

District of Lantzville

Incorporated June 2003

Agenda for the Regular Meeting of Council of the District of Lantzville to be held on Monday, October 23, 2017, at 7:00 pm in the Council Chamber, Municipal Hall, 2nd Floor, 7192 Lantzville Road, Lantzville, BC

*Meetings Recorded by the
District of Lantzville may be
Viewed at www.lantzville.ca*

Page No.

- 1-5 1. **ADOPTION OF THE AGENDA**
 THAT Council adopts the October 23, 2017 regular Council meeting agenda, as presented.
2. **RECOGNITION – Nil**
3. **DECLARATION OF CONFLICT**
4. **PUBLIC AND STATUTORY HEARINGS**
- 6-93 a) **District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017**
 - **Public Input received**
 - Form & character images submitted by Delinia, designer, on behalf of applicant
 - Jack de Jong (20 Oct 2017)
 - Patricia Good (20 Oct 2017)
 - Brian Blood (20 Oct 2017)
 - Harriet Rueggeberg (19 Oct 2017)
 - John & Carol Halliwell (19 Oct 2017)
 - Susan Hardy (19 Oct 2017)
 - Lynn Reeve (19 Oct 2017)
 - Garry & Janice Gaudet (18 Oct 2017)
 - Liz Astill (18 Oct 2017)
 - Robin Stewart (18 Oct 2017)
 - Stephen & Marcia Crowley (17 Oct 2017)
 - Copy of Lantzville Community News (3 Oct 2017)
 - Jack Roberts (2 Oct 2017)
 - **Bylaw No. 60.35**
 - **Copy of Notice of Public Hearing**
 - **Redistribution of October 2, 2017 meeting agenda material**
5. **INVITED PRESENTATIONS AND PUBLIC DELEGATIONS**
6. **PUBLIC INPUT PERIOD** *(Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless Council resolves otherwise), and are limited to providing comment regarding items listed on the Council agenda for this meeting (excluding public hearing topics)).*
- 94-97 7. **APPROVAL OF THE MINUTES**
 THAT Council approves the October 2, 2017 regular Council meeting minutes, as presented.
8. **BUSINESS ARISING FROM THE MINUTES**

9. CONSENT AGENDA – Nil

10. BYLAWS

- 98-101 a) **Bylaw No. 60.35**
MOTION ON THE FLOOR (*NO MOVER OR SECONDER REQUIRED*)
THAT Council gives third reading to “District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”.
THAT Council adopts “District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”.
- 102-103 b) **Bylaw No. 144**
THAT Council adopts “District of Lantzville Phase III Sanitary Sewer Collection System Loan Authorization Bylaw No. 144, 2017”.
- 104-106 c) **Bylaw No. 146**
THAT Council adopts “District of Lantzville 2018 Property Tax Exemption Bylaw No. 146, 2017”.

11. CORRESPONDENCE – Nil

12. REPORTS

- a) **Mayor & Councillors – Verbal Updates**
- 107-109 b) **Q3 Capital Project Update – For Information**
- 110-111 c) **Investment Holdings Report – For Information**
- 112-116 d) **October 16/17, 2017 Committee of the Whole Meeting Recommendations**
THAT Council instructs staff to amend the Financial Plan Capital Budget Summary, Tab 7, to move line item 8 Mens Washroom Renovation Costin, planned for 2020, to include in 2018 with a budget of \$11,220.
THAT Council instructs staff to amend the 2018 – 2022 Financial Plan Non-Core Special Request Items, Tab 3 - General Government section, to move line item 15 Grant In Aid amount of \$2,500, back into the Core budget.
THAT Council approves the 2018 – 2022 Financial Plan Non-Core & Carry Forward Special Request Items, Tab 3, excluding line item 8 Increase to Legal Budget, line item 12 12-month Deputy Director of Finance, line item 14 Fire Association Fireworks Funding, line item 15 Grant-in-Aid, line item 16 Increase to Admin Casual Hours, line item 17 Director of Corporate Admin Vacation Coverage, and line item 22 Zoning Bylaw Review that will be considered separately.
THAT Council approves the 2018 – 2022 Financial Plan Non-Core Special Request Item - General Government section, line item 8 Increase to Legal Budget for 2018, as amended increasing by \$15,000, from \$17,000 to \$32,000 with the additional \$15,000 being funded from taxes.
THAT Council remove from the 2018 – 2022 Financial Plan Non-Core Special Request Items – General Government section, line item 14 Fire Association Fireworks Funding at \$4,500 for 2019-2022 but leave it in for 2018 to allow time to consider options.

13. UNFINISHED BUSINESS – Nil

14. NEW BUSINESS

117-339 a) **Draft Official Community Plan – For Information**

340-341 b) **Peterson Road Waterline Tender Results**
THAT Council not award the tender for the 2017 Peterson Road Watermain Replacement Project at this time due to insufficient funding.

342-344 c) **2018 Council Meeting Schedule**
THAT Council approves the 2018 Council Meeting Schedule for the 2018 regular Council and Committee of the Whole meetings, as attached to the October 23, 2017 staff report, including cancelling the September 24, 2018 regular Council meeting, and holding the 7:00 pm November 5, 2018 Inaugural meeting at Costin Hall, 7232 Lantzville Road; AND FURTHER authorizes staff to publish notice of availability of the schedule.

345-349 d) **Whistle Blower Protection Policy**
THAT Council adopts the Whistle Blower Protection Policy, substantially in the form presented October 23, 2017.

350-354 e) **Memorandum of Understanding with Respect to the Development of The Foothills Lands dated September 4, 2014**
Councillor Swain's recommendation:
THAT Council directs staff to provide a report to council regarding the status of the September 4, 2014 Memorandum of Understanding (MOU) with respect to the development of the Foothills lands (Lone Tree Properties Ltd.).

15. INTRODUCTION OF LATE ITEMS

16. NOTICE OF MOTION

355-360 a) **Notice from Councillor Coulson of His Intent to Move the following Motion November 6, 2017 regarding Upper/Lower Lantzville Boundary Definition (Lantzville/Nanaimo Water Agreement) Questions – For Information**

THAT Council requests staff conduct an information audit and report detailing how the Upper Pressure Zone became the targeted location for Nanaimo water whereas:

- 1) the District's solicitor conflict of interest opinion of 2013:
 - a) separated the supply of water between Upper and Lower Lantzville, not Upper/Lower Pressure Zone and,
 - b) the conflict of interest opinion of 2013 stated some members of Council were not in a conflict of interest regarding the Lantzville/Nanaimo water agreement because they lived in Lower Lantzville, even though these same individuals resided in the Upper Pressure zone at the time.
- 2) An article in the Nanaimo new Bulletin, dated May 30, 2013, contains a quote from Al Kenning, CAO of the City of Nanaimo at the time, stating "the current proposal isn't to supply the entire area of Lantzville, it's to supply the area known as Upper Lantzville".

- 3) A June 18, 2013 memo to Council from Twyla Graff, the CAO of the day, stated “in discussions with Al Kenning on Tuesday, June 18, 2013 Mr Kenning has indicated that they will have the City’s legal counsel amend the agreement to reflect the new recently negotiated principles.”
- 4) In a September 12, 2014 email from Twyla Graff, the CAO of the day, it notes:
 - a) Al Kenning as the City of Nanaimo contact regarding negotiations resuming “if Lantzville were to supply ‘Upper’ Lantzville vs ‘Lower’”.
 - b) Water to be supplied to Upper Lantzville only.
- 5) The September 4, 2014 Memorandum of Understanding signed with Lone Tree Properties Ltd (The Foothills) specifically states in section 8 that the District would consider granting to Lone Tree connections to the Nanaimo System for up to 16 Foothills premises each year.
- 6) The Foothills is not in the Upper Zone, as noted in the current July 2017 draft water master plan.
- 7) the Lantzville Nanaimo Water, signed on September 8, 2014, agreement specifically references Upper Lantzville being the recipient of Nanaimo Water.

361-362 b) **Notice from Councillor Coulson of His Intent to Move the following Motion November 6, 2017 regarding The Foothills Memorandum of Understanding – For Information**

THAT Council request a report from staff addressing:

- 1) How Council of the day could sign an MOU, dated September 4, 2014, with Lone Tree properties (The Foothills), offering up to 16 connections to Nanaimo water per year, when the Foothills lands are not part of the Upper Pressure Zone
- 2) Is there any legal exposure/risk to the District for offering an amenity which could not be offered based on the restrictions of where water Nanaimo water can be provided?

c) **Notice from Councillor Coulson of His Intent to Move the following Motion November 6, 2017 regarding Legal Fees – For Information**

THAT Council requests staff prepare an annual report, to coincide with the annual budget cycle, outlining in general terms the topics/subjects on which legal fees have been spent; AND FURTHER THAT Council authorizes staff to release, in general terms, the amounts and topics/subjects of legal expenditures when so requested by members of the public.

d) **Notice from Mayor Haime and Councillor Coulson of their Intent to Move the following Motion November 6, 2017 regarding New Water Connection Fees Bylaw – For Information**

THAT Council directs staff to prepare required bylaws or amendments to existing bylaws for Council’s consideration for new water connections to individual properties and water system expansion fees applicable to developments where the works and services are to be turned over to the District upon completion in the future including the Foothills development; AND FURTHER THAT this amount is to include but is not limited to the collection of an amount equal to the per connection fee to be levied on each connection upon the commencement of the Lantzville/Nanaimo Water Agreement.

17. PUBLIC CLARIFICATION/INPUT PERIOD (*Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless Council resolves otherwise), are limited to asking clarification questions or providing comment regarding business discussed by Council at this meeting (excluding public hearing topics).*)

18. MOTION TO CLOSE THE MEETING TO THE PUBLIC

THAT Council closes the meeting to the public, pursuant to section 90(1), (a), (c), (f), (i), and (2)(d) of the *Community Charter*, for the purpose of considering:

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **labour or other employee relations;**
- **law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;**
- **the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and**
- **a matter that, under another enactment, is such that the public may be excluded from the meeting.**

Following adoption of the above motion, the meeting will be closed to the public.

MEETING REOPENS TO PUBLIC

19. ADJOURNMENT

THAT Council adjourns the meeting.

NEXT SCHEDULED COUNCIL MEETING:

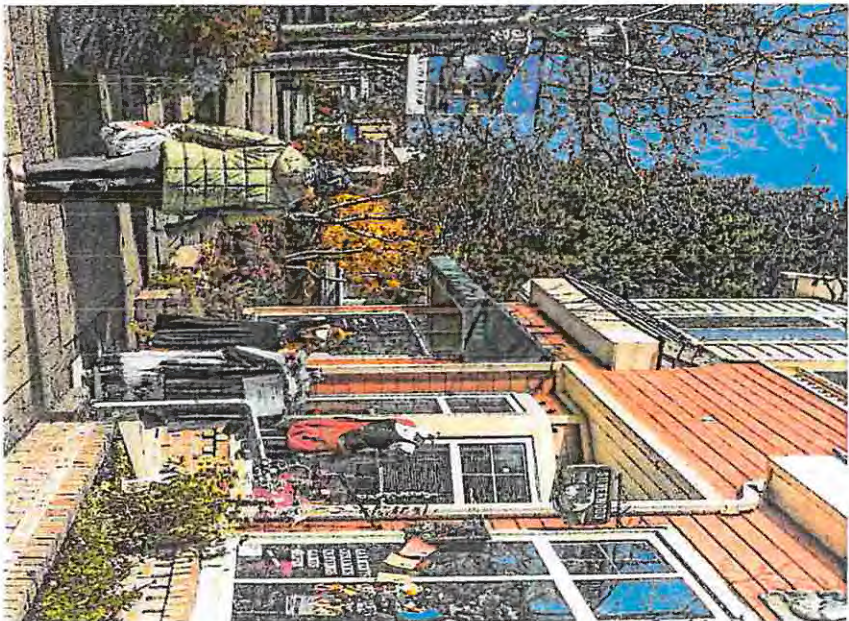
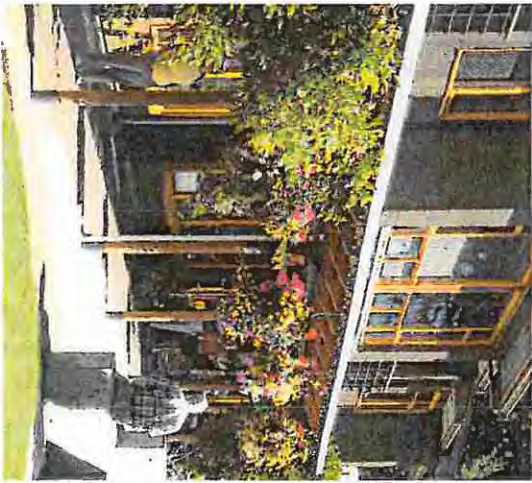
Regular Meeting, Monday, November 6, 2017 @ 7:00 pm



7143 CAILLET ROAD

Lantzville, B.C.

Community Neighbourhood Village



Precedent images submitted by applicant in support of rezoning application

RECEIVED

OCT 20 2017

DISTRICT OF LANTZVILLE

- Council
 - Mayor
 - C.A.O
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- Oct. 23/2017
3900.20 60.35

SUBJECT: REZONING 7143 CAILLET ROAD

I support the application for the following reasons:

7143 Caillet Rd. is one of the largest commercial parcels in the village core. It is a corner property with sizeable frontage on Lantzville Rd. and is nearly double the area of neighboring business properties. It is significantly larger (almost double) than both the Dental Clinic and Medical Center as well as both strip malls.

ADDRESS	DESCRIPTION	BLDG TYPE	LOT SIZE		LEASABLE AREA
			in acres	Square ft	
7143 CAILLET ROAD	Office bldg	2 STORY	0.784		3100
7217 LANTZVILLE ROAD	mall	1 STORY	0.65		10375
7180 LANTZVILLE ROAD	Dental Clinic	3 STORY	0.53		4314
7186 LANTZVILLE ROAD	Medical Office	2 STORY	0.44		4000
7225 LANTZVILLE ROAD	Lantzville Legion	2 STORY	0.43		6825
7221 LANTZVILLE ROAD	Mall	1 story	0.43		7272
7190 LANTZVILLE ROAD	Office bldg	2 STORY	0.22		1955

(Source BC Assessment)

PARKING and TRAFFIC

7143 Caillet Rd. total land area is 0.784 acres or 38000 ft.². Given the parcel's location and dimension, and dependent on the new structure's footprint, the owner's designers should have ample space to provide parking for his employees, certainly better than today when there is overflow on Caillet Rd. The parking for the addition of a limited residential component should also be fixable. Certainly with potential access from 2 roads, the quantity of parking provided for both occupation components would surpass and be safer than currently provided by many of the other business properties on Lantzville Rd.

As to the traffic concerns expressed by nearby properties, this could be much improved and eased by changing commercial vehicle access from Caillet Rd. to Lantzville Rd.

BUILDING HEIGHT

The Lantzville Pub and the Lantzville Dental Clinic are both designated 3 story buildings. For different reasons I find both rather attractive. I have yet to hear a good reason why we cannot accommodate a building of similar design and height on this parcel. It seems arbitrary and unequivocally unaccommodating to reject the proposal just for the height factor especially when 3 story buildings already exist.

RESIDENTIAL COMPONENT

The only substantial controversial issue appear to be the residential component. Lantzville needs affordable rental accommodations for young people, seniors and new families. When I got married this was precisely the type of housing I needed and could afford. Now as a senior and at the appropriate time, I would be one of the first tenants. This is exactly what seniors need; walking distance to Hudlestone Park, the beach, medical facilities, restaurants, etc. If the core village is not a prime location for small and intermediate, non-institutionalized, affordable housing I challenge those with unfavourable views to clarify where?; every council member including the Mayor has senior and affordable housing as part of their election platform; I believe the majority of the community supports this. The opportunity to reinvigorate the core needs a breakthrough. The last major investment was the Dental Clinic over 15 years ago. With the long term decline in brick and mortar retail, I do not see the

core village land owners standing in line to invest in retail and office space only. A reasonable residential component is a desirable and much needed housing option to make our community's centre more attractive.

Jack de Jong
23/09/17

- | | |
|---|--|
| <input checked="" type="checkbox"/> Council | <input type="checkbox"/> Circ. To Staff |
| <input type="checkbox"/> Mayor | <input checked="" type="checkbox"/> Public Works |
| <input checked="" type="checkbox"/> C.A.O. | <input checked="" type="checkbox"/> Planning |
| <input checked="" type="checkbox"/> Director of Finance | <input checked="" type="checkbox"/> Fire Dept. |
| <input checked="" type="checkbox"/> Corp. Admin. | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Agenda _____ | |



Dear Council,

Oct. 23, 2017 Reg.

Re: bylaw #60.35 2017 and 7143 Caillet Rd ~~390.20~~ *60.35*

I understand that on October 23, 2017 a rezoning bylaw for property 7143 Caillet Rd will be before the council. I am writing to oppose this rezoning bylaw.

A long time resident of Lantzville, I would love to see a vibrant business core. I feel our focus needs to be on our current business district and not on development in a residential area. Many things can be done to enhance our business district (planting trees, hanging baskets, a side walk, signage), but development outside of this area will only bring our core further down. Having watched how Nanaimo developed, lost their vibrant core, and have struggled to regain a downtown, I oppose this bylaw.

Thank you for your time, dedication and hard work the council does, for the interests of the residents of Lantzville.

Patricia Good
7213 Tremblay Road
Lantzville BC

250 667 2605

Submission comments for proposed bylaw # 60.35 2017, 7143 Caillet Rd. Lantzville

For Mayor and Councillors, District of Lantzville

7192 Lantzville Rd

From Brian Blood, 7075 Caillet Rd, Lantzville

Oct. 20, 2017



- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- Oct. 23 Reg.*
3900.20 60.35

This bylaw application is a small but integral part of a larger picture. Please bear with me and consider these broader aspects. In the informed deliberation you will be subjecting this application to there are important implications over time as well as over more than just this parcel. Please consider the following and remember that you are responsible to all of us equally.

It seems the coin finally dropped for some people in our municipal administration that storefront commerce is in steep decline everywhere and unlikely to revive anytime soon. The uncertainty created by this revelation has profound impacts for the future of our current business district, the symbolic core of Lantzville. This calls for thoughtful planning and open dialogue with residents, business operators and commercial property owners – the three stakeholders in this process who, thus far, have not been adequately engaged in constructive communication regarding these matters. Why not?

Part of the success of business districts is achieved through the synergy of proximity, density and compactness. Ours has always suffered from its straggly diffused nature which derived from the historical need for septic fields and a general lack of any cohesive planning in the early days. A logical response to a shrinking demand for storefront activity would be to shrink the footprint but maintain the density to support the synergy of businesses that are likely to weather the e-commerce storm. This bylaw application and the supporting recommendations from the OCP Review draft do just the opposite. The proponents of this application as a template for the OCP Review recommendations have looked at the current commercially zoned footprint and don't seem to have been able to make the mental leap to consider reducing it at the fringes and converting the larger, outlying commercial portions to residential while leaving a reduced and more functional commercial and ceremonial core intact. Instead, they simply (and lazily) added an unknown and non-specific residential element to the whole commercial core and left the *balance* of commercial and residential and the *type* of residences completely up to commercial property owners and future market forces. This looks more like a knee-jerk response to a situation that the planning texts have not caught up to yet.

In the canvassing that we have done in the neighborhoods adjacent to the village core we have found, of course, a wide range of opinion. However, there is general acceptance, even support for higher density – townhome and condo – development on the old “Lantzville Projects” lands as well as the rear portions of the larger commercial parcels such as the former lumberyard and the back of the pub property. This is not out of line with much of the OCP Review draft proposals. However, the possibility that the business district could be weakened and diffused in a new and enlarged mongrel zone which this application is part of has put everyone’s backs up and created unnecessary animosity. It was firmly expressed by a large majority, expressed in the earlier petition and by residents this past week to the canvassers that we don’t want a diluted mix of residential and commercial abutting our single-family home neighborhoods. Most would accept this property being an extension of a higher density residential zone as mentioned above. Most would also accept it remaining exclusively commercial either as a new office building for the cruise-ship call centre or other business block. What was absolutely clear was that almost everyone would not accept 10 residential units on this ¾ acre property.

Another factor that councillors need to be aware of is the feeling among many residents that the attempt to bring in large numbers of residences on this property was done furtively. We were shocked at the nature of the bylaw that the planner first proposed and deeply suspicious of the councillors who, seemingly caught wrong-footed by the opposition, quickly shuttled it back to staff for tweaking but still supported it when it was brought back with unacceptably high residential numbers for a mixed commercial/residential project. What these councillors did was jeopardise all of the other proposals for the village core in the OCP Review draft. There is now an unnecessary and avoidable groundswell of suspicion that will create opposition in some and the usual sad resignation in others. Neary, Colclough and Geselbracht need to consider knocking on doors in our core neighborhoods, (as we did) and talk with residents to hear what they would accept.

I mentioned the “symbolic core” of Lantzville because it is important to keep in mind that it isn’t just a commercial core. Perhaps more important is its institutional and civic functions. The core contains our elementary school, Post Office, primary civic park, recreation hall and town hall as well as other non-commercial institutions such as the Legion and Anglican Church and Boys and Girls Club. Even the medical and dental facilities have a civic function that is more than just commercial enterprise. These core functions need to be respected. It is not just about business and the handful of commercial property owners.....or is it?

If the *balance* between businesses and residences on a property and the *types* of residences and businesses are left to the money interests and market forces in these uncertain times this could go very badly for the civic/ceremonial core and the adjacent neighborhoods. It could also go badly for the existing successful businesses and worse for the struggling ones. If the profits

are in slum landlordism then this bylaw allows it. If the profits are in stratospheric condos then this bylaw allows it. If the profits are in businesses that provide no local goods or services, this bylaw allows it.

The commercial property owners in Lantzville (who mostly are not the business operators), could conceivably benefit from an immediate rise in their property value because greater latitude in land-use generally increases value. But this doesn't benefit anyone else. This application also brings into question this property owner's needs. His successful business, probably Lantzville's largest employer, needs building space to accommodate 40 workers and presumably for further expansion. How does a bylaw stipulating a 30% minimum commercial footprint and allowing up to 10 residential units on this ¾ acre property serve these needs? Why did the planner initially propose removing the distinction between residential and commercial altogether in the first iteration of this rezoning application? How would that have served the owner's business expansion needs? It is difficult to find any congruence between the practical needs of this business and this bylaw's provisions. And that is because, as we now know, this whole process has never been about accommodating the growth needs of this call-centre business.

