

MOVED and SECONDED, THAT the Committee of the Whole recommends to Council THAT Council accepts the staff's proposal distributed October 17, 2017, for reductions to fund line items 16 and 17, and approves the 2018 – 2022 Financial Plan Non-Core Special Request Item – General Government section, line item 16 Increase to Admin Casual Hours and line item 17 Director of Corporate Admin Vacation Coverage for 2018 – 2022.

**Opposed: Mayor Haime and Councillors Coulson, Haime and Swain
DEFEATED**

MOVED and SECONDED, THAT the Committee of the Whole hold a meeting on Wednesday, October 25, 2017 at 7:00 pm in the Council Chamber, Municipal Hall.

CARRIED

INTRODUCTION OF LATE ITEMS – Nil

PUBLIC CLARIFICATION/INPUT PERIOD – Nil

ADJOURNMENT

MOVED and SECONDED, THAT the Committee of the Whole adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 8:10 pm

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2017.

Colin Haime, Mayor

District of Lantzville

REPORT TO CAO

Regular Council Agenda Item

October 23, 2017

File: 6480-20-2016REV

T:\DISTRICT OF LANTZVILLE\Reports to Council\2017\Draft OCP - Council Report - Oct 23, 2017.docx

AUTHOR: Frank Limshue, Community Planner

SUBJECT: Draft Official Community Plan Document

RECOMMENDATION

The Draft Lantzville Official Community Plan is provided for Council information.

ATTACHMENTS

1. A summary of OCP Select Committee recommendations for Draft OCP (dated version September 27, 2017)
2. A copy of the Process Diagram.
3. Copies of Letters from fourteen (14) landowners requesting re-designation of the land use on their properties.
4. A copy the Draft Official Community Plan, dated September 27, 2017.

PURPOSE

To table the draft Official Community Plan before Council for information.

BACKGROUND

The District of Lantzville initiated a comprehensive review of its Official Community Plan during the summer of 2016. Community input has been sought throughout the process. A variety of community events have been held and include:

- Minetown Day (September 10, 2016) – Community Kick-off event;
- Public Workshop (November 2, 2016) – A discussion on preliminary options;
- Kitchen Table Discussions (November/December 2016) – Exploring potential directions;
- Workshop (January 18, 2017) – Options Review/Refinement;
- Community Wide Survey (March/April 2017) - Reviewing Draft Directions;
- Open House (June 28, 2017) – Review Draft Directions.

The process is outlined on the attached process diagram. The Official Community Planning Review Select Committee has also been involved, providing feedback and comment on the proposed policies proposed within the draft Official Community Plan.

Also included in this package, are letters from property owners requesting a change of the land use designation on their respective properties. These requests have been considered by the Official Community Plan Committee.

DISCUSSION

Public comments and input have been gathered and used to assist with the creation of the various policies and guidelines being proposed of the draft Official Community Plan. We are now at the stage where the draft Official Community Plan has been created and is ready for review, comment and feedback from the general public.

The Official Community Plan Review Select Committee has reviewed the draft; however, we would still like to hear from the general public. A public event is being schedule for Thursday November 9, 2017 at the Legion (upstairs). A well, we will make the draft available on the District website along with comment forms.

Lanarc Consultants will compile the feedback and discuss with the Official Community Plan Review Committee at their next meeting. They will then prepare a final draft for Council’s consideration.

PUBLIC CONSULTATION IMPLICATIONS

In keeping with the attached process schedule, a public event is being planned for Thursday November 9th, 2017. All material has been posted on the District website.

FINANCIAL IMPLICATIONS

N/A

COMMUNICATION STRATEGY

Communication has been consistent with the process schedule.

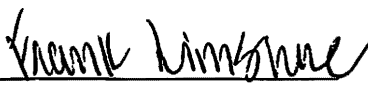
STRATEGIC PLAN ALIGNMENT

The OCP review is in line with the 2015-2018 Strategic Priorities Chart: Corporate Priorities.


SUMMARY

To provide Council with a draft of the Lantzville Official Community Plan dated September 27, 2017.

Respectfully submitted,


Frank Limshue
Community Planner, District of Lantzville

Reviewed By:

CAO 		Dir. Finance		Director of PW		DCA	
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OCP Review Select Committee Meeting of October 18, 2017

Summary of Recommended Changes to the First Draft OCP Update (September 27, 2017 version)

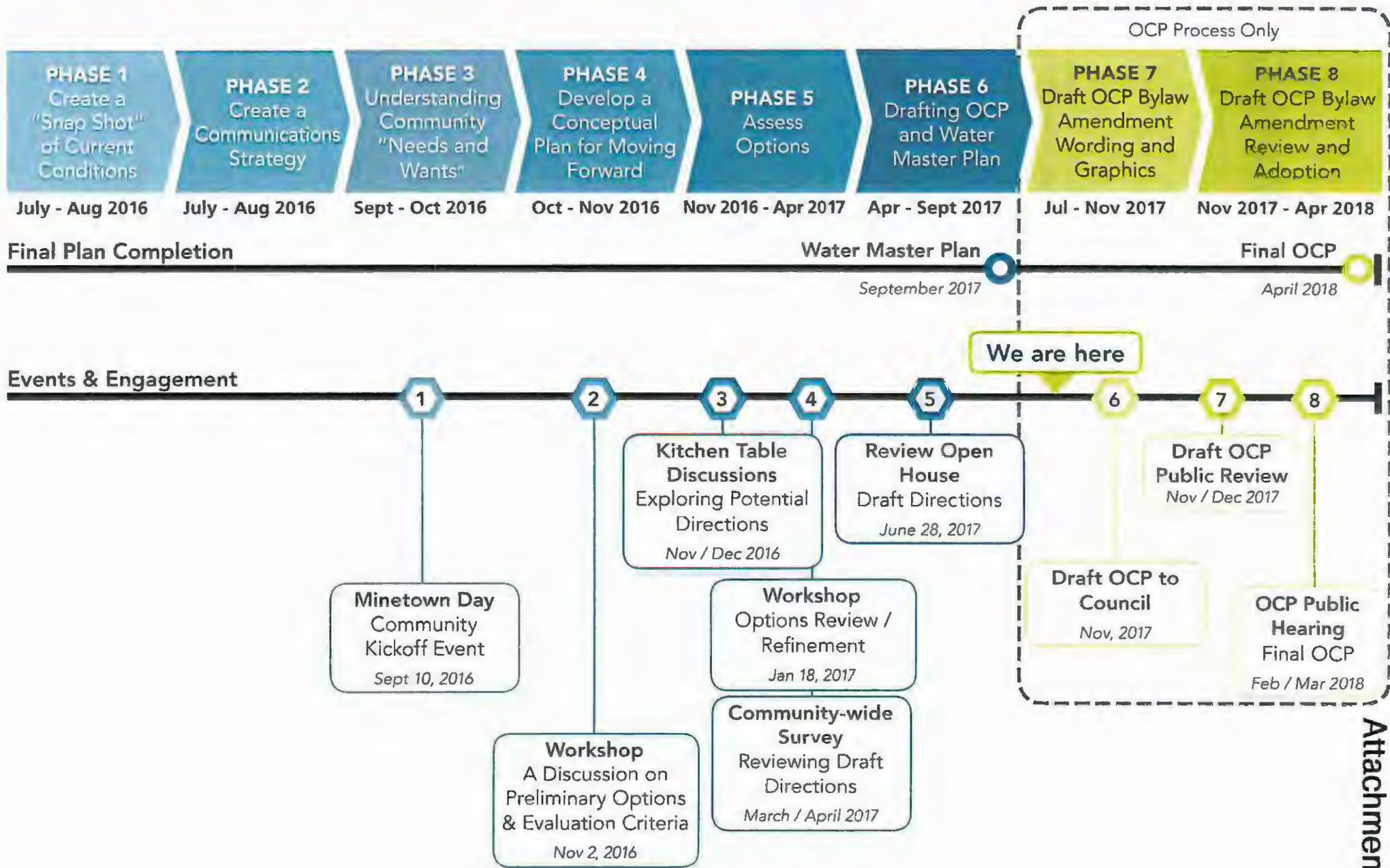
DRAFT: Read in conjunction with the First Draft OCP Review dated September 27, 2017

Page	Clause	Recommended Change
34	4.2.1.7	Remove "Council will investigate tree removal bylaws or other measures to retain the "urban forest" of Lantzville." (Rationale: develop permit language manages tree protection and replacement in key areas)
35	4.2.2.3	Update wording on floodplain mapping to encourage access to outside funding to update floodplain mapping and hazard area development permit areas. (Rationale: address sea level rise and changing stream conditions)
46	5.2.6.4	Remove this clause, which would have allowed a Density Bonus for parkland dedication and clustering/innovation up to 2.5 uph within the Estate Residential Areas if community sewer and water were available. (Rationale: these changes have not been presented in the public process to date, and support is therefore not known)
60	7.2.2.3	Revise to read "The District will consider additional senior-oriented assisted living and long-term care facilities either in the Village Core or in other Special Plan Areas, subject to public engagement in each Special Plan Areas process. A range of small to medium scale facilities is encouraged, located close to transit and services. Each seniors care unit in a facility after the first 100 units in the Village shall represent a ½ unit for calculating gross residential density." (Rationale: It is intended to concentrate assisted living in the Village areas, but with allowance to consider smaller facilities elsewhere in Special Plan Areas near existing neighbourhoods)
60	7.2.3.1&2	Revise to read "The District supports the development of secondary suites internal to residential buildings, with consideration of provisions to ensure neighbourliness in parking, privacy separation, standards of maintenance and related issues. The District shall create a set of regulations for Secondary Suites which will be added to the Zoning Bylaw." (Rationale: although there is strong support for secondary suites, there are issues that need to be proactively managed)
68	Table 3 line 6	Expand upon the requirement for 'phased development service agreements'. (Rationale: this is an important implementation tool)
93	11.1.1.1	Revise to read "Commercial uses will be required on the ground floor of new development along Lantzville Road in the main village commercial core, and other immediately adjacent areas to be defined in the Special Area Plan process. Residential or commercial above street-front commercial is encouraged in these areas. Where above-commercial housing is proposed, provide a range of housing unit sizes and numbers of housing units that respect building height limits of 2 storeys on the ocean side of Lantzville Road and 3 storeys on the upland side, as well as lot space constraints for on-site parking. These mixed use areas should include high streetscape amenity and allow for a high quality pedestrian environment as outlined in the Development Permit Guidelines (Section 11.7)". (Rationale: it is important to maintain a concentrated walking commercial core, without interruption at street level by residential uses)

Page	Clause	Recommended Change
102	11.1.3.7	Delete this clause which mentioned studies of potential road connections at Harby or Rossiter Roads to Ware Road through the South Neighbourhood. (Rationale: there is prior community engagement during the transportation plan process which indicated strong neighbourhood concern about potential road connections at this location. Walk/emergency access would be considered, but not through private vehicle connection)
106	11.1.5.3	Add "and sufficient local park and trail space is provided within both the Clark Drive and Ronald Road sub-areas for neighbourhood use." (Rationale: averaging between these two areas is permissible, within the proviso that each sub-area requires basic parkland and trails systems i.e. not all parks on one sub-area)
107	Table 10	Consider adjusting density bonus calculations for cluster/housing choice/innovation to have the effect of excluding environmentally sensitive area from the calculations. (Rationale: ESAs are not developable. However, this change would in effect reduce the incentive for cluster/housing choice/innovation so warrants more detailed discussion)
110	Table 11	Reduce range of potential units to the 125 to 205 range. Assuming 27 ha gross area developed, this translates to a maximum gross density of 7.6 uph (0.1 uph above the existing 2005 OCP allowance of 7.5 uph – which lead to a request to remove this as a Special Plan Area and to develop under the general Residential policies). The density bonus would be 2.5 to 2.6 maximum above the existing base density of 5.0 uph. Delete the cluster/housing choice and innovation bonus. An ESA dedication bonus of 0.6 uph might protect up to 12% of the site. Park/Trail Bonus of up to 1.9 to 2.0 uph might provide up to 19 - 20% of the land base in dedicated green space, in addition to 5% statutory parkland dedication. In total up to 36 - 37% of the site might be public protected green space if the maximum density were pursued, and if this were economic. (Rationale: there appears to be strong resistance among the local neighbourhood to higher numbers of units in this SPA, but interest in protected green space and divided interest in water infrastructure to reduce costs of community water extension to the existing Winds neighbourhood).
113	Table 12	Remove "Plus Seniors Congregate Care, if applicable (see Section 7.2.2)" (Rationale: although seniors care is among a range of uses allowed for Lantzville East, the intent is to concentrate seniors care in the Village with some consideration of small/medium sized facilities in all Special Planning Areas – not only in Lantzville East.)
136	Figure 83	Add examples of 'flat roof buildings with articulated rooflines'. (Rationale: the intent is to not predetermine architectural styles, but to encourage quality design at the development permit stage)

ERRATA (from Consultant)

Page	Clause	Correction
74	Table 4	Change "2A: Parkland Trail Dedication Bonus in "Residential" Land Use Designations" to "2A: Parkland Trail Dedication Bonus in "Residential and Non-Village Special Planning Areas" Change "2B: Parkland/Trail Dedication Bonus in "Special Planning Areas" to "2B: Parkland/Trail Dedication Bonus in "Village Special Planning Areas"



Mayor and Council
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July 5, 2017

Dear Mayor and Council

On behalf of Lantzville Properties Ltd. we respectfully submit this letter to share our concerns with the Lantzville Official Community Plan survey. To date, we have heard a clear message from the community that there is a desire for alternative housing forms that are both affordable and different to the status quo. This is exactly the intent of LPL, who share a desire to provide smaller, innovative and well designed housing options that can meet the challenges of affordable and sustainable housing that Lantzville requires. While the survey largely queried a desire for alternative housing forms and affordable lots sizes, the actual lot sizes and densities in the survey are far from affordable or alternative. Instead they basically represent the status quo sprawl development patterns seen in North Nanaimo or the low density status quo development forms seen in Lantzville. At best this is a quantitative error, at worst it is misleading.

The two key concerns we have with the survey are (1) the prescriptive and premature site planning that is setting up an expectation for development patterns and (2) the misleading language around housing type options that are not matched with actual representative densities and lot sizes. A further elaboration of these two concerns is outlined below.

1. The survey includes a number of maps and images that relate specifically to LPL properties. While we appreciate that these images are there to provide a concept picture of WHAT could occur on each of these parcels, they, at the same time suggest certain development patterns and layouts that may not be appropriate for the site, reflect clear contradictions to the development intent, adversely affect natural features on some sites, and generally set a precedent for what the community may expect to see. Again, appreciating that these images are shared for information purposes only, this is not clear in how the survey has been presented. In reading the survey, many community members may get the impression that certain site layouts may be written into the OCP as policy. The level of site planning associated with this OCP process, to our mind, is both misleading to the public and counter to the intents of the developer. Normally, we would expect the OCP parameters to be set through policy rather than such prescriptive and premature site planning.
2. The survey canvassed resident's opinions on descriptions and photos of housing forms but didn't provide accurate densities and lot sizes to realize these housings options. In effect, the survey asked if small affordable lots would be supported but didn't provide a density or lot size

Monday, July 10, 2017

option that would reflect a small affordable lot. The smallest lot size considered in the survey was 6000 square feet, or 0.14 acres. This is the same lot size as the vast majority of the development in northern Nanaimo, exactly the type of development that the community indicated they did not want. To accurately reflect the housing forms included in the survey (small lots, cluster cottages, cabin walk in, or prefabricated homes, the minimum lot sizes would be around 2000 to 3000 square feet. And to make these lots affordable the densities would be nearly double compared to what was proposed in the survey. We note from the June 26, 2017 survey summary report that these alternative housing forms were supported. We further note a strong desire to maintain the semi-rural character of the area. There appears to be some confusion in terms of the best way of achieving this semi rural character. Best planning practices would dictate that in order to preserve a rural character, a mixture of small lots and high densities should be promoted along with defined open space minimums. If the principles of the OCP are to provide economically sustainable infrastructure, to maintain a semi rural character, and to avoid the medium density sprawl type of development seen in Nanaimo, we would suggest there are few other options available than to drastically increase densities in conjunction with defined open space parameters.

It is clear that there is a strong desire within the community to pursue a future that meets their needs. This includes changing housing forms, alternatives to the single family dwelling, affordable housing options, and aging in place possibilities. The survey has clearly not provided these options to the community. To this end, we would suggest the results of the survey would be difficult to rely on to inform the OCP. As a general practice, densities are an extremely difficult measure to survey as the general public would normally have little experience with interpreting densities and the resulting housing forms.

We thank you again for the opportunity to provide our thoughts on the process, and we hope that our comments are considered in the future phases of the OCP. Furthermore, we hope that the OCP provides densities and parcel options that can realize the community's input. It is not often that a community's and a developer's growth aspirations coalesce, and we hope this shared visions can result in a positive change for Lantzville.

Kind Regards



Miko Betanzo

cc. Lantzville Properties Ltd. Darwin Muhlman, Brain Henning

Monday, July 10, 2017

May 25, 2017

Re: Lantzville Properties - Draft OCP Comments

Lantzville Properties Ltd. Stakeholder OCP Feedback

We thank you for the opportunity to provide feedback on the development of the updated 2016/2017 Lantzville OCP. While many of the comments provided below have been shared previously, we have taken this opportunity to elaborate on them and to share a supporting rationale. Largely, the direction taken within the revised OCP and community input observed to date are in line with the aspirations LPL has for its properties. Community perspectives have shifted from supporting growth only for single family dwellings on large lots to a far greater mix of housing types and parcel sizes. There is still a desire to maintain a semi-rural character, but it is widely accepted that the previous OCP would not realize this and instead result in an unwanted homogenous sub-urban character, typified by the fringes of Nanaimo. Additionally, it is collectively appreciated that the District requires certain residential densities to ensure that utilities can be affordably provided and operate efficiently.

Our understanding of the Comprehensive Development Area approach to the LPL properties is that at the OCP stage, no detailed plans would be provided. Detailed plans would only be provided as part of a rezoning application. While this is LPL's understanding of how the CD areas would be informed, LPL has submitted re-zoning applications for both the Clarke Property and the Superior Rd. property, which in theory have current re-zoning applications in with the district and may be suitable for a comprehensive development area.

It is our understanding that the OCP will aim to set relative density ranges and land-uses only, with policy devoted to ensuring a successful integration of said densities and land-uses. To this end we have provided maps and suggested policy that reflects the direction of the OCP communication material without the specifics that have been shown on the maps to date.

For the Ware Rd property the site is divided into two areas (Village Core- Area A and Village south - Area B).

Area A - Village Core

Area A identified on the map below is viewed as an extension of the area notated at CD-1A (village commercial core). The rationale for extending the CD-1A area was threefold:

- to designate a commercial core area within the 400m walking circle of the Village centre
- to accommodate a potential realigned Ware Rd.
- to allow for at least a single block depth South for Village expansion

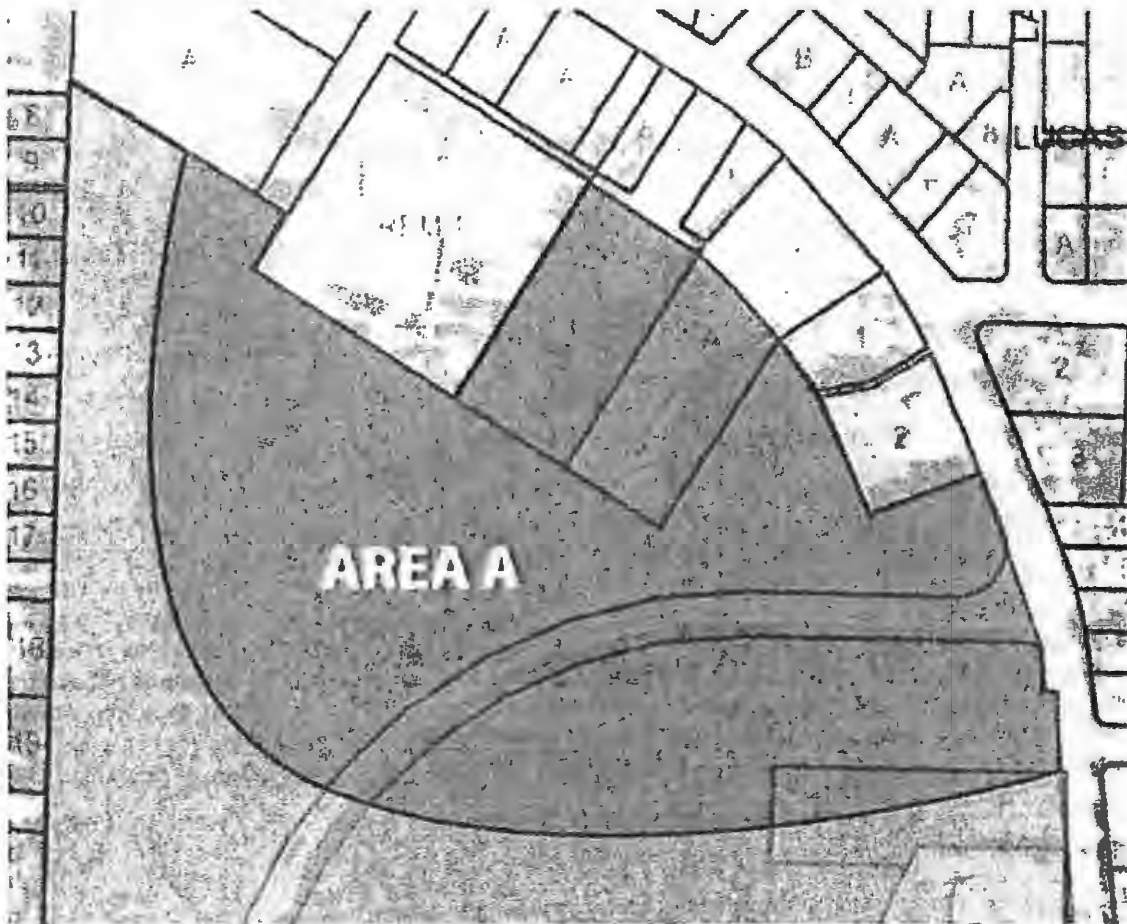
The portion of LPL property within this extended area represents about 40% of the entire LPL property off Ware Rd. The anticipated densities for this area range from permitting up to 5 to 7 - 4 storey buildings with approximately 50 units per building, 8 to 10 - 3 storey buildings with up to 25 units per building, and 20 two storey buildings, as either single family or duplex. This density would permit significant areas to be set aside as buffers, stormwater treatment areas, and open space. In general, the vision sees taller buildings located closer to the village core, tapering back to 2 storey dwellings as you approach the Island Highway and Area B. This area is envisioned as mainly accommodating aspirations for a seniors independent living area, mixed multi-family building options, and limited commercial options to complement a complete village vision. It is further envisioned that these densities would permit the development of a traditional village area, like what is commonly seen throughout traditional rural villages in the United Kingdom. The traditional approach to preserving a semi-rural character is not through permitting only large parcels but, quite the opposite, by actually preserving rural areas by focusing on higher density development over smaller areas.

