

# Lantzville Official Community Plan



*Consolidated Version – Consolidated for Convenience in May 2014*

1. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005”*
2. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.1, 2005”*
3. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.2, 2007”*
4. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.3, 2010”*
5. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.4, 2013”*
6. *“District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.5, 2014”*

# Lantzville Official Community Plan

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<sup>1</sup> Bylaw No. 50.4, 2013

<sup>2</sup> Bylaw No. 50.2, 2007

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<sup>1</sup> Bylaw No. 50.2, 2007

<sup>2</sup> Bylaw No. 50.3, 2010

## **Part One: The Plan Overview**

### **1.0 The Community Plan – Preparing for the Future**

We live in an ever-changing world. As changes happen in our community, we seek assurance that those changes reflect community goals and aspirations. The Official Community Plan is one means of providing a level of assurance that changes will move the community in the right direction. The Official Community Plan takes into account social, economic and natural environments, community values and beliefs, the legal and political factors that influence our community, as well as community needs and wishes for the future.

This Official Community Plan is the first for the new municipality of Lantzville (Map No. 1), which was incorporated on June 25<sup>th</sup>, 2003. With a new boundary, new responsibilities and a new council, this Official Community Plan is intended to establish a vision and goals for what this new municipality might become, and how to achieve that vision.

#### **1.1 What is an Official Community Plan?**

An Official Community Plan (OCP) is a policy document that describes a community's long-term plans for change and how these plans will be achieved. An OCP contains the goals and aspirations of a community, the policies that will guide the decisions of the municipal council, and the tools to implement policies. An effective OCP reflects the input of the community through participation in development of the Plan, and looks 10 to 20 years into the future.

An OCP is a guide for residents, landowners, business people, investors and municipal council and staff. It is also a guide for other levels of government that have jurisdiction over some matters within the community.

At the same time, an Official Community Plan is a dynamic document – that is, it is intended to be flexible enough to accommodate changing needs and wishes of the community. Any changes that are

inconsistent with the OCP must, however, undergo a complete public hearing and approval by council before being allowed to proceed. This process provides a measure of predictability to all parties, while ensuring that creative, innovative and desirable proposals are given the opportunity to effect positive changes in the community.

In anticipating the long-term needs of a community, a Plan must include critical assumptions about factors such as the rate of growth, social and economic changes, servicing requirements, technological changes, and environmental responsibility. In addition to amendments that are made from time to time in order to address specific issues, a Plan is generally subjected to a comprehensive review every five to seven years, to ensure that it remains relevant.

#### **1.2 How does the Official Community Plan work?**

The *Local Government Act* outlines the purpose and scope of Official Community Plans and a local

government's jurisdiction to develop Plans that address community-specific planning needs within the context of provincial planning and land use management interests. An Official Community Plan can deal with the following issues:

- the location, amount, type and density of residential development required to meet anticipated housing needs;
- the location, amount and type of commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the location and phasing of any major road, sewage treatment and water systems;
- the location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- housing policies of the local government with respect to affordable housing, rental housing and special needs housing.

The Official Community Plan can also address other strategic issues that are related to future changes in the municipality. The Community Plan cannot address issues related to the use of federal, provincial, or First Nations lands or waters.

In the Regional District of Nanaimo, all municipal Plans are also linked to the Regional Growth Strategy (RGS) by a Regional Context Statement that explains how the Plan fits into the

regional planning and growth management perspective.

The Official Community Plan is adopted by bylaw by District council following a public hearing. The goals, policies and actions outlined in the Plan apply to all privately owned or leased lands, and municipal properties within the boundaries of the Municipality of Lantzville.

The Official Community Plan is implemented through local zoning and other bylaws, through subdivision and development control processes, through the municipal capital plan, through partnerships and agreements with other municipalities, First Nations or other organizations, through public education, and through advocacy with federal, provincial and regional agencies.

### **1.3 How was this Official Community Plan prepared?**

This Community Plan was prepared based on the results of background research, consultation with various provincial regional and local agencies and organizations and with the extensive participation of Lantzville residents.

A background report describing the current social, economic and land use context of Lantzville was prepared. It is attached to this OCP as Appendix A.

A Steering Committee of ten local residents assisted the consulting team in conducting the three information gathering and sharing phases. During this public consultation process, a wide variety of venues and forums, including "kitchen table" meetings, workshops, open houses and a community survey, were offered to residents. Following an

introductory one-day Official Community Plan forum organized by the municipality at the end of February 2004, local residents participated in various consultation opportunities.

### ➤ **Community Walkabouts**

During the month of April, residents and the Steering Committee introduced the consulting team to many areas of Lantzville, including the Village, Lantzville Industrial Park, the various residential neighbourhoods, the Foothills, resource areas such as the Provincial Woodlot, streams and marshland, and the waterfront. Approximately 100 people attended these tours of the community and shared their knowledge and concerns regarding the areas visited.

### ➤ **Kitchen Table Meetings**

In April and early May, eight “kitchen table” or home meetings were held in the Village and seven residential neighbourhoods. Over 90 residents, including members of the Steering Committee, met in these informal settings and provided information, views and concerns about their community, with particular emphasis on their neighbourhood. A questionnaire was provided to all participants to help focus discussions. In October, an additional 11 kitchen meetings involving approximately 100 participants were held to discuss a draft Vision and Goals for the Plan. Again, a questionnaire was provided to all participants.

### ➤ **Workshops**

A series of workshops, held on two consecutive Saturdays in May and June, focused on the following topics or areas:

- Community vision

- Community services
- Village
- Ware Road
- Lower Lantzville
- Upper Lantzville
- The Foothills Estates area

Approximately 110 people attended the eight sessions, in which participants were asked to imagine the community in 2024. They described some of the positive changes that had occurred over the past 20 years, as well as some of the less desirable effects that had been avoided.

In September and early October, additional workshops were held on the following topics:

- The Foothills Estates
- The Village Centre
- Environmental protection, trails and pathways

In November, a community Open House was held to review the draft goals and policy directions of the Plan, and in December, a Town Hall meeting was held to review the development approach for the Foothills Estates area.

### ➤ **Community Survey**

A comprehensive survey was mailed to every household and business in Lantzville. The fact that 542 people took the time to complete and return the survey form indicates the high level of pride, involvement and concern within the community.

### ➤ **Meetings**

A number of meetings or discussions were held with community groups and individuals or representatives. These included Nanoose First Nation, the Seaview Elementary Parent Advisory Committee, members of the Royal Canadian Legion Branch No. 257,

Lantzville Historical Society, landowners and developers, and the business and industrial communities.

### ➤ **Newsletters**

A total of 8 newsletters were mailed to all households and businesses in the community, keeping everyone informed of the process being followed, meeting and consultation opportunities, and the results of public forums.

Summary reports, newsletters and schedules were made available both at the municipal hall and on the District of Lantzville's web site.

### ➤ **Open Houses**

Key aspects of the Plan were taken to the community in the form of Open Houses from time to time for comments and confirmation before the draft Plan was circulated. Three community Open House sessions were held to review the draft Plan.

## **1.4 Guide to this Official Community Plan**

An Official Community Plan can be a complex document. The following "guide" is intended to help you understand the content of the Plan and how it is organized.

The OCP provides a "roadmap" for the District Council and the community both in terms of the future the Plan is trying to achieve, and the actions that will be taken to ensure that future will unfold as planned. The scope of potential actions is determined by the jurisdiction of the District as established under the *Local Government Act*, and the *Community Charter*. For example, the District does not have control over activities on provincial

crown land and waters, or the authority to "override" provincial or federal policy or regulations. The District can undertake the following:

- **Advocacy:** Advocate with senior governments for beneficial and sustainable approaches to social and economic policy, and resource use and management.
- **Land Use Planning:** Ensure that land is designated and zoned for desired uses, and services are available within the District to support desired private sector and municipal initiatives.
- **Infrastructure:** The District has direct responsibility for, or involvement in, development of infrastructure such as water and sewage services, municipal roads, fire protection, parks and recreational facilities.
- **Research and Information:** The District can undertake studies or research and provide information on challenges and opportunities in the District.
- **Organizational Development:** The District can initiate or provide opportunities for coordination and cooperation between businesses, First Nations, provincial, regional and local organizations and other interests that wish to see positive change.
- **Public Education and Promotion:** The District can use public education to help promote community-wide changes such as water conservation, or septic tank maintenance.
- **New Responsibilities:** The District could expand roles and responsibilities within the limits of the *Local Government Act*, the *Community Charter* or other legislation to take a more direct role in initiating or supporting change.

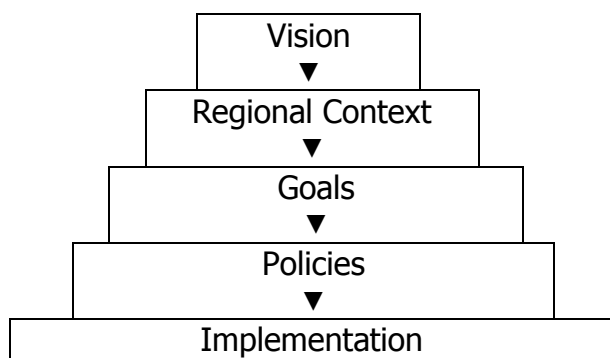


Where there are policies in the Plan that will be implemented through a subsequent regulatory function, the wording will often contain terms such as “will” or “shall” or “will require.” Where the policy is not regulatory in nature or addresses a concern beyond District jurisdiction, terms such as “encourage” or “promote” are used.

The Plan is based on a foundation of a long-term vision for the community. Based on that foundation, the District’s role in the region and goals to achieve that vision can be defined. Policies are designed to implement the goals and other tools such as development permits, comprehensive development plans, and zoning bylaws are used to implement policies (see Figure 1).

It is noted that Council will not entertain amendments to the Official Community Plan for a minimum of two years following the date of adoption of the plan. However, Council will consider amendments to the OCP on an annual basis following the expiration of the two year period.

**Figure 1: OCP Structure**



Based on this structure, the Plan is composed of three main parts. Part One describes how the community goals were identified and some of the ways in which each can be achieved.

Part Two examines the goals in detail and formulates appropriate policies aimed at realizing the goals. This is the section of the Plan that will be used to guide the community and its elected officials in addressing and making decisions on issues and challenges that will arise from time to time.

Part Three contains the implementation commitment to the goals and policies described in the first two sections of the Plan. This section contains specific actions and responsibilities for implementation of the Plan.

The Plan is also designed to be the legal basis for future subdivision, zoning bylaws, comprehensive development plans and other more specific policies, bylaws or procedures. That function sometimes means that technical terms are used that are unfamiliar to the general public. Here are definitions of some of those terms:

**Terms used in the Plan**

**Comprehensive Development Plan:** is a detailed development plan for an area identified in the OCP that addresses a detailed development plan including desirable features identified in the OCP such as the clustering of homes and the provision of parks, green space and community services through amenity transfer and shows the locations of lands uses, services and infrastructure.

**Density Bonus:** A policy that allows developers to attain additional density of use on a development site (e.g., more housing units, or floor area) than would otherwise be allowed, if the development plan provides for additional parks, open space, trails, heritage protection or other amenities as defined in the OCP than the minimum normally required under the *Local Government Act*.

**Development Permit:** A Development Permit is a specific approval for construction or property alterations on properties within a specific Development Permit Area.

Development permit areas are used to implement special conditions in the form of development guidelines used for the protection of the natural environment, protection of development from hazardous conditions, revitalization of an area in which a commercial use is permitted, or to implement objectives relating to the form and character of light industrial, service commercial or multi-family development.

**Foothills or foothills:** refers to the southern portion of the District, generally located south of the BC Hydro power line.

**Foothills Estates:** refers specifically to the area comprising Blocks 794, 206, Block 471, and part of 389.

**Natural Hydrologic Pathways:** surface and sub-surface channels through which storm water moves, including open ditches and swales.

**Qualified Professional:** means an engineer, biologist, forester, landscape architect, architect or other professional registered to practice in the Province of British Columbia. The professional skills used will be related to the issue to be addressed.

## **2.0 Challenges and Opportunities**

### **2.1 Introduction**

As much as we might like our neighbourhood or community to stay the way it was a number of years ago, or is today, things do change. Some changes are welcome ones, if they improve the community as a whole. Other changes present challenges and the community may struggle to weigh the relative costs and the benefits. One aspect of managing change is to ensure that quality of life is maintained. Another is to consider the well-being of the community at large and to strive for the development of a healthy community – socially, economically and environmentally. A background report prepared for this Official Community Plan is attached as Appendix A. The following is a summary of that report.

### **2.2 Background**

#### **History**

The shoreline of Lantzville on both sides of the Nanoose Reserve shows evidence of early use by First Nations people. Although the site inventory of the area is incomplete and there is potential for undiscovered, unrecorded sites, the Archaeology Branch of the provincial government has recorded four sites in the area including shell middens, habitation sites and burial areas.

Early European settlers in the late 1800s were farmers, and farming is still carried on in parts of the community. The discovery of coal prompted the development of two known mines. The main shaft of Grant's mine, which opened in 1917, was located at Jack and McGill Roads. This mine was purchased around 1921 or 1922 by a company in which Fraser Harry Lantz was one of the directors. Although the mine closed in 1926, the name Lantz has survived in the name of the community and now District Municipality. A smaller mine located near the foot of what is now Harper Road was operated by the Lantzville Collieries as a co-operative venture during the 1930's until the early

1940's. In 1917 the first school was built in Lantzville, followed by the two-room "Grant Mine School" (now Centennial or Costin Hall) in 1921. Following closure of the mines, some of the miners' cottages were rented out to summer visitors. A few of these cottages remain in Lower Lantzville.

Lantzville evolved as a residential suburb of the City of Nanaimo. A new school was built in a new location in 1953. Much of the community's current housing stock was constructed in the 1960s and 1970s.

#### **Social Environment**

There is evidence of early First Nations' use of the waterfront in a number of locations. While little remains of early white settlers' coal mining efforts, some of the original farmlands are still seen in the community.

Lantzville's current population is estimated to be around 3,800. It was 3,643 at the time of the 2001 Census, an increase of 1.13% per annum over the previous Census. The growth rate

during 2003, however, was at least double this rate.

A decade ago, most of Lantzville's new residents came from elsewhere in the Regional District. More recently, immigration – as for other parts of Vancouver Island – appears to be largely from Alberta, Saskatchewan and Ontario, as well as from the Lower Mainland of B.C. Many of those coming to live in Lantzville are retirees.

### **Economic Environment**

Census data indicate that, for 15- to 24-year-old males and females, the unemployment rate is over 20%. Approximately 4% of males and 3% of females over the age of 25 were unemployed.

In 2000, a total of 1,940 Lantzville residents reported employment income. Of these, 47% - or 911 people – worked full-time for the full year. Males in this category earned an average of \$51,000 for the year, and females earned roughly \$37,000. Average family income for all families in 2001 was \$69,974, compared with the B.C. average of \$64,821.

Employment opportunities exist in the Village commercial area, in Lantzville Industrial Park and in home-based businesses. Three-quarters of Lantzville's workforce travel to other communities – mainly Nanaimo – to work.

Rental housing is relatively scarce in Lantzville, where housing is almost exclusively single-family dwellings. Of the 1,332 houses in the community, about 1,200 are owner-occupied, with an average monthly mortgage payment of \$829. Renters pay an average of \$627 per month.

In 2004, the housing market was very strong, with prices ranging from \$150,000 to \$800,000, depending upon location, with a high of \$1.2 million on the waterfront. In 2004 the average assessed value of residences in Lantzville was \$293,000.

In the last decade, 317 building permits were issued for single-family houses. In this same period, only 71 new lots were created by subdivision, indicated that most new homes were built on existing lots.

### **Natural Environment**

The state of the natural environment has not visibly changed very much in the past ten years, other than recent logging activity in the Foothills area.