It's pretty clear that this application was intended by the district, perhaps with the property owner's acquiescence, to run interference for the OCP Review recommendations for the village core. It was intended to outflank that process and establish a precedent for it. The district, not the property owner, occasioned the 2nd and 3rd hearings. What this process has actually done is damaged the positive aspects of the OCP Review by casting suspicion and cynicism on the whole planning process.

This process has cast the municipality in a poor light.

-Three public hearings! If it fails again will there be a 4th –a 5th?

- An irregular and confusing application of the “post public hearing policy” that some Council members used to hide behind for months (!) while others pretty much ignored it.

-A policy for the receipt of written submissions that guarantees they will not receive consideration if Council decides on an immediate vote which they did last time.

This has been as manipulative and irresponsible a governmental process as I have ever seen. And I worked for the Province for many years.

It should never have gotten to this stage and I think you all know that. Whatever you now decide, the legitimacy of the outcome will always be questioned.

Brian Blood



October 19, 2017

Mayor and Council, District of Lantzville

By email

Dear Mayor and Council:

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- Oct-23, 2017 Reg.
3900.20-60.35

Re.: Amendment (7143 Caillet Road) Bylaw No. 60.35

I support in principle the application to rezone this property. The concept of small-scale mixed commercial/residential development is appropriate for this part of Lantzville and supports the goal of a more vibrant village centre.

However, close attention must be paid to the scale, design and mass of any new buildings, to ensure that they align with the Village’s character and the neighborhood. To that end, Lantzville residents should have the opportunity to comment on the proposed design.

The notice for this public hearing notes that if the rezoning is approved, the applicant would then apply for a development permit to redevelop the property. Development permit applications are typically not subject to public review. However, I suggest that as part of the rezoning approval, Council require the applicant to hold a public review, of a format acceptable to the District, and subsequently respond to the input so received as part of the development permit process.

Respectfully:

Harriet Rueggeberg
7187 Lancrest Terrace, Lantzville, BC
rueggeberg@shaw.ca



7186 Lancrest Terrace
Lantzville, BC

3:55 PM
MH

Mayor & Council
District of Lantzville

Re: Bylaw 60.35 – 7143 Caillet Road

October 18, 2017

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- Oct. 23, 2017 Reg. 3902.2060.35*

In the spirit of the current OCP, we are against the proposed amendment to the above bylaw. We are concerned that allowing up to 10 residential properties on that site will set a precedent for the rest of the village core. With all the development that is proposed in the District, we fail to see why we need additional residential units in the village core. Parking is already an issue. If any changes should be made to the property, it should be to increase the parking area.

We live in the core and we object to people who don't even live here dictating the surrounding area of our property. If this gets passed, can we assume that we could put 10 residential units on our property, because its the same lot size? I don't think our Pebble Beach neighbourhood would appreciate that sort of development. Also, if you feel there is a need for additional residential units in the village core, why are the residential properties between Caillet & Jacks being considered for rezong to Commercial?

Sincerely,

John & Carol Halliwell

- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other _____



7132 McGill Rd.
Lantzville.
BC. V0R 2H0

Townhall,
7192 Lantzville Rd.,
BC. V0R 2H0

Oct. 23, 2017 Reg.
3900.20.60.35

Oct 18th 2017

Re: Bylaw #60.35 2017 and 7143 Caillet Rd.

Dear Mr. Mayor and Councillors,

Unfortunately I shall be out of town on Monday Oct 23rd, or I would have attended the public hearing in person.

As a resident of Lantzville who will be included in the Village Residential adjustment area as outlined in the OCP Update; I would like to express my concern re Bylaw #60.35 2017 and 7143 Caillet Rd. In particular the optics and consequences of council members bringing this item back to council yet again.

It would seem that certain elements in council and staff are determined to get this Bylaw through before the OCP Update is completed. I ask why? And can only conclude it is (a) to set a precedent for the level of density that will be accepted for future development in this area, before the OCP Update is completed; and (b) demonstrate to developers and their representatives how persistently bringing items back to council eventually succeeds.

I congratulate the business owner on his successful business, and support the expansion of the commercial space to accommodate it's growing needs; and also a single residential suite above the business. But no more. 10 residential units above a business on little more than 3/4 acre might be a property developers dream, but to the residents of this neighborhood, it is a nightmare.

The residents of Lantzville deserve to be treated with respect. Elected officials and staff can demonstrate this by both listening to residents concerns, and following through with decisions and actions which demonstrate that they have indeed heard. This is what builds trust in a community. Bringing items forward time after time after time is a terrible example to set. The resulting uncertainty raises anxiety levels within the community at large and negates any trust that may have been building towards their elected officials and the processes of municipal government.

Thank you for reading/listening and giving consideration to my thoughts on this Bylaw issue.

Sincerely,

Susan Hardy

RECEIVED

OCT 19 2017

DISTRICT OF LANTZVILLE

Trudy Coates

From: Frank Limshue
Sent: October-19-17 9:22 AM
To: Trudy Coates
Subject: FW: bylaw #60.35 2017 - 7143 Caillet Rd

- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other _____

*Oct. 23, 2017 Reg.
3900-20 60.35*

From: Lynn Reeve [mailto:lreeve@telus.net]
Sent: October-19-17 9:18 AM
To: Frank Limshue
Cc: Ronald Campbell
Subject: bylaw #60.35 2017 - 7143 Caillet Rd

re: rezoning of 7143 Caillet Road

I have to wonder how council can bring back a once defeated rezoning proposal for another try when nothing as been changed in the proposal. Has someone been bought off?

Current use of this property is creating parking, and potentially traffic, problems in the neighbourhood. It has been suggested that if this rezoning is approved, the owner will be able to solve the parking problems. I am baffled. How can expanding a business structure, and adding a number of residential units, increase parking space on a property that isn't able to provide enough parking now?

Yes, there is a wide shoulder on Caillet Road in front of Cruise Holidays. Some of the parked cars (at least 6 every day) park well off the road while others park right up to the pavement. This completely fills this space leaving no room for pedestrians, many of them children walking to school.

This property was rezoned from Residential to Commercial in April of 1986. At that time, the neighbourhood was opposed, while those supporting it lived as far away as Brannen Lake. I hope that this will not be another case of the people the rezoning affects most directly not being heard.

Sincerely

Lynn Reeve
6958 Jacks Road

Trudy Coates

From: Garry Gaudet <garrygau@telus.net>
Sent: October-18-17 2:32 PM
To: Trudy Coates; District Public; Frank Limshue; Ronald Campbell; Janice Gaudet
Subject: Opposition to rezoning bylaw application 60.35 2017: 7143 Caillet Road

This letter is to express our household's opposition to yet another attempt to pass the bylaw mentioned,

Along with many other families in the community, we have actively participated in the ongoing OCP Update exercise over the past year, and supported funding of the community-wide update process.

We wish to add our voices to those of the petitioner neighbours who have opposed adoption of the bylaw, which appears to us to be an inappropriate intrusion in the OCP planning process.

The immediate neighbours to the property in question have clearly expressed their opposition to this bylaw application in a petition.

As homeowners in the neighbourhood ourselves, we trust that a majority of Council will respect the clearly expressed neighbourhood resistance to this inappropriate rezoning matter at the Public Hearing scheduled for Monday, October 23.

Garry and Janice Gaudet

7056 Tweedhope Road

Lantzville VOR 2H0



<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Circ. To Staff
<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Public Works
<input checked="" type="checkbox"/> C.A.O.	<input checked="" type="checkbox"/> Planning
<input checked="" type="checkbox"/> Director of Finance	<input checked="" type="checkbox"/> Fire Dept.
<input checked="" type="checkbox"/> Corp. Admn.	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Agenda	<u>Oct. 23, 2017 Reg.</u>
	<u>3900.20 60.35</u>

Trudy Coates

From: Frank Limshue
Sent: October-18-17 11:22 PM
To: Trudy Coates
Subject: Fwd: 7143 Caillet Road

Sent from my iPhone

Begin forwarded message:



<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Circ. To Staff
<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Public Works
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<input checked="" type="checkbox"/> Agenda	<i>Oct. 23, 2017 Reg.</i>
	<i>3900.20 60.35</i>

From: "liz astill" <lizastill@shaw.ca>
Date: October 18, 2017 at 8:23:34 PM PDT
To: <frank@lantzville.ca>
Cc: <mayor.haime@lantzville.ca>
Subject: 7143 Caillet Road

I believe the rezoning by-law #60.35.2017 for the rezoning application of 7143 Caillet Road is to come before Council on Monday October 23rd.

I am confused as to why Councillor Swain would be bringing this application back to Council when he was one who opposed this development when it was first brought forward. While I feel that it is acceptable for 7143 Caillet Road to have a larger purpose built building for their expanding business, allowing construction of 10 residential units along within the same property would create a precedent for any further development nearby. If one such mixed use building is built with small residential units, this might suggest that others might be allowed in the future.

I would hope that the area closest to the village core does not become a high density residential zone but remains the location for small businesses.

Liz Astill.

Virus-free. www.avast.com

Trudy Coates

From: Frank Limshue
Sent: October-18-17 8:17 AM
To: Trudy Coates
Subject: FW: Rezoning 7143 Caillet Road, bylaw #60.35 2017

For Public Hearing.



-----Original Message-----

From: marc teixeira [mailto:tmarc@telus.net]
Sent: October-18-17 8:11 AM
To: Frank Limshue
Cc: Ronald Campbell
Subject: Rezoning 7143 Caillet Road, bylaw #60.35 2017

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Circ. To Staff
<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Public Works
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<input checked="" type="checkbox"/> Agenda	<u>Oct. 23, 2017</u>
	<u>3900.20 60.35</u>

Dear Councillors,

I am dismayed to learn about the proposal of 10 residential units on 0.78 of an acre at 7143 Caillet. I think this development would be very out of keeping with the neighbourhood, and do not see any benefit to the business centre of the community. This will also set a precedent for an undesirable degree of density. Please do not go forward with this plan which will not improve the area but instead focus on alternative area improvements that will attract useful businesses to the area, while maintaining the beautiful small town feel of Lantzville.

Yours Sincerely,

Robin Stewart
7169 Lancrest Terrace
Lantzville

Trudy Coates

From: Frank Limshue
Sent: October-18-17 7:28 AM
To: Trudy Coates
Subject: FW: Caillet Road rezoning submission



From: Stephen Crowley [mailto:stevecrowley3@me.com]
Sent: October-17-17 7:07 PM
To: Frank Limshue
Cc: Ronald Campbell
Subject: Caillet Road rezoning submission

frank@lantzville.ca

October 17, 2017

To Whom It May Concern,

We would like to lend our support to the rezoning of the 'Cruise Ship' property (7143 Caillet Road). There is already commercial enterprise on this property. The densification of the 'downtown' of Lantzville is needed in my opinion. It is sadly becoming a ghost town and needs some critical mass. Also, affordable, smaller living units are more appropriate if we are to develop a successful village core and provide housing for our growing older population who cannot manage their large lots yet wish to remain in this community and the younger population who cannot afford to buy or rent but wish to live in Lantzville. I envision a thriving, small commercial area, a mix of business and residential in order to revitalize the declining village core. I think that a careful mix of business and residential will benefit those in this community who share this vision.

Sincerely,

Stephen and Marcia Crowley
7052 Myron Road,
Lantzville, B.C.

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Circ. To Staff
<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Public Works
<input checked="" type="checkbox"/> C.A.O	<input checked="" type="checkbox"/> Planning
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<input checked="" type="checkbox"/> Corp. Admin.	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Agenda	<u>Oct. 23 2017 Reg.</u>
	<u>3900.20 60.35</u>

Trudy Coates

From: WILLIAM COLCLOUGH <wr.colclough@shaw.ca>
Sent: October-03-17 11:00 AM
To: Trudy Coates
Subject: Fwd: To the Lantzville Village Mayor and Council regarding bylaw change request.
Attachments: To the Lantzville Village Mayor and Council Re.docx



Sent from my Samsung Galaxy smartphone.

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Circ. To Staff
<input checked="" type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Public Works
<input checked="" type="checkbox"/> C.A.O.	<input checked="" type="checkbox"/> Planning
<input checked="" type="checkbox"/> Director of Finance	<input checked="" type="checkbox"/> Fire Dept.
<input checked="" type="checkbox"/> Corp. Admin.	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Agenda	<u>Oct. 23, 2017 Reg.</u>
	<u>3900.20 60.35</u>

----- Original message -----

From: Jack and Sandy Roberts <jackandsandy@shaw.ca>
Date: 2017-10-02 10:46 AM (GMT-08:00)
To: mayor.haime@lantzville.ca, councillor.colclough@lantzville.ca, councillor.coulson@lantzville.ca, councillor.geselbracht@lantzville.ca, denisehaime@shaw.ca, councillor.neary@lantzville.ca, councillor.swain@lantzville.ca
Subject: To the Lantzville Village Mayor and Council regarding bylaw change request.

Please take a moment and read the attached letter.
Your attention is appreciated.
My apologies for the awkward technology used.
Thank you
Jack Roberts



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October 2 , 2017

To Lantzville's Mayor and Council Re: Proposed bylaw change for 7143 Caillet Rd

Many of the comments from folks supporting this bylaw change came from people insulated from its effects both by distance from it and by the size and location of their properties. A comment was made that the property in question was an "eyesore". This made me wonder if the person making the comment was familiar with its rolling park like grassy contours and the standing grove of trees? It will certainly lose all of that when it undergoes clearing and construction for the 3 or 4 businesses, up to 12 condominium/apartments and the associated parking spots (40 or 50 cars?) all on that one lot! Lantzville will have its own little traffic jam and "dodge-em car" game on the corner of Caillet and Lantzville Road. Of course we, the close neighbors, in our relatively modest homes are concerned living near the epicenter of this proposal...over 40 of us petitioned to oppose the bylaw change. We know that in the future changes will occur but they should be well thought out and supported by the community as part of an acceptable overall community plan... not as piecemeal rezoning.

There seems to be a strong push by a minority of folks to support the bylaw change. I have to ask why do they want to further dilute the value of commercial properties in Lantzville which are struggling now to maintain occupancy? Look at the many vacant commercial properties nearby just up the hill from Lantzville in much higher traffic areas. The concept of Lantzville ever becoming another Qualicum Beach or Carmel by the Sea is both wishful and misplaced. Most of us don't want to be a tourist destination. We want to maintain our quiet, low key community where visitors come to our homes and marvel at the pleasant aspect and pace of our village.

As the Village of Lantzville Council your responsibility should be to the large majority of citizens who moved to Lantzville because we liked what we saw. Our houses here became homes. They were not just commodities to tidy up and then flip. We lived in the community and became part of the daily ebb and flow of folks going about their lives within Lantzville. I suggest that you owe little responsibility to the property owners requesting the bylaw/zoning change to accommodate their expansion plans. They knew what the zoning was when they bought it as did all the folks living near the property. The bylaw change is being requested to maximize the owners potential speculative profit from it to the detriment of the many citizens living near it.

Thank you for taking the time to read this as I understand that we will be allowed no chance to give further input on this motion at today's Council Meeting.

Jack Roberts (7084 Caillet Rd., Lantzville)



Bob Colclough I don't normally getting into debates like this on the LCN FB page (and I don't intend to in the future), but I have to point out that there is a lot of misinformation floating around. The photographs at the top of this string are a prime example. So you know: the property has been zoned commercial for years so the owners can already build a 2 story building on the property now, and it can be all commercial or a mix of commercial and residential - but it is limited to only one residential unit if it is mix. The current zoning also has standard setbacks so the building cannot be built right up to the front along the road (as in the photographs). The rezoning application was mainly to allow more than one residential unit. It would still be limited to 2 stories, and still be set back from the road (hence my issue with the photos). In other words the building, and the overall site for that matter, would not look any different from what is allowed now whether rezoned or not, it just might have more than one residential unit upstairs (but wouldn't have too). The current OCP, and the current draft new OCP both support and in fact encourage this as it helps to provide a broader mix of housing options and the revitalization of the village core.

RECEIVED
 OCT 3 2017
 DISTRICT OF LANTZVILLE

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Adm'n.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- Oct 23 2017 Reg*
3900.20 60.35

Ian Savage to Lantzville Community News

July 23 ·

The rezoning of the commercial property on Caillet Rd has become a hot topic. Here is why.

Lantzville commercial zoning allows only one home per property. The .784 acre Caillet property wants to build more homes than this.

So a new Commercial 8 zoning bylaw was just created to accommodate them, allowing 10 homes, as long as 40% of the floor area is commercial. This computes to 12.76 condo homes per acre.

So a new precedent is being set. More condos than commercial space for the village commercial core.

The attached pictures show examples of 2... 3... 4... storey buildings with condos above commercial. These are meant to demonstrate scale, not style.

The June 28 OCP Open House had a new proposal for the village core - 4 storey condo buildings with commercial on the ground floor. So, it seems there is a move afoot to go this direction. This is in addition to the approx 488 units proposed for Ware Rd.

You should let your thoughts be known as this is your village. Do you want the commercial core of the village to be mostly commercial? or mostly condos? It is a simple choice.

The new bylaw reduces the front setback from 8 metres to 5 metres from the road right of way. And zero setbacks are required between adjacent commercial properties, allowing a solid wall of 2, 3, and 4 storey buildings.

The Village Improvement Report recommended not a solid "street wall", but undulating building frontages some forward, some back... to allow plazas, greenspaces, and shopping enclaves well off the main road, allowing more sun, views, and pedestrian spaces.

You have until the pubic hearing this Monday night to give your opinion. You can email the planner

flimshue@lantzville.ca or attend the public hearing and speak there.



**DISTRICT OF LANTZVILLE
BYLAW NO. 60.35**

A Bylaw to Amend District of Lantzville Zoning Bylaw No. 60, 2005

The Council of the District of Lantzville, in open meeting assembled, enacts as follows:

A. **Schedule 'A'** of "District of Lantzville Zoning Bylaw No. 60, 2005", is hereby amended as follows:

1. **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** is hereby amended by adding the following classification and corresponding short title equivalent after 'Commercial 7 (CM7)':

Commercial 8 (CM8)

2. **PART 3 LAND USE REGULATIONS, Section 3.4 Regulations for each Zone** is hereby amended by adding immediately following Section 3.4.17, Commercial 7 (CM7):

Section 3.4.18, Commercial 8 (CM8) as shown on Schedule '1' which is attached to and forms part of this bylaw.

3. **PART 3 LAND USE REGULATIONS, Schedule '3A', ZONING MAPS** is hereby amended by rezoning from Commercial 1, Subdivision District L (CM1L) to Commercial 8, Subdivision District L (CM8L) for the lands legally described as:

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District,
Plan 36633

as shown in heavy dashed line outlined on Schedule '2' which is attached to and forms part of this Bylaw.

4. This Bylaw may be cited as "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017."

READ A FIRST TIME this 8th day of May, 2017.

READ A SECOND TIME this 10th day of July, 2017.

Approved by the Ministry of Transportation pursuant to Section 52 of the *Transportation Act* this 17th day of July, 2017.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 23rd day of October, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

**“District of Lantzville Zoning Bylaw No. 60, 2005,
 Amendment Bylaw No. 60.35, 2017”
 Schedule No. 1**

“Section 3.4.18

COMMERCIAL 8

CM8

Permitted uses and Minimum Site Area

Permitted Uses	Required Site Area with: Community Water & Sewer System
Convenience Store	800 m ²
Office	60 m ²
Personal Service Use	800 m ²
Recreational Facility	800 m ²
Residential Use	60 m ²
Restaurant	2000 m ²
Retail Store	800 m ²

Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	- 10 units
Floor area ratio	- 0.50
Height	- 8.5 m (max. 2 storeys)
Parcel coverage	- 50%

Minimum Setback Requirements

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Landscaping and Screening

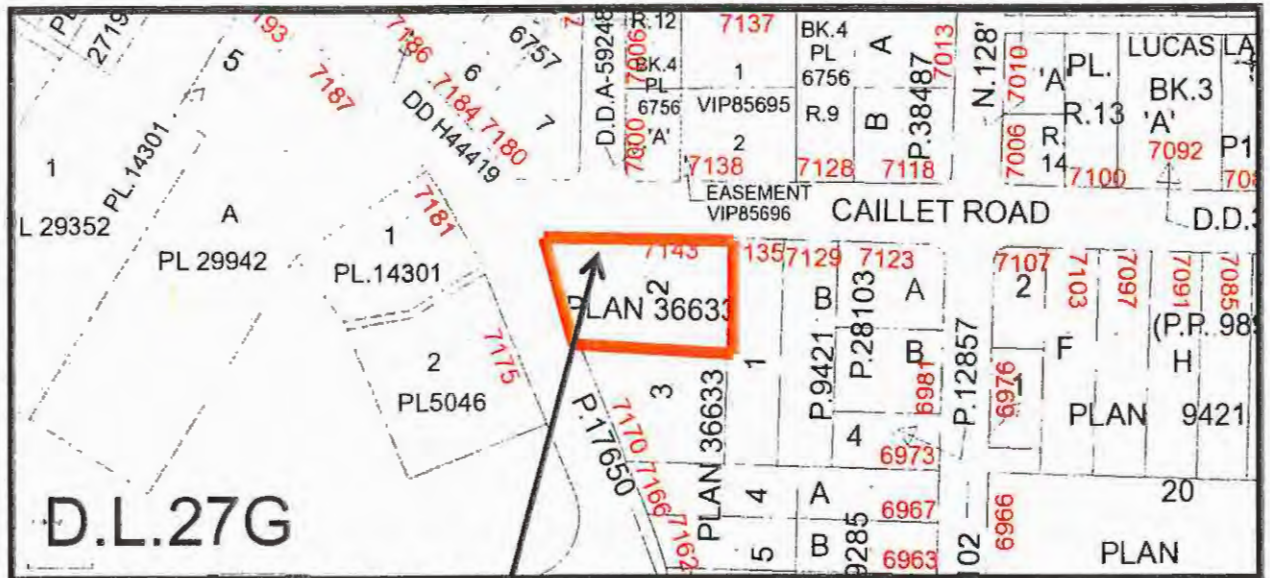
In addition to the Landscaping requirements identified in Schedule '3F' Landscaping Regulations and Standards of this bylaw, the following landscaping requirements shall be met:

- a) Where the property line(s) is adjacent to a residential use - to separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer of at least 2m in width and 2m in height shall be provided along the inside of the property line(s).
- b) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2m by a landscaping screen or decorative solid fence or a combination thereof.

