

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 Huddleston 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 dtwn 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?
- Huddleston 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 dwnv 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 than 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 downtown 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

DRAFT

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.

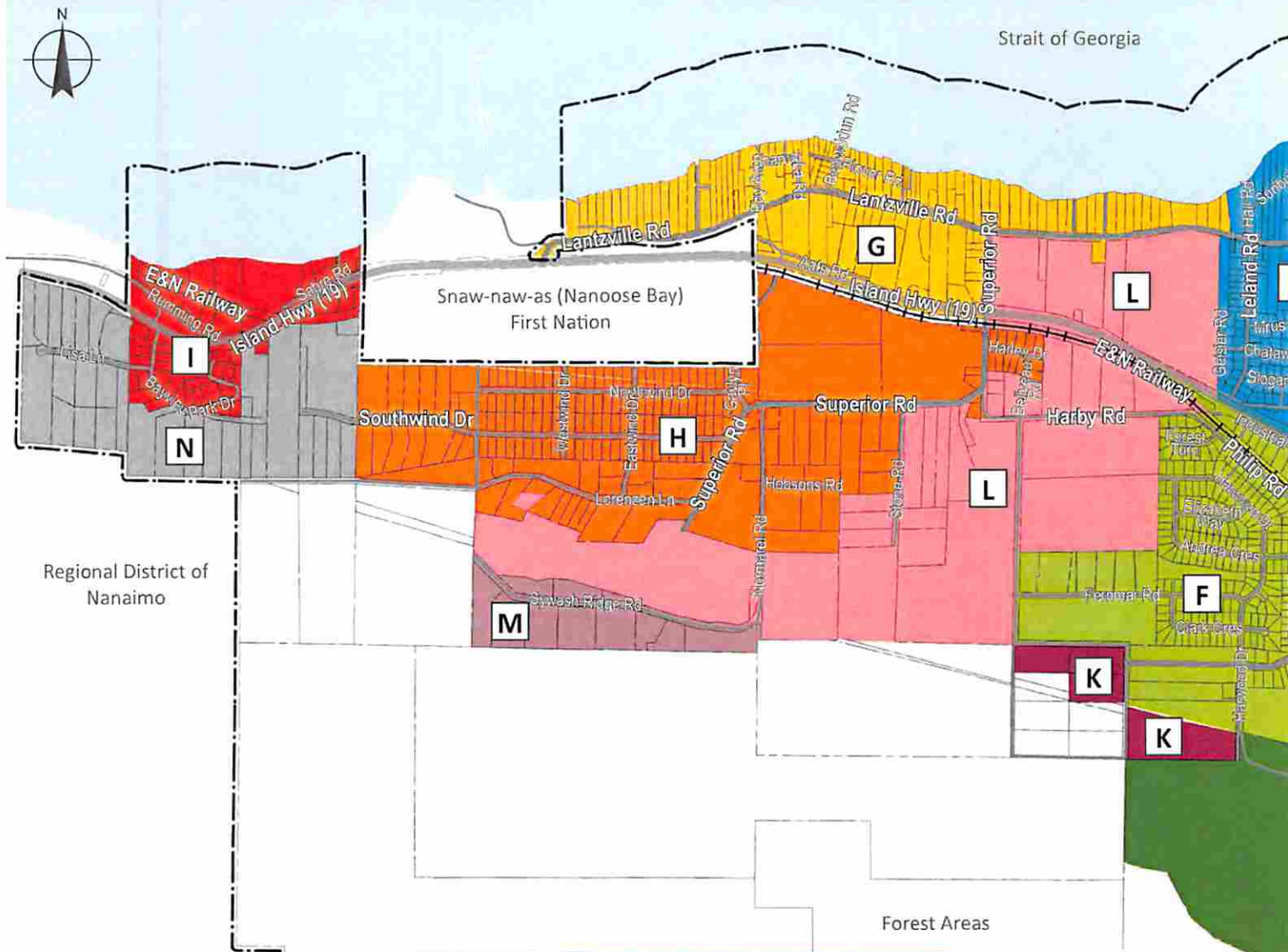
QUESTIONS ABOUT THIS SURVEY?