Knarston Creek continues to experience flooding near its mouth from time to time. And the beaches have been closed to shellfish harvesting due to fecal coliform contamination related in part to septic fields used for waste disposal.

### **Land Use**

When Lantzville incorporated in June 2003 as a District Municipality, several large blocks of land in the Foothills area were added to the area of the former Lantzville Improvement District. The area of the District of Lantzville is 3293 hectares. This area covers the entire District, but does not include the Nanoose First Nation or the Reserve land.

Lantzville is predominantly a single-family residential community, with a number of mobile homes and a few duplexes. There are no multi-family dwellings, seniors-oriented housing or care facilities in the Municipality.

Approximately 165 hectares of land fall within the Agricultural Land Reserve, where some active farming is pursued. Other rural uses include Woodlot 1475, which is managed as a woodlot. Two large Managed Forest blocks, owned by Island Timberlands and by TimberWest, will continue to be managed as forest resource lands. The latter's Block 505 is managed by Malaspina University College's Forestry Department as a woodlot, with enhanced silviculture and a biosolid waste application program.

The area added to the community in 2003 includes the Foothills Estates area, which was logged in 2003-2004. Lantzville Foothills Estates purchased the area (approximately 730 hectares) in the spring of 2004, and is in the investigation and planning stage for possible future development.

Commercial uses dominate the Village, offering a wide variety of retail shops, personal and professional services, a coffee shop, a pub, offices, a dance school, martial arts, building supplies, a gas and service station, as well as other services. A number of home-based businesses such as photographic services, landscaping, etc. are located outside the Village.

The Lantzville Industrial Park is located between the Island Highway and the E&N Railway line at Ware Road. A number of light industrial uses such as RV and mobile home sales, food equipment service, log homes, etc., are located here.

Institutional uses are the municipal hall, fire hall, Seaview Elementary School and two churches. There is also a community hall, Costin Hall, in the Village.

Nine publicly-owned parks are scattered throughout the Municipality.

The two largest – Huddleston Park on Lantzville Road next to the Heritage Church and Copley Park in the Winchelsea area – are both approximately 1.2 hectares in size. The waterfront and beach areas are well used by residents for walking, picnicking, swimming, sunbathing, beachcombing and relaxing. Although not publicly owned, the Doumont marsh, parts of the Hydro right-of-way and the Foothills properties are also widely used by the public for recreational purposes.

The only properties zoned for recreational use are the privately-owned 18-hole Winchelsea View Golf Course and a small remnant of land on the Island Highway that was once part of a golf driving range.

Temporary, transient and recreational uses such as swimming, sailing, boardsailing, boating, and some commercial and sport fishing occur in the water off Lantzville. The only moorage is located at Snaw-Naw-As Marina on the Nanoose First Nation Reserve.

## **Infrastructure**

Upon incorporation as a district municipality, all provincially-owned roads – except the Island Highway – became the jurisdiction of Lantzville. There is a five-year agreement with the Ministry of Transportation for maintenance of District roads.

The Island Highway divides the Municipality on an east-west axis into Lower Lantzville, between the Highway and the waterfront, and Upper Lantzville and the Foothills, south of the Highway where the majority of the land area is located. Only Superior and Ware Roads directly connect the two parts of the community. The extreme

western end of the community lacks any direct road connection to the rest of the Municipality other than via the Inland Island Highway.

Local roads throughout Lantzville are generally narrow with gravel edges and utilize ditches or swales for drainage. In the Village, cars generally park at right angles to the road, turning in and backing out across unmarked sidewalks, causing some concern for pedestrian and vehicle safety.

The E&N Railway line runs through the community with – currently – one daily passenger service between Victoria and Courtney, as well as freight service. There is, however, no rail station or regular stop in Lantzville.

Of the 1,332 homes in the District of Lantzville, 920 receive their water from the municipal system that consists of five production wells located on Harby Road and two reservoirs. The municipal wells are supplied by an aquifer that has proven to be difficult to define in terms of actual extent, and method of recharge. The system is at capacity in terms of available supply, so no new hook-ups are permitted. The remaining homes are serviced by individual wells. Some areas on the Lantzville water system experience deficient fire-fighting water flows.

Uncertainty with regard to the community's water supply and the effect on the environment of failing septic disposal systems are on-going concerns. With the exception of four small scale communal treatment systems, one with an Ocean outfall, all sewage is handled by private septic tanks and ground tile disposal fields. Septic systems are aging and deteriorating. Failing or poorly maintained systems create the potential for a negative impact on the natural

environment including the marine foreshore.

Storm water is carried by a series of ditches and streams from the developed areas of Lantzville predominantly in a northerly direction to the Strait of Georgia. Knarston and Bloods Creek are integral components of the surface water drainage system. Knarston Creek regularly experiences flooding in residential areas near its mouth during periods of high flow combined with high tides and onshore winds.

Terasen owns and maintains a gas main running through the community and provides connections to homes where this is viable.

Telephone and cable lines service the community with overhead lines. Telus operates a switching facility in the Village Centre.

BC Hydro provides electricity to all homes in the area and maintains a 138-kv transmission line running through the Municipality and a related substation.

### **Community Services**

Services such as potable water, fire protection, street lighting, garbage collection and parks maintenance that were provided by the former Lantzville Improvement District are now part of the District Municipality of Lantzville's responsibilities. The Municipality is also responsible for overseeing planning, subdivision, development, building permits and inspections, bylaw implementation and control, municipal taxation and other local government functions.

Solid waste pick up is provided by the District of Lantzville, with disposal at the Regional District of Nanaimo waste

management facility. Recycling is provided under contract with the Regional District of Nanaimo.

Provincial ambulance service and RCMP policing are located in Nanaimo.

The only school in the Municipality, Seaview Elementary, has a capacity of 335 students from Kindergarten to Grade 7. Enrolment for the spring term was 276 students, or 89% of capacity. Enrolment has been declining, and based on current demographics is expected to continue to do so.

In the Village Centre there is a post office operated by Canada Post, a community hall, two churches and a branch of the Royal Canadian Legion. The community's fire hall is located at the intersection of Superior Road and the Island Highway. It is staffed by volunteers.

### **2.3 Community Challenges and Opportunities**

Lantzville has historically functioned as a suburb of Nanaimo. Most of the employment and commercial services used by residents are located there. However, as the large scale, intensive commercial development and higher-density residential development in Nanaimo has moved west toward Lantzville, residents became more and more concerned that their quiet, seaside residential area would become too urbanized. The community therefore recently made the decision to take charge of its future through incorporation as a municipality. This Official Community Plan is intended to set out a future for the community that is its own, separate from Nanaimo and other nearby urban areas.

An intensive, participatory planning process was designed to give residents

a voice in defining that future. The outcomes of the planning process, including results of the community survey, focus groups, kitchen meetings, and open houses were reviewed by the Steering Committee and utilized to identify issues and opportunities confronting the community.

The key challenges and opportunities identified were:

- to preserve Lantzville's natural beauty and to maintain healthy land, air and water;
- to protect the various "characters" that combine to form Lantzville, to encourage new development to fit in well with the surrounding area and to foster a vibrant Village Commercial Core;
- to broaden the range of housing options, while retaining the predominantly single-family feel of the community;
- to provide adequate guidelines for new development addressing environmental protection, protecting open space and providing a high quality development;
- to find and implement economically viable solutions to the community's infrastructure needs, while maintaining its "small town" and rural characters;
- to create a safer, more attractive "main street", better connections between neighbourhoods and across the Island Highway, and improve pedestrian and bicycle options.

Based on those findings, the Committee formulated a vision for the future of the community and the community's context in the Region. Those constitute Part Two of the Plan. Related goals,

objectives and policies are also described in Part Two of the Official Community Plan. Part Three outlines procedures to assist District of Lantzville and the community in realizing the vision goals and policies.



## **Part Two: Plan Vision, Goals and Policies**

Addressing the complex and sometimes overlapping issues and challenges facing a community is important to the existing fabric of the community and critical to the future change in the community. The planning process has identified a Vision for the evolution and development of the community.

No community lives or grows in isolation from its neighbours, residents of Lantzville know that their actions and lifestyles have an effect upon – and are affected by – the actions and lifestyles of neighbouring communities and various levels of government.

To achieve the Vision, Goals and Objectives must be identified and met. To achieve Goals and Objectives, the Plan established Policies related to each Goal. This Part of the Official Community Plan outlines the Vision, Goals and the related objectives and policies.

### **3.0 Community Vision and Context in the Region**

When asked about their vision of the future for the District Municipality of Lantzville, residents of the community were very clear. They recognized the aspects of the community that are important to them today – and that they want preserved for the future. The community vision determines the path that residents want to take and, with the help of the Community Plan, will work to achieve.

Lantzville is a community of neighbourhoods that retains and celebrates a rural character shaped by the natural splendour between foothills and foreshore, and between Nanaimo and Nanoose. The Nanoose First Nation Reserve is located in the north western part of the District. Residents take pride in the character of the community, which they describe as “rural” or “semi-rural”. They also appreciate the “small town” nature of the Village Commercial Core.

Lantzville’s history and much of its current character also have been shaped by its suburban location and function relative to the City of Nanaimo. It is primarily a residential area, with Nanaimo as the focus for most jobs, as well as commercial and personal services. As a new municipality, there is now an option to adjust that aspect of the community’s character, and to consider providing more local options for housing, jobs and services, but the predominance of the City of Nanaimo as the economic and service centre for the region is recognized.

Lantzville does offer a limited variety of housing and life-style choices within its boundaries. It is important to recognize these differences within the community and to view them as integral and complementary components of the community. While some people enjoy living on large rural or agricultural properties, others appreciate rural ambiance in the form of nearby woodlots or forested hills, and live on smaller lots closer to the amenities of the Village Commercial Core.

Residents have identified these different “characters” of Lantzville and have expressed the desire to preserve and protect each of them. By clearly defining the “Village” portion of the community, by ensuring that this area acquires the amenities and

infrastructure that it requires, and by encouraging growth and diversity in this area, the more rural and semi-rural portions of the community will experience less pressure to intensify uses. These realities shape the community vision of the future.

### **3.1 Community Vision**

*The Lantzville of the future will retain its unique “foreshore to foothills” rural and suburban character, with a “village-like” commercial centre, and semi-rural and rural neighbourhoods. It will retain its focus as a residential community, with some improvement in locally oriented services and commerce. Lantzville will also include agricultural and forestry areas and related uses.*

*The character of the community is also based on a common set of values and principles that includes a focus on all resources, activities and people in the community, an orientation toward families, co-operation and communication, and a willingness to listen, make decisions and learn from both successes as well as mistakes.*

*Lantzville will continue to be primarily a residential community, with the main focus being on single-family homes on larger “estate” or “semi-rural” lots. It will continue to be a suburban area to the urban centres of the region, with limited commercial and industrial development.*

*The vision extends to the social fabric of the community. It includes a broader cross-section of socio-economic groups and an improvement in housing options, and in provision of services and activities for children and youth. It includes an improved range of housing choices for seniors, including housing, services and care facilities in the Village.*

*Lantzville’s vision entails improvement in the design and appearance of the Village Commercial Core, with greater*

*emphasis on access for pedestrians, bicyclists and public transit.*

*Change in Lantzville has been limited by access to adequate water and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families will require enhanced water and waste treatment services, within an Urban Containment Boundary. Enhanced water and waste treatment services are also needed to support development on vacant sites within developed residential areas and to resolve water supply and waste disposal issues for current development.*

*The privately owned Foothills Estates area, now included in the new municipal boundary, has been used by the community as a recreation area. Securing a significant portion of the Foothills area as community open space is an important goal.*

*Lantzville residents have a healthy respect and appreciation for the beautiful natural environment in which they live. Their vision of the future is one of an environmentally aware and environmentally friendly community with an abundance of trees, green spaces and corridors, walking/hiking/bicycling paths and trails, clean beaches and a healthy waterfront.*

## 3.2 Regional Context Statement <sup>1</sup>

In accordance with section 866 of the **Local Government Act**, an Official Community Plan (OCP) must be consistent with the Regional Growth Strategy (RGS). The District of Lantzville OCP works to achieve consistency with the goals of the Regional Growth Strategy (adopted 2011) by addressing the RGS goals in the goals, policies, and actions of the OCP. The District of Lantzville OCP supports the goals of the RGS in the following ways:

### **RGS Goal No. 1 - Prepare for Climate Change and Reduce Energy Consumption**

The OCP supports the reduction of greenhouse gas (GHG) emissions through objectives including targets to reduce GHG emissions. The Plan also recommends specific policies and actions will be considered as part of a future review of the Plan. As part of this future review, alternative sources of energy production and measures to address the impacts of climate change along with new development permit areas concerning the establishment of objectives to promote energy conservation; promote water conservation; and promote the reduction of greenhouse gas emissions will be considered.

### **RGS Goal No. 2 - Protect the Environment**

The OCP supports and recognizes the importance of protecting the natural environment through a number of goals, objectives, and policies relating to natural ecosystems and sensitive areas, ecological storm water management, protecting the waterfront, and using green infrastructure. In addition, development permit areas for the protection of the natural environment, its ecosystems and biological diversity have been designated to protect environmental features including watercourses and their riparian areas, coastlines, sensitive ecosystems, and the ecological integrity of forest resource lands. The OCP also includes measures to protect land uses from natural hazards through the designation of lands in the Steep Slope Protection Development Permit Area. While the Plan includes the protection of older forest through the development permit process, retention of the Coastal Douglas Fir zone will be considered. In addition, as part of a future review of the Plan, policies for groundwater protection will also be considered.

### **RGS Goal No. 3 - Coordinate Land Use and Mobility**

The District of Lantzville's OCP supports a village centre served by a variety of transportation means including automobile, public transit, and human powered forms of transportation such as walking and cycling. The Plan also supports many innovative mobility policies including the creation of a pedestrian trail network. The OCP supports the future road network as shown on Map No. 6 of the OCP. As part of a future review of the OCP, recognition of the regional major transportation facilities such as ports, airports, and railways as strategic transportation facilities and economic assets will be considered, ensuring their long-term viability as industrial and commercial activity areas.

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<sup>1</sup> Bylaw No. 50.4, 2013

#### **RGS Goal No. 4 - Concentrate Housing and Jobs in Rural Village and Urban Growth Centres**

The OCP establishes two Urban Containment Boundaries (UCBs, now referred to as Growth Containment Boundaries – GCBs) which include the village core, surrounding residential lands, an industrial area, and the Foothills area. The RDN’s Regional Growth Strategy establishes a larger GCB which encompasses all of the estate and rural residential areas as well as the commercial / Industrial and Resource – Open Space areas, and excludes the majority of Resource – Agricultural and Resource – Forestry lands. A future OCP review to make the UCBs consistent with the RDN’s GCB will be considered.

The OCP includes density bonus provisions for the residential area adjacent to the village core and supports the development of a 100-unit congregate care facility in the village core area. The form of residential development supported in the OCP for the village core includes patio homes, town homes, and apartments on the second floor of commercial development as well as congregate care facilities. It is intended that these higher density forms of development will provide new, more easily maintained housing options for aging residents who wish to remain in Lantzville, or for new residents attracted to the amenities available in Lantzville. The OCP also supports directing future commercial and institutional development to the Village core area whenever possible thus promoting a variety of mixed land uses in this core area.

#### **RGS Goal No. 5 - Enhance Rural Integrity**

The OCP supports the enhancement of rural integrity by supporting land uses such as agriculture, forestry, and resource-based uses. Policies include the support of the mandate of the Provincial Agricultural Land Commission (PALC) to preserve and enhance Agricultural Land Reserve (ALR) designated lands, including the retention of such lands.

The OCP also supports directing future development to lands within the Growth Containment Boundaries (GCB) to minimize possible impact on those lands outside of the GCB. The OCP does not support the extension of community services to lands within the Resource Open Space, Resource Forestry, Resource Agricultural, and the Rural Residential Land Use Designations for the purposes of development, only for environmental or health reasons.