Special Regulations

- a) Not less than forty percent (40%) of total floor area shall be used for commercial uses.
- b) Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
- c) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**“District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017”
Schedule No. 2**





DISTRICT OF LANTZVILLE NOTICE OF PUBLIC HEARING

Pursuant to sections 464 and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held with respect to the following proposed bylaw:

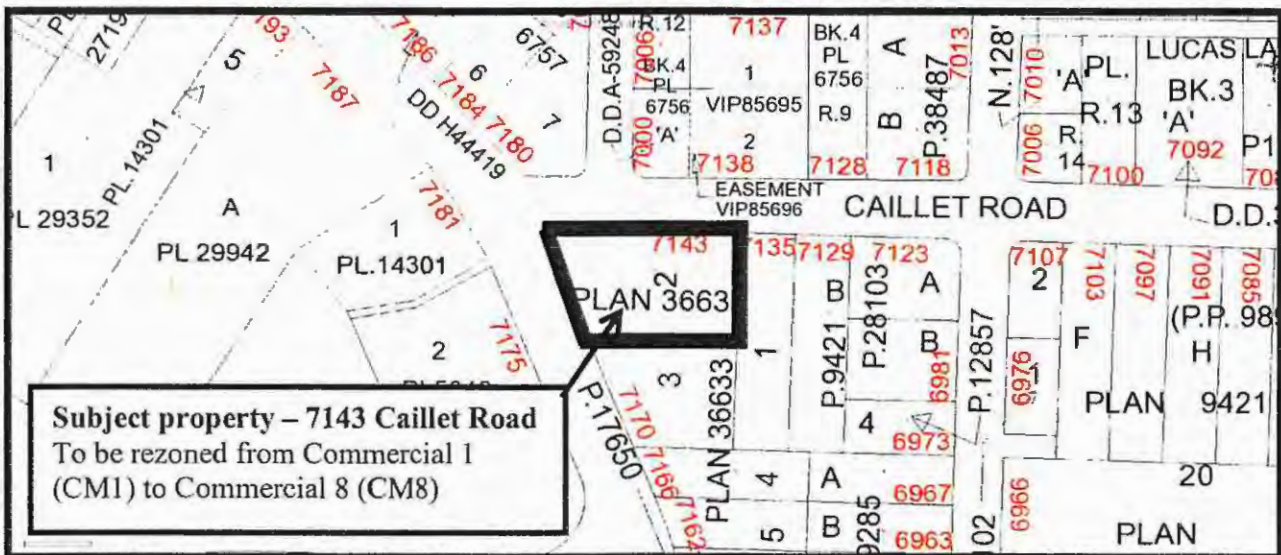
“District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”

The Public Hearing will be held at:

District of Lantzville Council Chambers
2nd Floor, 7192 Lantzville Road, Lantzville, BC
Monday, October 23, 2017
7:00 pm

Amendment (7143 Caillet Road) Bylaw No. 60.35

Council, as a result of a request from the property owner, is considering rezoning the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 and located at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to a newly created Commercial 8 (CM8) under Subdivision District 'L'. The purpose of the rezoning is to permit a mix of commercial uses (40% minimum) and up to 10 residential units. The applicant has indicated that should the zoning amendment Bylaw be approved, they would subsequently apply for a development permit to redevelop the property to accommodate expansion of the existing business, plus accommodate additional commercial and residential space on the property as shown in heavy black line.



Inspect copies of the proposed Bylaw, and related documents, at the office of the District of Lantzville, 7192 Lantzville Road, Lantzville, BC, Monday through Friday inclusive between the hours of 8:00 am and 4:00 pm, except statutory holidays, from Thursday October 5, 2017 to Monday, October 23, 2017, or view the proposed Bylaw online at www.lantzville.ca. Questions about the Bylaw? Contact the Community Planner at 250.390.4006 or frank@lantzville.ca.

Persons who consider their interest in property to be affected by the proposed Bylaw will be given an opportunity to be heard in person, by a representative or by written submission, on matters contained in the proposed Bylaw at the Public Hearing.

Written submissions:

- Must contain your name and civic address and will in their entirety become a part of the public record
- May be presented at the Public Hearing or, for those not attending, must be submitted to the Director of Corporate Administration prior to 4:00 pm the day of the Public Hearing
- May be submitted to District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0 Fax: 250.390.5188 Email: frank@lantzville.ca
- Received after the close of the public hearing will not be considered by Council.

Minutes of the Regular Meeting of Council of the District of Lantzville held on Monday, July 24, 2017 at 7:00 pm in the Council Chamber, Municipal Hall, 2nd Floor, 7192 Lantzville Road, Lantzville, BC

PRESENT: **Council:** Mayor Colin Haime
 Councillor Bob Colclough
 Councillor John Coulson
 Councillor Will Geselbracht
 Councillor Denise Haime
 Councillor Dot Neary
 Councillor Mark Swain

REDISTRIBUTED
 from September 11, 2017 Agenda
 Excerpt of July 24, 2017 Minutes re Hearing

REDISTRIBUTED
 from October 2, 2017 Council Agenda

Staff: Ronald Campbell, Chief Administrative Officer
 Trudy Coates, Director of Corporate Administration
 Frank Limshue, Community Planner

The Mayor called the meeting to order at 7:00 pm.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT Council adopts the July 24, 2017 regular Council meeting agenda, as amended with additional information for item 4a) Public Hearing – Public Input letters from D. Scott, Dr. Montgomery & Dr. McIlwaine, B. Stuart, A. Horvat Crosson, I. Savage, J. & C. Halliwell, M. Pierce, S. Wallbank and B. Blood.

CARRIED UNANIMOUSLY

RECOGNITION – Nil

DECLARATION OF CONFLICT – Nil

PUBLIC AND STATUTORY HEARINGS

1. **District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017**

Mayor Haime declared the public hearing open at 7:00 pm, convened pursuant to Section 890 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in the proposed “District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”. The Mayor introduced the Council members in attendance.

F. Limshue, Community Planner reviewed the purpose of public hearings and procedures to follow during the hearing, noting that Council cannot receive any submissions or hear speakers on any of the matters contained in the bylaw, after the Public Hearing closes.

The Community Planner introduced the proposed Bylaw No. 60.35, confirming:

- the dates of first and second reading of the bylaw and publication and delivery of notices;
- before the agenda was distributed, three submissions were received and included in the agenda:

- K. & M. Monteiro, 7352 Lantzville Road (17 Jul 2017) re: In Favour
- Brian Dempsey, 6930 Owen Road (20 Jul 2017) re: In Favour
- Graham Savage, Road (21 Jul 2017) re: In Favour

Since the agenda was distributed, nine submissions were received and added to the agenda:

- Dave Scott, 6898 Harwood Drive (24 Jul 2017) re: In Favour
- Dr. Ian Montgomery & Dr. Kristy McIlwaine, 7400 Sunbury Road (24 Jul 2017) re: In Favour
- Bree Stuart, 7006 Lancewood (24 Jul 2017) re: Opposed
- Alyson Horvat Crosson, 6851 Philip Road (24 Jul 2017) re: Opposed
- Ian Savage, 7577 Aulds Road (24 Jul 2017) re: Opposed

- John & Carol Halliwell, 7186 Lancrest Terrace (24 Jul 2017) re: Opposed
- Mike Pierce, 7032 Leland Road (24 Jul 2017) re: Opposed
- Sarah Wallbank (24 Jul 2017) re: In Favour
- Brian Blood, 7075 Caillet Road (24 Jul 2017) re: Opposed
- Council, as requested by a property owner, is considering amending District of Lantzville Zoning Bylaw No. 60, 2005 through the adoption of Bylaw No. 60.35;
- an information binder with background information was available for public inspection at the District Office and at the entrance to the meeting room during the hearing;
- Bylaw No. 60.35, if adopted, would amend the “District of Lantzville Zoning Bylaw No. 60, 2005” by rezoning the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 and located at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District ‘L’ to Commercial 8 (CM8) under Subdivision District ‘L’ to permit a mix of commercial and residential uses; and
- that the applicant has indicated that if the zoning amendment bylaw is approved, they would subsequently apply for a development permit to redevelop the property to accommodate expansion of the existing business, plus accommodate additional commercial and residential space on the property.

The Community Planner reviewed the staff report.

The Mayor called on the applicant to speak. Dave Frinton, speaking on behalf of himself and his wife, Shelly Good, the subject property owners and owners/operators of CruisePlus, spoke in support of their application, noting their business has grown over their 20 years in Lantzville, to 37 staff and they require more office space; they plan to subsidize the new office through residential; they contribute to a healthy village core; they are looking for a decisive answer on whether Lantzville wishes to be open for business; the property is small but could be a good place; and concluded that CruisePlus, one of Lantzville’s largest employers, wants to stay here, build here and see revitalization in Lantzville.

The Mayor called for the first time for people present who believed that their interest in property was affected by the proposed bylaw to raise their hand, wait to be recognized before speaking at the podium, and to state their full name, civic address, and whether they are speaking on their own behalf or for a client, company or group of citizens.

Liz Higgins, 7122 Dickinson Road, stated she is in favour of the development; the proposed development is consistent with the OCP and the Community Survey results; CruisePlus is the type of business we want to attract and retain – they are good business owners and employers, good for the village, and a success story; she has worked at CruisePlus since 2006 and other employees, that don’t live in Lantzville, still use the businesses and services in the Village, and the development would be a benefit to Lantzville.

Maureen DeWit, 7135 Dickinson Road, resides next to the subject property, expressed concern that the neighbours have not seen drawing and are concerned about parking for residents, employees, and customers; noted concerns about removal of trees, the wonderful wildlife next to the property and the creek and whether these would be affected; and concluded that they are not saying no but they would like more information.

John Halliwell, 7186 Lancrest Terrace, stated that he has no objection to the manner in which the company has performed in the village; however, noted the effect on the community if the bylaw proceeds: the precedent, interest by other developers for multi-use, infringing on the OCP, original community interest for a semi-rural community with a village feel, and no buildings

above two-storeys in the village core; OCP review; questioned the purpose and who benefits; read from his letter and asked Council to consider the tax-paying residents.

Jan Moles, 7029 Dickinson Road, stated that her property is not next to the proposed developed, but she spoke in support of the OCP, the application, and having a mix of residential and commercial in the core; noting that she is proud to say there are some successful businesses in Lantzville; and concluded that this is a good business owner in the community that just wants to improve their business.

Andrew Hopkins, 7485 Fernmar Road, spoke in support and stated he has lived in many communities, sees failure in downtown businesses, noting this can be the result of people not living in the downtown core, acknowledged there is a new business going into the former Market location, he wants to see more businesses, and to not allow Lantzville to revitalize the downtown core will mean we lose track of where we are.

Mike Pierce, 7032 Leland Road, stated Lantzville has some great businesses in Lantzville, understand the subject business is reputable, questioned whether the amendment should be part of an OCP process, expressed opposition to increased density, acknowledged the need for residential in the village core, expressed concern that the amendment would cause the village to look like villages in all cities, and requested that the bylaw be tabled to be considered in an OCP process.

Hilda Higgs, 7488 Dickinson Road, stated for 30 years she has been going to OCP processes, wants to see the development consistent with the OCP, wants to see no higher than two-storey, supports a residence above a business, expressed concern that condos do not fit in with the plan, and acknowledged that CruisePlus is a good business and that she would want to see it stay.

Jack Roberts, 7084 Caillet Road, stated he lives in the village core, noted people who support the plan are from outside of the immediate area of the development, people living in the shadow of development have signed a petition opposing it, expressed concern that it will look more like a strip mall, and we already have vacant businesses, asked how parking for 10 units plus the 20-30 cars now will be handled.

Brian Blood, 7075 Caillet Road, stated the bylaw is an end run around the OCP, zoning exists to confine and separate land uses to avoid conflicts, mixing of large residential with commercial can't work here, would any of you want to live in a small unit in the business core, guaranteed win-win for non-resident commercial property owners, too much commercial property and too little activity, questioned trying to compete regionally, lots of commendations for the property owner but he has done little to improve and address the parking issues, call centres request government funding and relocate quickly, asked Council to focus on long-term land use, expressed concern about the precedent it will set, and asked Council to not proceed and to ask for a recorded vote.

Robin Love, 6679 Elm Road, stated they have no direct benefit, immigrated from Nanaimo to Lantzville, has been in area for 30 years, has a business in Nanaimo, recognized pride in Lantzville, not much happening in village, would like to see a successful village, need commercial residential mix, need people who live near core, and need to get the population up to sustain a village.

Ian Savage, 7577 Aulds Road, stated it is a good thing for the property owner to look at improving his property and for the District Planner to be helpful; expressed concern about the precedent setting commercial residential mix and density; lack of amenity donation and

suggested offering a pedestrian walkway; unprecedented street wall strip feel common in other jurisdictions; Village Core Improvement Plan recommended undulating setbacks; reduced space in the heart of the Village that should be retained for future expansion of the Village; commercial secondary to the residential; 2005 OCP demonstrates need for specifying intent; loss of commercial taxes with an increased residential; current occupancy in Village higher now; recommended creating a draw/experience like Tofino rather than a mundane village core; need to clarify C-8, can existing older buildings count for the primary residential, can the residential density vary, e.g. 3 storey, does the 10 dwelling unit apply just to the Caillet property or would a 4 acre property be allowed 51 units; previous processes did not address the issue of ratio between residential/commercial components and if they would prefer tourist accommodation; emphasized concern with precedent not with the development; and recommended tabling the bylaw.

The Mayor called for a second time for speakers or submissions.

Brian Blood, 7075 Caillet Road, noted that Wiles Creek was mentioned earlier, it is the drainage for a large drainage area, it is under pipe under roads and across this property by a former owner, without permission, and should be examined.

The Mayor reiterated that submissions cannot be considered after the hearing closes, and he called for a third and final time for anyone who wished to speak or present written submissions.

Mayor Haime declared the public hearing for "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017" closed at 7:52 pm.

INVITED PRESENTATIONS AND PUBLIC DELEGATIONS

1. Draft Water Master Plan

Jana Zelenski, Lanarc Consultants, requested that any detailed questions about the Draft Water Master Plan be submitted in writing to Fred Spears, gave a PowerPoint presentation on the Draft water Master Plan, for information, responded to questions, and noted the presentation will be available on the District's website.

MOVED and SECONDED, THAT individual Council members supply their questions and comments regarding the Draft Water Master Plan to Lanarc Consultants and to Council and staff.

Opposed: Mayor Haime, Councillors Colclough, Coulson, Haime, Neary and Swain
DEFEATED

Council members will provide information about availability, for staff to schedule a Committee of the Whole meeting for detailed discussion, when staff, the engineer and consultants can also attend.

Councillor Haime left the meeting at 8:57 pm.

2. Official Community Plan Review

David Reid, Lanarc Consultants, introduced the status update on the Official Community Plan Review process.

Councillor Haime returned to the meeting at 9:00 pm.

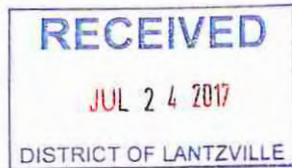
D. Reid gave a PowerPoint presentation on the Official Community Plan Review process, for information, noting the next steps in the process and that the presentation will be available on the District's website.

REDISTRIBUTED

July 24, 2017 Council Agenda Report
and submissions received at Hearing

July 21, 2017

District of Lantzville
7192 Lantzville Road
Lantzville, BC
VOR 2H0



Attention: Mayor and Council

ADDITIONAL INFO - Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input - D. Scott
Bylaw No. 60.35 (7143 Caillet Road)

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other
- 3900.20-6035
July 24, 2017

Re: District of Lantzville Zoning Bylaw NO. 60, 2006. Amendment (7143 Caillet Road)
Bylaw No. 60.35, 2017

I am writing in regard to the above noted amendment bylaw for the property situated at the corner of Caillet Road and Lantzville Road. As you are aware the parcel of land is located within the downtown core of Lantzville and is presently commercially zoned. The building has had several uses over the years, and is being used by the current owners as a travel agency for cruise ship tours.

The existing building appears to be in relatively poor condition and according to the owner is too small for his staff. He has indicated that he has explored renovating the building but due to its configuration and poor condition that this option is not viable.

The current zoning of the property supports the present use. The proposed zoning supports the current use and allows the addition of residential units to the building. This added use of residential over commercial is supported in the current community plan. The community is currently undergoing an OCP review and feedback to date reinforces the existing OCP's direction of residential over commercial. The addition of this residential component will add an additional type of housing choice for the residents of Lantzville. One of the strongest messages from the community through the development of the new OCP has been to allow a variety of housing forms to be built in the community to complement the primarily single family housing that currently exists.

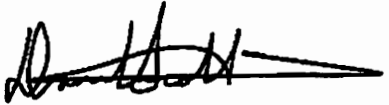
The owners of the property have operated their business for a number of years and are probably now the largest employer in the community. They want to expand their business, creating additional jobs and invest in a new building in our community. I believe that this proposed new building would be the first new private sector commercial building in the downtown core since the Dentist office was constructed many years ago. A new building like this could be a catalyst for the redevelopment of the downtown core, not to mention the additional tax dollars that it would generate for the District.

1. Mr.
2. Mr.
3. Mr.
4. Mr.
5. Mr.

If the rezoning is successful, the applicant will still have to submit for a Development Permit. At that time the public will be able to see the detailed design of the project. Through a public hearing process, residents will be able to provide comment on the building form and character, which will ultimately need to be approved by Council.

For the aforementioned reasons, I trust Council will support the required zoning amendment for this much needed improvement to our Village core.

Yours truly,



Dave Scott
6898 Harwood Drive

ADDITIONAL INFO - Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input - Dr. Montgomery &
Dr. McIlwaine - In Favour
Bylaw No. 60.35 (7143 Caillet Road)

Dr. Ian Montgomery and Dr. Kristy McIlwaine

7400 Sunbury Road

Lantzville, BC. V0R 2H0

250 714 5486

ianmontgomery@shaw.ca



- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other

3900.20-60.35

July 24, 2017

July 23, 2017

Attention: Lantzville Council
7192 Lantzville Road
PO Box 100
Lantzville, BC, V0R 2H0

Dear Council:

I am writing this letter in support of the application by Dash Developments to obtain rezoning from commercial to mixed use at the property located at 7143 Caillet Rd.

CruisePlus has provided employment for many years in the Lantzville Village, and it is my hope that they can continue to do so. Their proposal to expand their commercial space as well as provide residential units seems to benefit the community and be consistent with the community plan. I am supportive of mixed use in the Lantzville core.

It would be disappointing to see council to be unsupportive and watch another Lantzville business close or move to another community.

Sincerely yours,

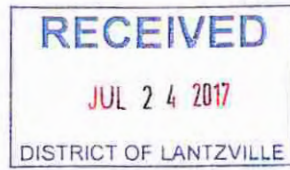
Dr. Ian Montgomery

Dr. Kirsty McIlwaine

Trudy Coates

**ADDITIONAL INFO - (Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input B. Stuart - Opposed
Bylaw No. 60.35 (7143 Caillet Road)**

From: Frank Limshue
Sent: July-24-17 6:41 AM
To: Trudy Coates
Subject: Fwd: Zoning of the downtown core



Sent from my iPhone

Begin forwarded message:

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other
- July 24, 2017 3900.20-60.35

From: Bre <bre.stuart@gmail.com>
Date: July 23, 2017 at 10:23:12 PM PDT
To: flimshue@lantzville.ca
Subject: Zoning of the downtown core

I am against the proposed zoning changes being discussed - commercial with residential above. 12.76 homes per acre ruins what we love about Lantzville. It currently feels rural, like it's a separate zone away from Nanaimo. We have a small town, community feel that is fantastic. I think the majority of us would like to keep it that way.

Thank you.
Bre Stuart
7006 Lancewood.
,250-390-4602

Trudy Coates

From: Alyson <alyson@havensociety.com>
Sent: July-24-17 3:36 PM
To: Trudy Coates
Subject: RE: commercial property on Caillet Rd

Alyson Horvat Crosson
6851 Philip Rd Lantzville BC V0R2H0



- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- 3900.20-60.35*
July 24, 2017

Subject: commercial property on Caillet Rd

I am submitting this to you as per directed by Ian Savage in regards to the development proposal on Caillet Rd. I STRONGLY disagree and do not support a development like this in Lantzville.

I posted my short opinion on the Lantzville Community page, this is what I wrote,

"So much of Nanaimo's commercial space is sitting empty, it's an eyesore. If Nanaimo can't find commercial businesses to fill those buildings, it's an absolute joke to think Lantzville will. Yes more housing would be great, but this isn't the answer at all. I'm curious is what's with this sudden rush and push to build, and who's pockets get lined with this purposed bullshit development?"



From: Trudy Coates [mailto:trudycoates@lantzville.ca]
Sent: July 24, 2017 3:19 PM
To: alyson@havensociety.com
Cc: Ronald Campbell <ronald.campbell@lantzville.ca>; Frank Limshue <flimshue@lantzville.ca>
Subject: FW: commercial property on Caillet Rd

This email is to acknowledge receipt of your July 24, 2017 email regarding commercial property on Caillet Road.

Attached is a copy of the Notice of Public Hearing for Bylaw No. 60.35. As noted in the Notice, written submissions must contain your name and civic address, and will in their entirety become a part of the public record.

The *Local Government Act* provides that all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.

Case law has affirmed that the person's name and address of the person's property for each person making a submission in a public hearing process, is pertinent information to require when Council considers submissions about a land use matter.

We appreciate your email today which we assume is intended as a written submission; however, to comply with the preceding, we look forward to receipt of your full name and address.

Thanks!

Trudy Coates

Director of Corporate Administration

District of Lantzville

7192 Lantzville Road, P.O. Box 100

Lantzville, BC V0R 2H0

Telephone: 250.390.4006, Ext. 112

Facsimile: 250.390.5188

Email: trudy@lantzville.ca

This email and any attachments are for the use of the intended recipient only and may be confidential and privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, printing, copying, circulation or other use of this message and any attachment, is strictly prohibited. If you received this message in error, please notify me by return email and delete this message, any attachments and any copy of the message and attachments from your system. Please note that correspondence with any government body, including District of Lantzville Council and staff, can be subject to disclosure under the *Freedom of Information and Protection of Privacy Act*. Thank you.

From: Frank Limshue

Sent: July-24-17 2:32 PM

To: Trudy Coates <tcoates@lantzville.ca>

Subject: FW: commercial property on Caillet Rd

From: Alyson [<mailto:alyson@havensociety.com>]

Sent: July-24-17 2:28 PM

To: Frank Limshue

Subject: commercial property on Caillet Rd

I am submitting this to you as per directed by Ian Savage in regards to the development proposal on Calliet Rd. I STRONGLY disagree and do not support a development like this in Lantzville.