The following types of development and land uses are suggested for this area:

- Seniors independent living and multi-family apartments up to four storeys

- Seniors independent living and multi-family apartments and townhouses up to three storeys
- Two storey single family dwellings, duplexes and four-plexes on parcels as small as 4500SF
- Secondary uses within 3 and four storey buildings including:
 - Offices
 - Seniors health facilities and related support services
 - Cafe, convenience food, retail
 - Full service restaurant/ pub
 - Personal services (Hairdresser)
 - Small scale health care services
 - Daycare
 - Public meeting/ gathering space
 - Small grocery store/ farmers market

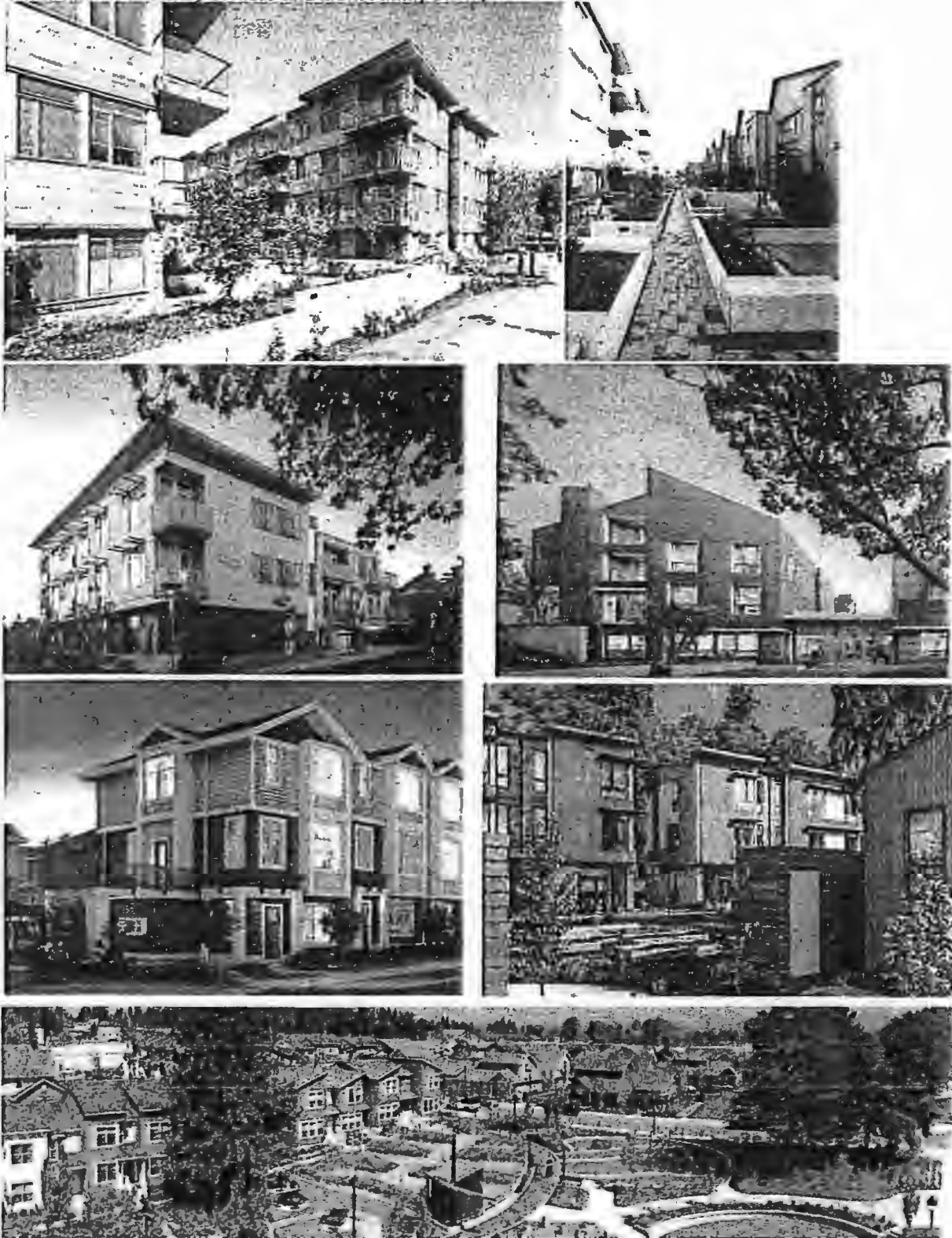
The secondary uses within the 3 and 4 storey buildings should mainly be focused on the ground floor and account for no more than 30% of the building area. Any proposed commercial or office space should also focus on supplying services that do not compete with those provided along Lantzville Rd. This area would be required to adhere to design guidelines and be subject to under-building parking.



Area A - Building Types

The images below provide examples for the 3 and 4 storey types of buildings envisioned for Area A.

Three and Four Storey Seniors and Multi-Family Examples



Area B - Village South

The Village south area is envisioned as a transition zone to the Village Core and largely reflects the type of development that currently borders the Village Core. The key difference to this area, compared to the existing village bordering areas, is an allowance for a greater flexibility in parcel sizes to accommodate a greater variety of housing types. This area is seen as providing a gateway to Lantzville and is focused on providing a mix of housing options. Suggested densities for this area range from 5-10 units per acre with an overall density of ~6 units per acre gross.

The following types of development and land uses are suggested for this area:

- 1, 2 and 2.5 storey single family homes, duplexes and four-plexes, patio homes, town-homes, lane housing/ carriage homes
- Small lot single family homes for seniors or young families, with minimum yard areas,
- Walk in cabin homes with shared parking,
- Live/ Work buildings
- Pre-fab homes – which are typically one level but have similar appearance to small single family homes,
- Parcel sizes ranging from 3500 SF to 10,000 SF.
- Limited commercial (i.e. corner store ~ 1 parcel (min sf 3500 max sf 8000) per 150 residential units)



Area B - Building Types

The images below provide examples for the types of buildings envisioned for Area B.



Within both Areas A and B it is anticipated that a number of critical design parameters will be adhered to. This includes:

- **Treed buffers, public trails, wetlands, and stormwater features,**
- **A network of public open space, pedestrian and bicycle trails as well as roads throughout the project that link with adjacent neighbourhoods.**
- **Infrastructure and services using appropriate development standards, including green infrastructure, and FireSmart principles.**
- **Road networks, infrastructure and services in a manner that minimizes impacts on existing developed areas in Lantzville and adjacent communities.**
- **Integration into the existing community through connected travel networks and shared amenity spaces,**
- **Ensuring that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville, and improve those options to the extent practicable.**
- **Planing development only where appropriate within the constraints of and protection of natural systems.**
- **Identifying, preserving and protecting sensitive areas, rare vegetation, wildlife habitat, wetlands and watersheds.**
- **Providing a complete biophysical and geological site inventory and terrain analysis to standards acceptable to the District as part of any rezoning application.**
- **Providing private property tree preservation and replacement guidelines acceptable to the District (with an accompanying tree preservation and replacement plan).**
- **Providing public realm tree preservation and replacement guidelines acceptable to the District (with an accompanying tree preservation and replacement plan). (It is anticipated that the public realm will act as the primary tree preservation and replacement area as a tree bylaw does not currently exist in Lantzville, rendering any tree preservation strategies on private property subject to alteration once a rezoning application has been realized in a development.)**

The policies under the previous OCP under section 8.2 would still apply, ensuring that any proposed development positively contributes to Lantzville, mitigates adverse environmental effects resulting from development, and respects the existing character of the community while looking ahead to the needs of the future.

Superior Road

The suggested densities for Superior Road reflect the rezoning application for this property. Accompanying these suggested densities are precedent images for the types of dwellings envisioned for this area.

The policy objectives for this area may include:

- Identify, preserve and protect sensitive areas, rare vegetation, wildlife habitat, wetlands and watersheds.
- Provide a network of public open space, pedestrian and bicycle trails as well as roads throughout the project that link with adjacent neighbourhoods, roads and paths.
- Provide public realm tree preservation and replacement guidelines acceptable to the District (with an accompanying tree preservation and replacement plan). (It is anticipated that the public realm will act as the primary tree preservation and replacement area as a tree bylaw does not currently exist in Lantzville, rendering any tree preservation strategies on private property subject to alteration once a rezoning application has been realized in a development.)

Particularly relevant to the Superior Rd. property is a small lot designation. It is not envisioned that the entire site will consist of small lots, but in order to provide low income, "likely", seniors housing, LPL is looking to emulate and improve upon the pre-fabricated housing provided at Deerwood Place Estates. The types of housing and parcel sizes envisioned for this area include:

- 1 and 2 storey single family homes and duplexes,
- Small lot single family homes for seniors or young families, with minimum yard areas,
- Walk in cottage homes with shared parking,
- Pre-fab homes – which are typically one level but have similar appearance to small single family homes,
- Parcel sizes ranging from 3,000 SF to 8,000 SF.

The suggested density for this area is 6 units per acre, gross. This includes the park dedication of 4.6ha as shown on the rezoning application, which encompasses buffers, parks, and environmentally sensitive areas.



SUPERIOR ROAD - Building Types

The images below provide examples for the types of buildings envisioned for Superior Rd.



Clarke Dr. and Upper Ware Rd Properties

Again, rezoning applications have been submitted for both of these properties, hence suggested densities reflect these applications. For the Upper Ware Rd. property, densities are suggested at ~6 units/ acre and for the Clarke property, densities are suggested at ~3 units/ acre. Due to their proximity, a shared open space approach is suggested between properties, whereby the Clarke Rd property provides the open space normally provided on-site.

Proposed maps are simplified from those provided through the public consultation and do not identify where open space may be provided, while still maintaining comparable open space provision.



Upper Ware and Clarke- Building Types

While the building typologies will be similar between the Upper Ware, Clarke and Superior Road properties, where Upper Ware and Clarke differ will be in their provision of larger single family homes. Typical examples are below.



Summary

For all properties currently held by LPL, the continued Comprehensive develop zone land use designation is appropriate and much of the previous policy in the previous OCP would also remain applicable. The key changes would be in the relative densities and some minor land-use mixing to provide greater flexibility to realize a complete communities strategy that provides affordable housing options. The intent of designating these areas as Comprehensive Development Plan Areas (CDPA's) in the current review of the OCP does not alter the resident's of Lantzville opportunity to review detailed site plans to ensure that the proposed developments meet the guidelines for the area. This affordance was a key driving factor in the previous OCP with the CDA designation and it is maintained with the suggestions provided herein.



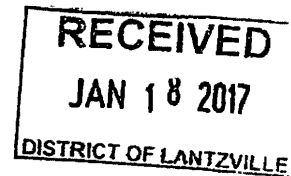
**WINCHELSEA VIEW
GOLF COURSE**

P.O. Box 69, 7655 Harby Road West, Lantzville, B.C. V0R 2H0

Telephone: (250) 390-3934 Fax: (250) 390-2274

January 9, 2017

Mr Frank Limshue
District of Lantzville
7192 Lantzville Road
PO Box 100
Lantzville, B. C
V0R 2H0



Dear Frank:

First off, thank you for attending our kitchen meeting. I am sure after many of these, they become repetitive and tedious.

I have completed two questionnaires, one for area F and one for area L, as you requested and as we have property in both. Hopefully I have understood the various categories of use. I do feel somewhat presumptuous filling in blanks for other areas, as I feel they should determine their own direction and fate.

In addition though, to these questionnaire sheets, it seemed to me that I should mention other issues relative to the golf course, that in context of a living OCP, I think would be relevant.

To begin, I turn sixty five this year. Much of what I chatter on about here will be beyond my time, but if not considered in current planning, possible future opportunities for both Winchelsea and the community of Lantzville, might be missed. Since Winchelsea View was developed, three other golf courses were built. To stay competitive and survive Winchelsea must build a broader business base. I have been an owner since inception. It has been over a third of my life, almost a quarter of a century, so if you promise not to tell anyone, I will now acknowledge I have become sentimental. We have memorial benches, and memory trees, and I have many special memories of the people I have met. The continued operation of Winchelsea is important to me. For Winchelsea to continue on as a golf course though, it has to be allowed to develop and evolve, responding to the market place. While most people do not like change, if businesses do not adapt they disappear. So, I am optimistic that the updating of the Official Community Plan will allow Winchelsea to develop and prosper.

Golf courses are composed of a number of internal activities (hospitality, food and beverage, storage) that allow development of revenue generating activities. They also have a number of compatible activities sharing facilities (tennis, horticulture, gardening clubs).

Successful community golf courses, in Victoria, on lower mainland, and elsewhere often have a component of residential housing, By way of reference, and without being provocative,

Winchelsea was reassured at conception it would be able to have this residential component, if wanted, as our thirty acre parcel was initially zoned for quarter acre lots. This, though, was more than two decades ago, and I know this would likely cause outrage now, to many in Lantzville. However, I do believe intelligent compromise can be accommodated in the future, where everyone gives a little so everyone gets a lot. It is something that should at least be contemplated by the OCP for the future. Without this, future owners of Winchelsea might be forced to look for alternative uses for the property.

As an example, I am sure you are aware of strata developments that have pools. Most are short, and have water that is frequently the wrong temperature. As a result ones in the "condo community" very often end up under utilized, if used at all. So why not build a decent pool, minimum 25 metres, shallow for length swimmers, and geriatrics, open it up to the public. It is available to the strata who have supplied the capital cost of construction, but the operating costs are carried by all users, condo owners as well as the public at large, likely using a "golf" clubhouse. To me swimming as an essential life skill, allowing individuals to further sail, row, and paddle safely.

Other examples would be soccer field or baseball diamond, gym, and meeting facilities. Develop property and build this as part of the development, say on our adjoining eighteen acres, or a part of a new clubhouse structure. Both Lantzville and Winchelsea would benefit.

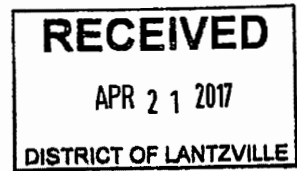
This I hope illustrated the kind of imaginative thinking, forecasting, and planning that will enable the golf course to survive and Lantzville to be a better community. The Official Community Plan hopefully will anticipate, allow, and have flexibility for things like this. If not considered now, the opportunity to have a first class community centre in the future, could be missed.

So, again thank you for attending our kitchen meeting. Also, thank you for letting me bend your ear on what flexibility I think Winchelsea needs to continue to survive as a community golf course.

Yours truly,

A handwritten signature in black ink, appearing to read "Donald A. Sinclair". The signature is written in a cursive, flowing style.

Donald A. Sinclair



March 31, 2017

Mr Frank Limshue
District of Lantzville
7192 Lantzville Road
PO Box 100
Lantzville, B. C.
V0R 2H0

CRH

Dear Frank:

Thank you for your time on the phone last Monday.

Forecasting or planning for Winchelsea has included among other strategies, looking at other, what appear to be, successful golf courses and emulating their model. I think it is reasonable to say that few courses fit into the category of successful, certainly not in the long run, and this is what we have always looked at for Winchelsea, the long run. Over the years, we have always been advised, "when sewer and water come". Now that this arrival is imminent, clarification as to what was meant by this, seems to be sometimes necessary. Our clubhouse is on community water, and it has at times surprised me that others have not known or had the opportunity to "tap into" our pipe. I believe (I think) it comes from our east side, by our number four green, through our number five and one fairways. Also, what we have really been waiting for is the sewers. For an improved new clubhouse, this is essential. Either that or our own sewage treatment plant, and for this there has to be a certain financial reality involved. This is particularly so after this winter. We need additional diversified income streams to be competitive and successful. And so, on to the survey.

The Fernmar Road property, does have community water service to it, and there was a home on it at one time. Where this fits into your classification areas I am uncertain. Aside from this, our original intention, as I believe I have mentioned in the past, was to lengthen our number twelve fairway. Given changing circumstances, this is now, not realistic, and so we intend to subdivide this. Encouragement to do so was recently received from public officials suggesting quarter acre lots would be okay This provides significant costs sharing and saving by other people in that neighbourhood. Please note that while I have obviously, experience in business, I have never been directly involved in developing housing subdivisions.

So for his and for the rest of the golf course properties we found it encouraging, that in Section three it is stated, "following options are being considered as an alternative.....encourages developer-funded water and sewer extension". In section four, it is encouraging to read "existing lands that are currently used.....Farm cluster concepts.....encourage preservation of these

areas”.

We are quite prepared to give, to get, so to speak. Community trails have been something in the past that the community has wanted even it was to our detriment. We can agree to compromise routes, or access. I have mentioned to community people in the past, for the Fernmar property, a useable field for soccer or other activity might be possible. This would be to both parties interest as it would eliminate the need for out fairways to be used for football practice, as has occurred in the past.

And on, for the golf course specifically, area `L` Farm areas and Winchelsea View Golf Course, although not included by design, there are spaces on the course for infill housing opportunities. For a clubhouse that is to become a community centre, this is very important. There also is the possibility of shortening the course form eighteen holes to nine. Broadening the activities to include tennis, gardening, and other recreation has been pondered. Developing Mobile home space has been contemplated. We will note that even in the driest days of summer, we have a well that produced seventy gallons a minute, and have diary records shared with community leaders, to support this.

So to get to the final issue, the survey. On questions 3 to 15 we generally support all, with the exception of 13, where we have some major questions. Tree management, sort of sticks in our face. We plant and remove trees yearly, and we have people request we clear and remove trees. There are examples where others we believe have come, damaged and removed our trees on their own. To continue our answer to question sixteen would be Scenario C. We support water servicing, as to cost we are sure the broader Lantzville community want would each to pay their own, with only Provincial and Federal assistance. On question nineteen we as noted already have community water to both areas in question, and so go to question twenty seven, where we have this letter. Incidentally, we do have our water tested periodically and it is good.

As mentioned in previous communications, Winchelsea`s future seems to be at a critical point and determining a future seems largely contingent on the new Community Plan. Your time and attention in this is appreciated, and we do not envy your task of keeping everyone happy. At the community workshop, I got my ear full from two citizens. Apparently we are responsible for every world catastrophe, floods through to pestilence. So, we have answered these questions, hoping to be of assistance and hope that a positive, progressive, realistic Official Community Plan will come will result. Thank you for your efforts. In the meanwhile any time you want to discuss something please do not hesitate to contact me!

Yours truly,

Donald A. Sinclair
President

RECEIVED
NOV 09 2016
DISTRICT OF LANTZVILLE

**GLENCAR
CONSULTANTS** INC.

LAND USE CONSULTANTS

Nov 3/16

District of Lantzville
7192 Lantzville Road
Lantzville, BC
V0R 2H0

Attn: Frank Limshue, RPP, MCIP

Dear sir:

Re: Lot 2, Plan 32775, District Lot 105, Nanoose District — OCP Designation

This letter is written on behalf of the owners of the above property. It is currently designated Estate Residential on the OCP.

We ask that as part of the OCP review currently underway, the designation change to residential. The reasons are:

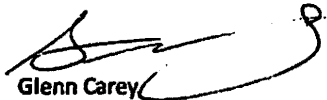
- Sewer and water mains are nearby or adjacent to the northeast corner of the property.
- Residential areas already exist to the north and east of the property.
- Aulds Road is constructed the entire length of the site.

In many respects the site could be considered as an infill residential property rather than estate residential as currently designated.

It is understood that this change in designation would not rezone the property but would allow a rezoning application to be submitted once issues such as servicing have been resolved.

Please advise should you require any further information.