District of Lantzville | 7192 Lantzville Road

Web: lantzville.ca/OCP-WMP

Email: ourlantzville@lantzville.ca Tel: 250.390.4006

SECTION I: 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.

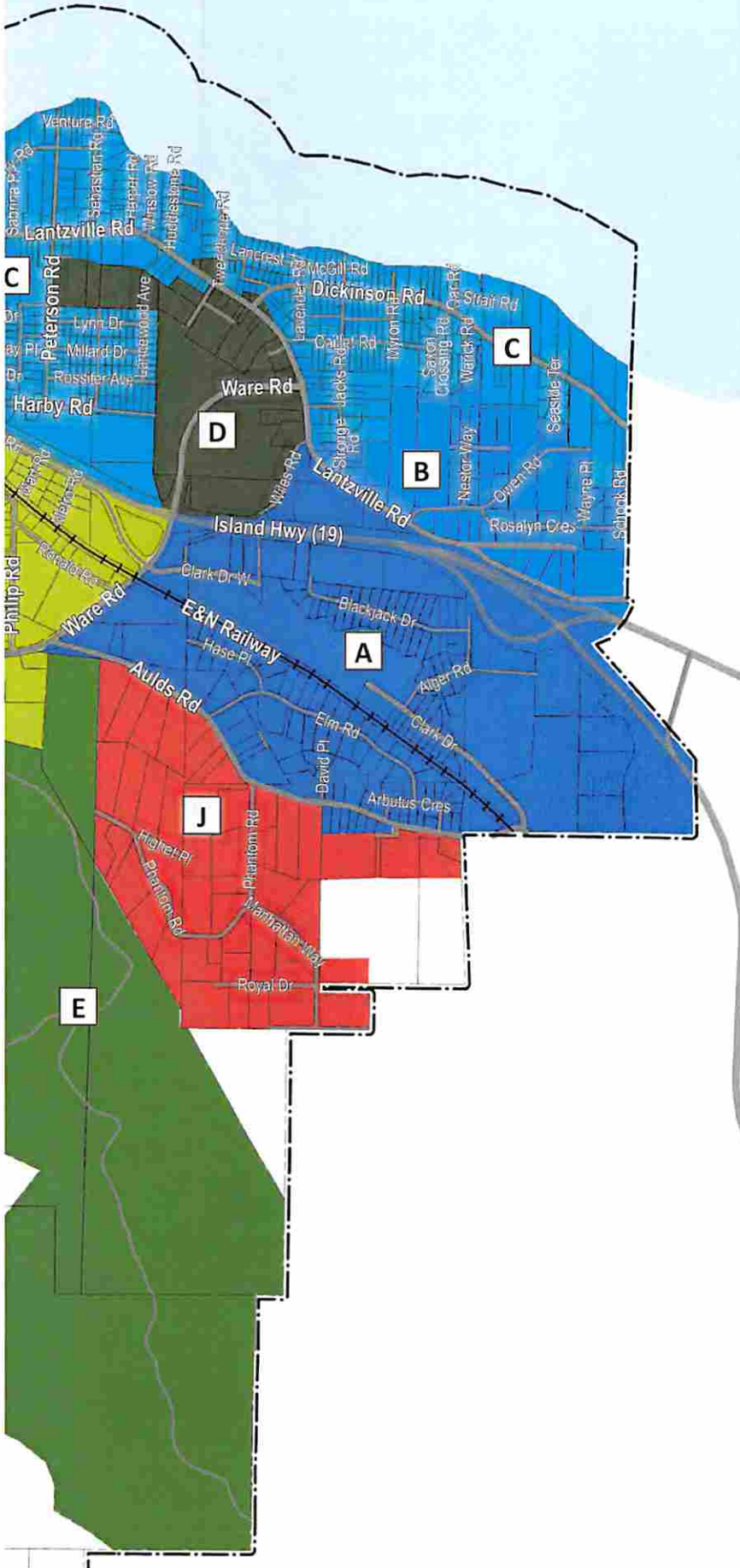
BACKGROUND INFORMATION

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

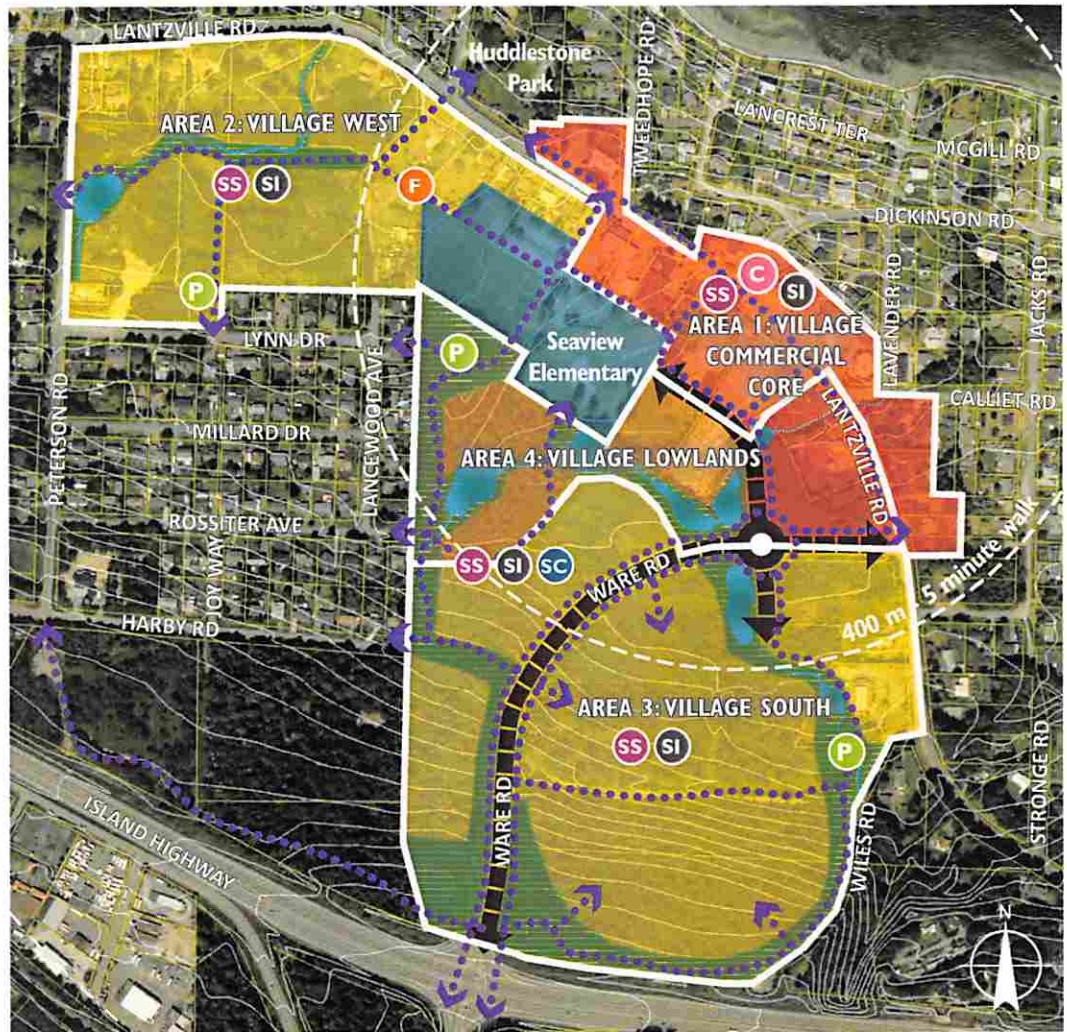
SECTION 2: LAND USE DIRECTIONS - VILLAGE AREA

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



VILLAGE PLANNING DIRECTIONS



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
- P Proposed Park Location
- C Community Centre

Key Linkages

- Green Streets
- ⋯ Pedestrian / Cycling Links

New Housing Choices

- SS Secondary Suites / Carriage Homes / Lane Homes
- SI Seniors Independent Living
- SC Seniors Care Complex
- F Family-Oriented Cottages

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

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)