I posted my short opinion on the Lantzville Community page, this is what I wrote,

“So much of Nanaimo's commercial space is sitting empty, it's an eyesore. If Nanaimo can't find commercial businesses to fill those buildings, it's an absolute joke to think Lantzville will. Yes more housing would be great, but this isn't the answer at all. I'm curious is what's with this sudden rush and push to build, and who's pockets get lined with this purposed bullshit development?”



Virus-free. www.avast.com

Trudy Coates

ADDITIONAL INFO - Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input I. Savage - Opposed
Bylaw No. 60.35 (7143 Caillet Road)

From: Frank Limshue
Sent: July-24-17 2:19 PM
To: Trudy Coates
Subject: FW: Caillet submission
Attachments: Caillet , Bylaw Submission.docx

Letter for PH

From: ian savage [mailto:imboxing@gmail.com]
Sent: July-24-17 1:41 PM
To: Frank Limshue
Subject: Caillet submission



- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other

3900.20-60.35
July 24, 2017

Hi Frank,

Attached is Caillet Bylaw Submission

I finally had a chance to study the issue of the Caillet rezoning and the proposed Commercial 8 bylaw. I'm sorry we can't agree on this one. The problem is the precedent it sets for the rest of the commercial core. I want the best for the applicant and it's great you're helping him out. I feel, however, there are better approaches to ensure we have a special village centre worthy of its great location and history.

My recommendation would be to table the rezoning and attendant bylaw until the ocp process is complete, and use the next ocp public meeting to address the residential ratio component of the village core.

Regards
Ian



5170 Dunster Rd – frontage on Mostar. This is an 8 unit residential building with commercial below.

Below - The most common downtown planning ideology in North America is the “street wall”- commercial buildings right up to the sidewalk with no side setbacks between buildings. This same strategy is employed all over North America resulting in a lockstep homogeneity. Lantzville’s village core should celebrate its abundance of space, with plazas and greenspace in the village core, as opposed to eliminating space with a street wall of predominantly residential.



Chronicle / Mark Costantini

Above is the unimaginative, ubiquitous streetwall, with commercial over residential. No views of the ocean or the foothills, lots of shade and the wind tunnel effect in winter.



The ocp open house proposed 4 storey residential with commercial. Nanaimo has very little of this - one has to go to greater Victoria or Vancouver.

It is a good thing the Caillet property owner wants to redevelop his property, and also good the District planner is being helpful. The problem is the precedent it sets for the whole village commercial core.

The proposed Commercial 8 zoning bylaw as it applies to the Caillet property sets the wrong precedent in the following ways:

1. It sets the precedent for our village core to become mostly residential, with only 40% commercial for 2 storey buildings. It seems those properties who are permitted 3 and four storey buildings would need a 66% or 75% residential component with 2 or 3 storeys of residential above commercial. This is not expanding our business footprint, it is shrinking it to one floor under predominantly residential.
2. The size of the Caillet property is .784 acre. If 10 units are allowed, that is 12.76 dwelling units per acre, plus commercial. A precedent for a new level of residential density. This is a base density, with no community amenities required. In the rest of the community increased residential density requires parkland or other community benefits. Perhaps the strip of land fronting Lantzville Rd could be acquired as part of a pedestrian walkway system.
3. This bylaw does not require residential units to be above commercial. They can be separate buildings.
4. It sets a precedent for residential "street walls" to flourish. The setbacks being proposed are reducing the current zoning of 8 metre front setbacks to 5 metres. This reduces the amount of space in the heart of the village. The Village Core Improvement Plan opposes a street wall. It recommends an undulating streetscape with some stores forward, some back, with public plazas, greenspaces, throughout the village. But if each new building is a standard 5m setback, with zero side setbacks, this is what creates a street wall. The Village Plan pg 17 recommended determining the setback of each property during the permitting stage. This allows a

negotiation for public plazas, greenspace, or other amenities where desired. While the Village plan includes personal viewpoints of the planner, the two items below were derived from committee consensus :

Pg 45 "Storefronts should be undulating... a strong street wall is not preferred. Instead pedestrian building frontages should provide variation and a high quality public realm."

Pg 42 –"Design should account for solar exposure to public and private spaces."

The pictures below are examples of successful downtowns. They show there are many different approaches to success. A high density street wall is just one approach, and is the most common... average.



Carmel California –shops recessed off the street



Kelowna – big greenspaces are a downtown draw.



Bourton on the Water, England. The downtown is on old Roman canal and greenspace. The surrounding commercial properties are highly successful.

5. With the varying sizes of the current commercial properties, many commercial uses are possible. However, commercial on the bottom floor of residential buildings is limited in its use. The commercial spaces will be smaller with restricted height, and limited by noise restrictions, especially at night.

6. The 2005 ocp demonstrates how important it is for an ocp to be specific in its intent. The quaint idea of residential above commercial wasn't quantified in the 2005 ocp. However, this policy could be used to justify any ratio of residential to commercial.

7. Commercial/ industrial properties paying a much higher tax rate than residential is unfair, but since it exists, there will be a loss in commercial taxes with an increased residential component. How will the land component be computed? At a 40% commercial rate, 60% residential rate?

8. Having tourist accommodation above commercial is an idea which hasn't yet been vetted in the ocp process. Air B+B is very popular and visitors would likely spend more money in the village. It would also solve the problem of conflicts between commercial core residents and noisy public activities.

9. Will a street wall of predominantly residential space, be a draw for visitors to come to Lantzville? This ubiquitous, average, typical ground floor commercial strip won't be unique or special.

10. The health of current commercial properties is actually not bad. Below is a chart which shows the commercial core is functioning – not dying.

Current commercial inventory, Lantzville:

Property	Comments	Occupied and thriving
Legion		Yes
Plaza beside Legion	Usually fully rented	Yes
Post office plaza	Usually fully rented	Yes
Lantzville Market	Thrived for many years, was sold, then empty, now leased by a new business.	Leased
Pub/ liquor store		Yes
Gas station	Recently leased	Leased
Lumber store	Occupied for years. Currently unoccupied.	No
Little cottage	Michael Pepler kitchen design	Yes
Bunting chiropractor	Now has an upholstery business	Yes
Cruise Centre		Yes
Dentist building		Yes
Green building	Fully rented	Yes
Sow's Ear Medical	Fully rented	Yes
Accountant's building		Yes

11. Of the 14 commercial properties all but one are occupied. Some of these properties contain multiple businesses, so there are over 20 functioning businesses occupying commercial units and 1 empty building. That's over 95% occupancy rate which indicates the village commercial properties are currently operating at almost full capacity. With water coming, improvements are likely.

The village core is being proposed to become at least 60% high density residential – in spite of a high commercial occupancy rate. There is no proof high density residential will vastly improve commercial viability, as many high density towns/ cities have downtown revitalization problems in spite of their density.

12. Some things to clarify in zoning bylaw C 8 :

a. In future applications for rezoning of Lantzville commercial properties, can the existing older buildings count for the 40% commercial component?

- b. Is the residential density, and the commercial ratio... flexible and discretionary in future applications?
For example a 3 storey building would have two storeys of residential and one ground floor of commercial, which would be 66% residential.
- c. Does the 10 dwelling unit figure, apply to just the Caillet property or to all properties regardless of size?
Or would the 12.76 units per acre be applied, so a 4 acre property would be allowed 51 units?

Summary – Over the years there have been four or five workshops/ open houses exploring the topic of how to develop the village area. The last was an open house put on by the village core improvement committee attended by about 90 residents. In all these public input sessions the topic of the ratio of residential to commercial for the village core, has never been discussed.

Therefore, with the ocp process still ongoing, would it not be a good idea to present this topic at the planned September Costin Hall ocp presentation to get community input.

Would it not be prudent to table this rezoning and inherent Commercial 8 bylaw, until the issue is settled in the ocp process, which should be complete in 3 months time?

Respectfully submitted by

Ian Savage
7577 Aulds Rd, Lantzville

Trudy Coates

ADDITIONAL INFO - Item 4a)

**July 24, 2017 Regular Council Meeting
Public Hearing Input - J&C Halliwell - Opposed
Bylaw No. 60.35 (7143 Caillet Road)**

From: Frank Limshue
Sent: July-24-17 4:20 PM
To: Trudy Coates
Subject: FW: Bylaw No.60.35

Another email

-----Original Message-----

From: John & Carol Halliwell [mailto:halliwellfour@shaw.ca]
Sent: July-24-17 4:18 PM
To: Frank Limshue
Subject: Bylaw No.60.35

WE did not as a community want subdivisions in our village like those you can see are in place in Nanaimo bordering our municipality.

WE wanted a rural/semi-rural village by the sea feel, alongside agriculture.

WE wanted a village with lot sizes accommodating all of our population including small lots, 1/4 acre, one acre, 5 acres, etc.

WE wanted the village core to look and feel like a village.

WE DID NOT and I repeat DID NOT want buildings above 2 storeys in our original OCP. WE are still of the same opinion - no buildings above 2 storeys in the village core.

My observations are we never fulfilled the requirements of the original OCP.

Who on earth saw the need for a reviewed OCP? Who could justify the time & money required at taxpayers' expense, to go ahead with a review?

It appears that the OCP review was solely driven to address development.

Who was driving the exercise for an OCP review?

Who do they represent?

What is their motive?

Where do they live?

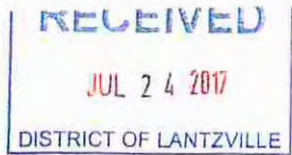
Who gains financially if this goes ahead?

Who loses financially if this goes ahead?

Why, why, why, are we pushing for this now?

Listen to who you represent - the tax paying residents of Lantzville, and not those that are motivated by financial gain or self interest at the expense of our tax paying residents.

John Halliwell
7186 Lancrest Terrace



ADDITIONAL INFO - Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input - B. Blood - Oppose
Bylaw No. 60.35 (7143 Caillet Road)

Submission for rezoning hearing for 7143 Caillet Rd. Lantzville B.C. July 24 2017.

From Brian Blood , PO Box 179, 7075 Caillet Rd, Lantzville. B.C.

- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other

Dear Mayor and Councillors, District Municipality of Lantzville.

3900.20.60.35
July 24, 2017

This rezoning application is about a radical change in land-use. It takes an unspecified reference to residential units above businesses in the village core from our OCP and uses it to create density numbers previously unseen in Lantzville, and it does this without community-wide consultation. The reference was included in the original OCP after a discussion and vote which was by no means unanimous and which included no specifics because it was not well thought out or discussed in any detail. This bylaw would shock most of the framers of the original OCP. The first iteration of this bylaw which would have effectively removed zoning from this property and serve as a template for the rest of the CBD would have shocked even more.

There are a number of fault-lines running through this district. Most involve disparate approaches to land-use. Zoning exists largely to confine and separate those disparate land-uses for good reason. When confusion exists, problems occur. For example; two progressive and respected land-uses that we can all get behind - the peaceful enjoyment of residential property and the agricultural production of local food - famously came into a conflict that still resonates, especially for members of Council. No reminders are needed of the political, financial and legal consequences of that land-use confrontation. We are still living with it.

The mixing of large numbers of residential units spread among commercially zoned properties creates a complex set of fault-lines between these two disparate land-uses. It *can* work. It works in dense upmarket neighborhoods of large sophisticated cities. Will it work here? The middle class element that is required to make this concept work is unlikely to find it appealing. Would you choose to live in a small unit in the business district? Would you want your children to live there? Would you invest in a condo there – big or small? There are simply too many unknown factors for Council to ensure that this hybrid bylaw and its ultimate application to the whole village core will not go very badly indeed for existing (and future) residents. It is a guaranteed win-win for only that handful of mostly non-resident commercial property owners and their investor-backers.

There are other solutions to the problem of too much commercial property and too little commercial activity. We could try to compete as a regional player with the many struggling commercial nodes in greater Nanaimo, but it seems counter-intuitive to add more commercial

zoning or to attempt to shore up existing commercial parcels in an increasingly redundant commercial node in an economy that is successfully moving on to cheaper methods of trade and supply.

The District could encourage, through planning and zoning, the conversion of the larger commercial parcels on the fringes of the CBD, *including this one*, to exclusive residential use. Higher density townhome and condo developments could be enabled with bylaw standards applied ahead of time by the District that would allow these newer denser neighborhoods to co-exist with existing neighborhoods more comfortably. To maintain a standard for condos and townhomes that would adjoin existing single-family home neighborhoods more seamlessly, I would suggest – no second and third floor walk-ups – elevators mandatory - No external staircases - no shared balconies - all internal covered parking - no visible dumpsters –large minimum square footage. This process would also shrink the CBD and reverse the supply/demand equation that would allow for a smaller, more viable business core. This proposed bylaw would hinder any evolution of such a process and is likely to discourage investment in middle and higher end housing.

This property owner has done little to improve the subject property in the years he has owned it and there's scant evidence of any regard for our neighbourhood. The grounds are still unkempt and there seems to have been minimal effort to get employees' vehicles off the District road allowance of our residential street and on to the property-owner's gravel-and-weed field. Call centres are notorious in other jurisdictions for racking up impressive numbers of employees and then using their low-overhead portability as leverage to pressure municipalities for stuff – usually tax concessions and other corporate welfare. They can and often do move to another jurisdiction in a weekend. We've already seen this in Nanaimo. I'm not saying that this property owner is waiting for you to raise his property value in order to cash in and move on, but I'm asking you to concentrate on the long-term effects of this bylaw and not the pretty pictures. I'm sure he is a successful businessman and a swell guy as touted by his acolytes but *this is about land-use*. The letters and comments urging you to support this bylaw because nothing else new has been proposed for a long time also misses the point by replacing planning with desperation.

This bylaw would set a precedent for the entire CBD for many years. If it fails, it will fail very badly indeed and this historical turning point will have your names on it. Please don't do it.

Brian Blood

A handwritten signature in blue ink, appearing to read "Brian Blood", with a large, stylized flourish at the end.

Dear Mr. Limshue,

I am against the proposed CM 8 #60.35,2017 by law.

The following is how I see it:

This bylaw departs from the current by law as it will reduce required commercial footprint to only 40% and increase residential units 10 fold. The set backs are reduced to 5 metres from 8 and if an adjoining commercial space is present the side lot distance can be zero.

To me this means:

- increased density – not good (going from 1 dwelling unit to 10 – really?)
- a village core that could lead to looking like most other packed in hum drum downtowns in North America.

I believe that most Lantzville residents don't want this and instead would prefer the direction of planning that is suggested in the following Village Core Improvement Plan update...

...Given that our seaside location is one of our defining features and main attractions, the Committee also supports the incorporation of **subtle design elements that build the connection between the seashore and the village core...** - bold highlights mine

(From the June 2014 District of Lantzville Community update).

I don't believe that the new proposed by law would allow for this to happen.

So, I would like to ask that this proposed bylaw be tabled to be considered as part of an overall OCP plan. Hopefully in this process the Village core is developed as part of an overall community process that will hopefully be in tune with the spirit of our community and makes it unique.

I would also like to say that Lantzville has a unique opportunity here to do something really cool with our village core that could be the envy of other communities nearby.

Let's depart from the standardization of everyone else and put our community, our council and planning staff on the map.

Thank you.

Regards, Mike Pierce

7032 Leland rd.

Lantzville



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| <input checked="" type="checkbox"/> Agenda | |
- 3900.20-60.35
July 24, 2017

Trudy Coates

ADDITIONAL INFO - Item 4a)
July 24, 2017 Regular Council Meeting
Public Hearing Input - S. Wallbank - In Favour
Bylaw No. 60.35 (7143 Caillet Road)

From: Frank Limshue
Sent: July-24-17 6:16 PM
To: Trudy Coates
Subject: FW: Opinion on the Rezoning 7143 Caillet Rd

From: Sarah Wallbank [mailto:sarah.wallbank@gmail.com]
Sent: July-24-17 6:16 PM
To: Frank Limshue
Subject: Opinion on the Rezoning 7143 Caillet Rd

Dear Mr. Limshue:

I am writing to express my opinion on rezoning of the commercial property on Caillet Rd.

I am in favour of a mixed light commercial and residential village core as I see the two as being symbiotic and vitalizing. Re-energizing "downtown" Lantzville with as a walkable neighbourhood with access to a variety of amenities is good for the district's coffers and for its residents who have entrepreneurial spirit and those who are seeking goods and services.

Respectfully,

Sarah Wallbank

--
"Through all the world there goes one long cry from the heart of the artist: Give me a chance to do my best."
- Karen Blixen



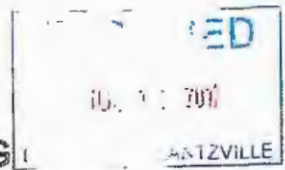
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3900-20-60.35
July 24, 2017



Recd from K+M Monteiro
7352 Lantzville Road, Lantzville, BC

DISTRICT OF LANTZVILLE NOTICE OF PUBLIC HEARING



Pursuant to sections 464 and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held with respect to the following proposed bylaw:

"District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017"

- Council
- Mayor
- C.A.O.
- Director of Finance
- Corp. Admin.
- Agenda
- Circ. To Staff
- Public Works
- Planning
- Fire Dept.
- Other

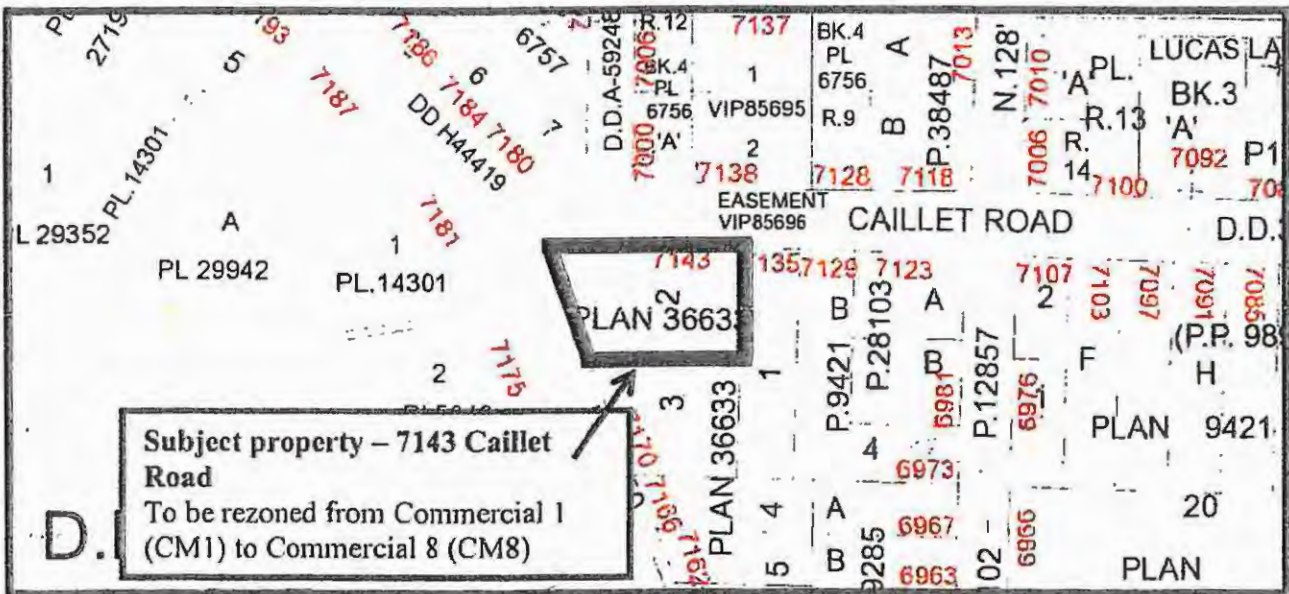
The Public Hearing will be held at:

District of Lantzville Council Chambers
2nd Floor, 7192 Lantzville Road, Lantzville, BC
Monday, July 24, 2017
7:00 pm

July 24, 2017
3900-20-60.35
Can't make it to the meeting but in favor of developing this property. K. Monteiro

Amendment (7143 Caillet Road) Bylaw No. 60.35

Council, as a result of a request from the property owner, is considering rezoning the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 and located at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to a newly created Commercial 8 (CM8) under Subdivision District 'L'. The purpose of the rezoning is to permit a mix of commercial uses (40% minimum) and up to 10 residential units. The applicant has indicated that should the zoning amendment Bylaw be approved, they would subsequently apply for a development permit to redevelop the property to accommodate expansion of the existing business, plus accommodate additional commercial and residential space on the property as shown in heavy black line.



Inspect copies of the proposed Bylaw, and related documents, at the office of the District of Lantzville, 7192 Lantzville Road, Lantzville, BC, Monday through Friday inclusive between the hours of 8:00 am and 4:00 pm, except statutory holidays, from Tuesday July 11, 2017 to Monday, July 24, 2017, or view the proposed Bylaw online at www.lantzville.ca. Questions about the Bylaw? Contact the Community Planner at 250.390.4006 or frank@lantzville.ca.

Persons who consider their interest in property to be affected by the proposed Bylaw will be given an opportunity to be heard in person, by a representative or by written submission, on matters contained in the proposed Bylaw at the Public Hearing.

Written submissions:

- Must contain your name and civic address and will in their entirety become a part of the public record
- May be presented at the Public Hearing or, for those not attending, must be submitted to the Director of Corporate Administration prior to 4:00 pm the day of the Public Hearing
- May be submitted to District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0 Fax: 250.390.5188 Email: frank@lantzville.ca
- Received after the close of the public hearing will not be considered by Council.