Yours truly


Glenn Carey

DATE: NOV. 3/16

THIS IS TO CONFIRM THAT I/WE

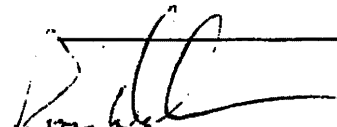
RON DOLAN

APPOINT

Glencar Consultants Inc.
6774 Dickenson Road
Nanaimo, B.C.
V9V 1A2

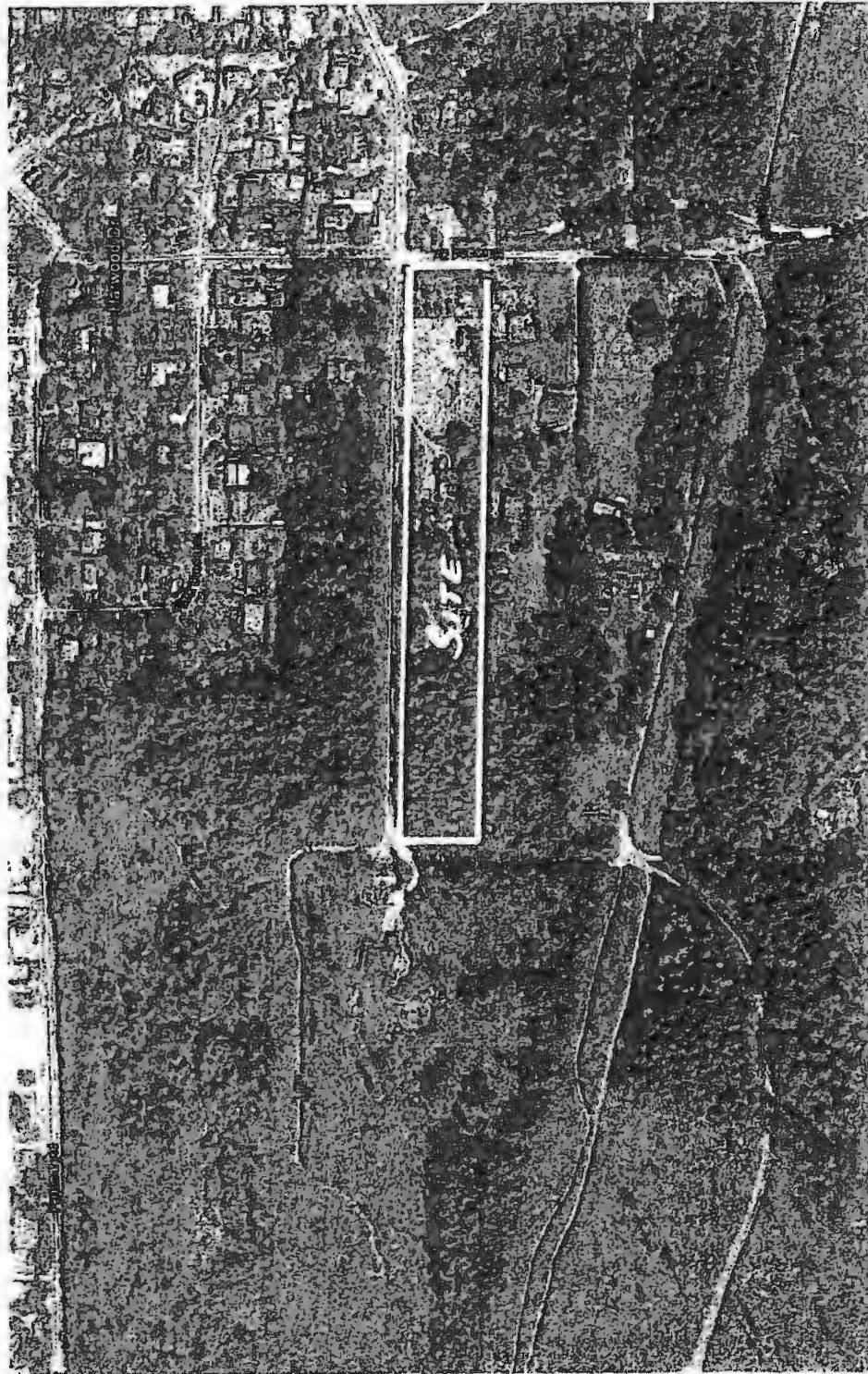
AS AGENT AND CONTACT WITH RESPECT TO THE FOLLOWING DESCRIBED
LANDS:

OCP DESIGNATION CHANGE FOR LOT 2, PLAN
32775, DISTRICT LOT 105, NANQUISH DISTRICT



Registered Owner/Authorized Signatory

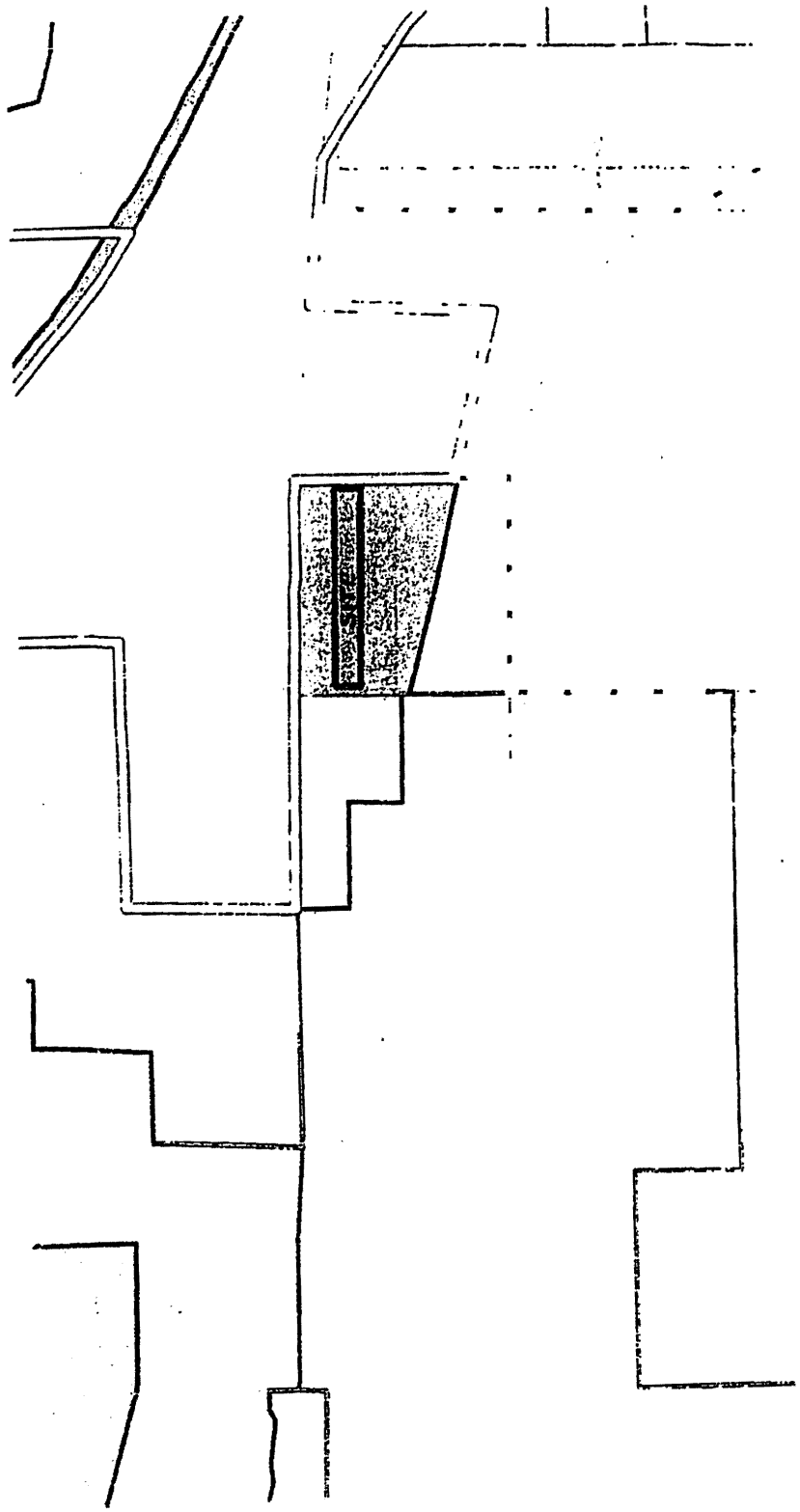
Registered Owner/Authorized Signatory



Go **g**le earth

feet
meters

2



Frank Limshue

From: GRAHAM SAVAGE <grahamsavage@shaw.ca>
Sent: January-20-17 1:58 PM
To: ourlantzville
Cc: Brenda Savage (ICOEmerg); Frank Limshue
Subject: Land use designation

I live at 6685 Harwood, a 5+Ac property on the west side of Harwood near the approach to Foothills. The current zoning of my property and the immediate adjacent properties is Estate Residential. The surrounding properties (Clark and north) and also east on the opposite side of this section of Harwood, are zoned RS1.

I see no logic in my and adjacent properties remaining as Estate Residential, considering the land use of the general neighbourhood and that sewer and water mains will cross our lot frontage when Foothills develops. My property, and the 2 adjacent 5+Ac properties are relatively flat and developable for residential development (modular home park !!) Hydro, sewer, water, road access, bus service, school bus service and very likely Fortis gas will all be accessible. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for Foothills and the properties on the opposite side of Harwood recently issue a PLR for subdivision.

I request that serious consideration be given to re-designating the properties on the west side of this section of Harwood Drive to a different residential category.

Thank you

Graham Savage

Sent from my iPhone

Frank Limshue

From: l.erickson@shaw.ca
Sent: January-26-17 9:15 PM
To: ourlantzville
Subject: OCP review and meetings

I attended the recent open house meeting, and participated on the "kitchen table" sessions. I am a bit concerned that my area hasn't been considered adequately. It was a purple code. The materials we were given stated that "areas J, K, L, and M are not currently being considered for potential land use designation changes. This is totally unfair considering it is likely our only opportunity to affect a zoning change, and in consideration that we dispute the present designation.

I live at 6671 Harwood Drive, on the west side of Harwood. It is presently zoned "estate residential". Before the last OCP process we were designated as rural residential; we were not given any rationale for the change and were not given any opportunity to have this designation reviewed. Hopefully this new process will give us better representation.

Our property is slightly larger than 5 acres. The land is mostly cleared, and a corner once was part of a farm. However, this land is not in the ALR, and, because of very poor soil and shallow hard pan, is not adequate for farming. We have tried to improve the soil with little success. We did raise some ponies and sheep, but they had to be supplemented because of poor grass quality and lack of quantity.

Properties to the north of us (us being 4 properties of the same size and zoning), that is, north of Clark Crescent is zoned RS1. Property to the east of us (across Harwood Drive) are Foothills properties and will likely have zoning allowing for much smaller lot size than 5 acres.

The fact that the services for the Foothills will go past our properties means that water and sewage mains will cross our frontage and would be available if zoning allowed it.

Our property, and adjacent Estate Residential properties are relatively flat and would be easy to develop. The area is (will be) well serviced with sewer and water (mentioned), has bus service nearby and natural gas (Fortis) will be very likely.

It is my recommendation, and request, that our property (and neighbours support this) be redesignated as RS1.

Sincerely

Lloyd Erickson



#102-540 Fifth Street
NANAIMO, BC V9R 1P1
1-866-457-2494
Bus: (250)756-9700
Fax: (250)756-9705

Frank Limshue, Community Planner
7192 Lantzville Road
Lantzville, BC

January 31, 2017

Re: Lot 3 and lot 4 Lantzville Road

Dear Mr. Limshue,

Our client, Thanh Le, owner of lots 3 and 4 Lantzville Road is hereby requesting consideration for higher density and/or mixed use designation in the future land use plan for these properties in the upcoming OCP amendment.

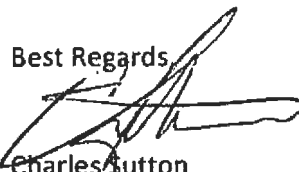
There is limited demand for land zoned for care facility, public assembly, or school use, as allowed in the current zoning. Currently, there is no subdivision potential, and the proximity to the busy highway make these parcels unsuitable for large estate style lots.

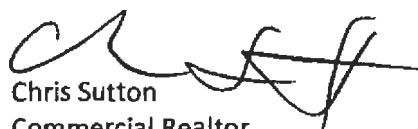
The location of the subject property makes it ideal as a growth corridor to support a more diverse mix of housing types for Lantzville. It is already near the urbanization in Nanaimo, and development of this property would be low impact to existing residents. There are only existing homes directly to the north, and the planned road/trail network behind the property can provide separation from these neighboring houses.

The development type proposed would be some mix of standard single family lots, duplex, or a small strata lot/townhouse development. Mixed use zoning would allow for some commercial component in this plan to provide some separation from the highway.

Please contact us directly if we can provide anything further. Thanks for your consideration.

Best Regards


Charles Sutton
Manager
Email: charless@sleggrealty.com
Phone: 250-619-0701


Chris Sutton
Commercial Realtor
Email: chriscjsutton@gmail.com
Phone: 778-223-2327

Signed:


Thanh Le
Date: Feb 1st, 2017
Email: thanhlecanada@gmail.com

www.sleggrealty.com

Each Office is Independently Owned And Operated
Vancouver Island locations: Victoria, Nanaimo, Parksville, Qualicum & Courtenay

Frank Limshue

From: Doug English <denglish@sd68.bc.ca>
Sent: February-01-17 2:39 PM
To: ourlantzville
Subject: Official Community Plan

To Whom it May Concern,

I have lived in Lantzville since 1978. My parents built their dream house in Winchelsea and that's where I spent most of my youth. I liked the community so much that I purchased a lot on Phillip Rd. and built my own dream house and began to raise my family. Twelve years ago, I co-purchased one of the 6 acre properties at the end of Harwood Rd. with my in-laws; with the intention of possibly subdividing in the future. I have to say that I was quite disappointed when our property was not mentioned in the OCP update. During the last OCP review our properties on Harwood Dr. were changed to Estate Residential without any consultation from any of the property owners. We did not press the issue knowing that the mayor and council at the time had no desire to upgrade services in our area. Since then the infrastructure of our community has changed dramatically and with the Foothills development bringing services right past our properties we were encouraged.

Our property is situated between the existing 1/3 acre lots on Clarke Crescent and the new Foothills Development. The area is flat and as my neighbour has already cited "not farmable". The area would be perfect to develop into residential, multi-family or mixed use. I would ask that the Frank Limshue (Community Planner) and the OCP committee look at the properties and include them for change in the current OCP.

Sincerely,



Doug English, Principal
Coal Tyee Elementary
2280 Sun Valley Dr. Nanaimo BC V9T 6P1
Phone - (250) 729-0450 Fax - (250) 729-0460

CONFIDENTIALITY WARNING: The contents of this message and the documents, if any, accompanying it contain privileged and confidential information, intended only for the person(s) to whom it is directed. All other recipients are prohibited from disclosing, copying, distributing or acting in reliance upon the contents. If you have received this e-mail in error, please notify this office immediately and delete this e-mail from your system. Thank you.

Frank Limshue

From: Tom McGregor <tom-mcgregor@shaw.ca>
Sent: April-20-17 11:28 PM
To: Frank Limshue
Subject: Tom McGregor, re OCP results date, process of requesting zoning applications and process by which request will officially be documented in the OCP revision for the 2017,2018.

Hi Frank, It was an enjoyable, relaxing conversation we engaged in discussing the future possibilities of the soon to be, revised OCP for the District of Lantzville Incorporated June 2003. Hopefully, as Lantzville is viewed as a community made up of people of all ages and diverse needs and interests, the OCP will address these needs in a fair and wise manner and will address the transitional needs of members of the community as they past though life, from birth to death. For example, affordable retirement housing and assisted living quarters.

Frank I am most interested in acquiring first hand knowledge in how the planning directions are determined, from statistical information gathered such as number of responds, age, family size, length of time in Lantzville, retirees, working folk, location of residences, rent or own, own a business in Lantzville, entrepreneur, self interest, strong interest in community needs, (pro change, no change in the area that they live that would be impacted), or those that do not any change period, worried about a tax increase, not worried about an increase, the key driving forces for the need to have a revised OCP, eg, people on wells with poor, unhealthy water quality (as determined by comprehensive water analysis), need to expand the tax base to meet the need to replaced aging infrastructure,.....motivations and interests are endless.....are we really reaching to all, generally the majority remain silence for whatever reason.

Frank, for the two properties that I own, 7071 Lantzville Road, and 7134 Blackjack Drive, I would like the revised OCP to suggest that these properties be slated for increases density to allow for developments like Deerwood Place Estates 3950 Biggs Rd. Nanaimo BC. (This is a manufactured home park for ages 55 and upward.) and/or the development called Qualicum Landing located at 5251 West Island Highway. Qualicum Landing has 62 residences on 6.4 acres. The economy to scale approach means more units at a more affordable price point.

Frank how do I get the "ball rolling", to ensure that the upcoming OCP recognize these properties should be slated for higher density use?

Looking forward to discussing the possibilities of high density use for the Black Jack and Maple Glen Properties

Waiting for your earliest reply, thanks Tom.

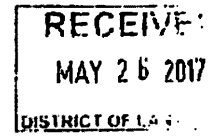
Yours Sincerely,

Tom McGregor.
7071 Lantzville Road

Sent from my iPad

May 26, 2017

District of Lantzville:



Attention: Frank Limshue, Community Planner

Re Lot 4, Plan VIP32775, District Lot 105, Nanoose Land District

PID 000-190-039 Civic Address 6671 Harwood Drive

As Foothills proceeds with development we would like to address the designation of our property at 6671 Harwood Drive. We are asking that the Official Community Plan be amended to change our designation to residential to allow us to downsize and still stay in Lantzville.

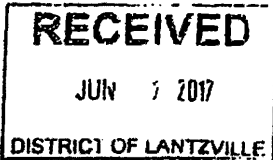
We also are requesting that our property be included in water service. There is a hydrant on our property but we have not been permitted to hook up to it although we were originally assured we could at any time. We also are requesting that we have a connection to the sewer lines when they go in.

Thank you for your attention to these requests,

Sincerely,

Handwritten signatures in cursive. The first signature is "Lloyd Erickson" and the second is "Vicki K. Erickson".

Lloyd and Vicki Erickson



District of Lantzville

Attention: Frank Limshue, Planner.

Re: 6685 Harwood Drive, Lantzville. Lot 2 Plan VIP 31219, DL 105.

Dear Frank.

- Council
 - Mayor
 - E.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Fire Dept.
 - Other _____
- Handwritten notes: June 23, 2017, FS, Dist. 12, Planning - to*

File: 6480-20-246REV

Several months ago an e-mail was sent to the address associated with the Districts OCP review process regarding the above described property, however, a response was not received and I'm unsure that you're aware of the comments in the e-mail regarding the property.

The property described above is zoned R-2...Estate Residential. The 2 adjacent properties on the west side of Harwood Drive have the same zoning which allows for 2 dwellings on a (min) 5 Acre (2 Ha) parcel. The neighbourhoods surrounding our property are zoned Residential 1:

- Winchelsea, including: Harwood north; Clark Drive; Fernmar; Philip; Elizabeth; etc;
- Lands to the east on Harwood Drive immediately opposite our property frontage;
- Lands south on portions of the Foothills.

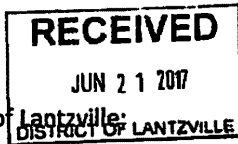
Our property and the 2 abutting properties to the north and south all zoned Estate Residential (R-2) are surrounded by lands zoned Residential 1. We are not aware of the history behind the current zoning of our property and why it was zoned Estate Residential R-2 and seen as different to the surrounding neighbourhoods. We suggest there is no logical planning reason why the 3 properties on the west side of Harwood have a different zoning to the adjacent neighbourhoods.

As you are aware the Foothills project has been issued a PLR for subdivision. The infrastructure to accommodate this project is currently at design stage with construction imminent. The infrastructure including sanitary sewer, water, Fortis gas, BC Hydro and improved road access; will cross our property frontage and could technically service our properties. It is common practice for properties on both side of a street to utilize municipal infrastructure from efficiency and cost benefit perspective. In addition bus service is available at Philip/Aulds, only 200 m from Harwood Drive south of Aulds Rd; and this service will likely be extended sometime in the future to accommodate the Foothills neighbourhood. Considering the available infrastructure and services it seem logical that our property be shown in the revised OCP as residential 1.

In summary, please consider the above noted comments with a view to recommending to the OCP committee that the 3 properties on the west side of Harwood Drive and south of Aulds Rd are shown as Residential 1 as opposed to the current Estate Residential R-2.

Sincerely

Handwritten signatures: Douglas English, Lindsey English, Brenda Savage, Graham Savage
Douglas English, Lindsey English, Brenda Savage, Graham Savage



Frank Limshue, Planner, District of Lantzville

- Council
 - Mayor
 - C.A.O.
 - Director of Finance
 - Corp. Admin.
 - Agenda
 - Circ. To Staff
 - Public Works
 - Planning
 - Fire Dept.
 - Other OCP Rev. WSC
- June 21, 2017
- 648020206 Rev

The properties 6671 Harwood Dr, 6685 Harwood Dr, and 6701 Harwood Dr, have applied to be included in the sewer service area. They are also requesting to have an Official Community Plan (OCP) zoning designation change – to Residential.

The 18.851 acre property 7555 Fernmar Rd, currently has an OCP designation of Residential, and is currently in the water and sewer service area. This property indicated by letter, it would like to develop ¼ acre lots, a public swimming pool, playing fields, meeting facilities, which would require rezoning.

The Winchelsea Golf Course property, which has the same owner as 7555 Fernmar Rd, is not currently in the OCP water or sewer service area, and has an OCP zoning designation of Resource Open Space. They are proposing to build strata homes, reduce the size of the golf course, and are proposing public access through the Knarston Creek ravine corridor. These proposals would require rezoning, sewer and water.

