

## 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