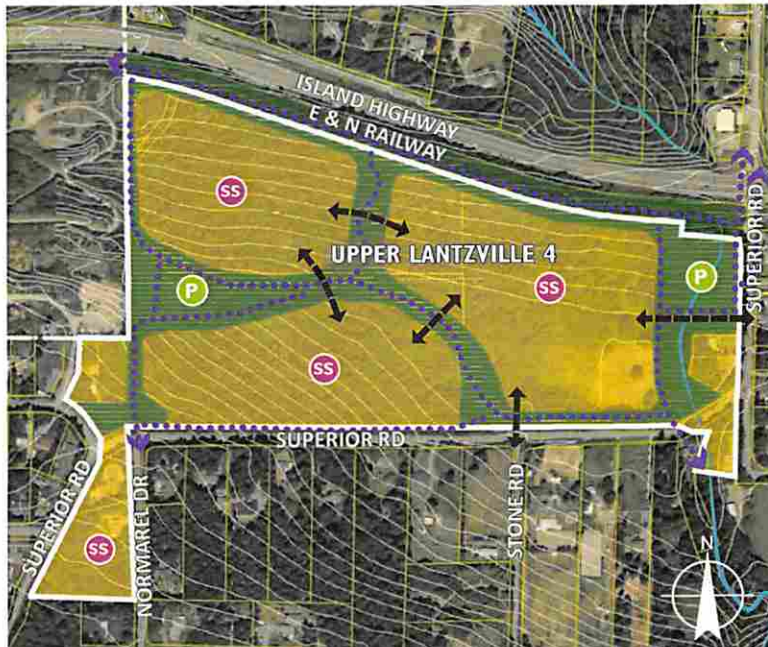
SECTION 3: LAND USE DIRECTIONS - UPPER LANTZVILLE INFILL

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.

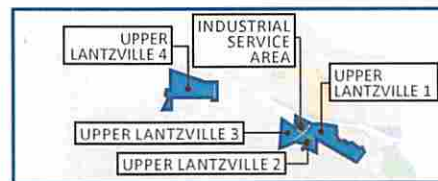
UPPER LANTZVILLE 1, 2 & 3 AND INDUSTRIAL SERVICE AREA PLANNING DIRECTIONS



UPPER LANTZVILLE 4 PLANNING DIRECTIONS



CONTEXT



LEGEND

Neighbourhoods	Key Linkages
Residential - 1- to 2-Storey	Green Streets
Industrial	Local Road Connections
Green Space	Pedestrian / Cycling Links
Buffers	New Housing Choices
Proposed Park Location	Secondary Suites / Carriage Homes / Lane Homes
Watercourses	

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

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)

