District of Lantzville

Official Community Plan Update & Water Master Plan

COMMUNITY-WIDE SURVEY

Summary Report

May 2017

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1.0 OVERVIEW

Purpose

The District of Lantzville (the District) is reviewing and updating its Official Community Plan (OCP). At the same time, the District is completing a Water Master Plan that will outline actions for the future water system. To understand the community's preferences on potential directions being considered for these plans, a Community-wide Survey was distributed to all Lantzville households. This report summarizes the feedback received from the Community-wide Survey, which will help inform the development of the Draft OCP and Draft Water Master Plan.

Method

The survey was delivered via Canada Post to all households in Lantzville the week of March 15, 2017. Property addresses were identified based on the District's property tax notification list. In a limited number of cases, property owner addresses differed from the property address in Lantzville, indicating a property may be rented. In these cases, surveys were sent both to the property address in Lantzville and to the owner's primary address.

Completed surveys could be mailed back in the enclosed, postage-paid envelope or by delivery to the District offices, by Friday, April 7, 2017. The results were tabulated by a third-party market research and public opinion polling firm, Discovery Research, based in British Columbia. The survey report from Discovery Research is provided in **Appendix A** and a record of verbatim responses received from the survey is attached in **Appendix B.**

Notification

Public outreach activities to encourage Lantzville residents to participate in the Community-wide Survey included information on the project webpage, social media notifications, an announcement in the District's community newsletter, and emails to the project email list for those who signed up for project updates.

Lantzville residents were encouraged to view an online video series which discusses the concept of a semi-rural community and explores possible ways to achieve this vision. The video series was linked from the Lantzville project webpage (www.lantzville.ca/OCP-WMP).

Survey participants had the option to be entered into a draw for a chance to win one of two $100 gift certificates to local dining establishments if they completed the survey and included a completed contest entry form in the return envelope with their response. Surveys and completed entry forms were separated by Discovery Research to maintain survey participant anonymity.

Results

- **Number of Surveys Distributed** = 1,482
- **Number of Completed Surveys Returned** = 543
- **Response Rate** = 37.3%
- **Reliability** = Results are accurate within +/- 3.97%, 19 times out of 20[1]

[1] The 543 completed returns represents a response rate of 37.3% and is more than required to render an industry standard level of confidence in the results. The industry standard would be a situation where there is 95% confidence that the results are within 5% of Lantzville population's opinion. In other words, if the survey were repeated twenty more times, the results would be within 5% of the first results in all but one of those twenty surveys. With a sample size of 543, the industry standard level is exceeded providing 95% confidence that the results we have are within 3.97% of Lantzville population's opinion. Note that base numbers for individual questions differ as not all participants answered each question on the survey.

2.0 SURVEY RESULTS SUMMARY

2.1 Section 1: Your Neighbourhood

To understand where participants owned or rented property in Lantzville, they were asked to note which area of Lantzville they reside in based on a neighbourhood map (see

Figure *1*, below) and to confirm if they own or rent the property.

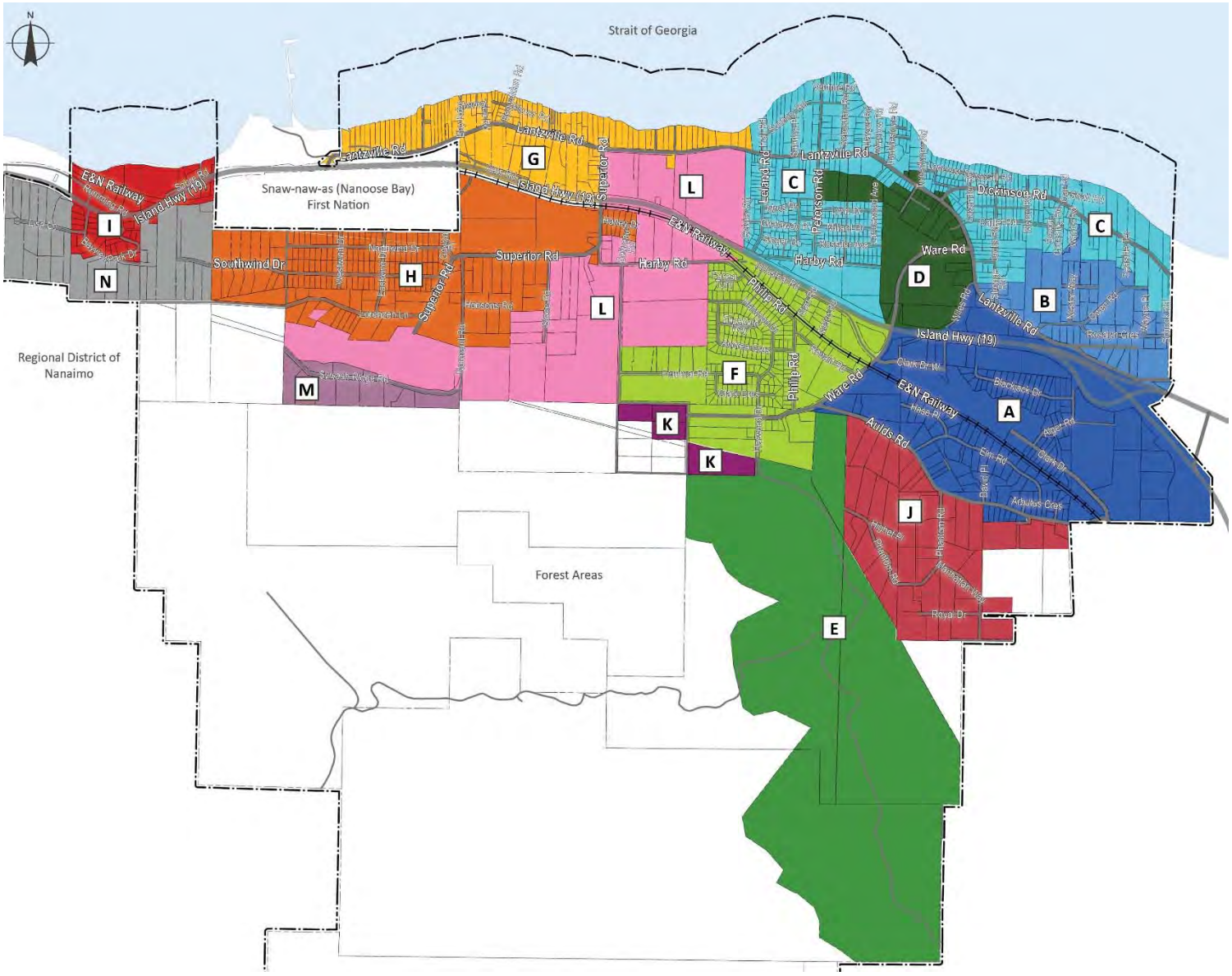
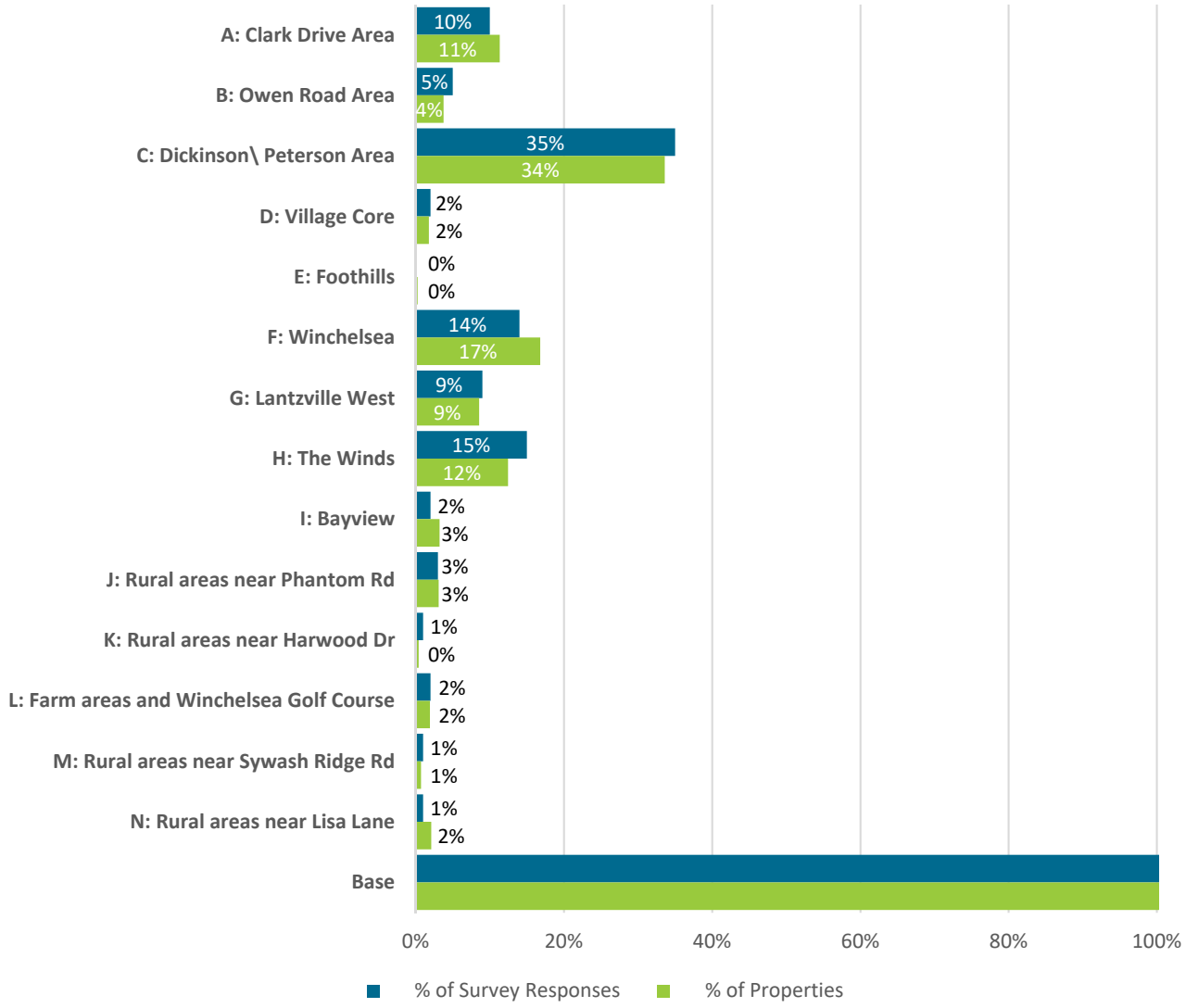


Figure 1: Areas of Lantzville

Q1: Area of Residence

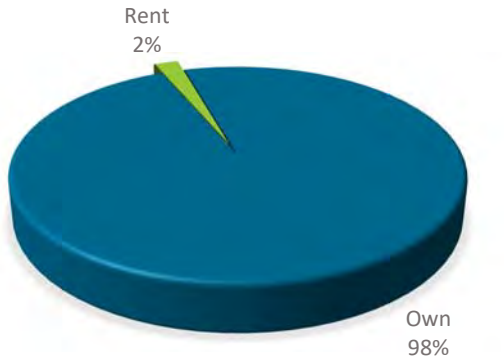
In the chart below, the blue bars indicate the percentage of survey participants who identified as residing in each Lantzville neighbourhood. The green bars indicate the percentage of properties contained within each of the neighbourhoods to allow comparison of the survey participation rates and the distribution of properties in Lantzville.

- As seen in the chart below, the percent of survey responses from each neighbourhood is within 3% of the property distribution within Lantzville. Area F: Winchelsea showed a slightly lower percent of survey participant responses (14% of survey responses / 17% of properties), while Area H: The Winds showed a slightly higher percent of responses (15% of survey responses / 12% of properties).
- The greatest number of participants stated they reside in Area C: Dickinson / Peterson Area (35%), which aligns with the percent of Lantzville properties in that neighbourhood.
- All currently developed areas of Lantzville were represented in the survey. The only neighbourhood not represented was Area E: Foothills, as the area is currently unpopulated.



Q2: Property Ownership

- Almost all the participants (98%) who completed a survey identified that they own property in Lantzville property and only 2% of participants identified as renting their property.
- According to the 2006 Census Profile for Lantzville, 89% of private dwellings were occupied by owners and 11% by renters[2], indicating that a proportionately high number of owners responded to the survey.



[2] This information may be updated when new data from the 2016 Census is released.

2.2 Section 2: Land Use Directions – Village Area

To understand public opinion on preliminary land use directions for the Village Area to encourage development and strengthen its character, survey participants were asked to review descriptions and a map for each Village Area – 1 through 4 (see Figure 2, below) and answer five questions.

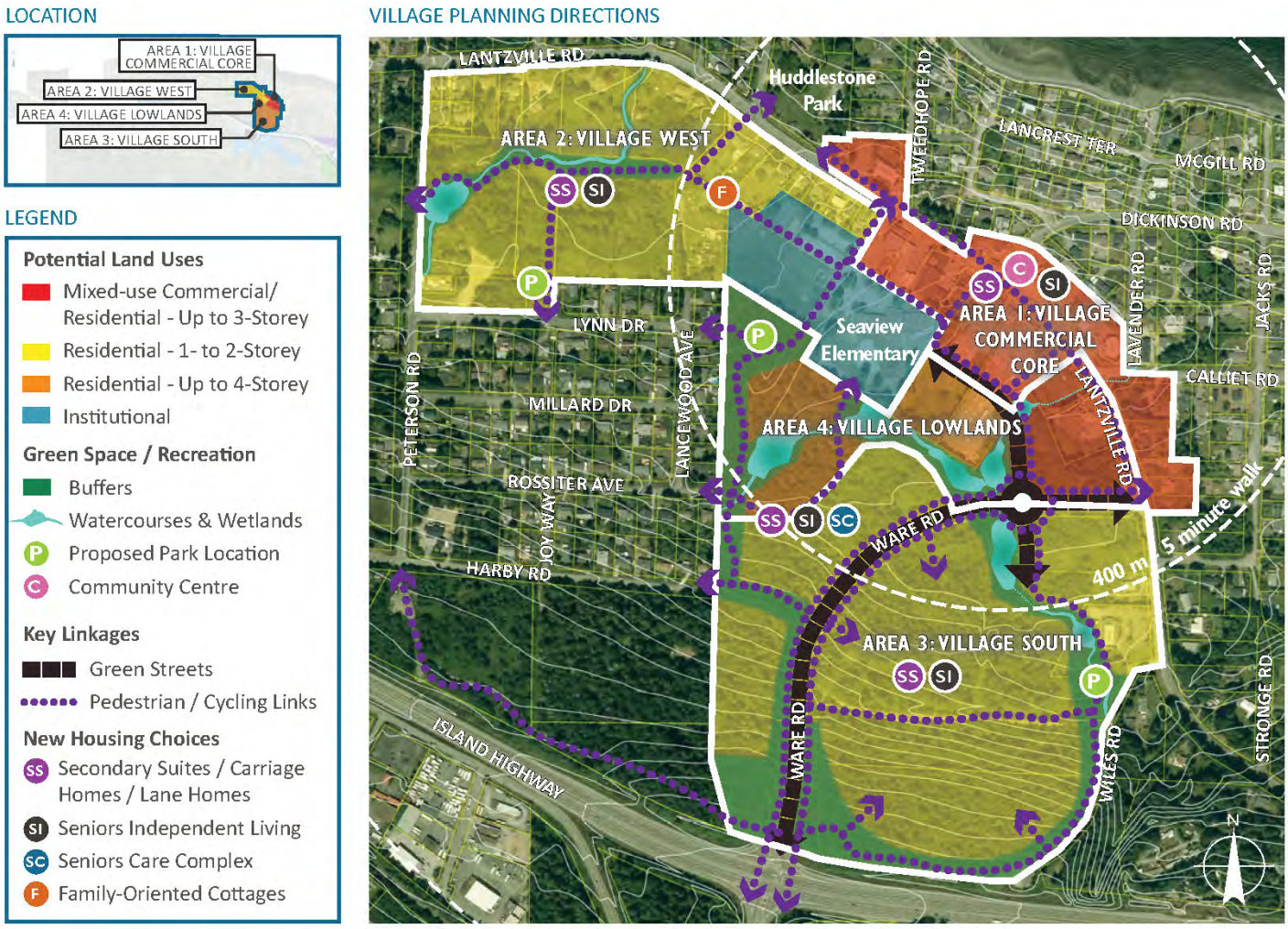


Figure 2: Village Area Preliminary Land Use Directions

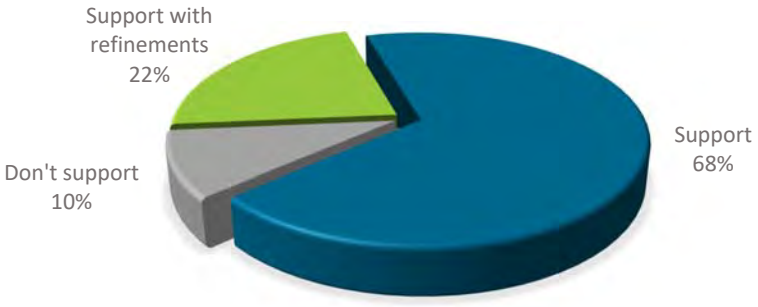
Q3: General Directions for All Village Areas (1 through 4)

Preliminary Planning Directions:

- Provide treed buffers between existing residential neighbourhoods and all new development
- Maintain existing watercourses, improve wetlands, and develop open-channel drainage during development
- Establish a trails network that provides safe walking and cycling routes from all new development and adjacent neighbourhoods to Seaview Elementary and the Village Core
- Encourage housing variety that supports aging in place e.g., single-storey patio homes, duplexes, 3- to 4-storey condos, small homes on small lots

Feedback:

- Out of 515 respondents, 68% support the General Directions for All Village Areas.
- A total of 22% support with refinements and 10% do not support the general directions.



Summary of Common Themes from Suggested Refinements / Comments:

112 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Building Height:** Suggestions to limit height to 2-storey and/or 3-storey max.
- **Building Form:** Some comments indicating non-support / limited support for specific building types including condos, small homes on small lots, stratas, townhomes, patio homes.
- **Density:** Concerns about densification and housing changing the character of Lantzville. Emphasis on maintaining the semi-rural / village character.
- **Roads:** Desire for enclosed stormwater (i.e., no open ditches), concerns about increasing traffic on local roads, concerns about streets being too narrow.
- **Natural Areas Protection:** Mixed feedback – some comments encouraging greater protection of greenspace, watercourses, and treed areas. Also, some comments about whether treed buffers are necessary and concerns about potential for tree blow-down and blocking views. Suggestion to consider consolidated parkland dedication, rather than treed buffers.
- **Servicing:** Ensure future servicing of other residential areas is not delayed by new development.
- **Transportation:** Several comments encouraging provisions for walking and cycling.

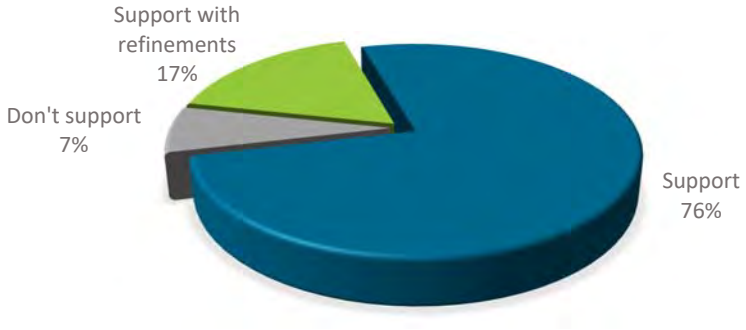
Q4: Area 1: Village Commercial Core

Preliminary Planning Directions:

- Continue to encourage mixed-use residential or office over commercial, and add the option for tourist accommodation over commercial
- Consider allowing up to 3-storey building height along the south side of Lantzville Rd (between Ware Rd and Tweedhope Rd), provided the top storey meets design guidelines
- Implement shared parking policy to support a range of commercial uses
- Encourage on-street revitalization including improved provisions for pedestrians, streetscape, and angle and/or parallel parking
- Plan for upgrades to or replacement of Costin Hall's function, with consideration for an expanded community centre in the Village Core

Feedback:

- Out of 525 respondents, 76% support the directions for Area 1: Village Commercial Core.
- A total of 17% support with refinements and 7% do not support the directions.



Summary of Common Themes from Suggested Refinements / Comments:

97 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Building Height:** Several suggestions to limit height to 2-storey max. or to only allow 3-storey max. in some locations (i.e., not the entire length of Lantzville Rd from Ware Rd to Tweedhope Rd).
- **Parking:** Several comments indicating desire for adequate off-street parking. Concerns about on-street parking on Lantzville Rd.
- **Tourist Accommodation:** Concerns about addition of tourist accommodation; preference to define what types of accommodation are acceptable (e.g., B&Bs may be supported, hotel may not).
- **Traffic:** Concerns about increased traffic and noise. Desire for upgraded roads and improved circulation.
- **Development:** Suggestions such as incentives, tax reductions, and attraction of local destination business (not big-box) to help encourage renewal.
- **Sidewalks:** Support for incorporation of sidewalks in Village Core.

- **Community Centre:** Mixed feedback – concerns about cost to replace Costin Hall; suggestion to build a Community Centre that would replace the function of Costin Hall; suggestion to upgrade Costin Hall (not replace).
- **Character:** Desire to ensure small-town, quaint feel.

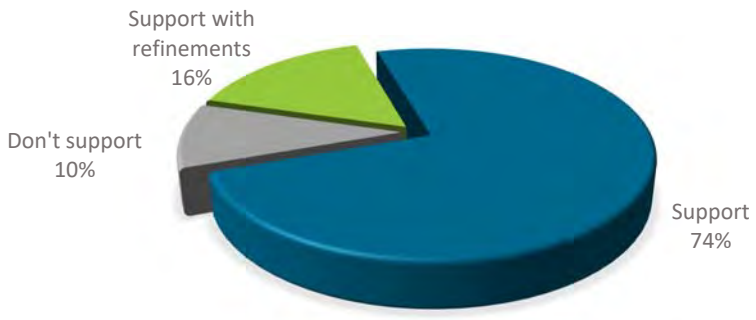
Q5: Area 2: Village West

Preliminary Planning Directions:

- Encourage varied single-family residential infill along Lantzville Rd (Tweedhope Rd to Peterson Rd) with the objective of maintaining a semi-rural character
- Provide a mix of 1- to 2-storey single and multi-family housing on lots from 0.14 to 0.50 acres to accommodate a range of ages and incomes
- Consider integration of family-oriented cottages or other affordable styles of home near Seaview Elementary
- Maintain 10% to 12% of the area as protected green space
- Gross density = 7.0 to 9.0 uph (2.8 to 3.6 upa), 96 to 123 new units

Feedback:

- Out of 527 respondents, 74% support the directions for Area 2: Village West.
- A total of 16% support with refinements and 10% do not support the directions.



Summary of Common Themes from Suggested Refinements / Comments:

92 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Lot Size:** Concerns that 0.14 acres is too small to maintain semi-rural character; suggestions for 0.25-acre min. lot size or higher.
- **Density:** Mixed feedback – several suggestions to lower the proposed density / concerns about the number of suggested units; concerns that increased density will contribute to traffic issue. Also, a few suggestions to increase the proposed density.
- **Housing Type:** Mixed feedback – some opposition for multi-family housing; some suggestions to allow additional higher density building forms (e.g. townhouse, condos).
- **Greenspace:** Concerns that 12% greenspace is too low; suggestions for 20% greenspace or more.

- **Affordable Housing / Rentals:** Mixed feedback – concerns about the type of affordable housing and the renters it may attract near Seaview School; some preference to encourage owner-occupied housing rather than rentals. Also, some comments encouraging more affordable opportunities, including rental, in Lantzville.
- **Services:** Several comments about ensuring adequate sewer and water before any new development.

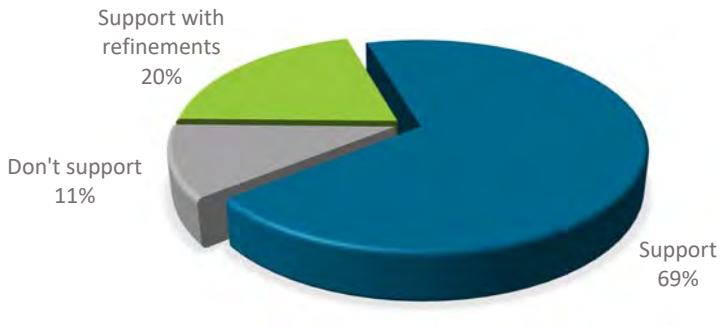
Q6: Support for Directions for Area 3: Village South

Preliminary Planning Directions:

- Maintain existing trees and add entry signage for the Village at the corner of Hwy 19 and Ware Rd
- Develop a green Ware Rd streetscape that includes defined cycling and pedestrian routes and street trees/medians
- Establish emergency, walking, and cycling connections between new development and Wiles, Harby, and Rossiter Rd neighbourhoods and consider local only road connections with traffic calming features. Do not support direct links that would encourage use by non-local traffic
- Provide a mix of 1- to 2-storey housing on lots from 0.14 to 0.50 acres including single-family, patio home, townhome, fourplex, small-scale assisted and independent seniors living, and lane housing
- Maintain 19% to 22% of the area as protected green space
- Gross density = 11.0 to 14.0 uph (4.5 to 5.7 upa), 223 to 267 new units

Feedback:

- Out of 523 respondents, 69% support the directions for Area 3: Village South.
- A total of 20% support with refinements and 11% do not support the directions.



Summary of Common Themes from Suggested Refinements / Comments:

116 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Lot Size:** Concerns that 0.14 acres is too small to maintain semi-rural character; suggestions for 0.25-acre min., or 0.33-acre min., or higher.
- **Density:** Mixed feedback – concerns density is too high and suggestions to cut density (up to 50%) to ensure Lantzville is not too city-like. Also, some suggestions for higher-density.

- **Housing Type:** Some opposition to multi-family housing and lane housing.
- **Traffic:** Mixed feedback – concerns about through-road connections to existing local roads affecting existing residential areas. Also, some support for adding connections to better disperse traffic throughout the community.
- **Seniors Housing:** Concerns about providing too much senior-oriented development that impacts balance in the community (i.e., provide housing for a range of ages and family types). Suggestion to focus seniors housing to Area 4 to be closer to Village Core.
- **Trails:** Concerns about safety on trail routes.
- **Greenspace:** Concerns that 19% greenspace is too low; suggestion for 30% greenspace or more.
- **Entry:** Desire for the community entrance to be picturesque (e.g., references to Qualicum Beach).

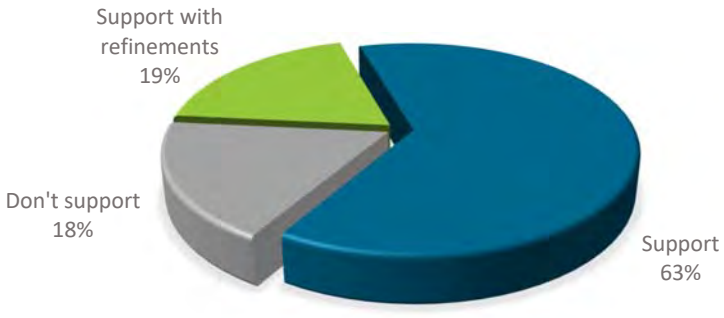
Q7: Area 4: Village Lowlands

Preliminary Planning Directions:

- In lowland areas without view impacts, allow housing up to 4-storeys, subject to under-building parking, treed buffers, significant green space protection, public trails, stormwater features, and adherence to specific design guidelines
- Maintain 45% to 50% of the area as protected green space
- Gross Density: 27.0 to 32.0 uph (10.9 to 13.0 upa), 186 to 221 new units

Feedback:

- Out of 525 respondents, 63% support the directions for Area 4.
- A total of 19% support with refinements and 18% do not support the directions.



Summary of Common Themes from Suggested Refinements / Comments:

114 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Building Height:** Several suggestions to limit height to 3-storey max.; some preference for 2-storey max. Several comments that height should not impact existing views.
- **Housing Type:** Some opposition for condos and townhouses.

- **Density:** Concerns that the density of the area is too high.
- **Traffic**: Concerns about additional traffic on roads (noise, safety) and ability of the road network to support increased traffic.
- **Character:** Desire to ensure new development is attractive and follows very strict design guidelines.
- **Physical Constraints:** Suggestion there may be geotechnical or drainage constraints. Suggestion that fire department may not be able to service four-storey buildings.
- **Seniors Housing:** Support for seniors-oriented housing in this area.
- **Greenspace:** Mixed feedback – some comments indicating preference to maintain entire area as green space. Also some comments suggesting greenspace dedication may be too high.
- **Trails:** Suggestions to ensure that trails are not for powered vehicles; walking/cycling only.
- **Wetlands:** Desire to ensure protection of existing wetlands.

2.3 Section 3: Land Use Directions – Upper Lantzville Infill

To understand public opinion on land use directions for future development in Upper Lantzville, survey participants were asked to review descriptions and a map for Upper Lantzville (Figure 3, below) and answer three questions.

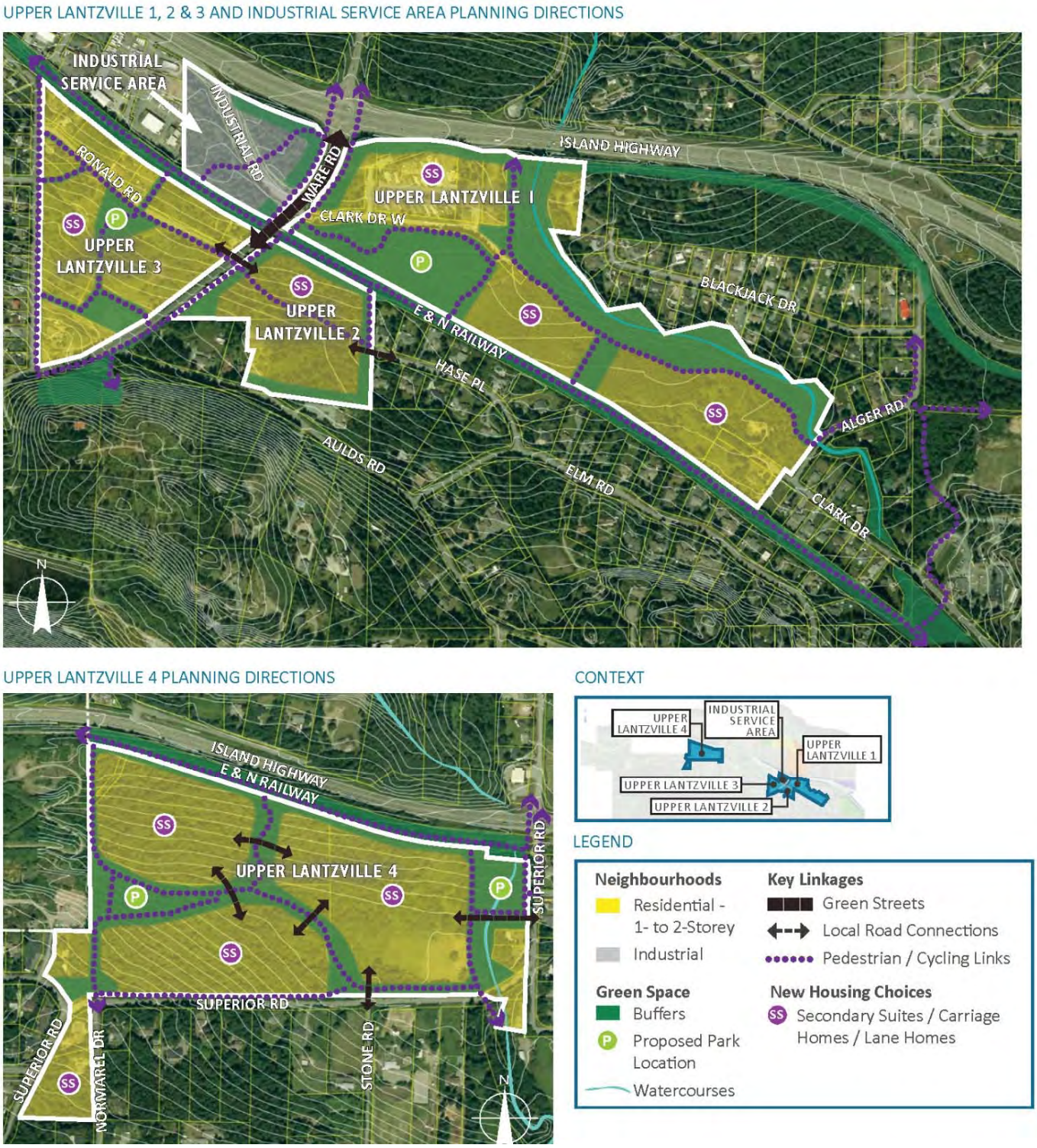


Figure 3: Upper Lantzville Preliminary Land Use Directions

Q8: General Directions for Upper Lantzville Residential Development Areas (Areas 1 through 4)

Preliminary Planning Directions:

- Provide treed buffers between existing residential neighbourhoods and all new development
- Establish a trails network linking all new development, adjacent neighbourhoods, and the E&N Trail
- Provide land and funding for a central neighbourhood park in Upper Lantzville that includes a playing field
- Provide all water and sewer utilities necessary to support new development with supply and utility sizing suitable for extension into all existing unserviced neighbourhoods in Upper Lantzville
- Provide a mix of residential land uses limited to 2-storeys in height and predominantly single-family homes on a range of lots sizes from 0.14 to 0.5 acres
- Allow potential for small, mixed infill areas of multi-family, small lot single family, prefabricated home, or cabin, subject to design guidelines and approved building schemes
- All new development will be subject to comprehensive planning and staged approvals, including public review meetings and public hearing
- Maintain 30% to 35% of the areas as protected green space
- Gross Density: 7.5 to 9.0 uph (3.0 to 3.6 upa), 490 to 590 new units spread through all four Upper Lantzville Areas shown

Feedback:

- Out of 526 respondents, 60% support the directions for Upper Lantzville Residential Development Areas.
- A total of 24% support with refinements and 16% do not support the directions.