6701 Harwood Rd and 7555 Fernmar Rd are adjacent to 7577 Aulds Rd, and the other aforementioned properties are in close proximity. These rezoning requests would very much effect 7577 Aulds Rd. It would be stranded - surrounded from the Northwest to the Southeast by water/ sewer servicing and relatively high density development.

Therefore, the 4.27 acre property of 7577 Aulds Rd, hereby, also, requests changes in Lantzville’s new 2017/ 2018 new OCP, more specifically as follows:

- 1.) 7577 Aulds Rd be included in the water service area and the sewer service area in Lantzville’s new OCP.
- 2.) 7577 Aulds Rd receive a zoning designation of Residential (or a newly created zone with higher density, such as one which allows strata homes) in Lantzville’s new OCP.

The reasons for this request are as follows:

a) The reasons given by the aforementioned properties also apply to 7577 Aulds Rd;

- Close proximity to, or adjacent to, future sewer and water lines.
- Close proximity to, or adjacent to, properties currently within the current OCP’s water and sewer service areas.
- Close proximity to, or adjacent to, properties which currently have an OCP zoning designation of Residential.

b.) 7577 Aulds Rd and 7555 Fernmar Rd share a District road right of way, which is the future extension of Aulds Rd as defined by Lantzville’s Transportation Plan. Servicing on both sides of a road, is more efficient, than just one side.

c.) 7577 Aulds Rd was sold by the Crown, to become residential land, around the same time Lantzville’s

current OCP was being written, so it wasn't an obvious candidate for receiving a Residential designation in that OCP.

d.) 7577 Aulds Rd has ocean views, and is close to the Winchelsea golf course and Woodlot 1475 trails, making it a prime location for retiree housing.

Yours sincerely,

A handwritten signature in black ink that reads "Ian Savage". The signature is written in a cursive, flowing style.

Ian Savage,

Representing 7577 Aulds Rd, Lantzville B.C.

Nancy and John Coulson
7835 Superior Road
Lantzville, BC
June 22, 2017

Frank Limshue
District of Lantzville
7192 Lantzville Road
Lantzville, BC
V0R-2H0

Dear Frank:

We live at 7835 Superior Road, a 2.7 acre property on the south side of Superior Road. The current OCP zoning of our property and the immediate adjacent properties is Estate Residential. (These are the properties on the South side of Superior Road, and West of Stone Road up to Normarel Drive – a total of eight properties)

Given the density and usage currently proposed on the Gee property across the road, we are requesting that properties along the South side of Superior Road be afforded the same opportunity for development.

We see no logic in the properties on the immediate South side of Superior Road remaining as Estate Residential, considering the land use of the general neighborhood and that sewer and water mains will cross our lot frontage when/if the Gee property develops.

The properties along the South side of Superior Road are ≥ 2.5 acres properties, are relatively flat and suitable for residential development. Hydro, natural gas, easy road access, municipal and school bus service are all amenities close by.

As noted, if the Gee property develops municipal sewer and water will cross our lot frontage. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for the Gee Property.

We request that serious consideration be given to re-designating the properties on the south side of Superior Road to a residential category.

Sincerely,

Nancy and John Coulson
7835 Superior Road

Tom and Joan Coulson
7847 Superior Road
Lantzville, BC
June 22, 2017

Frank Limshue
District of Lantzville
7192 Lantzville Road
Lantzville, BC
V0R-2H0

Dear Frank:

We live at 7847 Superior Road, a 2.7 acre property on the south side of Superior Road. The current OCP zoning of our property and the immediate adjacent properties is Estate Residential. (These are the properties on the South side of Superior Road, and West of Stone Road up to Normarel Drive – a total of eight properties)

Given the density and usage currently proposed on the Gee property across the road, we are requesting that properties along the South side of Superior Road be afforded the same opportunity for development.

We see no logic in the properties on the immediate South side of Superior Road remaining as Estate Residential given the current proposal for the Gee property.

Municipal sewer and water mains will cross our lot frontage when the Gee property develops. It seems rather arbitrary that a high density, small lot development may be permitted on one side of the road, yet properties across the road are asked (or dictated) to remain as large acreages, and may be kept so by excluding connection to municipal services running right past our door.

The properties along the South side of Superior Road are ≥ 2.5 acres properties, are relatively flat and suitable for residential development. Hydro, natural gas, easy road access, municipal and school bus service are all amenities close by.

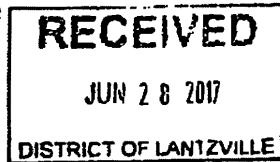
As noted, if the Gee property develops municipal sewer and water will cross our lot frontage. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for the Gee Property.

We request that serious consideration be given to re-designating the properties on the south side of Superior Road to a residential category.

Sincerely,

Tom and Joan Coulson
7847 Superior Road

Ron & Brenda Hais
6717 Harwood Drive
Lantzville, BC
VOR 2H0



June 27, 2017

OCP Committee
District of Lantzville
7192 Lantzville Rd, PO Box 100
Lantzville, BC

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

6480.20 2016 REV
3900.20.143

Dear OCP Committee,

In the new OCP we would like our property designation, now estate residential, to be included with the residential land designation. We understand that this is also the land designation for the new development in our neighborhood, and would like to be included. We would like access to the Phase 3 sewer as the sewer line will be right on our property line.

We would also like the ability to develop beyond the allowances offered with estate residential designation. This would allow our children the opportunity to build a home and live in the community that they grew up in, as well as bring us in line with other larger parcels in our area that have more flexibility and potential.

Please consider including our property with the residential land designation, and including us to the Phase 3 sewer. We feel that this is a fair request, due to those similar-sized lots within our vicinity who will be a part of Phase 3, and are considered residential land.

We appreciate your attention to our stated request.

Sincerely,

Ron & Brenda Hais

cc: Colin Haime, Mayor of Lantzville

**GLENCAR
CONSULTANTS Inc.**

LAND USE CONSULTANTS

ADDITIONAL INFO - Item 6g)
October 4, 2017 OCP Review Select Committee
CORRESPONDENCE - Glencar Consultants
(28 Sept 2017) Requesting Residential Designation
for 6717 & 6701 Harwood Drive in new OCP

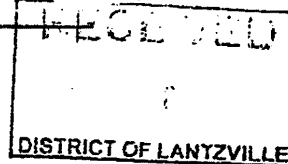
- | | |
|--|--|
| <input checked="" type="checkbox"/> Council | <input type="checkbox"/> Circ. To Staff |
| <input type="checkbox"/> Mayor | <input checked="" type="checkbox"/> Public Works |
| <input checked="" type="checkbox"/> C.A.O. | <input checked="" type="checkbox"/> Planning |
| <input type="checkbox"/>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

Sept 28/17

File Copy (Binder)

Mayor and Council
District of Lantzville
7192 Lantzville Road
Lantzville, BC
VOR 2H0

6480.20 2016 REV



Dear Mayor Haime and Council:

Re: Lots 1 and 2, District Lot 105, Nanoose District --- 6717 Harwood Drive and 6701 Harwood Drive

This letter and accompanying data is submitted on behalf of the above property owners. They are requesting that their properties be designated as residential on the Official Community Plan which is under review.

Sewer, water, road access and hydro are immediately available to the subject properties – some of which was lacking when the existing OCP was adopted. They are now in an infill situation and the owners ask that this be recognized in the new OCP.

The attached data provides supporting arguments for their request. Please advise if you require any further information.

Yours truly

Glenn Carey
Glencar Consultants Inc.

DATE: SEPT. 28/17

THIS IS TO CONFIRM THAT I/WE

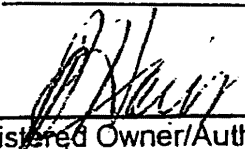
RON & BRENDA HAYS

APPOINT

Glencar Consultants Inc.
6774 Dickenson Road
Nanaimo, B.C.
V9V 1A2

AS AGENT AND CONTACT WITH RESPECT TO THE FOLLOWING DESCRIBED
LANDS:

OCP DESIGNATION CHANGE FOR LOT 1, PLAN
32775, DISTRICT LOT 105, NANOOSE DISTRICT



Registered Owner/Authorized Signatory



Registered Owner/Authorized Signatory

DATE: SEPT. 28/17

THIS IS TO CONFIRM THAT I/WE

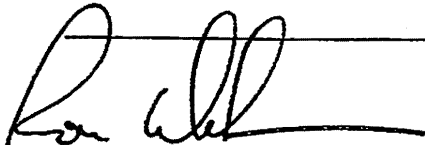
RON & LORI DOLAN

APPOINT

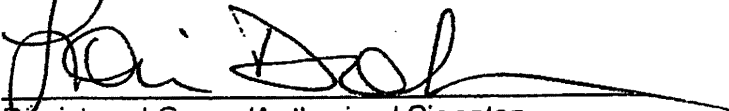
Glencar Consultants Inc.
6774 Dickenson Road
Nanaimo, B.C.
V9V 1A2

AS AGENT AND CONTACT WITH RESPECT TO THE FOLLOWING DESCRIBED
LANDS:

OCP DESIGNATION CHANGE FOR LOT 2, PLAN
32775, DISTRICT LOT 105, NANOOSE DISTRICT



Registered Owner/Authorized Signatory



Registered Owner/Authorized Signatory

THE PROPERTIES

LEGAL DESCRIPTIONS

Lot 1, Plan 32775, District Lot 105, Nanoose District --- 6717 Harwood Drive.

Lot 2, Plan 32775, District Lot 105, Nanoose District --- 6701 Harwood Drive.

AREAS

Lot 1 --- 2.030 Hectares.

Lot 2 --- 2.029 Hectares.

LOCATION

Upper Lantzville adjacent to the entrance to the Foothills Development. See location map in Tab No. 1.

Note: For the purposes of this report we have included the constructed portion of Aulds road which separates the two properties in the red outline.

ADJACENT LAND USES (see map and air photo in Tab. No. 2)

North --- Residential housing.

East --- Residential housing with additional housing proposed.

South --- Rural residential.

West --- Rural residential.

SERVICING

Water --- There is an existing water main adjacent to the east boundary of the properties. Both lots are in the existing community water service area and each lot has a residence which is connected to the community water system. See map in Tab No. 3.

Sewer --- There is an existing sewer main at the corner of Aulds Road and Harwood Drive. See map and photo in Tab No. 4.

Road Access: The portion of Aulds Road which separates the two properties is paved and contains BC Hydro for its full length. Photos from either end of this road are in Tab No. 5.

Summary: The properties are adjacent to water and sewer services and border on an existing paved road for their full length.

REGULATORY DATA

EXISTING OFFICIAL COMMUNITY PLAN (dated 2007)

Denoted as Estate Residential on the Land Use Designation Map (see Tab No. 6).

- This was the first OCP for the District of Lantzville. Specifics for servicing the District were still being worked out.
- The other portion of Lantzville that was designated as estate residential was the Superior Road area. This area was not serviced by the Lantzville community water system and providing sewer was to be a longer term option than the subject properties.
- It was recognized in 2007 that any development on the properties faced a considerable delay due to the lack of community sewer and water supply.

Not in an Environmentally Sensitive Area (see map in Tab No. 7)

In the Water Service Area (see map in Tab No. 7)

Not in a Development Permit Area (see map in Tab No. 7)

PROPOSED OFFICIAL COMMUNITY PLAN (2017 Draft)

The proposed Official Community Plan retains the 2007 designation for the subject properties --- Estate residential. This document does not acknowledge the changed circumstances in the last 10 years.

CHANGED CIRCUMSTANCES

SEWER --- A sewer main was constructed along Aulds Road to the intersection with Harwood Road as part of the phase 2 construction programme (see Tab No. 4). A community sewer system is now available to the subject properties.

Water --- With the preparation of a water master plan to accompany the proposed new OCP it appears that the District of Lantzville is in the final steps of solving the water supply situation. The subject properties are adjacent to water servicing and are in the designated water service area.

Summary: With the availability of sewer and water services plus the existing constructed road along their entire length the subject properties are an obvious infill situation. The estate residential designation on the OCP should be changed to residential.

COMMENTS/OBSERVATIONS

The Estate Residential lands in the Superior Road area are unserviced and will remain so for the foreseeable future. Unlike the subject properties their situation has not changed.

The long and narrow shape of the properties fronting on Aulds Road suits a single family residential subdivision which would compliment adjacent residential areas.

The existing community services adjacent to the subject properties represent a significant community investment. Subdivision of the properties would involve extending (sewer and water) and upgrading (Aulds Road) these services at no cost to the community.

Assuming a total of 40 residential lots were created the financial impact would be:

Development Cost charges payable to Lantzville:

- 40 lots x \$15,913.42/lot = \$636,536.80

Taxation paid to Lantzville for general municipal services:

- Using 2017 average assessed value of \$443,000 and mill rate of 1.7381 (from bylaw no. 137)
= \$767.19/parcel plus a \$355/parcel water tax:

$767.19 + 355.00 = 1122.19/\text{parcel} \times 40 \text{ parcels} = \$44,887.60/\text{year}$

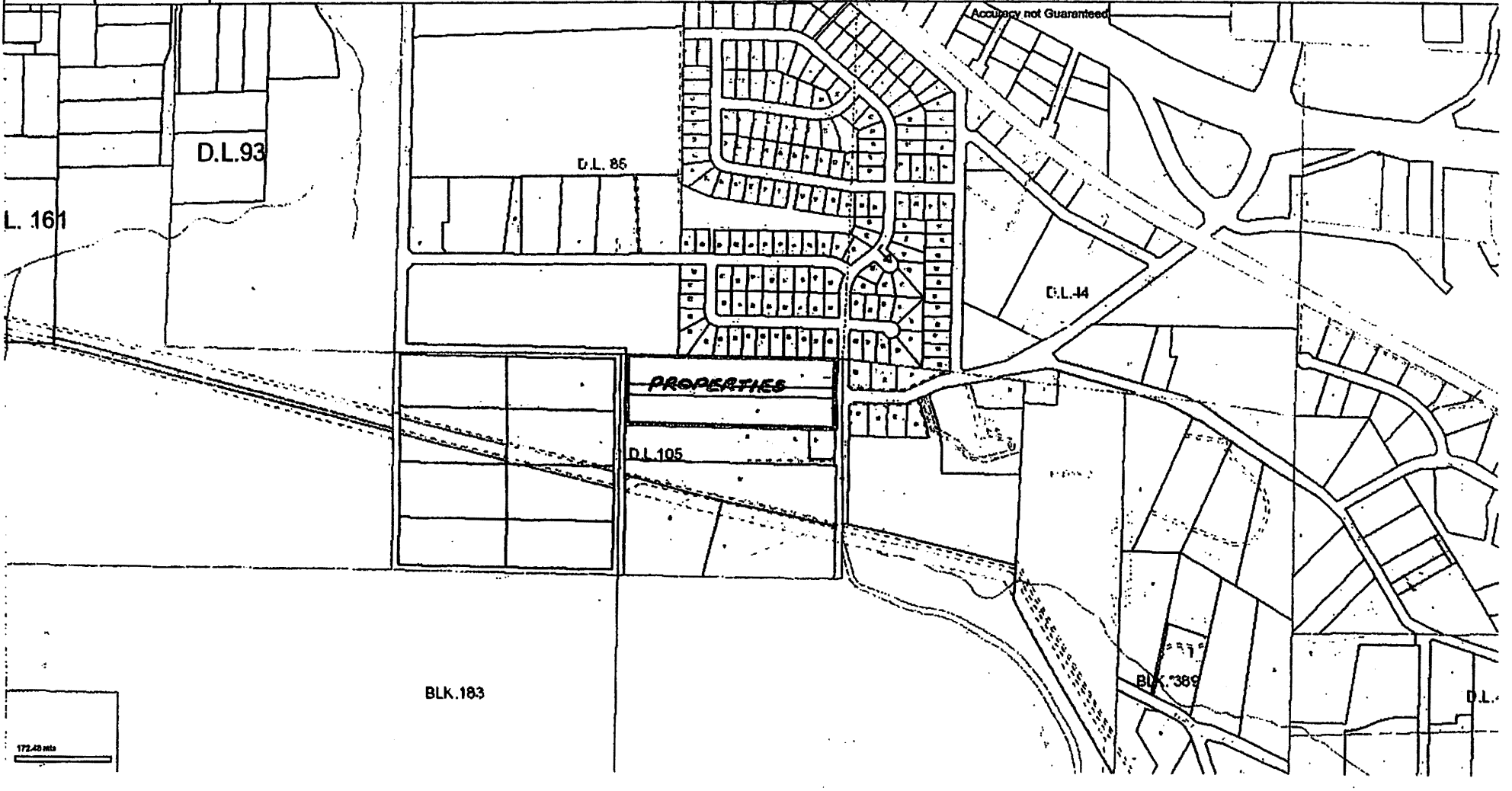
Note: All subdivision costs would be paid by the subdividor.

The issue of designating lands as residential on a land use document is normally service-driven. In this case the subject properties are fully serviced.

CONCLUSION

In view of the preceding it is requested that council designate the subject properties as residential on the new Official Community Plan.

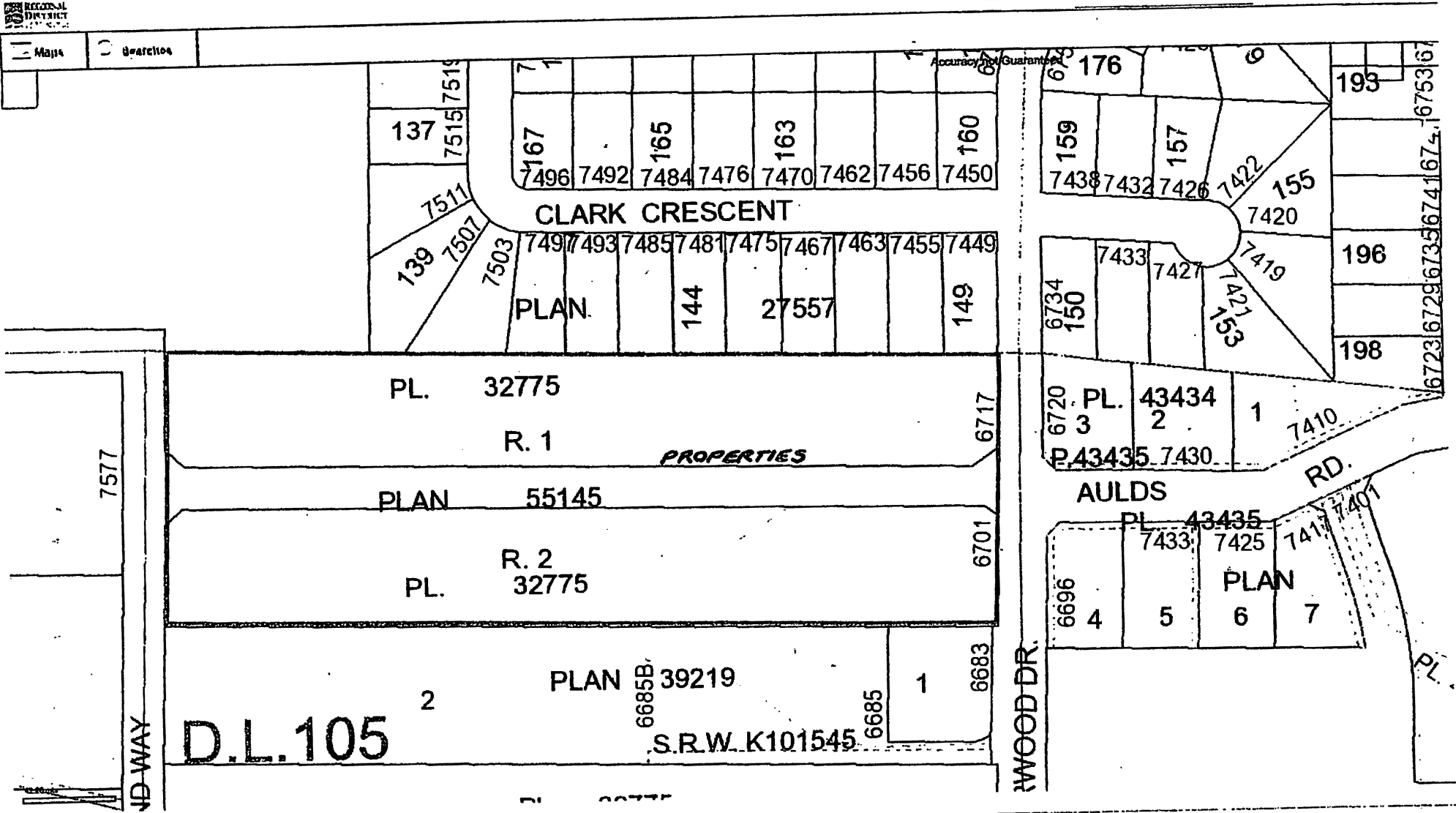
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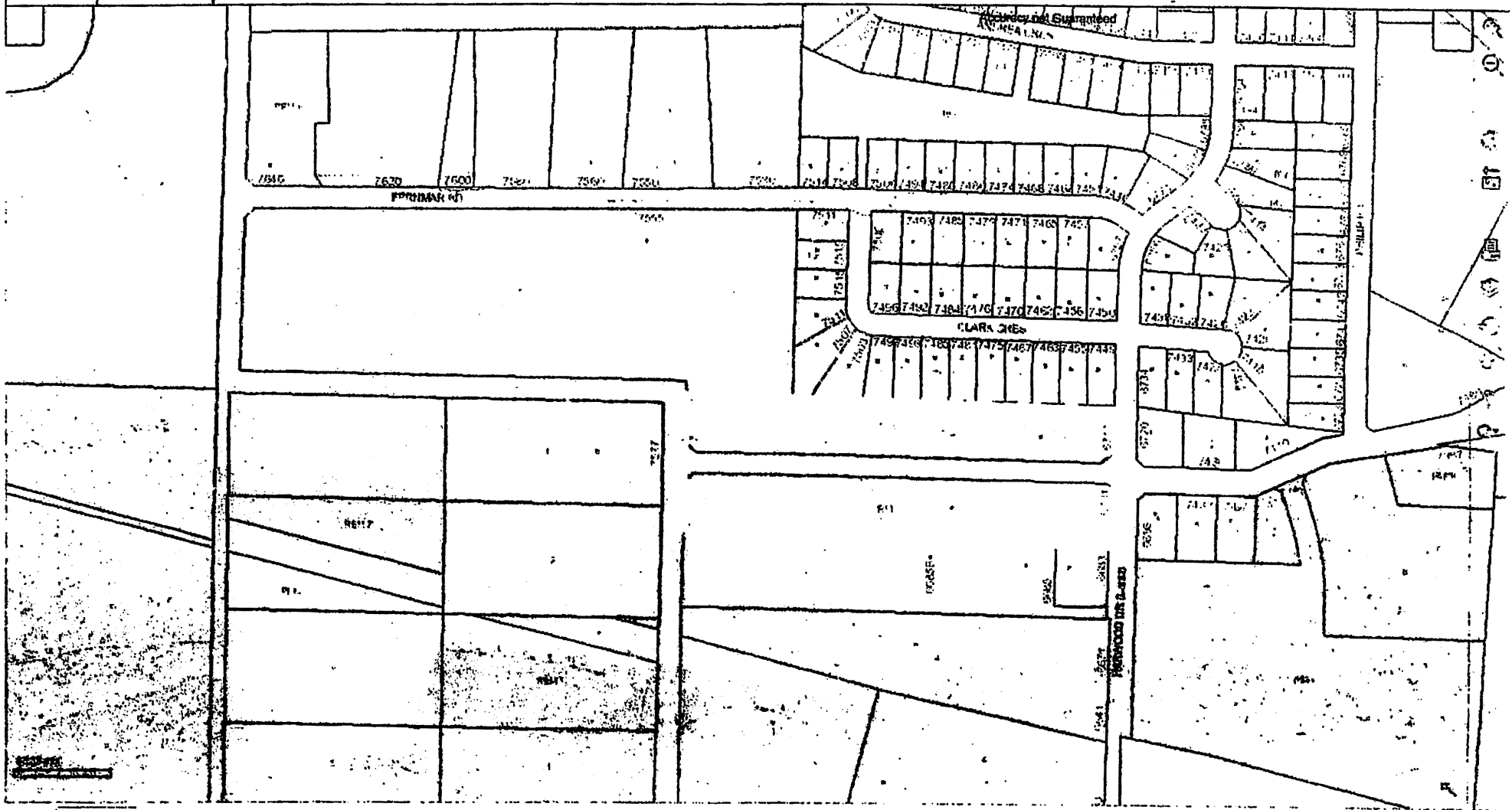


