

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*.¹

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.

¹ Bylaw No. 1148.01, adopted June 13, 2000

GOAL 1: CONTAIN URBAN SPRAWL	
Key Action Items	Timing
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

GOAL 2: CREATE COMPLETE COMMUNITIES	
Key Action Items	Timing
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

GOAL 3: PROTECT RURAL INTEGRITY	
Key Action Items	Timing
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

GOAL 4: PROTECT THE NATURAL ENVIRONMENT	
Key Action Items	Timing
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

GOAL 5: IMPROVE MOBILITY	
Key Action Items	Timing
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

GOAL 6: CREATE A VIBRANT AND SUSTAINABLE ECONOMY	
Key Action Items	Timing
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

GOAL 7: IMPROVE SERVICE AND RESOURCE USE EFFICIENCY	
Key Action Items	Timing
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