Summary of Common Themes from Suggested Refinements / Comments:

141 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Density:** Concerns that 0.14 lot size is too small; suggestions for 0.25 min. lot size; some comments indicating preference to maintain current development density.
- **Building Form:** Some opposition for certain building forms including cottage cluster, cabins, small lot, and prefabricated homes. Concerns about prefabricated homes and the variations available – many would impact community character. Some suggestions for single-family homes only and concerns that new, lower-cost

development forms could lower the prices of existing homes. Alternately, some suggestions / support for more variety of building forms including patio homes, seniors-oriented houses.

- **Greenspace:** Mixed feedback – suggestions to add basketball court, enough park space for baseball and soccer. Alternately, concerns that Upper Lantzville may not have enough population to warrant a playing field / concerns about maintenance costs. Concerns about impacts to Knarsten Creek and desire to increase / maximize natural area protection. Suggestion to expand Copley Park.
- **Buffer:** Desire to see strong treed buffer along Hwy 19 maintained / enhanced.
- **Sequencing:** Suggestion to focus development first on the Village Core. Concerns new development in Upper Lantzville will draw development away from the Village Core. Desire to ensure water and sewer are extended to existing residents before being provided to new development.
- **Servicing:** Several comments about ensuring developers pay for all services and roads to support new development. Suggestions that there may be support, provided water extension occurs to unserviced neighbourhoods.
- **Connections:** Several suggestions for an overhead walkway across Island Hwy to connect Upper and Lower Lantzville.
- **Traffic:** Concerns about traffic congestion and access to/from Island Hwy.

Q9: Industrial Service Area

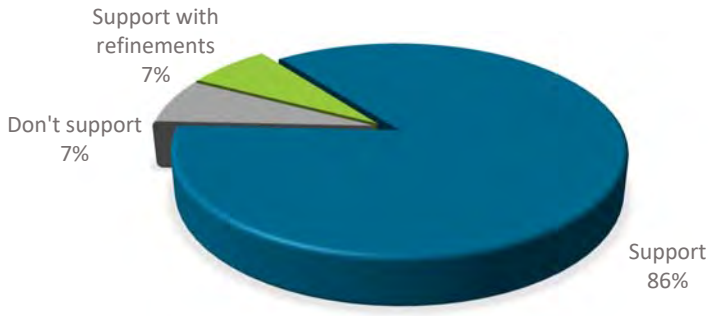
Preliminary Planning Directions:

During the process, Lantzville residents recognized that Industrial Areas in Lantzville are important for employment and tax base. Existing industrial areas will be maintained and the OCP Update is considering the option of an expanded Industrial Service Area at the southwest corner of Ware Rd and Island Hwy to support the existing industrial area.

- Maintain the existing treed buffer at the intersection of Island Hwy and Ware Rd as a green entrance to Upper Lantzville
- Encourage alternate uses for the industrial lands behind the buffer, including a combination of:
  - a park and ride
  - a trailhead
  - limited industrial or service commercial (e.g., coffee shop) to complement existing industrial uses

Feedback:

- Out of 526 respondents, 86% support the directions for Industrial Service Areas.
- A total of 7% support with refinements and 7% do not support the directions.



Summary of Common Themes from Suggested Refinements / Comments:

44 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Buffers:** Suggestions to ensure a strong buffer between industrial and residential uses; concerns the buffer is deteriorating. Several comments about maintaining a green buffer at Ware Rd and to consider the expansion of buffers in front of existing industrial. Suggestions to make the buffer wider than indicated.
- **Business Types:** Desire to limit industrial uses to those that do not have noise or smell impacts (i.e., no heavy industrial).
- **Service Commercial:** Mixed feedback – some concerns about introducing service commercial to this area; some support for limited commercial.
- **Overpass:** Suggestions to consider a pedestrian overpass in this location.
- **Appearance:** Desire to enhance appearance of the industrial area.
- **Expansion:** Several comments about expansion of the industrial areas, provided there are not residential impacts.
- **Park & Ride:** Some concerns about increased traffic and safety of a park and ride facility at this location.

Q10: Other Recommendations for Upper Lantzville

Participants were asked to describe any other recommendations for Upper Lantzville. **210** comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Other Land Uses:** Suggestion for a small commercial area for grocery. General support to encouraging industrial and business activity.
- **Servicing:** Need to address safe drinking water; several concerns about Foothills development impacting existing wells; suggestion to use lake area in Foothills as a reservoir. Several comments reiterating the need to

ensure existing taxpayers do not subsidize development servicing costs. Comments for extending sewer to existing residential areas.

- **Island Hwy Access:** Suggestion for an additional highway access point to reduce traffic on Superior Rd or improvements at Superior Rd / Island Hwy (e.g., extended turning lane).
- **Pedestrian / Cyclist Connections:** Several comments about the improved connection between Upper and Lower Lantzville, including suggestions for an overpass and easy access to the Village. Support for expanded, improved trails network. Consideration for safety and Crime Prevention through Environmental Design (CPTED). Suggestion to extend E&N Trail between Ware Rd and Superior Rd.
- **Greenspace:** Suggestions to include a children's playground as part of future greenspace with consideration to Winds access. Comments encouraging preservation of forest areas and maintaining existing trails in treed areas. Suggestions about ensuring greenspaces are functional (i.e., no tiny parks).
- **Treed Buffer:** Need to ensure treed buffer remains between Industrial Service area and Philips Rd. Need strong treed buffer to Hwy 19; suggestions to consider a wider buffer than shown.
- **Land Use:** Concerns about small lots directly adjacent to Estate Residential or Agricultural Land Reserve (ALR) with not enough transition between. Some comments about only allowing development that is similar to existing styles of development. Comments encouraging preservation of agricultural lands and activities and concerns about loss of / impacts to farmland. Alternately, some feedback supporting smaller lots to encourage more families to reside in Upper Lantzville.
- **Recreation:** Suggestion for a Community Centre in Upper Lantzville and other amenities to serve an increasing population.
- **Character:** Reminder to protect Lantzville character and ensure Upper Lantzville does not become like North Nanaimo.
- **Streets:** Mixed feedback – some desire for curb and gutter; some desire to maintain rural street standard (i.e., ditches). Desire for improved roads / repaving. Concerns about roads being able to handle increased traffic.
- **Development:** Concerns that development will not respect the character or desires of existing community.
- **Entry:** Suggestions about Ware Rd being a welcoming community entry to both Upper and Lower Lantzville.

2.4 Section 4: Land Use Directions – East Lantzville, Farm Areas, Natural Areas, Waterfront

To understand public opinion on land use directions for future development in East Lantzville and for key elements, including farm areas, natural areas, and waterfront areas, survey participants were asked to review descriptions for potential directions (Figure 4, below) and answer five questions.

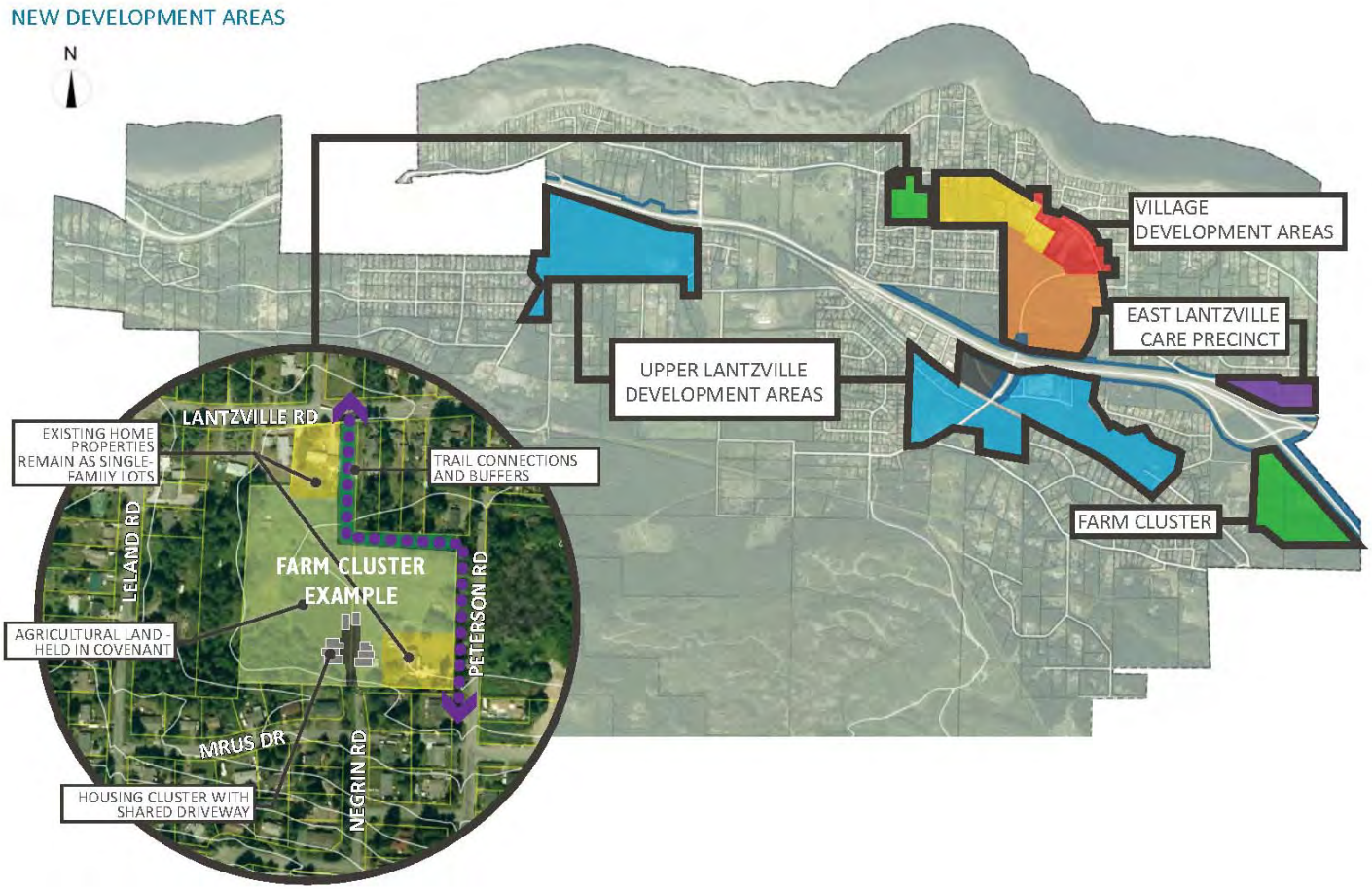


Figure 4: East Lantzville & Farm Areas Preliminary Land Use Directions

Q11: Concept of Farm Clusters

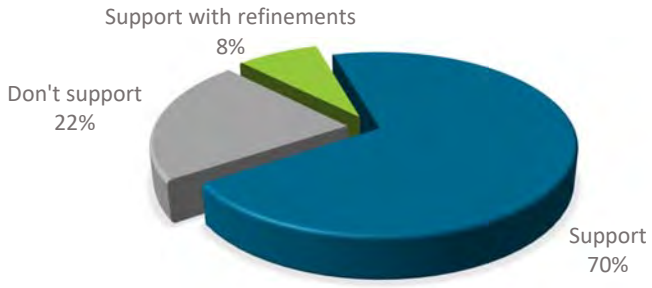
Preliminary Planning Directions:

Public input identified preservation of agricultural and rural character as a key goal. While the Agriculture Land Reserve (ALR) protects some agricultural lands, there are existing lands that are currently used for agriculture (e.g., pasture) that are outside the ALR. The Farm Cluster concept is provided to encourage preservation of these areas.

- As an option to standard subdivision (0.5 acre lots), allow an equivalent or slightly higher number of units to be provided in a cluster at one or two locations on a consolidated property, with the majority of the property held in perpetuity as agricultural land with a no-subdivide covenant
- Consider expediting approvals for Farm Clusters by providing a consolidated rezoning and Development Permit Process

Feedback:

- Out of 522 respondents, 70% support the concept of Farm Clusters.
- A total of 8% support with refinements and 22% do not support the concept.



Summary of Common Themes from Suggested Refinements / Comments:

59 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Farming Impacts:** Desires to ensure farm land is preserved and agricultural viability is maintained.
- **Farmland Protection:** Mixed feedback – some desire to allow farms throughout the community; some feedback suggesting Lantzville is no longer a farming community and protection is not supported. Concerns that further subdivision of farmland may be permitted on Farm Cluster lands at a later time if there are complaints about farm activity, noise, smells.
- **Housing:** Requests for clarification on how many units would be permitted. Some concerns about cluster housing. Suggestions to limit the number of subsidiary buildings on a property (e.g., greenhouses, sheds, etc.). Desire for community input on development style.

Q12: Support for Concept of East Lantzville Care Precinct

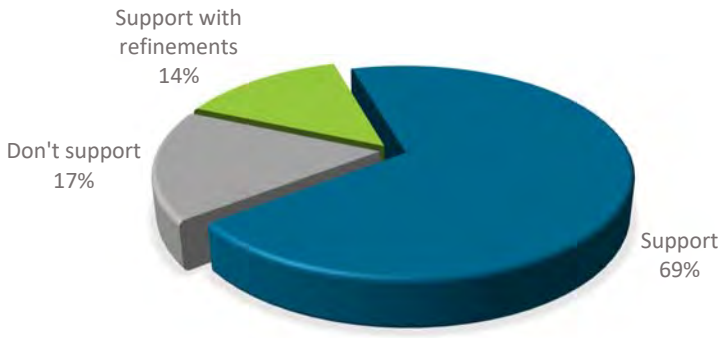
Preliminary Planning Directions:

Previously, the concept of developing a seniors care facility in the vicinity of Schook Rd and Lantzville Rd has been introduced. Feedback on this concept has been mixed, with both support and opposition. The option of an East Lantzville Care Precinct is being considered to gauge public opinion about the concept of a seniors care focus in this area.

- Provide treed buffers between existing residential neighbourhoods and all new development
- Provide a neighbourhood park for eastern Lantzville with facilities for children and seniors
- Establish trail connections to Lantzville Village and Nanaimo's trail network
- Provide all water and sewer utilities necessary to support new development with supply and utility sizing suitable for extension into all existing unserviced neighbourhoods in East Lantzville
- Provide a mix of residential and compatible service uses with building heights ranging from 1- to 3-storeys including seniors independent and supported living, child care, medical centre, small animal veterinarian, places of worship, and related service-oriented and care facilities. Do not include retail, restaurant, or other commercial areas that would compete with the Village Core
- Development would be subject to comprehensive planning and staged approval

Feedback:

- Out of 522 respondents, 69% support the concept of an East Lantzville Care Precinct.
- A total of 14% support with refinements and 17% do not support the concept.



Summary of Common Themes from Suggested Refinements / Comments:

86 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Servicing:** Several comments about ensuring that development bears all development servicing costs.
- **Land Use Types:** Mixed feedback – concerns about places of worship as potential loss of tax revenue. Suggestion to consider some small-scale commercial (e.g., coffee shop, drugstore, corner store) as a complement to the Village Core and to provide services to new development. Some opposition for subsidiary uses or seniors' care at this location – suggestions these are better focused in the Village Core.
- **Building Height:** Some suggestions to limit building height to 2-storeys.

- **Location:** Some suggestions to focus the care facility closer to Village Core to support walking to services.
- **Design:** Suggestions to encourage attractive design. Concerns about impacts of large, sprawling buildings.
- **Greenspace:** Some input that Pioneer Park is close, so may not need to duplicate park services in this area.

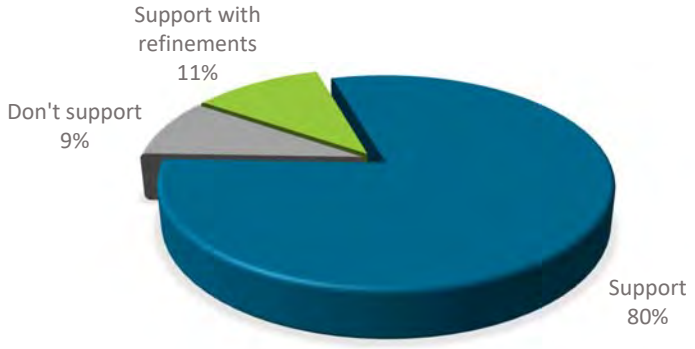
Q13: Policy Directions Identified for Natural Areas and Character Protection

Preliminary Planning Directions:

- Implement Tree Management requirements to prevent tree clearing prior to development and to allow clearing only to the extent necessary for the approved current phase of development
- Develop Stormwater Green Infrastructure standards including deep absorbent soils, pervious paving, and infiltration facilities to protect water quality and recharge the aquifer
- Develop Water Conservation standards including limits on outdoor water use and incentives for water reuse
- Incorporate Climate and GHG Mitigation strategies (e.g., walking/cycling/ transit provisions, allowance for autonomous, co-op, or electric vehicles, building requirements for reduced energy use, solar communities, etc.)
- Maintain a buffer of either existing or planted trees between all residential areas and the Island Highway to protect rural character and views to/from the highway

Feedback:

- Out of 523 respondents, 80% support the policy directions for Natural Areas and Character Protection.
- A total of 11% support with refinements and 9% do not support the policy directions.



Summary of Common Themes from Suggested Refinements / Comments:

62 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Tree Management:** Some concerns that updated policy will limit individual consideration of unique circumstances. Concerns that existing residents will not be able to control trees on private lands.
- **Cost:** Some concern about cost implications. Concerns that too much regulation will discourage future development.
- **Water Use:** Some feedback that current water restrictions are sufficient.

Q14: Policy Directions Identified for Waterfront Areas

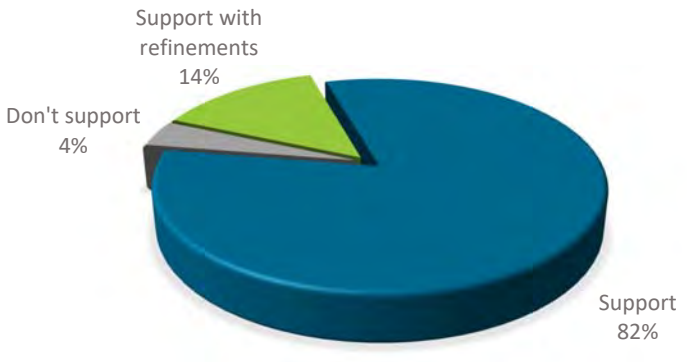
Preliminary Planning Directions:

Consider the following policy directions in all waterfront areas:

- Maintain the existing Coastal Protection Development Permit Area
- Demonstrate, encourage, and expedite approvals for beach nourishment and 'Green Shore' treatments to address coastal erosion risk
- Discourage further seawall installations. Where rip rap is required, ensure it does not encroach on public waterfront lands

Feedback:

- Out of 527 respondents, 82% support the policy directions for Waterfront Areas.
- A total of 14% support with refinements and 4% do not support the policy directions.



Summary of Common Themes from Suggested Refinements / Comments:

84 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Waterfront Property Protection:** Input that waterfront property owners should be able to do what is necessary to protect their properties. Some comments that the District should help waterfront owners with protection.
- **Waterfront Access:** Desire for improved waterfront access, park space, and parking. Desire to see access impediments (e.g., boat launches, large rip rap below high tide mark, etc.) eliminated.
- **Green Shores:** Some questions about the Green Shores approaches; some concerns these approaches may not work in all locations. Suggestions that seawall best management practices should also be considered.
- **Waterfront Amenities**: A few suggestions for a community boat launch location, non-motorized launch, addition of washrooms.

Q15: Policy to Permit Secondary Dwellings

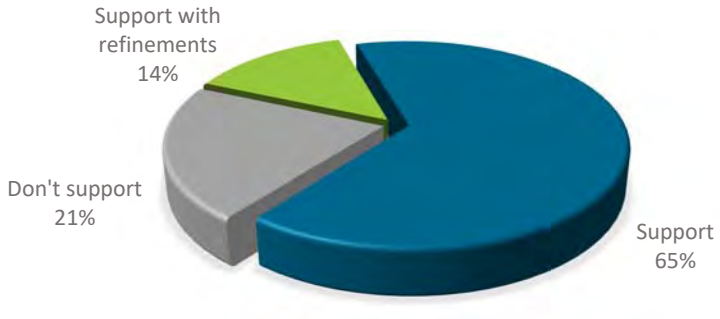
Preliminary Planning Directions:

Consider the following policy directions in all residential areas:

- Permit and regulate secondary dwellings on residential properties including secondary suites, carriage homes, lane housing, and garden homes, to increase affordable housing options and provide integrated rental options within the community

Feedback:

- Out of 524 respondents, 65% support the policy to permit secondary dwellings.
- A total of 14% support with refinements and 21% do not support the policy.



Summary of Common Themes from Suggested Refinements / Comments:

88 comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Parking:** Concerns about on-street parking being used by secondary suites; suggestions for all parking to be contained on site.
- **Lot Characteristics:** Feedback about ensuring that lots are sufficient size with adequate water and sewer supply.
- **Function:** Several suggestions to consider limiting short-term rentals (e.g., Airbnb, VRBO).
- **Requirements:** Several comments noting that support would depend on regulation of secondary suits; enforcement of regulations would be essential.
- **Taxation:** Ensure appropriate taxation to recover service and utility costs.
- **Quantity:** Concerns about too many secondary suites affecting quality of neighbourhoods and increasing density / traffic. Some suggestions for limiting secondary suites (i.e., to certain neighbourhoods, to new development, or limiting the number of secondary suites per neighbourhood).

2.5 Section 5: Community-Wide Scenarios

Section 5 of the survey provided three general scenarios (A, B, and C) that outlined a range of foreseeable options for future land use in Lantzville:

- **Scenario A: Maintain Status Quo:** Keep current policy restricting new water hookups, limiting new development.
- **Scenario B: Maintain 2005 OCP Directions:** New water hookups are permitted once adequate water supply is confirmed. New development is based on the 2005 OCP directions which require new development to be single-family homes on 0.5 ha min. lots, except in the Village Core, where some smaller lots are permitted.
- **Scenario C: Update Village Planning Directions and Define New Development Areas:** In addition to the Village Core, large properties have updated planning directions to encourage public green space dedication, developer-funded water and sewer extension, a more varied housing mix, with more rigorous planning and public review processes during development.

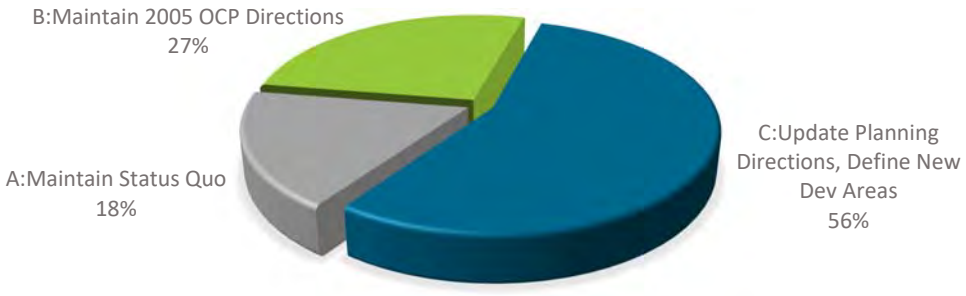
The following table outlines how each scenario above addresses potential community goals:

Community Goals	Scenario A	Scenario B	Scenario C
Community water extension	No new water connections	New connections, funded by existing residents	New connections, partial funding by new development
Retain existing trees	In private hands	In private hands	Public tree buffers in new development areas
Public trail system	Unsecured trails on private lands	Unsecured trails on private lands	Secured public trails in new development areas
No "cookie-cutter" neighbourhoods	Large lots (0.5 acres min.) for all new residential outside Village	Large lots (0.5 acres min.) for all new residential outside Village	Pocket neighbourhoods with varied housing in development areas shown on p. 4, p. 6 and p.8, large lots (0.5 acres min.) for new residential outside these areas
Range of housing choices	As existing	Nearly all single-family residential, 2-storey max, some potential multi-family in Village	Mostly single-family residential, 2-storey max, with variety of single-family and multi-family and select 3- to 4-storey sites (as shown on p. 4 and p.6)
Options for affordable housing	Typically large lots with limited affordability	Affordable options in Village development	Increased affordable options in Village and other new development areas
A vibrant Village	As existing	Potential for some new Village commercial	Greater potential for new Village commercial
Affordable taxes	Existing tax base	Increased tax base	Further increased tax base
Improved community amenities	As existing	Potential for renewal of existing amenities	Potential for renewal of existing and addition of new amenities
Population at build-out*	+/- 5,430	+/- 6,510	+/- 7,775

Q16: Preferred Directions for Future Development in Lantzville

Participants were asked to identify a scenario that most closely matches their preferred directions for future development in Lantzville.

- Out of 497 respondents, 56% prefer to update planning directions, define new development areas.
- A total of 27% prefer to maintain the 2005 OCP direction.
- A total of 18% prefer to maintain status quo.



Q17: Suggestions for Alternate Scenarios

Participants were asked to suggest an alternate scenario or provide a specific comment about the scenarios above. **168** comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

- **Village Core:** Several comments that if development is permitted, it should first focus on the Village Core. Several suggestions for streetscape improvements. Concerns that status quo is not sustainable and will lead to further Village deterioration. Some concern that a vibrant Village is not achievable.
- **Affordable Housing:** Suggestion to ensure affordable housing is handled carefully to minimize negative impacts. Mixed feedback on supporting or not supporting more affordable options in Lantzville.
- **Character:** Concerns that the small-town, neighbourly feel of Lantzville may be eroded. Multiple comments about minimum lot size and ensuring lots are not too small that they no longer feel "small-town". Mixed feedback – both support and opposition – for multi-family options.
- **Servicing:** Mixed feedback – some support to allow development that funds services throughout the community. Mixed feedback – both support and opposition – for extension of water services / connection to Nanaimo water.
- **Timing:** Concerns about pace of development. Several suggestions to keep it "slow". Desire to ensure new development fits with the community and provides benefit to the community.
- **Taxes:** Concerns about tax increases and maintaining current tax levels. Concerns that new development, additional services, policing, and greenspace will increase long-term costs.
- **Scenarios:** Several comments noting that components of more than one scenario (often a combination of 'B' and 'C') should be considered.
- **Building Height:** Several comments about limiting building heights to 3- or 2-storeys.

- **Tree Removal:** Mixed opinions on tree removal on private lands – some feel private property owners should decide how to handle tree removal; some feel tree protection on all lands should be considered.
- **Traffic:** Concerns that additional development will lead to traffic congestion and need for road network improvements. Particular concerns about safety on Lantzville Rd.
- **Regulation:** Emphasis that future variances should be minimal and that new development needs to respect community directions.

2.6 Section 6: Water Servicing

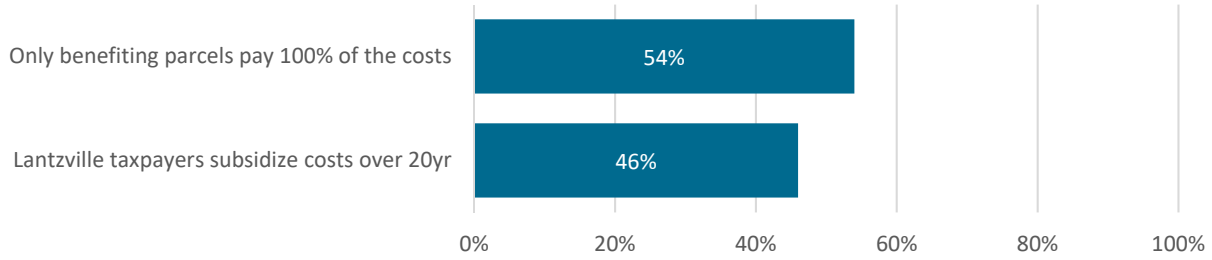
The community survey included water servicing questions to collected Lantzville residents' preferences for water servicing, specifics on current servicing, and preferred options for community water extension in the different neighbourhoods for input to the Draft Water Master Plan.

Support for Water Servicing

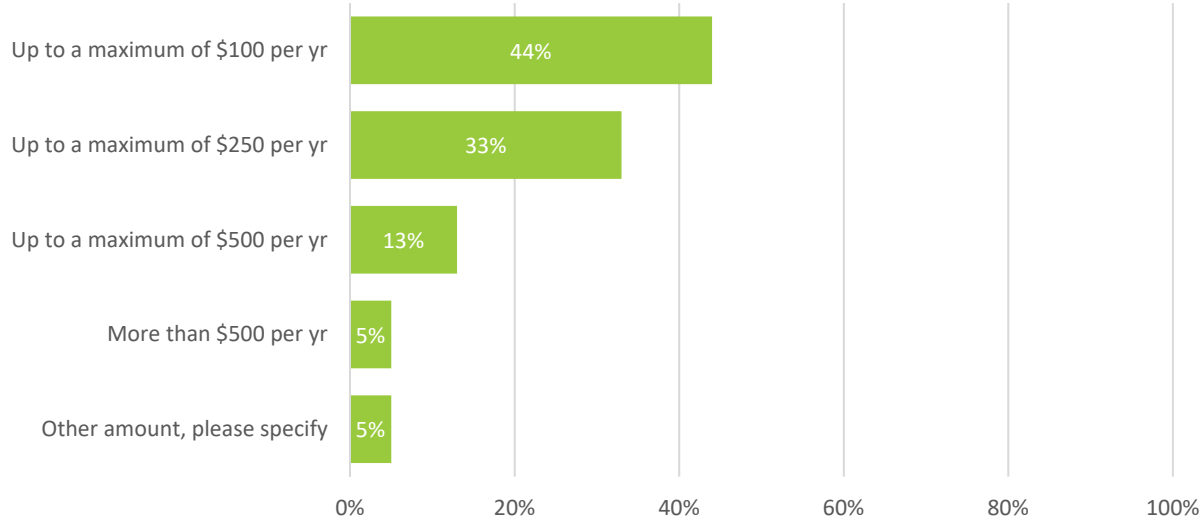
Q18: Support for Water Servicing

All survey participants, including those currently connected to municipal water and those on unserviced properties, were asked to provide their input on how water extension, if pursued, to the full Water Service Boundary should be funded.

- Based on 492 responses to this question, a small majority (54%) suggested that water extension should be paid only by the benefiting parcels.



- Of the 230 participants (46%) who responded that Lantzville taxpayers should subsidize costs over 20 years, the following level of tax increase that participants would consider supporting is as follows:



Respondents specified other amounts as follows:

- 30% said they would support $50/yr. increase.
- 20% said they would support 0$/yr. increase.
- Other amounts: $20/yr., $40/yr. $125/yr., $150/yr., and $5000/yr. increase (approx. 10% of respondents each)

Water Service Connection

Q19: Water Service Connection

- Out of 520 respondents, a total of 59% of survey participants are currently serviced by the District water system compared to 41% on private well.
- In Lantzville, approximately 66% of existing properties are currently serviced by District water and 34% are on private well. This indicates that a slightly higher proportion of residents on private well responded to the survey.

Q20: Location of Residence Outside/Inside the Water Service Area

Locations Serviced by Private Well (Outside the Water Service Area)

- For those participants serviced by private well, **14%** reside in rural areas outside the Water Service Area.

Location of Residential Areas (Inside the Water Service Area)

- The other **86%** of participants who are serviced by private wall, identified as being within the Water Service Area. These participants were asked to refer to the map (Figure 5, below) to indicate in which area their property is located.

