For FLR lands, review and amend the Land Use and Subdivision Bylaw to ensure compatibility with the Resource land use designation. Implementation would require a Regional District initiated amendment to the existing zoning to establish a 50.0 hectare minimum parcel size, and a maximum of 1 dwelling per lot.	Immediate
For ALR lands, review and amend the Land Use and Subdivision Bylaw to ensure compatibility with the Resource land use designation. Implementation would require a Regional District initiated amendment to the existing zoning to establish an 8.0 hectare minimum parcel size and the prevention of strata subdivisions.	Immediate
For non-FLR/ALR lands, review and amend the Land Use and Subdivision Bylaw to ensure compatibility with the Resource land use designation. Implementation would require a Regional District initiated amendment to the existing zoning to restrict subdivision or the number of dwellings per lot.	Immediate
Regional District review and amendment of the Land Use and Subdivision Bylaw for the Nanaimo Fish and Game Club to permit firearm ranges, archery ranges and to examine the feasibility of permitting limited accessory uses.	Immediate

<b>GOAL 4: PROTECT THE NATURAL ENVIRONMENT</b>	
<b>Key Action Items</b>	<b>Timing</b>
Where a rezoning or temporary use application may impact surface or ground water quality or quantity, require a hydrological impact assessment to identify the long term impacts and ensure fish habitat is not negatively impacted.	Immediate
Where a rezoning or temporary use application may affect a sensitive ecosystem, require evidence that the proposed development will not adversely affect the sensitive ecosystem	Immediate
Require the identification of nesting trees that may be impacted by a rezoning or temporary use proposal.	Immediate
Require geotechnical assessments where a rezoning, subdivision or temporary use proposal affects a natural hazard area.	Immediate

<b>GOAL 5: IMPROVE MOBILITY</b>	
<b>Key Action Items</b>	<b>Timing</b>
Consult with the Ministry of Transportation and Highways to establish low traffic volume road standards for lands within the Rural Residential, Rural or Resource land use designations.	Interim
Consult with the Ministry of Transportation and Highways to establish standards to ensure the safe and efficient movement of pedestrians and bicycle traffic to and from school bus collection points for lands within the Rural Residential, Rural or Resource land use designations.	Interim
Consult with the Ministry of Transportation and Highways to establish flexible road standards for lands within the Extension Village, Urban Boundary.	Interim



<b>GOAL 6: CREATE A VIBRANT AND SUSTAINABLE ECONOMY</b>	
<b>Key Action Items</b>	<b>Timing</b>
Examine on a regional basis, the feasibility of density transfers to protect FLR lands from residential encroachment. Based on the results of this review, amendments may be made to the Land Use and Subdivision Bylaw to allow for property owner initiated rezoning.	Interim
Regional District review and amendment of the Land Use and Subdivision Bylaw for Mount Arrowsmith Regional Park to permit outdoor recreational uses, including a ski hill and examine the feasibility of permitting the limited development of accessory uses.	Immediate
Regional District review and amendment of the Land Use and Subdivision Bylaw to provide for expanded opportunities for home occupations within the Extension Village, Urban Boundary.	Interim
Regional District review and amendment of the Land Use and Subdivision Bylaw to provide for expanded opportunities for home based businesses on lands designated Rural Residential, Rural or Resource.	Interim

<b>GOAL 7: IMPROVE SERVICE AND RESOURCE USE EFFICIENCY</b>	
<b>Key Action Items</b>	<b>Timing</b>
Investigate the feasibility, cost and community support for the provision of water service to the Proposed Community Water Service Area and Proposed Restricted Community Water Service Area. (Note, any expansion of the existing community water service requires the approval of the Southwest Extension Waterworks District and Greater Nanaimo Water Board.)	Immediate
For the Proposed Community Sewer Service Area, undertake an assessment of sewage system options in accordance with the three Phase process of the Liquid Waste Management Plan (Stage 3 Report) of the Regional District.	Immediate
Investigate the necessity, feasibility and cost of instituting community storm water management for lands within the Extension Village, Urban Boundary in accordance with the Liquid Waste Management Plan (Stage 3 Report) of the Regional District.	Immediate