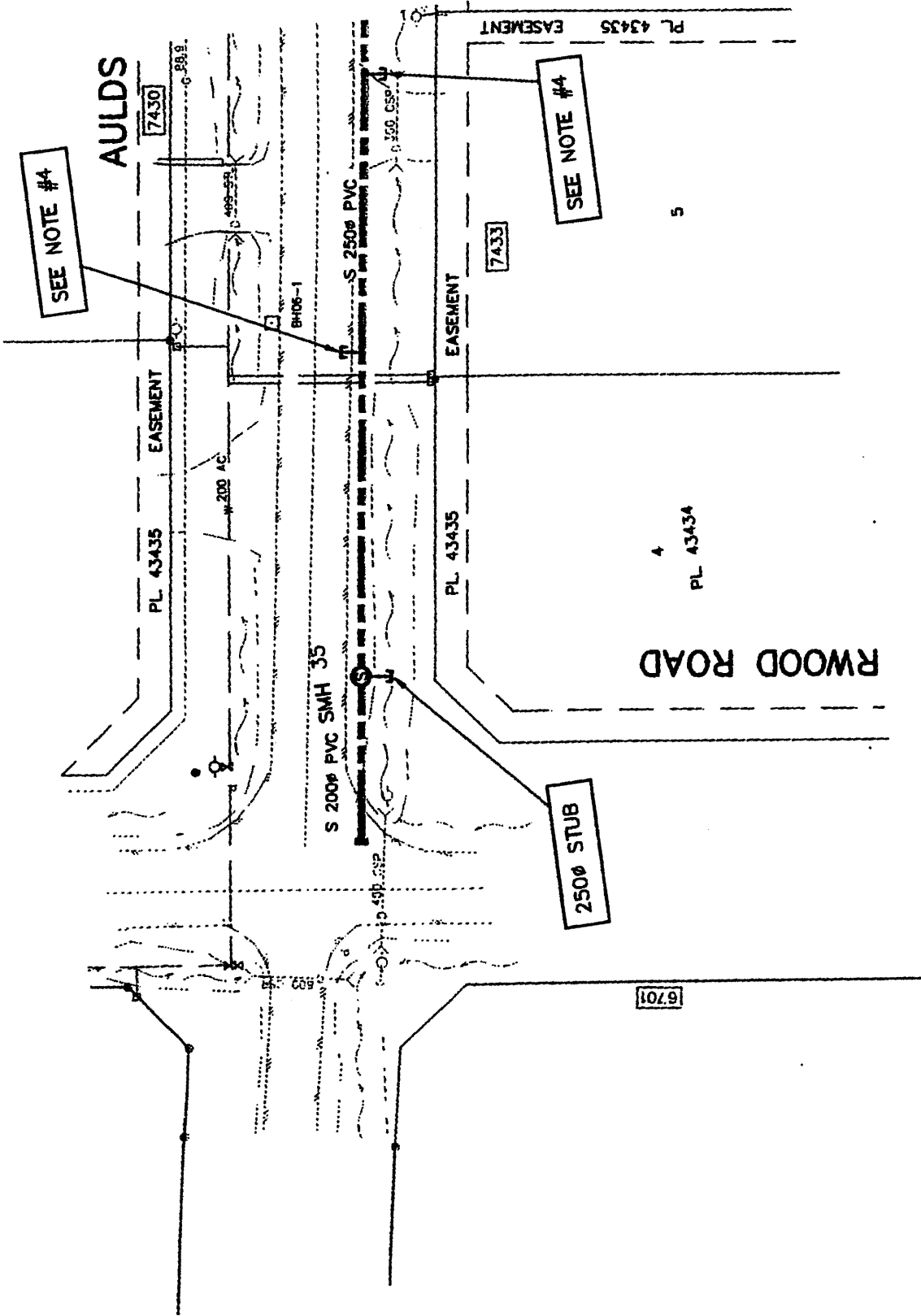
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Active Map: LEGAL MAP









SEE NOTE #4

AULDS

7430

PL 43435 EASEMENT

200 AC

BH05-1

S 200# PVC SMH 35

S 250# PVC

250# STUB

PL 43435 EASEMENT

7433

SEE NOTE #4

RWOOD ROAD

PL 43434

6701

5



KOEHLER & ASSOCIATES
ENGINEERING LTD.
Chartered Engineers

REV	DATE	BY	CHKD	DESCRIPTION

REV	DATE	BY	CHKD	DESCRIPTION

REV	DATE	BY	CHKD	DESCRIPTION

PROJECT NO. 0751	DATE	APPROVED
	FEBRUARY 2010	
SCALE	1:2000	



PROJECT
SANITARY SEWER
COLLECTION SYSTEM

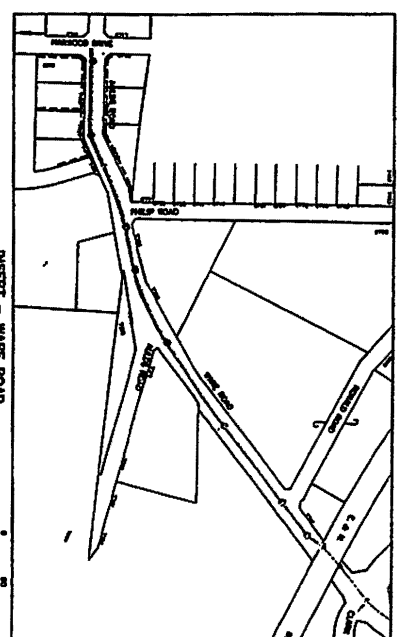
TITLE
PLAN OF PHASE 1 & 2

DRAWING No.
0751-SK1

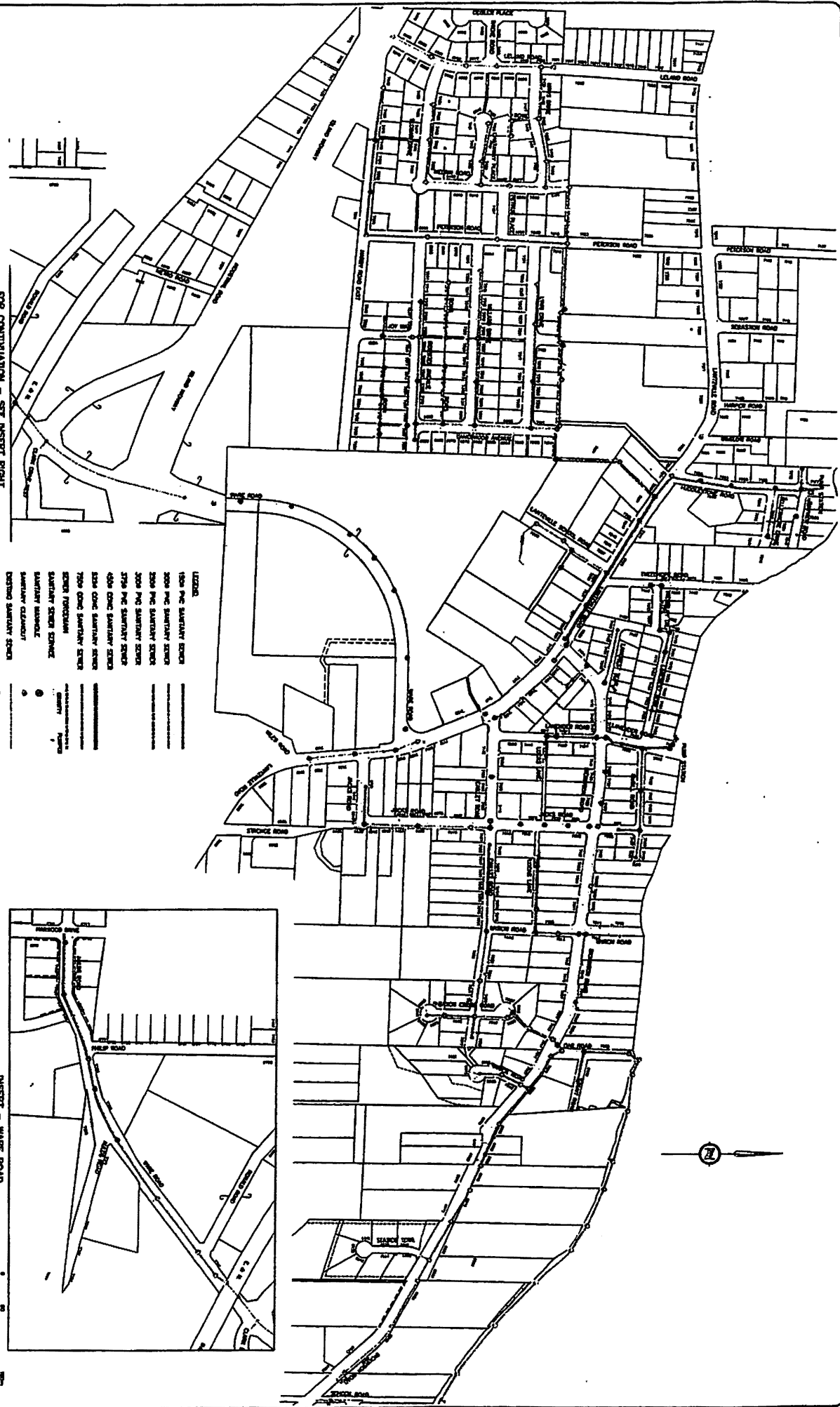
REV. 1 of 1
SHEET

FOR CONTINUATION - SEE INSERT RIGHT

- LEGEND
- 1500 PNC SANITARY SEWER
 - 2000 PNC SANITARY SEWER
 - 3000 PNC SANITARY SEWER
 - 3500 PNC SANITARY SEWER
 - 3750 PNC SANITARY SEWER
 - 4500 CONC SANITARY SEWER
 - 5000 CONC SANITARY SEWER
 - 7500 CONC SANITARY SEWER
 - 8000 CONC SANITARY SEWER
 - 8500 CONC SANITARY SEWER
 - 9000 CONC SANITARY SEWER
 - 9500 CONC SANITARY SEWER
 - 10000 CONC SANITARY SEWER
 - 10500 CONC SANITARY SEWER
 - 11000 CONC SANITARY SEWER
 - 11500 CONC SANITARY SEWER
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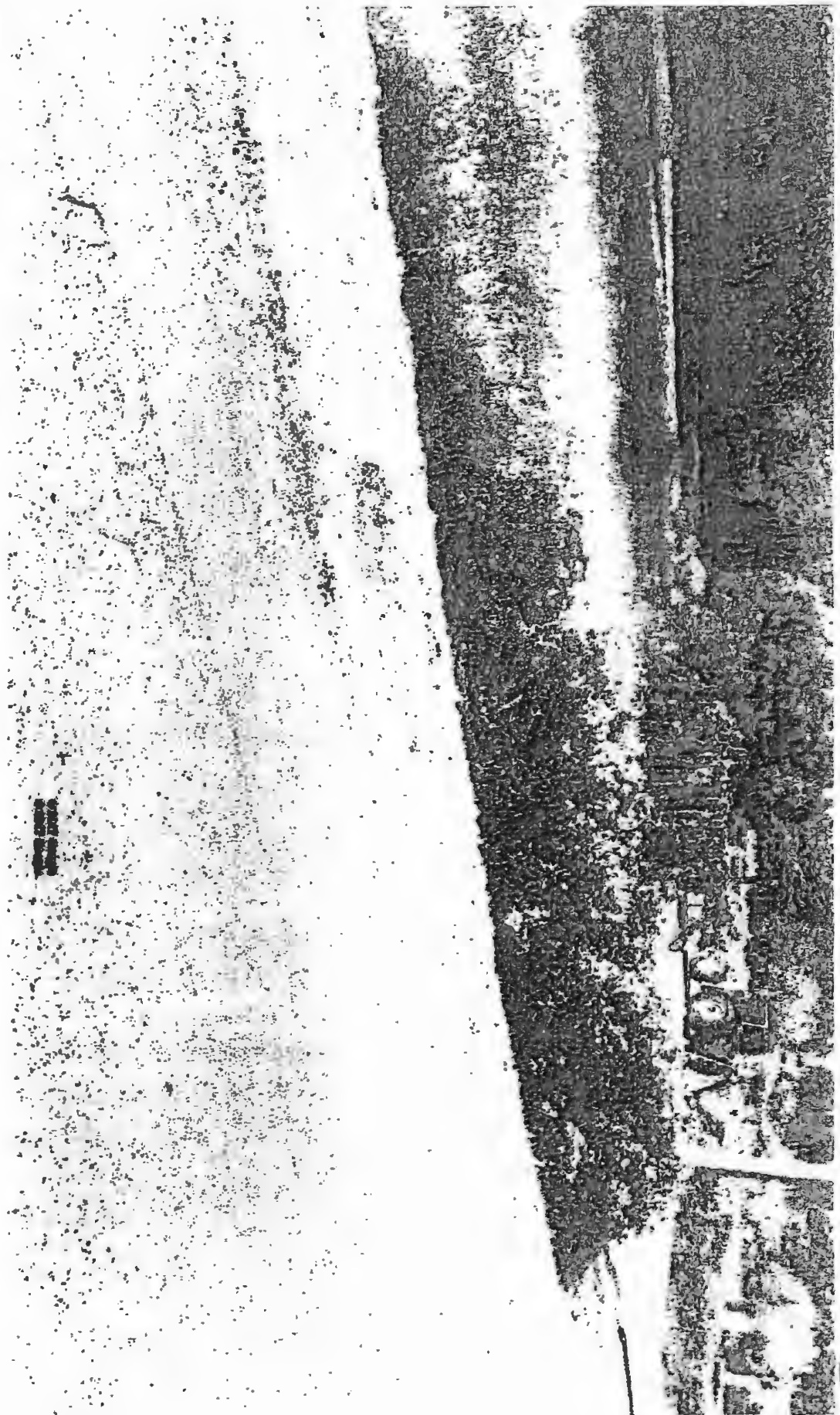


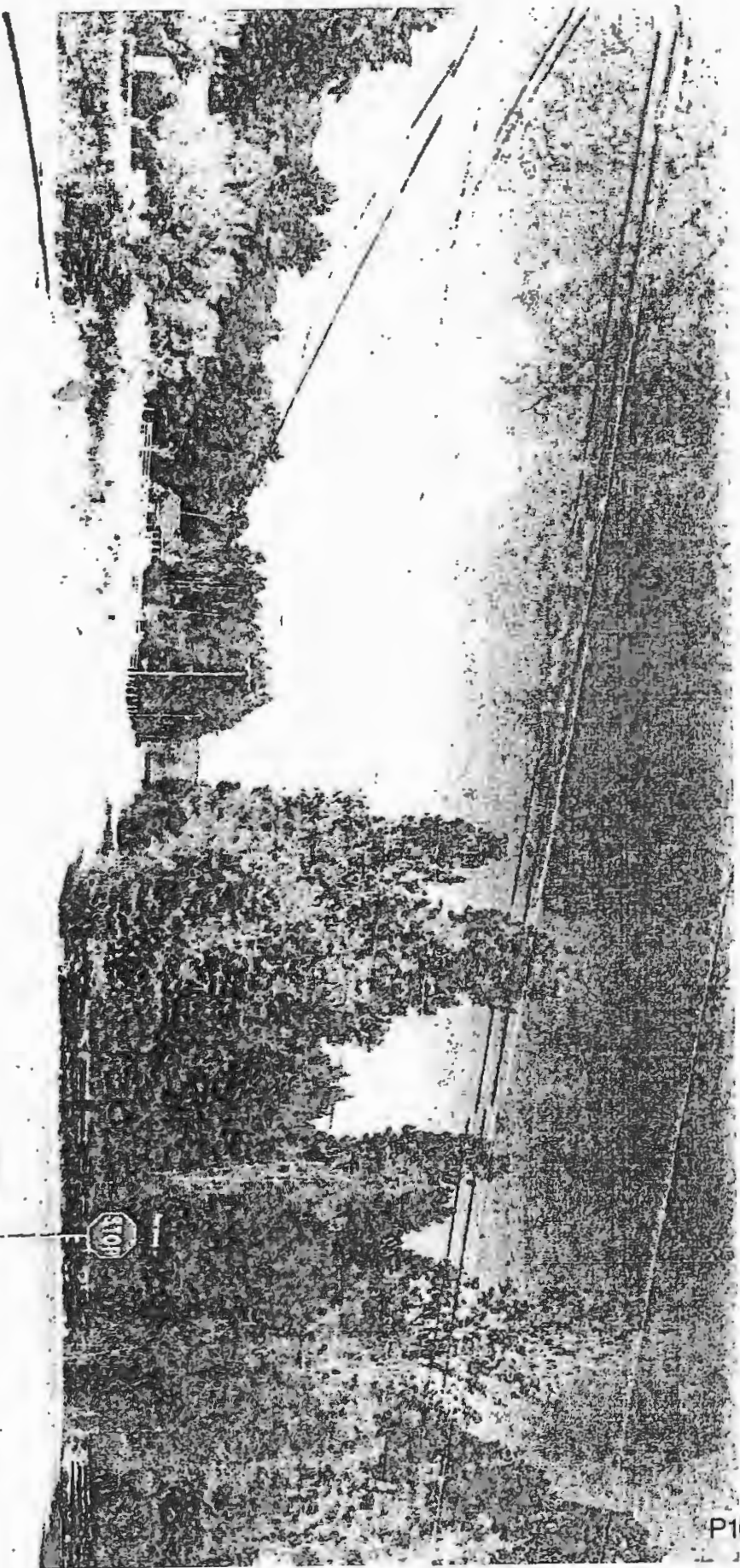
INSERT - WANGE ROAD



Google earth

feet
meters





Go *g*gle earth

feet
meters



© 2007 Google
© 2007 Google

Go ggle earth

feet
meters



© 2017 Google
All rights reserved

**DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN**

MAP NO. 4
LAND USE DESIGNATIONS

Legend

□ District of Lantzville Boundary

Land Use

- Resource-Agriculture
- Resource-Foresty
- Estate Residential
- Rural Residential
- Residential
- Village
(See Map No. 6 for Details)
- Footcandle Comprehensive Development Area
(See Map No. 8 for Details)
- Commercial / Industrial
- Resource - Open Space
- Transportation Corridor