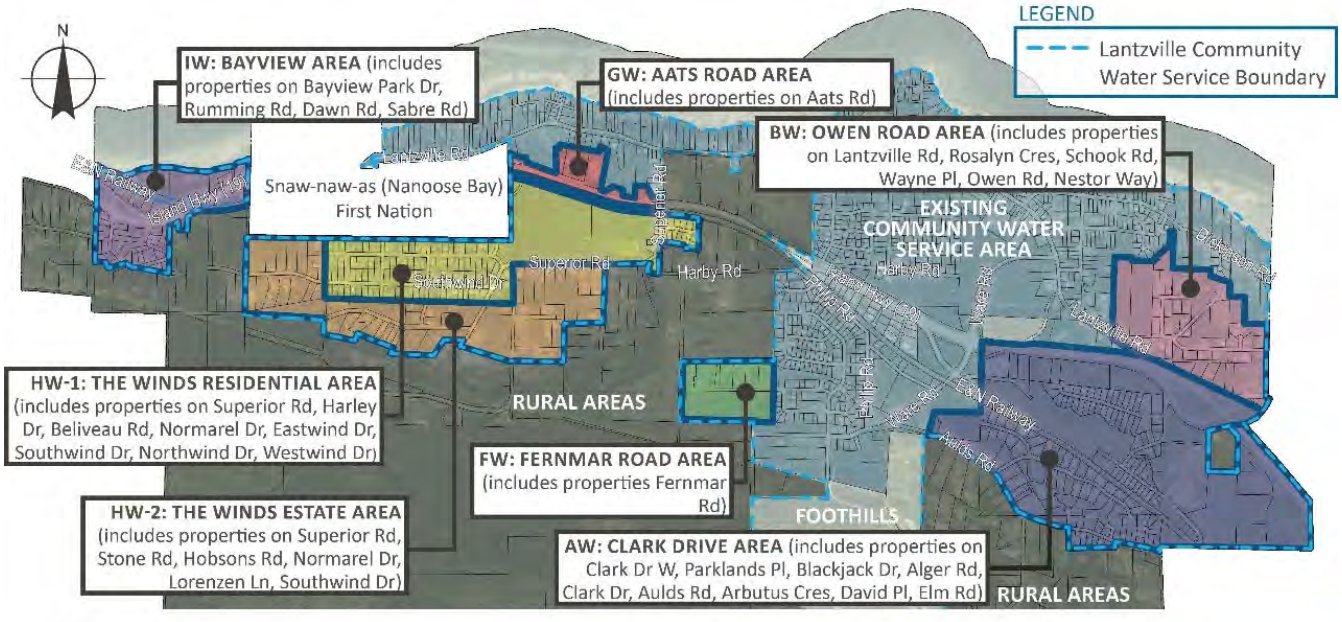
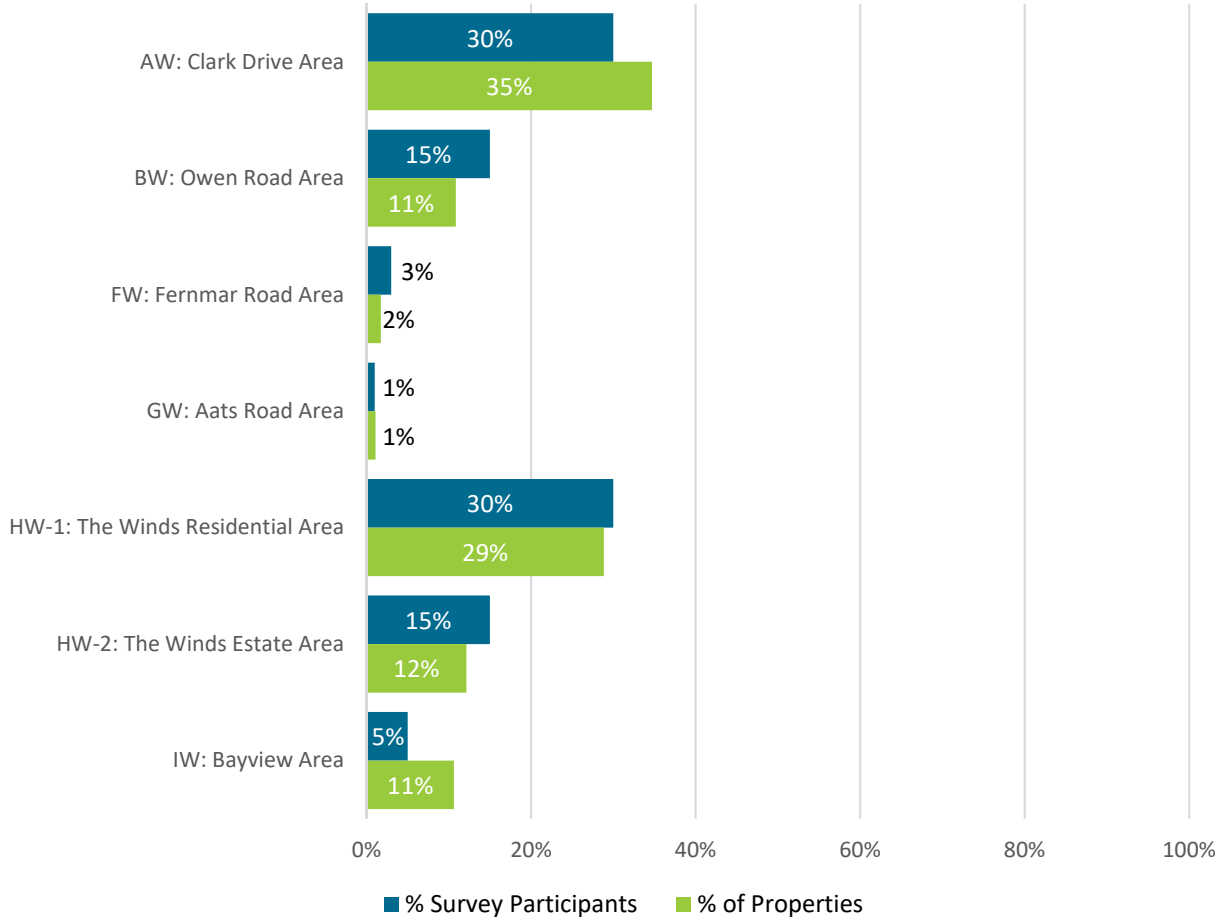


Figure 5: Water Service Areas in Lantzville

- In the chart below, the blue bars indicate the percentage of survey participants who identified as residing in each of the seven identified unserviced area within the Water Service Boundary. The green bars indicate the percentage of properties contained within each of the unserviced areas, to allow comparison of the survey participation rates and the distribution of unserviced properties.
- Generally, the Bayview Area was underrepresented in the responses rates by 6% and the Clark Drive Area was underrepresented by 5%. The Owen Road Area and Winds Areas were slightly above representative participation rates.
- It should be noted that the Fernmar Road and Aats Road areas have very small sample sizes to draw from as each area includes only a small number of properties (eight and five, respectively). Further input from these areas will be needed to provide an accurate understanding of residents' desires for water servicing.



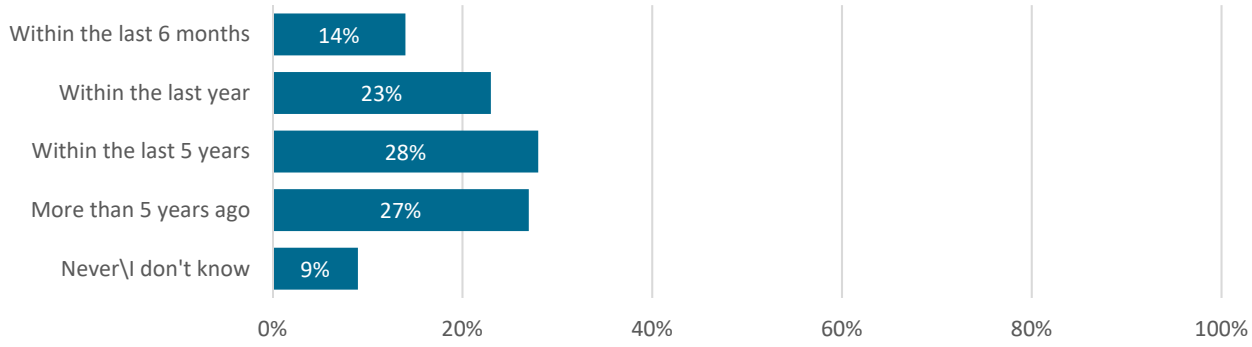
182 respondents

Water Quality, Water Quantity, and Fire Protection

Survey participants who identified themselves as being on well water within the Water Service Area were asked four questions to help the District understand where water issues may warrant priority consideration.

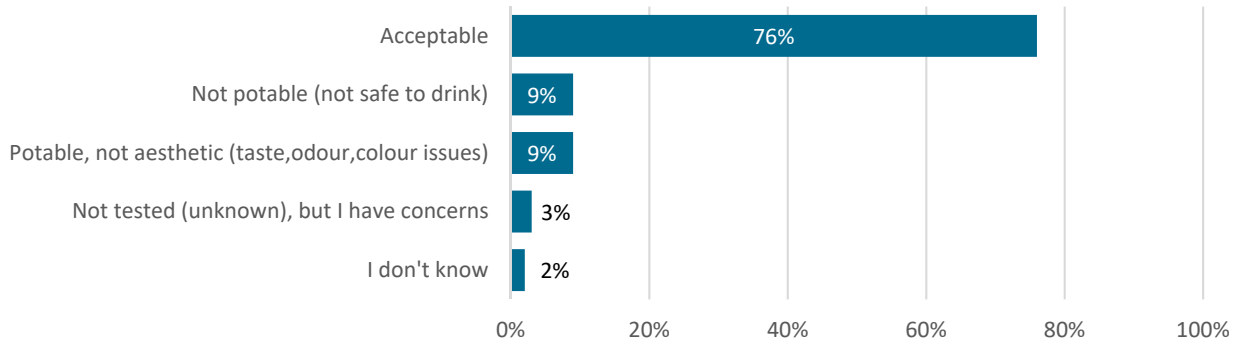
Q21: Last Testing of Private Well

- Of the 196 participants who responded to this question, 65% had tested their well water within the last five years.



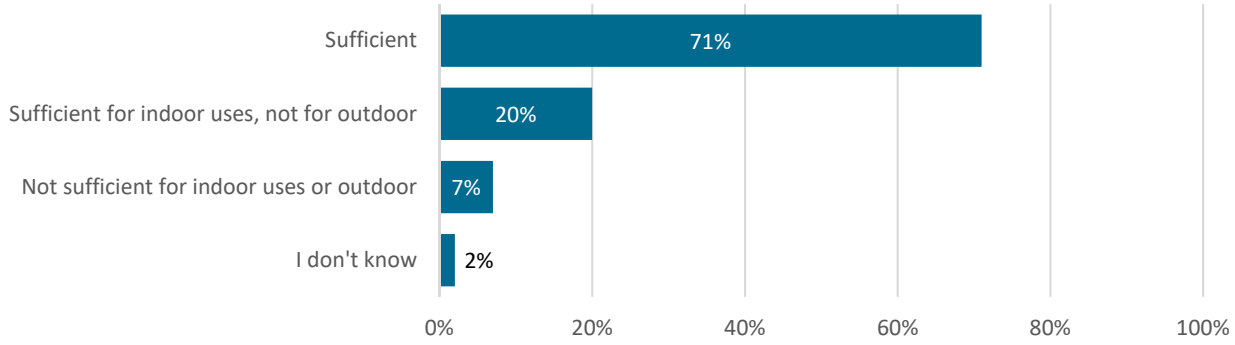
Q22: Water Quality of Private Well

- Of the 195 participants who responded to this question, 76% identified that their well water has acceptable water quality.



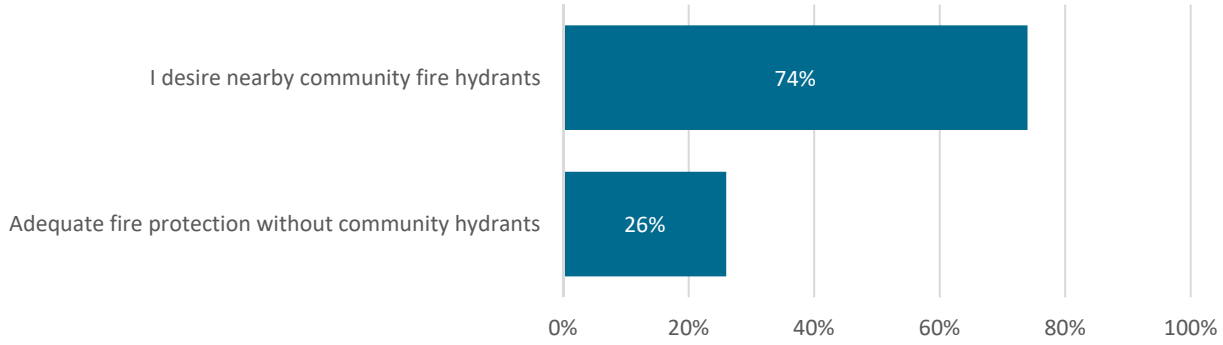
Q23: Water Quantity of Private Well

- Of the 197 participants who responded to this question, 71% identified that their well water has sufficient water quantity.



Q24: Fire Protection

- Of the 197 participants who responded to this question, 74% stated they would like community fire hydrants near their property.



Q25: Preferred Options for Community Water Extension (Unserviced Areas Only)

Survey participants were asked to select one out of two to three potential scenarios (Option A, B or C) for water servicing to their unserviced property within the Water Service Boundary. The scenarios provided cost ranges estimated for an existing property to extend water servicing within their neighbourhoods (costs exclude one-time water supply connection fees or on-parcel piping to buildings). Costs were based on the infrastructure costs for extending water service pipe to the neighbourhood and are per parcel, per year, for a financing period of 20 years. These ranges are rough estimates (+/- 30%) to gauge public opinion. Each neighbourhood has two or three potential scenarios:

- **Option A:** Community water extension is not pursued for this neighbourhood at this time.
- **Option B:** Community water is extended with no outside financial assistance from new development or grants. Cost ranges represent the cost of extension split between the existing number of parcels in the neighbourhood and assumes there will be no significant subdivision in currently unserviced areas within the planning period. If subdivision or grants were available, costs may be reduced.
- **Option C:** In neighbourhoods adjacent to identified new development areas, community water is extended to existing properties as a condition of new development, reducing the infrastructure costs to extend water service to existing neighbourhoods. NOTE: Areas FW, GW, and IW are not adjacent to new development areas, so do not include Option C.

Estimated costs were for 20 years were as follows:

Area	Option A	Option B	Option C
AW: Clark Drive Area	$0 (no extension)	$1,550 – $1,800/yr.	$1,350 – $1,650/yr.
BW: Owen Road Area	$0 (no extension)	$2,500 - $2,950/yr.	$1,900 - $2,250/yr.
FW: Fernmar Road Area	$0 (no extension)	$2,050 - $2,450/yr.	
GW: Aats Road Area	$0 (no extension)	$3,600 - $4,250/yr.	
HW-1: The Winds Residential Area	$0 (no extension)	$1,900 - $2,200/yr.	$900 - $1,050/yr.
HW-2: The Winds Estate Area	$0 (no extension)	$4,300 - $5,050/yr.	$2,250 - $2,700/yr.
IW: Bayview Area	$0 (no extension)	$3,300 - $4,00/yr.	

- This question was filtered by question Q20 to confirm that participants only provided input on the unserviced area in which they identified as owning property.
- The filtering process indicated that some participants provided input on areas outside their unserviced area. Many of these responses may include participants who reside in other neighbourhoods (e.g., Area C) which are already serviced by water, but the participants may not have water service at their property due to existing policy limiting new hook-ups.
- The filtered results were used for the neighbourhood summaries to include input only from survey participants who identified as owning property within the water unserviced area in question (e.g., only

responses from people who identified owning property in Area BW are included in the summary charts. Other responses were excluded because they would not be part of the neighbourhood who would be potentially funding water pipe extensions to service the neighbourhood.

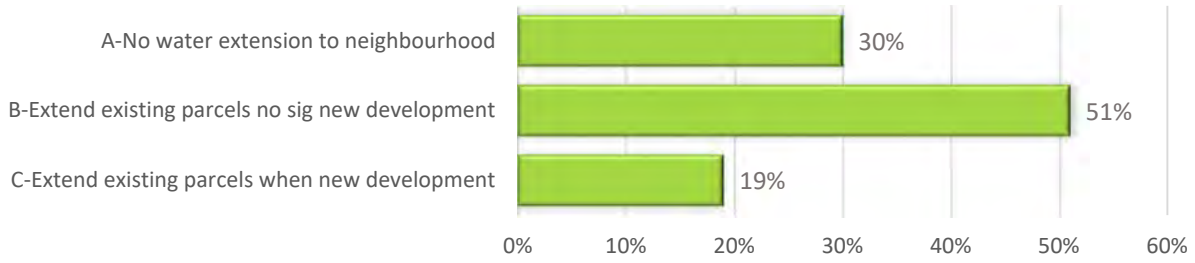
- All responses are available in **Appendix A.**

Results are illustrated in the following charts.

AW: Clark Drive Area

OPTION A: $0 (no extension)	OPTION B: $1,550 – $1,800/yr.	OPTION C: $1,350 – $1,650/yr.

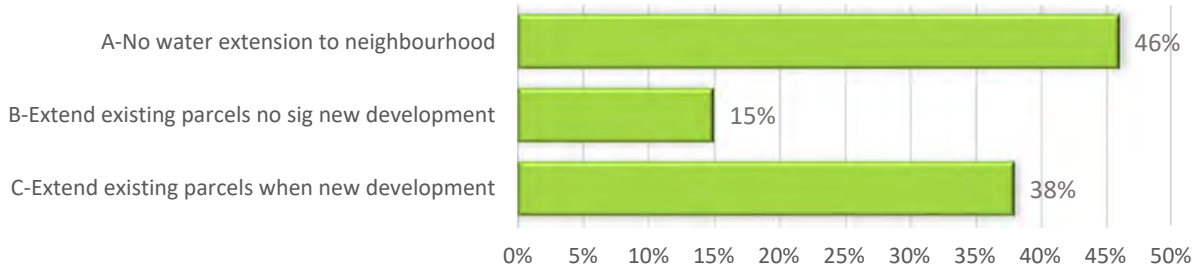
- Number of participants from Area AW: 53
- Number of lots in Area AW: 160
- The results indicate that 70% of participants support water extension to Area AW, with just over half (51%) preferring extension in the absence of signifcant new development to lower the cost (Option B)



BW: Owen Road Area

OPTION A: $0 (no extension)	OPTION B: $2,500 - $2,950/yr.	OPTION C: $1,900 - $2,250/yr.

- Number of participants from Area BW: 26
- Number of lots in Area BW: 50
- The results indicate that just over half of participants (54%) support water extension to Area BW, with most preferring to wait for new development to lower the cost (Option C)

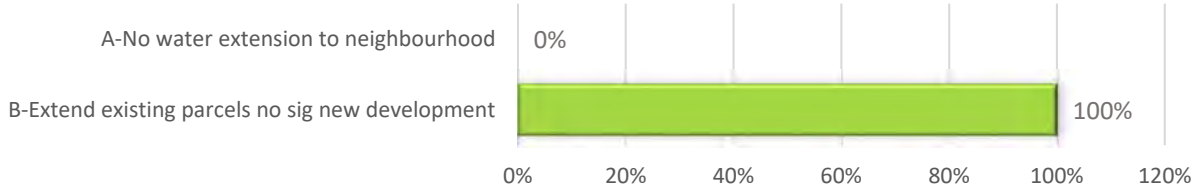


FW: Fernmar Road Area

OPTION A: $0 (no extension)	OPTION B: $2,050 - $2,450/yr.	

- Number of participants from Area FW: 5
- Number of lots in Area FW: 8

NOTE: Small sample size – further input needed to provide an accurate understanding of residents' desires for water servicing.

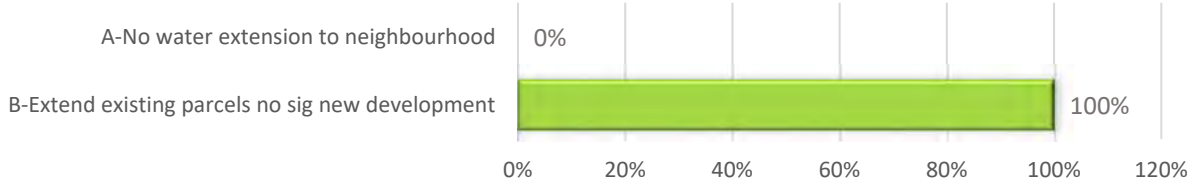


GW: Aats Road Area

OPTION A: $0 (no extension)	OPTION B: $3,600 - $4,250/yr.	

- Number of participants from Area GW: 1
- Number of lots in Area GW: 5

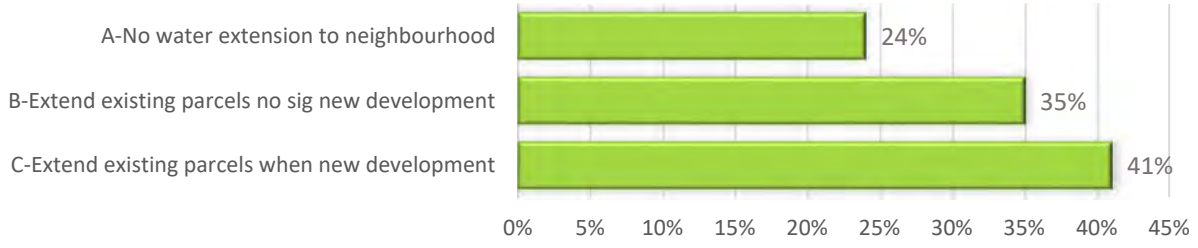
NOTE: Small sample size – further input needed to provide an accurate understanding of residents' desires for water servicing.



HW-1: The Winds Residential Area

OPTION A: $0 (no extension)	OPTION B: $1,900 - $2,200/yr.	OPTION C: $900 - $1,050/yr.

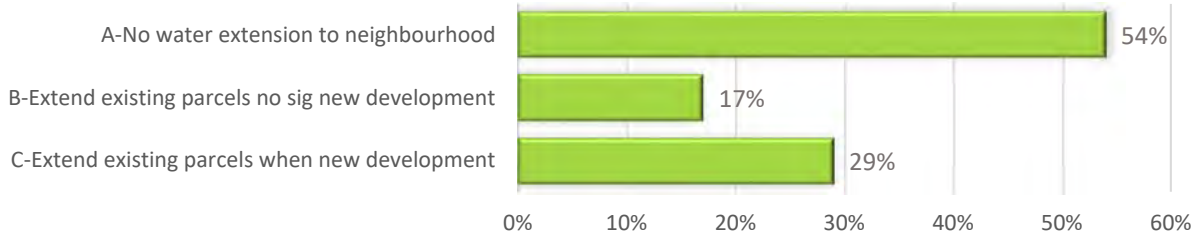
- Number of participants in Area HW-1: 49
- Number of lots in Area HW-1: 133
- The results indicate that just over three-quarters of participants (76%) support water extension to Area HW-1, with a close mix between extending in the absence of new development (Option B) and preferring to wait for new development to lower the cost (Option C)



HW-2: The Winds Estate Area

OPTION A: $0 (no extension)	OPTION B: $4,300 - $5,050/yr.	OPTION C: $2,250 - $2,700/yr.

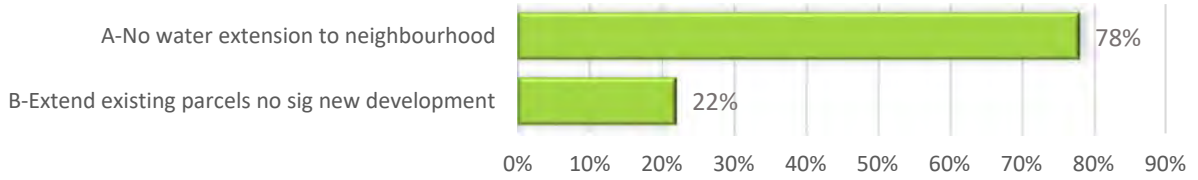
- Number of participants in Area HW-2: 24
- Number of lots in Area HW-2: 56
- The results indicate that just over half of participants (54%) do not support water extension to Area HW-2



IW: Bayview Area

OPTION A: $0 (no extension)	OPTION B: $3,300 - $4,00/yr.	

- Number of participants in Area IW: 9
- Number of lots in Area IW: 49
- The results indicate that over three quarters (78%) do not support water extension to Area IW



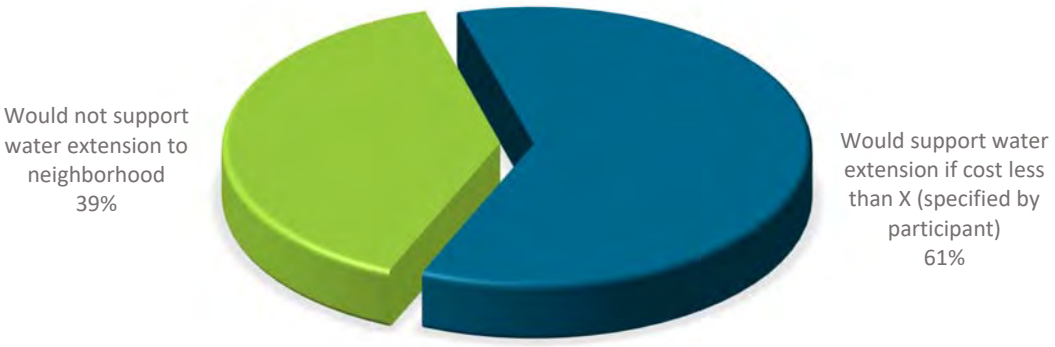
Q26A: Cost of Community Water Extension (If selected Option A – no extension)

Support for Water Extension to Neighbourhood

To understand if reduced costs would increase favourability of water service extension, survey participants who selected **Option A** in the previous question for their neighbourhood, were asked whether they would support or not support community water extension to their neighbourhood if annual costs could be further reduced, and if so, what maximum annual cost they would be willing to pay[3].

- Of the 117 respondents who selected Option A in the previous question, a total of 61% of survey participants would support community water extension if the cost was less than a specified annual budget (see Q26B, next page for a summary of the costs).
- A total of 39% would not support community water extension to their neighbourhood regardless of cost.

[3] The survey noted that opportunities, although not guaranteed, for cost sharing among more properties, such as grant funding or existing properties choosing to subdivide, could further reduce individual costs to extend community water service to existing properties.

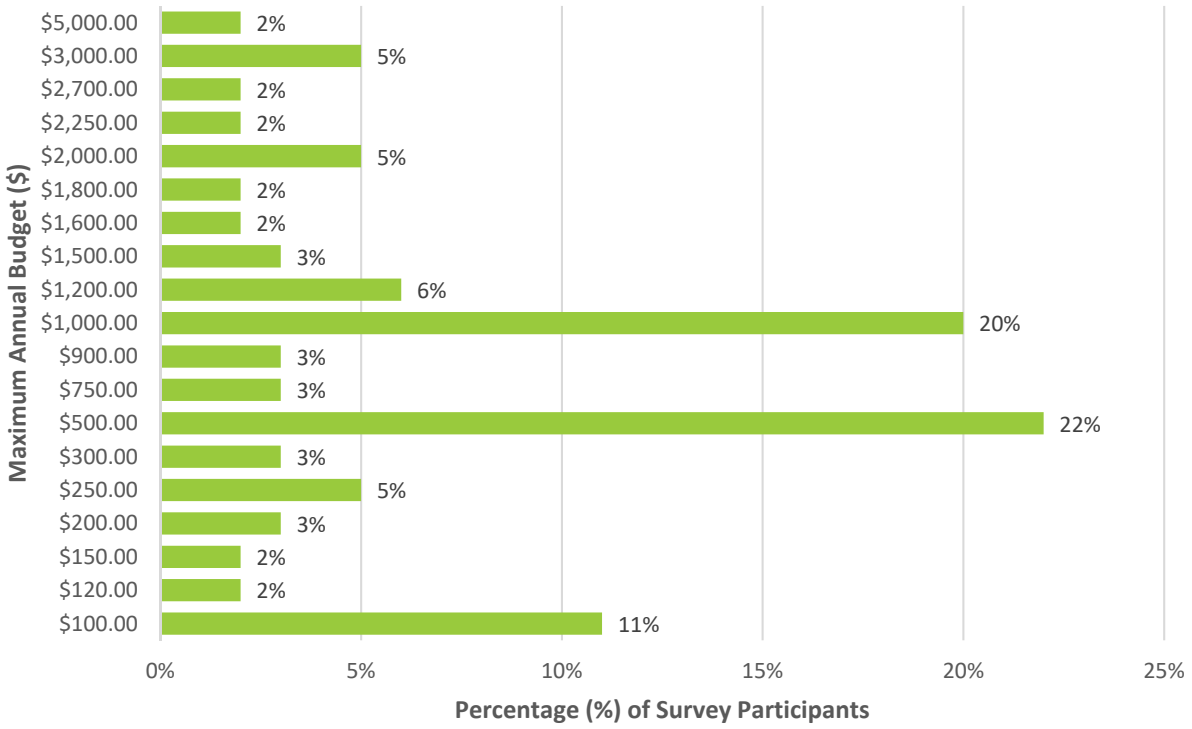


Q26B: Cost of Community Water Extension (If selected Option A – no extension)

Support for Water Extension to Neighbourhood by Annual Cost $

The 64 survey participants who identified they would support water extension to their neighbourhood if the cost was less than a specified annual amount were then asked to write the maximum annual budget they would support.

- Almost half (49%) stated they would be willing to pay $1,000 or more/year.
- Three quarters (77%) stated they would be willing to pay $500 or more/year.



2.7 Additional Comments

Participants were asked to provide any additional comments on either the OCP Update or the Water Master Plan. **219** comments were received for this question. The following common themes have been extracted. For a verbatim list of comments, refer to **Appendix B**.

Key Themes – OCP Update

- **Growth:** Mixed feedback – concerns about the amount of growth being considered. Also, some support for growth and moving forward in a way that revitalizes the Village Core and maintains community character. Concerns that Lantzville has been too stagnant over the previous decades. Pace of growth remains a key concern – not too much, too quickly.
- **Character:** Concerns about too much density will affect the semi-rural character. Several comments about ensuring the Village feeling of Lantzville is maintained / enhanced. Several comments about setting appropriate densities and ensuring no cookie-cutter development.
- **Costs:** Concerns that new development will increase taxes throughout the community.
- **Traffic:** Concerns about managing traffic on local roads.
- **Innovations:** Support for new development incorporating innovations in stormwater, water conservation, rainwater captured, and building efficiency.
- **Public Amenities:** Desire for enhanced greenspace protection, including existing Woodlot lands used for recreation. Suggestions for increased access to beaches, waterfront.
- **Implementation:** Concern that intent of OCP will be eroded through variances and pressure from development. Alternately, concern that too many requirements / restrictions will thwart all future development.

Key Themes – Water Master Plan

- **Timing:** Several comments supporting for moving forward on implementing water. Concerns that waiting for development will delay water provision too long. Desire for existing residents to have water service before new development.
- **Costs:** Suggestions that connection to community water will help reduce property insurance costs which may help offset property owner costs for obtaining community water. Concerns about existing property owners seeing tax increases to support new service connections (to new development or unserviced areas).
- **New Development:** Concerns that new development (i.e., Foothills) will affect existing wells.
- **Nanaimo Connection:** Concerns that connecting to City of Nanaimo water may lead to future amalgamation. Also, some suggestions that amalgamation may warrant consideration.
- **Sewer:** Suggestions to consider sewer extension alongside water extension.
- **Rural Area Connections:** Input that rural areas adjacent to existing serviced areas may also warrant consideration for future water connection.

3.0 NEXT STEPS

The next steps in the engagement process for the Lantzville OCP Update and Draft Water Master Plan will be to develop and refine Draft Recommendations.

- The findings of this Community-wide Survey will be shared with community members on the District of Lantzville OCP Update and Water Master Plan web page.
- A fourth public event in June 2017 will be held to present and review Draft Recommendations for the OCP Update and Water Master Plan and receive comments.
- Presentation to Council for the Draft Water Master Plan and OCP Update will occur in summer 2017.
- A final event for public review of referral comments for the OCP Update will take place at Minetown Day in September 2017 before the First Reading, Second Reading, and Public Hearing of the OCP.

APPENDIX A:
DETAILED TABLES
(DISCOVERY RESEARCH)

DISCOVERY RESEARCH
Tel: (250) 503-2181 Fax: (250) 503-2189
www.discoveryresearch.ca

District of Lantzville
Community Wide Survey 2017
Detailed Tables

- *Total*
- *Neighborhood*
- *Water Service Area*

Prepared for: **Larnarc**
Prepared by: **Discovery Research**
Date: **April 2017**

Banner Legend:

Question ***Banner*** ***Grand Total:***

Response percentages for all people answering Question

		Gender		Marital Status				
		Male	Female	Single/ never married	Married	Living with a partner	Divorced/ separated/ widowed	Grand Total
Which newspapers have you read or looked into in the past week?	Neither Province or Sun	27%	**34%**	33%	28%	25%	34%	30%
	Province Only	22%	**21%**	22%	23%	17%	18%	21%
	Sun Only	22%	**24%**	17%	25%	17%	26%	23%
	Both Province and Sun	30%	**21%**	29%	24%	42%	22%	26%
Total	Base	250	250	119	**264**	**24**	82	500

Column Percentage:

Columns add up to 100%

Example: Out of all Females:

34% read neither Province or Sun
21% read Province only
24% read Sun only
21% read both Province and Sun
100% of Females

Base:

Number of people answering both Question & Banner

Note:
If Base <100, interpret column percentages with caution.
If Base <50, interpret column percentages with extreme caution.