DISTRICT OF LANTZVILLE NOTICE OF PUBLIC HEARING

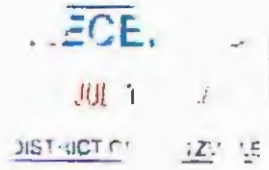


Pursuant to sections 464 and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held with respect to the following proposed bylaw:

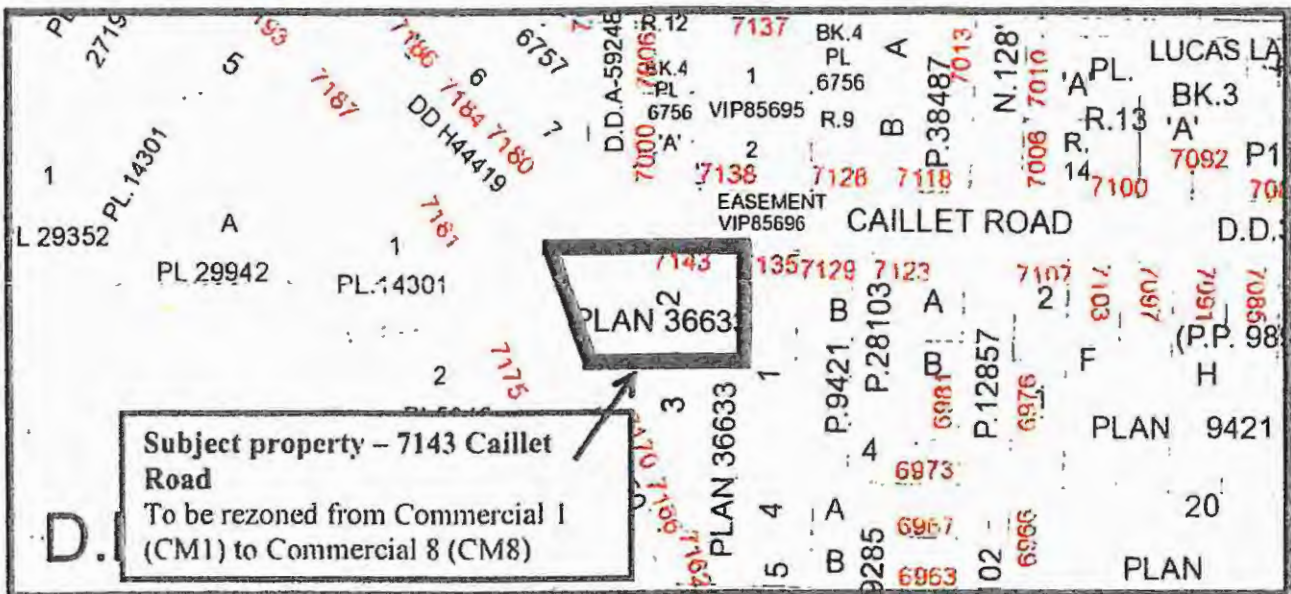
“District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”

The Public Hearing will be held at:

District of Lantzville Council Chambers
2nd Floor, 7192 Lantzville Road, Lantzville, BC
Monday, July 24, 2017
7:00 pm



Amendment (7143 Caillet Road) Bylaw No. 60.35 — *put this through the building, sold & property should be developed*
Council, as a result of a request from the property owner, is considering rezoning the property legally developed described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 and located at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to a newly created Commercial 8 (CM8) under Subdivision District 'L'. The purpose of the rezoning is to permit a mix of commercial uses (40% minimum) and up to 10 residential units. The applicant has indicated that should the zoning amendment Bylaw be approved, they would subsequently apply for a development permit to redevelop the property to accommodate expansion of the existing business, plus accommodate additional commercial and residential space on the property as shown in heavy black line.



Inspect copies of the proposed Bylaw, and related documents, at the office of the District of Lantzville, 7192 Lantzville Road, Lantzville, BC, Monday through Friday inclusive between the hours of 8:00 am and 4:00 pm, except statutory holidays, from Tuesday July 11, 2017 to Monday, July 24, 2017, or view the proposed Bylaw online at www.lantzville.ca. Questions about the Bylaw? Contact the Community Planner at 250.390.4006 or frank@lantzville.ca.

Persons who consider their interest in property to be affected by the proposed Bylaw will be given an opportunity to be heard in person, by a representative or by written submission, on matters contained in the proposed Bylaw at the Public Hearing.

Written submissions:

- Must contain your name and civic address and will in their entirety become a part of the public record
- May be presented at the Public Hearing or, for those not attending, must be submitted to the Director of Corporate Administration prior to 4:00 pm the day of the Public Hearing
- May be submitted to District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0 Fax: 250.390.5188 Email: frank@lantzville.ca
- Received after the close of the public hearing will not be considered by Council.



Brian Dempsey
6930 Owen Road
Lantzville, B.C.
V0R 2H0

District of Lantzville
7192 Lantzville Road
Lantzville, B.C.
V0R2H0

7/20/2017

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3900.20.60.35

July 24, 2017

Attention: Director of Corporate Administration

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m.

Re:- District Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No.60.35, 2017

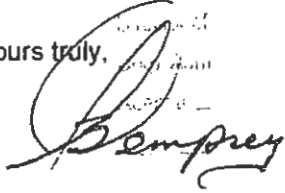
I support the proposed bylaw.

This will be the first improvement to the village since the replacement of the District Office building.

The proposed buildings will increase the tax base for the community.

Residential over commercial makes sense.

Yours truly,



Brian Dempsey

July 19 2017
District of Lantzville
7092 Lantzville Rd;
Lantzville VOR2HO



- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other _____
- 3900-20-60.35
July 24, 2017

To - Mayor and Council. Re: By-law 60.35 2017. Cailett Rd:

I write in support of the proposed rezoning by-law presently under consideration. In my view the current business and the proposal to expand and redevelop the property is exactly what's needed in Lantzville's village. This type of project is 'clean' commercial business and the expansion will create additional employment opportunities and generate spinoff for other businesses within the community. The proposal reflects the vision of the current OCP; and that of the un-adopted Village Core Plan.

Local resident concerns about site generated traffic negatively impacting the neighbourhood are, in my view, unfounded or exaggerated. I use Cailet to visit a friend and I rarely, if ever encounter another vehicle. I suggest that Lantzville Rd will be the preferred route for customers and residents of the Cruiseplus business.

I particularly support the residential component of the project as this will provide a housing choice currently not available within the community.

Council support for this rezoning is important in my view because it will send a positive message to the current businesses and those considering investing in commercial projects in our community. Rejecting this by-law will add *another noil in Lantzville's commercial coffin.*

- Benefits: New and additional housing.
- Additional employment opportunities.
- Increased taxes and contribution to the District's DCC's.
- Spin-off to other businesses.
- Positive message to the business community.

In conclusion, I strongly encourage Council to support by-law (60.35 2017) to allow redevelopment and enhancement of the current business on the land.

Graham Savage

District of Lantzville
REPORT TO CAO

Regular Council Agenda Item

July 10, 2017

File: 3900-20-60.35

2017 07 10 - 7143 Caillet Road Repon - revised bylaw

AUTHOR: Frank Limshue, Community Planner

SUBJECT: "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment Bylaw No. 60.35, 2017" – 7143 Caillet Road (Dash Development Ltd.)
Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 (PID 000-418-749)

RECOMMENDATIONS

1. THAT Council withdraws the motion on the floor: That Council gives third reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".
2. THAT Council rescind second reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017" given on May 8, 2017.
3. THAT Council gives second reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017", as amended.
4. THAT Council approves "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017" to proceed to public hearing; AND FURTHER THAT Council schedules the Public Hearing for Monday, July 24, 2017, at 7:00 pm at the District Office, 2nd Floor, 7192 Lantzville Road, Lantzville, BC.

ALTERNATIVES

1. THAT the applicant be direct to host a public information meeting for the proposal prior to Council giving further consideration Zoning Amendment Application No. 3900-20-60.35 (7143 Caillet Road).
2. THAT Zoning Amendment Application 3900-20-60.35 (7143 Caillet Road) not be approved and therefore not permit the application to proceed.

ATTACHMENTS

1. Location Map;
2. Copy of Revised Zoning Amendment Bylaw
3. Copy of May 8, 2017 Staff Report; and
4. Copy of Public Hearing Report.

PURPOSE

Generally, to consider a zoning amendment application on the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633, located at 7143 Caillet Road for the purpose of permitting the redevelopment of the property to accommodate a future mixed use (commercial/residential) development.

At the June 26, 2017 Council meeting, in considering third reading to the amendment bylaw, Council passed the following motion:

"Bylaw No. 60.35

MOVED and SECONDED, THAT Council gives third reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".

MOVED and SECONDED, THAT Council refers the motion on the floor to staff to provide a report."

DISCUSSION

Council expressed concern that the proposed zoning amendment bylaw was too broad and created uncertainty regarding:

1. The possibility for the site to be developed with residential units and no commercial
2. Possible increase in traffic associated with the residential units; and
3. The number of residential units that could be built on the property.

As per the Council motion, Staff have worked with the applicant to revise the proposed zoning amendment bylaw. The following regulations have been added to provide further certainty:

1. Limit the maximum number of residential units to 10;
2. Require that at least forty percent (40%) of the total building area is used for commercial use.

BACKGROUND

The District of Lantzville has received a rezoning application for the parcel located at 7143 Caillet Road as shown on Attachment 1. The property is currently zoned Commercial 1 (CM1) and the existing building is home to "Cruise Plus" travel agency. The current building accommodates 30 plus employees. The owners of the property have indicated that given age of the existing building and their need to find additional space for a growing staff, they would like to redevelop the property.

The current zone on the parcel allows the owners to redevelop the property to accommodate the office use under the existing zoning. The parcel is also large enough to provide for additional commercial uses. However, the owners have indicated they wish to redevelop the property to permit a mix of commercial and residential uses which is consistent with the current Official Community Plan. A zoning amendment is required to accommodate the mixed use – commercial with multiple residential units.

PUBLIC CONSULTATION IMPLICATIONS

A public hearing was previously held on June 12, 2017; however, the proposed changes to the new Commercial 8 zone are substantive enough to warrant another public hearing. As this proposed zoning amendment is generally consistent with the Official Community Plan, it is recommended that the public information meeting be waived for this application.

The District of Lantzville bylaw requires that owners within a 60 metre radius be made aware of the application as part of the normal notification process pursuant to the *Local Government Act*. Previously, Council requested that notices be sent to property owners within a 120 metre radius of the subject site.

FINANCIAL IMPLICATIONS

Costs to process this application are considered to be within the fees prescribed by the "District of Lantzville Land Use and Development Procedures and Fee Bylaw No. 37, 2005" and any amendments thereto.

COMMUNICATION STRATEGY

There is no formal communication strategy required. As this report is in an open Council meeting, the report and attachments will be available on the District's website for review.

STRATEGIC PLAN ALIGNMENT

This application is in keeping with the 2015-2018 Strategic Plan Community Planning goal "to ensure that development is consistent with the Lantzville Official Community Plan." The proposed zoning amendment is consistent with the density outlined in the Official Community Plan for the area.

SUMMARY

This is an application to amend "District of Lantzville Zoning Bylaw No. 60, 2005" to rezone the subject property located at 7143 Caillet Road from Commercial 1 (CM1) to Commercial 8 (CM8) to facilitate a future mixed use development. Staff have worked to applicant to address the concerns raised by Council have amended the proposed bylaws accordingly.

Respectfully submitted



**Frank Limshue, Community Planner
District of Lantzville**

Reviewed By:

Chief Administrative Officer	<i>[Signature]</i>	Director of Financial Services		Director of Public Works		Director of Corporate Administration	
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**(Revised)
DISTRICT OF LANTZVILLE
BYLAW NO. 60.35**

A Bylaw to Amend District of Lantzville Zoning Bylaw No. 60, 2005

The Council of the District of Lantzville, in open meeting assembled, enacts as follows:

A. Schedule 'A' of "District of Lantzville Zoning Bylaw No. 60, 2005", is hereby amended as follows:

- 1. PART 3 LAND USE REGULATIONS, Section 3.1 Zones is hereby amended by adding the following classification and corresponding short title equivalent after 'Commercial 7 (CM7)':**

Commercial 8 (CM8)

- 2. PART 3 LAND USE REGULATIONS , Section 3.4 Regulations for each Zone is hereby amended by adding immediately following Section 3.4.17, Commercial 7 (CM7):**

Section 3.4.18, Commercial 8 (CM8) as shown on Schedule `1` which is attached to and forms part of this bylaw.

- 3. PART 3 LAND USE REGULATIONS, Schedule `3A`, ZONING MAPS is hereby amended by rezoning from Commercial 1, Subdivision District L (CM1L) to Commercial 8, Subdivision District L (CM8L) for the lands legally described as:**

**Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District,
Plan 36633**

as shown in heavy dashed line outlined on Schedule `2` which is attached to and forms part of this Bylaw.

- 4. This Bylaw may be cited as "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017."**

READ A FIRST TIME this 8th day of May, 2017.

READ A SECOND TIME this 8th day of May, 2017.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 12th day of June, 2017.

Approved by the Ministry of Transportation pursuant to Section 52 of the *Transportation Act* this ___ day of _____, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

**“District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017”
Schedule No. 1**

“Section 3.4.18

COMMERCIAL 8

CM8

Permitted uses and Minimum Site Area

Permitted Uses	Required Site Area with: Community Water & Sewer System
Convenience Store	800 m ²
Office	60 m ²
Personal Service Use	800 m ²
Recreational Facility	800 m ²
Residential Use	60 m ²
Restaurant	2000 m ²
Retail Store	800 m ²

Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	- 10 units
Floor area ratio	- 0.50
Height	- 8.5 m (max. 2 storeys)
Parcel coverage	- 50%

Minimum Setback Requirements

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Landscaping and Screening

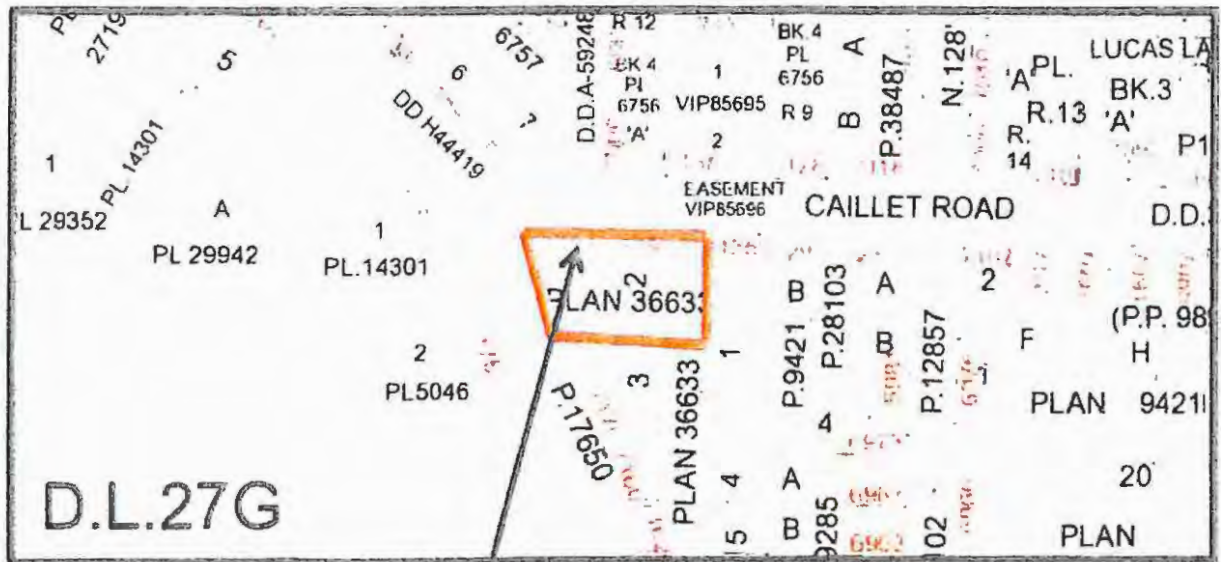
In addition to the Landscaping requirements identified in Schedule '3F' Landscaping Regulations and Standards of this bylaw, the following landscaping requirements shall be met:

- a) Where the property line(s) is adjacent to a residential use - to separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer of at least 2m in width and 2m in height shall be provided along the inside of the property line(s).
- b) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2m by a landscaping screen or decorative solid fence or a combination thereof.

Special Regulations

- a) Not less than forty percent (40%) shall be used for commercial uses.
- b) Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
- c) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**"District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017"
Schedule No. 2**



Subject Property at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'I'.

District of Lantzville
REPORT TO CAO

Regular Council Agenda Item

May 8, 2017

File: 3900-20-60.35

Q:\DISTRICT OF LANTZVILLE\Reports to Council\2017\7143 Caillet Road Report.docx

AUTHOR: Frank Limshue, Community Planner

SUBJECT: "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment Bylaw No. 60.35, 2017" – 7143 Caillet Road (Dash Development Ltd.)
Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington
District, Plan 36633 (PID 000-418-749)

RECOMMENDATIONS

1. THAT Council gives first reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".
2. THAT Council gives second reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".
3. THAT Council approves "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017" to proceed to public hearing; AND FURTHER THAT Council schedules the Public Hearing for Monday, June 12, 2017, at 7:00 pm at the District Office, 2nd Floor, 7192 Lantzville Road, Lantzville, BC.

ALTERNATIVES

1. THAT Council receive Zoning Amendment Application No. 3900-20-60.35 (7143 Caillet Road) and direct the proposal to a public information meeting prior to further consideration by Council.
2. THAT Council not approve Zoning Amendment Application 3900-20-60.35 (7143 Caillet Road) and therefore not permit the application to proceed.

ATTACHMENTS

1. Location Map;
2. Proposed conceptual development plan;
3. Conditions of Approval; and
4. Copy of Zoning amendment bylaw.

PURPOSE

To consider a zoning amendment application on the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633, located at 7143 Caillet Road for the purpose of permitting the redevelopment of the property to accommodate a future mixed use (commercial/residential) development.

BACKGROUND

The District of Lantzville has received a rezoning application for the parcel located at 7143 Caillet Road as shown on Attachment 1. The property is currently zoned Commercial 1 (CM1) and the

existing building is home to "Cruise Plus" travel agency. The current building accommodates 30 plus employees. The owners of the property have indicated that given age of the existing building and their need to find additional space for a growing staff, they would like to redevelop the property.

While the owners are able to redevelop the property to accommodate the office use under the existing zoning, the parcel is large enough to provide for additional commercial uses. The owners have indicated they wish to redevelop the property to permit a mix of commercial and residential uses.

DEVELOPMENT IMPLICATIONS

OCP Implications

The subject parcel is located in the "Village Commercial Core" area as indicated on Map # 5 of the District of Lantzville's current Official Community Plan (Bylaw No. 50, 2005). The amendment proposal, as submitted, is consistent with the direction provided by the OCP.

The OCP supports the provision of mixed uses (commercial/residential) as well as other housing forms within the Village Core area. Section 6.2 of the OCP outlines a number of policies intended to strengthen and enhance the Village Commercial Core. This includes:

- "3. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings."

In addition to amending the Zoning Bylaw, redevelopment of the subject property will be subject to development permit guidelines regarding form and character.

Servicing Implications

Water:

Currently the District does not have the ability to provide additional water for the re-development of the site if a larger water service is required. Therefore, the proposal must not increase the size of the existing service for residential use. The District will require that a mechanical engineer confirm that the proposed development does not require an increase in the water service size.

The District will allow for an additional service, up to 150mm, to the property if required for a sprinkler system. This service must not be connected to the system that services the property for domestic use.

If the District's water capacity increases and additional water becomes available, the applicant can approach the District for an increase in water service size if desired or required.

Sewer:

The proposed development must be connected to the District of Lantzville Sanitary Sewer System.

Storm Sewer:

The applicant is to provide an acceptable rain water management plan to the Director of Public Works for review. A zero-net increase in predevelopment runoff is the goal of the District.

Roads:

The applicant is required to provide the District with a traffic assessment for the entrance and egress points identified in the plan. As per Schedule B Section 8.2.1 of the Subdivision and Development Bylaw No. 55, the applicant will be required to construct a side walk along the portion of the property on Lantzville Road and along Caillet Road.

Land Use Implications

Prior to being the current home of Cruise Plus, the existing building was used as a residence and restaurant. The current business (Cruise Plus) have out grown the space and the owners are at a point where they need to decide to simply add on to the existing structure or construct a new building.

The property is large enough to accommodate the future needs of Cruise Plus as well some additional commercial uses. In review the current Official Community Plan (OCP) and thinking about the future, the owners would like the ability to redevelopment the property for a mixed use commercial and residential.

The owner are aware of the current water constrains and are exploring a phased development scenario. Attachment 2 of this report provides a of couple development options being considered by the property owners.

Should the rezoning application be approved, the property will be subject to a development permit process to address design (form and character), parking and landscaping.

PUBLIC CONSULTATION IMPLICATIONS

As this proposed zoning amendment is generally consistent with the Official Community Plan, it is recommended that the public information meeting be waived for this application.

Surrounding property owners within a 60 metre radius will be made aware of the application as part of the normal notification process pursuant to the *Local Government Act* and Lantzville's own notification policy.

FINANCIAL IMPLICATIONS

Costs to process this application are considered to be within the fees prescribed by the "District of Lantzville Land Use and Development Procedures and Fee Bylaw No. 37, 2005" and any amendments thereto. It is not anticipated that additional costs will be incurred on this application.

COMMUNICATION STRATEGY

There is no formal communication strategy required. As this report is in an open Council meeting, the report and attachments will be available on the District's website for review.

STRATEGIC PLAN ALIGNMENT

This application is in keeping with the 2015-2018 Strategic Plan Community Planning goal "to ensure that development is consistent with the Lantzville Official Community Plan." The proposed zoning amendment is consistent with the density outlined in the Official Community Plan for the area.

SUMMARY

This is an application to amend "District of Lantzville Zoning Bylaw No. 60, 2005" to rezone the subject property located at 7143 Caillet Road from Commercial 1 (CM1) to Commercial 8 (CM8) to facilitate a future mixed use development. Given that the Official Community Plan supports the proposed use and density, it is recommended that this application be considered for first and second readings, subject to the conditions outlined in Schedules No. 1 and No.2, and advance to public hearing.