#### **RGS Goal No. 6 – Facilitate the Provision of Affordable Housing**

While there are no specific policies in the OCP addressing affordable housing, the Plan does support the broadening of housing options to include housing for aging residents and young people such as patio homes, townhomes, apartments on the second floor of commercial buildings, as well as the development of a congregate care facility with up to 100 units. A future OCP review to include strategies to increase the amount of affordable housing units in the community – such as by allowing secondary suites in some areas – will be considered.

#### **RGS Goal No. 7 - Enhance Economic Resiliency**

The OCP supports the development of the village core area for retail and service needs for the local community. Home based businesses are also permitted in some areas, allowing residents to work from home. In addition to the village core area, the Plan

supports the continued use of the Lantzville Industrial Lands for industrial related activities, which enhance the regional economy.

**RGS Goal No. 8 - Enhance Food Security**

The OCP supports the enhancement of food security through its support of the retention and protection of the ALR lands. The OCP further supports the strengthening of the role of agriculture in the local economy through numerous policies including support of the Provincial Agricultural Land Commission's mandate to preserve and enhance the development of agricultural land for food production, the principle of expanding the range of on-farm activities, and the retention of larger agricultural parcels. A future OCP review to provide opportunities to grow, process and buy locally produced food will be considered.

**RGS Goal No. 9 - Celebrate Pride of Place**

The OCP supports the celebration of Lantzville through its support of community events, preservation of the community character, and recognition of the local history. The OCP also supports the development of community parks and non-motorized trails which are considered an important component of the community. The OCP supports the development of a Commercial Core Improvement Plan and until this Plan is completed, a Village Form and Character Development Permit Area, which includes a number of design guidelines, has been designated for the commercial core area. The Plan also encourages the use of architecture, design, and construction materials based on LEED principles and standards.

**RGS Goal No. 10 - Provide Services Efficiently**

The OCP supports the efficient delivery of services for those lands designated within the Growth Containment Boundaries (GCBs). The delivery of community sewer to residential areas is currently underway in an orderly and planned manner as shown on Map No. 8 of the OCP. Community water continues to be challenging; however, the OCP supports the continued development of additional water supply options. As part of a future OCP review, encouraging proposed developments that incorporate energy efficiency, water conservation, and recycling will be considered.

**RGS Goal No. 11 - Enhance Cooperation Among Jurisdictions**

The OCP supports cooperation among jurisdictions through various policies such as working with senior governments for the protection of groundwater, to mitigate negative impacts on the natural environment, by supporting the Regional Liquid Waste Management Planning process, and to ensure the integrity of pedestrian and bicycle connections between jurisdictions. The OCP also provide policy for working with the Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services. At the time of a future review of the OCP, policies for the understanding of, and the commitment to, the goals of growth strategy among all levels of government, members of the public, and key private and voluntary sector partners, will be considered.

## 4.0 Goal 1: Protect the Natural Environment

The beauty of Lantzville’s setting between the foreshore and forested areas to the south, the treed landscape of the community itself, the diversity of its ecosystems and the great variety of outdoor activities available are tremendous sources of pleasure and pride to the community. The desire to be able to continue living and playing in this wonderful setting goes hand-in-hand with desire to be good stewards of the natural environment.

One key environmental focus will be on the two main watersheds in the developed areas – Bloods Creek and Knarston Creek. A second key focus will be to protect the several smaller creeks, such as Copley, Metral, Kettle, Heikkila, and Jepson Creeks, their related watersheds, and critical open space areas, and sensitive areas in the Foothills Estates area. In addition to protecting natural beauty and sensitive ecosystems, Lantzville residents have expressed the wish to find solutions for access to and enhancement of the community’s waterfront and “urban forest”.

To protect these dynamic systems, the Plan must identify environmentally sensitive areas, be aware of importance to the health of the larger environment, and ensure that any nearby development is carefully implemented to ensure they are protected. Looking after natural areas requires environmental awareness, co-operation and innovation.

**Goal 1: To preserve Lantzville’s natural beauty and to maintain healthy land, air and water as the community evolves.**

### 4.1 Objectives

The Plan intends to address protecting the natural environment in the following ways:

- Protect natural systems such as environmentally sensitive areas, streams, creeks, wetlands or habitat areas, and repair past damage to these systems.
- Restrict development in hazardous areas, as steep slopes, the marine foreshore and environmentally sensitive areas that may require special management approaches.
- Protect water quality in surface streams and water quality and recharge capacity in aquifers.
- Maintain the natural hydrology of surface water runoff.
- Examine each development proposal’s impact on the natural environment, and mitigate negative impacts.
- Develop municipal standards for infrastructure and development, and revise them as necessary to adopt environmental best management practices for new development and municipal services and activities.
- Improve community awareness about the environmental resources and issues in the community.
- Encourage preservation of the “urban forest” of mature trees in the developed area of the community and in new developments.

- Recognize and address fire risks at the interface between forested areas and developed areas.
- Promote water conservation.
- Communicate with and share pertinent information and resources with Nanoose First Nation, the City of Nanaimo, Electoral Areas C, D and E, and the Regional District of Nanaimo.

## 4.2 **Policies**

### 4.2.1 **Natural Ecosystems and Sensitive Areas**

The District recognizes the importance of environmentally sensitive ecosystems and will work to continue to build information about and understanding of the natural environment. In its efforts to protect habitat and sensitive areas and to reduce the overall impacts of human activity on the natural environment, the District adopts the following policies:

1. The District supports the principles contained in the Ministry of Environment (MoE) publication *Environmental Best Management Practices for Urban and Rural Land Development in B.C.* and will take steps to implement the guidelines therein with regard to:
  - community and landscape plans;
  - inventory and mapping;
  - appropriate development;
  - ecosystem and species protection;
  - ecosystem and species restoration and enhancement;
  - flood and terrain hazard management;
  - erosion and sediment control;
  - wildfire considerations;
  - wildlife human conflicts;
  - storm water management;

- leading by example; and
- working with landowners and developers.

2. Many of the watercourses in Lantzville support fish habitat. All but Knarston Creek are relatively safe from flooding. Water courses and environmentally sensitive areas are designated on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10. As more detailed information becomes available on natural systems within the community, the District intends to update this map and related policies as appropriate.
3. The District will require that all public and private development activities, subdivisions and rezoning applications – including road crossings, utility rights-of-way and trails – be planned and implemented in a manner that will not adversely affect or disturb identified environmentally sensitive areas, hazard areas, and steep slopes.
4. The District will review all subdivisions and new development projects with appropriate provincial authorities in regards to their conformity with provincial policies and regulations intended to protect the natural environment.
5. The District will continue to work towards the resolution of sewage collection, treatment and disposal issues.
6. The District will encourage the preservation of natural topography and as much existing vegetation and trees within new development projects, while also addressing fire hazard issues.

7. Council will investigate tree removal bylaws or other measures to retain the “urban forest” of Lantzville.
8. The District will work with the City of Nanaimo to share information and to ensure the long term health of the Bloods Creek drainage system.
9. The Plan designates Lantzville’s natural and sensitive ecosystems as Development Permit Areas as indicated on Map No.10 and includes guidelines for use of these areas in Part Three, Section 11 of this Plan.
10. Historic and archaeological sites are sensitive to human presence. Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, such proposals will be referred to the Heritage Conservation Branch of the Ministry of Community Services for comment.
11. The District will encourage, wherever possible, public ownership of lands, or covenants on title of lands that are deemed to be environmentally sensitive.
12. The District will support dedication to the Crown of the beds of all creeks shown on Map No. 10 whenever subdivision of land on those watercourses is proposed. This area will not be considered parkland under section 941 of the *Local Government Act*.
13. The District will encourage the use of alternatives to lawns as ground cover, slow-growing, drought tolerant plants to conserve water and reduce yard trimmings, and indigenous vegetation.

14. The District will encourage the control or removal of invasive plant species such as Scotch broom, purple loosestrife, English ivy, English holly, gorse and Himalayan blackberry from environmentally sensitive areas, riparian areas, and public parks and open spaces.

#### **4.2.2 Natural Hazard Areas**

Natural and other hazard areas that pose a risk to life and property occur in certain areas of the community. The District will co-ordinate land use and environmental management policies to protect people and the built environment from flooding, mass movement of steep slopes, erosion, subsidence in former mine shaft and tailing areas and fire hazard. To this end the District adopts the following policies:

1. The Plan designates Natural Hazard areas, including flooding and areas with a slope exceeding 30% where there may be a landslide or rock fall risk. Steep slope areas are shown on Map No. 3. Natural Hazard areas also include subsidence areas related to historic mining activities even though the risk has been created by human activities. These areas are shown as Natural Hazard Development Permit Areas on Map No. 10. Guidelines for use of these areas are included in Part Three, Section 11 of this plan.
2. The District recognizes the flooding problems along Knarston Creek near the foreshore and will initiate establishment of a committee comprised of residents, MoE, Fisheries & Oceans Canada and the District of Lantzville to create a solution to this on-going problem.



3. The District will support the establishment of floodplain mapping for Knarston Creek and will adjust the Natural Hazard Area map accordingly when definition of floodplain area is completed.
4. The District will review all Development Permit applications and subdivision proposals adjacent to creeks and streams for possible flooding impacts and for fisheries habitat impacts in accordance with the *Fish Protection Act* and the *Riparian Areas Regulation*.
5. Lands subject to flooding should, where possible, be left in a natural state, or used for parks, agriculture or open space recreation.
6. New residential development will be discouraged within designated flood plains. Where no alternative exists and/or where residential development is currently allowed within the flood plain, structures will be flood-proofed to standards specified by a qualified professional.
7. If development is proposed prior to establishment of specific flood plain mapping, buildings will be set back at least 30 metres from the natural boundary of any watercourse or an alternative setback supported by a technical report by a qualified professional to ensure that the buildings are not at risk of being flooded.
8. Where a building or structure is permitted at the top or foot of a steep slope or bluff, the building will be set back a horizontal distance equal to 3.0 times the height of the bluff as measured from the toe of the bluff, or an alternative setback determined to be appropriate by a qualified professional.
9. The District will require controls on erosion during the construction of any development, and measures to mitigate erosion on steep slopes on the finished development within Development Permit Areas.
10. The District will encourage homeowners to retrofit current buildings, maintain appropriate buffers and apply relevant "FireSmart" principles to reduce fire risk.
11. The District will encourage all public and private development activities, subdivisions and rezoning applications – including road crossings, utility rights-of-way and trails – to be planned and implemented in a manner that will reduce risks associated with forestry interface fires.
12. The District will review all subdivision proposals and rezoning applications adjacent to forest lands in accordance with relevant provincial fire protection guidelines or policies.
13. In new subdivisions or rezoning applications in areas adjacent to managed forest areas and woodlots of 20 hectares (50 acres) or more, the District will require a 10-metre (30 ft.) managed buffer between buildings and forested areas to provide a fuel-free zone for fire protection.

### 4.2.3 Storm Water Management

There are a number of watercourses that are important to the maintenance of salmon and cutthroat trout habitat, including Bloods Creek, Knarston Creek, Hardy Creek, Copley Brook, Heikkila Creek, Metral Creek, Raines Creek, Jepson Creek and Caillet Creek. These, and wetland areas, also form part of the natural storm water management system. To preserve and protect these areas, and to restore “hardened” areas to a more natural water flow regime, the District adopts the following policies:

1. On-site storm water management systems will be encouraged throughout the developed areas of the community to reduce potential flood impacts.
2. The District will require storm water source control in all site designs for new subdivision and rezoning applications and will work towards a goal of ensuring that storm water flow and quality after development is equivalent to pre-development flow and quality, and follows natural hydrologic pathways.
3. The District will encourage the use of *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia* as published by The Ministry of Environment.
4. The District will develop a storm water management plan for developed areas and develop a strategy to improve the hydrologic and ecological functions of the current system of open ditches and drains.
5. The District encourages the collection and use of rainwater and

roof runoff for irrigation, car-washing and other activities that do not require potable water.

6. The District supports the principle of smaller building footprints that allow more site area for vegetation and water infiltration, and the use of pervious surfaces on driveways, walkways and parking areas.

### 4.2.4 The Waterfront

One of the important natural and recreational areas in Lantzville is the coastline. The approximately six-kilometre-long waterfront has been significantly altered with retaining walls and other erosion control structures, as well as by loss of large logs and other wood debris that historically provided protection. Approximately 70% of the shoreline has been “hardened.” It is also a fragile coastal ecosystem and habitat for fish, shellfish, seals, sea otters, sea birds and seasonal sea lions. To protect this ecosystem, and to provide opportunities for public use, the District adopts the following policies:

1. The Plan designates the entire shoreline of the District as a Development Permit Area as indicated on Map No. 10 and includes guidelines for use of this area in Part Three, Section 11 of this Plan.
2. The District encourages users of the waterfront and ocean, and adjacent residents, to refrain from disturbing or polluting of marine and related terrestrial natural habitats, and from littering public areas.
3. Except where otherwise permitted in the Zoning Bylaw, buildings and accessory structures must be set

back at least 15 metres from the property boundary adjacent to the Strait of Georgia. This 15 metre area will be limited to uses that have limited impact on the marine foreshore and bank.

4. The flood construction level will be an elevation at least 2.0 metres above the high water level of the Strait of Georgia.
5. The District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks.
6. The District will discourage armouring of the shoreline by retaining walls, cement blocks or other permanent structures unless erosion is threatening the permitted building.
7. The need for all erosion protection structures, and the design and materials of the erosion control features shall be determined by a qualified professional, and will be approved by appropriate federal and provincial agencies and the District of Lantzville.
8. Where protection is required, new and reconstructed protection structures should be constructed of rip-rap, large boulders, or large wood material, rather than concrete walls.
9. All erosion control features will be constructed on private lands.
10. The District will discourage the approval of any property accretion along the shoreline by relevant provincial authorities.
11. Over the longer term, the District will encourage current landowners,

and may require new development to restore of the shoreline to a natural beach. The District will work with property owners and provincial and federal agencies to develop a restoration plan. Wave energy reduction may be considered as part of solution to erosion and restoration.

12. The District will co-operate with appropriate agencies, local stewardship groups and the community to enhance creek mouths as an aid to improve aquatic and riparian habitat.
13. The placing of fill within 15 metres of the top of bank will be discouraged.
14. The District will retain all publicly owned rights-of-way and work towards making them accessible to the public where feasible.

#### **4.2.5 Green Infrastructure**

The residents of Lantzville voiced strong support for the use of alternative development standards and green infrastructure in their community. The following policies have, therefore, been adopted by the District:

1. Road width within the municipality will be adequate to ensure vehicular, bicycle and pedestrian safety, with the intent of reducing vehicle speeds and minimizing infrastructure costs.
2. The District will support reduced parking requirements for commercial development where shared parking or other options are available. Providing parking spaces within the building envelope is encouraged.

3. The District supports the principle of compact development that enables natural areas to be preserved and roadway lengths and impervious coverage to be reduced.
4. The District will encourage the use of roadside swales, rather than covered storm water drainage pipes, wherever feasible.
5. The District will use porous materials on public sidewalks, parking areas and other hard surfaces where practicable.
6. The District supports the use of “green” roofs to reduce runoff and energy consumption.
7. The District will encourage vegetated buffers along road and other public rights or way.
8. The District will develop subdivision and development standards that reflect these principles and policies.

## 5.0 Goal 2: Preserve Community Character

Lantzville is not a typical “urban” community. It neither a village nor a rural community; it is both. This mix causes some confusion in using terms that are suitable to describe Lantzville. It is a municipality with a village-like commercial centre surrounded by suburban and “semi-rural” residential development in adjacent areas of Lower Lantzville, and in areas of Upper Lantzville. In Upper Lantzville, there is also the Lantzville Industrial Park (Metro-Mart light industrial area), larger rural residential acreages, agricultural land, and forestry properties.