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q1. Using the map, please identify in which area of Lantzville you own or rent property.	A: Clark Drive Area	10%	100%								
	B: Owen Road Area	5%		100%							
	C: Dickinson\ Peterson Area	35%			100%						
	D: Village Core	2%				100%					
	F: Winchelsea	14%					100%				
	G: Lantzville West	9%						100%			
	H: The Winds	15%							100%		
	I: Bayview	2%								100%	
	J: Rural areas near Phantom Rd	3%									39%
	K: Rural areas near Harwood Dr	1%									10%
	L: Farm areas and Winchelsea Golf Course	2%									27%
	M: Rural areas near Sywash Ridge Rd	1%									10%
	N: Rural areas near Lisa Lane	1%									15%
Total	Base	531	54	26	186	9	76	48	80	11	41

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q2. Please identify if you own or rent the property.	Own	98%	98%	96%	99%	100%	100%	90%	100%	100%	95%
	Rent	2%	2%	4%	1%			10%			5%
Total	Base	483	49	24	174	7	70	40	73	9	37

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q3. Do you support the general directions for All Village Areas?	Support	68%	81%	56%	65%	86%	63%	67%	79%	73%	66%
	Don't support	10%	4%	16%	9%	14%	5%	7%	12%	18%	10%
	Support with refinements	22%	15%	28%	26%		32%	26%	9%	9%	24%
Total	Base	515	47	25	179	7	73	46	75	11	41

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q4. Do you support the directions for Area 1: Village Commercial Core?	Support	75%	89%	81%	66%	75%	84%	80%	77%	73%	76%
	Don't support	7%	4%	4%	6%	13%	3%		17%	9%	15%
	Support with refinements	17%	6%	15%	28%	13%	13%	20%	6%	18%	10%
Total	Base	525	47	26	183	8	75	46	78	11	41

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q5. Do you support the directions for Area 2: Village West?	Support	74%	90%	62%	65%	86%	77%	79%	80%	64%	90%
	Don't support	10%	4%	8%	13%		3%	9%	13%	18%	5%
	Support with refinements	16%	6%	31%	22%	14%	20%	13%	8%	18%	5%
Total	Base	527	48	26	183	7	74	47	80	11	41

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q6. Do you support the directions for Area 3: Village South?	Support	68%	77%	56%	62%	86%	61%	77%	77%	82%	78%
	Don't support	11%	4%	20%	12%		9%	11%	13%	18%	12%
	Support with refinements	20%	19%	24%	26%	14%	30%	13%	10%		10%
Total	Base	523	48	25	182	7	74	47	78	11	41

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q7. Do you support the directions for Area 4: Village Lowlands	Support	63%	75%	58%	55%	88%	64%	65%	75%	73%	55%
	Don't support	18%	10%	15%	21%	13%	12%	9%	19%	18%	30%
	Support with refinements	19%	15%	27%	23%		24%	26%	6%	9%	15%
Total	Base	525	48	26	183	8	74	46	79	11	40

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q8. Do you support the general directions for the Upper Lantzville Residential Development Areas?	Support	60%	70%	76%	63%	88%	51%	57%	42%	80%	68%
	Don't support	16%	11%	16%	12%	13%	17%	13%	32%	20%	10%
	Support with refinements	24%	19%	8%	25%		32%	30%	26%		23%
Total	Base	526	53	25	178	8	76	47	78	10	40

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q9. Do you support the general directions for the Industrial Service Area?	Support	86%	89%	92%	89%	100%	76%	87%	85%	80%	87%
	Don't support	7%	8%		4%		13%	9%	9%		8%
	Support with refinements	7%	4%	8%	7%		11%	4%	6%	20%	5%
Total	Base	526	53	25	180	8	75	46	79	10	39

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q11. Do you support the concept of Farm Clusters?	Support	70%	87%	60%	70%	71%	63%	71%	67%	89%	77%
	Don't support	22%	9%	36%	20%	29%	27%	18%	25%	11%	21%
	Support with refinements	8%	4%	4%	10%		10%	11%	8%		3%
Total	Base	522	53	25	182	7	73	45	79	9	39

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q12. Do you support the concept of an East Lantzville Care Precinct?	Support	69%	88%	48%	67%	75%	72%	49%	77%	70%	75%
	Don't support	17%	6%	28%	17%	13%	11%	26%	18%	10%	22%
	Support with refinements	14%	6%	24%	17%	13%	18%	26%	5%	20%	3%
Total	Base	522	52	25	181	8	74	47	78	10	36

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q13. Do you support the policy directions identified for Natural Area & Character Protection?	Support	80%	90%	67%	81%	100%	79%	74%	78%	80%	77%
	Don't support	9%	6%	13%	8%		11%	11%	10%	20%	10%
	Support with refinements	11%	4%	21%	11%		11%	15%	11%		13%
Total	Base	523	51	24	182	6	75	47	79	10	39

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q14. Do you support the policy directions identified for Waterfront areas?	Support	82%	92%	81%	77%	88%	88%	64%	92%	80%	79%
	Don't support	4%	4%	4%	5%		3%	11%	1%	10%	3%
	Support with refinements	14%	4%	15%	19%	13%	9%	26%	6%	10%	18%
Total	Base	527	52	26	183	8	74	47	79	10	39

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q15. Do you support a policy to permit Secondary Dwellings in all Lantzville residential areas, subject to properties meeting defined requirements?	Support	65%	69%	64%	65%	71%	46%	68%	72%	100%	73%
	Don't support	21%	25%	16%	18%	29%	26%	23%	19%		22%
	Support with refinements	14%	6%	20%	17%		28%	9%	9%		5%
Total	Base	524	52	25	184	7	76	47	78	7	37

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q16. Which scenario most closely matches your preferred directions for future development in Lantzville?	A:Maintain Status Quo	18%	13%	26%	18%	25%	19%	7%	19%	33%	14%
	B:Maintain 2005 OCP Directions	27%	33%	35%	23%	13%	22%	30%	35%	22%	27%
	C:Update Planning Directions, Define New Dev Areas	56%	54%	39%	59%	63%	58%	63%	47%	44%	59%
Total	Base	497	48	23	169	8	72	46	75	9	37

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q18. If the full cost of water service to unserviced properties within Lantzville's Community Water Service Boundary is to be paid by existing residents (not funded by development or grants), which of the following would you support:	Only benefiting parcels pay 100% of the costs	54%	29%	23%	69%	67%	59%	50%	35%	40%	62%
	Lantzville taxpayers subsidize costs over 20yr	46%	71%	77%	31%	33%	41%	50%	65%	60%	38%
Total	Base	492	48	22	169	9	73	44	71	10	37

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q18B. District of Lantzville taxpayers subsidize the costs over 20 years (please select below what level of tax increase you would consider supporting for this subsidy):	Up to a maximum of $100 per yr	44%	37%	41%	48%	33%	60%	55%	26%	50%	57%
	Up to a maximum of $250 per yr	33%	26%	41%	37%		23%	32%	37%	33%	29%
	Up to a maximum of $500 per yr	13%	23%		11%		10%	9%	22%	17%	7%
	More than $500 per yr	5%	11%	6%		33%			9%		7%
	Other amount, please specify	5%	3%	12%	4%	33%	7%	5%	7%		
Total	Base	230	35	17	54	3	30	22	46	6	14

		Total	Neighborhood				
			B: Owen Road Area	C: Dickinson\ Peterson Area	F: Winchelsea	G: Lantzville West	H: The Winds
Q18B - $ - District of Lantzville taxpayers subsidize the costs over 20 years (please select below what level of tax increase you would consider supporting for this subsidy): Other amount	.00	20%					67%
	20.00	10%	50%				
	40.00	10%				100%	
	50.00	30%		50%	50%		33%
	125.00	10%		50%			
	150.00	10%	50%				
	5000.00	10%			50%		
Total	Base	10	2	2	2	1	3

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q19. Please indicate how your household receives drinking water:	District of Lantzville Community Water System	59%	6%	16%	96%	100%	93%	98%			5%
	Private Well	41%	94%	84%	4%		7%	2%	100%	100%	95%
Total	Base	520	52	25	179	9	73	47	77	11	37

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q20. Please indicate the location of your property that is serviced by private well (refer to map above for locations):	Rural Areas outside the Water Service Area	14%	2%						1%	18%	69%
	Residential Areas inside the Water Service Area	86%	98%	100%	100%	100%	100%	100%	99%	82%	31%
Total	Base	213	51	21	7	1	6	1	76	11	36

		Total	Neighborhood								
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):	AW: Clark Drive Area	30%	100%				20%				27%
	BW: Owen Road Area	15%		100%	83%	100%					
	FW: Fernmar Road Area	3%					80%				9%
	GW: Aats Road Area	1%						100%			
	HW-1: The Winds Residential Area	30%							67%		45%
	HW-2: The Winds Estate Area	15%			17%				33%		18%
	IW: Bayview Area	5%								100%	
Total	Base	182	49	21	6	1	5	1	75	10	11

		Total	Neighborhood							
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q21. When was the last time your private well water was tested?	Within the last 6 months	14%	9%	14%	20%			18%	22%	9%
	Within the last year	23%	26%	14%	30%	20%		21%	33%	32%
	Within the last 5 years	28%	32%	43%	10%	20%		23%	22%	27%
	More than 5 years ago	27%	26%	24%	30%	40%	50%	27%	22%	27%
	Never\I don't know	9%	9%	5%	10%	20%	50%	10%		5%
Total	Base	196	47	21	10	5	2	77	9	22

		Total	Neighborhood							
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q22. Water quality from my private well is:	Acceptable	76%	65%	86%	75%	80%		81%	88%	82%
	Not potable (not safe to drink)	9%	8%	5%			50%	12%		9%
	Potable, not aesthetic (taste,odour,colour issues)	9%	15%	10%	25%			6%	13%	5%
	Not tested (unknown), but I have concerns	3%	6%			20%	50%	1%		
	I don't know	2%	6%							5%
Total	Base	195	48	21	8	5	2	78	8	22

		Total	Neighborhood							
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q23. Water quantity from my private well is:	Sufficient	71%	56%	76%	56%	100%		84%	60%	64%
	Sufficient for indoor uses, not for outdoor	20%	29%	14%	33%			12%	30%	32%
	Not sufficient for indoor uses or outdoor	7%	13%	10%			100%	3%		5%
	I don't know	2%	2%		11%			1%	10%	
Total	Base	197	48	21	9	5	2	77	10	22

		Total	Neighborhood							
			A: Clark Drive Area	B: Owen Road Area	C: Dickinson\ Peterson Area	D: Village Core	F: Winchelsea	G: Lantzville West	H: The Winds	I: Bayview	Rural areas
Q24. Fire protection:	I desire nearby community fire hydrants	74%	81%	67%	86%	50%	86%	40%	71%	78%	83%
	Adequate fire protection without community hydrants	26%	19%	33%	14%	50%	14%	60%	29%	22%	17%
Total	Base	192	47	21	7	2	7	5	73	9	18

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):	
			AW: Clark Drive Area	HW-1: The Winds Residential Area
Q25-AW: Clark Drive Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	29%	30%	
	B-Extend existing parcels no sig new development	49%	51%	
	C-Extend existing parcels when new development	22%	19%	100%
Total	Base	63	53	1

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):		
			AW: Clark Drive Area	BW: Owen Road Area	HW-2: The Winds Estate Area
Q25-BW: Owen Road Drive Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	38%		46%	
	B-Extend existing parcels no sig new development	18%		15%	100%
	C-Extend existing parcels when new development	44%	100%	38%	
Total	Base	34	2	26	1

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):	
			AW: Clark Drive Area	FW: Fernmar Road Area
Q25-FW: Fernmar Road Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	23%		
	B-Extend existing parcels no sig new development	77%	100%	100%
Total	Base	13	2	5

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):		
			AW: Clark Drive Area	BW: Owen Road Area	GW: Aats Road Area
Q25-GW: Aats Road Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	30%		100%	
	B-Extend existing parcels no sig new development	70%	100%		100%
Total	Base	10	2	1	1

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):		
			AW: Clark Drive Area	HW-1: The Winds Residential Area	HW-2: The Winds Estate Area
Q25-HW-1: The Winds Residential Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	28%		24%	100%
	B-Extend existing parcels no sig new development	30%		35%	
	C-Extend existing parcels when new development	42%	100%	41%	
Total	Base	64	2	49	3

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):		
			AW: Clark Drive Area	HW-1: The Winds Residential Area	HW-2: The Winds Estate Area
Q25-HW-2: The Winds Estate Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	49%		75%	54%
	B-Extend existing parcels no sig new development	13%			17%
	C-Extend existing parcels when new development	38%	100%	25%	29%
Total	Base	39	2	4	24

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):	
			AW: Clark Drive Area	IW: Bayview Area
Q25-IW: Bayview Area: For your water unserviced area only, please select your preferred option for community water extension.	A-No water extension to neighbourhood. Cost = $0	56%		78%
	B-Extend existing parcels no sig new development	44%	100%	22%
Total	Base	16	2	9

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):				
			AW: Clark Drive Area	BW: Owen Road Area	HW-1: The Winds Residential Area	HW-2: The Winds Estate Area	IW: Bayview Area
Q26. Factors that are possible, but cannot be guaranteed, could further reduce individual costs to extend community water service to existing properties. If you selected OPTION A above, please select one statement below that reflects your opinion:	Would support water extension if cost less than:_	61%	79%	76%	59%	52%	50%
	Would not support water extension to neighborhood	39%	21%	24%	41%	48%	50%
Total	Base	117	24	21	22	21	8

		Total	Q20B. Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):				
			AW: Clark Drive Area	BW: Owen Road Area	HW-1: The Winds Residential Area	HW-2: The Winds Estate Area	IW: Bayview Area
Q26$. I would support community water extension to my neighbourhood if the annual cost was less than:	100.00	11%	12%	13%	8%	18%	
	120.00	2%					
	150.00	2%					
	200.00	3%	6%				25%
	250.00	5%			17%	9%	
	300.00	3%		7%			
	500.00	22%	29%	33%	8%	27%	
	750.00	3%	12%				
	900.00	3%			17%		
	1000.00	20%	12%	20%	17%	36%	25%
	1200.00	6%	6%	7%	17%		
	1500.00	3%	6%		8%		
	1600.00	2%	6%				
	1800.00	2%	6%				
	2000.00	5%	6%	7%	8%		
	2250.00	2%		7%			
	2700.00	2%				9%	
	3000.00	5%		7%			25%
	5000.00	2%					25%
Total	Base	64	17	15	12	11	4

APPENDIX B:

VERBATIM SURVEY RESPONSES

(DISCOVERY RESEARCH)

DISCOVERY RESEARCH
Tel: (250) 503-2181 Fax: (250) 503-2189
www.discoveryresearch.ca

District of Lantzville
Community Wide Survey 2017
Verbatim Responses

Prepared for: **Lanarc**
Prepared by: **Discovery Research**
Date: **April 2017**

Q3: "Support [the general directions for All Village Areas] with refinements (please describe)"

- 1-2 storey max
- 1-2 storey max
- 2 storey max, allow existing properties to add suites
- 2-3 storey condos and regular size lots
- 3 storey only
- Allow for more density
- Area 4 should remain wilderness for the school and wildlife
- Attention to integration of ages
- Bayview should be rural
- Building heights would add cost to fire dept
- Buried drainage/storm drains
- Buy Legion Hall
- Careful planning regarding treed buffer-homeowners may desire removal of trees
- Community hall can be located on any of these lands
- Concerns over densification and cityfication. Preserve semi-rural ambience
- Decrease uph and upa
- Definite emphasis on outdoor activities and accessibility by walking or biking
- Density area south. No four storey
- Developing trails is not necessary
- Do not support 3 to 4 storey buildings
- Don't disturb the beaver habitats. Lot divisions should be fair for all residents
- Don't get hung up on # of floors
- Don't like small lots or buildings over two storeys. Keep with single family homes
- Don't necessarily need treed buffers
- Don't need tree cutting bylaw
- Don't support open ditches. Safety walking hazard. Don't have sidewalks
- Don't waste money on commercial zone
- Encourage trails and natural landscaping. Developers to provide landscaped buffer to road
- Enough green space maintained and the town doesn't turn into one huge development project with housing taking over
- Ensure adequate parking off street
- Ensure enough green space is saved and protected
- Ensure greenspace is chosen with the ecology in mind. Need input
- Ensure that road areas are kept for local traffic only.
- Forget small houses, min three bedroom
- Future sewer phases are not impacted
- Heavy emphasis of walking and cycling routes paid for by developers
- Housing variety is most important. Trees and wetlands are secondary
- I don't want my taxes to pay for these developments
- Improving wetlands is ambiguous. 3 storey max for height
- Insufficient info
- Integrate young and old
- Just bought in the area for the rural setting. Don't want to lose the trees across the street

- Keep traffic flow safe for walkers
- Like most residents, moved here for rural lifestyle. Not condos. We already have trails
- Limit duplexes, high density homes to Village commercial core only
- Limit height and amount of condos
- Limit number of condos
- Limit to 3 storey
- Lots and land must be affordable for young families. Costs and DCC must be low
- Maintain watercourse, improve wetlands and keep it rural and forested. That's why we chose Lantzville
- Make room for lots of parking, no narrow streets
- Min 19-22% protected greenspace and very strict design guidelines
- More density
- More in home small business growth
- More park space and take into consideration off-leash areas
- Need definition of treed buffers, large existing trees belong in forests
- Need ecological and recreational values identified to prioritize greenspace location
- Need tree protection bylaw to achieve how do you improve wetlands? Density proposed equals not enough water
- Needs much more greenspace
- No 3 storey
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey condos
- No 3-4 storey development, no small homes on small lots
- No 3-4 storey in residential single-family areas/neighbourhoods
- No 4-storey buildings
- No 4-storey buildings
- No 4-storey buildings
- No condos
- No condos
- No condos
- No condos
- No condos
- No condos
- No condos
- No condos, patio homes, or duplexes
- No condos, stratas, patio homes
- No duplexes, condos, townhomes or apartments larger lots
- No higher than 3 storey
- No more than 1-2 storeys

- No more than 3 storey
- No open channel drainage
- No retail, service-orientated with parking in front
- No structures over 3-storeys in entire areas
- No variety in lot size. Single-family home
- Not sure about 4 storeys in Area 4. What about 2 or three
- Nothing over 3 storey
- Put seniors home in Village Core
- Sidewalks on main roads. Road improvements. More street lights. Promote businesses in area.
- Secondary suites/carriage homes should be allowed throughout District
- Seniors care facility homes are not necessary for the Lantzville area
- Small houses on small lots, keep semi-rural feel
- Tiny houses are needed. Small garden space each. No condos
- Too many trees, shade moss extreme danger for blowdown
- Too much density. No to 3-4 storey buildings. No duplexes
- Too vague to fully support
- Traffic concerns
- Traffic flow control, no multifamily housing, density becomes too great, too much greenspace lost
- Treed buffer may not be necessary
- Treed buffer need depends on compatibility of new and existing residential. Trails should refer to existing as well as new development
- Upper Lantzville sewer first
- Water and sewer extensions to other areas
- Would rather have consolidated park space than treed buffers. Don't need visual separation for its own sake.

Q4: "Support [the directions for Area 1: Village Commercial Core] with refinements (please describe)"

- 1-2 storey buildings only
- 2 storey
- 2 storey max
- 2 storey only
- 2 storey only
- 2 storey only improve situation of hardware and general store
- 2 storey restriction
- 2 storeys
- 3 storey buildings would impact our village idea
- 3 storey only partial, not whole street
- Across from store, make it commercial shared parking. Need corner store
- Adequate off street parking
- Allow buildings to be 2 storeys only
- An expanded community centre should not negatively impact privately owned community businesses
- Be cautious re parking. We don't want gridlock in Lower Lantzville. Not excited about tourist accom
- Bring store fronts closer to sidewalks with landscaped pathways to a second layer of businesses and outdoor café seating
- Combined Village and community hall south of Lantzville. Sell presents lots for business use
- Concerned about increase traffic and noise
- Consider other areas for community centre as well as recreational use
- Depends what is meant by tourist accommodation
- Don't support 2 and 5
- Don't support 3 storey
- Don't support side of street parking
- Either allow or don't
- Encourage a scenic arrival into this section of town
- Except for 3 storey buildings
- Existing view properties not to be destroyed by 3 storey building height or tree buffers
- Get rid of dog patch
- Grocery store turned around. No parking on Lantzville Rd
- Height to buildings to give Lantzville a unique identity
- How would Costin Hall be managed and who would benefit?
- Integration of sidewalks or walkways from north Lantzville to town core
- Keep heritage church
- Limit of 2 storeys
- Local businesses need more support from DoL
- Lumber yard, gas station, food store now vacant.
- Lumber yard would be good for seniors living. Complex away from noisy schoolyard
- Maintain green space with parking at back
- More floors, bigger for the core
- More growth
- Must stay affordable for community to use
- Need bylaw to ensure undesirable business do not setup shop
- Need destination business with parking
- Need more definitive incentives. Design more important than height. Core is sad

- Need sidewalks
- No 3 storey
- No 3 storey apartments
- No 3 storey buildings
- No 3 storey buildings
- No 3 storey buildings
- No 3 storey buildings along southside of Lantzville Rd
- No 3 storey buildings, no replacement of Costin Hall
- No 3 storey buildings. No shared parking. No angle or parallel parking.
- No 3-4 storey buildings
- No 3-4 storey buildings
- No 3-4 storey buildings
- No 3-4 storey buildings
- No 3-storey
- No Costin Hall upgrades
- No higher than 3 storey
- No more than 3 storey. More discussion about the future of Costin Hall
- No new commercial development
- No on street parking. Need proper separation between commercial residential. Sidewalks
- No replacement of Costin Hall, too much tax money
- No three storey, just two
- No three storey, just two
- No three storey, just two
- No three storey. Keep it low to fit with character of what is already there
- No to 3 storey building height. Lose the open feel as walk through Village Core
- No to residential over commercial
- No upgrades to Costin Hall. Build new community centre
- Not 3-4 storey height, angle parking on street
- Not enough demand for an expanded community centre
- Not enough parking and does not suit itself to more traffic onto roadway
- Not with household taxes
- Nothing over 2 storey
- On street parking, sidewalks needed
- Only 2 storey on Lantzville Rd, not 3 storey
- Only B&Bs, no hotels, no 3 storey buildings
- Parking, rise up greenspace
- Parking and traffic patterns are correctly addressed
- Protect views/view corridors. Mandate small town feel
- Remove road parking
- Seaside community accommodation shouldn't be a hotel. Limit 3 storey to Ware to Caillet not in Village Core
- Serious attention to traffic movement in core. A roundabout? Not speed bumps
- Should be developed like a quaint main street
- Storm drains, raised sidewalks
- This could be a thriving, interesting place, right now it is a poorly planned disaster
- Three storey seems too high, two storey seems more reasonable
- Town square fountain like Qualicum
- Unsure what shared parking policy means
- Upgrade Costin Hall, do not replace

- Upgrade roads. Improve building appearance of existing businesses.
- Wake up downtown Lantzville commercial is not supported
- What design guidelines?
- What does tourist accommodation entail? Not a hotel
- Work with service club for community hall. Lower taxes on businesses to make viable now

Q5: "Support [the directions for Area 2: Village West] with refinements (please describe)"

- 0.14 acre lots is too small
- 0.14 acre lots too small to retain a semi-rural atmosphere
- 0.14 too small
- 0.25 acres and up. Keep rural with extra green space. Traffic is a big issue
- 0.25 min
- 10-12% greenspace is very little especially if it includes trails and pathways. The density will urbanize the semi ruralness of Lantzville
- 12% greenspace too low
- 20% green space
- 2-4 upa 20% greenspace. No street parking for residents
- 30-40% greenspace
- 6-8 uph max
- Add senior care facilities
- Addition of duplexes? Tasteful yet affordable
- Affordable houses need clarification. Don't want low income or drug rehab near schools
- Allow higher density
- Allow some condo development
- Bayview should be rural
- Believe minimum lot size should be 0.5 acre
- Bigger lots
- Concentrate density to Village Core
- Concern about 3 storey
- Designated parking off street
- Do not disturb the beaver habitat. Lot divisions should be fair
- Don't need forest in res area
- Don't support low income housing/cottages by Seaview
- Enforce property owners that need to clean up debris. Add sidewalks
- Exclude multi-family housing
- Family housing
- Gross density should be 50 new units max. Maintain wetlands
- I would like to see a higher percent for protected green space
- I would support this but with an increase to the amount of protected greenspace to 30% more
- If ALR in vw, it should remain as such
- Increase green protected space to 20-25%
- Increased density above 9 uph
- Keep density low
- Keep it as rural as possible, not 3 storey
- Keep single family homes. Don't support small lots. Want to maintain rural feeling. Nothing under 0.33 of an acre.
- Like to see more than 10-12% green space protected
- Limit multi-family housing. Maintain more green space
- Limited use of multi family – leave some half acre
- Lot sizes should be min 0.25 acres
- Lower density
- Maintain 19-22% protected greenspace

- Maintain more green space. Lot sizes no smaller than 0.25 acres. No affordable housing beside school
- Majority of owners occupied, not rentals
- Max multi-family equals duplex. No cottages. Get rid of all licensed and liquor establishments in vicinity of school
- Min 0.25 acre lots, 50 units max
- Min 0.25 acres, lower gross density
- Moderate density more greenspace
- More affordable rentals needed in Lantzville
- More green space
- More green space, less density
- More greenspace and trails
- Multi-family housing can mean high density
- Must be smaller houses. Affordability is key
- Need increased green space, prefer owner occupied to rental
- Need sidewalks to ensure safety
- Need to define cottages
- No cottage style near Seaview School.
- No cottages or multi-family, maintain more green space
- No densification
- No higher density
- No higher density
- No large housing
- No lots under 0.5 acres
- No multi-family homes, no to making Seaview area too concentrated with low value homes
- No multi-family housing
- No multi-family housing
- No multifamily housing, no increase in gross density
- No multifamily housing. Min residential lot size of 0.3 acre
- No small lots. Mix of 0.25-0.75 acres
- No to 0.14 lots, 0.25 perhaps
- Not too dense housing
- Number of units less. Too much traffic
- Only if areas that need water receive water hook before development units receive water
- Possibly less than 96 new units
- Prefab homes don't match existing rural look
- Prefer owner occupied to rental
- Protect green space for critters. Maintain rural at all costs. Do not want development of our quiet green area
- Provided there is adequate water and sewer
- School is too close to Village Core. Don't believe affordable family/cottages housing can be a viable consideration
- Secondary suite bylaws
- Storm drainage, buried drainage, raised sidewalks
- Swampy area
- Too many units
- Too much density. Developers will go wild
- Too much on small lots
- Too small of lots not fitting Lantzville theme

- Traffic problems
- Up to 50-60 new units for density, not 123
- Walkway from Lynn Dr should continue. Increase beach access
- Way too many units

Q6: "Support [the directions for Area 3: Village South] with refinements (please describe)"

- 0.14 lots too small
- 0.25 min
- 19-22% green space isn't enough
- 2.8-3.6 upa only
- 3 storey max
- 3-4 storey units here, very moderate density
- Add senior living facility
- Adequate water supply
- Affordability
- After 5 yrs of previous development
- Allow building and development
- Allow higher density, more mixed residential and commercial
- Attention to number of SI locations in our community. Is 4 too many?
- Better signage, sidewalks
- Bigger lots
- Can't maintain existing trees and promote development. This area already logged, remove tree restriction
- Consider some commercial as well as mixed use-home based business
- Cut density in half
- Cut the density in 0.5
- Decrease uph and upa
- Density is a concern as is small 0.14 lot size. Do not citify Lantzville
- Density only near core.
- Developers pay water/sewer/utilities for new development
- Direct connection through Rossiter or Harby for local traffic and emergency vehicles
- Do not allow traffic access to Wiles, Harby, and Rossiter Road
- Do not support point 3 connection of new and existing roads with traffic calming features
- Do not want the area ruined with thru roads for increased traffic
- Don't increase density too much
- Except high density
- Extend Harby Road. Take load off over used Lantzville speedway
- Family and senior mixed housing. The roundabout is a good idea
- Footpaths invite vagrancy traffic. No 4-plexes. 0.5 acre min lot size. Max 100 units
- Go higher density, strata lots with small houses
- Gross density 7-9 uph and 2.8-3.6 ups
- Gross density should be 130 new units max. Maintain min 25% greenspace
- Gross density too high. Less units per acre
- Higher density ok. Existing trees not necessarily an asset
- Housing mixed generations
- How big would connections be? Street or walking path?
- How will you do anything without water and sewer?
- Increase amount of protected greenspace to 60 to 80%
- Increase green space
- Increase protected green space to min 30%
- Keep density low
- Keep green wooded with paths

- Keep lot size no smaller than 0.33 acre. We don't want to be like North Nanaimo
- Keep protected as greenspace by increasing storeys to 3 storey
- Keep residential
- Keep rural feel
- Leave green space as is.
- Less density
- Limit new housing, more green space
- Limit signage, gross density too high
- Limited bike access
- Lot sizes should be larger
- Lots from 0.25-0.5 acres. 2-4 upa. 25-30% protected greenspace. No cars parked on streets for residents
- Lots of 0.14 is too small
- Lots should be larger min 0.5 acres
- Lower density development, cluster homes with more greenspace
- Maintain 30% green space with less density. Keep as many mature trees as possible
- Make it look like the entrance to Qualicum
- Make the Village Core safer for children
- Make this the new Village Core
- Min 0.5 acre lots, 100 units max
- Minimize multi family
- More density, less protected green space
- More focus on keeping greenspace, hiking/walking/biking trails
- More green space
- More greenspace
- More greenspace
- More undeveloped space. Fewer houses of whatever size
- Must be picturesque as it is the entrance to the city
- Need more than 19-22 % green space
- Need water from Nanaimo
- No 0.14, 0.25 perhaps
- No 4-plexes, no traffic calming
- No calming bumps
- No connection to Harby. We voted this down already
- No dense housing with no trees
- No densification
- No existing trees hamper development
- No fourplexes or townhouses. Preserve wetlands
- No lane housing, no fourplex housing
- No lane housing, no fourplex unless for senior living
- No lots under 0.5 acres
- No mix of housing
- No need for trees
- No road connection to Harby Rd, local or otherwise
- No road connections between Ware and Harby
- No street tree/medians
- No townhomes or assisted living
- No townhouses, single family homes, no patio or fourplexes
- No traffic calming. No lane housing. Lower density

- No vehicle access
- Not large enough lots. Too many douglas fir/cedar trees
- Not sure about lane housing
- Off street parking
- Pave and continue Harvey Rd
- Pedestrian/cycle link from Ware Rd to Seaview School
- Reconsider location of seniors facility, further from core as they are self-sufficient in building
- Remove signage on hwy
- Road access to Harby Road east was a no go as shown by residents. It would only lead it to be a major use road
- Road connections to Harby, do not funnel travel, dispense it throughout community
- Room for parking
- Secondary to water service to areas that need water only
- See item regarding light service commercial adjacent to hwy
- Should be some industrial with buffers of greenspace
- SI and SC should be in Area 4 lowlands for easier access to village facilities and services and beach access rds
- Single family only, min 0.5 acre lots
- Slightly less density
- Street tree/mediums can show enhancement but also be hazardous-pedestrians-vehicles-parking
- The density is too great, no 4-plexes or lane houses, keep Lantzville mostly owner occupied homes, density too great
- Too high density, maintain green areas
- Too much density
- Trees and boulevard area similar to Qualicum Beach
- Why encourage more traffic with more signage? Large lots only

Q7: "Support [the directions for Area 4: Village Lowlands] with refinements (please describe)"