Respectfully submitted

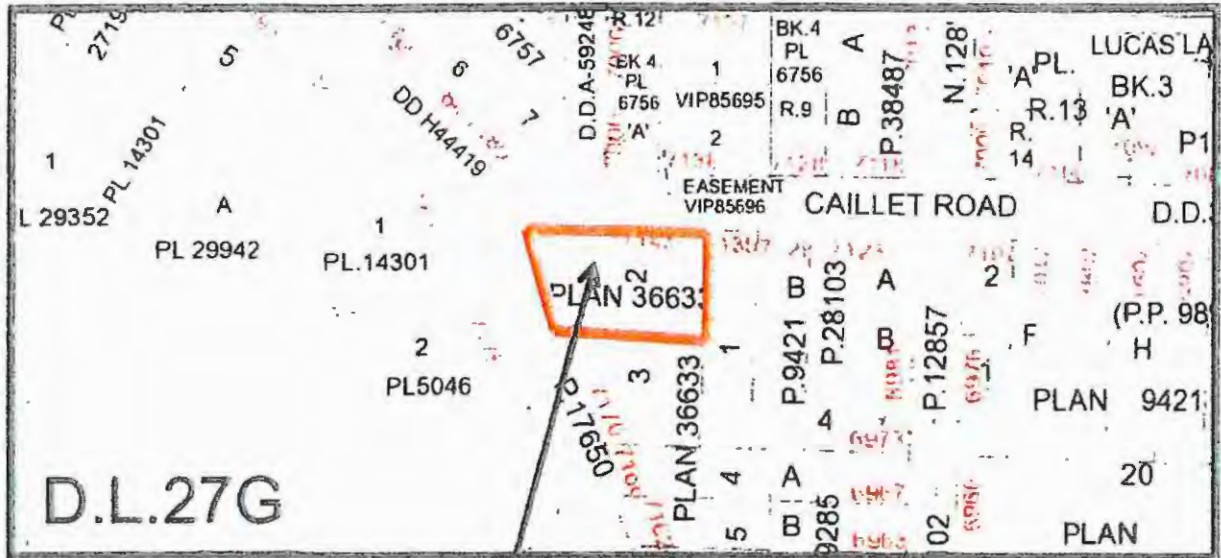
Frank Limshue, Community Planner
District of Lantzville

Reviewed By:

Chief Administrative Officer		Director of Financial Services		Director of Public Works		Director of Corporate Administration	
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Attachment No. 1
Location of Subject Property
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

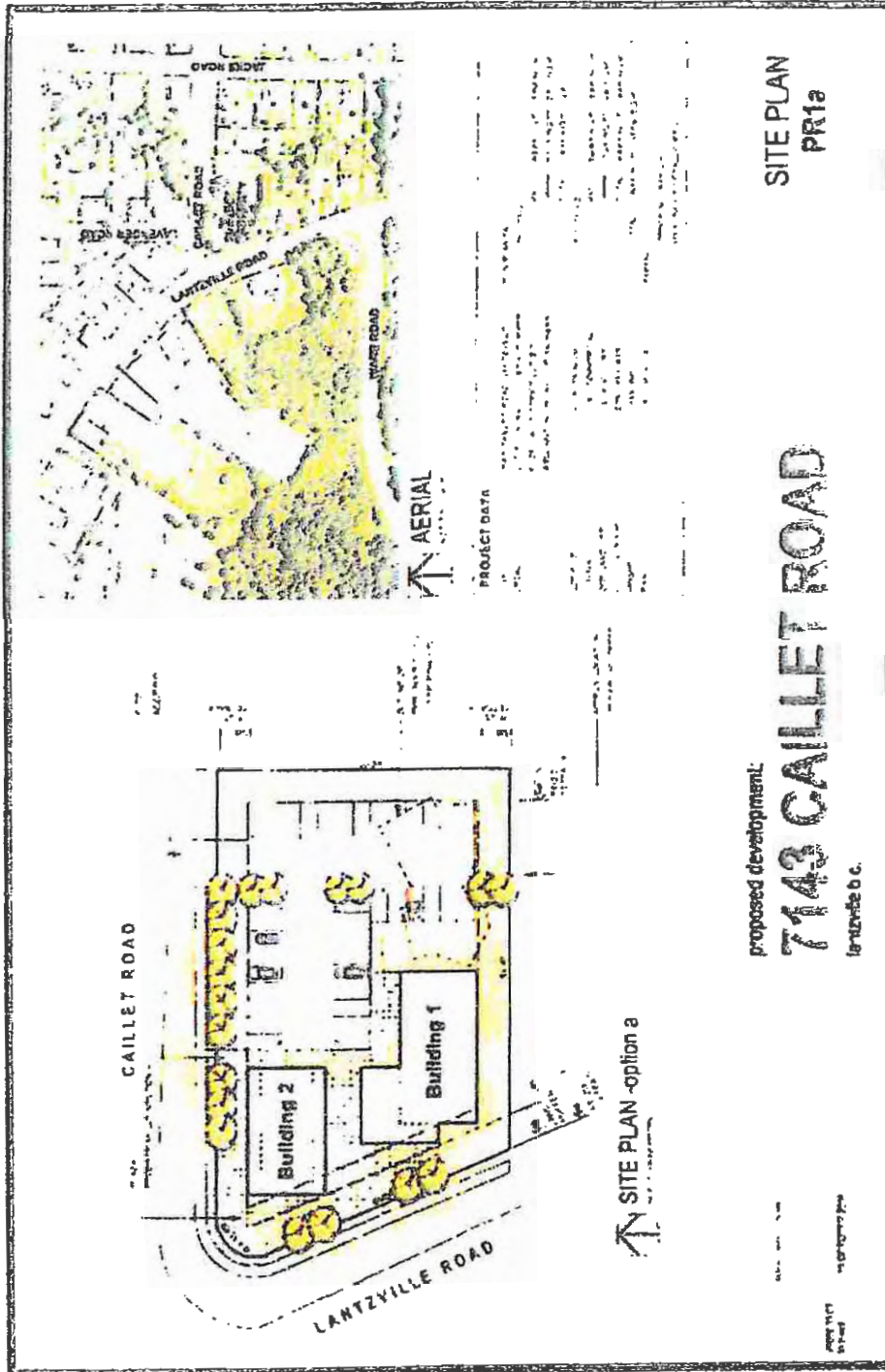
Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



Subject Property at 7143 Caillet Road to be rezoned from Commercial I (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'L'.

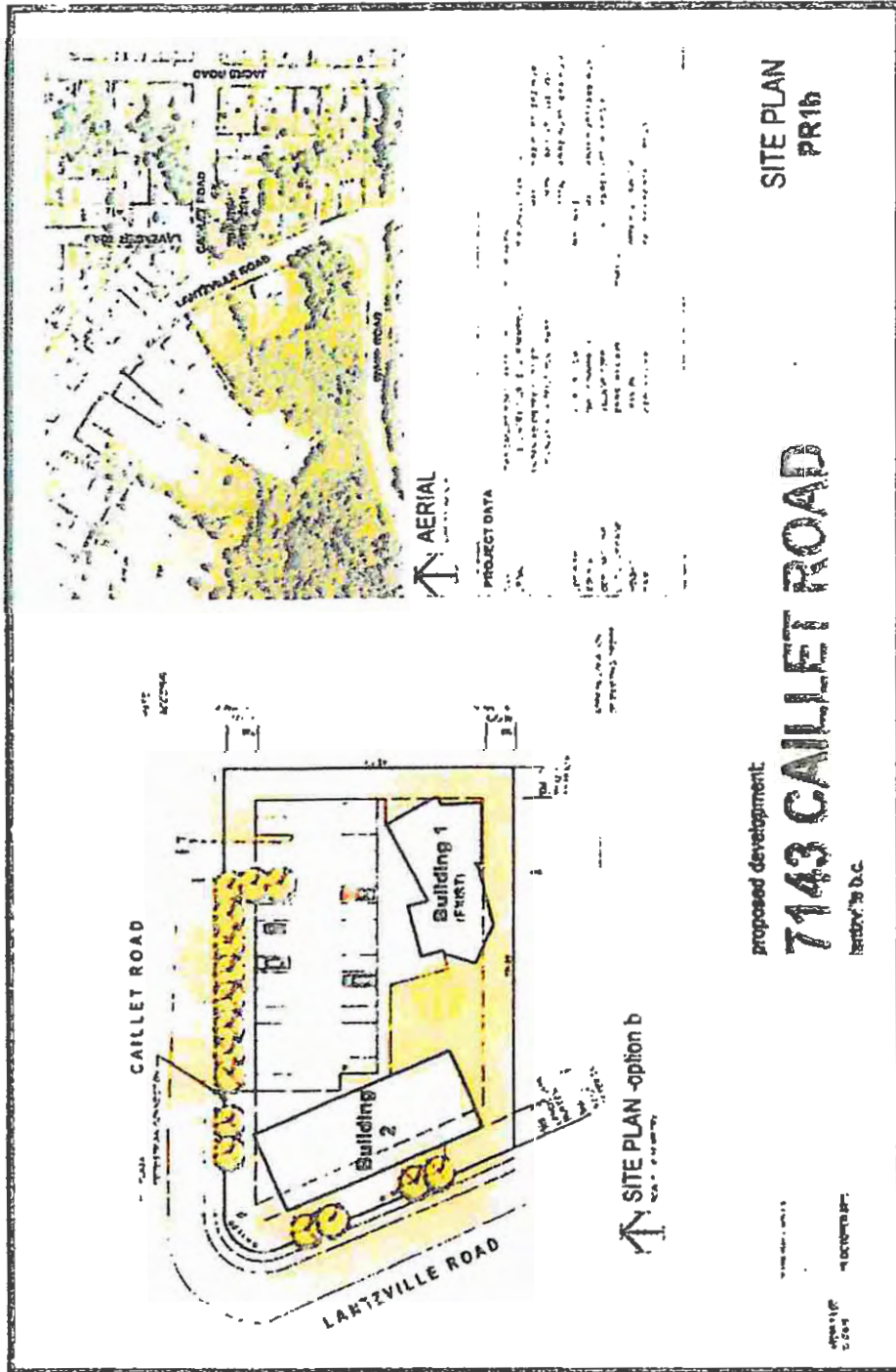
Attachment No. 2
Conceptual Plan PR1a of Proposed Development
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



Attachment No. 2
Conceptual Plan PR1b of Proposed Development
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



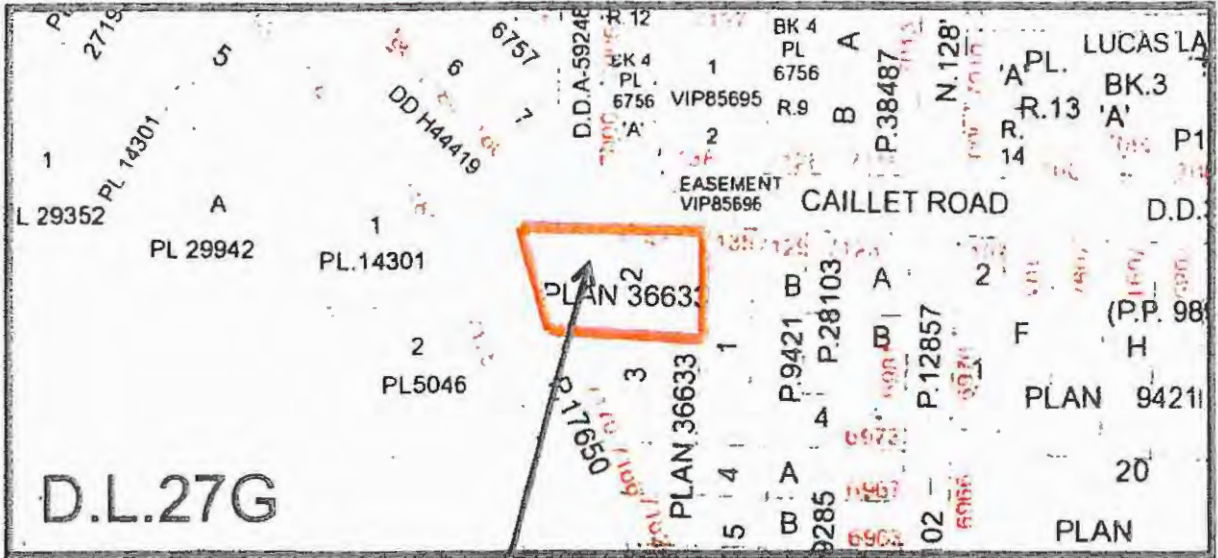
Schedule No. 1
Conditions of Approval
"District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017"
7143 Callet Road
Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan
36633

The following conditions apply to the above noted application to amend the District of Lantzville's Zoning Bylaw No. 60, 2005 from Commercial 1 (CM1), Subdivision District 'L' to Commercial 8 (CM 8) Subdivision District 'L':

1. The development of the subject property will comply with all aspects, uses, and conditions of the District of Lantzville Zoning Bylaw No. 60, 2005, any other District of Lantzville bylaws or regulations, building code regulations, and the regulations of other local and/or senior levels of government.
2. The approval of this zoning amendment application in no way establishes the approval of subsequent Development Permit applications. The merits of a Development Permit application will be considered separately from this rezoning application.
3. As the District currently does not have the ability to provide additional water for the re-development of the site if a larger water service is required, the proposal must not increase the size of the existing service for residential use. The District will require that a mechanical engineer confirm that the proposed development does not require an increase in the water service size.
4. The development of the subject property shall comply with the requirement of the District of Lantzville Subdivision and Development Bylaw No. 55.

Schedule No. 2
Location of Subject Property
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



Subject Property at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'L'.

**DISTRICT OF LANTZVILLE
BYLAW NO. 60.35**

A Bylaw to Amend District of Lantzville Zoning Bylaw No. 60, 2005

The Council of the District of Lantzville, in open meeting assembled, enacts as follows:

A. Schedule 'A' of "District of Lantzville Zoning Bylaw No. 60, 2005", is hereby amended as follows:

- 1. PART 3 LAND USE REGULATIONS, Section 3.1 Zones is hereby amended by adding the following classification and corresponding short title equivalent after 'Commercial 7 (CM7)':**

Commercial 8 (CM8)

- 2. PART 3 LAND USE REGULATIONS , Section 3.4 Regulations for each Zone is hereby amended by adding immediately following Section 3.4.17, Commercial 7 (CM7):**

Section 3.4.18, Commercial 8 (CM8) as shown on Schedule '1' which is attached to and forms part of this bylaw.

- 3. PART 3 LAND USE REGULATIONS, Schedule '3A', ZONING MAPS is hereby amended by rezoning from Commercial 1, Subdivision District L (CM1L) to Commercial 8, Subdivision District L (CM8L) for the lands legally described as:**

**Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District,
Plan 36633**

as shown in heavy dashed line outlined on Schedule '2' which is attached to and forms part of this Bylaw.

- 4. This Bylaw may be cited as "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017."**

READ A FIRST TIME this 8th day of May, 2017.

READ A SECOND TIME this 8th day of May, 2017.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 12th day of June, 2017.

Approved by the Ministry of Transportation pursuant to Section 52 of the *Transportation Act* this ___ day of _____, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

**“District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017”
Schedule No. 1**

“Section 3.4.18

COMMERCIAL 8

CMB

Permitted uses and Minimum Site Area

Permitted Uses	Required Site Area with: Community Water & Sewer System
Convenience Store	800 m ²
Office	60 m ²
Personal Service Use	800 m ²
Recreational Facility	800 m ²
Residential Use	60 m ²
Restaurant	2000 m ²
Retail Store	800 m ²

Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	- subject to site area requirements above
Floor area ratio	- 0.50
Height	- 8.5 m (max. 2 storeys)
Parcel coverage	- 50%

Minimum Setback Requirements

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Landscaping and Screening

In addition to the Landscaping requirements identified in Schedule '3F' Landscaping Regulations and Standards of this bylaw, the following landscaping requirements shall be met:

- a) Where the property line(s) is adjacent to a residential use - to separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer of at least 2m in width and 2m in height shall be provided along the inside of the property line(s).
- b) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2m by a landscaping screen or decorative solid fence or a combination thereof.

Special Regulations

- a) Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
- b) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

District of Lantzville
REPORT TO CAO

Regular Council Agenda Item

June 26, 2017

File: 3900-20-60.35

T:\DISTRICT OF LANTZVILLE\Reports to Council\2017\7143 Caillet Road Public Hearing Report.docx

AUTHOR: Frank Limshue, Community Planner

SUBJECT: Public Hearing Report "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment Bylaw No. 60.35, 2017" – 7143 Caillet Road (Dash Development Ltd.) for Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633 (PID 000-418-749)

RECOMMENDATIONS

1. THAT Council gives third reading to "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".
2. THAT Council adopts "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017".

ALTERNATIVES

1. THAT Council not approve third reading for "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017" and therefore not permit the application to proceed.
2. THAT Council instruct Staff to host a Public Information Meeting and schedule another public hearing.

ATTACHMENTS

1. Location Map;
2. Copy of concept plans;
3. Copy of zoning amendment bylaw;
4. Copy of written submission; and
5. Copy of petition.

PURPOSE

This public hearing report relates to the Public Hearing held on June 12, 2017 for the purpose of consider a zoning amendment application on the property legally described as Lot 2, District Lot 27G (Formerly Known as District Lot 27), Wellington District, Plan 36633, located at 7143 Caillet Road to allow for the redevelopment of the property in order to accommodate a future mixed use (commercial/residential) development.

BACKGROUND

The District of Lantzville has received a rezoning application for the parcel located at 7143 Caillet Road as shown on Attachment 1. The property is currently zoned Commercial 1 (CM1) and the existing building is home to "Cruise Plus" travel agency. The current building accommodates 30 plus employees. The owners of the property have indicated that given age of the existing building and their need to find additional space for a growing staff, they would like to redevelop the property.

While the owners are able to redevelop the property to accommodate the office use under the existing zoning, the parcel is large enough to provide for additional commercial uses. The owners have indicated they wish to redevelop the property to permit a mix of commercial and residential uses.

The subject parcel is located in the "Village Commercial Core" area as indicated on Map # 5 of the District of Lantzville's current Official Community Plan (Bylaw No. 50, 2005). The amendment proposal, as submitted, is consistent with the direction provided by the OCP.

PUBLIC HEARING

Notices for the June 12, 2017 public hearing was sent to neighboring properties located within 120m of the subject lands and advertised in two consecutive issues of the newspaper.

There were seven (7) verbal submissions. Four (4) spoke in favour of the rezoning amendment, while three (3) spoke against the proposed amendment. One of the speakers also submitted his opposition in writing.

A petition containing 41 signatures opposing the zoning amendment was submitted.

Respectfully submitted

**Frank Limshue, Community Planner
District of Lantzville**

Reviewed By:

Chief Administrative Officer		Director of Financial Services		Director of Public Works		Director of Corporate Administration	
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Attachment No. 1
Location of Subject Property
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

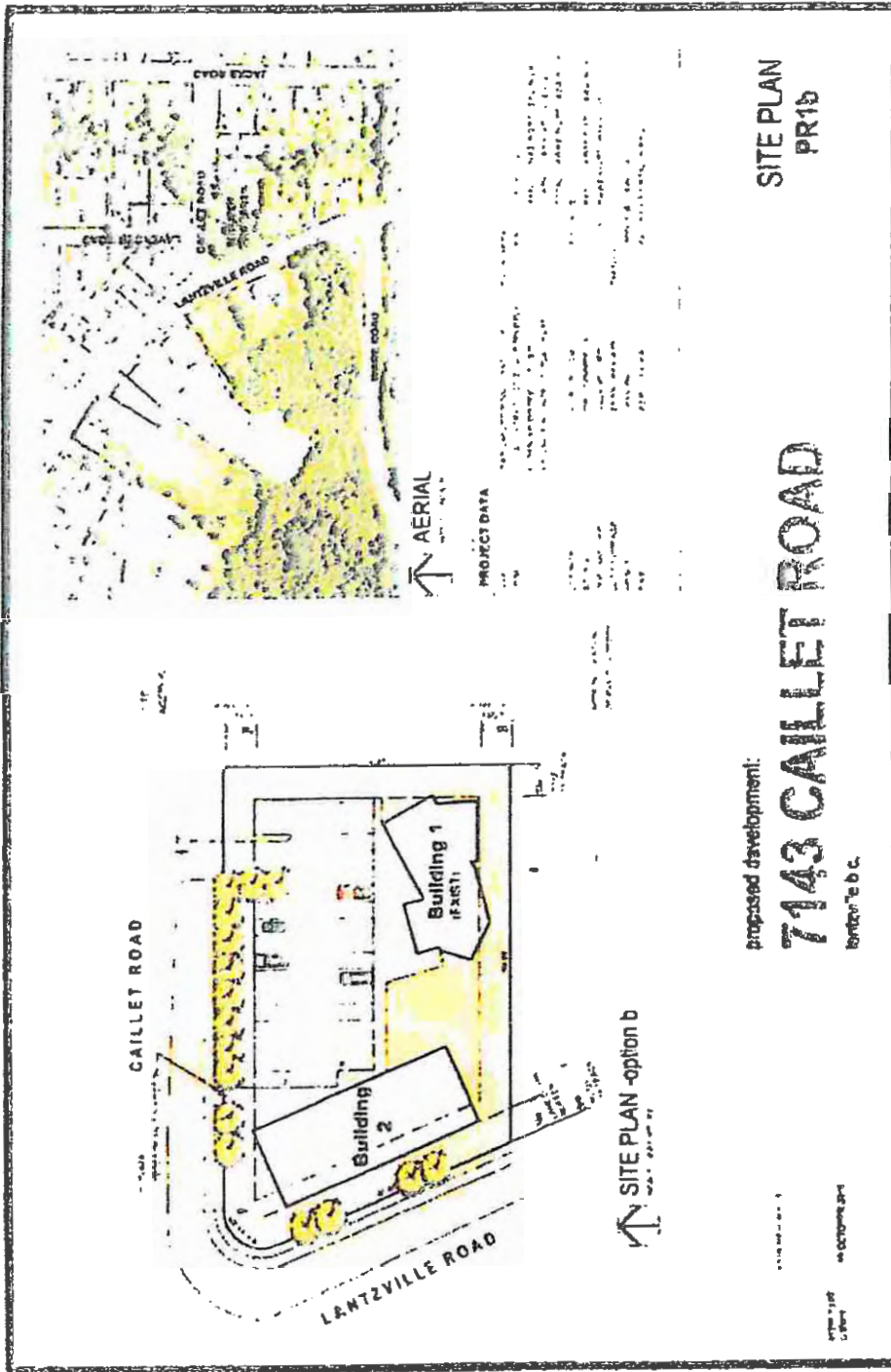
Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



Subject Property at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'L'.

Attachment No. 2
Conceptual Plan PR1b of Proposed Development
Zoning Amendment Application No. 3360-20-17-1
7143 Caillet Road

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633



**Attachment No. 3
DISTRICT OF LANTZVILLE
BYLAW NO. 60.35**

A Bylaw to Amend District of Lantzville Zoning Bylaw No. 60, 2005

The Council of the District of Lantzville, in open meeting assembled, enacts as follows:

A. Schedule 'A' of "District of Lantzville Zoning Bylaw No. 60, 2005", is hereby amended as follows:

1. PART 3 LAND USE REGULATIONS, Section 3.1 Zones is hereby amended by adding the following classification and corresponding short title equivalent after 'Commercial 7 (CM7)':

Commercial 8 (CM8)

2. PART 3 LAND USE REGULATIONS , Section 3.4 Regulations for each Zone is hereby amended by adding immediately following Section 3.4.17, Commercial 7 (CM7):

Section 3.4.18, Commercial 8 (CM8) as shown on Schedule '1' which is attached to and forms part of this bylaw.