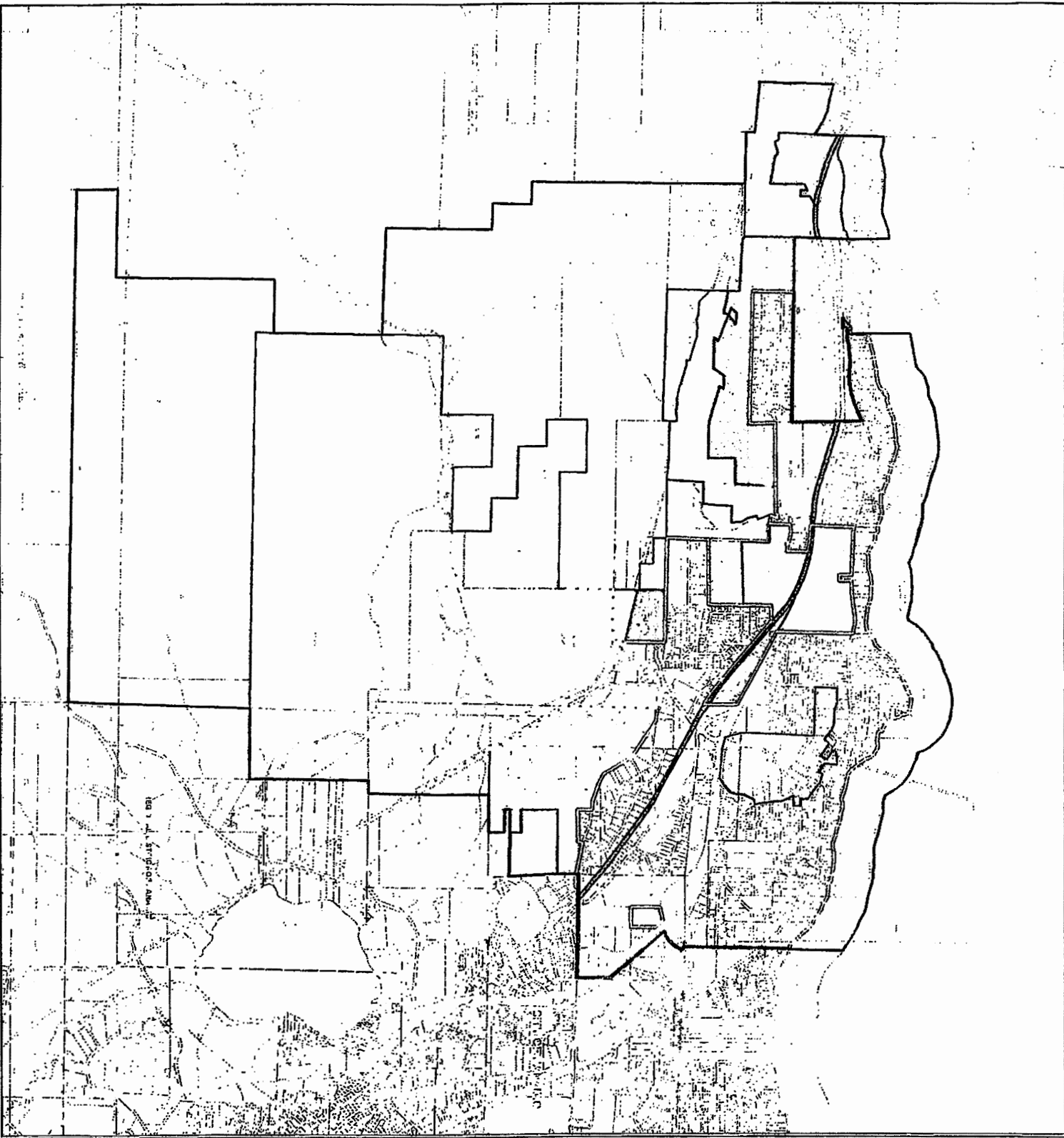
— Lantzville Urban Overlayment Boundary
 - - - Footcandle Urban Overlayment Boundary

City of Lantzville
 Community Development

DRAWING NO. 50.2.2007

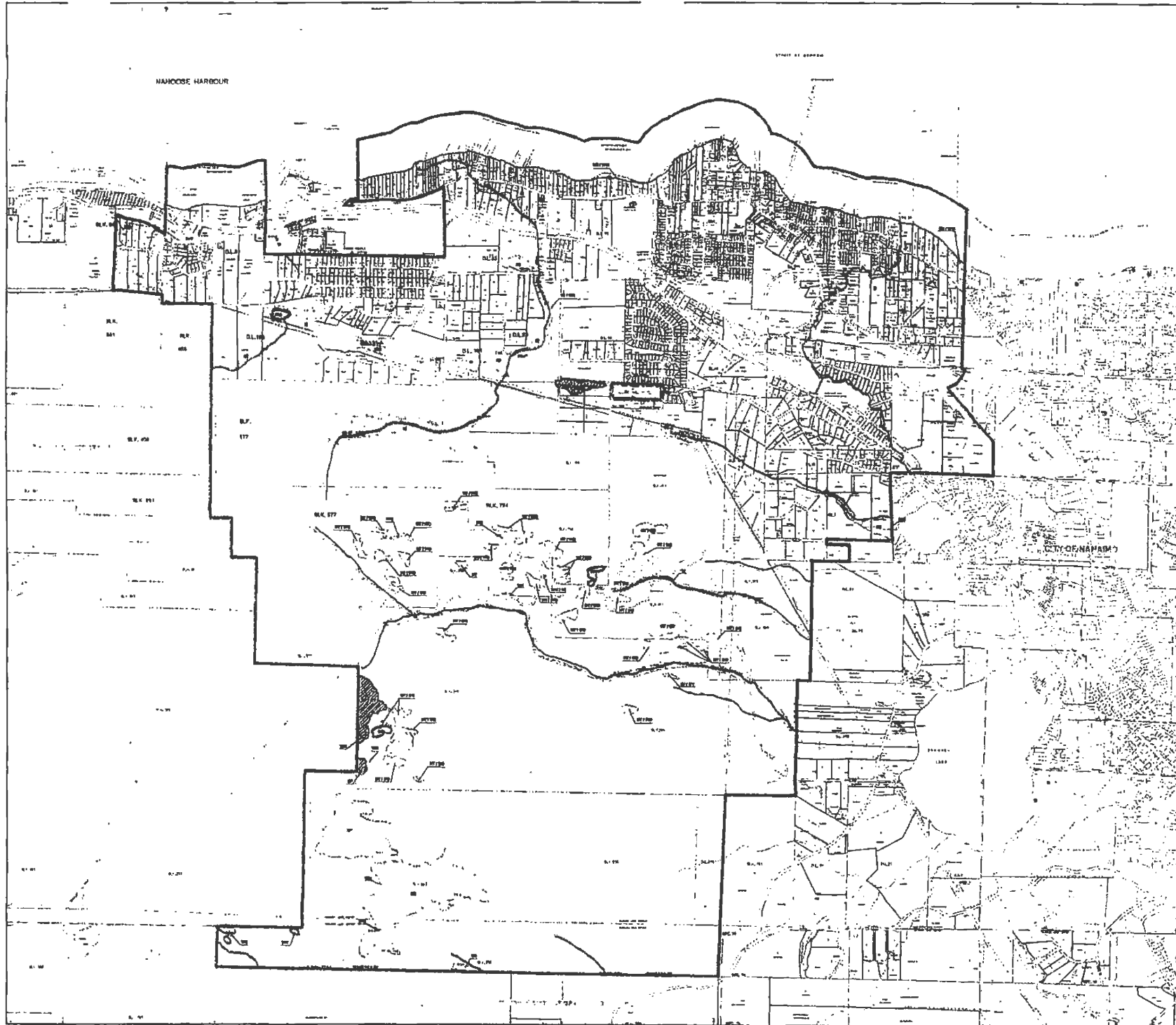


1" = 200'



**DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN**

**MAP NO. 2
ENVIRONMENTALLY SENSITIVE**



- Legend**
- District of Lantzville Boundary
 - SENSITIVE ECOSYSTEMS**
 - CB - Coastal Buffer
Designated only for areas containing riparian or marine ecosystems
 - HT - Terrestrial Herbaceous
Open, uncultivated or semi-cultivated areas with herbaceous vegetation - 1990 cover
 - OF - Older Forest
Forest remaining with scattered open areas - 1990 cover, open areas with forested treatment - 19%.
 - OF - Old or Altered Older Forest
Old or altered remaining to 1990
 - RI - Riparian
All riparian habitat remains, including narrow riparian corridors and parks
 - SV - Sparsely Vegetated
Disturbance with sparse vegetation off land area
 - WD - Woodland
Open woodlands/scrub of three oak and mixed stands of hemlock/birch, berry and poplar, Phacelias/box 1%
 - WM - Wetland
Wetlands with wet soil and water-saturated ground, bog, fen, meadow, sedge, shrub-turf and heath.
- Areas with General Biodiversity Values**
- FS - Seasonally Floated
Agricultural Field
 - SG - Scarp (Cascadia Forest)
Forest remaining scattered up due to historic activities, forested 100% to 19%
- Other Symbols**
- Watercourse
 - Boundary
 - Boundary

WATERCOURSES

- Lantzville Water Features
- Other Water Features (not in the boundary)
- Canal

North

Scale



BYLAW NO. 50.2.2007

City of Lantzville
District of Lantzville
City of Nanaimo

DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN

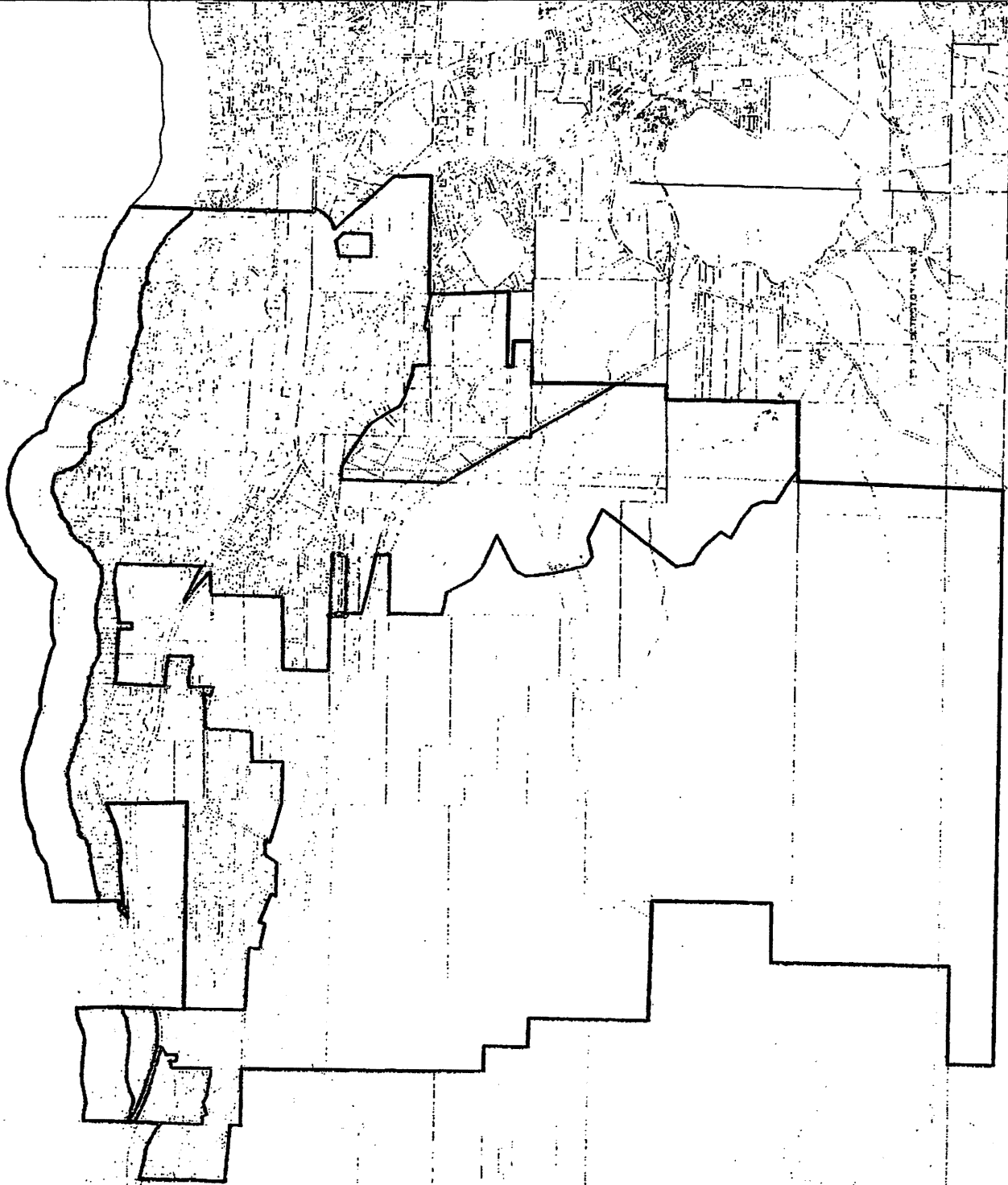
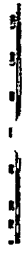
MAP NO. 7
WATER SERVICE AREA

Legend

-  District of Lantzville Boundary
-  Water Service Area

City of
Cape Breton








BY-LAW NO. 50.2, 2007



**DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN**

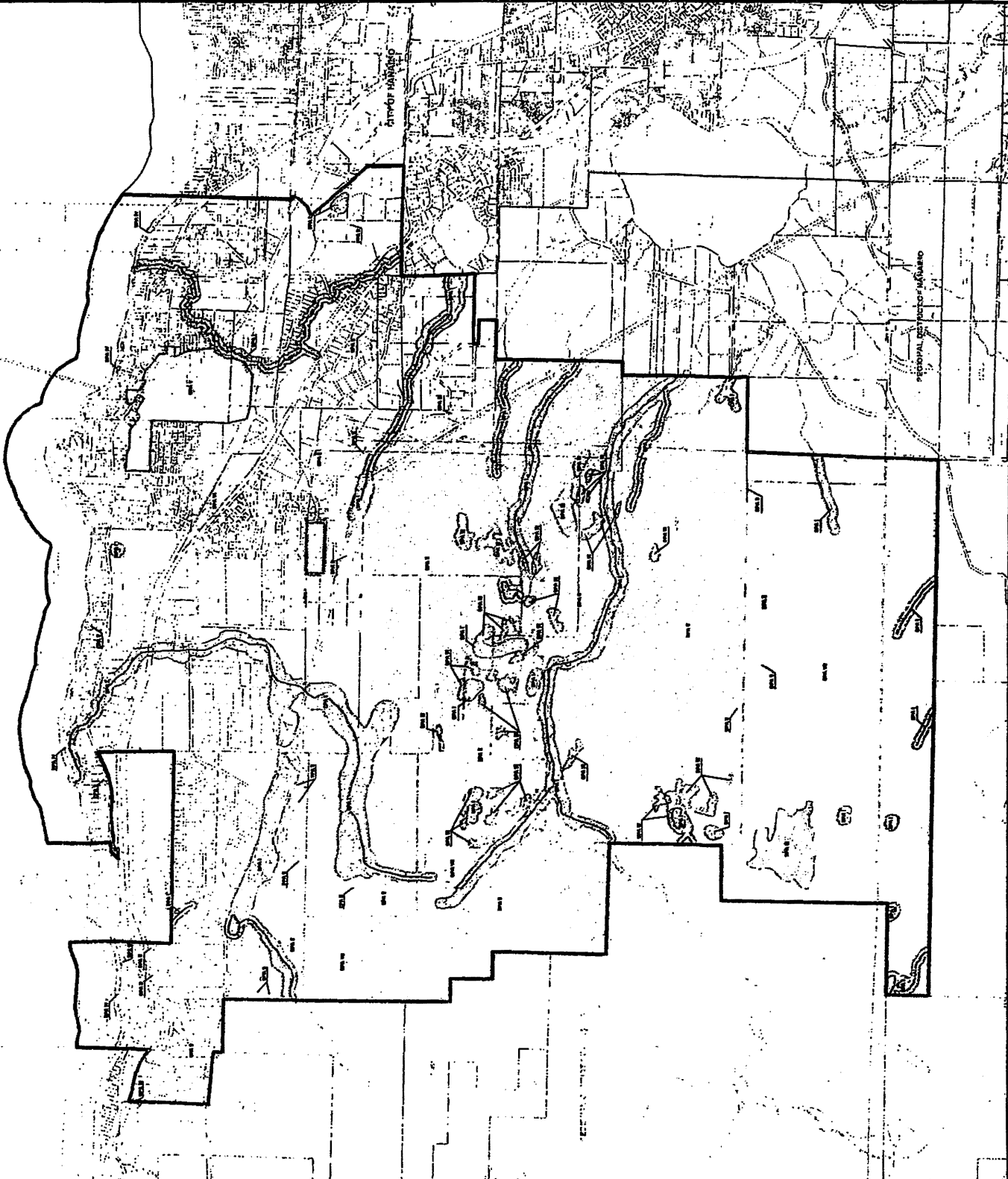
**MAP NO. 10
DEVELOPMENT PERMIT AREAS**

Legend

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

Source:
City of Lantzville

BY-LAW NO. 302, 2007



ADDITIONAL INFO - Item 6g)
October 4, 2017 OCP Review Select Committee
CORRESPONDENCE - Tom and Joan Coulson
(30 Sept & 22 Jun 2017) Requesting Residential Designation
in new OCP for 7847 Superior Rd & properties S side of
Superior Rd, and W of Stone Rd up to Normarel Dr (8 props)

Trudy Coates

From: Joan Coulson <coulson.jt@gmail.com>
Sent: September-30-17 11:10 AM
To: Frank Limshue; Trudy Coates
Cc: Colin Haime
Subject: Fwd: OCP Land Use - Review Requested
Attachments: Tom and Joan Coulson OCP Request -Rev 0.pdf

I am submitting our letter to staff and the OCP committee in order to request a review of our current OCP Land Use Designation.

This letter was previously submitted, but we noticed it is again on the agenda for the October 4th, 2017 OCP Committee Meeting.

Thank you,

Tom and Joan Coulson

----- Forwarded message -----

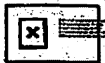
From: Joan Coulson <coulson.jt@gmail.com>
Date: Thu, Jun 22, 2017 at 10:14 PM
Subject: OCP Land Use - Review Requested
To: frank@lantzville.ca

Dear Frank,

Please find the attached letter regarding land use designation.

We would appreciate if you could acknowledge receipt of this email.

Thank you,
Tom Coulson



Virus-free. www.avg.com

File Copy (Binder)

Tom and Joan Coulson
7847 Superior Road
Lantzville, BC
June 22, 2017

Frank Limshue
District of Lantzville
7192 Lantzville Road
Lantzville, BC
VOR-2H0

Dear Frank:

We live at 7847 Superior Road, a 2.7 acre property on the south side of Superior Road. The current OCP zoning of our property and the immediate adjacent properties is Estate Residential. (These are the properties on the South side of Superior Road, and West of Stone Road up to Normarel Drive – a total of eight properties)

Given the density and usage currently proposed on the Gee property across the road, we are requesting that properties along the South side of Superior Road be afforded the same opportunity for development.

We see no logic in the properties on the immediate South side of Superior Road remaining as Estate Residential given the current proposal for the Gee property.

Municipal sewer and water mains will cross our lot frontage when the Gee property develops. It seems rather arbitrary that a high density, small lot development may be permitted on one side of the road, yet properties across the road are asked (or dictated) to remain as large acreages, and may be kept so by excluding connection to municipal services running right past our door.

The properties along the South side of Superior Road are ≥ 2.5 acres properties, are relatively flat and suitable for residential development. Hydro, natural gas, easy road access, municipal and school bus service are all amenities close by.

As noted, if the Gee property develops municipal sewer and water will cross our lot frontage. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for the Gee Property.

We request that serious consideration be given to re-designating the properties on the south side of Superior Road to a residential category.

Sincerely,

Tom and Joan Coulson
7847 Superior Road

ADDITIONAL INFO - Item 6g)
October 4, 2017 OCP Review Select Committee
CORRESPONDENCE - Nancy & John Coulson
(30 Sept & 22 Jun 2017) Requesting Residential Designation
in new OCP for 7835 Superior Rd & properties S side of
Superior Rd, and W of Stone Rd up to Normarel Rd (8 props)

Trudy Coates

From: Nancy Coulson <ncoulson@nfrp.ca>
Sent: September-30-17 11:04 AM
To: Frank Limshue; Trudy Coates
Subject: Fwd: OCP Land Use Designation – Review Request
Attachments: Nancy and John Coulson OCP Request - Rev 0.pdf

Hello,

I am submitting our letter to staff and the OCP committee in order to request a review of our current OCP Land Use Designation.

This letter was previously submitted, but I noticed it is again on the agenda for the October 4th, 2017 OCP Committee.

Thank you,
Nancy

Nancy Coulson, Administrator
Nanaimo Family Resource Programs
(N.I.C. Resource Programs Ltd.)
1729 Boundary Ave
Nanaimo BC V9S 4P3
P. 250-585-6970
F. 250-585-6727
C. 250-618-4020

----- Forwarded message -----

From: Nancy Coulson <ncoulson@nfrp.ca>
Date: Thu, Jun 22, 2017 at 10:08 PM
Subject:

OCP Land Use Designation – Review Request
To: Frank@lantzville.ca

Dear Frank,

Please find attached a letter for your consideration. I would appreciate if you would acknowledge receipt of this email.