- 1-2 storey buildings only
- 1-2 storey only
- 2 storey
- 2 storey
- 2 storey max
- 2.8-3.6 upa only
- 2-3 storey height, not 4
- 250 units max, mixed housing, mixed layouts
- 3 storey limit
- 3 storey max
- 3 storey max
- 3 storey max, 50% or more greenspace, 100 units max
- 3 storey max. Developers pay all water, sewer, utilities for new development, not from tax payer
- 4 storey no necessary, max 3 storey
- 50% or more greenspace
- 50% parkland is probably too optimistic. Not enough room for units. Is 13 upa high enough density for 4 storeys? At 221 units and 50 park, you would need 30 acres
- Above idea running through Area 4
- Add retirement residence
- Adequate water supply
- After 5 yrs of previous development
- Again, not sure about 4 storeys
- Area 4 should be left untouched
- Area 4 should remain wilderness
- Building schemes for area and inspections should be standard for all areas
- Decrease upa and uph
- Density is too high
- Density is too high
- Density seems high. Parking for vehicles for that number of new units would be difficult
- Density too high
- Development to a max height of three storeys
- Do not agree with 4 storey houses in this area near school
- Do not support four storey buildings
- Do not want busy traffic on roads, noise and safety
- Don't support 4 storey
- Don't support 4 storey buildings
- Ensure the buildings are esthetically pleasing, not institutional looking
- Except high density
- Fewer units
- For seniors only
- Four storey too high, gross density too high
- Four storeys is too high
- Geotechnical and drainage challenges. Quit pushing multi family. We are not a city
- Gross density should be 100 new units max
- Gross density too high
- If extra water is available

- If no views are affected perhaps more than two storeys
- Intense drainage plan
- Keep as much parkland with parking and a special allowance for 4-storey senior care home. Rest of land parkland
- Keep greenspace. This area as park with trails. No development for dwellings
- Left side is wet lands, should be natural walking trails. Right side behind pub should be in Area 1
- Less green space
- Like green buffer, trails not for powered vehicles
- Like park and buffers. 4 storey too high. 2 max except on the edge of Lantzville
- Limit to 3 storeys
- Love the trail/cycle path ideas
- Lowlands could be earthquake damage risk
- Maintain any existing wetlands
- Make lots larger
- Max 3 storey
- Max 3 storey
- Max 3 storeys
- Max three storey
- More green space the better
- More green space
- More trees and really protect wetlands
- New community/Village hall could be located here. Also seniors facility
- No 3 storey
- No 4 storey
- No 4 storey
- No 4 storey
- No 4 storey
- No 4 storey buildings
- No 4 storey buildings
- No 4-storey homes, density too great, why are densities for south lowlands far greater than for Upper Lantzville?
- No condos
- No condos or townhouses
- No condos or townhouses
- No higher than three storey
- No more 2 storey
- No need for density of 4 storey buildings, will destroy village feel. Max 3 storey
- No new development until those areas that currently need water receive it first
- No tall buildings
- No to 4-storey
- No to 4-storey
- No to 4-storey
- Not sure about four storeys
- Not sure about four storeys
- Nothing over 3 storey
- Off street parking
- Only allow 1-2 storey housing
- Reduce protected green space. 20-25% sufficient
- Remove trees and replant green spaces

- Respect existing houses on Lancewood Ave
- Road network will not support that much traffic
- SC should be as close as possible to services
- Senior care facilities, not apartment buildings
- Should leave a green area around school. What design guidelines?
- Such a lovely green space, keep as much as possible
- Swamp area needs to be preserved for a variety of environmental reasons
- Three storey max
- Three storey max
- Three storey max
- Three storey max
- Three storey max
- Too much density
- Too much green space
- Too much greenspace
- Under building parking is imperative
- Unsure of 4-storey buildings, may require purchase of fire dept ladder truck
- Up to 3 storey only
- Up to 3 storey only
- Very strict design guidelines
- Without view impacts as mentioned
- Yes to greenspace, gross density too high

Q8: "Support [general directions for the Upper Lantzville Residential Development Areas] with refinements (please describe)"

- 0.14 lots are too small. Existing housing need services before new development
- 0.14 lot is too small, 0.25 is better, less density
- 0.25 min or single family dwellings
- 0.25-0.5 acres only. No cottage cluster
- 35% greenspace, no small lot single family or cabins, gross density only 7.5 uph
- 6-8 uph max
- A water agreement in place before increasing housing. New developments to pay for water upgrade and extension
- Ability to subdivide some of the larger lots in Dickinson/Peterson area
- Access to service
- Add a basketball court
- All lots in existing unserviced neighbourhoods must have access to services. Lorenzen Lane is left off proposed water expansion
- Allow alternate access to hwy from Alger Road to avoid congestion
- Allow small lot gardening with produce for sale. Possibly markets
- Area 4 plan needs refinement. Unclear how roads could service these lots. More buffer between hwy and new development.
- Area 4 should be treated differently. It is now undeveloped. Could be a unique entity. Pockets of high density interspaced with green space
- As long as my taxes don't go up to pay for water and sewer
- Bad idea to put road through park crossing. Knarsten Creek
- Before I would fully support, I'd want to be sure that a treed buffer area along hwy 19 was maintained; would want to see a tree lined street when driving up Superior road. I also want a concrete commitment that existing homes in the Winds would be provided with access to community water and sewer, otherwise, I'm pro development.
- Concentrate on increasing density in 400 m circle. Sewer and water are already there. The idea of increasing the density in Upper Lantzville can be looked at when the Village Core is maxed out
- Current trail protected with some surrounding greenspace
- Cut density in half
- Cut the density in half
- Density is too high, plan is too open for interpretation
- Density too high, lot sizes should be min 0.5 acres
- Density would be too crowded. Lot sizes should be a minimum 1 acre
- Developer must pay for water/sewer infrastructure
- Developer pays for water and sewer extension. Not only SS development. To be included residential 1-2 storey/seniors/patio homes
- Developers pay for all services and road maintenance
- Developers should pay for new water and sewer utilities. Gross density should be 250 new units max
- Developers to pay for extensions of water and sewer to support new development
- Developers to provide all water and sewer utilities
- Do not allow prefab homes, no cabins should be allowed. Must have overhead walkway across the island hwy
- Do not want to see larger lots broken down into smaller parcels. Used to live in Upper Lantzville and enjoyed the privacy of one acre lot
- Don't agree on road through proposed park in Area 4 on Knarsten beside Superior Road. This fragments the park, risks erosion of creek banks and requires a bridge

- Don't want to see prefab homes if that means trailer homes. Huge range in prefab homes. Many have no character. Greenspace to 45%
- Fewer homes. Traffic congestion
- Finish sewer in Lantzville first
- Focus on growth in dwtn core
- Grass density is too high. Desire larger lots and fewer houses
- Green space buffer on the north side
- Gross density too high
- High density housing is not required when people probably have to drive to services
- How is this vision guaranteed?
- I support this as long as AW-Clark Drive area gets water hook up as well
- I think 0.14 acre lots are too small
- If sewer is completed
- Industrial where trailer park is
- Info too vague
- Insufficient greenspace
- Keep grass density at current amount. Sewer for existing residents first regardless of new development
- Keep larger lot sizes. Not 0.14 acres. Keep with current standards with single family homes
- Large lots required
- Less dense, do not make the property a trailer park, keep it rural
- Less uph
- Limit density to 400. No prefabs or mobile homes
- Looks very crowded
- Lot size of 0.14 acres is too small. What would be the process on what number is predominately single family?
- Lot sizes 0.5 acre only. No mixed in fill areas. Including protection of trees
- Lots should be at least 0.25 acres
- Lower the density
- Maintain green space by replanting trees
- Maintain more protected green space
- Max density 2 upa
- Max greenspace
- Max new units at 400, water and sewer not required in many existing areas that are unserviced
- Min 0.25 acre lot, no houses along e and n, increase green space greater than 35%, fewer houses than 490 with increase lot size. Especially with Foothills development
- Min 0.25 acre lots, lower gross density
- Min lot size should be 0.5 acre. Not sure mixed infill areas are good
- Moderate density, pocket neighbourhoods
- More density. Less protected green space
- More green space
- More greenspace should be maintained
- More park. Enough for baseball, soccer
- Must keep green spaced and walking trails
- Increase greenspace to maintain more than 60%
- Need increase green space, too many units
- Need to consider potential light service/industrial adjacent to hwy. Secondary suites need further study

- Need to develop areas closer to town core first or core will not thrive. Residential here would encourage driving to Woodgrove only
- New utilities to be funded by owners affected not general tax payers
- No cottage clusters
- No development costs incurred by existing residents
- No development in Upper Lantzville. Will lower the water table. Storm sewers will affect these wells
- No development less than 0.5 acre
- No increased taxes for utilities for new developments for existing residents
- No mixed infill areas
- No mobile homes or cabins that may lower price of existing homes. High end homes with larger lots
- No multi-family housing
- No multifamily housing, no increase in density to that extent
- No prefab homes and no impact on sewer
- No prefabricated homes or cabins
- No prefabricated homes or cabins
- No prefabs. Sewer updated in lower Lantzville first
- No secondary and carriage
- No small lots, single family, pre-fab homes
- No to lot size of 0.14
- No to small lots, cabins, etc. Should be 50% protected green
- No trails. Brings in crime. Don't link to Nanaimo. No subsidizing water service or connections by taxpayers
- Not small lots
- Not sure if we need playing field. If allowing modulars, the lot size could probably be around 0.1 acres. Green space too high
- Not water and sewer for all development. Need to monitor this
- Nothing but single family dwellings on min 0.3 acre lots
- Ok for patio homes, not prefabricated homes or cabins
- Population in this area does not support need for new playing field.
- Provide water and sewer lines access via Aulds Rd
- Providing doesn't affect existing water supply to existing properties
- Reverse the order of number 4. Water and sewer should be provided to existing unserviced neighbourhoods in Upper Lantzville first before new development
- Service existing residents first with water/sewer
- Service to existing homes first priority. Neighbourhood park yes. Playing field and later other support buildings no
- Sewer and water for existing properties before new large developments. Needs a soccer and ball field
- Sewer to all existing homes first. No small lot, cabin or multifamily except large lot duplex 30-35% parklands-not greenspace
- Single family 0.5 acre lots
- The lot sizes in this rural area are too small. The area has large lots and should stay that way. Allow ss housing.
- The proposed density should be just slightly greater than it is today
- Timeline of development? Cost to provide all water and sewer?
- Too many secondary suites, density would become too high
- Too much comprehensive planning. Clear outlines to be made beforehand
- Too much density, no more than 300

- Too much density. Public will have no influence in process of application
- Too much development
- Too much green space
- Too much traffic
- Townhouse complex
- Traffic and noise will be an issue if too much new construction is allowed
- Treed areas and semi-rural atmosphere is preserved
- Upper Lantzville 4 should be 0.5 to 1 acre lots. More buffer on Knarsten Creek
- Upper Lantzville get water and sewer first, then talk about new development
- Upper Lantzville map, leave out the majority of Winchelsea, Harwood Dr, Andrea, Clark Cres should be included. Expand the existing Copley Park
- Upper Lantzville should be required to pay for their water, sewer, and parks.
- Utilities provided with costs incurred by developers/owners. 4 park areas seemed to be proposed. Funding a field and services way down the road
- Utilities should be provided for existing neighbourhoods, not the new development
- Water and sewer utilities to support new developments. Can be paid by developers
- Water can be supplied from our own supply without City of Nanaimo
- Water service provided to all Upper Lantzville homes. No road extension to Hase Rd.
- Water/sewer to existing residents first. Lot sizes should remain at least 0.3 acre. No new park. Lower density only
- We don't need a playing field. The trails don't allow access from all adjacent areas. We are in area J. No trails near us
- Why should I pay for their utilities? Developers should pay
- Will there be enough use of a playfield for the initial and continuous cost to maintain it?
- With a mix of buildings in an area, it requires an experienced city planner. Adding extra costs to developers
- Would like min lot size 0.25 acre. 40% greenspace
- Would like the smallest lot to be 0.33 acre lots
- Wow, what is with all the SS. This is why Nanaimo is a service town. Families generate money and make communities thrive

Q9: "Support [general directions for the Industrial Service Area] with refinements (please describe)"

- Agree to only maintain existing treed buffers as a green entrance to Upper Lantzville
- Bayview rural. No water or sewer expected so rural is what it is
- Buffer between industrial service area and Upper Lantzville is diminishing quickly. More barrier between homes and industry
- Businesses that don't create noise or smells
- Commercial and industrial should be planned carefully. Limit restaurants to commercial business area, not in industrial area.
- Do not expand area
- Do not want service commercial. No restaurant, coffee shops, gas stations
- Don't allow development on the corner of Ware. Overpass built here.
- Encourage garden shop, coffee, gas station, grocery store
- Ensure green buffer at Ware. Don't want to see increase industry
- Ensure green buffer for attractive presentation
- Ensure use control
- Even more industrial area along the hwy would be good as long as existing residential is not impacted
- Existing treed buffer may in reality need densification
- Expand the industrial area to Ware Rd
- Gas station at industrial area with coffee shop
- Green buffer maintained
- Hwys property for a possible overpass. Forest is buffer to hwy noise. Increased tax base won't benefit residents much
- I'd want to be sure that treed buffers and noise attenuation was adequately considered.
- Improve appearance of commercial developments. Looks like a cheap strip development
- Industrial area needs to be hooked up to sewage system
- Keep industrial areas somewhat hidden
- Light' industrial like coffee shops, physio, liquor stores
- Look at other locations to expand industrial for future to increase tax base
- Make a treed buffer along the service road to hide the industries from the road
- Make it bigger
- More industrial for service area
- Must maintain a green buffer, keep noise to min
- Need business
- No heavy industry
- No industrial developments. Increases noise, pollution, and reduces enjoyment
- No massive growth. Operations, roads, environment, people remain safe
- No park and ride
- No park and ride or at least capping number of spots. Possibly increased crime/break ins with these lots
- Noise and pollution are factors
- Non-intrusive industrial, noise is a large issue here
- Not sure where expansion of industrial area would be
- Only if corner of hwy and industrial area is left treed and green
- Park and ride, trail head and coffee shop will all not see enough use to stay afloat unless subsidized which I don't support
- Restriction on where prefab houses or cabins will be permitted

- The green zone buffer should be considerably wider. An industrial area needs a sound barrier as well as a vision barrier
- Two main arteries parallel to each other defeats the purpose but grid lock.
- Utilities before new development
- Very non-specific

Q10: "Do you have other recommendations for Upper Lantzville?"

- A small specific commercial zone for a grocery store
- Access to safe drinking water must be a top priority. Winds area and Aulds water quality must be addressed
- Access to Island Hwy at top of Upper Lantzville to reduce traffic on Superior Rd. No road access across Knarsten Creek. Foot bridge only
- Add better pedestrian/trail connection between Upper and Lower for biking/walking over or under the hwy
- Add children playgrounds and short fields
- All inhabited properties must be on sewer system. Previous planning allowed drainage from septic to flow to Lower Lantzville and pollute our beaches and oceans
- All trails and public spaces paid for by DCC funds
- All you want is to develop the Foothills. Bet that happens before any other stage
- Allow expansion of all businesses (including schools) as employment is essential for a thriving Village
- Allow more greenspace
- Always maintaining a substantial treed buffer between industrial service area and Philips Rd
- Any new development to pay for water supply to the rest of Upper Lantzville
- Anything to increase the sense that Lantzville is one village
- Area 1 is always neglected to be included on future water deals. We are faced with extremely poor well water. So poor, that it kills any household or outdoor plants. Why is this area never considered to be joined to municipal water services? This is especially concerning since the Foothills is under development again. What will happen to our water source as hundreds of homes are built in this area?
- Area 4 will potentially have very small lots. Yet across the street is estate residential. A very poor mix with no transitional buffer. Does not fit at all with the neighbouring areas
- Bayview rural.
- Better left to those who live in the area
- Better road infrastructure. Sidewalks and street lighting
- Bike trail width or in addition to walking trails
- Bring in natural gas
- Carry on with same model that already exists, half approx. style development
- City water
- Clean debris and dead trees from Upper Lantzville lake area at Foothills. Use lake as reservoir for water supply to existing water plant. Pump storm water to lake during winter months. Protect existing storm culverts from pollution caused by septic systems. Collect winter culvert water which allows millions of gallons to flow down Huddlestone each winter into the ocean
- Clear up the area along the tracks, so many fallen over trees and foliage that make the appearance so unkempt and dangerous in some cases
- Community recreation centre
- Complete tree buffer on Superior Rd. Maximize trail connections
- Complete our sewer system in Lantzville
- Connect Aulds Rd to water
- Connect Clark Dr to Clark Dr west. The cycling lane from Alger Rd to Clark Dr west looks nice. The Blackjack Drive area is isolated from all other areas of Lantzville
- Connector from Upper to Lower Village for pedestrians
- Conserve the trails and natural areas. Sensitive ecosystems, riparian areas
- Consider changing the zoning on the 4-6 acre properties at the end of Harwood Rd. Land is flat and the Foothills will be bringing services past the properties

- Consider crime prevention through environmental design. All trails should be highly visible and parallel to main corridors for safety of all. Consult with RCMP
- Could some agricultural lands be reserved? Hobby farms could be considered
- Creation of a connection method with Lower Lantzville
- Current residents should not have taxes increased to subsidize developers, builders in order to receive water and sewer
- Currently and historically a low-density area. Future development should mirror existing properties. Not smaller lots
- Developers must pay for and provide all utility and infrastructure utilities and services
- Develop community water sharing plan using existing good wells and other local sources if necessary. Bad wells provide water to fire hydrants
- Develop walking trails around the ducks unlimited. If Upper Lantzville is developed as planned, better build an over pass somewhere across hwy or you will never get across to the Village. Too many houses in Gee property proposal
- Developer funded servicing as available
- Development only when services such as water and sewer are available
- Do it
- Do not make Lantzville look like the City of Nanaimo. Keep a Village look to it
- Do not want to see small lots or cars parked along streets. Places for Lantzville residents to have large group gathering
- Don't know the area well enough
- Don't tear down our beautiful forest any more. It protects our water and it makes Lantzville great and unique
- Don't want increased density
- Draw Upper Lantzville residents to Lower Lantzville. Better parking. Facilities at the beach
- Easy access for Upper Lantzville to get to village
- Easy access to village from Upper Lantzville
- Encourage farming and food production
- Encourage industrial and business
- Encourage residents of Upper Lantzville to support business in lower village, easy access
- Existing residents should be connected to the water system first before any development
- Expand industrial park to Ware Road, need tax base. Use Aspengrove school fields rather than building our own
- Expand/repair culvert under driveways to help with flooding
- Expansion of Upper Lantzville boundaries.
- Fill in open drainage ditches to allow safe parking for visitors on street. Now cars park out in roadway
- First come first served. If the Foothills development depletes out well water levels in Upper Lantzville there will be angry residents. We need to be hooked up to community water and fast. Our well ran dry two summers ago and another neighbour on our street runs dry every single summer. How much deeper can we dig? We're already past 450 ft.
- Fix the pavement on the roads, improve the existing neighbourhoods for the existing taxpayers before spending money on new areas. Roads are deplorable and falling apart. Take care of the areas that exist now first
- Following implementation of sewer and connection, use of redundant septic. Fields for carriage home construction
- Guarantee that Upper Lantzville won't look like Nanaimo
- Get on with it, need a bigger tax base

- Get sewer connections utilizing federal and provincial grants. We enjoy privacy and single family orientated properties. Keep it this way and not make it busier
- Gravel shoulder/path along Aulds would be great and increase safety
- Half acre lots only
- Hook up to Nanaimo water as soon as possible
- Hookup to Nanaimo water and sewer. The Lantzville community water is very hard, way too much chlorine and low pressure. Not to mention it barely supports the needs of Upper Lantzville residents. We need to maintain nature trails and low density living. This is Lantzville, a village, not a city. Nanaimo has plenty of high density senior homes
- How will the existing main roads and side roads be improved with the increased flow of traffic?
- I am all for more development once we finally get Nanaimo water, but I want to keep larger lots with single family homes. I don't want multi-family homes creating more density. I like the rural feel with not too many people
- I am in favour of larger scale residential development. I would like to see opportunities for younger families to have a home in Upper Lantzville through larger, denser res development
- I believe that all Upper Lantzville homes should have water and sewer. Should be provided no matter what this survey ends up with.
- I don't mind development but ensure the non-serviced homes in Upper Lantzville get their serviced first before new development
- I don't prefer any development. Only maintenance is required
- I would like to see carriage houses being allowed
- If they want water, they should pay the whole shot or put all of Lantzville on Nanaimo water
- Improve pedestrian access along Aulds Rd
- In Areas 1-4 should propose extension of E and N trail between Ware Rd and Superior Rd in writing. Need key ecological and recreational values mapped in order to focus greenspace selection
- Increased density is not appropriate adjacent to ALR/rural areas. It is definitely not compatible adjacent to ALR lands which the residents have strongly voiced a preference for protecting. The ALR lands suffer the consequences both short term and long term.
- Industrial area needs a gas station
- Industrial area needs to be hooked up to sewer system
- Industrial lands behind the buffer service commercial gas station
- Innovative, unique neighbourhood layouts with innovative unique housing. Maximize greenspace. Low medium density
- Intersection Superior and Island Highway needs longer turning lane while heading north then turning left on Superior especially if development is planned
- Its high time somebody took a stand on these stop lights on a major hwy. Push for over passes
- Just leave things as they are
- Keep density reasonable as a residential semi/rural area. No need for high density small lots. These will not encourage a population that identifies with Lantzville as a village community
- Keep it small and local
- Keep larger lots. Support protecting trails in wood lot
- Keep our farm land. For now, development here not needed. No services to walk to. Most who live here now drive to Woodgrove. We need more homes close to town centre to attract and support local businesses
- Lantzville taxpayers with boron in wells should connect to water supply. New development can fund itself
- Larger lots for housing as adding 590 new units will put a strain on Aulds Rd which is Already quite busy. Esp with traffic from the private school. More greenspace will keep rural feel and help wildlife. Tree bylaw to save large trees
- Leave it alone

- Leave it as rural as possible. No coffee shops or anything of the like
- Leave Upper Lantzville as is. Just need sewer
- Less development in Upper Lantzville. With Foothills going in, more traffic.
- Let progress do what it does carefully
- Let the people that have lived here for years subdivide their land so they can have funds to retire. Look after the people first, not just developers
- Let's grow slowly and build homes on lots no smaller than 0.25 acre. Let's leave the trees and green space and mostly, let's not try to tame nature or focus on the profits we can make, but instead appreciate what we have and protect it as an investment in the future of our families and our community
- Like mixed use playing fields
- Limit speed limit
- Listen to residents, not just developers
- Long before beauty improvements, I would support replacing decaying wells and septic fields.
- Lorenzen Lane, Sywash Ridge not included in Upper Lantzville survey, why?
- Lots of trails and dog off leash area
- Lots of trails and hiking
- Lots should be 0.5 to 1 acre. Treed buffers are great, walking trails and park access great. No small lots. No to secondary suites
- Maintain a treed buffer between development and hwy. Have a design plan for homes. Treed boulevards. Keep rural character. Underground wiring for all new development in Lantzville.
- Maintain homes and multi-family to levels that do not interfere with views of the fronting views
- Maintain max 0.5 acre lot size
- Maintain rural atmosphere
- Major projects should be done by referendums
- Make into a park community centre, hiking trails not subdivision where everything looks the same. Lantzville is unique. Keep it that way
- Make sure that good trail connectors for hike and bike and commute are available. Developers pay for all services and connections, not existing residents. Definitely need park/playing field for neighbourhood children to use without having to cross hwy
- Make sure the marsh and dam at Normarel and Sywash Ridge Rd is maintained and totally left to function. Stop all clear cut logging
- More bike and walking trails
- More bike paths for kids to ride to school safely
- More fire hydrants
- More greenspace = 60%. Fewer units
- More land for single residential housing development with road, sewer, and water service
- More park space/trails
- More recreational with the development of Foothills. Lots of people hike there
- More shops
- More wooded trails to replace what we have lost in the Foothills due to clearcut logging
- Most definitely against large subdivision down Superior Rd
- Multiple access routes other than all traffic via Superior.
- Need Aats Rd water connections
- Need sewer connections. Keep lots 0.25-0.5 acre. No multi family
- Need small lots
- Need stronger restrictions
- Need to attract more business to Lantzville in the town and industrial area
- Needs to stay the same

- No
- No cluster housing. No more than two storeys high. Min 0.5 acre lots
- No commercial development, that should happen in existing town centre
- No Foothills, ATV trails
- No multi-family housing
- Not at this time
- Not very familiar with the area
- One acre lots
- Connect Hase Place and Elm Rd subdivision to Lantzville sewer
- Our family chose to live in Upper Lantzville because of the amount of greenspace and access to abundant and a variety of trail systems. We would like these nature trails to be preserved as much as possible
- Overhead walkway connects to Upper Lantzville to Lower to protect our children
- Park and ride area should be near resident. Buffer along Island Hwy should be wider
- Park and ride is an excellent idea especially with future development. Avoid potential for Colwood crawl. Market area for res and tourist attraction
- Park area off Aulds Rd
- Park at hwy and Superior is a poor location. Better served as a greenspace/buffer. Need either an overpass or underpass for bike/ped crossing
- Parks and trails would be great. All the higher density housing is not in the interest of the current residents
- Parks, trails and protecting wetlands and green areas needs to be a priority
- Pedestrian and bike overpass from Upper to Lower Lantzville
- Phase three sewer
- Prefer commercial to residential. Too many people equals too little rural
- Protect Foothills. Protect forest. Don't develop Foothills. Widen tree buffer
- Provide safe trail for dirt bikes to get to back country. Promote and clean up back country trails for hikers
- RCMP. Hospital or urgent care walk in clinic. Library. Community Centre to service the increased population
- RV park
- Safe access along Aulds Road to Hwy for bikes and pedestrians
- Service those with water and sewer. Fire suppression for all of Upper Lantzville. Pedestrian crossing improvements at Ware Rd an Hwy
- Sewer upgrade
- Should be an easy and welcoming pedestrian connection between Upper and Lower Lantzville.
- Sidewalks
- Sidewalks on the major routes. Culvert ditches and fill to level
- Small lots in Upper Lantzville will destroy the semi-rural feeling. It will look like McGirr area by Dover Bay Secondary – ugly
- Speed bumps/humps. Garbage cans at trail heads. Underground wiring or services to new and existing. Sidewalks widened. Bus stop covers. Bathroom at beach
- Speed limit signs please in Winchelsea
- Superior Rd needs to be widened to encourage walking and cycling. There is currently very little shoulder area and the traffic speeds along this route
- Support managed forest land uses of private land owners and wood lot
- Support only if existing homes on wells get priority to water hook ups
- Support only if existing homes on wells get priority to water hookup first

- The ambiance of this area will be destroyed if the infill provision is allowed. People moved here and built not to experience extra traffic and subdivision
- The more trails and greenspace the better
- The secondary suite issue would benefit our community on many of the larger properties such as those mentioned above. It would allow people to downsize to a cabin or suite but still stay on their property. We want to support aging in place.
- The Winds Area: needs children's park/playground. Needs water and sewer services brought to neighbourhood
- There is nothing about wildlife, migration routes, what about them? This seems to be about taxes and money
- There is too much bundling of areas
- There should be more dense areas for senior housing and affordable housing
- This plan should include areas in Area F, that are next to Areas K and E
- Tiny parks are of little use as almost nobody uses them, but large parks with dog walking or playing fields are excellent
- To maintain semirural, trees need to be protected.
- Traffic needs to be eased
- Traffic problems
- Trails to hike/walk
- Upper Lantzville has a district rural feel. The OCP needs to ensure that is maintained and does not allow development of trailer parks
- Upper Lantzville should never allow any more city size lots. 1 acre min and the developer should pay full price for the project plus pay for the maintenance of the new infrastructure
- Very important that sewers be extended to existing neighbourhoods. Area F has way too much ground water from all the septic fields
- Walking trails beside major roads
- Water and sewer for all old and new
- Water and sewer. Get rid of rural designation for parts of Upper Lantzville
- Water issue resolved before proceeding
- Water must be available and costs borne by the developers to bring any water to these sites
- We are afraid we will run out of water when the Foothills development starts. You must ensure you have backup plans for this scenario
- We live on Elm Street, why are we not included in this plan? We want water and sewer too. We have no fire hydrants and our mini treatment plant had issues including bad smells
- We need City water to our home
- Wells in the Winds are sketchy.
- What about us whose properties border but are not included in plan? Why are we left out?
- When building the new units, do not clear cut the land. Leave as many large, mature trees as possible
- Why is the property between Normarel and Superior designated SS and not other near properties? Poor intersection
- Why not upgrade the park we already have instead of a new park? With bathrooms. Don't want to see cabins or multi-family homes. Larger lots, more green space. Large green area in Upper Lantzville. Would be good for walking trails. Need walking path on Ronald Rd so dangerous.
- Why the fixation on trees, they grow 150ft tall? Who pays when a house is cut in half?
- Will need larger parking areas for walking trails
- Woodlot/trail is a priority. Protect it, maintain trails and parking, sell stuff to hikers
- Work on trails adding signs
- Work towards getting water to homes that have wells

- Would be nice to have better pedestrian connectivity with Lower Lantzville by pedestrian bridge
- Would love to see a trail from the bottom of Superior to connect to Ware Road trail. To reiterate, water/sewer service is a must. Would also prefer a minimum lot size of 0.5 acres
- Would not mind 'pocket neighbourhoods' and a few condo/townhouse developments that do not block views of south residents in the UL blocks
- Would prefer no city size lot subdivisions. We moved here for space
- Would the lots with acreage ever be subdivided?
- You are ignoring entire sections of Upper Lantzville. It's as if we don't exist we do exist

Q11: "Support [concept of Farm Clusters] with refinements (please describe)"

- A lot of units
- According to previous plan with percentages
- All 0.5 acre lots
- Any farmable land must remain so
- As long as does not reduce the value of land held for generations by one family
- As long as on ALR land only, not res
- As long as urban farming on smaller lots is allowed
- Cluster housing, but not many units
- Cluster should not impede access to the agriculture portion of the land
- Community farm/garden space
- Consider expediting approvals
- Dependent on landowner cooperation
- Depending on size of cluster and upa
- Disagree with farmland protection. Some commercial gardening ok but big acreages. Giveaway of tax advantage
- Ensure farm access remain predominately intact. Farming should be encouraged
- Existing ALR land protected
- Farm cluster owners should pay appropriate taxes if not a working farm
- Farms should be allowed all over and mixed in
- For farming activity only
- Give people option to convert to ALR to lower taxes and option then of property in ALR to apply to remove status
- Housing for elderly
- I am not sure the land identified is suitable for farmland
- I don't understand how many residences would be allowed on each cluster property
- Impose restrictions on numbers of subsidiary buildings such as greenhouses, sheds, etc.
- Keep as much pasture as possible. Limited clusters
- Keep farm land how it is.
- Lantzville is no longer a farming community
- Large lots, less units in cluster
- Like serious market gardens
- Local food production is critical, more is better
- Locate near or on current agricultural areas
- Make lot sizes large to ensure a profit can be made, no housing
- Make sure our farmlands are not lost. Need to feed ourselves
- Map of only one proposed location. Need map of all proposed locations
- More clarity needed on the number of homes
- More info needed
- Needs careful planning
- New farms to make way for progress
- No high-density housing
- No housing clusters
- No monster homes, limit square footage to neighbourhood normal
- No way to enforce bylaws for noise
- Not in keeping with Lantzville theme, they bought a farm, not a development property
- Only if it is legally binding and irremediable by future owners
- Only if suggested properties are sold by the present owners

- Percentages that were on original coffee table talks
- Shared driveways can cause problems for future homeowners
- Should be no variance to unit density
- Should not be too restrictive for owners
- Should not impact residential
- Slightly higher number of units
- Smells and kept tidy
- Support clusters over turning all farm land into subdivision
- This appears to be very arbitrary and would lead to ongoing challenges as to what and what is not allowed
- Those who ride horses along streets should be required to clean up the crap, just like dog owners
- Water courses/aquifers as well as discharges to environment need to be addressed
- Why expedite their approvals over others?
- Will not higher density around it create potential complaints as other municipalities which then allow it subdivided?
- Would want to be able to provide input on type of development

Q12: "Support [concept of an East Lantzville Care Precinct] with refinements (please describe)"

- 1-2 storey buildings only
- A lot of detail and attention on such a small portion of the community
- A lot of units
- All water and sewer in area to be paid for by property owners including all supply utilities
- Allow a larger scale care facility
- As long as my taxes don't go up to pay for it
- Care facility should be close to the Village Core
- Care facility should be restricted to 2 storey max
- Churches should pay taxes
- Coffee shop by the park
- Coffee shop or store for seniors
- Concern that we will have way too many review meetings and public hearings with the way this is set up and written
- Confused about where this refers to exactly
- Create competition for the Village Core
- Developer should bare the cost of servicing
- Developer to pay for all water and sewer to support new development
- Developer to provide and pay for water/sewer utilities, separate from Nanaimo
- Developers pay for services
- Discourage places of worship, they don't pay taxes.
- Entrance is too visible, need green belt
- Except water and sewer to existing homes first. Two churches are enough, no more needed
- Extra cars and traffic must be considered in any high-density area
- Get something with varied roofline
- Have water agreement in place first, developer to pay for water and sewer extension
- If owner of Schook Rd prop has already okayed idea, seems silly to propose an alternate location unless owner of that 'East Lantzville' property has also agreed
- Important to be located walk or wheelchair distance from clinics, stores, churches
- It seems not in walking distance for seniors to the Lantzville Village. They would then wish a restaurant and retail
- It should be close to the Village Core
- Leave it
- Limited development and green preservation
- Little commercial. Ensure better use of Village Core
- Village already have doctor/dental/accountant/lawyer. Improve that area, not build more. Use Phillips for seniors activities
- More green space, less density
- Need small commercial units i.e. groceries, drugstores for seniors to walk to
- New development should pay for its own water/sewer
- No 3 storey
- No buildings over 2 storeys
- No large facilities
- No large sprawling care buildings such as in Qualicum, support one storey buildings
- No more medical centres needed
- No residential housing
- No seniors supported living, just independent