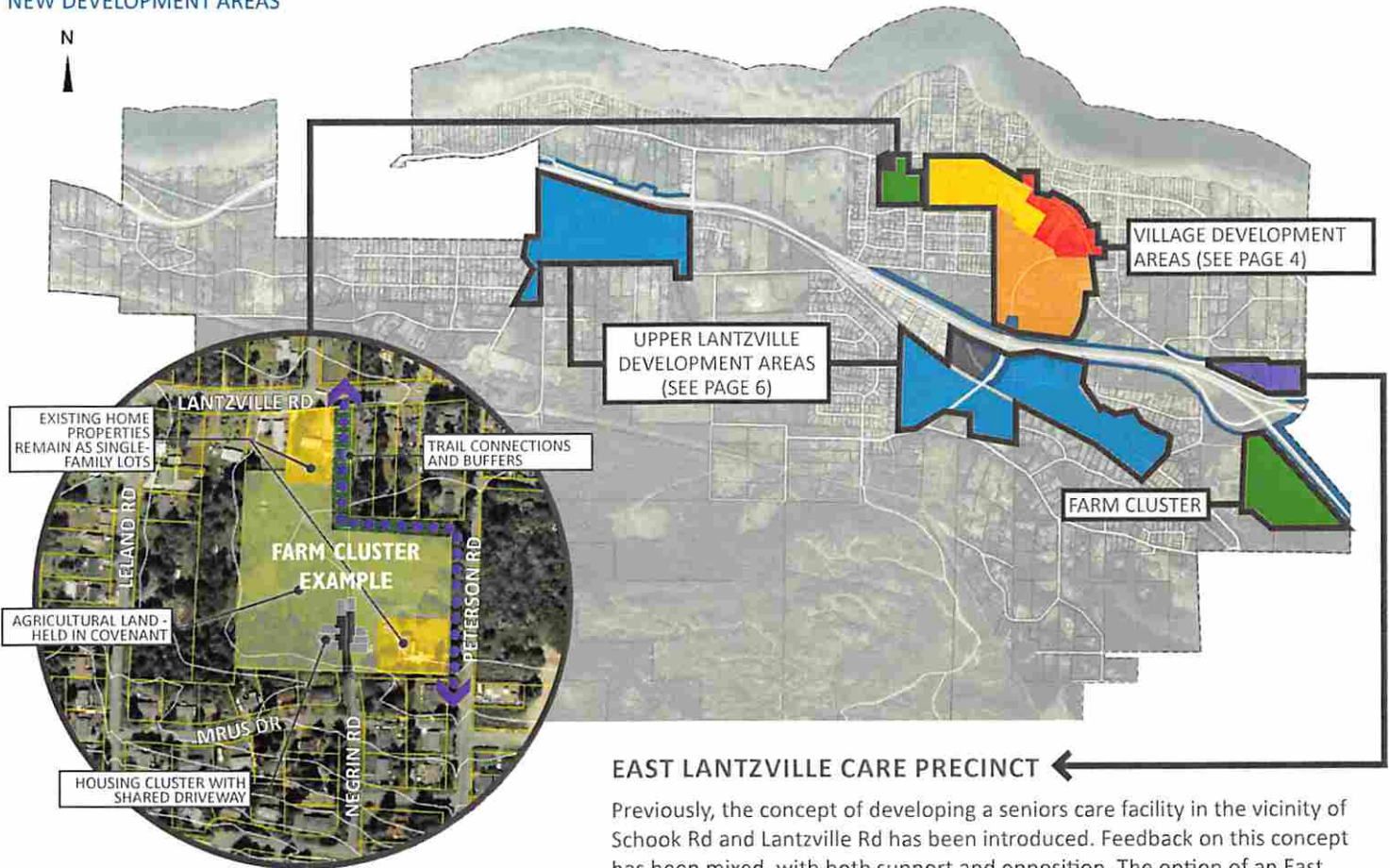
9. Do you support the general directions for the Industrial Service Area?

- Support
- Don't Support
- Support with refinements (please describe)

10. Do you have other recommendations for Upper Lantzville?

SECTION 4: LAND USE DIRECTIONS - EAST LANTZVILLE, FARM AREAS, NA

NEW DEVELOPMENT AREAS



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 unserved 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

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



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

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 Rathrevor 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

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

QUESTIONS

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.