The jurisdictional context is also unique. The Nanoose First Nation Reserve is located inside of the municipal boundary. The community is bounded by the City of Nanaimo and Electoral Area D on the east, Electoral Area C on the South and E (Nanoose) on the west. The community is bisected east to west by the Inland Island Highway, with only two connections between North or “Lower” and South or “Upper” Lantzville.

Lantzville is a seaside suburban community. Its foreshore location and large areas of what has historically been forested area also offer excellent outdoor recreation opportunities including hiking, rock climbing, mountain-biking and horseback riding.

The community wishes to see current areas of development in Lantzville retain their residential character and the small town ambiance of the Village Commercial Core to help distinguish Lantzville from neighbouring communities.

**Goal 2: To protect and retain the various “characters” that combine to form Lantzville, and to avoid the homogeneity of many suburban areas in other municipalities.**

### 5.1 Objectives

The Plan intends to address protecting community character the following ways:

- Retain and support the appropriate use of forestry and agricultural lands.
- Acknowledge that existing residential and resource areas are different from the Village Commercial Core and Village Residential areas.
- Retain the current single family residential character in areas of Upper and Lower Lantzville, and limit higher-density residential development to the Village Residential area.
- Promote efficient use of infrastructure through infill on vacant lands in existing residential areas.
- Plan and design neighbourhood additions and improvements consistent in form and character with the surrounding area.
- Discourage development of large footprint, large scale homes on smaller lots.
- Strengthen local opportunities for employment based on expansion of the current commercial/industrial park model on lands in the Aulds Road, Island Highway area.

- Develop and implement a Parks and Open Spaces Strategy to ensure the retention of green spaces and public open spaces in all neighbourhoods, and to provide and extensive parks and open space amenity in the Foothills Estates area.

## 5.2 Policies

Part of the impetus to incorporate as a district municipality in 2003 was the desire to preserve the character of Lantzville. While this desire is clearly understood, any attempt to fulfill it entails defining that character, and then determining how best to preserve it. The community consists of a number of established areas, as well as neighbourhoods or areas that may have features or characteristics that distinguish it from other areas.

To help define the character of current neighbourhoods and to encourage the retention of neighbourhood character, the following land-use designations are used in this Plan and are shown on Map No. 4:

- Resource – Agriculture (RA)
- Resource – Forestry (RF)
- Resource – Parks and Open Space (ROS)
- Rural Residential (RR)
- Residential (R)
- Estate Residential (ER)
- Commercial (C)
- Industrial (I)

### 5.2.1 Resource – Agriculture (RA)

While agricultural land is a relatively small portion of the community – approximately 138 hectares or 4% of the total area of the municipality in the Agricultural Land Reserve – the residents of Lantzville support agriculture activities. To strengthen the

role of agriculture in the local economy, the District adopts the following policies:

1. The District supports the BC Land Commission’s mandate of preserving and encouraging the development and use of agricultural land for food production.
2. Lands within the Agricultural Land Reserve have been designated Resource – Agriculture (RA) and will have a minimum lot size of 8 hectares (20 acres.)
3. To maintain the option for farm use, the District discourages the subdivision of large land holdings within the Agricultural Land Reserve (ALR).
4. Permitted uses within areas designated Resource – Agriculture (RA) include farming and agricultural activities, including the keeping and feeding of domestic animals, natural resource harvesting, single-family residence, home occupations, retail sales of farm products, at least 50% of which must be produced on the farm, woodlots and portable sawmills, parks, recreation and utilities and other uses that conform to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.
5. A maximum of two residential dwellings are permitted on each lot, provided that the second dwelling unit is for farm-related purposes and permission for the placement of that dwelling is first obtained from the BC Agricultural Land Commission.
6. The location and construction of new roads, paths, utility or

communication rights-of-way should be sited to avoid the ALR wherever possible. Where ALR land is required, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments must be established in consultation with affected landowners and the BC Agricultural Land Commission.

7. The District recognizes the potential for entrepreneurial opportunities in agricultural areas, and supports the principle of expanding the range of appropriate on-farm activities in conformity with regulations under the *Agricultural Land Commission Act*.
8. The District may permit non-agricultural activities as “home occupations” where they conform to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.
9. To minimize impacts on the ALR land, the District will require a buffer in the form of a landscaped area, green belt or park on any proposed development adjacent to the ALR.
10. On larger sites abutting agricultural lands, the District supports density averaging, and the location of new development on portions of the site furthest removed from the agricultural area.

### **5.2.2 Resource – Forestry (RF)**

There are three large forestry blocks within the boundaries of the district municipality, as well as smaller forested lots. Two large lots and four small ones owned by the Crown comprise the 280-hectare Woodlot 1475. Island

Timberlands owns the 259-hectare Block 577. TimberWest owns 455-hectare Block 505. Both privately owned blocks are designated as Managed Forest and fall under the jurisdiction of the *Private Managed Forest Land Act*. The District adopts the following policies with the aim of preserving its forestry resources for future generations:

1. Managed Forest lands and Woodlot 1475 are designated Resource – Forestry (RF) on Map No. 4, and will have a minimum lot size of 20 hectares (50 acres).
2. Permitted uses within the Resource – Forestry designated areas include all forestry activities such as natural resource harvesting, thinning, silviculture, resource extraction, small-scale primary processing and public recreation and access including trails.
3. One residential dwelling is permitted on each lot.
4. The District supports the goals and intent of the *Private Managed Forest Land Act* with regard to forestry lands and supports the long-term retention of these lands as Managed Forest lands.
5. The District will work with forestry companies and private landowners to provide public access through their lands where and when not in conflict with forestry operations.
6. Should forest lands be removed from designation under the *Private Managed Forest Land Act*, forestry activities will be subject to the provisions of Forestry Development Permit requirements of Section 11 of this Plan.

7. The District wishes to see Woodlot 1475 maintained as a forest area within the municipality, managed as a woodlot subject to relevant provincial forest management requirements.
8. The District, in reviewing harvest management plans for Woodlot 1475 will encourage the licensee and the Ministry of Forests to:
  - provide a continuous treed buffer between active forestry operations and adjacent residents,
  - retain existing public access and recreational trails,
  - ensure the protection of hydrological characteristics and water courses,
  - manage harvesting to retain biological diversity, ecological functions, and long term sustainability of the ecosystem.
9. The District stresses the need to manage the tree harvest in Woodlot 1475 and private managed forests to ensure no increase in surface water runoff and no negative impact on groundwater supplies.
10. The District encourages the maintenance of smaller woodlots on larger rural properties.
11. The District will encourage woodlot owners and owners of adjacent properties to manage trees and vegetation in a manner that will avoid fire risk.

### **5.2.3 Resource – Parks and Open Space**

Parks, trails, greenways, open spaces, and waterfront all are critical natural areas as well as recreational opportunities for the community. They promote and facilitate health and

fitness, social interaction and community pride. Parks serve an important civic function, making the community a more vibrant and inviting place to live.

The District recognizes the importance of parks, recreation and open space as essential components of a socially and environmentally healthy community, and will work towards ensuring the community is well serviced with a system of parks and open space. The following policies are aimed at fulfilling this goal:

### **5.3.4 Public Parks and Open Space**

1. Publicly owned parks permitted in all land use designations. Current public parks and open spaces are shown on Map No. 6.
2. The District will require all subdivision proposals to demonstrate how pedestrian and vehicle access and mobility has been considered and addressed.
3. The District will require all subdivision proposals to demonstrate how community open space and wildlife habitat has been considered and addressed.
4. The District will endeavour to remove any current encroachment, and prohibit any new encroachment on public parks and open space and public roads, including those along the waterfront.
5. The District will review the clearing and improvement of undeveloped public road ends leading to the waterfront for public access, and improve access where feasible.



6. A minimum 5% parkland dedication, or equivalent cash in lieu of parkland, will be required in all subdivisions in which parkland can be required under the *Local Government Act*. Areas or neighbourhoods where park dedication will be required are shown on map No. 6.
7. The District will update the document *Foothills to Foreshore: A Parks & Open Space Implementation Plan*, with the intent of prioritizing and implementing its recommendations and establishing parks and open space acquisition priorities. Lands for a sports field and a neighbourhood park will be a specific objective for the Upper Lantzville area.
8. The District will work with development applicants using density averaging and/or density bonusing to achieve a dedication of land for public use target of 20%, subject to council approval, in new development areas. This target may also be addressed through covenants or rights-of-way for public use and access. Public space will include public spaces and courtyards, parks, trails, pathways, and green spaces, and related improvements.
9. The District will support efforts aimed at retaining public access to the provincial crown land areas of the Ballenas Archipelago either as public land or as a provincial park.
10. The District will establish a community advisory group, such as a Parks Commission, to oversee the development and implementation of a parks plan, open space and trails plan that includes signage and a public awareness campaign.

### **5.2.5 Resource – Open Space (ROS)**

In addition to public lands and parks, the District of Lantzville has extensive areas of privately owned land that is used for recreation, conservation and other related uses. These lands include the Winchelsea Golf Course, Doumont Marsh and proposed park and open space areas in the Foothills Estates area. The District adopts the following policies with the aim of preserving its open space resources for future generations:

1. Privately owned Open Space is designated Resource – Open Space (ROS) on Map No. 4, and will have a minimum lot size of 8 hectares (20 acres).
2. Permitted uses within the Resource – Open Space areas include golf courses and ancillary uses to golf courses, private conservation areas, public recreation and access including trails and accessory uses. Residential uses are permitted only as accessory uses to the above listed primary uses.
3. These areas contain water courses and environmentally sensitive areas as shown on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10.
4. Where appropriate, public access to these areas will be secured through transition to public ownership, easements or covenants on title.
5. In the Foothills Estates area, a long term target for transfer to public ownership of 50% of the site area is established.

### **5.2.6 Rural Residential (RR)**

Housing in rural areas provides for those who prefer a rural lifestyle and do not require municipal services. It is intended, however, that rural areas remain rural and – in some cases – agricultural in nature. The District, therefore, has adopted the following policies:

1. The minimum lot size for subdivision in rural areas is 1 hectare (2.5 acres).
2. Lots will be serviced by either on-site, communal or municipal water service, and an on-site waste disposal method meeting provincial requirements, or requirements established by the District of Lantzville, whichever is greater.
3. Permitted uses within areas designated Rural Residential include single-family homes, home occupations, parks, recreation, and utilities.
4. One residential dwelling is permitted on each lot.
5. Part of the Bayview Park Drive area of West Lantzville is currently subdivided into lots of approximately .2 hectares (.5 acres). This area will be zoned to reflect its current use.
6. The District does not intend to extend full municipal services to rural, agricultural or forestry areas of the community.
7. The District will encourage rural and small farm living alternatives in rural areas rather than further subdivision into smaller residential lots.

8. The District may introduce lot and building siting guidelines as part of the subdivision review process for rural areas, with the intent of minimizing the impact of residential development on the natural environment or the rural character of the area.

### **5.2.7 Estate Residential (ER)**

The Estate Residential designation reflects lands that are in close proximity to residentially developed lands and are not considered appropriate for the Rural designation due to topography, soil suitability, historical land use pattern and/or location. This designation will aid in establishing the limits of suburban residential growth and provide a transition to the rural areas. In addition, the designation will strengthen the semi-rural character of the Plan Area. It is recognized that development may be constrained due to soil suitability limitations for septic effluent absorption. The District has adopted the following policies for Estate Residential Lands:

1. Residential development within the Estate Residential designation as shown on Map 4 shall be permitted at maximum densities of 2.5 units per ha.
2. Residential development at densities greater than 1 unit per ha shall be required to connect to an approved community water supply system.
3. Land which is designated under this section may be given a rural-type zoning without amendment to this Plan under the Land Use and Subdivision Bylaw where the land is 1.0 ha or greater in area.
4. Permitted uses shall generally be single family residential on relatively large size parcels. However, where a development site illustrates significant

environmentally sensitive areas, or where a natural amenity is provided, the clustering of development onto smaller single-family lot sizes may be permitted without amendment to this Plan providing overall density complies with Policy 5.2.7.1.

5. Proposals to amend the Land Use and Subdivision Bylaw pursuant to Policy 5.2.7.4 will only be reviewed where approval for connection to a community water system has been approved.

### **5.2.8 Residential (R)**

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. The District is supportive of this desire and wishes to ensure that such areas are retained.

1. Permitted uses within areas designated Residential include single-family homes, home occupations, parks, recreation, utilities, places of worship, schools and fire halls.
2. The minimum lot size for subdivisions of up to 3 lots will be 0.2 hectares (0.5 acres)
3. For subdivisions of 4 or more lots, the gross development density of areas designated Residential outside the Village Residential area is 5 units per hectare (2 units per acre) and the minimum lot size for subdivision is 1350 m<sup>2</sup> (0.33 acres), with municipal water and sewage treatment services.
4. A range of lot sizes in new subdivisions will be encouraged.
5. In the Residential designation, any new subdivision without municipal water and sewage treatment services shall have a minimum lot size of 1 hectare (2.5 acres.)
6. The District may apply a bonus density in residential areas up to a maximum of 2.5 units per hectare without amendment to this plan where the development plan includes park land acceptable to the District in addition to the required 5% dedication required under the *Local Government Act*. To achieve the additional 2.5 units per hectare, a total of 20% dedication of parks or open space must be achieved. Additional units will be considered at a rate of 1 unit for each additional 6% of the total site area dedicated to park over the required 5% dedication.
7. One residential dwelling is permitted on each lot.
8. Existing mobile home parks are recognized as permitted uses at a density of 20 mobile home units per gross hectare (8 units per acre). All mobile homes will be serviced by municipal or on-site water and sewage treatment systems approved by the Vancouver Island Health Authority and/or the District of Lantzville, whichever is greater.
9. There are residential lots in Lantzville that currently have two established legal residences. These “second” units may be used as a residence or be used for home occupation purposes.
10. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1350 m<sup>2</sup> (1/3 acre).

11. The District may support clustering of housing where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.

### **5.2.9 Industrial (I)**

1. Lands in Lantzville Industrial Park, also known as the Metro-Mart area, are designated Industrial as shown on Map No. 4.
2. Permitted uses include light industrial, and service commercial uses that do not compete with the Village Commercial Core. Retail sales of department store type merchandise, personal or food service uses will not be permitted.

3. The District will not permit activities, such as the treating of wood or metal plating, that have the potential for polluting the community's critical aquifer and groundwater supply.
4. The District encourages all Industrial area business to use good management practices and to keep properties clean, safe and attractive to passing motorists, pedestrians and cyclists.
5. The Plan designates Lantzville's Industrial area as a Development Permit Area as indicated on Map No.10 and includes guidelines for use of this area in Part Three, Section 11 of this Plan.

## 6.0 Goal 3: Strengthen the Village Commercial Core

Another existing neighbourhood of Lantzville is the Village Commercial Core. It is the “heart” of the District of Lantzville. The Heritage Church, Costin Hall, Lantzville Pub, Lantzville Market, Seaview Elementary School, the Legion hall and professional office and retail buildings are all located in the Village. As the heart of the District of Lantzville, the Village Commercial Core is the focus of many community activities and the source of considerable pride. While residents and business owners like this area, they also acknowledge that it could be much more functional, attractive and pedestrian friendly, and could provide more services for the community. Preservation of historical buildings, off-street parking, better planning and design, and the appearance of the Village Commercial Core are some concerns that also need to be addressed.