- Not sure of location of facility. Definitely need care facility
- Not sure protecting the businesses in the Village Core should be a priority. Further small retail would complement the Village Core
- Not too large. Want to encourage more young families to area
- Nothing over two storeys
- Only as described in this brochure
- Other options for area should be considered
- Park not necessary. Pioneer park adjacent. Other low impact or low customer volume businesses should be allowed as well
- Presently no options for seniors
- Referendum on size/type of facility
- Restaurants survive by excellence not zoning
- Senior housing in the Village as well as with maybe assisted living
- Seniors care facility that has character and nice design with lots of landscaping. No medical centres/child care etc.
- Seniors centre closest to centre near City Hall. Away from Hwy noise
- Seniors have to be able to walk to Village Core
- Separate agreement with Nanaimo for water and sewer. Lantzville does not have enough water
- Service existing residents first
- Should be in Village Core
- Should be in Village Core
- Should include retail, restaurants and other commercial
- Should not have businesses interspersed with homes. Businesses should only be in Village Core. Traffic issues arise from businesses in neighbourhoods
- Single family homes, mostly small businesses like cafes
- Small animal vet care is a good idea as opposed to restaurants
- Small businesses (e.g. Coffee and/or art shop) should be allowed. Gives destination location for bikers on this side of the Hwy
- Some commercial allowed. Less travel for seniors
- Support the idea but better location would be in Village Core
- Take care of what's here now first
- The height is a concern of taking all the natural light from our property as we had height restrictions
- The plan sounds fine, but not a priority. Getting Village Core revitalized should be a priority
- There is lots of space and no need for multi-storey buildings. Single storey has less institutional feel
- Too far from core for seniors to walk. Other uses listed are ok
- Too far from Village Core for seniors to walk
- Too late for this
- Trails yes, park no
- Triangular part should remain as is.
- Two-storey limit
- Village Core should incorporate retail or it will die
- We do not need any more parks
- We need bigger tax base, go bigger. Put service area on Hwy side to reduce noise on Roslyn area
- We need seniors in the core
- What's wrong with shops and restaurants for the seniors?
- Widen tree buffers
- Wider consideration of light service commercial should be included. Low traffic impact
- With 1-2 storey
- With only the approval from property owners that connect to the proposal

Q13: "Support [policy directions identified for Natural Area & Character Protection] with refinements (please describe)"

- Already have water use restrictions when needed
- Assume this applies to all of Lantzville
- Buffering of Island Hwy by street alone cannot stop traffic noise
- Buffers must be significant
- Buy a waterfront property for Lantzville residents
- Clarification on solar communities
- Cost considerations must be considered in all the points in this policy
- Current homeowners' needs should be considered individually
- Current water restrictions are sufficient
- Do not attempt to regulate water use on private wells
- Don't agree with enforced climate and mitigation strategies. Not up to DoL to police choice
- Don't become too restrictive on tree removal. Land owners own their trees unless Lantzville wants to maintain and insure for damage caused by tree
- Don't know enough
- Existing or planted? Most developers would clear the land of plants and small trees
- I want to be able to determine what trees I want to cut down
- Implement a tree protection bylaw
- Incorporate but to a limit where is becomes too expensive to develop
- Increase tree buffer width, keep our forest trail. Make it harder for developers to cut down trees
- Individual cases need to be addressed
- Infiltration does not work in all areas. Encourage where practical. Reduce storm water DCC for developments using infiltration
- Leave the green space around Ware and Hwy. We may need cloverleaf with all the planned development
- More incentives and help to homeowners to reduce/reuse water consumption
- More parks
- More street side drainage to provide walking space for pedestrians
- Must use good fundament as to what is a character home
- Natural are mgmt is ok, now without excess bylaws
- Need to allow for more outdoor water usage to keep our Village attractive
- New development belongs near the Village Core
- No lawn watering, only food gardens. Obtain more public waterfront
- No limits on water, just tax them
- No regs on homeowners use of well water from their own wells
- No to limits on outdoor water use
- No tree bylaws needed
- Not in favour of regulating building requirements
- Option to purchase reasonably priced water barrels by home owners
- Policy should apply to all development in DoL
- Prevent logging around Knarsten Creek
- Rainwater capture tanks must be under ground for aesthetic reasons
- Restrict tree management to new development. Existing estate lots to be exempt
- Should include areas shown as farm clusters. Tree removal allowed with replanting
- Size of buffer along Hwy, 30 m min
- Support only the Hwy buffer
- The District should not charge for trees being cut down

- Too many restrictions on building and upping the costs, no one will be able to afford it. We need sidewalks and bike paths
- Too much regulation will lead to it never being developed
- Tree cleaning should be at the discretion of the owner
- Tree cleaning up to homeowner in conjunction with insurance company
- Tree clearing is owner's business, not City's
- Tree management out of control.
- Tree management should be applicable to development only
- Tree management should be up to the land owner unless tree removal directly impacts repair areas
- Tree management, climate and ghg mitigation are common sense
- Trees must be preserved and protected
- Trees need to be considered if they are natural to the area. Clear the others
- Use professional forest managers for guidance on forest tree management
- Very noisy by the hwy. Extra buffering is important. Large trees shouldn't be able to be cut down
- Water conservation standards are already at a high level
- Water restrictions should be same as Nanaimo
- With the exception of existing buffer from Island Hwy
- Would benefit from a tree maintenance program on current properties
- Would need to be able to apply to take down trees in future
- Your fixation with tree preservation should come with accountability for outcomes

Q14: "Support [directions identified for Waterfront areas] with refinements (please describe)"

- Additional research in seawall requirements
- Allow beach access by opening all road ends. Explore shoreline trail system.
- Allow homeowners to do what is necessary to protect their property
- Allow repair to existing seawalls naturally with rock and grains to keep shore erosion at a minimum
- Any room for park space on waterfront? Should be
- Better access for public and parking. Beach is for all not just homeowners
- Better beach access on some streets
- Better parking at access points to water front. Special area rules to lower height of hedges and fences blocking views from access roads. Get a waterfront park.
- Coast erosion should be addressed
- Concern that exceptions are made on occasion because of influence pedaling
- Consider a covenant to remove existing walls, boat launching
- Do not remove log groins where their effectiveness for preventing erosion has been shown
- Dogs on a leash. No dogs in summer like Nanaimo
- Don't even consider a wharf. Tidal and storm action would destroy and enforce dog waste control
- Don't know enough
- Don't support expensive and generally ineffective coastal erosion control. Don't alter shore line characteristics
- Encourage litter pickups/garbage bins. Beach access areas. Need roadwork, potholes filled, parking zones
- Enforce current accretion laws.
- Establish better public access to beach and set up an endowment fund to purchase beachfront park
- Existing shorefront homeowners must be allowed to protect properties
- Existing public washroom at Huddlestone Park. Will require second one or more for public beach use
- Explore future options to connect to Village or Waterfront Village Park
- Fine those who dump debris into ocean/waterfront properties
- Fix embankments that have been eroded
- Friendly to walkers not boat ramps
- Green shore areas where cliff height is low.
- Green shore treatments are not always effective, allow rip rap if placed properly along scour line
- Green shores only work in some locations and with rising sea levels could cause problems. Develop sea wall best practices
- Help waterfront owners build protection
- I like seawalls and methods used to prevent soil erosion
- If existing seawalls and rip rap are allowed to remain unless failing
- Improve parking at beach access rds
- Keep all beach areas open to public
- Keep current sea wall in good repair
- Let the homeowners shore up their properties as need be to prevent erosion
- Limit extra large housing on waterfront
- Maintain public access to waterfront
- More info needed
- More public access to beach
- More public beach front property
- More support for w/f owners.

- Must add boat ramp
- Need community boat launch area
- Need public boat launch
- Need public washrooms in summer months
- Need teeth, we lost shoreline this past year. Is a disaster
- No Colin Haime involvement
- No exceptions, no influence to change permit requirements
- No mandatory change for owners
- No more seawalls, open more public access to beaches
- Nothing allowed below high water mark
- Owners should be allowed to protect property from erosion
- People need to protect their property somehow
- Property owners responsible for seawall failures and clean up to natural state
- Provide more access to public beaches and discourage adjacent properties from thinking it's their beach
- Reduce max lot coverage allowance to provide more buffer
- Re-establish and protect the connections between our creeks and the ocean
- Repair areas that have dumped boulders on beach that make it impossible to walk on beach at high tide
- Rip rap needs to start at high tide line and extend back, not start below high tide. Rip rap is blocking public access in Area G
- Rip rap should be at and above high tide line
- Sacrificing waterfront properties if they have no way to protect against rising seas
- Sea walls may be necessary
- Seawalls can be positive if done properly
- Shoals use the natural large rocks, placed and stacked by contractors, not cemented in place
- Small craft boat launch at bottom of Tweedhope
- Some areas will need a sea wall to prevent erosion
- Some properties may need to do some foreshore work
- Some seawalls are necessary to protect residents from eroding of the ocean waves.
- Stiffer penalties for rule breaking
- Stop private encroachment on all beaches
- Support anti erosion, environmentally friendly
- Support seawall construction to protect lots
- The coastal DPA is currently inadequate, needs to be updated to required professional reviews and expand to 30 m area
- Unsure of what Green Shores involves
- Use of rip rap to ensure erosion is kept to a min
- Water front is being eroded on a daily basis. We are not convinced a green shore approach will be effective
- Waterfront owners have encroached on public access when tides are high access is limited
- Waterfront property owners must restore public access to public land where this has already been illegally undertaken due to absent or ineffective enforcement
- Waterfront property owners need to be able to protect their property from rising sea levels.
- Waterfront restaurant
- Waterfront should remain public and natural
- We feel that property owners should decide what is best for their property
- What mechanism could be put into place to change existing infrastructure
- Why are seawall installations bad?

Q15: "Support [policy to permit Secondary Dwellings] with refinements (please describe)"

- All cars must park on properties. No street parking
- All parking on site, not on street
- Allow secondary dwelling units on properties 0.5 acre or smaller provided building code and setbacks met
- Ample parking at residence, not cluttering main roads
- As long as enough land to support secondary building
- As long as trees are protected
- Basement suites ok. Carriage homes ok on suitable size property
- Carefully regulated
- Carriage home on properties of adequate size. Secondary suites only if well water or additional District supply available
- Consider limits to Air BNB and VRBO rentals
- Consider parking off the street
- Defined requirements being what exactly?
- Depending on size or number of which properties
- Depends on the requirements
- Depends on the requirements
- Do not support Air BNB type rentals and short term rentals in any residential use, either primary or secondary
- Don't let overcrowding and rural destruction occur
- Don't like a bunch of rental only properties
- Enough parking off road
- Enough parking off road, noise bylaws in place, owners not renters on site
- Enough parking on lot for all vehicles of owners and suites
- Ensure appropriate taxation to recover service and utility costs
- Ensure off street parking to avoid street bogged down by vehicles
- Ensure parking space
- Expect lane housing
- Focus on existing building occupancy vs new development
- Happening now and no attempt to regulate and enforce laws
- Has been done here for years
- Have seen areas (elsewhere) where parked vehicles have become hazards on streets. Must include parking
- If there is acreage and enough parking
- Important for long term growth
- Limit secondary suites to new development areas
- Limited numbers per neighbourhood, parking restrictions. No street parking
- Lots must be large enough for sufficient parking for both residents to avoid parking on the streets
- Lots of parking, wide streets
- Make sure adequate parking at property not on the street. Two spots per housing unit
- Max of 2 parking spaces for additional vehicles required and must be on the property, not on street
- Minimum lot size to allow for secondary suite
- Moderate density and curb appeal
- More parking and pay more garbage fees
- More rentals needed

- Must be in municipal water and sewer
- Must ensure adequate parking on property to protect against street parking issues
- Must have off road parking
- Need carriage house and suites for more housing options and affordability
- Need enough off road parking
- Need more affordable rentals
- Need parking bylaws with teeth.
- No Air BNB
- No houses on top of each other or carriage homes
- No proper taxes have been levied for suites. Single families support double occupancy homes. Unfair.
- No regulation, would cost too much
- No road parking
- No secondary suites
- No secondary use like Air BNB or VRBO
- No slummy second suites. Ensure meets stringent regulations
- No variances
- Not all locations
- Off road parking only, noise bylaw, dog bylaw. Owner must be on site, no vacation rentals
- One structure yes (e.g. Suite over garage)
- Only if parking and sewer requirements are met
- Only in certain areas with limitations
- Only in existing residential or new development close to Village Core-transit
- Only larger lots
- Only on properties over 1 acre in size
- Only supportable on lots
- Parking only on property. Permits for 2 suites. Charge yearly
- Parking sufficient for suite. Carriage homes only on lots longer than a third acre
- Practical off street parking
- Presently not feasible or necessary
- Provided it is regulated, not every house with a rental suite
- Provided they are on community sewer and water
- Put a cap on how many are allowed in areas
- Require on property sites for residential parking. Discourage street parking
- Secondary suite ok
- Secondary suites and carriage/garden homes on larger lots but no lane housing
- Should be stringent guidelines
- Sneaky way to increase density. Large rental pool does not increase stability of community
- Some secondary dwellings are ok, but not every new house. We are not Surrey
- Square footage of 2nd dwelling to be proportionate to main (e.g. 40-50%)
- Support secondary suites. Need more info
- To allow other cottage industry
- Too much density
- Where is the water coming from?
- With emphasis on natural area and character protection. More trees
- With limited water, and many of us on wells, it is increasing the draw on those water resources
- With max units per area within minimum land area
- With parking requirements

Q17: "Would you like to suggest an alternate scenario or provide a specific comment about the scenarios above?"

- A max of 3 storey should be maintained in select sites
- A vibrant village is a pipe dream of a select few. It is not a modern or progressive idea. It does not benefit all.
- Absolutely not 'A'
- Advance the building of sewer lines
- Affordable housing is a tricky issue. I support it but it has to be done carefully so as to not create a ghetto-like area. Options like coop housing should be considered.
- Afraid of losing small town feel which is the best part of Lantzville.
- All development should be financed by developer/owners except streetscapes and sidewalks in Village Core. Development should only be encouraged at a slow pace
- All trees on property owners are responsibility of property owner. All open ditches are to be filled with pipe and covered over to create safer walkways. All or most to be paid for by developers. Lots of people want to move here. Developers can put the expenses into the new development
- All water and sewer should be funded by developers
- Allow some new Village commercial. Find a way to stop from owning commercial then shutting it down. They should forfeit it
- Allow the larger lots to be able to subdivide to one acre parcels if they can prove sufficient water and good purse.
- Allow water connections for development and existing neighbouring if developer pays for infrastructure. Min lot size 0.5 acres
- Any new development should be required to provide boulevard landscaping along the roadway. Use of natural materials in design. Village Core needs underground wiring and landscaping, sidewalks and a courtyard/meeting space
- Area north of Lantzville Rd and west of Peterson was not addressed with any recommendation or direction. This includes Lantzville all the way to reserve. There are no parks or green spaces and if development was to proceed, the rural ambiance of the area would be jeopardized. A lot of trees have already been removed to allow expansion of existing properties.
- As long as progress is slow and 'sold out' before the next phase. Not all on the go at once
- Base tax for individual homes should stay as is with moderate increases. Use new tax money to fund upkeep and tax developers for road/trail buildings
- Buffer of trees should be implemented in all main routes of traffic for privacy and noise reduction
- Cannot support any scenario fully. Some good and some bad in all
- Combo of all three, B is closest
- Combo of B and C
- Community water exclusion coupled with no cookie cutter neighbourhoods
- Concentrate density to core. Larger lots and increased greenspace as you go out from core. Population at build out 6500
- Concerned of cost of tax base increase
- Current tax base is big enough. DoL needs to reduce $ costs associated with administration. Get rid of the mayor. Get the store running again
- Developer should pay full costs for water. Nothing subsidized. Want them to pay to join us
- Developers pay for services. More green space
- Developers pay for servicing and roads. Nanaimo water should be provided to existing housing before development
- Development in the Village should be designed so that density decreases as you move up the road towards the highway
- Development is coming. Let's not sell out to developers, let them pay.

- Development won't happen without support from the town for infrastructure. Needs to be some form of encouragement to increase tax base to provide growing needs for services.
- Do not support a tree bylaw. So many trees are not suburban/urban friendly. Cedar, douglas fir blocks view, sunlight. Roots impact septic fields
- Don't agree with range of housing choices
- Don't connect to Nanaimo water
- Don't see a plan for significant park land. Wood lot already has a trail network. Need to convince Ministry of Forests to protect part of forest and dedicate it to community
- Don't think water source is required
- Don't want taxes to increase
- Expand the area that would allow pockets neighbourhoods to include possibilities along the waterfront as a way to open up the possibility for folks with less than 2-5 million to be able to enjoy direct or indirect semi private beach access and enjoyment
- Funny how this is presented at the same time deposits are being taken for the Foothills. Does our voice even matter?
- Get grants from the governments to lower cost so residents don't need to raise taxes to pay for the new water connections
- Given the desired growth rate expressed by residents there needs to be efforts to meet that. 0.5 acre is too small. Only allow subdivides down to 2.5 acres. Needs to be addressed area by area in order to meet growth rate desires. The direction should not always be to create smaller lots
- Housing on Lantzville Rd should be given more character and landscaping with new trees planted along sidewalks. Please place safeguards to prevent Upper Lantzville from becoming Nanaimo. Sidewalks need to be in place to avoid the scruffy appearance of ditches and unmanicured landscape
- I enjoy Lantzville the way it is and chose to live here specifically for its less developed feel. If there needs to be new development the Village Core would be my ideal spot to put a seniors complex or building or limited new residential over commercial 3 storey max buildings
- I fall somewhere in between B and C. Hook up to water. Allow some new development. Keep lot sizes at a good size. No cookie cutter subdivisions with tiny lots. Lots of trails, bike paths. Revive the dead Village Core
- I hope that most residents choose Scenario C but if not then I hope council can still proceed with Scenario C. If Lantzville wants to be a flourishing community Scenario C is the only choice
- I like all the walking/hike trails, but I want to make sure they're not created alongside driving roads. No more roads through existing forests
- I like the idea of more development and trails and tree buffers and an increase in our Village commercial development but not smaller lot sizes and not multi-family development
- I prefer a mix of scenarios B and C. The majority of Scenario C community goals
- I prefer 'A', but have indicated C to be realistic on the assumption that character can somehow be maintained
- I support increases in variety in housing choices and extension of water and sewers, especially to my Area A (Clarke Drive area). I would like to see more diversity and multifamily housing in Lantzville
- I think the development on the Gee property should be minimum one acre lots and the developer pays for water and sewer or both
- If Bayview is residential, then I want water and sewer connections. Want it to remain 0.5-5 acre lots with houses on them as is presently.
- Improvements to dwtn: walkways, sidewalks, no median on Ware
- In addition, more street lamps are necessary as well as sidewalks for safety concerns throughout all of Lower Lantzville

- In the 15 yrs I've lived here, I have seen slow development. I am probably missing something but Scenario C assumes and fosters a rapid and dense development that in my ignorance, I do not see happening. So, I still favour core development and the more traditional further out
- Innovative unique housing. Same with neighbourhood layouts. Low medium density. Pocket neighbourhoods. Maximize greenspace
- Keep 0.5 acre lots a minimum 3-4 storey condos close to Village for density. No 0.14 acre lots. Whole reason we live here is because of the large, private lots, green space, small community feel, a lot less traffic
- Keep it rural except Village Core
- Keep Lantzville rural and quiet. Quit trying to turn it into a high-density subdivision. Do not allow buildings more than 2 storeys
- Keep status quo. Encourage and allow development in Village Core. Increase tax base with commercial developments in localized areas. No low-income housing or condos. Keep rural feel
- Laneway or cottage houses needed
- Lantzville can be the West Van of Nanaimo if we want. It is beautiful, affords water views and has an enviable potential for development into something that creates community. We need a core area.
- Lantzville doesn't need further development.
- Lantzville is a perfect sized community. I moved here because of the opportunity to live amongst neighbours I grew to know, wave at in town, have conversations that only small town communities can have.
- Lantzville is slowly dying. Unless we change or reinvent our village and become a mixed vibrant community, it will continue to degenerate
- Leave as is and just use our own wells. Keep our rural lifestyle
- Like mixed housing. Like Village Core businesses on ground floor with residents over. Would like a small grocery store again. Concerned that too many cluster homes in each section may get too crowded. I support senior assisted living and long term care facilities in Village.
- Limit number of multifamily structures. Large tree/land buffers around these facilities
- Look after existing neighbours before considering new development. Foothills should not go ahead. Stop hiring new positions or enhancing positions for a Village that wants no development
- Lot size to be reduced to that of Lower Lantzville 6-8 uph for new development
- Lots no smaller than 0.25 acres. No condos/townhouses/quadplexes. No low-income housing near the school
- Lots should remain larger
- Love how Lantzville has variety of housing styles. This should be encouraged for new development. I like the College Heights.
- Maintain Lantzville community feel
- Many trees are already protected in riparian and steep slopes. To suggest that existing tree retention would be in private lands is misleading. A number of trees exist on DoL road allowances
- More affordability. Secondary dwelling would suit Lantzville
- Most of the people we know who live in Lantzville do so because it is semirural. We do not want this to change. We do need to vitalize our area. Want it to be quaint, not crowded, cluttered and congested. We do not want to incur expenses such as policing and fire protection. As a homeowner, being dictated to as to what you can and cannot do on your property you own and pay the taxes for is not agreeable
- My one concern is tree removal on private lands not being developed. Some residents put pressure on others to remove trees for views or sunlight. I believe there should be strict guidelines that already developed lands should not be able to remove trees without a permit and only then when it is a safety concern
- Need a better mixing of scenarios.

- Need affordable housing to keep young families here. Need smaller housing for seniors so we must have alternative senior housing. Need to increase our tax base to improve the area. Time to revitalize and refresh
- Need more homeowners unless we want to become an expensive area. Smaller lots, shared homes and multiple residences are needs
- Need to retain more greenspace. Need to limit core development. Projected population too high. Get tax number needed from industrial and commercial with limits on number of units and ensure natural look is maintained. Must support current core businesses first before allowing new ones of the same type. Buy a property and create a parking lot for tourists to walk to beach
- Need water up here
- Needs to address suites for affordability. Numerous suited need to be legalized. Carriage houses on larger lots.
- New connections in new development to be partially funded by new development but new connections in existing development to be funded by existing residents
- New Village commercial should not include chain/franchise restaurants. Small rather than large. Visual appearances highly important. Maintain existing services.
- No
- No 3-4 storey residents. New development pays for all water and sewer extensions
- No 4 storey developments. As green as possible. Make it feel like you are entering country or forest environment. Concerned about increased traffic noise
- No commercial development as we are two minutes away from everything. Extension of Harby is a must, Lantzville Rd is overflowing with traffic, no emergency exit
- No condo development. No traffic increase. Limit congestion issues. Single storey/smaller residences are ok. Single storey duplexes are ok
- No further density
- No increase in taxes. No higher-2 storey max
- No to Gee proposal unique designs, lots of green
- No trail brings in thieves this is a village. Better roads cut Lantzville Road off at the top people do up to 100 kmph who dies first
- No varied housing on smaller lots. Want to see only single family homes. Duplexes condos etc. would bring a different type of person to the community. This is not what we wanted when we moved to Lantzville to raise our family. We like the exclusive and community feel it has now
- Not interested in paying for new water connections on associated infrastructure for new development
- Not sure how council can work together. Need to resolve and have a stable mature council first
- Option C with amendments. Nothing over two storeys. No multi-family sites
- Our choices for development do not override our water choices
- Our community needs a facelift now
- Overall, Scenario C sounds good but the final population sounds a little high. It would have been nice to forecast when this might be expected. Keep density in pockets with greenspace around. Nice architecture is very important. No stucco monster homes. Keep it West Coast style
- Please include the Clark Dr area in your plans for sewer and water
- Pocket neighbourhoods and 3-4 storey multi-family housing will irrevocably change the rural nature of Lantzville thereby affecting negatively the charm of the Villages now. There have already been changes that reflect negatively (raised crosswalks)
- Prevent increasing vehicular traffic density on Lantzville Road
- Probably necessary to utilize funding from new development to help with water
- Public review beforehand to create clear and workable development guidelines. Support low income and renters close to Village together with ownership by occupants.

- Public tree buffers must be large spacers. 1-2 storey buildings only. Taxes kept low-moderate with small annual increases. No massive development/growth within a short time period-gradual growth. No desire to become extension of north Nanaimo developments, full land clear, 3-4 storey buildings, large malls, etc.
- Recent water analysis indicates currently enough water to support our existing OCP direction. I am very concerned Scenario C will result in too great of an increase in taxes.
- Require public trails on existing areas
- Reservations about 3-4 storey complexes except if for seniors care. Also, water issue. Only expand if water and sewer available
- Retain existing trees. Many communities protect their trees. Once the trees are gone, Lantzville's look will be very much like Nanaimo. At that point, why not just join Nanaimo. A vibrant village will happen when the Village is updated. More people and housing development will not create a vibrant Village. Taxes will go up as housing prices are
- Retaining trees should be left up to the property owners. We need secured trails
- Scenario B and C combined. Range housing choices. No more than 2 storeys
- Scenario B needs to allow addition of new amenities
- Scenario B with community water extension funded by new development. Retain existing trees. Range of housing choices. Use scenario 3 but limit to 2 storeys high only. A vibrant Village as existing. Affordable taxes limit staffing costs and expenses through City Hall. Population at build out 5430
- Scenario B with public trails and park facilities added
- Scenario C but allow carriage houses and innovative ideas
- Scenario C is too much development. Too much costs for sewer and water which will increase taxes. The increased density will create an increase in services provided in maintaining all the public trails, roads, garbage pick-up.
- Scenario C will better ensure long term survival and vibrancy of Lantzville
- Scenario C with no 4 storey buildings
- Scenario C with: review the large lots currently set at a min of 2.5 acres. Being able to subdivide to 0.5 acre lot or allow 2 homes
- Scenario with existing tax base. Water paid 100% by developers
- Sewer to all existing lots plus new lots. The availability of services and amenities must be equal across the Village old and new
- Should be a gradual increase as opposed to development in 2 yrs. Plenty of room for controlled growth and still maintain the goals related to a rural setting
- Smaller lots and shared greenspace increases the sense of community
- Some areas could have a lot less than 0.5 acre per lot
- Something in between B and C. Some tax increase ok, but not too much. It always comes down to money
- Strict control to ensure developers conform to OCP standards
- Support current core businesses. Boutique business encouraged. Shop and beach walk. Put parking behind pub and people can explore. Keep population controlled
- Support Scenario B with limiting population growth over 5% growth over every 10 yrs
- The approval and quality of Lantzville's semi-rural character will be maintained best by minimizing development. We do not need a Carmel by the Sea which is best for visitors but bad for residents. Keep in mind that people living in Lantzville now should be the ones to benefit from changes. The intent should not be to maximize developers gains. We are so close to massive retail developments. We do not need more here other than the foot print of the existing ones in the old core. Encourage those
- The building of choices in each scenario are difficult to understand and appear unrelated. Choices need to be unbundled

- The community as is, is not sustainable. We have a beautiful area which can grow in positive ways if we allow. Scenario C makes the most sense, lest we one day be gobbled up by Nanaimo
- The current OCP has many of the housing types, greenspace and trails, natural area and character protection features currently being discussed, perhaps not quite the same extent
- The existing tax base should be maintained for existing residences who have already paid for roads, water, sewer/septic systems. New areas should be taxed according to the expenses incurred by the Village to facilitate the development
- The long-established businesses need to be supported. Encourage boutique businesses like Village used to. Parking behind pub and walk to beach and stores. Keep population below police percentage to keep taxes affordable
- The process to date has focused on residential only. More thought is needed on other land uses and their impact. This is not a complete planning exercise but a simplistic residential survey
- The semi-rural character referred to is not valued by me. It looks sad and unkempt.
- The Slegg Lumber yard is not viable. It would be an ideal spot for a 3-4 storey condo replacing the gas station, Slegg building, and yard. High density housing would go a long way towards revitalizing Lantzville
- There are different aspects of each scenario I agree with and can't pick just one
- There needs to be inclusion of wood lot 1475 in policies and principles with particular reference to protection of water, ecological values and gazetted trail networks. DoL can implement through the wood lot mgmt plan amendment process
- Tree buffers are subject and should have guidelines not absolutes. Need to include areas in Area F
- Tree buffers should be up to homeowner/property owner. Affordable options for housing in Village. Apartments, condos, retirement home, should be in central Village area
- Trees block views. 0.5 acre lots are too big to service. Water and fire hydrants should be everywhere. Keep it simple. Market will set growth rate. Don't build useless housing. No tiny houses. Suites or coach homes should be everywhere
- Trees on private property left when able. No structures over three storey. Keep taxes low. Seek govt funding for projects. Maintain community as much as possible
- Try not to totally disrupt the small community feel and over commercialize
- Vagueness in all options
- Very important to me to have public greenspace
- Want our own developed water, not a hook up to Nanaimo. No cookie cutter neighbourhoods. Keep the population around 5000 or our policing costs will rise dramatically. Traffic congestion and noise will be unbearable. High density does not mean lower taxes for everyone. We want to stay semirural
- Want to see current 5 acre lots allowed to subdivide to 0.5 acre parcels
- Water access funded by developers only 0.5 acre lots other Village Core
- Water and sewer for all
- Water and sewer for existing owners before new development
- Water and sewer needs to be provided to existing residents first. Cut density down. Two storey max. Large lots
- Water should be the number one priority. New development is needed to increase tax base to pay for improvements needed to bring our community's standard of living up to a reasonable way of living
- Water, water, water. I am concerned about making choices that limit or destroy our water supply. I would love most of the development for Scenario C. At what cost? What about future generations? A reliable study on the available water is necessary.
- We have a stale scenario to growth from past development. Growth here will likely not result in prosperity.
- We need proper planning

- We need to connect to Nanaimo water. Then begin carefully regulated development with a set of firm bylaws. Avoid variances at all costs
- We should not change our values to accommodate developers in their quest for a quick profit. Council should focus on maintaining a rural Village instead of turning Lantzville into an extension of North Nanaimo.
- We would like to see a tree protection bylaw in place with a requirement for permits for removal by DoL.
- When we get sewer, we should be able to subdivide into 0.25 lots
- Why would we want to remain on stagnation course? Scenario C is only logical, rational, progressive option for Lantzville. Don't procrastinate
- Winds need water or you will end up with inhabitable homes in the future.
- With existing tax base, clean up dwtn core gradually. We won't likely ever afford big city budget items
- Wood lot 1475 is used extensively. Same privileges should apply
- Your first question to ask people is 'why did you move here?' Need toilets in summer. Bus stop shelter dtwn, not the band around the pole. The improvement needs to be the Core Village. Start with the lumber yards as the town square. I have lived here 44 yrs, the Village used to be the coolest in the 70's and now it's a dump.
- Zone area near Island Hwy, Nanaimo boundary, school road as commercial. Better hwy signage

Q27: "Do you have any additional comments about the OCP Update or Water Master Plan?".