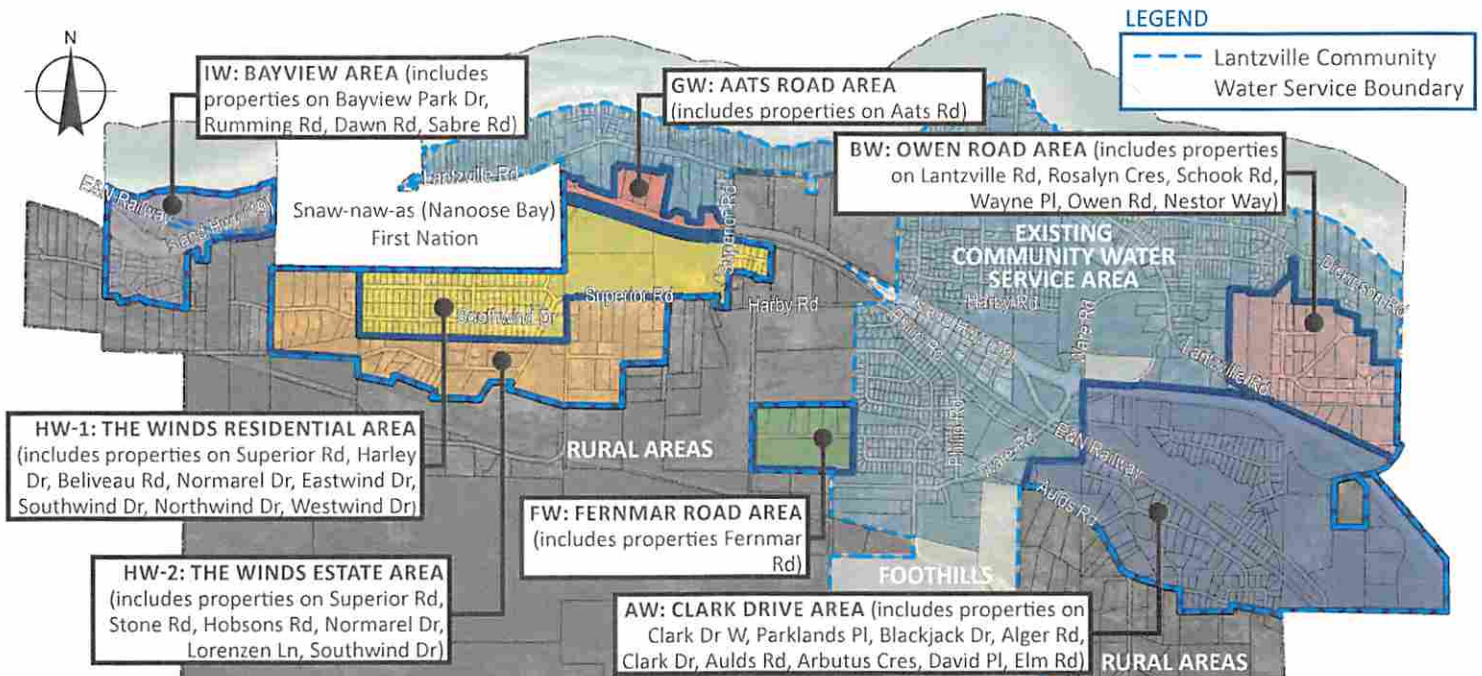
Please review the descriptions and table on the left, then answer the questions below:

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 unserved 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):

<input type="checkbox"/> AW: Clark Drive Area	<input type="checkbox"/> HW-1: The Winds Residential Area
<input type="checkbox"/> BW: Owen Road Area	<input type="checkbox"/> HW-2: The Winds Estate Area
<input type="checkbox"/> FW: Fernmar Road Area	<input type="checkbox"/> IW: Bayview Area
<input type="checkbox"/> GW: Aats Road 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 quality 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 quantity 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 unserved 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 unserved 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 unserved area only, please select your preferred option for community water extension. Only complete **ONE** box.

<p>AW: Clark Drive Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$1,550 to \$1,800/yr for 20 years</p> <p><input type="checkbox"/> OPTION C: Extension to existing parcels when new development occurs. Cost = \$1,350 to \$1,650/yr for 20 years</p>	<p>HW-1: The Winds Residential Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$1,900 to \$2,100/yr for 20 years</p> <p><input type="checkbox"/> OPTION C: Extension to existing parcels when new development occurs. Cost = \$900 to \$1,050/yr for 20 years</p>
<p>BW: Owen Road Drive Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$2,500 to \$2,950/yr for 20 years</p> <p><input type="checkbox"/> OPTION C: Extension to existing parcels when new development occurs. Cost = \$1,900 to \$2,250/yr for 20 years</p>	<p>HW-2: The Winds Estate Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$4,300 to \$5,050/yr for 20 years</p> <p><input type="checkbox"/> OPTION C: Extension to existing parcels when new development occurs. Cost = \$2,250 to \$2,700/yr for 20 years</p>
<p>FW: Fernmar Road Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$2,050 to \$2,450/yr for 20 years</p>	<p>IW: Bayview Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$3,300 to \$4,000/yr for 20 years</p>
<p>GW: Aats Road Area</p> <p><input type="checkbox"/> OPTION A: No community water extension to this neighbourhood. Cost = \$0 (please answer Question #26)</p> <p><input type="checkbox"/> OPTION B: Extension to existing parcels only (no significant new development). Cost = \$3,600 to \$4,250/yr for 20 years</p>	<div style="border: 1px solid black; padding: 5px; font-size: small;"> <p>* NOTE: Subdivision of properties to less than 1 Ha/2.5 acres is only feasible if properties have BOTH community water and sewer</p> </div>

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.)