**Goal 3: To create a vibrant commercial core, oriented to community needs, while retaining its unique village character.**

### 6.1 Objectives

The Plan intends to strengthen the commercial core in the following ways:

- Discourage development outside of the Village Residential and Village Commercial Core areas that would detract from the goal of creating a vibrant Village Commercial Core.
- Implement design guidelines for new buildings and redevelopment of existing buildings in the Village Commercial Core.
- Improve parking and traffic flow.
- Improve pedestrian safety and reduce traffic speed.
- Improve the appearance of the buildings, public spaces and utilities in the Village Commercial Core.
- Foster greater pride of ownership by initiating clean-up and beautification programs.

### 6.2 Policies

The District adopts these policies intended to strengthen and enhance the Village Commercial Core:

1. Lands in the Village Commercial Core are shown on Map No. 5, and are designated as a Development Permit Area as shown on Map No. 3 in this Plan. Guidelines for this area are included in Part Three, Section 11.
2. Redevelopment of any of the current commercial area or new development will be subject to Design Guidelines (Section 6.3)
3. The District supports and encourages the development of locally-oriented retail and service commercial uses and professional services and offices, and will discourage franchise type businesses.
4. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings.
5. Commercial buildings shall have a wall height on the street front of 2 storeys. Buildings on the south side of Lantzville Road between the

CDP area and the Lantzville Hotel property may provide useable space for commercial use or residential use as a third storey within the roofline, similar to the Lantzville Hotel, to a maximum height of 10 metres above grade.

6. Commercial buildings may include an additional “lower” storey on the back of the building below street level provided the natural slope of the land permits.
7. The District will incorporate pedestrian crossings on Lantzville, Dickinson and Ware Roads where appropriate.
8. In cooperation with property owners, the District will develop a Village Commercial Core Improvement Plan and will establish mechanisms such as a local service area, and review grants or other funding options to help implement that plan.
9. A Commercial Core Improvement Plan will address:
  - Improvement in on-street parking and pedestrian flow as new development or redevelopment takes place.
  - Provision of off-street parking.
  - Detailed design guidelines for new buildings and redevelopment of existing buildings.
  - A clean-up and beautification program for the Village Commercial core.
  - Installation of underground utility services wherever feasible.
  - Design of grading, locations, and surfacing for roads, on and off street parking, and sidewalks.
  - Installing public amenities such as courtyards and bike lock-up racks associated with public and commercial buildings.

10. The District will establish a Business Liaison Committee and work with the business community to achieve mutual goals.

11. The District will consider development of a sign bylaw to address size, location and materials used in signage in the Commercial Core. Until such a Bylaw is established, back lit signs and free standing signs will not be permitted in the commercial area.

### **6.3 Design Guidelines**

The residents of Lantzville have expressed strong support for the establishment and implementation of design guidelines for development in the Village Commercial Core along Lantzville and Ware Roads. These design guidelines are intended to facilitate form and character for new and redeveloped buildings until a Core Improvement Plan and guidelines are developed. The approach is to make any new construction or redevelopment compatible with existing historical buildings and that create an attractive, pedestrian-oriented Village.

1. All site plan layouts shall accommodate pedestrians and provide wheel chair accessibility.
2. Distinctive roof forms, profiles, and cornices shall be encouraged to complement and enhance the character of the Village. On sites at street corners, the roof design should emphasize the corner.
3. The District will encourage the use of natural materials or materials that replicate the aesthetic of natural materials such as cedar shingles, wood, logs and stone, and

historic colours, such taupes, browns, greys, white and pastels.

4. The District will encourage building design that is similar to or compatible with traditional and historic buildings such as the Lantzville Hotel, including the use of pitched roofs, gables, porches or verandas on all new or redeveloped buildings.
5. All buildings may be built to the edge of public right-of-way, but building setbacks shall be sufficient to provide for pedestrian circulation and activity. Thus, additional dedication of public right-of-way may be required.
6. No side or rear setbacks are required. Building facades may occupy 100% of the street frontage. This street frontage requirement may be reduced to 60% if the development creates plazas or courtyards, side parking areas, or allows for alley access to parking in the rear with pedestrian walkways.
7. New curb cuts shall be avoided or minimized on Lantzville Road.
8. Loading and service areas shall be located and designed to minimize visibility from public rights-of-way and public spaces. The use of walls and landscaping to screen views of these areas is encouraged.
9. Parking along Lantzville Road shall be on-street parallel parking.
10. Off-street parking must be located to the side or rear of the structure.
11. Surface parking must be screened with landscape or hardscape materials.
12. On site surface water retention and

absorption will be required for outside parking through use of porous materials, water retention and infiltration areas or other means that meet District development standards.

13. Structured parking is allowed but it must incorporate well-designed architectural elements on facades that face the street or other buildings.
14. Outside refuse containers should be located to the rear of the buildings where feasible, and should be suitably landscaped with a solid landscape buffer including a combination of fencing and plantings.
15. The District will encourage the use of architecture, design and construction materials based on Leadership in Energy and Environmental Design (LEED) principles and standards.

## 7.0 Goal 4: Provide Housing Choices

The absence of housing forms other than single-family houses and the three existing mobile home parks in the current residential areas of Lantzville makes it difficult for seniors and young people to remain in Lantzville.

Development of some smaller lots, patio homes multi-family residences and apartments above businesses, all located in the Village Commercial Core and Village Residential area could help to broaden the range of housing options. Seniors' housing and seniors care needs are seen as a key priority.

Residents of Lantzville have experienced forested areas in the southern part of the District as a wonderful area of natural beauty, varied ecosystems and numerous trails and recreational opportunities. One key block of approximately 730 hectares referred to as "The Foothills Estates" contains key recreation areas and view points. This area is privately owned, and there is no guarantee of future public access and use.

There is an opportunity to expand the rural character of Lantzville by developing rural "estate" type housing options in conjunction with extensive parkland areas in the Foothills Estates area.

**Goal 4: The challenge will be to broaden the range of housing options in a manner that respects the current character of the community.**

### 7.1 Objectives

The Plan intends to address broadening the range of housing options in the following ways:

- Encourage smaller-lot single family, patio-home, multi-family, and seniors care development in the Village Residential area.
- Give priority to projects that provide for seniors-oriented housing and seniors care facilities.
- Give priority for servicing to areas where housing options could be developed.
- Develop a strategy and planning approach for the Foothills Estates area to create extensive parkland,

and associated rural "estate" residential type development.

- Develop a planning and development approach for the Village Residential area and Foothills Estates area that ensures appropriate land use, parks and infrastructure and design guidelines.

### 7.2 Policies

The community, in recognition of the divergent needs of its citizens, voiced its support for providing housing choices. The following policies are designed to fulfil this goal.



### 7.2.1 Village Residential (VR)

The property along Ware Road from the Island Highway to Lantzville Road, and between Dickinson Road and Seaview School is currently undeveloped. The Ware Road property is under single ownership. This area is identified in past regional and local planning, and the consultation process leading to this Plan as a new residential “Village Residential” area with expanded commercial opportunities. To this end, the District has adopted the following policies:

1. Village Residential (VR) areas are shown on Map No. 5.
2. Permitted uses include residential, parks, recreation, utilities, places of worship, schools, and hospitals.
3. The District encourages the development of a mix of residential housing types including smaller-lot single family, patio-home, and multi-family to a maximum of two storeys.
4. The Ware Road properties will be developed subject to a Comprehensive Development Plan conforming with the policies in Part Two, Section 8 of this Plan, and will have an overall gross density of 10 units per hectare (4 units per acre.)
5. Areas outside of the Comprehensive Development Plan area (Peterson Road) will have an overall gross density of 7.5 units per hectare (3 units per acre).
6. The District may apply a density bonus in Village Residential areas up to a maximum of 3.5 units per hectare if an improved parks and open space target of 20% of the site area as improved public space is

achieved without amendment to this plan, and where the development plan includes one or more of the following site amenities:

- Park land acceptable to the District in addition to the required 5% dedication required under the *Local Government Act*;
  - Pedestrian pathways that provide internal and external linkages to the site as indicated on Map No. 6;
  - Retention of mature trees and vegetation;
  - Establishment of buffer zones adjacent to the Island Highway, or between proposed development and existing residential areas;
  - An “entrance” to Lantzville feature and area near the Inland Island Highway.
7. Bonusing will be calculated on the basis of 1 additional unit per hectare for each 4.25% increase in the area of the site dedicated to improved parks, pathways, buffers and forest retention areas over the required 5% park land dedication.
  8. The District may support clustering of housing without additional park land dedication where servicing costs, including the construction of roads, would be minimized by the clustering of houses or for the preservation of green space.
  9. In areas outside of the Comprehensive Development Plan area, the District, prior to approval any rezoning or subdivision application will require a site plan, acceptable to the District, showing land uses, types of residential housing, any water features, public parks, road circulation and trails and pedestrian connections through the site and to adjacent neighbourhoods, open space and green space.

10. Projects will be integrated into the existing community as well and seamlessly as practicable.
11. The District will encourage the use of a registered design scheme for the residential portions of these areas.
12. The District will give priority to projects that will provide accommodation for seniors.
13. Both fee simple and strata title ownership will be supported.
14. The District supports the development of secondary suites in detached homes within the Village Residential area. Suites must be located in all or part of a floor of the residence, and adequate parking must be provided.
15. The District will support the transfer of development rights from archeologically or historically important sites to other development sites within the Village Residential area.
16. The parcels adjacent to Ware Road are designated as the Village Comprehensive Development Plan Area shown on Map 5, and will be developed in conformance with the policies in Part Two, Section 8 of this Plan.

### **7.2.2 Care Facilities**

As people age, they not only need housing that requires less maintenance, but they also need more medical attention and personal services. The District acknowledges these needs and believes that the appropriate location for attached and multi-family housing is in the Village,

close to shops, services and public transit. The District therefore adopts the following policies:

1. The District supports development of a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village Comprehensive Development Plan Area (VCDPA)
2. The development program must include seniors' oriented assisted living and long-term care facility located within walking distance (200 m.) of existing services in the Village Commercial area.
3. Area for a care facility of up to 100 units and related parking and amenities may be excluded from the area used for gross density and bonusing calculations. Each unit in a care facility larger than 100 units shall represent ¼ unit for calculating gross residential density.
4. Outside refuse containers should be located to the rear of the buildings and should be buffered with a solid landscape including a combination of fencing and plantings.
5. Parking should be screened with a landscape buffer.
6. A care facility within the VCDPA may be constructed to a maximum of three storeys in height.

### **7.2.3 Foothills Estates Residential**

1. Lands designated as the Foothills Comprehensive Development Plan Area will be developed in conformance with the policies in Part Two, Section 8 and the concept included as Map No. 9 in this Plan.

## **8.0 Goal 5: Develop Comprehensive Development Plans for the Ware Road and Foothills Estates areas.**

Larger properties with little or no existing development or infrastructure present unique challenges and opportunities. Two of these parcels, although varying significantly in size, are complex in terms of the potential for a variety of land uses, impacts on surrounding uses and integration into the fabric of the community.

These areas include the Village (Ware Road), and the Foothills Estates. Many aspects of Goals 1 to 6 apply to such areas, yet each area has its own unique challenges that must be addressed, particularly with respect to adjacent and nearby developed areas.

The Ware Road area is the area of the community that has the potential to address concerns about housing choice, and to help develop a more vibrant and aesthetic Village Commercial area. To meet those goals, development will have to occur at densities greater than the surrounding area. It will be necessary to create a development plan and design that is appealing, affordable, conserves environmental features and open space and that connects to the rest of the community without detracting from it.

Approximately 95% of the property known as The Foothills Estates lies south of the escarpment that forms the green backdrop for the existing community of Lantzville. This area is physically quite different and separate from the rest of the municipality. It is this area that has been the focus of Lantzville residents' concerns and aspirations for securing permanent benefits in the form of public open space, but the potential impacts of any proposed development will have to be determined and addressed.

By designating these areas as Comprehensive Development Plan Areas (CDPA's), the residents of Lantzville will be afforded the opportunity to review detailed site plans and to ensure that the proposed developments meet the guidelines for the area.

**Goal 5: To provide clear and adequate planning guidelines for new development addressing environmental protection, protecting open space and for providing a high quality development that meets the expectations of both the landowners and the community.**

### **8.1 Objectives**

The Plan intends to address planning for new development in the Ware Road and Foothills Estates areas in the following ways:

- Establish these areas as Comprehensive Development Plan areas.
- Require a complete biophysical and geological site inventory and terrain analysis to standards acceptable to the District.
- Identify, preserve and protect sensitive areas, rare vegetation, wildlife habitat, wetlands and watersheds.

- Plan development only where appropriate within the constraints of and protection of natural systems.
- Ensure that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville, and improve those options to the extent practicable.
- Integrate these areas into the existing community wherever possible.
- Design road networks, infrastructure and services in a manner that minimizes impacts on existing developed areas in Lantzville and adjacent communities.
- Design infrastructure and services using appropriate development standards, including green infrastructure, and FireSmart principles.
- Provide a network of public open space, pedestrian and bicycle trails as well as roads throughout the project that link with adjacent neighbourhoods.

## **8.2 Policies:**

The following policies apply to all Comprehensive Development Plan areas.

### **8.3 Development Information**

Under Section 920.01 of the *Local Government Act*, the District may require development approval information within the Comprehensive Development Plan Area for zoning amendment or temporary use applications. Development approval information will consist of the following:

#### **8.3.1 Site Inventory and Terrain Analysis**

The District will require that a biophysical, hydrological and geological site inventory and terrain analysis be prepared by qualified professionals, to the satisfaction of the District, and submitted with the CDP application.

#### **8.3.2 Land Use and Character**

The CDP application will be accompanied by a local context plan, showing adjacent land uses, buildings, roads and infrastructure.

### **8.3.3 Development Impacts**

1. The applicant will be required to provide evidence that development of the area will not have a negative impact on the quantity and quality of the existing surface and groundwater water systems, environmentally sensitive areas, and hazardous areas. A hydrological impact assessment by certified by a professional engineer with experience in hydrologic analysis will be required. The impact assessment will identify the long-term impact of the application on the surface and groundwater resources of the watershed, and adjacent properties and aquifers.
2. The applicant will be required to provide evidence that the proposed number of housing units can and will be adequately serviced with water, sewerage, road and pedestrian access.
3. The applicant will be required to provide evidence that the proposed number of housing units will be a net benefit to the community in

terms of tax revenue generated relative to municipal expenses, and will not negatively impact municipal and regional services.

4. The applicant must demonstrate how the proposed development responds to adjacent neighbourhoods and land uses in terms of character, compatibility and integration and how negative impacts will be mitigated.
5. The applicant must identify off-site impacts of the proposed development related to traffic flow and roads, surface and storm water, water supply, and sewage disposal, and include proposals for addressing or mitigating those impacts.
6. A phasing plan for the development that will both reduce short term impacts on the community and integrate the proposed development with the development of related services and infrastructure will be required.
7. If the District does not have sufficient expertise to assess the scope and recommendations of background reports submitted by an applicant, the District may require the applicant to pay municipal costs of acquiring adequate resources, on a contract basis, to assist in development of terms of reference for required studies, and to provide an assessment of the reports.

#### **8.4 Site Development Plan**

A comprehensive site analysis will be the basis for initiating the creation of a Comprehensive Development Plan (CDP). The following policies apply to development of a CDP:

1. The District will require, as part of the application, that environmentally sensitive areas, hazard areas, rare vegetation, wildlife habitat, watercourses, significant wetlands, archaeological sites and critical viewpoints be identified, and preserved and protected from the impacts of development.
2. The District will support development only in those areas that are not environmentally sensitive areas, hazard areas or habitat areas.
3. The CDP must demonstrate that the development will be integrated into the existing community in terms of road access, pedestrian access and any other possible means.
4. The CDP must include a network of pedestrian and bicycle trails as well as roads throughout the project, linking internal neighbourhoods as well as adjacent neighbourhoods.
5. A detailed infrastructure plan must be completed outlining water service, sanitary sewer service, roads and storm water management including a description of the standards used for infrastructure design.
6. The CDP must include provision of adequate green space for amenity, wildlife and recreation purposes.