3. PART 3 LAND USE REGULATIONS, Schedule '3A', ZONING MAPS is hereby amended by rezoning from Commercial 1, Subdivision District L (CM1L) to Commercial 8, Subdivision District L (CM8L) for the lands legally described as:

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District, Plan 36633

as shown in heavy dashed line outlined on Schedule '2' which is attached to and forms part of this Bylaw.

4. This Bylaw may be cited as "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017."

READ A FIRST TIME this 8th day of May, 2017.

READ A SECOND TIME this 8th day of May, 2017.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 12th day of June, 2017.

Approved by the Ministry of Transportation pursuant to Section 52 of the *Transportation Act* this 16th day of June, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

**"District of Lantzville Zoning Bylaw No. 60, 2005,
 Amendment Bylaw No. 60.35, 2017"
 Schedule No. 1**

"Section 3.4.18

COMMERCIAL 8

CM8

Permitted uses and Minimum Site Area

Permitted Uses	Required Site Area with: Community Water & Sewer System
Convenience Store	800 m ²
Office	60 m ²
Personal Service Use	800 m ²
Recreational Facility	800 m ²
Residential Use	60 m ²
Restaurant	2000 m ²
Retail Store	800 m ²

Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	- subject to site area requirements above
Floor area ratio	- 0.50
Height	- 8.5 m (max. 2 storeys)
Parcel coverage	- 50%

Minimum Setback Requirements

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Landscaping and Screening

In addition to the Landscaping requirements identified in Schedule '3F' Landscaping Regulations and Standards of this bylaw, the following landscaping requirements shall be met:

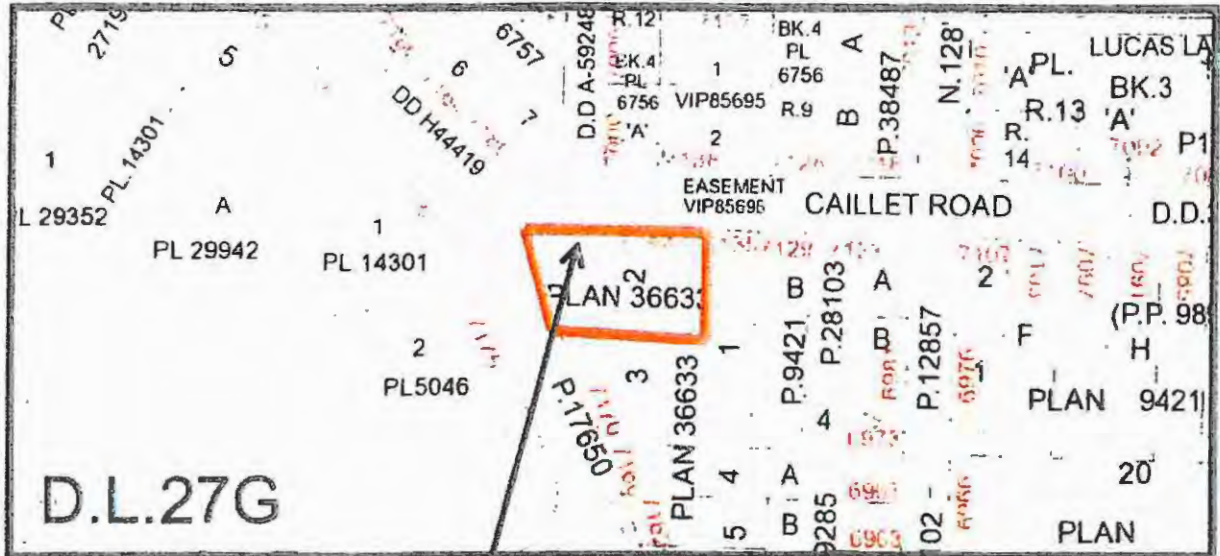
- a) Where the property line(s) is adjacent to a residential use - to separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer of at least 2m in width and 2m in height shall be provided along the inside of the property line(s).
- b) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2m by a landscaping screen or decorative solid fence or a combination thereof.

Special Regulations

- a) Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
- b) The outdoor storage or display of any goods, materials or supplies is specifically prohibited.

notwithstanding any other provision in this Part.

**"District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017"
Schedule No. 2**




Subject Property at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'L'.

office? Multiple commercial units on one or two storeys with just a few additional dwelling units? Councilors, these aren't trivial questions. The redevelopment of 7145 Carleton Road will affect the environment of the surrounding neighbourhood as well as the interests we each have in our own property for many many years to come.

No one will dispute that a property owner has the right to see highest and best use of that property and that a commercial use aims to maximize returns on investment. The issue before us is that there are insufficient limits in this proposed zoning bylaw to ensure that this would be achieved in accordance with the local neighbourhood's wishes and with the current (and even a potential future) community plan.

I urge you to vote against the proposed Bylaw No. 61-35-2017 for the reasons stated above.

Sincerely,



Jennie Dryburgh
7075 Carleton Road
Lantzville BC

Petition to the Mayor and Council
 to Deny the Amendment to Zoning Bylaw No. 60.35
 (Amendment to Bylaw No. 60.35)
 PETITION 60.35 2017 June 12, 2017

Received from B Blood at June 12, 2017
 Regular Council Meeting (Item 4a)
 Public Hearing Bylaw No. 60.35

We, the undersigned, request that Lantzville Council members deny the request
 to rezone the property at 7143 Caillet Rd from Commercial 1 to Commercial 8.
 The Amendment Bylaw No.60.35, 2017 lacks the specificity to protect the
 established single-family nature of our neighborhood from an unknown quantity,
 size and quality of mixed residential and commercial use.

NAME (print)	SIGNATURE	ADDRESS
RICHARD BREWSTER	R. J. B.	7085 CAILLET RD JUNES
GORD TIGHE	[Signature]	7097 CAILLET RD JUNES/17
KATHLEEN MAKI	[Signature]	7139 CAILLET JUNES
Samir Popkin	[Signature]	7044 CAILLET RD. JUNES
Chris Tamm	[Signature]	7013 Jacks Rd.
Sandra Roberts	[Signature]	7084 Caillet Rd June 8/17
Jack Roberts	[Signature]	7084 Caillet Rd June 8/17
Carrie Dawn Popkin	[Signature]	7044 Caillet Rd. June 8/17
RAY HARRIS	[Signature]	7041 CAILLET RD
REGINA OLSEN	[Signature]	7033 CAILLET RD JUNES P20

PETITION

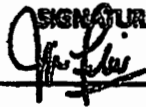





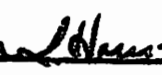
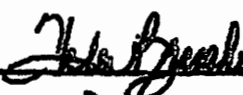
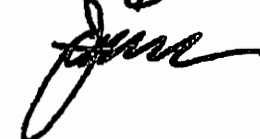
We, the undersigned, request that Lantzville Council members deny the request to rezone the property at 7143 Caillet Rd from Commercial 1 to Commercial 8. The Amendment Bylaw No 60.35, 2017 lacks the specificity to protect the established single-family nature of our neighborhood from an unknown quantity, size and quality of mixed residential and commercial use.

NAME (print)	SIGNATURE	ADDRESS
Gordon Little		7143 Caillet Rd Lantzville
Barbara [unclear]		8970 Jucks Rd Lantzville
		6928 Jucks Rd Lantzville 6928 Jucks Rd Lantzville
G.E. Oldham		6963 Jucks Rd
M.R. Dickson		6963 Jucks Rd
Lee Heppell		6928 Jucks Rd
7143 Caillet Rd		7143 Caillet Rd - rez.

P21

PETITION

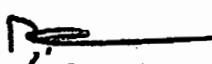
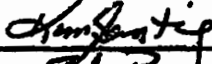
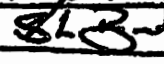

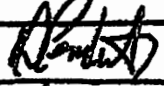
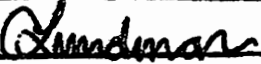
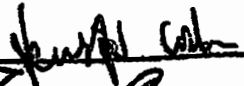

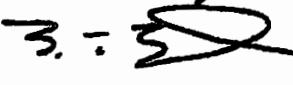
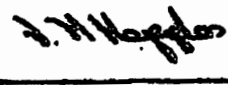

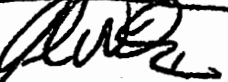
We, the undersigned, request that Lenoirville Council members deny the request to rezone the property at 7148 Caillet Rd from Commercial 1 to Commercial B. The Amendment Bylaw No.60.35, 2017 lacks the specificity to protect the established single-family nature of our neighborhood from an unknown quantity, size and quality of mixed residential and commercial use.

NAME (print)	SIGNATURE	ADDRESS
JIM LESLIE		7070 CAILLET RD. 04/08/17
Jessica Aubertin		7007 Saxon Cross Rd. 04/08/17
Julie Winkel		7008 Saxon Cross Rd
Chad Winkel		7008 Saxon Cross Rd.
Peggy Erickson		7016 Caillet Rd.
CURT BRICKIN		7016 CAILLET RD.
Stephane Lhorois		7017 Caillet Rd.
HELEN BRANCHI		7052 CAILLET RD ^(Branchi)
JAMIE DRYBURN		7095 CAILLET RD. ^{2017/06/09}

P22

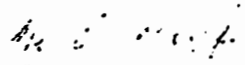
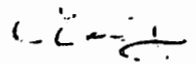
PETITION

We, the undersigned, request that Lantzville Council members deny the request to rezone the property at 7143 Caillat Rd from Commercial 1 to Commercial 8. The Amendment Bylaw No.60.35, 2017 lacks the specificity to protect the established single-family nature of our neighborhood from an unknown quantity, size and quality of mixed residential and commercial use.

NAME (print)	SIGNATURE	ADDRESS
Brian Banting		6981 TALKER RD
Tim Banting		"
Sheri Brown		8115 Southwind.
MARC FREDERICKSON		7175 CAILLAT RD
David Remberton		7138 Caillat Rd. 06/09/2017
CRISTILLINDMAN		7000 Caillat Rd
JENIFER Wilson		7103 Caillat Rd
Jean COOPER		7008 MYRAN RD.
Brian Blood		7079 Caillat. Jun 9/2017
Janet Heydes		7074 Caillat Rd Jun 9 2017
Estelle Kaurin		7119 Caillat Rd June 9/2017
JOHN WILSON		7103 CAILLAT RD 28

PETITION

We, the undersigned, request that Lantzville Council members deny the request to rezone the property at 7143 Caillet Rd from Commercial 1 to Commercial 8. The Amendment Bylaw No.60.35, 2017 lacks the specificity to protect the established single-family nature of our neighborhood from an unknown quantity, size and quality of mixed residential and commercial use.

NAME (print)	SIGNATURE	ADDRESS
1. J. H. ...		7143 Caillet Rd
2. ...		6885 ... Rd

Minutes of the Regular Meeting of Council of the District of Lantzville held on Monday, October 2, 2017 at 7:00 pm in the Council Chamber, Municipal Hall, 2nd Floor, 7192 Lantzville Road, Lantzville, BC

- PRESENT:**
- Council:** Mayor Colin Haime
Councillor Bob Colclough
Councillor John Coulson
Councillor Will Geselbracht
Councillor Denise Haime
Councillor Dot Neary
Councillor Mark Swain
 - Staff:** Ronald Campbell, Chief Administrative Officer
Trudy Coates, Director of Corporate Administration
Jeannie Beauchamp, Director of Financial Services
Fred Spears, Director of Public Works
Frank Limshue, Community Planner

The Mayor called the meeting to order at 7:00 pm.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT Council adopts the October 2, 2017 regular Council meeting agenda, as amended with replacement pages for Item 14f) Request for Refund of Development Cost Charges.
CARRIED UNANIMOUSLY

RECOGNITION – Nil

DECLARATION OF CONFLICT – Nil

PUBLIC AND STATUTORY HEARINGS – Nil

INVITED PRESENTATIONS AND PUBLIC DELEGATIONS – Nil

PUBLIC INPUT PERIOD – Nil

APPROVAL OF THE MINUTES

MOVED and SECONDED, THAT Council approves the September 11, 2017 regular Council meeting minutes, as presented.
CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES – Nil

CONSENT AGENDA – Nil

BYLAWS

1. **Bylaw No. 60.35**

MOTION ON THE FLOOR FROM SEPTEMBER 11, 2017

THAT Council gives third reading to “District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017”.

C17-120 MOVED and SECONDED, THAT Council postpones the motion on the floor to after a Public Hearing to be held October 23, 2017.
Opposed: Councillor Swain
CARRIED

C17-121 **MOVED and SECONDED, THAT Council approves “District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017” to proceed to public hearing; AND FURTHER THAT Council schedules the Public Hearing for October 23, 2017 at 7:00 pm at the Council Chamber, Municipal Hall, 2nd Floor, 7192 Lantzville Road, Lantzville, BC.**

Opposed: Councillor Coulson

CARRIED

2. Bylaw No. 146

C17-122 **MOVED and SECONDED, THAT Council gives first three readings to “District of Lantzville 2018 Property Tax Exemption Bylaw No. 146, 2017”.**

CARRIED UNANIMOUSLY

CORRESPONDENCE – Nil

REPORTS

1. Mayor & Councillors – Verbal Updates

- Councillor Swain reported on attending the Seaside Community Society’s open house and dinner at Costin Hall on September 30, 2017
- Councillor Haime reported on attending the Union of BC Municipalities (UBCM) Convention in Vancouver last week, and highlighted the meeting with the Ministry of Forests, Land and Natural Resource Operations and Rural Development regarding the Lantzville community support for proposal for the creation of the Knarston Creek Forest Corridor in Woodlot 1475
- Councillor Colclough reported on attending the Seaside Community Society open house and dinner at Costin Hall on September 30, 2017, and on attending the UBCM Convention
- Councillor Coulson reported on attending the UBCM Convention and the meeting with the Ministry regarding the Save the Lantzville Forest (Knarston Creek Forest Corridor) proposal
- Mayor Haime reported on attending the UBCM Convention.

2. September 21, 2017 Parks and Recreation Commission Meeting Minutes & Recommendation
 C17-123 **MOVED and SECONDED, THAT Council instructs staff to incorporate into the 2018-2022 Financial Plan, the following projects, in priority order:**

Priority	Description	Year	Budget	Funding
1	Copley Ridge Recreation Trail (Woodlot)	2018	4,000	Carry Forward
2	Huddlestone Park Upgrades – playground equipment replacement and addition of Toddler Facilities	2018	142,000	Parks Development Reserve
3	Fernmar Road to Andrea Crescent via Copley Park Trail	2018	5,500	Operating
4	Copley Park Upgrades – playground equipment replacement	2019	80,000	Parks Development Reserve

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS – Nil

NEW BUSINESS

- 1. Well Field Capacity Update – For Information.** Staff noted the typo on page 89, and the correction to include wells #12 and #5.

2. **Contract for the Disposal of the Interceptor Assets to the Regional District of Nanaimo**
C17-124 MOVED and SECONDED, THAT Council approves the contract for the disposal of the interceptor assets to the Regional District of Nanaimo; AND FURTHER THAT Council authorizes the Chief Administrative Officer to execute the contract, substantially in the form in the October 2, 2017 Council agenda.
CARRIED UNANIMOUSLY
3. **Water Master Plan Additional Tasks**
C17-125 MOVED and SECONDED, THAT the additional tasks and budget of \$20,000 to complete the Water Master Plan be approved, AND FURTHER THAT the funding for the additional tasks be taken out of the \$30,000 contingency within the 2017 Financial Plan that was sourced from Water Surplus.
Opposed: Councillors Coulson and Haime
CARRIED
4. **Information Technology Support Services Request for Proposal Results and Contract Award**
C17-126 MOVED and SECONDED, THAT Sea to Sky Network Solutions be retained as the District of Lantzville's Information Technology Support Services provider.
CARRIED UNANIMOUSLY
5. **Amendment to the Official Community Plan Budget and Schedule**
C17-127 MOVED and SECONDED, THAT Council approves an increase to the Official Community Plan Review budget by \$9,480, funded from general surplus, for the purpose of accommodating two additional meetings as requested by Council.
Opposed: Mayor Haime, Councillors Coulson and Haime
CARRIED
6. **Request for Refund of Development Cost Charges (DCCs) – 7191 Lancrest Terrace**
C17-128 MOVED and SECONDED, THAT Council refunds Development Cost Charges of \$6,182.36 for Sanitary Sewer and \$3,893.51 for water to Ronald Osborne, the property owner at 7191 Lancrest Terrace.
CARRIED UNANIMOUSLY

Council requested a report on the status of sewer DCCs for the Foothills and Lantzville Projects.

INTRODUCTION OF LATE ITEMS – Nil

NOTICE OF MOTION – Nil

PUBLIC CLARIFICATION/INPUT PERIOD – Nil

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and SECONDED, THAT Council closes the meeting to the public, pursuant to section 90(1) (a) and (c) of the *Community Charter*, for the purpose of considering:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and
- labour relations or other employee relations.

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC: 8:25 pm

MEETING REOPENED TO THE PUBLIC: 9:45 pm, with all of Council in attendance. Also in attendance: Ronald Campbell, Chief Administrative Officer and Trudy Coates, Director of Corporate Administration.

ADJOURNMENT

MOVED and **SECONDED**, THAT Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 9:45 pm

Certified Correct:

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2017.

Colin Haime, Mayor

**DISTRICT OF LANTZVILLE
BYLAW NO. 60.35**

A Bylaw to Amend District of Lantzville Zoning Bylaw No. 60, 2005

The Council of the District of Lantzville, in open meeting assembled, enacts as follows:

A. **Schedule 'A'** of "District of Lantzville Zoning Bylaw No. 60, 2005", is hereby amended as follows:

1. **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** is hereby amended by adding the following classification and corresponding short title equivalent after `Commercial 7 (CM7)`:

Commercial 8 (CM8)

2. **PART 3 LAND USE REGULATIONS, Section 3.4 Regulations for each Zone** is hereby amended by adding immediately following Section 3.4.17, Commercial 7 (CM7):

Section 3.4.18, Commercial 8 (CM8) as shown on Schedule `1` which is attached to and forms part of this bylaw.

3. **PART 3 LAND USE REGULATIONS, Schedule `3A`, ZONING MAPS** is hereby amended by rezoning from Commercial 1, Subdivision District L (CM1L) to Commercial 8, Subdivision District L (CM8L) for the lands legally described as:

Lot 2, District Lot 27G (Formerly known as District Lot 27), Wellington District,
Plan 36633

as shown in heavy dashed line outlined on Schedule `2` which is attached to and forms part of this Bylaw.

4. This Bylaw may be cited as "District of Lantzville Zoning Bylaw No. 60, 2005, Amendment (7143 Caillet Road) Bylaw No. 60.35, 2017."

READ A FIRST TIME this 8th day of May, 2017.

READ A SECOND TIME this 10th day of July, 2017.

Approved by the Ministry of Transportation pursuant to Section 52 of the *Transportation Act* this 17th day of July, 2017.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 23rd day of October, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

**“District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017”
Schedule No. 1**

“Section 3.4.18

COMMERCIAL 8

CM8

Permitted uses and Minimum Site Area

Permitted Uses	Required Site Area with: Community Water & Sewer System
Convenience Store	800 m ²
Office	60 m ²
Personal Service Use	800 m ²
Recreational Facility	800 m ²
Residential Use	60 m ²
Restaurant	2000 m ²
Retail Store	800 m ²

Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	- 10 units
Floor area ratio	- 0.50
Height	- 8.5 m (max. 2 storeys)
Parcel coverage	- 50%

Minimum Setback Requirements

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Landscaping and Screening

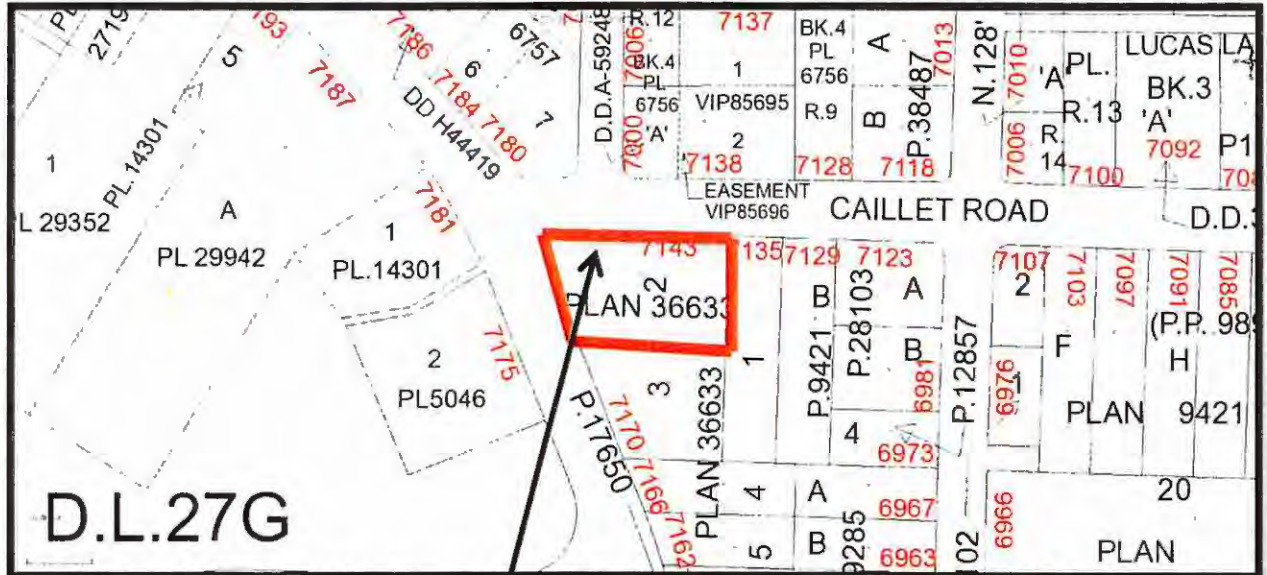
In addition to the Landscaping requirements identified in Schedule '3F' Landscaping Regulations and Standards of this bylaw, the following landscaping requirements shall be met:

- a) Where the property line(s) is adjacent to a residential use - to separate parking, internal roads, services or storage areas from adjacent properties, a landscaped buffer of at least 2m in width and 2m in height shall be provided along the inside of the property line(s).
- b) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2m by a landscaping screen or decorative solid fence or a combination thereof.