Regards,

Nancy and John Coulson
7835 Superior Road
Lantzville, BC
June 22, 2017

Frank Limshue
District of Lantzville
7192 Lantzville Road
Lantzville, BC
V0R-2H0

Dear Frank:

We live at 7835 Superior Road, a 2.7 acre property on the south side of Superior Road. The current OCP zoning of our property and the immediate adjacent properties is Estate Residential. (These are the properties on the South side of Superior Road, and West of Stone Road up to Normarel Drive – a total of eight properties)

Given the density and usage currently proposed on the Gee property across the road, we are requesting that properties along the South side of Superior Road be afforded the same opportunity for development.

We see no logic in the properties on the immediate South side of Superior Road remaining as Estate Residential, considering the land use of the general neighborhood and that sewer and water mains will cross our lot frontage when/if the Gee property develops.

The properties along the South side of Superior Road are ≥ 2.5 acres properties, are relatively flat and suitable for residential development. Hydro, natural gas, easy road access, municipal and school bus service are all amenities close by.

As noted, if the Gee property develops municipal sewer and water will cross our lot frontage. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for the Gee Property.

We request that serious consideration be given to re-designating the properties on the south side of Superior Road to a residential category.

Sincerely,

Nancy and John Coulson
7835 Superior Road



District of Lantzville

Incorporated June 2003

District of Lantzville

Official Community Plan Review 2017

DRAFT FOR REVIEW ONLY

This DRAFT Official Community Plan is for review purposes only, subject to additional public and committee input. After public review and further refinements, referral to agencies and a formal public hearing will be held prior to consideration by Council for adoption.

The foundation of this OCP Review was the 2005 OCP and related Amending Bylaws:

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

The bylaws numbered in the footnotes of this consolidation refer to the last bylaw that amended each section of the principal bylaw: "District of Lantzville Official Community Plan Bylaw No. 50, 2005."

A new bylaw will be drafted for Council consideration to adopt a refined OCP which consolidates all of the previous amendment bylaws.

For enquiries regarding this document please contact:

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
Telephone: (250) 390-4006
Fax: (250) 390-5188
Website: www.lantzville.ca

Lantzville Official Community Plan

OCP REVIEW 2017 DRAFT FOR REVIEW PURPOSES ONLY

September 27, 2017

Yellow highlight = staff/consultant checking facts or policy background

Grey highlight = subject to committee/public input

Minor changes to wording & numbers may occur in response to review and new information

Maps will be similar in content to the 2005 OCP, except Map 4 and 5 concerning Special Plan Areas which are provided in separate file.



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Appendices

Appendix A: Maps (similar to 2005 OCP)

Appendix B: Land Use Primer (similar to Fall 2016 Workbook)

Appendix C: Foothills CDP

Future Appendices: Special Area Plans

Part One: The Plan Overview

I | The Community Plan – Preparing for the Future

We live in an ever-changing world. As changes are considered in our community, we seek assurance that proposed changes reflect community goals and aspirations and will contribute to a thriving, healthy, and prosperous Lantzville. The Official Community Plan is one means of providing a level of assurance that changes will move the community in the right direction. The Official Community Plan considers social, economic, and natural environments; community values and beliefs; the legal and political factors that influence our community; as well as community needs and wishes for the future.

The District of Lantzville (Map No. 1) was incorporated on June 25th, 2003 and its first Official Community Plan was adopted in 2005. This Official Community Plan is an update of the 2005 Plan, taking into account the District’s current needs and priorities. It builds upon the vision, goals, and policies developed in 2005, confirming previous directions and supplementing them with new guidance to support Lantzville achieving its vision.

I.1 What is an Official Community Plan?

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

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

An OCP is a dynamic document; it is intended to have the flexibility to accommodate changing needs and wishes of the community. However, any changes that are inconsistent with the adopted OCP must undergo a public hearing and be approved by council before being allowed to

proceed. This process provides a measure of predictability to all parties, while ensuring that creative, innovative, and desirable proposals are given the opportunity to effect positive changes in the community.

In anticipating the long-term needs of a community, an OCP includes assumptions about potential rate of growth; social and economic changes; servicing requirements; technological changes; and environmental responsibility. It also considers changes in Provincial, regional, and local direction that affect the community.

In addition to amendments that are made from time to time in order to address specific issues, a comprehensive review of an OCP is typically completed every five to seven years, to ensure that it remains relevant and to address new trends and community desires for the future.

1.2 How does an Official Community Plan work?

British Columbia's *Local Government Act* outlines the purpose and scope of Official Community Plans. An OCP must provide guidance on the following issues:

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

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

In the Regional District of Nanaimo (RDN), all municipal Plans are also linked to the Regional Growth Strategy (RGS) by a Regional Context Statement that explains how the Plan fits with the regional planning and growth management perspective.

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

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

1.3 How was this Official Community Plan prepared?

This OCP Update, initiated in summer 2016, was prepared based on background research; consultation with various provincial, regional, and local agencies and organizations; and extensive participation of Lantzville residents. The process used the 2005 OCP as a starting point, retaining many components of the vision, goals, and policies developed based on community input during the first OCP process, recommending updates based on current planning best practices, Provincial and regional context, and community interests.

The community consultation process included public workshops and events, Kitchen Table Meetings, questionnaires, project updates, and a statistically-valid Community-wide Survey together with extensive deliberations by an Official Community Plan Review Select Committee.

The OCP Update was undertaken concurrently with the development of a Water Master Plan for Lantzville that considers possibilities for expanding water service in the community. Since prior to incorporation, Lantzville's limited water supply has precluded extension of community water to some existing residents and businesses and to supporting potential new development in the community. The processes were undertaken concurrently because of the important role water supply plays in Lantzville's future.

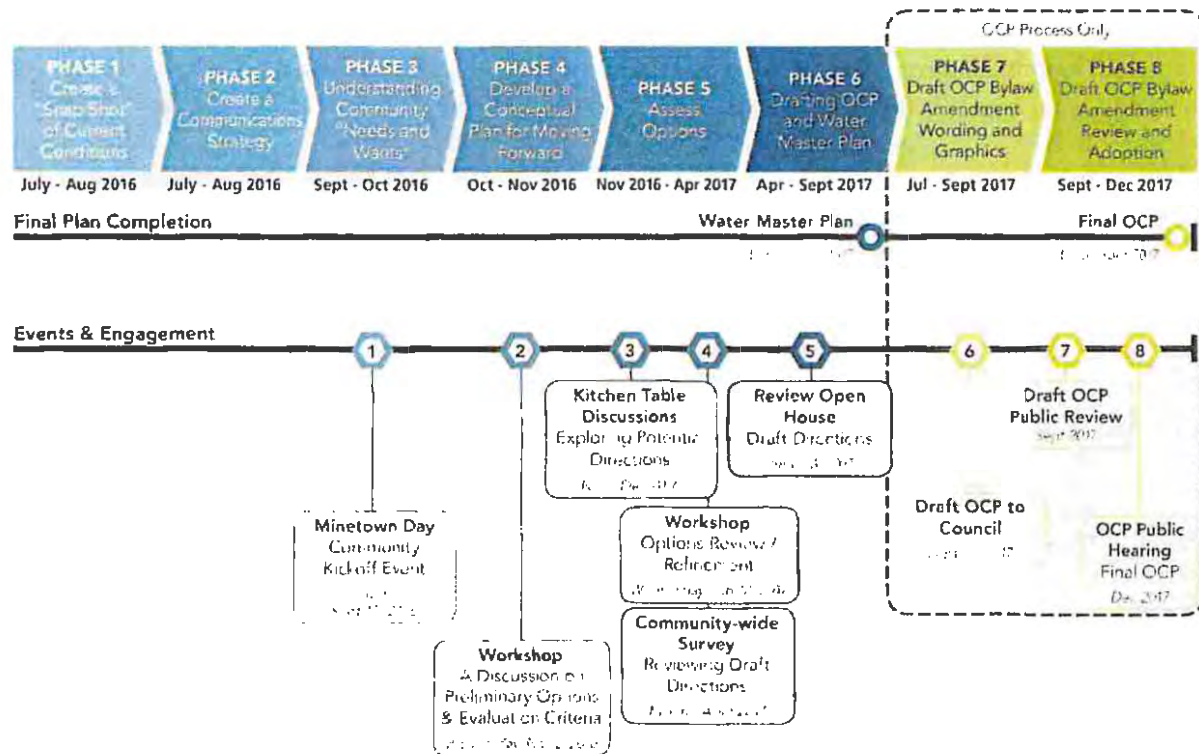


Figure 1: Process Overview (to update prior to adoption to reflect final process)

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1.3.1 Official Community Plan Review Select Committee

Council appointed an Official Community Plan Review Select Committee of ten members (including members of council and members from the community, representing a range of interests and stakeholders) to:

- ▶ act as an advisory body to Council;
- ▶ provide input on potential improvements to the OCP to ensure the document represents the community's interests;
- ▶ review options brought forward; and
- ▶ consider issues identified as key discussion points.

The Committee met monthly during the process, with some additional special meetings.

1.3.2 Kickoff Event & Community Questionnaire

The public process for the OCP Review started in September 2016 with a kickoff event at the community's annual Minetown Day. The project team and volunteers from Vancouver Island University ran a booth at the community event to raise awareness about the OCP Review process; gather early input on concerns, values, and ideas; and encourage community participation in the process.



Figure 2: At the Minetown Day Kickoff Event, participants painted their ideas for Lantzville's future

At the same time, an initial questionnaire was launched both in hard copy and online to gather early input, feedback, and opinions on the vision, goals, and policy in the existing OCP. The questionnaire was open Sept. 12 to Sept. 23, 2016 and Nov. 2 to Nov. 22, 2016. A total of 221 people provided initial input.

1.3.3 Community Workshops

Community workshops were held on Nov. 2, 2016 and Jan. 18, 2017 at Costin Hall to review, discuss, and provide input on emerging directions. Workshops included informational update presentations, followed by discussion groups facilitated by Vancouver Island University volunteers that encouraged participants to exchange ideas and opinions about emerging directions. Over 100 participants signed in to each workshop.



Figure 3: Nov. 2, 2016 Community Workshop discussions

1.3.4 Kitchen Table Meetings

Between Nov. 22, 2016 and Jan. 12, 2017 residents throughout the community were invited to host Kitchen Table Meetings in their neighbourhoods to discuss potential land use options, housing choices, and water servicing. Each meeting had a discussion guide and meeting kit, including a large map and suggested activities for the group. Group and individual response forms were provided to record the discussions. A total of 13 Kitchen Table Meetings were held, each attended by six to 12 people.

1.3.5 Community-wide Survey

To understand the community's preferences on potential directions being considered in the OCP, as well as the Water Master Plan, a Community-wide Survey was distributed to all Lantzville households via Canada Post the week of March 15, 2017. Completed surveys could be mailed back in the enclosed, postage-paid envelope or hand delivered to the District offices, by Friday, April 7, 2017. The results were tabulated by a third-party market research and public opinion polling firm. Participation was as follows:

- Number of Surveys Distributed = 1,482
- Number of Completed Surveys Returned = 543
- Response Rate = 37.3%
- Reliability = Results are accurate within +/- 3.97%, 19 times out of 20¹

The fact that 543 households took the time to complete and return the survey indicates the high level of pride, involvement, and concern within the community.

1.3.6

1.3.6 Project Web Page, Social Media & Community Update Newsletters

At the start of the process, a project web page was created to provide ongoing updates and post information developed during the OCP Review.

Facebook and Twitter posts were completed throughout the process to announce updates and public input opportunities and encourage participation.

Updates were included in Lantzville's monthly Community Update newsletters mailed to all Lantzville households.

1.3.7 Open House

Key aspects of the Plan were taken to the community in a Public Open House on June 28, 2017 for comments and confirmation before the draft Plan was developed. 111 participants signed into the open house.



Figure 4: June 28, 2017 Open House discussions

¹ The 543 completed returns represent a response rate of 37.3% and is more than required to render an industry standard level of confidence in the results. The industry standard would be a situation where there is 95% confidence that the results are within 5% of Lantzville population's opinion. In other words, if the survey were repeated twenty more times, the results would be within 5%

of the first results in all but one of those twenty surveys. With a sample size of 543, the industry standard level is exceeded providing 95% confidence that the results are within 3.97% of Lantzville population's opinion. Note that base numbers for individual questions differ as not all participants answered each question on the survey.

1.4 Guide to this Official Community Plan

1.4.1 Scope

The OCP provides a “roadmap” for Council and the community both in terms of describing the desired future, and the actions that will be taken to ensure that future unfolds as planned. The scope of potential actions is based on the jurisdiction of the District as established under the *Local Government Act* and the *Community Charter*. For example, the District does not have control over activities on provincial crown land and waters or the authority to “override” provincial or federal policy or regulations. The District can undertake the following activities:

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

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

1.4.2 Plan Structure

The OCP's foundation is the long-term vision for the community. Based on that foundation, the District's role in the region can be defined and goals to achieve the vision developed. Policies are designed to implement the goals and other tools such as development permits, special area plans, and zoning bylaws are used to implement policies. Figure 5 summarizes the components of the OCP.

Based on this structure, the Plan is composed of three main parts:

- ▶ **Part One** introduces the OCP, describes the process, and provides background and context that were considered in the OCP Review.
- ▶ **Part Two** describes the community's vision and goals in detail and formulates appropriate policies aimed at realizing the goals. This is the section of the Plan that will be used to guide the community and its elected officials in addressing issues and challenges that arise from time to time.
- ▶ **Part Three** contains the implementation commitment to the goals and policies described in Part Two. This section contains specific actions and responsibilities for implementation of the Plan.



Figure 5: OCP Structure

1.4.3 Terms used in the OCP

The OCP is intended to be the legal basis for future subdivision, zoning bylaws, comprehensive development plans, special area plans, and other more specific policies, bylaws, and procedures. To support this function, technical planning terms that not be familiar to all audiences are used. Below are definitions of key planning terms used in the OCP.

Affordable Housing: Housing that has a rent or sale price that constitutes no more than 30% of gross annual income.

Amenities: Elements of development that appeal to community desire such as recreational amenities, green space, community services, or views.

Bylaw: A regulation established by the community that puts the vision of the OCP into practical and legal terms.

Circulation: How pedestrians, cyclists, vehicles, and other transportation modes flow through an area.

Climate Change: A change in global or regional climate patterns, often attributed largely to the increased levels of atmosphere carbon dioxide produced by the use of fossil fuels.

Community Charter: Flexible legislation that provides municipalities the power to meet the needs of their communities.

Crime Prevention through Environmental Design (CPTED): A philosophy used to deter criminal behaviour and increase public perception of safety through the effective use of the built environment.

Demographics: The study of population characteristics such as age, income, or language to help plan to meet community needs.

Density: The concentration of building development allowed within a net acre of land. Can be low, medium, or high density. Appendix

B provides summary fact-sheets on a range of residential land uses and densities.

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

Design Guidelines: A set of principles or general rules to follow when developing or improving a community to ensure consistent, desirable, and sustainable development.

Development Permit: A development permit is a specific approval for construction or property alterations on properties within a specific Development Permit Area. Development Permit Areas are used to implement special conditions in the form of development guidelines used for the protection of the natural environment, protection of development from hazardous conditions, revitalization of an area in which a commercial use is permitted, or to implement objectives relating to the form and character of light industrial, commercial, intensive residential, or multi-family development.

Development Permit Area (DPA): An area of land designated by the OCP that must obtain a development permit before subdividing land or constructing, adding to, or altering a site or building.

Environmentally Sensitive Area (ESA): Land or water areas containing natural features or significant ecological functions that warrant protection.

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

Foothills Estates: The specific area comprising Blocks 794, 206, Block 471, and part of 389.

Form and Character: The visible shape, structure, and qualities that are distinctive to a community in its urban design.

Green Infrastructure: An approach to water management that protects, restores, or mimics the natural water cycle.

Gross Density: The maximum number of units allowed in a given area (typically described as units per hectare or units per acre) including lots, roads, and park area.

Infill Development: New construction of a building within a predominantly developed area.

Intensive Residential: Any development on a parcel (fee simple or strata) that is smaller than 500 square metres in area.

Land Use Designation: A classification that determines the type of future use a property can have (e.g., residential, commercial, industrial). An OCP defines land use designations.

Mixed-Use: Combining two or more different land uses on a single property such as multi-family residential with commercial retail stores.

Natural Hazards: Elements of the natural environment that have potential to negatively impact a community (e.g., a landslide or forest fire).

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

Official Community Plan (OCP): A planning and land use management document that sets out the long-term vision for a community and actions for getting there.

Open Space: Undeveloped land that is protected from development by legislation to enhance quality of life.

Pedestrian-oriented: The built environment designed to enhance pedestrian access and walkability.

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

Regional Growth Strategy (RGS): A strategic plan that defines a region-wide vision. The Regional District of Nanaimo's RGS applies to Lantzville.

Regional Context Statement: Policy tools that link a municipal OCP to the Regional Growth Strategy.

Road Ends: The end of a road in which no passage is possible.

Subdivision: The process of dividing land into smaller parcels.

Special Area Plan or Comprehensive Development Plan: A detailed proposed development plan for a sub-area of the community identified in the OCP showing the locations of land uses, services, and infrastructure, as well as desirable features identified in the OCP such as the clustering of homes and the provision of parks, green space, and community services.

Units per Acre (upa): The number of units (e.g., houses) permitted on one acre of land.

Units per Hectare (uph): The number of units (e.g., houses) permitted on one hectare of land.

Village Commercial Core or Village Core: The centre of Lantzville, generally recognized as along Lantzville Rd. from St. Phillips Church to Huddleston Park.

Zoning: A bylaw that regulates the present use of land. Zoning is a tool to implement the District's policies and land use designations set out in the OCP.

2 | Community Background

As much as we might like our neighbourhood or community to remain unchanged over the years, change does occur. Some changes are welcome if they improve the community as a whole; other changes present challenges and the community may struggle to weigh the relative costs and benefits. One aspect of managing change is to ensure that quality of life is maintained; another is to consider the well-being of the community at large and to strive for the development of a healthy community – socially, economically, and environmentally.

The following section provides a snapshot of Lantzville’s current conditions. This is an important starting point when considering how Lantzville may evolve into the future.

2.1 Background

2.1.1 History

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

Early European settlers in the late 1800s were farmers, and farming is still carried on in parts of the community.

The discovery of coal prompted the development of two known mines. The main shaft of Grant’s mine, which opened in 1917, was located at Jack and McGill Roads. This mine was purchased around 1921 or 1922 by a company in which Fraser Harry Lantz was one of the directors. Although the mine closed in 1926, the name Lantz survived in the name of the community and now District. A smaller mine located near the foot of what is now Harper Road was operated by the Lantzville Collieries as a co-operative venture during the 1930s until the early 1940s.

In 1917, the first school was built, followed by the two-room “Grant Mine School” (now Costin Hall) in 1921. Following closure of the mines,

some of the miners’ cottages were rented out to summer visitors. A few of these cottages remain in Lower Lantzville.

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



Figure 6: Historical Image of Lantzville Pub

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

2.1.2 Population

Lantzville’s population in the 2016 Census was 3,605. Table 1 summarizes recent population growth in Lantzville.

Table 1: Population Growth in Lantzville, 2001 - 2016.

Census Year	Population	% Change
2001 ²	3,643	5.8%
2006	3,661	0.2%
2011	3,601	-1.6%
2016	3,605	0.1%

Since 2001, population growth trends in Lantzville have been stagnant or negative. There are fewer people living in the community today than 20 years ago. This stagnation of growth is in part due to the District’s policies and bylaws that restrict new connections to the District’s water supply due to insufficient groundwater supply capacity, as well as the limited service area of the municipal sanitary sewer collection system.

Table 2 compares Lantzville’s limited growth with overall growth trends throughout the RDN and province of British Columbia (BC). These trends suggest that Lantzville’s negative growth

trend is likely based on local growth limitations, rather than external trends.

Table 2: Population Growth Comparisons between Lantzville, RDN, and BC.

Census Year	% Change in 5 Years		
	Lantzville	RDN	BC
2001	5.8%	4.3%	4.9%
2006	0.2%	9.1%	5.3%
2011	-1.6%	5.7%	7.0%
2016	0.1%	6.2%	5.6%

According to the 2016 Census, Lantzville’s average population age is 46.2, which is consistent with the average population of the RDN at 47.2, but well above BC’s average population age of 42.3. Studies suggest that the region’s age profile will continue to shift upwards, resulting in continued growth of older segments of the Region’s population.³

Figure 7 shows a bulge in Lantzville’s population between the ages of 50 and 64 and a much smaller than average population between the ages of 20 and 40, suggesting that many younger individuals and families are not living in Lantzville.