#### **8.5 Village Comprehensive Development Plan Area (VCDPA)**

In addition to the general guidelines for Comprehensive Development Plan Areas outlined above, the following policies also apply:

1. Development within the VCDPA will conform to the concept illustrated on Map No. 5 in this Plan.
2. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for families and housing targeted for seniors, improves pedestrian mobility and enhances the viability of public transit and other services.
3. Commercial uses will be restricted to designated Commercial areas along Ware Road and behind (adjacent to) existing commercial uses on Lantzville Road.
4. The District encourages the development of residential uses above commercial.
5. A minimum of 20% of the residential units in the VCDPA will be of a single floor type that is oriented to seniors such as patio homes, cottages or single family homes.
6. Density averaging and clustering are permitted within the VCDPA area.
7. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment and infiltration on-site.
8. The site plan must include a public land dedication on Ware Road on the north side of the Island Highway, forming the entrance to the Village Commercial Core area and the Village Residential area.
9. The site plan must include a lane or road that can be used to access the backs of commercial properties

fronting on the south side of Lantzville Road.

10. DPA guidelines also apply.

## **8.6 Foothills Comprehensive Development Plan Area (FCDPA)**

In addition to the general guidelines for Comprehensive Development Plan Areas outlined above, the following policies apply:

1. Permitted uses within the FCDPA include residential, neighbourhood retail, parks, recreation, utilities, places of worship, schools and fire halls.
2. The Foothills CDP may include one neighbourhood commercial site. This use should have a focus on providing a retail “convenience” service to reduce the use of motor vehicles. Additional civic uses such as a secondary fire hall, local park or other features to provide a neighbourhood atmosphere for families such as a place of worship, community hall, or playground should be associated with this site.
3. The Foothills CDP Area will have a maximum gross density of 1.0 unit per hectare. The total number of residential units in the Foothills Estates may be up to a maximum of 730.
4. Density transfer will be permitted in this area at a ratio of 1.0 unit for each for each 1 hectare dedicated as Public Park. The 5% dedication required under the *Local Government Act* may be included as part of the parkland resulting from density transfer. The target area for parkland resulting from density transfer is 365 hectares or 50% of the site area.

5. Development areas and park areas within the FCDPA will conform to the concept illustrated on Map No. 9 in this Plan.
6. In subdivision applications, an area of proposed parkland equivalent in area to the area of proposed residential development shall be included in the subdivision, or shall be secured through other means for public ownership and use.
7. The District recommends that an ecosystem-based site-adaptive planning approach be used in developing the site plan for CDP areas.
8. The District encourages a range of lot sizes and house sizes, within a rural setting and with a predominantly rural character.
9. The proposed 365 hectare park area will prioritize environmentally sensitive areas, wildlife corridors, high recreational values, viewscales, and interconnectivity to the developed portion of Lantzville and the Regional District of Nanaimo trail network.
10. Traffic impacts on developed areas of Lantzville and adjacent Electoral Area D must be minimized. A detailed traffic and transit study, and detailed road network plan, including public parking areas, prepared by a qualified professional, must be completed to the satisfaction of the District of Lantzville.
11. A detailed parks plan and trail network outlining construction techniques must be completed to the satisfaction of the District. Proposed improvements to proposed municipal parks or open space will be completed prior to acceptance of those lands.
12. A detailed infrastructure plan must be completed outlining water service, sanitary sewer service, roads and storm water management including a description of the standards used for infrastructure design.
13. Connections between water and sewer infrastructure in the Foothills Estates area and infrastructure in the rest of Lantzville will be encouraged where economies of scale and security of the service will result.
14. A site restoration and rehabilitation plan to address erosion risk, surface water quality and quantity and riparian areas must be completed and a schedule developed to carry out the plan. The landowner may be required to register a covenant against the property, post a bond or provide other guarantees that the plan will be implemented.
15. No subdivision will be approved or parkland accepted unless remediation work has been either completed or otherwise guaranteed in the area of application.
16. Wildlife impacts will be assessed and risks associated with large animals such as bears will be identified with recommended mitigation measures.
17. DPA guidelines also apply to many portions of the Foothills CDPA.

## 9.0 Goal 6: Develop Community Infrastructure

Resolution of the community's water and sewage treatment and disposal concerns is the most critical infrastructure issue to be addressed. A safe, clean supply of water and environmentally responsible sewage disposal are essential to the overall health and well-being of the natural and social environment, and to provide options for change.

The current aquifer based water supply system has reached its capacity in terms of available supply. The uncertainty associated with the community water supply, as well as the potential impact of development on groundwater quality and quantity of further development is a concern to the majority of Lantzville residents, who want to be assured of a reliable supply of clean, safe water.

Although there are a few communal sewage treatment systems in the community, almost all homes have private septic tanks and tile disposal fields. In many areas of the community, lots sizes are too small to sustain that form of waste treatment. Residents have expressed concern over the impacts of failing septic systems, over the uncertainty associated with the community's water supply and water quality, and over the potential impacts of additional development if water and sewer services are developed.

Other municipal services such as roads, parks and trails, and storm water drainage must also be addressed.

**Goal 6: To find and implement economically viable solutions to the community's infrastructure needs, while maintaining its "small town" and rural characters.**

### 9.1 Objectives

The Plan intends to address development of community infrastructure in the following ways:

- Identify and examine the options for expansion of the community's water supply and distribution system.
- Phase service development in a manner that responds to social, environmental and fiscal priorities.
- Determine and assess sewage collection, treatment and disposal options.
- Encourage the Ministry of Health to require regular checking and servicing of septic systems
- Plan for the efficient use of municipal facilities and land in order to facilitate cost-effective delivery of services within defined service areas.
- Provide the opportunity for service extensions to existing rural lots or rural development areas to address specific problems, or create efficiencies in service delivery infrastructure.



## **9.2 Policies**

This section contains policies aimed at guiding the development of community infrastructure.

### **9.2.1 Water Sources and Protection**

Most (920) of the homes in the developed area of Lantzville are on a municipal water system. This system was formerly operated by the Lantzville Improvement District. The Water Service Area is shown on Map No. 7. While the system currently provides a consistent supply of good quality water, concerns about the sustainability of supply and quality are ongoing. To address the District's long-term goal of providing clean, potable water for domestic use and water for fire-fighting purposes to all parts of the municipality, the following policies are adopted:

1. The District will continue to work with local residents, landowners, development applicants and neighbouring jurisdictions to develop additional water supply options.
2. The District will support the continued study of the aquifer within the municipality to acquire better understanding of its extent and degree to which community water supplies can be obtained and secured.
3. In the development of municipal infrastructure and facilities, the District will adhere to senior government policies and guidelines aimed at protecting groundwater, streams, and other watercourses.

4. Until adequate water supply for the community is developed, the District will limit new development to existing lots currently serviced with water system connections, and will require new subdivision proposals to develop a new water source adequate for the proposed development to standards satisfactory to District of Lantzville, and dedicate that source and related infrastructure to the municipality. The applicant will have to demonstrate that the new source and system will not impact the current system.
5. The District will encourage water conservation in homes and businesses, including the use of water-saving fixtures such as small-tank and low-flush toilets, water-efficient showers, aerated faucets and drip irrigation systems.

### **9.2.2 Water Distribution System**

The municipality's water storage and distribution system is currently being upgraded, with work scheduled for completion by mid-2006. The District is also aware of the longer-term need to extend the distribution system and adopts the following policies:

1. The District will pursue the completion of the upgrade to its existing water supply and distribution system.
2. When additional water supply is acquired, the District will develop a phasing plan to extend the water distribution system to residents who are concerned about the quality and quantity of their water and who are not yet connected to the municipal system and to potential development areas.

3. The District will not support use of the water supply for agricultural production, or resource related uses.
4. The District does not generally support the extension of public water services to residential users in rural and agricultural areas of the community. Access to water services may be provided to address specific public health, safety, fire protection or environmental issues, or to create efficiencies in service infrastructure. Such extensions of water to rural and resource areas shall not result in any decrease in rural or resource lot sizes or increase in densities designated in this Plan.

### **9.2.3 Current Sewage Treatment**

All buildings, both residential and commercial, within the District of Lantzville are on individual septic systems or, in a very few cases, communal septic systems. Many of these systems were built 25 to 30 years ago and are starting to demonstrate the need for extensive maintenance or replacement. Septic system failures are causing degradation of the natural environment and, in some instances, pollution of surface water and the foreshore. To minimize the impact of septic systems, the District adopts the following policies:

1. The District supports Ministry of Health regulations for construction and maintenance of septic sewage treatment systems within the lots size requirements specified in this plan.
2. The District will work with federal, provincial, regional and local agencies to mitigate any negative impacts on the natural environment by sewage disposal systems within its jurisdiction.
3. The District recommends that homeowners with septic systems for sewage disposal undertake a regular program of septic system inspection and maintenance.
4. The District will develop awareness programs to remind owners to check and maintain their septic systems and disposal fields.

### **9.2.4 Future Sewage Collection, Treatment and Disposal Options**

The District realizes that a longer-term resolution of sewage treatment and disposal problems is important, and adopts the following policies:

1. The District will continue to investigate sewage collection, treatment and disposal options for the community.
2. The District will continue to discuss the option of connecting to existing or planned sewage treatment systems with the Regional District of Nanaimo and Nanoose First Nation.
3. Upon approval by The District of Lantzville and the community of a sewage service strategy, and finalization of the design of desired collection and treatment system, the District will initiate the phased provision of these services. A preliminary servicing plan is as shown on Map No. 8, entitled Proposed Sanitary Sewer System Phasing.
4. The District supports the Regional District of Nanaimo Liquid Waste Management Planning process and

will work with the Regional District of Nanaimo to define the role of the Lantzville sewer service area in that plan.

5. Notwithstanding 9.2.4.4 above, upon adoption of the OCP, Lantzville will immediately commence a Liquid Waste Management Plan, including a capability study of areas able to sustain on-site sewage disposal.
6. Private waste treatment systems servicing more than 1 lot will not be permitted.
7. The District does not generally support the extension of sewage services to rural and agricultural areas of the community. Access to those services may be provided to address specific public health or environmental issues, or to create efficiencies in service infrastructure. Such extensions shall not result in lot sizes of less than 1 hectare.
8. Extensions of water or sewage services to rural areas of the community shall not result in any increase in the rural residential densities or decrease in the rural lot sizes designated in this Plan.

### **9.2.5 Solid Waste Disposal**

The District of Lantzville currently provides garbage collection service. Recycling services are contracted through the Regional District of Nanaimo. The Regional District of Nanaimo Waste Management Facility serves as the base of the waste management program. The District of Lantzville supports the Regional District's solid waste management strategy.

### **9.2.6 Municipal Services and Facilities**

The District of Lantzville is obligated to provide services and maintain facilities that previously were provided by the Province of British Columbia, the Regional District of Nanaimo, the Lantzville Improvement District or other agencies. To provide a framework for ongoing provision of these services and facilities, the District of Lantzville adopts the following policies:

1. Community services and facilities are shown on Map No. 5 in this Plan.
2. The District will provide or arrange for the provision of administrative, public works, planning and engineering services to the community.
3. The District will support and maintain the community Fire Hall and its equipment, and support the volunteer staff complement.
4. The District will continue to explore ways and means of providing space for municipal staff and administrative functions within a reasonable cost to taxpayers.
5. The District will continue to provide a community hall that is available to all residents and community groups.
6. The District will continue to work towards the comprehensive plan for the municipal property and facilities at Lantzville and Dickinson Roads.
7. The District will periodically review the need for, and cost effectiveness of current and/or proposed municipal services.

8. The District will communicate and work with Nanoose First Nation and other adjacent jurisdictions in an attempt to explore any possible economies of combined or shared services.

7. The District will work with School Districts 68 and 69 to explore alternative or expanded uses of Seaview Elementary School, including such possibilities as high school classes or Community School uses.

### **9.2.7 Other Community Services**

The District of Lantzville is obligated to provide services to its citizens that previously were provided by the Regional District of Nanaimo, the Lantzville Improvement District or other agencies. The District has adopted the following policies for the provision of services:

1. The District will continue to retain the services of the provincial RCMP for policing services.
2. The District will continue to utilize the regional transit system to provide public transportation for the community.
3. The District will continue to support the provision of a postal outlet for local postal services by Canada Post within the Village Commercial Core.
4. The District will continue to utilize the provincial ambulance and hospital services based in Nanaimo.
5. The District will continue to examine, with the Vancouver Island Regional Library Board, the feasibility of providing the community with a public library branch.
6. The District will continue to support the provision of schools by School Districts 68 and 69, and specifically to maintain Seaview Elementary School.

8. The District will explore the need or desire for a cemetery within the municipality.

## 10.0 Goal 7: Improve Road, Pedestrian and Bicycle Mobility

Mobility, particularly by foot and by bicycle, is of great importance to the residents of Lantzville. Trails for pedestrians and bicyclists rank high on the community's list of desirable functions. Residents have expressed the desire to see greater emphasis on walking, bicycling and improved public transit rather than on the automobile throughout the community. This includes connections across the Island Highway between Upper and Lower Lantzville, between the community's various neighbourhoods, between West Lantzville and the rest of the community, and between Lantzville and the City of Nanaimo.

The speed of traffic along Lantzville and Dickinson Roads has been identified as a concern, as well as the dangers associated with cars pulling into and out of parking stalls in front of businesses on Lantzville Road. Traffic safety and safe access to the Island Highway is also a concern. Speed on the Highway, accidents at the Ware Road and Superior Road accesses, and the need for an alternate access to Lantzville other than the Island Highway for the Bayview Park and Rumming Road areas, have all been identified as concerns.

**Goal 7: To create a safer road network and better connections between neighbourhoods and across the Island Highway, while improving pedestrian and bicycle options.**

### 10.1 Objectives

The Plan intends to improve road, pedestrian and bicycle mobility in the following ways:

- Develop a hierarchy of local, collector and arterial roads to manage traffic movement within and through the District.
- Develop existing and acquire new publicly owned lanes, trails and green corridors for accessible pedestrian and bicycle use.
- Encourage the inclusion of road connections between neighbourhoods, trails, paths and walkways in the planning of any new development.
- Implement a parks and trails program.
- Encourage modes of mobility that use less energy than the automobile, such as walking, bicycling, car-pooling and public transit.
- Emphasize pedestrian orientation in all neighbourhood planning and design.
- Improve pedestrian access across the Inland Island Highway.
- Include traffic-calming measures in any improvements to the Commercial Core and in access to the Village Residential area.
- Enhance the experience of driving/walking/riding by utilizing alternative development standards for roadways wherever practicable.

- Improve options for transit use for commuting to Nanaimo.
- Support the concept of retaining the E&N Railway route as a transportation corridor.

## **10.2 Policies**

This section contains policies aimed at guiding the development of community infrastructure.

### **10.2.1 Pedestrian Routes and Options**

Walking is the most frequently cited form of exercise or activity of the majority of Lantzville residents. Walkers want to be able to get from one neighbourhood to all others, including the Foothills, in their community.

Residents have expressed a desire to see the Village Commercial Core and proposed Village Residential area become more pedestrian oriented. The following policies are designed to facilitate improved pedestrian travel in the community:

1. Greenways, pedestrian connectors, paths, trails and “Journeyways” are illustrated on Map No. 6. Some of these proposed connections are on private property, and are either not in use, or do not currently have guaranteed public access.
2. “Journeyways” are roads that are frequently used by pedestrians and bicyclists in lieu of trails or paths. The District will assess existing and proposed journeyways, and improve them as necessary to ensure that road verges are of adequate width for safe wheel chair travel, walking and bicycling.
3. Where needed, the District will separate vehicle and pedestrian routes.