- A road from Lantzville to Ware Road thru Slegg's property even if one way only with commercial would be a nice way to make the Village less of a strip and a nicer downtown core
- A signed agreement in place before any new demands on the water system. Any new water or sewer requirements to be paid by existing resident wishing service or by developer
- All about development.
- All residents should be treated equally. Water and sewer should be the District's number one priority
- All scenarios provide for more growth than the majority of residents have said that they support
- All the ideas would be great for the community. Implement them all
- ALR did not work as hoped. Cannot stop some growth
- Amalgamate with Nanaimo
- Annual cost would be offset by reduced fire insurance premiums. District should take control of its water plan. Expand and develop on its own. Do not wait for developers. It hasn't worked in the past.
- Anti-development. Don't want Nanaimo water or Nanaimo's urban sprawl let's keep it rural
- Any costs of 100/month would be great otherwise leave properties vacant
- Any means to save water through collection tanks. Desalination process. Grey water recycling
- Any new developments or connections for water should pay for the water service upgrades required to service their lots. Landholders who are connected to current Lantzville water service shouldn't pay for service upgrades that do not make a difference to them. If Lantzville is connected to Nanaimo water system, existing connections should be grandfathered at the current water rates
- Any thought to add commercial space? Maybe food truck and coffee shop?
- Area AW is far from the core and dense enough. Option B ok if cost is lower
- As I have community water, I would also want all residents of the Lantzville to have water before development of other properties
- Assuming the general consensus to water in Upper is a yes, what is the proposed timing for a property owner to expect to be hooked up to a community water supply?
- AW area: needs water now especially with the Foothills starts developing. Our wells will be affected. Many are insufficient/contaminated. Have paid taxes since early 70's and would like to see water supplied sooner rather than later or never.
- Bayview not residential. No water, no sewer. Surrounded by rural areas
- Before development can be considered, the Village Core must be revitalized. The charm and attraction of Lantzville will be eroded if exponential growth is allowed in this current real estate climate
- Before major new development is allowed, existing tax payers outside of the Village Core should be able to benefit from increased property options such as but not limited to: subdivide, rental suites, carriage house, and side walks
- Better water pressure currently 45 lbs
- Better water quality is needed in the Upper Lantzville area. Government funding should be pursued
- Bring on clean, safe, reliable water
- Community water should be available to all existing neighbourhoods within the District of Lantzville, numerous areas i.e. The Winds were given development approval without proving potable water sources
- Consider package of water and sewer or water, sewer, gas
- Control on taxes so people do not need to move because they cannot afford to stay.
- Council and senior staff should be working together and getting good advice about innovative planning options

- Density is inevitable but requires stable water supply
- Developer pay 100% of cost for sewer and water and any future upgrades
- Development of Upper Lantzville and areas of Lower Lantzville should only occur if the amenities are there to sustain them. Entering into an agreement with Nanaimo is a mistake
- Do not raise my taxes so someone can get rich on land and lots that don't have water. They should have to pay for all costs for services
- Do something
- Don't want increased density. Leads to densification and ruin semi-rural character of our municipality
- Don't want to carry the full cost
- Don't want to pay tax for water system that does not include my property.
- Either connect Upper and Lower to Nanaimo water or make new connections pay the whole fee
- Encourage business development in town centre
- Encourage developers to pay for some of the utilities that need to be extended to existing longtime residents to soften the costs to those areas and help to increase the tax base
- Existing homes get water first before new development. I should have fire hydrants and better quality drinking water
- Existing Lantzville homes should get water hookups first priority
- Feel like I'm being steered to provide answers that can be manipulated to provide the desired results. Results may be used against us
- Figure out a way to bring back businesses to the Village Core. Specifically, groceries, gas, hardware and a coffee shop would be great. We miss those amenities so much. Sort out the politics so Lantzville can move forwards not backwards
- For some reason, you've left out homes with wells in the existing community water service area. I certainly would like to connect to the water line that passes by my house. I'm not a new property.
- Found this survey to be confusing, skewed, and beyond the scope of most citizens to properly answer. It is disgusting if it costs come out of our tax fund
- Further grandiose development of the area will only exacerbate the water issue
- Get a new mayor
- Get neighbours connected to clean water. Lantzville subsidizes cost to be repaid over time by property owners who benefit from this. More than 50% of our tax bases who responded were against development
- Get the developers to pay for all new water infrastructure
- Get the water supply secured and implemented with Nanaimo. Get sewers in
- Good luck getting connected to Nanaimo water
- Have to plan for future generations, not stagnate
- Hoping and praying for safe good drinking water and water service for all.
- How do we know if our aquifer can sustainably service 8000 people? Need independent analysis, not the word of developer
- How many more cars will Foothills bring in? How will we accommodate them?
- How was the water paid for in the area already with a connection? Did the whole of Lantzville pay or was it paid for by the developers? What about sewers?
- Huddlestone Park could use a bit of an update on equipment.
- HW 2 costs are far too high.
- Hydrants on Elm and/or Aulds Road could reduce the bills for fire insurance of local residents quite a bit
- I am glad to see this survey and get all Lantzville residents engaged in the future
- I am on a septic field and because I am on disability, would not be able to contribute financially to hooking up to a sewer system on new water systems. I collect rain water

- I do not believe that the cost of water has been fully illustrated to date. Costs must include the City of Nanaimo connection fees and estimates of service connections from lot to house. Also factor in the cost of sewer. No subsidy by Lantzville residents
- I don't want our taxes to subsidize the cost. We had to pay for it
- I feel existing and new properties should cover costs not the whole subdivision. I already paid in my initial purchase. Maybe sewer and water could be incorporated in one big dig for the entire neighbourhood
- I feel it is imperative to maintain that Village feeling to Lantzville. It is the main reason why the vast majority of residents moved here in the first place. I realize progress is inevitable, but must be achieved with great thought and care
- I feel very strongly that only those residents that benefit from municipal water hook up pay for the costs. It should not affect property taxes for those residents who get zero benefits.
- I have paid my share for sewer and water, don't want any more increases
- I live on Harwood Drive and I felt left out. Our lot and one's adjacent are not farm lands and are not really amendable to trail development, but trails exist adjacent. We need inclusion with aspects similar to the Foothills development
- I love Lantzville and growth/improvements are expected. Council needs to get it together as residents have no trust/faith in lack of leadership and petty disagreements
- I paid just under 2000, 35 yrs ago to hook up to Lantzville's water system. Why should I now pay for new development to do the same. While walking and cycling routes may work in some areas the limited use because of small population won't justify the cost
- I support development and water hook up. My main concern would be that developers would come in and put in as many lots as possible. There should be a min lot size. No tiny lot subdivisions. The Village Core needs to be brought back to life ASAP. Hook up to water, stop talking about it.
- I think it's a great plan going forward which will bring in a lot of new families
- I think that if a homeowner wanted to service their property, they should be able to if available from the District and the fact that my neighbour may not want to should not impact me if I'm willing to pay. I really feel that a sewer connection is very important as well.
- I would support water to the area as long as we could keep well for drinking water. We would not be interested in city water for anything other than irrigation. We would be willing to support in all areas
- I'd rather double my taxes and join Nanaimo. It's called amalgamation or return back to a Regional District. It has happened before. We pay too much for this office. Volunteers were better.
- If any areas are developed then the cost of all the servicing for sewer and water etc. falls on the developer. There should be no cost to the people of Lantzville
- If developments are planned then costs should be paid for by developers. Residents should pay a max of 2000 for hook up
- If Foothills negatively impacts my well and other neighbours, then they should supply us with water
- If more development is encouraged as proposed our taxes will increase to a point where it would be more feasible or affordable to join the City of Nanaimo
- If water is continuing to HW 1 Winds and is already in existing area, can we not get City water to Harby Road residences? With our property values, we contribute great tax dollars to the Village
- If water services need to be supported then a payback period should be included in the service costs of these lots and be paid back in 15 yrs.
- If we, in Lantzville, had our own water, it would be feasible. The direction you are taking is only to appease the developer, none of whom, have a second thought about what happens here with Nanaimo controlling our water and sewer. I can already hear talks of amalgamation if this goes through. Leave Lantzville the way it is. Bigger doesn't necessarily mean better.

- I'm afraid because of our density and some of the local's attitudes to the costs of water. We are home owners who need and want it. Will we be shut out like what happened with the gas lines years ago?
- I'm not interested in paying Nanaimo for water so big money can subsidize
- Implement a save water collection program to educate people on ways to save drip irrigation. Rain barrels. Roof collection
- In agreement to OCP update and water master plan to encourage sustainable development. Recommend planning staff and council read the *Well-Tempered City* by Johnathon Rose, to attain environmental, economic and social ideals for the District of Lantzville
- In favour of growth and development, however, I cannot support further development with water and sewer services unless those areas that are in need receive those services first. Guarantee this
- Is there no hope of hooking up to Nanaimo water? We wish the water was less mineral rich, too hard
- It is important to realize the increased property value from municipal water. Sewer service is just as important to our neighbourhood if not more important
- It seems clear that as time passes, water will be a critical resource. Hooking up to Nanaimo water is necessary, however I am not a fan of more development. But, a balance needs to be found, water is more important than personal space
- Keep housing as is in Bayview Area. The cost of community water would be too high.
- Keep Lantzville unique and semi-rural
- Keep working to service properties without municipal water
- Keeping greenspace a priority. Keep population well under the limit for independent policing is vital. Survey too complicated
- Keeping population the limit for independent policing. Keep green spaces. Encourage businesses to help with taxing
- Lantzville cannot remain the same. We need new growth and managed development to retain our rural agricultural environment
- Lantzville has been semi-rural and affordable living for many yrs
- Lantzville has clearly been afraid of development and it shows. In order to create a new Lantzville, it requires a strong vision and the ability to manage developers. As an organization, Lantzville doesn't have the resources, staff expertise, etc. to see the vision to fruition. Lantzville is just too small
- Lantzville needs a larger tax base and more community members to support dwnt businesses.
- Lantzville needs to develop their own water system more fully
- Lantzville should have a tree bylaw for tree removal on private property if we don't already have one
- Lantzville should start capturing more rainwater. Possibly subsidies for rain tanks? Possibly new regulations on new developments? Possibly reliable information on rainwater collection?
- Last mayor already signed off on the water deal
- Less chlorine in our water and we may be able to drink it
- Let's get this started sooner rather than later
- Let's hook up to the water and get on with it
- Let's move forward
- Let's out this in action
- Like to keep the rural country look and feel
- Living in AW, would Lantzville accept vacant strata lands as possible trade for partial or provision of water or sewer hookups
- Long overdue. Don't let forces of stagnation derail the process
- Look at what the Lantzville residents want, not the elected officials
- Looking forward to the new plan and grateful for the many opportunities we have had to give input to shape the process

- Maintain good relations with City of Nanaimo and work together as neighbors on the water agreement
- Maintain isolation of Peterson Rd area, no more road access added. Protect forest space behind Seaview Elem. More protected forest space. Keep all incremental traffic roads in Lower Lantzville connecting to Lantzville Rd and Ware. Keep our current neighbourhood calm
- Make water conservation/planning and use an essential key component to all new buildings. Include high efficiency standards for all new buildings
- More children's facilities. Try to make Village centre a destination. Beach theme? Nature trails
- More development is necessary to increase the tax base and bring a more vibrant dwtn area. Secondary suites and carriage homes are allowed otherwise people will not be able to afford to maintain the houses they have and continue to live here
- More focus on greenspace protection. More details about how much population could increase if scenario B or C is supported. Work towards convincing government on changing land use strategy and turn woodlot into a park
- My concerns are during our summer months we run the risk of no water. Can Lantzville keep up with the demands on our water supplies if we add more development?
- My primary concern is that there was no control of the distribution of this survey. Anyone, absolutely anyone could complete and mail in numerous surveys thus skewing the results. We have no confidence in the mayor or council
- My property is on a well inside the community water service area
- Nanaimo water should be provided to current residents first
- Need greater public access to water front/beaches. Beaches also require proper washroom facilities
- Need to encourage development to Village, show some character and some class similar to dwtn
- Need water. My water has 7 times iron amount hard water. Been packing drinking water for 17 yrs
- New development should pay for new water hook ups
- No
- No
- No development in Upper Lantzville
- No new developments, increase of residents without adequate water
- No water or sewer
- No water supplied to new residential development until existing and long term Lantzville tax paying residents are taken care of first
- Not clear from this discussion where sufficient water will be sourced and whether current aquifer can support 7000+ residents. Need evaluation of aquifer sustainability. Wood lot 1475 trails need to be included in mapping. Most heavily used rec area in DoL
- Not happy about the Foothills project. Upper Lantzville water is running out and not potable in our area. You will have many angry residents if the Foothills project depletes our already dwindling supply
- Nothing innovative or unique is being offered. All pictures are of imitation heritage architecture which is standard fare all over North America. A big increase in gross density is proposed. Without listing benefits to residents. Far more cons then pros
- Now that we just put in water and septic, we are asked to pay more. Can we hook up at a later date if unable to afford the extra costs?
- OCP is ambitious but could be implemented as services are available and developers are involved
- OK with additional taxes put towards dwtn and city infrastructure, boat launch would be great
- Options are ambiguous. Option B though cost is greater
- Our property taxes are escalating. I feel that developers should bear the brunt of the costs for water and sewer extensions. Existing residents who would like community water should be connected when grants are available on a who needs it most priority

- Our water supply is fine including wells. All new costs for water to be paid by new residents. Hookups not to be paid by all residents
- People live in Lantzville because of the rural feel and larger property sizes. Increasing number of housing units will only increase congestion. Upper Lantzville residents in new developments will likely get on the hwy and shop in Lantzville.
- Personally, I am most eager to have water service. Existing residents are considered priority
- Phantom road not even included. Why? I pay taxes. We should be included in the Clark Dr area catchment.
- Place restrictions on residents placing tall evergreens on lots that would predictably shade lots. Height restrictions. Strive to create business. Zoned lots to improve tax base as population increases to provide market for operators
- Planned growth, a revitalized and active dwtn and increased tax base will see a great community that thrives.
- Please do not encourage growth and change. Check out Ocean Grove, New Jersey. We can control the character of our town
- Please keep the rural nature of the area
- Providing sewer connection should also be a priority for all areas. Keep Lantzville's unique rural character and gradual population growth, not massive developments
- Remember that the prime responsibility should be to protect the interests of the existing residents. Focus on cycling community. All roads shouldered. Develop better waterfront access and usability
- Replace Lantzville community water – poor quality, high minerals, low pressure, high chlorine levels, limited supply – with hookup to Nanaimo City water and sewer
- Safe drinking water must be a top priority for the neighbourhood. Hydrants in this area will save some money in fire department infrastructure as well as residents insurance
- Sewer and water must be in place, prior to development
- Sewer phase three
- Sewers needed
- Should be an option to pay a onetime fee for the water extension and connection
- Skewed water service to our subdivision
- Solidify the resulting plan update, e.g. with zoning changes
- Strong desire to have community water and sewer to my home in Wood Acres
- Survey not user friendly
- Survey was too complex
- Thank you for getting an idea of resident's needs. I hope you keep the residents well informed on costs. Plans so they can make their decision with no surprises to follow
- Thank you for this comprehensive survey. I can see a lot of hours and discussion when into this survey and it has been very well presented. Hopefully feedback will generate direction and decisions to move forward as 'majority' rules
- The amount of proposed projects and change is too much for a small Village with limited resources. If the change outlined herein goes ahead, we should be part of Nanaimo City
- The AW area map is very inaccurate. According to map we are connected to water system which we are not
- The direction provided here looks superb: thoughtful, community driven and environmentally conscious
- The District needs to allow development in order to subsidize water services. Important to connect to Nanaimo to secure water supply for our community into the future. Climate change will impact our groundwater supply and it is so important to have a surface water supply as you can increase storage capacity and know exactly how much water is available. Ground water is more susceptible and we cannot rely on it

- The District of Lantzville has been stagnant for at least 38 years that I know of, now that we have a water supply it is urgent that the water be distributed as soon as possible
- The existing homes in Lantzville without community water should be top priority
- The Lantzville water system should be a community system that is extended to all reaches of the community. I have a water connection and live hydrant and so should the rest of Lantzville.
- The OCP update does not seem to fit with the majority of people that answered the questionnaire on Minetown Day
- The sooner we all connect to the Nanaimo water system, the better. Please finalize the agreement in process with Nanaimo for access to their water
- The survey is far too general to respond appropriately to the questions regarding support
- The survey is more about development than our rural existence. May as well join with Nanaimo
- There is a brief reference to rainwater capture for residential use on pg. 9. This idea deserves more exposure and consideration for alternative supply. Our location has wet winters and dry summers which works very well for rain water capture
- There is a water storage problem. Need to create a water storage site for water for Lantzville
- This form should have been designed to fit in the mail box without being folded.
- This plan was pro new development. Little to no consideration for existing residents. Any advantage seems the current will only benefit if all that is new is considered first
- This survey is ambiguous and easy to trick people into providing answers supporting the specific goal. Very expensive and time consuming
- This survey reads like a political agenda with someone benefiting other than taxpayers.
- Too much red tape for developers. Not how reality works.
- Two people own our home, so both have answered these questions
- Very much against the proposal for Upper Lantzville.
- Water and sewer is limiting development in Lantzville. Development should only proceed if adequate water is available
- Water and sewer to Royal Drive in conjunction with Foothills development
- Water availability within the DoL land base is an appropriate limit on activity
- Water component is very biased given water hookups contract in place before understanding of who will pay
- Water is a priority
- We are not interested in having more water or paying for more water. We had a perfectly functioning septic tank for over 25 yrs. Now we pay for a sewer system we did not want or need. Bringing water and sewer to Lantzville seems to appeal more to developers and people who will profit from the increased growth this will allow
- We have concern that what looks like a good OCP can be easily thwarted by developers with the help of compliant politicians. We need a vigilant staff who follow the OCP without outside pressure. Nanaimo has many examples of money and political pressure subverting a sensible community plan
- We have enough water to provide for our areas. I am concerned that new development could have a negative impact on our well water.
- We have sufficient and adequate water supply but I would support water service because I know lots of our neighbourhood does not have sufficient water. I would also agree to sewer service regardless of cost. I feel these are essential services at this time.
- We have water mains to our property. Would like to subdivide. Development needed to pay costs and increase tax base
- We hope Lantzville will be able to develop responsibly and not turn into a mess of subdivisions and tiny lots like Nanaimo. We love Lantzville because it's quiet, nice big lots and great community. Let's expand but beautifully and innovatively while still keeping the wonderful community
- We live on Stone Rd and believe it should be included in the service areas

- We moved to Lantzville because it is an exclusive community to raise our young family in. We love that it has lots of green space and is semi-rural. We do not want to see condos, cottages or multi-family complexes
- We need development. We need revenue. Grants are not enough to consistently depend on for our community's future goals. Let's not be short sighted. Our Village lacks many basic ideals. Revenue is a must. We need it now
- We need secure water
- We need senior housing
- We need sewers now to protect ourselves and the beach
- We need the ability to hook up to water and sewer
- We need to get along with the OCP. If we do not, we should merge with Nanaimo
- We need to move forward on the water deal with Nanaimo
- We need water, small lots subdivisions
- We payed for our water connection
- We really need community water
- We support more growth for Lantzville
- We want to keep our private well and septic. I do not wish to pay for any additional water hookups as it will not benefit us
- We want to keep our well water. No City water hook up
- We want water now
- What about potential water extension in rural areas adjacent to existing community water service areas not mentioned in this plan
- When connected to Nanaimo water, keep regulations the same
- When will the sewer system be extended all the way down Lantzville Rd to the reserve?
- Without water we cannot grow, create a vibrant community. Lantzville has become a commercial ghost town. We need to have some incentives for thriving local businesses to establish here. We need to develop a smart town centre and access to water so we have new residents to visit new town centre. Farmers market in the Village
- Would like to see fire hydrants to all protected areas. Be proactive. Keep our whole community safe
- Would like to see sewer in area before water. Lots of outdated septic systems in area
- Would like to see the water hookup to Nanaimo City water to ensure the quality and quantity of our water moving forward. We understand this will come with tax increases
- Would love to remain informed, have ongoing input opportunities

APPENDIX C:
COMMUNITY SURVEY

DISTRICT OF LANTZVILLE

Community-wide Survey

PLANNING OUR TOMORROW

Please provide your household's feedback on potential directions being considered for the District of Lantzville's Official Community Plan (OCP) Update & Water Master Plan. Your participation in this survey is very important to understanding community preferences.

About This Survey

Through fall 2016 and early 2017 we have collected ideas for the future of Lantzville and these ideas have been used to develop options for the community's consideration and feedback. Input from this survey will be used to inform the Draft OCP Update & Draft Water Master Plan. Please note your response is anonymous.

We encourage you to view the Online Video available at www.lantzville.ca/OCP-WMP before completing the survey, which addresses the community vision for a semi-rural community and explores possible ways to achieve this vision.

Survey Outline

This survey is organized into six sections:

1. Your Neighbourhood
2. Land Use Directions - Village Area
3. Land Use Directions - Upper Lantzville Infill
4. Land Use Directions - East Lantzville, Farm Areas, Natural Areas, Waterfront
5. Community-Wide Scenarios
6. Water Servicing Questions

You may answer relevant questions in any order, but please provide your input for all six sections.

Please mail your completed survey in the enclosed, postage-paid envelope by **Friday, April 7th 2017**.

Thank you for your help!

Optional Contest Entry

Completed surveys will be eligible for one of the following prizes:

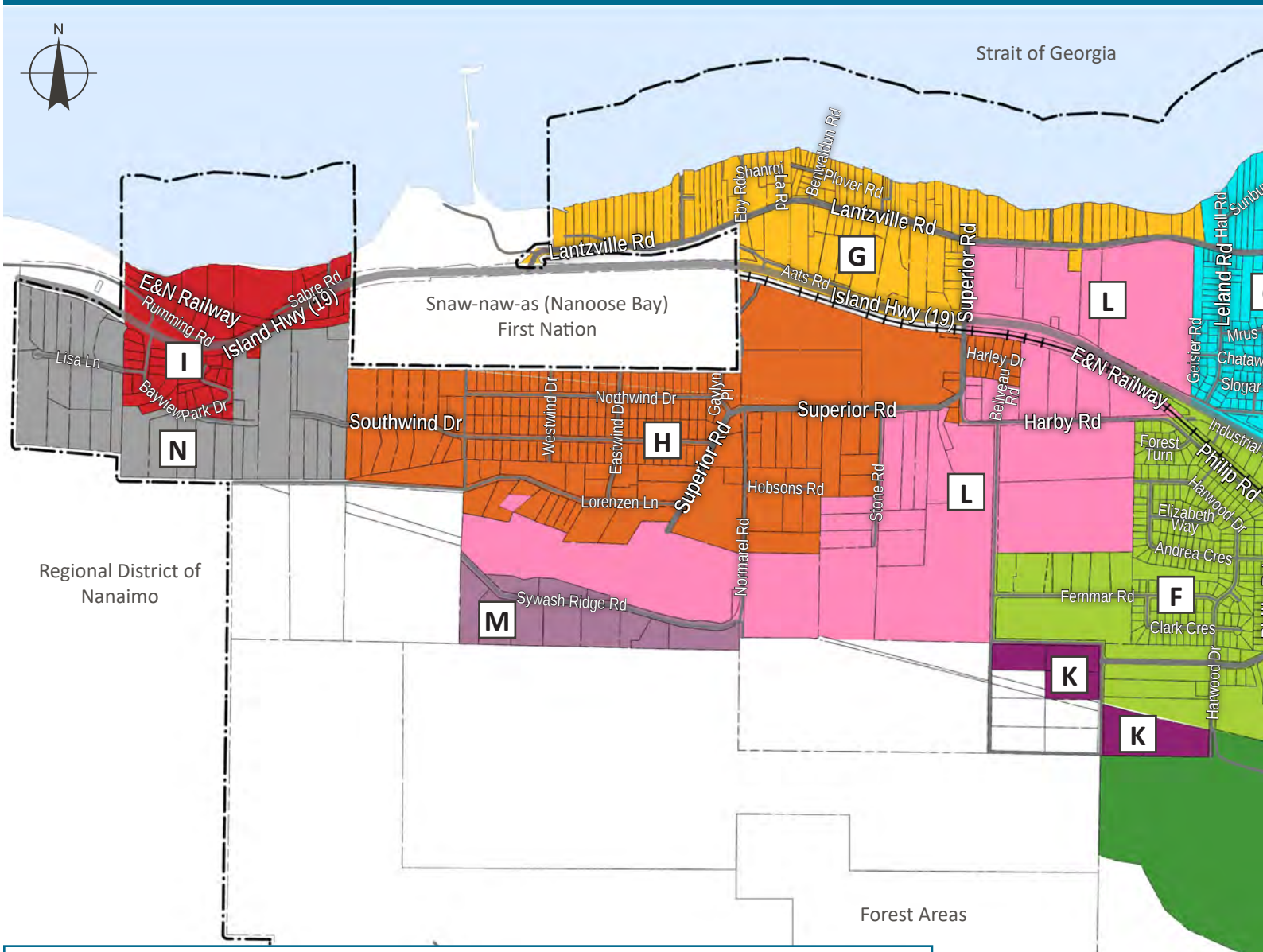
- $100 Gift Certificate to the Lantzville Pub
- $100 Gift Certificate to Riso Restaurant

To be entered in the draw, please include your completed Contest Entry Form in your return envelope.

QUESTIONS ABOUT THIS SURVEY?

District of Lantzville | 7192 Lantzville Road
Web: lantzville.ca/OCP-WMP
Email: ourlantzville@lantzville.ca Tel: 250.390.4006

SECTION 1: YOUR NEIGHBOURHOOD



USEFUL DEFINITIONS

This survey uses some planning terms and abbreviations, which are defined below:

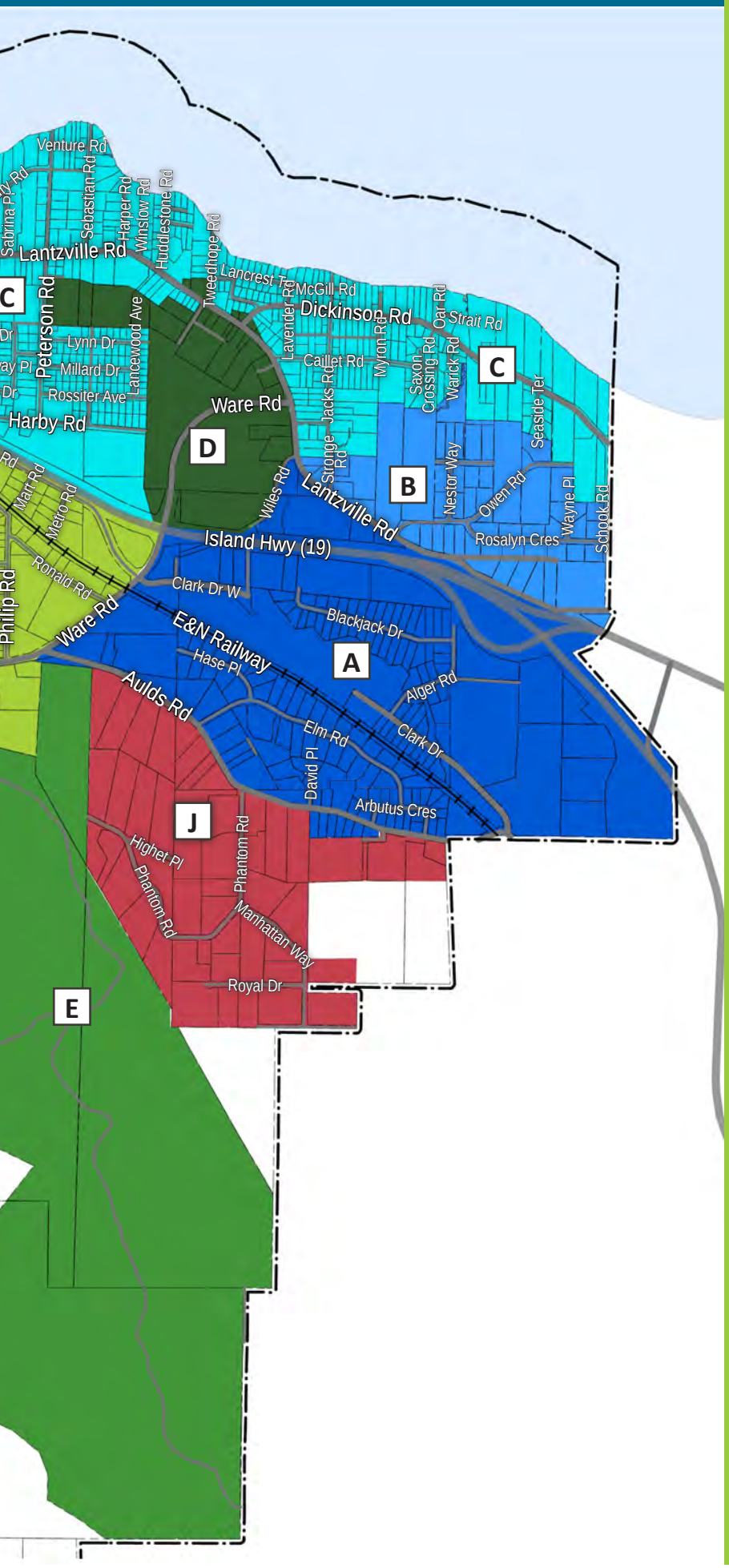
- **Gross Density** - The maximum number of units allowed in a given area (typically described as units per hectare or units per acre) including lots, roads, and park area.
- **uph** - Units per Hectare. The number of units (e.g., houses) permitted on one hectare of land. Existing OCP Residential Land Uses in Lantzville permit up to 5.0 uph gross density.
- **upa** - Units per Acre. The number of units (e.g., houses) permitted on one acre of land. Existing OCP Residential Land Uses in Lantzville permit up to 2.0 upa gross density.

BACKGROUND INFORMATION

The following background information about existing land uses may help you envision the new development areas and gross densities described on the following pages.

- Existing lots in Lantzville include a range of gross densities. Examples include:
  - Mobile Home Park (Gross density = 20.0 uph / 8.0 upa)
  - Suburban lots in Lower Lantzville / Winchelsea (Gross density = 6.0 - 8.0 uph / 2.4 - 3.2 upa)
  - Large Residential & Estate Lots in the Winds (Gross density = 2.0 - 4.0 uph / 0.8 - 1.6 upa)
- For future development, Vancouver Island Health Authority (VIHA) guidelines restrict subdivision to 2 ha/5 acre minimum lots for areas serviced by well and/or septic (i.e., not connected to community water or community sewer).

To view the existing OCP visit www.lantzville.ca/OCP-WMP.



QUESTIONS

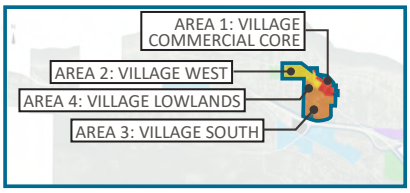
1. Using the map, please identify in which area of Lantzville you own or rent property. This information will be important to understand the needs of the various parts of the community, so please do your best to ensure accuracy.
   - ☐ A: Clark Drive Area
   - ☐ B: Owen Road Area
   - ☐ C: Dickinson / Peterson Area
   - ☐ D: Village Core
   - ☐ E: Foothills
   - ☐ F: Winchelsea
   - ☐ G: Lantzville West
   - ☐ H: The Winds
   - ☐ I: Bayview
   - ☐ J: Rural areas near Phantom Rd
   - ☐ K: Rural areas near Harwood Dr
   - ☐ L: Farm areas and Winchelsea Golf Course
   - ☐ M: Rural areas near Sywash Ridge Rd
   - ☐ N: Rural areas near Lisa Lane

2. Please identify if you own or rent the property.
   - ☐ Own
   - ☐ Rent

SECTION 2: LAND USE DIRECTIONS - VILLAGE AREA

The 2005 OCP included specific policies for the Village to encourage development and strengthen its character. To further support a vibrant Village core, the OCP Update is considering additional policies.

