

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.

Policies¹:

- 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;

¹ 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:¹

- 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;

¹ 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.¹
- 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.

¹ Bylaw No. 1148.03, adopted January 24, 2006