4. The District will require incorporation of proposed trails, pathways and pedestrian ways and related facilities and infrastructure in new development areas and larger scale subdivisions.
5. The District will work with the City of Nanaimo, Nanoose First Nation and the Regional District of Nanaimo to ensure the integrity of pedestrian and bicycle connections between jurisdictions in the regional parks and trails plan.
6. The District will work with the City of Nanaimo to extend the Nanaimo Parkway Trail along Dover Road and into Lantzville along Lantzville Road.
7. The District will work with the E&N Railway owners to provide a walking and bicycling trail adjacent to the rail line through Lantzville.
8. The District will work towards making all existing publicly owned lanes and pedestrian connections accessible and usable by the community, wherever practical.
12. The District will examine options for making pedestrian and bicycle travel accessible, safer and more pleasant along the more heavily travelled roads such as Lantzville, Dickinson, Aulds, Harby West and Superior Roads.

### **10.2.2 Traffic Management**

Enhancing the pedestrian experience on heavier-traffic roads will encourage

more walking. Traffic regulation and calming measures will help to achieve this.

1. The District will consider adding or retaining pedestrian crosswalks at appropriate locations.
2. The District will post “New!” signs to warn drivers when pedestrian crosswalks are added.
3. Speed regulation will be used to improve vehicle and pedestrian safety where required.

### **10.2.3 Greenways and Corridors**

Greenways and unobstructed corridors that can be used by pedestrians, bicyclists and animals augment developed trails and provide a safer alternative to roadways. The District adopts the following policies to preserve existing and add new greenways:

1. Greenways, paths and pedestrian corridors are shown on Map No. 6 in this Plan.<sup>1</sup>
2. The District will negotiate with landowners of larger blocks of land to create rights-of-way for trails or open space corridors to link with paths, trails or existing greenways, or to preserve or add greenways.
3. The District will work with the neighbouring jurisdictions to ensure that trails, greenways, paths and pedestrian corridors are contiguous.

### **10.2.4 Hiking and Biking Trails**

Hiking and mountain biking are popular activities in many parts of Upper Lantzville and the Foothills.

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<sup>1</sup> Bylaw No. 50.5, 2014

The following policies are aimed at retaining and expanding opportunities to pursue these activities:

1. The District will work with the landowner and consultants for The Foothills Estates to ensure that opportunities for outdoor activities such as hiking, rock climbing and mountain biking are included in the site plan, and related improvements are incorporated into any proposed development activity subject to resolution of issues related to liability.
2. The District will encourage the owners of lands designated as Resource – Forestry to allow public access to hiking and mountain biking trails that may be located on these private and Crown Land properties.
3. The District will work with Forest Resource Land owners and private landowners to establish a trail access from Lorenzen Road to Arbutus Grove Provincial Park.

### **10.2.5 Public Transit**

Public transit service is somewhat infrequent, hence ridership is light, and more frequent service cannot be justified . . . a vicious circle. With this in mind, the District adopts the following policies:

1. The District supports and encourages the use of public transit within Lantzville and between Lantzville and neighbouring communities such as the City of Nanaimo.
2. The District will look for opportunities and programs to

promote the use of public transit and increase ridership.

3. The District will encourage and assist in the development of transit related infrastructure such as shelters, parking areas and bus pull-outs.
4. The District will work with the Province, the Regional District of Nanaimo and the transit authority to provide safe stops on the Island Highway at Superior Road and Ware Road for the commuter-bus from Qualicum and Parksville to downtown Nanaimo and back, and public parking areas for commuter vehicles.

### **10.2.6 Roads and Connectors<sup>1</sup>**

Since incorporation as a municipality, most of the provision and maintenance of roads has become the responsibility of the District of Lantzville. At the end of the current five-year maintenance agreement with the Ministry of Transportation, all maintenance will fall under Lantzville's jurisdiction.

The West Lantzville area currently has no road connection to Upper Lantzville. There are two potential connector roads to Superior Road, both of which would cross private lands. West Lantzville residents have expressed a strong desire to develop a connector road, but in the past have been discouraged by the cost and bureaucracy. Highway 19, the Island Highway, divides Upper and Lower Lantzville while the Nanoose First Nation Reserve separates West Lantzville from Lantzville proper. The only public access from and to West Lantzville (Rumming Road and Bayview Park Road) is via Highway 19. Traffic volumes are increasing and speed continues to be an ongoing concern

through Lantzville. While there are traffic lights at both Ware and Superior Roads, accidents are frequent. A barrier system on the Island Highway through West Lantzville (Bayview, Rumming and Lantzville Roads) has restricted turns across the Highway and has created short acceleration and deceleration lanes. Residents of the area are concerned that this increases the accident risk.

Many Lantzville homes were built before the current route of Highway 19 was established. Increasing traffic volumes and noise have affected residents' quality of life.

The District therefore adopts the following policies:

1. The District supports the concept of route options to minimize the volume of traffic being carried by any particular road or street within the current road network. The municipality's road network and proposed extensions are shown on Map No. 6.
2. The District will work with the landowner of the Ware Road properties to ensure that development plans provide adequate pedestrian and vehicle connections to road allowances that abut the property.
3. The District will work with the landowner of the Foothills Estates properties and adjacent jurisdictions to ensure that road and pedestrian connections integrate that area with the existing community as much as possible.

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<sup>1</sup> Bylaw No. 50.5, 2014



4. The District will work with property owners and development applicants and adjacent jurisdictions to establish a public road access from Upper Lantzville to West Lantzville (Bayview Park Road area).
5. The District will work with Nanoose First Nation to ensure that road connections are planned, wherever possible, with both communities' needs in mind.
6. The District will work with the Ministry of Transportation to find alternatives such as constructing sound barriers, utilizing silent pavement or other alternatives that will reduce noise impacts from the Island Highway on the community.
7. The District will encourage the Ministry of Transportation to implement its plans for an overpass or underpass at Ware Road and the Island Highway.
8. The District and the Ministry of Transportation have agreed on the retention of a buffer of trees along both sides of the Island Highway within the municipal boundaries of Lantzville.
9. In an effort to minimize light pollution, the District will use technology that results in "dark sky" lighting in all new or replacement street lighting and for exterior lighting for new development or redevelopment in commercial and industrial areas.

## Part Three: Plan Implementation

### 11.0 Making it Work

Stating community goals and policies is the easier part of the process. Achieving the goals and pursuing the policies requires the formulation of an action or implementation plan to ensure that the Plan has the positive impact intended. Implementation can be achieved by the use of a number of methods and tools. The following section describes the means by which the Plan's Goals, Objectives and Policies will be achieved.

#### 11.1 Development Permit Areas

Section 919.1 of the *Local Government Act* allows the District to designate Development Permit Areas (DPA's) for one or more of the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

The following activities require a development permit whenever they occur within a DPA:

- subdivision of land;
- the siting and construction of buildings and structures with a building floor area greater than 10 square metres (107.6 square feet); paving improvements including roads and driveways, septic tanks, drainage fields, sewage treatment systems and discharges, irrigation or water systems, driveways,

swimming pools, retaining walls and shoreline protection devices.

By requiring a development permit for a project, the District can require a greater level of detail and analysis for a development proposed for lands that are considered to have special or sensitive conditions. The community is thus better able to assess the impact the project will have.

Development Permit areas are shown on Map No. 10. The following general policies apply to development permit areas:

1. Owners of land within a DPA are required to obtain a development permit prior to: the subdivision of land; the construction of, or addition to a building or structure on the land; or the alteration of land with a designated development permit area, except where exemption provisions apply.
2. In reviewing Development Permit applications, the District will give due consideration to:
  - soil stability;
  - natural vegetation or ground cover;
  - wildlife and fish habitat;
  - quality and quantity of surface drainage and groundwater; and
  - adjacent land uses.

3. Where land is subject to more than one DPA designation, a single development permit is required. However, the application will be subject to the requirements of all applicable DPA's.
4. Where, in the opinion of council the proposed change is small in scale, or insignificant in terms of potential impact, a Development Permit may not be required.

### 11.1.2 Development Information

1. Under Section 920.01 of the *Local Government Act*, the District may require development approval information within the development permit area. Where a report by a qualified professional (Q.P.) is required, the following guideline may be used to define the scope of the information required. This guideline is not intended to limit the scope of a required report on any specific site as may be required in a Bylaw approved under Section 920.01.

The report will contain:

- A legal description of the property.
- A location map depicting property location.
- A description of any relevant climatic, hydrometric, geological, hydrogeological, ecological or other related information.
- A site map and/or air photograph overlay depicting: the existing property boundaries, water courses, slopes, sensitive and habitat areas and any other relevant regional or site specific information.
- A description of all relevant restrictive covenants registered on title for the subject property.
- A review of current and historical air photographs.

- A review of historic nature, extent, magnitude, frequency and potential effect of hazards or constraints that may affect the property.
- A description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional review.
- An assessment of the location of all proposed building or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area and/or map notation. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of legal reference plan for attachment to a restrictive covenant.
- Where applicable, flood construction level by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of the above.
- Recommendations to ensure safe use of a site should be clearly stated with sufficient detail and clarity to facilitate inclusion of a Land Title Act Section 219 covenant.
- A description of any proposed mitigation works and/or actions designed to mitigate the hazard or impact of development.
- Where mitigation works and/or actions are proposed, an assessment of the effects that the proposed works and/or actions may have on other properties including public infrastructure or lands.
- Where mitigation works and/or actions designed to reduce

hazards or impacts are contemplated, the applicant should confirm that the works and/or actions will be acceptable to the local government, and that they would meet regulatory requirements prior to completing the report and/or a detailed design.

- A Quality Assurance Statement with signature and seal of a Q.P. Some assessment reports may require the involvement of one or more Q.P.'s and/or a peer review process.

5. The following activities do not require a development permit:

- removal of hazard trees;
- emergency actions for flood protection, or erosion protection;
- emergency works to repair or replace public utilities or infrastructure;
- repairs to bridges or safely fences
- removal of invasive non-native vegetation from riparian areas;
- instream habitat development or restoration that complies with Provincial and Federal legislation and requirements.

6. Seven development permit areas are designated on Map No. 10 (Development Permit Areas). These development permit areas are:

DPA I Watercourse Protection  
DPA II Steep Slope Protection  
DPA III Sensitive Ecosystems Protection  
DPA IV Coastal Protection  
DPA V Village Form and Character  
DPA VI Lantzville Industrial Area  
DPA VII Forest Resource Lands

## **11.2 DPA I - Watercourse Protection**

### **11.2.1 Category**

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, this designation is intended to minimize the impact of the built environment on fish habitat and fish supportive watercourses, as well as to minimize the effect of seasonal flooding on the built environment. DPA I areas include all land within a distance of 30 metres from top of bank for all streams, brooks, creeks and wetlands, including but not limited to Knarston, Bloods, Hardy, Metral, Heikkila, Raines, Caillet and Jepson Creeks, Copley Brook and wetland and Doumont Marsh.

### **11.2.2 Justification**

Watercourse Protection or riparian Development Permit Areas represent resources that provide habitat for aquatic and wildlife species. Riparian areas also protect the physical and ecological integrity of the watercourse ecosystem and provide valuable groundwater recharge. Undisturbed riparian areas can protect private property from the impacts of flooding and potential loss of land due to erosion and instability.

### **11.2.3 Guidelines**

The District adopts the following policies for these areas:

1. A development permit must be applied for, and issued by the District of Lantzville, prior to any of the following activities occurring in the Watercourse Protection Development Permit Area:
  - a) removal, alteration, disruption or destruction of vegetation;
  - b) disturbance of soils;

- c) construction or erection of buildings and structures;
  - d) creation of nonstructural impervious or semi-impervious surfaces;
  - e) flood protection works;
  - f) construction of roads, trails, docks, retaining walls, wharves and bridges;
  - g) provision and maintenance of sewer and water services;
  - h) development of drainage systems;
  - i) development of utility corridors; and
  - j) subdivision as defined in section 872 of the *Local Government Act*.<sup>1</sup>
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a development permit.
  3. Where possible, development or alteration should be planned to avoid intrusion into DPA I areas and to minimize the impact of any activity on these areas.
  4. The definitions of “stream”, “development” and “riparian area” are in the Riparian Areas Regulation under the *Fish Protection Act*. For the purposes of this Development Permit Area, the terms used herein have the same meaning that they do under the Riparian Areas Regulation (BC Reg. 376/2004).<sup>2</sup>
  5. The Development Permit Area is coincidental with the Riparian Assessment Area as defined in the Riparian Areas Regulation. The Development Permit Area is indicated in general terms on Map No. 10.<sup>3</sup>
6. Notwithstanding the areas indicated on Map No. 10, the actual Development Permit Area will in every case be measured on the ground, and it will be:
    - a) for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
    - b) for a 3:1 (vertical/horizontal) 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 3:1 (vertical/horizontal) 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.<sup>4</sup>
  7. Prior to undertaking any of the development activities listed above, an owner of property within the Watercourse Protection Development Permit Area shall apply to the District of Lantzville for a development permit, and the application shall meet the following guidelines:
    - a) A qualified environmental professional (QEP) will be retained at the expense of the applicant, for the purpose of preparing a report on the riparian area pursuant to the RAR Assessment Methodology guidebook. The report will be submitted to the Ministry of Environment, Fisheries and Oceans Canada and the District.
    - b) Where the QEP report proposes a Harmful Alteration, Disruption or Destruction

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<sup>1, 2, 3 & 4</sup> Bylaw No. 50.2, 2007

- (HADD) to fish habitat pursuant to Section 35(2) of the *Canada Fisheries Act*, the development permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada.
- c) Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the development permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the development permit, such as:
    - i. a dedication back to the Crown
    - ii. gifting to a nature protection organization (tax receipts may be issued)
    - iii. the registration of a restrictive covenant or conservation covenant over the SPEA confirming its long-term availability as a riparian buffer to remain free of development
  - d) Where the QEP report describes an area as suitable for development with special mitigating measures, the development permit will only allow the development to occur in strict compliance with the measures described in the report.
  - e) Monitoring and regular reporting by professionals paid for by the applicant may be required, as specified in a development permit.
  - f) If the nature of a proposed project in a riparian assessment area evolves due to new information or some other change, the QEP will be required to re-assess the proposal with respect to the SPEA.
  - g) Wherever possible, QEPs are encouraged to exceed the minimum standards set out in the RAR in their reports. <sup>1</sup>
8. No development projects within the 30 metre riparian assessment area may proceed until the Ministry of Environment advises the District of Lantzville that the fish habitat requirements as set out in the Riparian Areas Regulation have been met. <sup>2</sup>
  9. No aspect of this Schedule relieves a developer from the requirement to meet all other requirements of any applicable bylaws or enactments or to acquire any necessary permits. <sup>3</sup>
  10. Development Permit applications should include a report prepared by a qualified professional outlining the following information:
    - detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
    - criteria used to define the boundaries of the environmentally sensitive area;
    - inventory of fisheries species and related habitat;
    - impact statement describing effects of proposed development on natural conditions;
    - procedures for protection of riparian areas and habitat during construction;
    - guidelines for mitigating habitat degradation including limits of proposed leave areas;

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<sup>1, 2 & 3</sup> Bylaw No. 50.2, 2007

- habitat compensation alternatives, where compensation is approved.

11. Development Permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
12. Based on the bio-physical assessment of the site within an area designated DPA I, works or protective measures, such as the planting or retention of trees or vegetation, may be required to preserve, protect, restore or enhance natural watercourses, fish habitat or riparian areas.
13. In the absence of a report from a qualified professional, a minimum buffer of 30 m will be preserved between the natural boundary of the watercourse and any building or structure.

### **11.3 DPA II - Steep Slope Protection**

#### **11.3.1 Category**

In accordance with Section 919.1(a) and (b) of the *Local Government Act*, steep slopes are areas with 30 degrees incline or more, and may be treed, and are designated DPA II areas, as shown on Map No. 10.