LOCATION



LEGEND

Potential Land Uses

- Mixed-use Commercial/ Residential - Up to 3-Storey
- Residential - 1- to 2-Storey
- Residential - Up to 4-Storey
- Institutional

Green Space / Recreation

- Buffers
- Watercourses & Wetlands
- Proposed Park Location
- Community Centre

Key Linkages

- Green Streets
- Pedestrian / Cycling Links

New Housing Choices

- Secondary Suites / Carriage Homes / Lane Homes
- Seniors Independent Living
- Seniors Care Complex
- Family-Oriented Cottages

VILLAGE PLANNING DIRECTIONS

ALL VILLAGE AREAS

- Provide treed buffers between existing residential neighbourhoods and all new development
- Maintain existing watercourses, improve wetlands, and develop open-channel drainage during development
- Establish a trails network that provides safe walking and cycling routes from all new development and adjacent neighbourhoods to Seaview Elementary and the Village Core
- Encourage housing variety that supports aging in place e.g., single-storey patio homes, duplexes, 3- to 4-storey condos, small homes on small lots

Smaller houses and lots are easier for seniors to maintain, supporting downsizing from family homes

Safe walking and cycling network in a treed buffer

AREA 1: VILLAGE COMMERCIAL CORE

- Continue to encourage mixed-use residential or office over commercial, and add the option for tourist accommodation over commercial
- Consider allowing up to 3-storey building height along the south side of Lantzville Rd (between Ware Rd and Tweedhope Rd), provided the top storey meets design guidelines
- Implement shared parking policy to support a range of commercial uses
- Encourage on-street revitalization including improved provisions for pedestrians, streetscape, and angle and/or parallel parking
- Plan for upgrades to or replacement of Costin Hall's function, with consideration for an expanded community centre in the Village Core

3-Storey mixed-use allows living, office, or accommodation above commercial

Carmel, CA - an example of a thriving Village

Local businesses like coffee shops create community meeting places

AREA 2: VILLAGE WEST

- Encourage varied single-family residential infill along Lantzville Rd (Tweedhope Rd to Peterson Rd) with the objective of maintaining a semi-rural character
- Provide a mix of 1- to 2-storey single and multi-family housing on lots from 0.14 to 0.50 acres to accommodate a range of ages and incomes
- Consider integration of family-oriented cottages or other affordable styles of home near Seaview Elementary
- Maintain 10% to 12% of the area as protected green space
- Gross density = 7.0 to 9.0 uph (2.8 to 3.6 upa), 96 to 123 new units

Family cottage homes are an affordable entry-style of housing

1-Storey Prefabricated Home

2-Storey Single Family homes with varied character

AREA 3: VILLAGE SOUTH

- Maintain existing trees and add entry signage for the Village at the corner of Hwy 19 and Ware Rd
- Develop a green Ware Rd streetscape that includes defined cycling and pedestrian routes and street trees/medians
- Establish emergency, walking, and cycling connections between new development and Wiles, Harby, and Rossiter Rd neighbourhoods and consider local only road connections with traffic calming features. Do not support direct links that would encourage use by non-local traffic
- Provide a mix of 1- to 2-storey housing on lots from 0.14 to 0.50 acres including single-family, patio home, townhome, fourplex, small-scale assisted and independent seniors living, and lane housing
- Maintain 19% to 22% of the area as protected green space
- Gross density = 11.0 to 14.0 uph (4.5 to 5.7 upa), 223 to 267 new units

2-Storey Townhome

Carriage Home over a laneway garage

1-Storey Single Family home on a small lot

AREA 4: VILLAGE LOWLANDS

- In lowland areas without view impacts, allow housing up to 4-storeys, subject to under-building parking, treed buffers, significant green space protection, public trails, stormwater features, and adherence to specific design guidelines
- Maintain 45% to 50% of the area as protected green space
- Gross Density: 27.0 to 32.0 uph (10.9 to 13.0 upa), 186 to 221 new units

3- to 4-Storey Condo with existing trees and wetlands

3-Storey Townhome set behind existing trees

3- Storey Seniors Care Facility - Qualicum Manor, Qualicum Beach

QUESTIONS

Please review the descriptions and map for each Village Area on the left, then answer the questions below (each question corresponds with one of the headings on the left):

3. Do you support the general directions for **All Village Areas**?
   - ☐ Support
   - ☐ Don't Support
   - ☐ Support with refinements (please describe)

   _____

   _____

   _____

4. Do you support the directions for **Area 1: Village Commercial Core**?
   - ☐ Support
   - ☐ Don't Support
   - ☐ Support with refinements (please describe)

   _____

   _____

   _____

5. Do you support the directions for **Area 2: Village West**?
   - ☐ Support
   - ☐ Don't Support
   - ☐ Support with refinements (please describe)

   _____

   _____

   _____

6. Do you support the directions for **Area 3: Village South**?
   - ☐ Support
   - ☐ Don't Support
   - ☐ Support with refinements (please describe)

   _____

   _____

   _____

7. Do you support the directions for **Area 4: Village Lowlands**?
   - ☐ Support
   - ☐ Don't Support
   - ☐ Support with refinements (please describe)

   _____

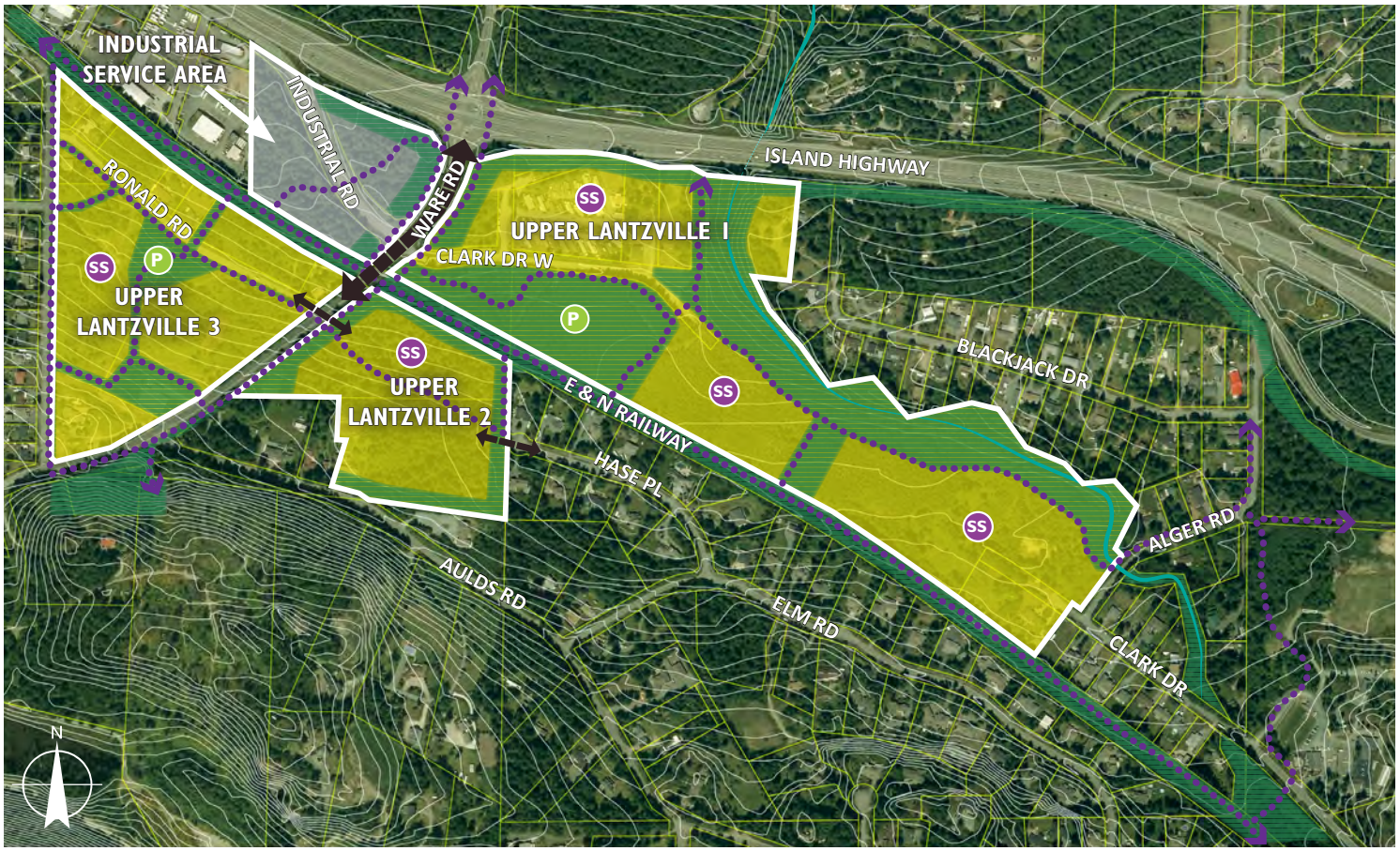
   _____

   _____

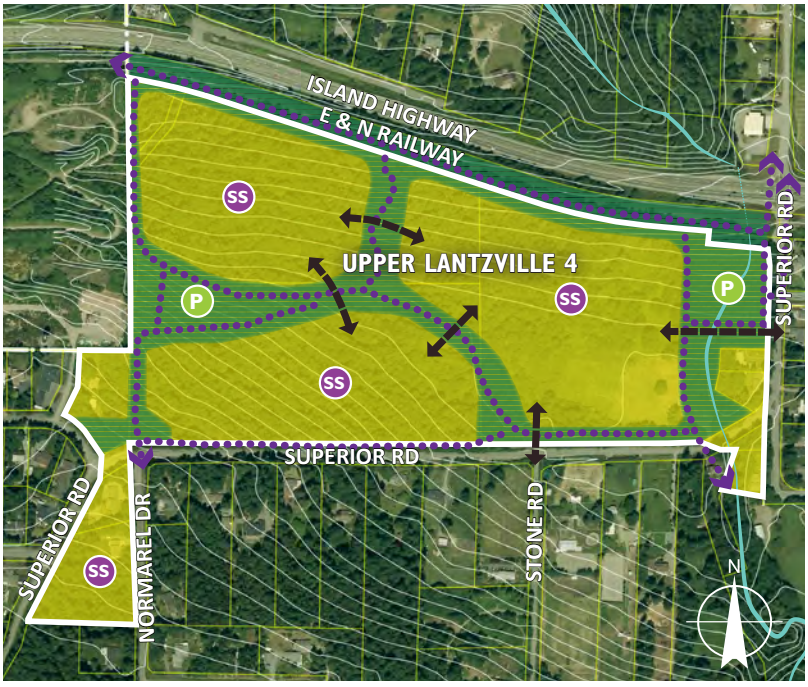
SECTION 3: LAND USE DIRECTIONS - UPPER LANTZVILLE INFILL

Public input has indicated potential support for some future development in Upper Lantzville, provided that existing character is protected and new development supports expansion of community servicing. There are several large properties in Upper Lantzville that would have potential under the 2005 OCP for subdivision to 0.5 acre lots if water and sewer service becomes available. For these larger areas, the following options are being considered as an alternative approach that encourages greater preservation of existing wooded areas, provides park land/trails, increases variety in housing choices, and encourages developer-funded water and sewer extension.

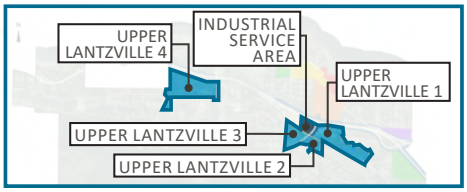
UPPER LANTZVILLE 1, 2 & 3 AND INDUSTRIAL SERVICE AREA PLANNING DIRECTIONS



UPPER LANTZVILLE 4 PLANNING DIRECTIONS



CONTEXT



LEGEND

Neighbourhoods
- Residential - 1- to 2-Storey
- Industrial

Green Space
- Buffers
- Proposed Park Location
- Watercourses

Key Linkages
- Green Streets
- Local Road Connections
- Pedestrian / Cycling Links

New Housing Choices
- SS Secondary Suites / Carriage Homes / Lane Homes

UPPER LANTZVILLE RESIDENTIAL DEVELOPMENT AREAS (1 to 4)

- Provide treed buffers between existing residential neighbourhoods and all new development
- Establish a trails network linking all new development, adjacent neighbourhoods, and the E&N Trail
- Provide land and funding for a central neighbourhood park in Upper Lantzville that includes a playing field
- Provide all water and sewer utilities necessary to support new development with supply and utility sizing suitable for extension into all existing unserviced neighbourhoods in Upper Lantzville
- Provide a mix of residential land uses limited to 2-storeys in height and predominantly single-family homes on a range of lots sizes from 0.14 to 0.5 acres
- Allow potential for small, mixed infill areas of multi-family, small lot single family, prefabricated home, or cabin, subject to design guidelines and approved building schemes
- All new development will be subject to comprehensive planning and staged approvals, including public review meetings and public hearing
- Maintain 30% to 35% of the areas as protected green space
- Gross Density: 7.5 to 9.0 uph (3.0 to 3.6 upa), 490 to 590 new units spread through all four Upper Lantzville Areas shown

2-Storey Single Family Home

1-Storey Prefabricated Home

Cottage Cluster

Preservation of mature existing trees is a priority for the area

New development would include trail links to the existing E&N Trail

Neighbourhood park with playing field

INDUSTRIAL SERVICE AREA

During the process, Lantzville residents recognized that Industrial Areas in Lantzville are important for employment and tax base. Existing industrial areas will be maintained and the OCP Update is considering the option of an expanded Industrial Service Area at the southwest corner of Ware Rd and Island Hwy to support the existing industrial area.

- Maintain the existing treed buffer at the intersection of Island Hwy and Ware Rd as a green entrance to Upper Lantzville
- Encourage alternate uses for the industrial lands behind the buffer, including a combination of:
  - a park and ride
  - a trailhead
  - limited industrial or service commercial (e.g., coffee shop) to complement existing industrial uses

QUESTIONS

Please review the descriptions and maps for Upper Lantzville on the left, then answer the questions below (each question corresponds with one of the headings on the left):

8. Do you support the general directions for **Upper Lantzville Residential Development Areas**?

   ☐ Support

   ☐ Don't Support

   ☐ Support with refinements (please describe)

   _____

   _____

   _____

   _____

   _____

9. Do you support the general directions for the **Industrial Service Area**?

   ☐ Support

   ☐ Don't Support

   ☐ Support with refinements (please describe)

   _____

   _____

   _____

   _____

   _____

10. Do you have other recommendations for Upper Lantzville?

    _____

    _____

    _____

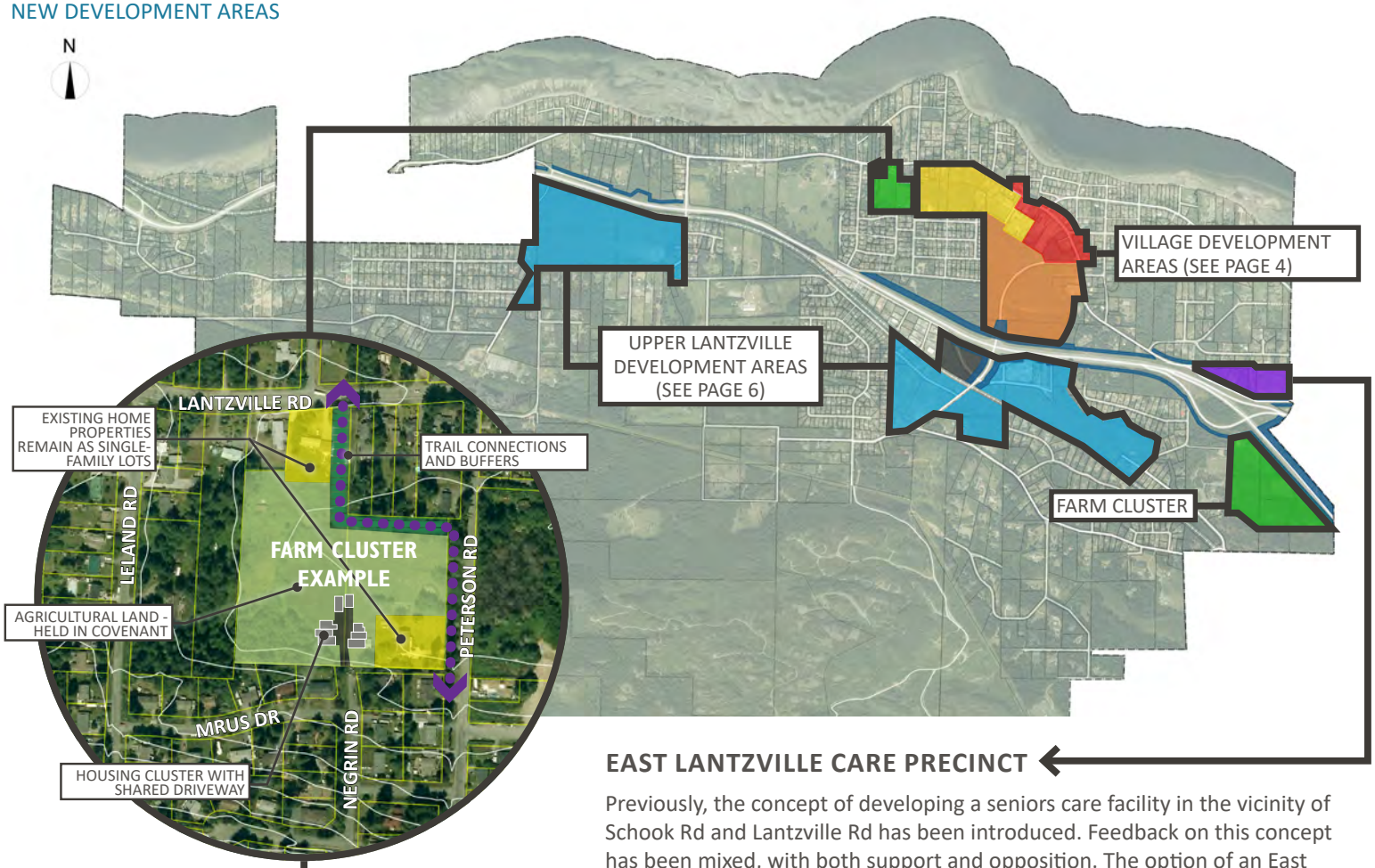
    _____

    _____

    _____

    _____

NEW DEVELOPMENT AREAS



FARM CLUSTERS

Public input identified preservation of agricultural and rural character as a key goal. While the Agriculture Land Reserve (ALR) protects some agricultural lands, there are existing lands that are currently used for agriculture (e.g., pasture) that are outside the ALR. The Farm Cluster concept is provided to encourage preservation of these areas.

- As an option to standard subdivision (0.5 acre lots), allow an equivalent or slightly higher number of units to be provided in a cluster at one or two locations on a consolidated property, with the majority of the property held in perpetuity as agricultural land with a no-subdivide covenant
- Consider expediting approvals for Farm Clusters by providing a consolidated rezoning and Development Permit Process

Farm clusters can incorporate shared facilities like greenhouses and gardens

EAST LANTZVILLE CARE PRECINCT

Previously, the concept of developing a seniors care facility in the vicinity of Schook Rd and Lantzville Rd has been introduced. Feedback on this concept has been mixed, with both support and opposition. The option of an East Lantzville Care Precinct is being considered to gauge public opinion about the concept of a seniors care focus in this area.

- Provide treed buffers between existing residential neighbourhoods and all new development
- Provide a neighbourhood park for eastern Lantzville with facilities for children and seniors
- Establish trail connections to Lantzville Village and Nanaimo's trail network
- Provide all water and sewer utilities necessary to support new development with supply and utility sizing suitable for extension into all existing unserviced neighbourhoods in East Lantzville
- Provide a mix of residential and compatible service uses with building heights ranging from 1- to 3-storeys including seniors independent and supported living, child care, medical centre, small animal veterinarian, places of worship, and related service-oriented and care facilities. Do not include retail, restaurant, or other commercial areas that would compete with the Village Core
- Development would be subject to comprehensive planning and staged approvals, including public review meetings and public hearing

Example of a larger-scale 2-storey progressive care facility - Campus of Care in Nanaimo

A central neighbourhood park for use by all generations should be incorporated

Example of a small-scale seniors home - Heritage Manor in Duncan

TURAL AREAS, WATERFRONT

NATURAL AREA & CHARACTER PROTECTION

Consider the following policy directions in all new development areas shown on the map, other than in the Farm Clusters:

- Implement Tree Management requirements to prevent tree clearing prior to development and to allow clearing only to the extent necessary for the approved current phase of development
- Develop Stormwater Green Infrastructure standards including deep absorbent soils, pervious paving, and infiltration facilities to protect water quality and recharge the aquifer
- Develop Water Conservation standards including limits on outdoor water use and incentives for water reuse
- Incorporate Climate and GHG Mitigation strategies (e.g., walking/cycling/transit provisions, allowance for autonomous, co-op, or electric vehicles, building requirements for reduced energy use, solar communities, etc.)
- Maintain a buffer of either existing or planted trees between all residential areas and the Island Highway to protect rural character and views to/from the highway

New house on larger lot with existing tree preservation

Rainwater capture tanks on a single-family home

Grass stormwater swale along roadway

WATERFRONT

Consider the following policy directions in all waterfront areas:

- Maintain the existing Coastal Protection Development Permit Area
- Demonstrate, encourage, and expedite approvals for beach nourishment and 'Green Shore' treatments to address coastal erosion risk
- Discourage further seawall installations. Where rip rap is required, ensure it does not encroach on public waterfront lands

Lantzville shoreline

Erosion along seawalls

Completed Green Shores restoration after seawall removal at Rathtrevor Beach

SECONDARY DWELLINGS

Consider the following policy directions in all residential areas:

- Permit and regulate secondary dwellings on residential properties including secondary suites, carriage homes, lane housing, and garden homes, to increase affordable housing options and provide integrated rental options within the community

Single-Family home with integrated suite over the garage

Garden cottage situated in the rear yard of a home

House with laneway home

QUESTIONS

Please review the descriptions and map on the left, then answer the questions below (each question corresponds with one of the headings on the left):

11. Do you support the concept of **Farm Clusters**?
    - ☐ Support
    - ☐ Don't Support
    - ☐ Support with refinements (please describe)

    _____

    _____

    _____

12. Do you support the concept of an **East Lantzville Care Precinct**?
    - ☐ Support
    - ☐ Don't Support
    - ☐ Support with refinements (please describe)

    _____

    _____

    _____

13. Do you support the policy directions identified for **Natural Area & Character Protection**?
    - ☐ Support
    - ☐ Don't Support
    - ☐ Support with refinements (please describe)

    _____

    _____

    _____

14. Do you support the policy directions identified for **Waterfront** areas?
    - ☐ Support
    - ☐ Don't Support
    - ☐ Support with refinements (please describe)

    _____

    _____

    _____

15. Do you support a policy to permit **Secondary Dwellings** in all Lantzville residential areas, subject to properties meeting defined requirements?
    - ☐ Support
    - ☐ Don't Support
    - ☐ Support with refinements (please describe)

    _____

    _____

    _____

SECTION 5: COMMUNITY-WIDE SCENARIOS

Based on input to date, the following three general scenarios outline a range of foreseeable options for future land use in Lantzville:

- **Scenario A: Maintain Status Quo:** Keep current policy restricting new water hookups, limiting new development.
- **Scenario B: Maintain 2005 OCP Directions:** New water hookups are permitted once adequate water supply is confirmed. New development is based on the 2005 OCP directions which require new development to be single-family homes on 0.5 ha min. lots, except in the Village Core, where some smaller lots are permitted.
- **Scenario C: Update Village Planning Directions and Define New Development Areas:** In addition to the Village Core, large properties shown on p. 6 have updated planning directions to encourage public green space dedication, developer-funded water and sewer extension, a more varied housing mix, with more rigorous planning and public review processes during development.

The following table outlines how each scenario above addresses potential community goals:

Community Goals	Scenario A	Scenario B	Scenario C
Community water extension	No new water connections	New connections, funded by existing residents	New connections, partial funding by new development
Retain existing trees	In private hands	In private hands	Public tree buffers in new development areas
Public trail system	Unsecured trails on private lands	Unsecured trails on private lands	Secured public trails in new development areas
No "cookie-cutter" neighbourhoods	Large lots (0.5 acres min.) for all new residential outside Village	Large lots (0.5 acres min.) for all new residential outside Village	Pocket neighbourhoods with varied housing in development areas shown on p. 4, p. 6 and p.8, large lots (0.5 acres min.) for new residential outside these areas
Range of housing choices	As existing	Nearly all single-family residential, 2-storey max, some potential multi-family in Village	Mostly single-family residential, 2-storey max, with variety of single-family and multi-family and select 3- to 4-storey sites (as shown on p. 4 and p.6)
Options for affordable housing	Typically large lots with limited affordability	Affordable options in Village development	Increased affordable options in Village and other new development areas
A vibrant Village	As existing	Potential for some new Village commercial	Greater potential for new Village commercial
Affordable taxes	Existing tax base	Increased tax base	Further increased tax base
Improved community amenities	As existing	Potential for renewal of existing amenities	Potential for renewal of existing and addition of new amenities
Population at build-out*	+/- 5,430	+/- 6,510	+/- 7,775

* NOTE: Population estimates are very approximate and are based on potential servicing and Vancouver Island Health Authority limits that identifies no subdivision smaller than 1 ha unless community water and sewer are provided.

QUESTIONS

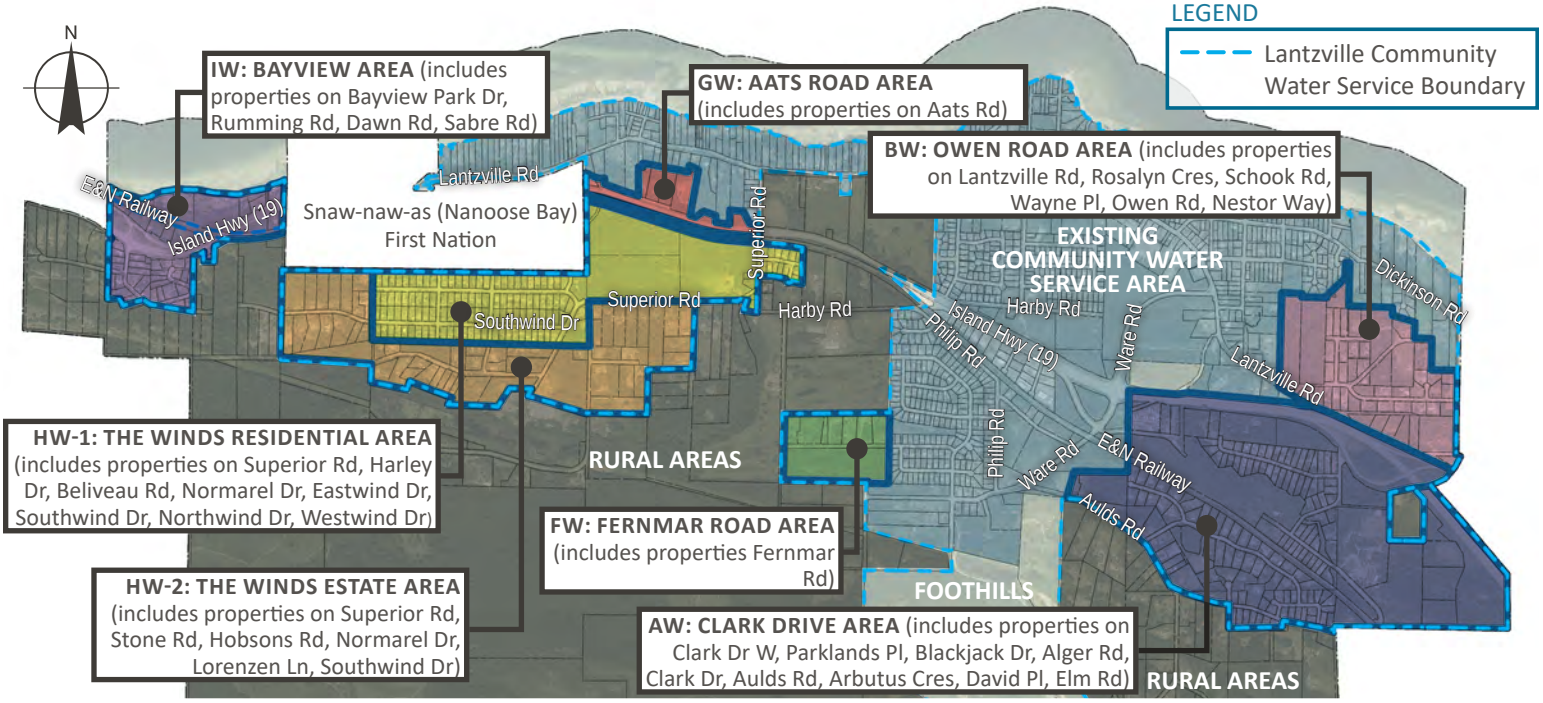
Please review the descriptions and table on the left, then answer the questions below:

16. Which scenario most closely matches your preferred directions for future development in Lantzville?

- ☐ Scenario A: Maintain Status Quo
- ☐ Scenario B: Maintain 2005 OCP Directions
- ☐ Scenario C: Update Village Planning Directions and Define New Development Areas

17. Would you like to suggest an alternate scenario or provide a specific comment about the scenarios above?

SECTION 6: WATER SERVICING QUESTIONS



SUPPORT FOR WATER SERVICING

18. If the full cost of water service to unserviced properties within Lantzville's Community Water Service Boundary is to be paid by existing residents (i.e., not funded by development or grants), which of the following would you support:

- ☐ Only benefiting parcels pay 100% of the costs
- ☐ District of Lantzville taxpayers subsidize the costs over 20 years (please select below what level of tax increase you would consider supporting for this subsidy):
  - ☐ Up to a maximum of $100 / year
  - ☐ Up to a maximum of $250 / year
  - ☐ Up to a maximum of $500 / year
  - ☐ More than $500 / year
  - ☐ Other amount, please specify: $ _____

WATER SERVICE CONNECTION

19. Please indicate how your household receives drinking water:

- ☐ District of Lantzville Community Water System (*skip to Question #27*)
- ☐ Private Well (*proceed to Question #20*)

20. Please indicate the location of your property that is serviced by private well (refer to map above for locations):

- ☐ Rural Areas outside the Water Service Area (*skip to Question #27*)
- ☐ Residential Areas inside the Water Service Area – select from the locations below (refer to map above for locations):
  - ☐ AW: Clark Drive Area
  - ☐ BW: Owen Road Area
  - ☐ FW: Fernmar Road Area
  - ☐ GW: Aats Road Area
  - ☐ HW-1: The Winds Residential Area
  - ☐ HW-2: The Winds Estate Area
  - ☐ IW: Bayview Area

WATER QUALITY, WATER QUANTITY, AND FIRE PROTECTION

Please identify issues that you have with your existing private well to help the District identify where issues may warrant priority consideration. Property-specific responses will be held strictly confidential.

21. When was the last time your private well water was tested?

- ☐ Within the last 6 months
- ☐ Within the last year
- ☐ Within the last 5 years
- ☐ More than 5 years ago
- ☐ Never / I don't know

22. Water <u>quality</u> from my private well is:

- ☐ Acceptable
- ☐ Not potable (not safe to drink)
- ☐ Potable but not aesthetic (taste, odour, colour issues)
- ☐ Not tested (unknown), but I have concerns
- ☐ I don't know

23. Water <u>quantity</u> from my private well is:

- ☐ Sufficient
- ☐ Sufficient for indoor uses, but not for outdoor uses
- ☐ Not sufficient for indoor uses, let alone outdoor uses
- ☐ I don't know

24. Fire protection:

- ☐ I desire nearby community fire hydrants
- ☐ I have adequate fire protection without community water / hydrants

SECTION 6: WATER SERVICING QUESTIONS

The following cost ranges are estimated for each existing property to extend water servicing to the different unserviced neighbourhoods within the Water Service Boundary (costs exclude one-time water supply connection fees or on-parcel piping to buildings). Costs are based on the infrastructure costs for extending water service pipe to the neighbourhood and are per parcel, per year, for a financing period of 20 years. These ranges are rough estimates (+/- 30%) to gauge public opinion. Each neighbourhood has two or three potential scenarios:

- **Option A:** Community water extension is not pursued for this neighbourhood at this time.
- **Option B:** Community water is extended with no outside financial assistance from new development or grants. Cost ranges represent the cost of extension split between the existing number of parcels in the neighbourhood and assumes there will be no significant subdivision in currently unserviced areas within the planning period. If subdivision or grants were available, costs may be reduced.
- **Option C:** In neighbourhoods adjacent to identified new development areas (see maps on p.4, p.6, and p.8 for locations of new development areas) community water is extended to existing properties as a condition of new development, reducing the infrastructure costs to extend water service to existing neighbourhoods. NOTE: Areas FW, GW, and IW are not adjacent to new development areas, so do not include Option C.

25. **For your water unserviced area only**, please select your preferred option for community water extension. Only complete **ONE** box.

AW: Clark Drive Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $1,550 to $1,800/yr for 20 years
- ☐ OPTION C: Extension to existing parcels when new development occurs. Cost = $1,350 to $1,650/yr for 20 years

BW: Owen Road Drive Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $2,500 to $2,950/yr for 20 years
- ☐ OPTION C: Extension to existing parcels when new development occurs. Cost = $1,900 to $2,250/yr for 20 years

FW: Fernmar Road Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $2,050 to $2,450/yr for 20 years

GW: Aats Road Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $3,600 to $4,250/yr for 20 years

HW-1: The Winds Residential Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $1,900 to $2,100/yr for 20 years
- ☐ OPTION C: Extension to existing parcels when new development occurs. Cost = $900 to $1,050/yr for 20 years

HW-2: The Winds Estate Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $4,300 to $5,050/yr for 20 years
- ☐ OPTION C: Extension to existing parcels when new development occurs. Cost = $2,250 to $2,700/yr for 20 years

IW: Bayview Area

- ☐ OPTION A: No community water extension to this neighbourhood. Cost = $0 (*please answer Question #26*)
- ☐ OPTION B: Extension to existing parcels only (no significant new development). Cost = $3,300 to $4,000/yr for 20 years

* NOTE: Subdivision of properties to less than 1 Ha/2.5 acres is only feasible if properties have BOTH community water and sewer

26. Factors that are possible, but cannot be guaranteed, such as grant funding or existing properties choosing to subdivide* which would share costs between more properties, could further reduce individual costs to extend community water service to existing properties. **If you selected OPTION A above**, please select one statement below that reflects your opinion:

- ☐ I would support community water extension to my neighbourhood if the annual cost was less than $_____ *(please write your max. annual budget)*
- ☐ I would not support community water extension to my neighbourhood, regardless of the cost

27. Do you have any additional comments about the OCP Update or Water Master Plan? (If you need more space, please add a sheet of paper.)

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