Special Regulations

- a) Not less than forty percent (40%) of total floor area shall be used for commercial uses.
- b) Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
- c) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**“District of Lantzville Zoning Bylaw No. 60, 2005,
Amendment Bylaw No. 60.35, 2017”
Schedule No. 2**



Subject Property at 7143 Caillet Road to be rezoned from Commercial 1 (CM1) under Subdivision District 'L' to Commercial 8 (CM8) under Subdivision District 'L'.

**DISTRICT OF LANTZVILLE
LOAN AUTHORIZATION BYLAW NO. 144, 2017**

**A BYLAW TO AUTHORIZE THE BORROWING OF THE ESTIMATED OF
CONSTRUCTING THE PHASE III SANITARY SEWER COLLECTION SYSTEM**

WHEREAS it is deemed desirable and expedient to construct the Phase III Sanitary Sewer Collection System,

AND WHEREAS the estimated cost of constructing the Phase III Sanitary Sewer Collection System including expenses incidental thereto is the sum of Six Million, Eight Hundred and Eighty Thousand Dollars (\$6,880,000) of which the sum of up to Two Million, Five Hundred and Six Thousand, Six Hundred and Sixty-Eight Dollars (\$2,506,668) is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the borrowing has been proposed by council initiative in accordance with sections 217(1)(b) and 213 of the *Community Charter*, and no sufficient petition against the Phase III Sanitary Sewer Collection System or the borrowing has been received by council within the required timeframe.

NOW THEREFORE, the Council of the District of Lantzville, in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of Phase III Sanitary Sewer Collection System generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a. To borrow upon the credit of the District a sum not exceeding Two Million, Five Hundred and Six Thousand, Six Hundred and Sixty-Eight Dollars (\$2,506,668) towards the construction of Phase III Sanitary Sewer Collection System, which borrowed amounts are to be recovered by a local service tax.
 - b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of the said Phase III Sanitary Sewer Collection System.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.
3. This bylaw may be cited as "District of Lantzville Phase III Sanitary Sewer Collection System Loan Authorization Bylaw No. 144, 2017".

READ A FIRST TIME this 10th day of April, 2017.

READ A SECOND TIME this 10th day of April, 2017.

READ A THIRD TIME this 10th day of April, 2017.

RECEIVED the approval of the Inspector of Municipalities this 17th day of October, 2017.

ADOPTED this ___ day of _____, 20__.

Mayor

Director of Corporate Administration

Certified a true copy of Bylaw No. 144 as adopted.

Director of Corporate Administration

**DISTRICT OF LANTZVILLE
BYLAW NO. 146, 2017**

**A BYLAW TO EXEMPT CERTAIN PROPERTIES FROM TAXATION FOR THE
YEAR 2018**

WHEREAS Sections 220 - 226 of the *Community Charter* provide general regulations for the exemption of property from taxation;

AND WHEREAS Section 220 of the *Community Charter* provides specific exemptions for certain types or uses of property;

AND WHEREAS Council may, by bylaw, pursuant to Section 224 of the *Community Charter* exempt additional property from taxation;

AND WHEREAS Council deems it expedient to exempt property enumerated herein;

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

Citation

- 1.1 This bylaw may be cited for all purposes as “District of Lantzville 2018 Property Tax Exemption Bylaw No. 146, 2017”

Property to be Exempted

- 2.1 Subject to Section 2.3 of this Bylaw, the following Church lands, together with the buildings thereon, shall be exempt from taxation for the 2018 property taxation year:

St. Philip’s by the Sea Anglican Church

Roll Number: 350.07917.000

Legal: Lot 2, Plan 2913, as shown on Plan 302R, DL 27G, Wellington
Land District

Civic: 7113 Lantzville Road

Owner: Anglican Synod Diocese of B.C.

- 2.2 Church halls situated upon lands described in Section 2.1 of this Bylaw, whether such halls are within church buildings or apart therefrom, are deemed to be necessary to their respective church operations.

- 2.3 The maximum area of land to be exempted from taxation shall be 2.0 acres (87,120 sq. ft.) of the land upon which the buildings for public worship stand plus the footprint of the building(s) used for public worship. This exempted area will not exceed the land area of the legal parcel(s) upon which these buildings stand.

- 2.4 The following land and improvements used or occupied by a church as a tenant or licensee, shall be exempt from taxation for the 2018 property taxation year:

The Woodgrove Christian Community Church Society

Roll Number: 350.07945.100

Legal: Lot 11, Plan 11922, DL 27G Wellington Land District

Civic: 7244 Lantzville Road

Owner: District of Lantzville

- 2.5 The following miscellaneous recreational land and improvements shall be exempt from taxation for the 2018 property taxation year to the extent indicated below:

(a) Tennis Court Property

Roll Number: 350.07920.000

Legal: Lot 1, Plan 9671, DL 27G, Wellington Land District, Except Plan 20967, SEC 24(W) TA Ball Park/Playing Field

Civic: School Road

Owner: District of Lantzville

Extent of Exemption: All land and improvements

(b) Costin Hall

Roll Number: 350.07919.500

Legal: Lot 1, Plan 2573, DL 27G, Wellington Land District, Parking Lot SEC 24 (W) TA

Civic: 7232 Lantzville Road

Owner: District of Lantzville

Extent of Exemption: All land and improvements

- 2.6 The following land and improvements owned by a not for profit corporation shall be exempt from taxation for the 2018 property taxation year to the extent indicated below:

Legion Hall

Roll Number: 350.07906.500

Legal: Lot 1, Plan 48393, District Lot 27G, Wellington Land District

Civic: 7225 Lantzville Road

Owner: Seaview Centennial #257 Branch
Royal Canadian Legion

Extent of Exemption: All land and improvements

READ A FIRST TIME this 2nd day of October, 2017.

READ A SECOND TIME this 2nd day of October, 2017.

READ A THIRD TIME this 2nd day of October, 2017.

Notice published pursuant to Section 94 of the *Community Charter* on the 3rd and 10th of October, 2017.

ADOPTED this ___ day of _____, 2017.

Mayor

Director of Corporate Administration

District of Lantzville

REPORT TO COUNCIL

Regular Council Agenda Item
October 23, 2017

File: 1705-20

Q:\DISTRICT OF LANTZVILLE\Reports to Council\2017\2017 10 23 Q3 Capital Project
Update.docx

AUTHOR: Jeannie Beauchamp, Director of Financial Services

SUBJECT: Q3 Capital Project Update

RECOMMENDATION

For information.

ALTERNATIVES

Other direction, as provided by Council.

ATTACHMENT(S)

1. 2017 Q3 Capital Project Detail.

PURPOSE

To provide Council with information regarding the 2017 capital project expenditures and projected completion dates.

BACKGROUND

On April 26, 2017 Council adopted District of Lantzville 2017 – 2021 Financial Plan Bylaw No. 136, 2017. The bylaw includes \$5,509,698 of capital expenditure in 2017.

DISCUSSION

\$720,440 of the \$5,509,698 budget has been expended to September 30, 2017.

COMMUNICATION STRATEGY

This report will be available for review by the public in the October 23, 2017 Council meeting agenda package and available on the District of Lantzville website.

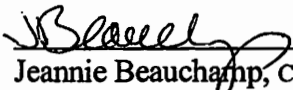
STRATEGIC PLAN ALIGNMENT

This report is in line with the 2015-2018 Strategic Priorities Chart: Communication, engagement and transparency.

SUMMARY

To provide Council with information on the 2017 capital expenditure to the end of Q3.

Respectfully submitted,



Jeannie Beauchamp, CPA, CGA, MBA
Director of Financial Services
District of Lantzville

Reviewed By:

Chief Administrative Officer		Director of Financial Services		Director of Public Works		Director of Corporate Administration	
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District of Lantzville
2017 Q3 Capital Project Detail

G/L	Cost Centre	Project	Funding Source	Projected Completion Date	2017 Actual (to September 30)	2017 Budget	Variance
GENERAL FUND							
GENERAL GOVERNMENT							
06-5-10-527	125	Council Chamber AC	Capital Works Reserve	Complete	5,780	10,000	
06-5-10-527	126	Fire Proof Cabinet	Asset Replacement Reserve	Complete	3,914	7,000	
06-5-10-527	124	IT Server	Asset Replacement Reserve	Complete	14,678	14,500	
					24,373	31,500.00	-
PROTECTIVE SERVICES							
06-5-20-527	105	Radio Repeater	Asset Replacement Reserve	Complete	8,576	9,000	424
06-5-20-527	130	Fire Hall - Additional Office	Capital Works Reserve	2019		15,000	15,000
					8,576	24,000	15,424
TRANSPORTATION							
ROADS							
			75% Capital Works Reserve; 25% Highway DCC				
06-5-55-527	121	Manhattan / Bayview Park Drive Road Replacement	Highway DCC	Complete	5,509	245,000	239,492
06-5-55-527	127	Peterson Road	Capital Works Reserve	2018		304,298	304,298
					5,509	549,298	543,790
STORM DRAINAGE							
06-5-55-527	128	Rumming Road Drainage	Capital Works Reserve	2018	24,479	450,000	425,521
					24,479	450,000	425,521
PARKS							
06-5-40-527	118	Mountain Bike Skills Park	Surplus; \$3,900 grant	December		42,900	42,900
						42,900	42,900
							-
TOTAL GENERAL FUND					62,936	1,097,698	1,027,635
SEWER FUND							
60-5-50-527	110	Sewer Ph 3	2/3rd grant; 1/3 debt	2018	1,386	2,000,000	1,998,614
TOTAL SEWER FUND					1,386	2,000,000	1,998,614
WATER FUND							
			\$950K Gas Tax; \$194,430 Waterworks Reserve, \$141,570				
76-5-70-527	111	Aulds Rd Reservoir Replacement	Water DCC	2018	4,971	1,286,000	1,281,029
76-5-70-527	114	Well #6 Replacement	Waterworks Reserve	Complete	11,968	20,000	8,032
			\$450K Waterworks Reserve;				
76-5-70-527	113	Nanaimo Water Interconnection	\$300K Gastax	Complete	568,800	736,000	167,200
			Water Main Replacement Peterson Road, Lynn To				
76-5-70-527	129	Lantzville Road	Waterworks Reserve	December	8,444	280,000	271,556
76-5-70-527	115	Well #12 Redevelopment	Waterworks Reserve	Complete	28,522	40,000	11,478
76-5-70-527	117	Well #4 Redevelopment	Waterworks Reserve	Complete	33,412	50,000	16,588
TOTAL WATER FUND					656,118	2,412,000	1,755,882
TOTAL DISTRICT					720,440	5,509,698	4,789,258

District of Lantzville

REPORT TO COUNCIL

Regular Council Agenda Item
October 23, 2017

File:1860-01

Q:\DISTRICT OF LANTZVILLE\Reports to Council\2017\2017 10 23 Investment Holdings
Report.docx

AUTHOR: Jeannie Beauchamp, Director of Financial Services

SUBJECT: Investment Holdings Report

RECOMMENDATION

For information.

ALTERNATIVES

Other direction, as provided by Council.

ATTACHMENT(S)

N/A

PURPOSE

To provide Council with information on the District's investment holdings per Policy 3009-1: Investment Policy.

BACKGROUND

Council Policy 3009-1: Investment Policy requires reporting every six months on the District's investment holding and any deviations from the policy.

DISCUSSION

Council amended its Policy 3009-1: Investment Policy on May 25, 2016. The policy change provided for greater investment diversity.

In 2016 the District recorded investment income of \$87,049 (2015-\$58,897). To September 30, 2017, \$123,198 of interest has been accrued in fiscal 2017.

As at September 30, 2017 the District held the following with Coastal Community Credit Union, Municipal Finance Authority of BC, Coast Capital Savings, and Island Savings:

General Bank Account - \$902,494 (1.20%)

GIC Cashable after 90 – 1yr - \$1,000,000 (1.65%) – October 20, 2017 expiry
GIC Cashable after 30 – 1yr - \$500,000 (1.25%) – May 29, 2018 expiry
GIC Cashable after 30 – 1yr - \$500,000 (1.30%) – July 8, 2018 expiry
GIC Cashable after 30 – 1yr - \$1,000,000 (1.50%) – July 26, 2018 expiry
MFA Money Market - \$606,209
MFA Bond - \$1,540,672
GIC Non-Redeemable – 6 month - \$750,000 (1.45%) - October 10, 2017 expiry
GIC Non-Redeemable – 1yr - \$1,000,000 (1.50%) – January 8, 2018 expiry
GIC Non-Redeemable – 1yr - \$750,000 (1.60%) – March 2, 2018 expiry
GIC Non-Redeemable – 1yr - \$1,000,000 (1.70%) - April 11, 2018 expiry
GIC Non-Redeemable – 1yr - \$1,000,000 (1.80%) – July 12, 2018 expiry

There were no deviations from Policy 3009-1: Investment Policy.

FINANCIAL IMPLICATIONS

Investment interest has increased substantially under the new policy and investment structure.

COMMUNICATION STRATEGY

This report will be available for review by the public in the October 23, 2017 Council meeting agenda package and available on the District of Lantzville website.

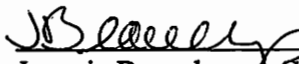
STRATEGIC PLAN ALIGNMENT

This report is in line with the 2015-2018 Strategic Priorities Chart: Communication, engagement and transparency.

SUMMARY

This report meets the requirements in Policy 3009-1: Investment Policy for the reporting on the District's investment holdings.

Respectfully submitted,



Jeannie Beauchamp, CPA, CGA, MBA
Director of Financial Services
District of Lantzville

Reviewed By:

Chief Administrative Officer		Director of Financial Services		Director of Public Works		Director of Corporate Administration	
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Minutes of the Committee of the Whole (COTW) Meeting of the District of Lantzville held on Monday, October 16, 2017, at 6:00 pm at the District of Lantzville Office, 2nd Floor, 7192 Lantzville Road, Lantzville, BC

PRESENT:

Council: Mayor Colin Haime
Councillor Bob Colclough
Councillor John Coulson
Councillor Will Geselbracht
Councillor Denise Haime
Councillor Dot Neary (arrived 6:02 pm)
Councillor Mark Swain

Staff: Ronald Campbell, Chief Administrative Officer
Trudy Coates, Director of Corporate Administration
Fred Spears, Director of Public Works
Frank Limshue, Community Planner
John Marment, Acting Fire Chief

Mayor Haime called the meeting to order at 6:00 pm.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT the Committee of the Whole adopts the October 16 & 17, 2017 meeting agenda, as presented.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD – Nil

Councillor Neary joined the meeting at 6:02 pm.

APPROVAL OF MINUTES

MOVED and SECONDED, THAT the Committee of the Whole approves the September 18, 2017 Committee of the Whole meeting minutes, as presented.

CARRIED UNANIMOUSLY

NEW BUSINESS

1. 2018 – 2022 Five Year Financial Plan

a) PowerPoint Presentation and Review of the Five Year Financial Plan

The CAO gave a PowerPoint presentation and staff spoke to the financial plan, the presentation and the agenda items, and responded to questions about the:

- Financial Plan Binder Introduction and Corporate Mission, Values and Strategic Priorities
- 2018–2022 Financial Plan Summary (Tab 1 of 2018–2022 Financial Plan Binder)
- Comparative Information (Tab 2)
- 2018–2022 Non-Core Operating Budget (Tab 3)
- 2018–2022 General Operating Fund (Tab 4)
- 2018–2022 Sewer Operating Fund (Tab 5)
- 2018–2022 Water Operating Fund (Tab 6)
- 2018–2022 Capital Budget (Tab 7)
- 2018–2022 Reserve Level Details (Tab 8)

Council requested staff:

- provide Council members with an electronic copy of the budget with detail as in the past
- provide Council with a reconciliation of Surplus
- provide Council with an updated list of tasks for the Deputy Director of Financial Services position

- provide options for use of the \$10,000 for the long-term plan for Costin Hall and Heritage Church, requested in 2017 by Council to be included for 2018
- explanation of where Corporate Administration vacation coverage was previously charged
- advise Council why gas tax is shown as the funding source for 2020 Harper Road Asphalt Replacement when there is still money (\$701,309) shown available in the Roads Capital Works Reserve for 2020.

ii) **2018–2022 Financial Plan Deviation Explanations – For Information**

PUBLIC CLARIFICATION/INPUT PERIOD

- Liz Wiley, 7292 Harby Road East, commented, and asked for clarification, on payments by utilities (Telus, Hydro, etc.), why there are two School Districts referenced, and about increased sewer costs.

MOTION TO RECESS TO RECONVENE OCTOBER 17, 2017

MOVED and SECONDED, THAT the Committee recesses the meeting to reconvene on Tuesday, October 17, 2017 at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC.

CARRIED UNANIMOUSLY

Meeting recessed: 8:35 pm

Meeting resumed: 6:00 pm, Tuesday, October 17, 2017, with all of Council in attendance. Also in attendance, R. Campbell, T. Coates, F. Spears, F. Limshue, L. Sowerby and J. Marment.

Mayor Haime called the meeting to order at 6:00 pm.

1. **2018 – 2022 Five Year Financial Plan**

a) **PowerPoint Presentation and Review of the Five Year Financial Plan**

The Mayor asked if members of Council had any comments at this time; hearing none, the CAO proceeded with the review of the Financial Plan.

The CAO responded to Council requests for information on October 16th noting:

- electronic copy will be distributed on the Director of Financial Services' return
- staff distributed the 2017 Opening Surplus Balances; Council requested a report on the changes in surplus (a continuity schedule)
- staff distributed an updated list of tasks for the Deputy Director of Financial Services position
- plans to meet with Council at a COTW to obtain Council direction on what they would like to achieve through the budget Council added in 2017 for a 2018 public consultation process regarding the future of Costin Hall
- funding for the Director of Corporate Administration vacation coverage appears to have been from vacant positions' salaries, and staff will follow up with the Director on her return
- the Director of Public Works reported on the intent to replenish the Roads Capital Works Reserve; staff to follow up with the Director on her return.

The CAO circulated a report on work by staff today to reduce line items to fund Non-Core Projects funded by Property Tax for the increase to Admin Casual Hours and the Director of Corporate Administration Vacation Coverage.

Council requested staff:

- request for an explanation on how to appropriate when the fund is in a deficit position, e.g. sewer fund; and the plan on how we got into a deficit and how to get the fund out of deficit
- include in discussions with Seaside Community Society about the Washroom Renovation Costin Hall, the option for a gender neutral washroom.

MOVED and SECONDED, THAT the Committee of the Whole recommends THAT Council instructs staff to amend the Financial Plan Capital Budget Summary, Tab 7, to move line item 8 Mens Washroom Renovation Costin, planned for 2020, to include in 2018 with a budget of \$11,220 and to move line item 12 Install Drop Ceiling at Costin Hall, planned for 2021, to include in 2018 with a budget of \$10,000.

The COTW agreed, by unanimous consent, to a Call for Division of the Question.

THAT the Committee of the Whole recommends THAT Council instructs staff to amend the Financial Plan Capital Budget Summary, Tab 7, to move line item 8 Mens Washroom Renovation Costin, planned for 2020, to include in 2018 with a budget of \$11,220.

CARRIED UNANIMOUSLY

THAT the Committee of the Whole recommends THAT Council instructs staff to amend the Financial Plan Capital Budget Summary, Tab 7, to move line item 12 Install Drop Ceiling at Costin Hall, planned for 2021, to include in 2018 with a budget of \$10,000.

Opposed: Mayor Haime and Councillors Coulson, Haime and Neary

DEFEATED

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council instructs staff to amend the 2018 – 2022 Financial Plan Non-Core Special Request Items, Tab 3 - General Government section, to move line item 15 Grant In Aid amount of \$2,500, back into the Core budget.

CARRIED UNANIMOUSLY

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council approves the 2018 – 2022 Financial Plan Non-Core & Carry Forward Special Request Items, Tab 3, excluding line item 8 Increase to Legal Budget, line item 12 12-month Deputy Director of Finance, line item 14 Fire Association Fireworks Funding, line item 15 Grant-in-Aid, line item 16 Increase to Admin Casual Hours, line item 17 Director of Corporate Admin Vacation Coverage, and line item 22 Zoning Bylaw Review that will be considered separately.

CARRIED UNANIMOUSLY

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council approves the 2018 – 2022 Financial Plan Non-Core Special Request Item - General Government section, line item 8 Increase to Legal Budget for 2018, as amended increasing by \$15,000, from \$17,000 to \$32,000 with the additional \$15,000 being funded from surplus.

MOVED and SECONDED, THAT the Committee of the Whole amends the motion on the floor to strike “from surplus” and replace with “from taxes”.

DECLARATION OF CONFLICT

Mayor Haime noted that he was unable to discuss this item as he is currently involved in a legal action for which the District is funding the other side; he declared a conflict and immediately left the meeting at 7:10 pm.

Councillor Haime declared a conflict too and immediately left the meeting at 7:10 pm.

Councillor Coulson also declared a conflict and immediately left the meeting at 7:10 pm.

Councillor Colclough assumed the Chair as Acting Mayor.

MOTION ON THE FLOOR

THAT the Committee of the Whole amends the motion on the floor to strike “from surplus” and replace with “from taxes”.

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED

THAT the Committee of the Whole recommends to Council THAT Council approves the 2018 – 2022 Financial Plan Non-Core Special Request Item - General Government section, line item 8 Increase to Legal Budget for 2018, as amended increasing by \$15,000, from \$17,000 to \$32,000 with the additional \$15,000 being funded from taxes.

CARRIED UNANIMOUSLY

Staff confirmed that this will result in a total 2018 Legal Budget of \$65,000.

Mayor Haime and Councillors Coulson and Haime returned to the meeting at 7:25 pm, and Mayor Haime resumed as the meeting Chair.

The COTW requested line item 12 be discussed at a Closed meeting.

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council remove from the 2018 – 2022 Financial Plan Non-Core Special Request Items – General Government section, line item 14 Fire Association Fireworks Funding at \$4,500 for 2018 – 2022.

MOVED and SECONDED, THAT the COTW amends the motion by striking “for 2018 – 2022” and inserting “for 2019- 2022 but leave it in for 2018 to allow time to consider options.”

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED

THAT the Committee of the Whole recommends to Council THAT Council remove from the 2018 – 2022 Financial Plan Non-Core Special Request Items – General Government section, line item 14 Fire Association Fireworks Funding at \$4,500 for 2019-2022 but leave it in for 2018 to allow time to consider options.

CARRIED UNANIMOUSLY

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council remove from the 2018 – 2022 Financial Plan Non-Core Special Request Item – General Government section, line item 16 Increase to Admin Casual Hours for 2018 – 2022.

Opposed: Councillors Colclough, Geselbracht, Neary, and Swain

DEFEATED