#### **11.3.2 Justification**

These slopes tend to constitute high risk areas for erosion and slippage if the tree cover is substantially altered. In order to ensure that potentially hazardous conditions are avoided, that adequate tree cover is retained and that surface water runoff is minimized, the District requires development permits for these areas.

#### **11.3.3 Guidelines**

For these areas, the following guidelines will be used to assess any development or alteration of land proposed:

1. Development Permits will be required in these areas for activity including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit, and tree removal.
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a development permit.
3. Where possible, development or alteration should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
4. Prior to any development or alteration of land within DPA II areas, a development permit must be issued that includes an assessment by a qualified professional assessing the slope condition and the importance of existing vegetation to the slope stability.
5. No development or alteration of land will occur where the report by the qualified professional indicates that a hazardous condition would result.
6. The District encourages planning for the retention of significant stands of trees within DPA II areas.
7. In the absence of a geotechnical engineering report, no development or alteration of land will be permitted on the escarpment or within 30 m of the top of the ridge or the base of the slope.

## **11.4 DPA III - Sensitive Ecosystems Protection**

### **11.4.1 Category**

As permitted by Section 919.1(a) of the *Local Government Act*, environmentally sensitive areas or ecosystems and areas that have been identified in the Sensitive Ecosystem Inventory Project for Southeast Vancouver Island (2004 update) as being endangered or sensitive to disturbance are designated as Development Permit area. Such lands include stands of Garry Oak, woodlands, older forests, habitat and nest trees for eagles and herons, meadows, grasslands, and their associated species, some of which are unique to south-eastern Vancouver Island.

### **11.4.2 Justification**

The *Wildlife Act* protects identified birds, birds' nests, eggs and young while the nest is occupied and year round for the nests of eagles and herons. To ensure the viability of the nest trees, the Ministry of Environment recommends buffer areas surrounding these trees.

Sensitive lands identified on the Sensitive Ecosystem Project map are generally considered to be areas that are endangered or sensitive to disturbance. It is acknowledged, however, that there may be sensitive ecosystems that are not recorded on the map, and that a number of sites shown on the map have not yet been ground-proofed.

In both cases, adequate buffers must be provided between Environmentally Sensitive Areas and development to protect the feature.

### **11.4.3 Guidelines**

For these areas the following guidelines apply:

1. Development Permits will be required in these areas for activity including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit, tree removal.
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a development permit.
3. Nest trees are protected under the provincial *Wildlife Act*. This includes known nest trees and nest trees that may be identified during the course of site assessment or development.
4. Nest tree protection buffer areas will be determined in accordance with Section 2.3.1 of the document *Environmental Objectives, Best Management Practices and Requirements for Land Developments*.
5. The District will only support development of land within a DPA for environmentally sensitive areas provided the applicant or appropriate authority presents acceptable evidence that the proposed development will not disturb or adversely affect the habitat tree or ecosystem.
6. Development Permit applications should include a report prepared by a qualified professional outlining the following information:
  - detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
  - criteria used to define the boundaries of the environmentally sensitive area;



- inventory of species and related habitat;
- impact statement describing effects of proposed development on natural conditions;
- procedures for protection of Environmentally Sensitive Areas during construction;
- guidelines for mitigating Environmentally Sensitive Area or habitat degradation including limits of proposed leave areas;
- habitat compensation alternatives, where compensation is approved.

7. In the absence of satisfactory evidence of non-disturbance, no development or alteration will occur within 60 m of the habitat tree or within 30 metres of a sensitive ecosystem.

## **11.5 DPA IV - Coastal Protection**

### **11.5.1 Category**

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, the entire shoreline of the District is designated a Development Permit Area, as shown on Map No. 3. The area covered by this designation extends a distance of 15 m from the property boundary or natural boundary of Georgia Strait.

### **11.5.2 Justification**

Construction or erosion control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability and degrade the aesthetic of and pedestrian movement along the beach area. They may also result in accretion in other areas. In order to ensure that potentially hazardous conditions are avoided and that the integrity of the slopes and shoreline is maintained, alteration of adjacent lands must be regulated.

### **11.5.3 Guidelines**

The District has adopted the following guidelines:

1. Where possible, construction or alteration should be planned to avoid intrusion into DPA IV areas and to minimize the impact on these areas and to avoid any further erosion or accretion.
2. A development permit will be required for shoreline protection devices or works within an area designated DPA IV.
3. An assessment by a qualified professional and a British Columbia Land Surveyor's certificate will be conditions of the development permit for shoreline protection devices or works.
4. Protection devices or works will be located within the property boundary.
5. No development or alteration of land will occur where the geotechnical engineering report indicates that a hazardous condition would result.

## **11.6 DPA V - Village Form and Character**

### **11.6.1 Category**

Pursuant to Section 919.1(d), (e) and (f) of the *Local Government Act*, all land within the Village, including the commercial core and the Village Residential area, is designated a development permit area, as shown on Map No. 3.

### **11.6.2 Justification**

Goal 3 in this Plan is to strengthen the Village, the historical and commercial centre of Lantzville. It is the objective of

the designation DPA V to provide guidelines for the form and character of commercial, multi-family residential and intensive residential development, as well as any revitalization of the commercial core. The District wishes to ensure that the Village develops as the central focal point in the community; that adequate pedestrian/bicycle paths are built and integrated into the surrounding neighbourhoods; and that the visual appearance of the area is kept at a “village” scale, including compatible architecture and landscaping.

### **11.6.3 Guidelines**

Design guidelines for the Village are included in Part Two, Section 6.3 of this Plan. The following policies are intended to reinforce and complement those guidelines:

1. A development permit will be required for any subdivision, development, redevelopment or the construction of any building or structure within the Village DPA.
2. The policies contained in Part Two, Sections 11.1 to 11.5 and 11.6 apply to this area.
3. The development permit application must include a site plan showing, as a minimum, the following:
  - the location, design and visual character of all buildings and structures, including signage;
  - the location of roads, vehicular access and parking areas;
  - the location of pedestrian linkages to adjacent neighbourhoods;
  - the location of off-street parking and any related landscaping and screening.
  - the location of outside refuse containers and any related landscape buffer or fencing and plantings.
4. Development immediately adjacent to existing residential neighbourhoods should respect the character of the adjacent neighbourhood.
5. Development projects should retain as much of the natural vegetation on site as practical.
6. The architectural design and character of new development or redevelopment will complement the existing Village.
7. All development will integrate pedestrian/bicycling paths into the site plans, providing linkages with adjacent neighbourhoods.
8. All commercial development will provide a minimum of one rest bench and one bicycle rack.
9. Signage will generally be unobtrusive and designed in such a manner as to be complementary to the form and character of the “village” appearance.
10. Multi-family housing should be designed with ground-level entry and should be a mix of one- and two-storey heights.
11. Multi-family housing developments should be designed in such a way as to ensure ample open space and pedestrian paths.
12. The siting, shape and massing of buildings and structures should be compatible with and complementary to the unique natural features of each development site. Particular emphasis should be given to building design that minimizes

visual impact of building form and provides a sense of open space.

13. New public roads, private driveways and their access to existing public roads will be sited to avoid environmentally sensitive areas.
14. All development should incorporate Crime Prevention Through Environment Design (CPTED) principles to ensure that public safety and crime prevention are considered in the physical layout and architectural design.
15. Provision for public transit services, including bus stops and pull-outs, will be included with development plans where appropriate.

### **11.7 DPA VI - Lantzville Industrial Land Form and Character**

#### **11.7.1 Category**

Pursuant to Section 919.1(f) of the *Local Government Act*, the District designates the Lantzville Industrial Lands as a Development Permit Area to control the form and character of development within these areas.

#### **11.7.2 Justification**

While Lantzville Industrial Park is, in general, fully developed and occupied, it is recognized that the area could, in whole or in part, be redeveloped to suit new tenants. The area is highly visible by people walking, bicycling or driving along the Island Highway and is a reflection of the image many people have of Lantzville.

#### **11.7.3 Guidelines**

The following guidelines are intended to aid in the maintenance and enhancement of the area:

1. A development permit will be required for any development within the Lantzville Industrial Park DPA.
2. The policies contained in Part Two, Section 6.5 apply to this area.
3. In accordance with its agreement with the Ministry of Transportation, the District wishes to maintain a treed buffer along the Island Highway for its entire length within the municipality. The District therefore encourages the planting of trees, shrubs and hedges on the property frontages along Industrial Road.
4. The development permit application must include a site plan showing, as a minimum, the following:
  - the location, design and visual character of all buildings and structures, including outside storage areas or manufacturing areas and signage;
  - the location of all roads, vehicular access and parking areas;
  - the location of any pedestrian linkages;
  - the location of off-street parking and any related landscaping and screening;
  - the location of outside refuse containers and any related landscape buffer or fencing and plantings;
  - the location of retained vegetation and tree cover.
5. Outside storage and manufacturing areas should be located to the rear of the buildings and structures and should be suitably screened with landscaping.
6. Buildings and structures located on parcels adjacent to Industrial Road should be sited and shaped in such

a manner as to be visually unobtrusive.

7. Signage should be visually unobtrusive and grouped wherever possible. Particular emphasis should be given to signage that is aesthetically pleasing and has minimal or indirect lighting.

## **11.8 DPA VII - Forest Resource Lands**

### **11.8.1 Category**

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, this designation is intended to minimize the impact of development on fish habitat and fish supportive watercourses, surface water quality, the effect of seasonal flooding on the built environment, stability of steep slopes, and protection of habitat. It includes privately owned lands designated as Forest Resource in this Plan that are not managed under the regulations of the *Private Managed Forest Land Act*.

### **11.8.2 Justification**

Protection of the ecological values of forested areas is managed by the province when forested areas are designated as managed forests under the *Private Managed Forest Land Act*. This currently applies to the designated privately and publicly owned designated forest lands in Lantzville. Should any of these areas be removed from designation under the *Private Managed Forest Land Act*, or should the provincial lands be sold as a private tenure, no provincial management guidelines or regulations to protect the ecological values of these sites would apply directly to the ongoing management of these areas as working forests.

### **11.8.3 Guidelines**

The District adopts the following policies for these areas:

1. Development permits will not be required for lands subject to the regulations under the *Private Managed Forest Land Act*, or the *BC Forest Practices Code*.
2. Development Permits will be required in these areas for construction, subdivision, land clearing, tree removal, road construction, land grubbing, soil removal, soil deposit.
3. The development permit application must include, as a minimum, a management plan prepared by a qualified professional for tree harvesting or processing, or any related site development including road construction, prepared by a qualified professional that would include the following:
  - Protection of water quality, maintenance of natural hydrologic flow rates and locations, and fish habitat by establishing and maintaining Riparian Management Zones (RMZ's), building and maintaining secure and stable roads with appropriate drainage structures, protecting natural surface drainage patterns and complying with all applicable legislation.
  - Protection of wildlife and wildlife habitat by addressing provisions of all applicable legislation, locating critical wildlife areas and as needed, enter into a habitat protection agreement.
  - Protection of the long term forestry use by ensuring timely re-establishment of forest cover

following harvesting or if natural events cause removal of trees.

- The location of internal roads, road fill extraction areas, public road connections, and method and timing of harvest.
- Conservation of soil, especially in sensitive terrain by identifying areas of unstable slopes and soils or areas that are prone to erosion, and manage all harvesting and road building accordingly.

### **11.9 Comprehensive Development Plan Areas**

The District has designated two areas, the Foothills Estates lands, and the Ware Road properties as Comprehensive Development Plan Areas. Guidelines and policies for the planning and development of these areas are included in Part 2, Section 8 of this Plan. The approval process for Comprehensive Development Plans is shown in Figure 2, page 64.

### **11.10 Zoning**

Zoning is one of the regulatory tools that can be utilized to implement the vision, goals and policies contained in an Official Community Plan. Under Section 903 of the *Local Government Act*, zoning legally establishes the density of development that will be permitted on any parcel of land, as well as specifying the activities and uses that can take place. It also contains specific regulations that will control the size, siting and other details of development control that are required. Like an OCP, zoning is adopted by bylaw.

### **11.11 Subdivision**

A subdivision bylaw regulates how land may be subdivided in conformity with the policies of the Official Community Plan. A subdivision bylaw approved under Section 938 of the *Local Government Act*, primarily regulates the minimum standards for development, as well as the detailed and specific requirements for those services that may be necessary in order for subdivision approval.

The District may undertake a review of “District of Lantzville Subdivision and Development Bylaw No. 55. 2005” to ensure that they reflect the most appropriate standards for Lantzville and the policies of this plan.

### **11.12 Development Approval Information**

District will adopt relevant requirements and procedures to require development approval information under Section 920.01 of the *Local Government Act*, for Comprehensive Development Plan areas and for Development permit Areas as identified in this Plan.

### **11.13 Development Cost Charges**

Development Cost Charges (DCC's) are charges levied on new development projects pursuant to Section 933 of the *Local Government Act*. DCC's may be imposed by bylaw for the purpose of providing funds to assist the local government to pay the capital costs of services such as sewerage, water, drainage, roads or other infrastructure improvements required to support the development. The District may undertake a study to determine the practicality and extent of DCC's that might be applied to new development areas.

**11.14 Development Standards**

The District has the authority to adopt engineering and development standards as it deems appropriate for the community.

For many stand-alone areas, the District will use alternative development standards or green infrastructure. In these instances, the District may utilize standards that have been developed for small or rural communities.

**11.15 Administration of the Plan**

The District intends to ensure that this Plan, which represents the vision, goals and policies of the residents of Lantzville, is implemented. Actions arising from the OCP include, among other tasks and activities, the following:

- Work with neighbouring jurisdictions including Nanoose First Nation, the City of Nanaimo, and the Regional District of Nanaimo to maintain good communication with its neighbours and ensuring compatibility of adjacent land uses;
- Review and revision of applicable zoning bylaws;
- Review and revision, if considered appropriate, of subdivision bylaws;
- Consideration and adoption, where appropriate, of additional bylaws;
- Review, revision and adoption of the *Foothills to Foreshore: A Parks & Open Space Implementation Plan*.
- The development officer will use this Official Community Plan and its policies in review and approval of any relevant application related to development, subdivision or rezoning.

**Figure 2: Comprehensive Development Plan Review Steps**

<b>Approval Steps</b>	<b>Approving Body</b>	<b>Public Involvement</b>
1. Consultation on new Official Community Plan (OCP)	Council, Steering Committee	Public consultation
2. Approve Comprehensive Development Plan (CDP) policies in OCP	Lantzville Council	Public hearing required
3. Approve changes to Regional Growth Strategy	Each municipality in the Region, Regional Board	Public consultation
4. Approve CDP zone in Lantzville Zoning Bylaw	Lantzville Council	Public hearing required
5. Applicant prepares comprehensive development plan		Public consultation
6. Approve each development phase zoning amendment based on CDP	Lantzville Council	Public hearing required
7. Preliminary subdivision review 1	Lantzville approving officer	
8. Final subdivision approval	Lantzville approving officer	
9. Development Permit Area approvals	Lantzville Council	
10. Approval of building permits	Building Official	

## **11(A): Climate Change and Reducing Greenhouse Gas Emissions**<sup>1</sup>

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas emission reduction targets—and policies and actions to achieve those targets—in their Official Community Plans.

The following targets and objectives are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for the District of Lantzville. Future amendments will add policies and actions.

### **11(A)1 Objectives**

The Plan intends to address climate change and reducing greenhouse gas emissions in the following ways:

- To establish climate change as a factor in land use decision-making.
- To support efforts and policies to help our community adapt to climate change impacts.
- To work with others to support actions to limit emissions.
- To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels.

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<sup>1</sup> Bylaw No. 50.3, 2010

### **11(A)2 Policies**

Specific Policies and Actions with respect to climate change mitigation and the reduction of greenhouse gas emissions will be considered as part of a future review of this Official Community Plan and incorporated into this Bylaw when it is amended.