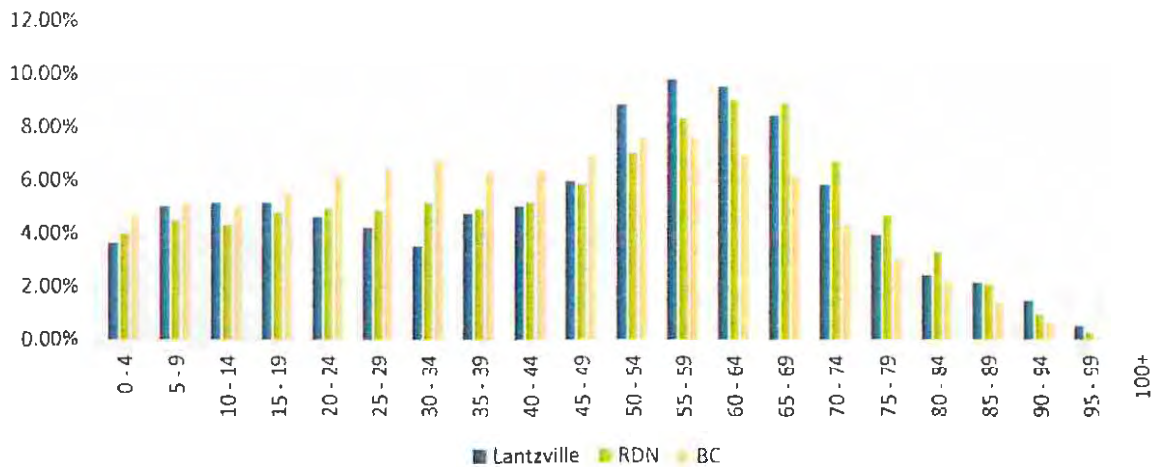


Figure 7: Population Age Demographics for Lantzville, RDN, and BC.

² 2001 data is from prior to District incorporation and represents the unincorporated location of Lantzville, which may not be fully comparable to the incorporated area.

³ Urban Futures. Population and Housing Change in the Nanaimo Region, 2006 to 2036. October 2007.

2.1.3 Economic Environment

Data from the 2011 National Household Survey showed that based on a total population of 3,125 aged 15 years and over, 1,985 (63.5%) of Lantzville residents identified as being in the labour force at that time. Of those who identified as being in the labour force, 180 (9.1%) identified as being currently unemployed.

Of the 1,845 identified as having worked in 2010, 72% – or 1,325 people – worked full-time for the full year. Males in this category earned before taxes an average of \$66,231 for the year, and females earned roughly \$48,789. Average family income for all families in 2011 was \$97,407, compared with the B.C. average of \$91,967.

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

Rental housing is relatively limited in Lantzville, where housing is almost exclusively single-family dwellings. Of the 1,470 private households identified in the community in the 2011 National Household Survey, about 1,330 (90%) are owner-occupied, with an average monthly mortgage payment of \$1,043. Renters paid an average of \$1,002 per month.

In 2004, the housing market was very strong, with prices ranging from \$150,000 to \$800,000, depending upon location, with a high of \$1.2 million on the waterfront. In 2017, the average assessed value of residences in Lantzville was \$442,000.⁴

In the last decade, 317 building permits were issued for single-family houses. In this same period, only 71 new lots were created by

subdivision, indicating that most new homes were built on existing lots.

2.1.4 Natural Environment

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



Figure 8: Known for its foreshore to foothills, Lantzville has the benefit of a spectacular forest backdrop overlooking the ocean

Knarston Creek's historic flood risk at its mouth has been mitigated by an engineered overflow system.

Sea Level Rise and coastal erosion are evolving environmental concerns. The beaches remain closed to shellfish harvesting due to fecal coliform contamination, related in part to septic fields used for waste disposal.



Figure 9: Shellfish harvesting along Lantzville's waterfront remains prohibited

⁴ BC Assessment. Vancouver Island 2017 Property Assessment Notices in the Mail, January 3, 2017.

www.bcassessment.ca/news/Pages/Vancouver_Island_2017_Property_Assessment_Notices_in_the_Mail.aspx.

2.1.5 Land Use

When Lantzville incorporated in June 2003 as a District Municipality, several large blocks of land in the Foothills area were added to the area of the former Lantzville Improvement District. The area of the District of Lantzville is 3,293 hectares (32.93 km²). This area covers the entire District and does not include the adjacent Nanoose First Nation lands.

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

While the community is consistently single-family residential, the sizes of lots throughout the community are highly variable – ranging from less than 0.25 acres in the Dickinson / Peterson Rd areas, 0.25 to 0.5 acres in the Winchelsea neighbourhood, and 0.5 to 1.0 acres in the Winds neighbourhood, with a variety of both larger and smaller lots mixed throughout the community.

This mix of lot sizes contributes to the desirable semi-rural character that Lantzville has today, limiting the presence of “cookie-cutter” development that is not well supported based on community input. Maintaining this lot size variety as the community develops will be an important objective.



Figure 10: Existing lot sizes in Lantzville

Existing residential areas in Lantzville also include a number of large lots that could be subject to future development, including lots along Ware Road in the Village, the “Gee” property near the Winds, and larger lots in the Aulds Road area, among a number of medium-sized lots. Under the current OCP, these lots would have potential for subdivision if existing water policy restrictions were resolved.

Approximately 165 hectares of land in Lantzville fall within the Agricultural Land Reserve and some active farming is pursued. Other rural uses include Woodlot 1475, which is managed as a woodlot. Two large managed forest blocks, owned by Island Timberlands and by TimberWest, will continue to be managed as forest resource lands. The latter’s Block 505 is managed by the Regional District of Nanaimo as a woodlot, with enhanced silviculture and a biosolid waste application program.



Figure 11: The rural character and forested backdrop is a key part of Lantzville’s character

The area added to the community in 2003 includes the Foothills Estates area, which was logged in 2003-2004. Lantzville Foothills Estates purchased the area (approximately 730 hectares) in the spring of 2004 and has developed a Comprehensive Development Plan.

Commercial uses dominate the Village, offering some retail shops, personal and professional services, a pub, offices, an art studio, as well as other services. Since the previous OCP, the Village has seen closure of several key

businesses including the grocery store, gas station, and building supply store, with slow re-occupation of the space. A number of home-based businesses such as photographic services, landscaping, etc. are located outside the Village.



Figure 12: The Lantzville Pub remains an icon and key community focal point in the Village



Figure 13: The Village maintains a number of unique specialty shops that invite people to the community

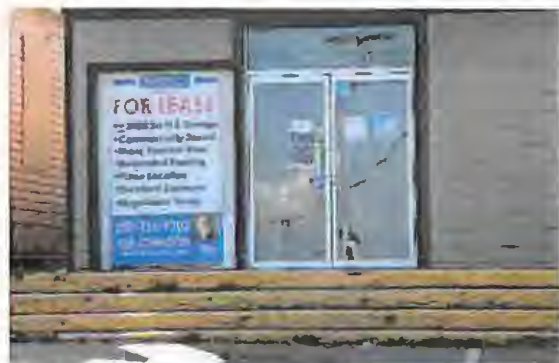


Figure 14: The grocery store closed in 2016, leaving a gap in Village services

The Lantzville Industrial Park is located between the Island Highway and the E&N Railway line at Ware Road. Light industrial uses such as RV and mobile home sales, truck and RV servicing, log home and truss manufacture, etc., are intermixed with some underutilized area.



Figure 15: The Lantzville Industrial Park is an important economic driver in the community

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



Figure 16: Costin Hall is Lantzville's primary community gathering space, but is also an aging building that will require renewal or replacement in the future

Nine public parks are distributed throughout the District. The two largest – Huddlestone Park on Lantzville Road next to the Heritage Church and Copley Park in the Winchelsea area – are both approximately 1.2 hectares in size. Lantzville's waterfront and beach areas are well used by residents for walking, picnicking, swimming, sunbathing, beachcombing, and relaxing. Although not publicly owned, the Doumont marsh, parts of the Hydro right of way, and the

Foothills properties are also widely used by the public for recreational purposes.



Figure 17: Huddlestone Park hosts key community events like the annual Minetown Day



Figure 18: The waterfront is a popular recreation feature

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



Figure 19: The Winchelsea View Golf Course is in the centre of Upper Lantzville

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



Figure 20: Lantzville's waterfront provides a wealth of recreation opportunities

2.1.6 Infrastructure

Transportation

Upon incorporation as a district municipality, all provincially-owned roads – except the Island Highway – became the jurisdiction of Lantzville. There was a five-year agreement with the Ministry of Transportation for maintenance of District roads which expired in 2008. Today, the District maintains all roads within the community, except the Island Highway.

The Island Highway (Hwy 19) divides the District on an east-west axis into Lower Lantzville, between the Highway and the waterfront, and Upper Lantzville and the Foothills, south of the Highway where the majority of Lantzville's land area is located. Only Superior and Ware Roads directly connect the two parts of the community, both intersecting Island Highway at grade. The far western end of the community (Bayview Road, Rummig Road, Sabre Road areas) lacks any direct road connection to the rest of the District other than via Island Highway.

Local roads throughout Lantzville are generally narrow with gravel edges and utilize ditches or swales for drainage. In the Village, cars generally park at 90-degree angles to the road, turning in and backing out across unmarked sidewalks, causing some concern for pedestrian and vehicle interactions.



Figure 21: Roads in Lantzville are built to a rural standard, without curb and gutter or sidewalks



Figure 22: Painted pedestrian areas and raised crosswalks have been recently added to the Village to increase safety, but parking and pedestrian conflicts remain

Bus transit services continue to be provided by BC Transit and the RDN. One bus route (Route 11), with infrequent service and low ridership, loops through Aulds, Superior, and Lantzville Roads, connecting riders to the Woodgrove Bus Exchange.

The E&N Railway line runs through the community with currently only freight service using the line; passenger service on the line ceased 2011. There is no rail station or regular stop in Lantzville.

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A portion of multi-use trail has been developed in the E&N Railway right of way, as part of a larger initiative to develop trail along the entire corridor from Courtenay to Victoria.



Figure 23: E&N Trail in Lantzville near Ware Road

Water Service

The District of Lantzville currently supplies water to approximately two-thirds of residential and business properties within the community's Water Service Area (Map No. 7). Water supply is from five active production wells located on Harby Road and is stored in two reservoirs – one on Ware Road and one on Aulds Road. The municipal wells are supplied by an aquifer; ongoing studies continue to build data about the reliability of the supply. The existing supply was deemed to be at capacity based on a previous Design Standard of 3,400 litres/day per connection, so current policy has prohibited new hook-ups since the previous OCP. Homes without community water, as well as those outside the Water Service Area, are serviced by individual private wells. It has been identified that some areas on the Lantzville water system experience deficient fire-fighting water flows.

Uncertainty with regard to the community's water supply has been a community concern since incorporation. In 2014, the District of Lantzville and City of Nanaimo approved the Lantzville/Nanaimo Water Agreement that enables Lantzville and Nanaimo to work together to provide water in bulk from the Nanaimo Water System to serve Lantzville. The agreement lays out terms for connection fees, infrastructure

requirements, and the number and location of lots that could potentially connect. If commenced, the agreement would supply Nanaimo water to parts of Lantzville.

In 2017, the District of Lantzville completed a Water Master Plan to update the Water Design Standard and determine how additional connections could be added to the community water system, considering service to both existing residents without community water and potential new development.

Sewer Service

The effect on the environment of failing septic disposal systems is an ongoing concern for Lantzville. With the exception of four small-scale communal treatment systems, one with an ocean outfall, all sewage is handled by private septic tanks and ground tile disposal fields.

Septic systems are aging and deteriorating. Failing or poorly maintained systems create the potential for a negative impact on the natural environment including the marine foreshore.

Since the previous OCP, the District of Lantzville has completed Phase I (Dickinson Road Area) of Lantzville's Sanitary Sewer Collection System in 2005 and Phase II (Peterson Road Area) in 2007 through a combination of Federal and Provincial funding programs and parcel taxes assessed on benefiting properties. Grant funding for Phase III was approved in 2017 and is proceeding through approvals and Local Area Service establishment.

Storm Water

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

with high tides and onshore winds, but this risk has been mitigated by an engineered overflow.



Figure 24: Knarstan Creek flows through the District before out falling to the Strait of Georgia.

Other Infrastructure

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

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

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

2.1.7 Community Services

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

Solid waste pick-up is provided by the District of Lantzville, with disposal at the Regional District of Nanaimo waste management facility. Recycling is provided under contract with the Regional District of Nanaimo.

Provincial ambulance service and RCMP policing are located in Nanaimo.

There is one public school in the District, Seaview Elementary, which is part of School District #68. The school is located in the Village core and has a capacity of 335 students from Kindergarten to Grade 7. Enrolment is approximately 260 students, or 78% of capacity. Enrolment has been declining, and based on current demographics may be expected to continue to do so unless there is new housing development.

There is also one private school in Lantzville, Aspengrove School, located on Clark Drive in Upper Lantzville. Opened in 2003 and relocated to its current location in Lantzville in 2006, the school has programs for children from Junior Kindergarten through Grade 12. Approximately 310 students currently attend Aspengrove.

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



Figure 25: St. Philips by the Sea Anglican Church in Lantzville

2.2 Community Opportunities and Challenges

Lantzville has historically functioned as a suburb of Nanaimo as the majority of employment and commercial services used by residents are located there. However, as large-scale, intensive commercial development and higher-density residential development in Nanaimo has moved west toward Lantzville, residents became increasingly concerned that their quiet, seaside residential area would become too urbanized. Therefore, in 2003, the community made a decision to take charge of its future through incorporation as a municipality. This Official Community Plan Review is intended to continue forward on a future for the community that is its own, separate from Nanaimo and other nearby urban areas.

Both in 2005 and 2017, an intensive, participatory planning process was designed to give residents a voice in defining that future. The outcomes of the planning process, including results of the community survey, workshops, kitchen meetings, and open houses were utilized to identify key opportunities and challenges confronting the community.

Key Opportunities:

- ▶ **Small-Town and Semi-Rural Character:** Residents strongly value the community's peaceful setting, variety, and safe feeling and wish to protect the various "characters" that combine to form Lantzville, encouraging new development to fit in well with the surrounding area and to foster a vibrant Village Commercial Core.
- ▶ **Access to Nature:** Residents wish to preserve Lantzville's natural beauty and to maintain healthy land, air, and water.
- ▶ **Community:** People value Lantzville's friendly atmosphere, the opportunity to know their neighbours, and the ability to rely on the tight-knit community to help and support one another.
- ▶ **Uniqueness:** People value the variety of housing styles in Lantzville, the fact the community is not "cookie-cutter," and that Lantzville is unique and distinct from Nanaimo and other nearby communities.



Figure 26: Nature close by

Key Challenges:

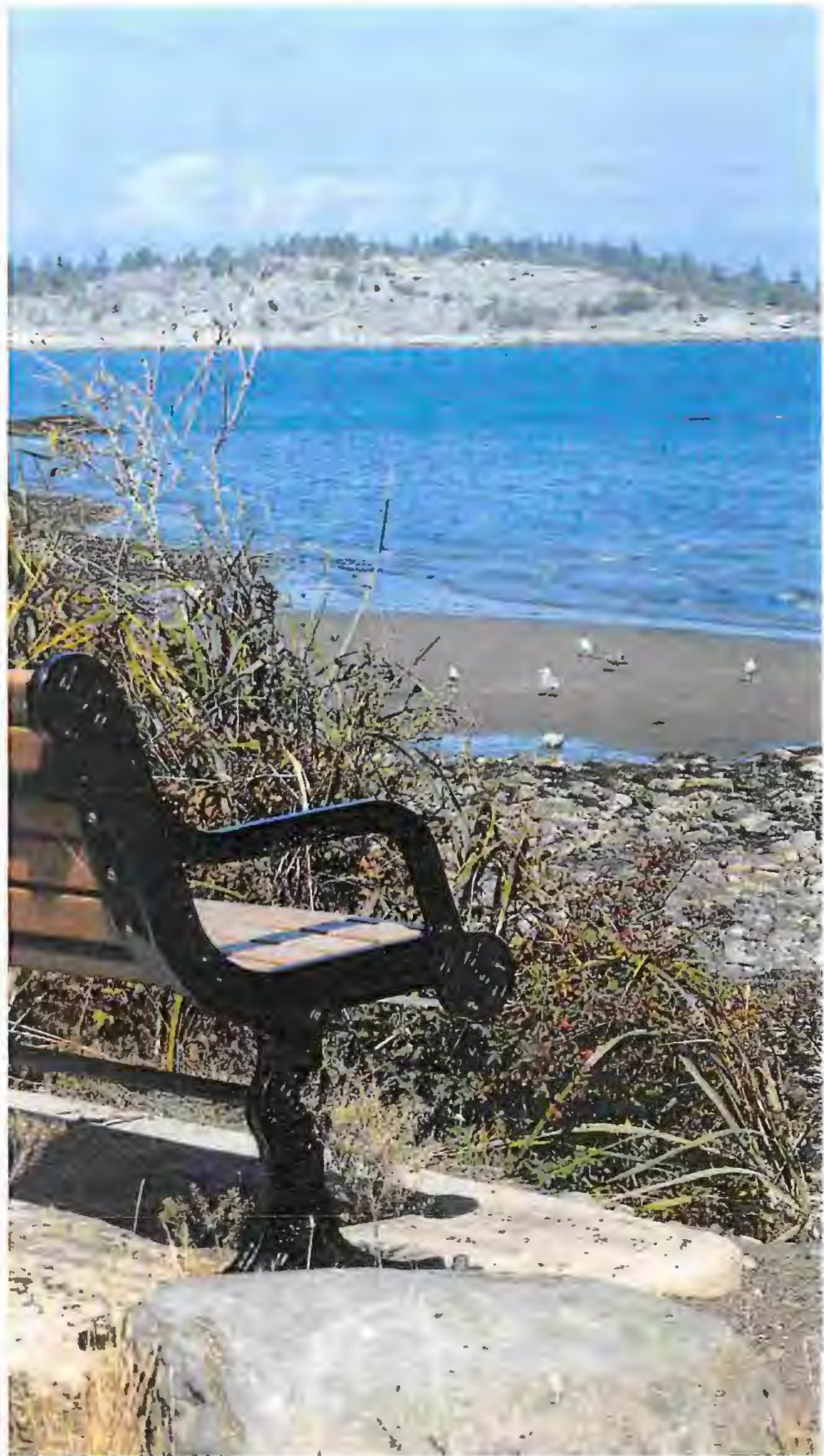
- ▶ **Limited Housing Options:** People are concerned that the limited housing options restrict opportunities for aging in place and attracting new families to the community.
- ▶ **Water and Sewer Service:** There is a strong desire from many to find and implement economically viable solutions to the community's infrastructure needs.
- ▶ **Revitalization of the Village Commercial Core:** People wish to create a safer, more attractive "main street" that supports existing businesses and encourages new businesses to thrive.
- ▶ **Connectivity:** People wish to have better connections between neighbourhoods and across the Island Highway and to have improved pedestrian and bicycle options.
- ▶ **Appropriate Future Development:** Residents want to ensure there are adequate guidelines for new development addressing environmental protection, protecting open space, and providing high quality development.
- ▶ **Too Much, Too Fast:** While there is support for broadening the range of housing options and revitalizing the Village, there are concerns that too much growth too fast will

compromise the semi-rural and community character of Lantzville.



Figure 27: Working together to seize opportunities and overcome challenges

These opportunities and challenges form the basis for the community's vision outlined in Part Two, along with the goals, objectives, and policies that will support steps towards achieving the vision.



*Figure 28:
Contemplating a
vision*

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Part Two: Plan Vision, Goals, and Policies

Addressing the complex and sometimes overlapping opportunities and challenges facing a community is important to the existing fabric of the community and critical to future change. To do this, the community must agree upon a clear picture of where they would like to be in their future. The planning process has reviewed and updated the Vision established in the 2005 OCP for the evolution of Lantzville.

To achieve the vision, goals and objectives must be identified and met. To achieve goals and objectives, the Plan establishes policies related to each goal. Part Two of the Official Community Plan outlines the vision, goals, and the related objectives and policies.

3 | Community Vision and Context in the Region

When asked about their vision of the future of Lantzville, residents of the community were very clear; they recognized the aspects of the community that are important to them today and want preserved for the future, while recognizing some change, especially in the Village, may be desirable. The community vision determines the path that residents want to take and, with the help of the OCP, will work to achieve.

Lantzville is a community of neighbourhoods that retains and celebrates a rural character shaped by the natural splendour between foothills and foreshore, and between Nanaimo and Nanoose. Residents take pride in the character of the community, which they describe as “rural” or “semi-rural”. They also appreciate the “small town” nature of the Village Commercial Core, although have concerns that recent closures indicate the Village is weakening.

Lantzville’s history and much of its current character have been shaped by its suburban location and function relative to the City of Nanaimo. It is primarily a residential area, with Nanaimo as the focus for most employment, as well as commercial and personal services. As an independent municipality, Lantzville can

consider that aspect of the community, and endeavor to provide more local options for housing, jobs, and services. However, the relationship to Nanaimo as the economic and service centre for the region is recognized.

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

Residents have identified these different “characters” of Lantzville and have expressed the desire to preserve and protect each of them. By clearly defining the “Village” and other Special Planning Areas of the community, where community amenities and infrastructure are required in high quality development, and by encouraging growth and diversity in these areas, the more rural and semi-rural portions of the community may experience less pressure to intensify uses.

3.1 Community Vision

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

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

Lantzville will continue to be primarily a suburban residential community, to the urban centres of the region, with limited commercial and industrial development.

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

Lantzville’s vision entails improvement in the design and appearance of the Village Commercial Core, with greater emphasis on access for pedestrians, bicyclists, and public transit.

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

The privately-owned Foothills Estates area has been used by the community as a recreation area. Securing a significant portion of the Foothills area as community open space remains an important goal currently under implementation.

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

The following four pages (Figure 29 to Figure 32) provide a visual summary of rural, semi-rural, village, and foreshore to foothills character.

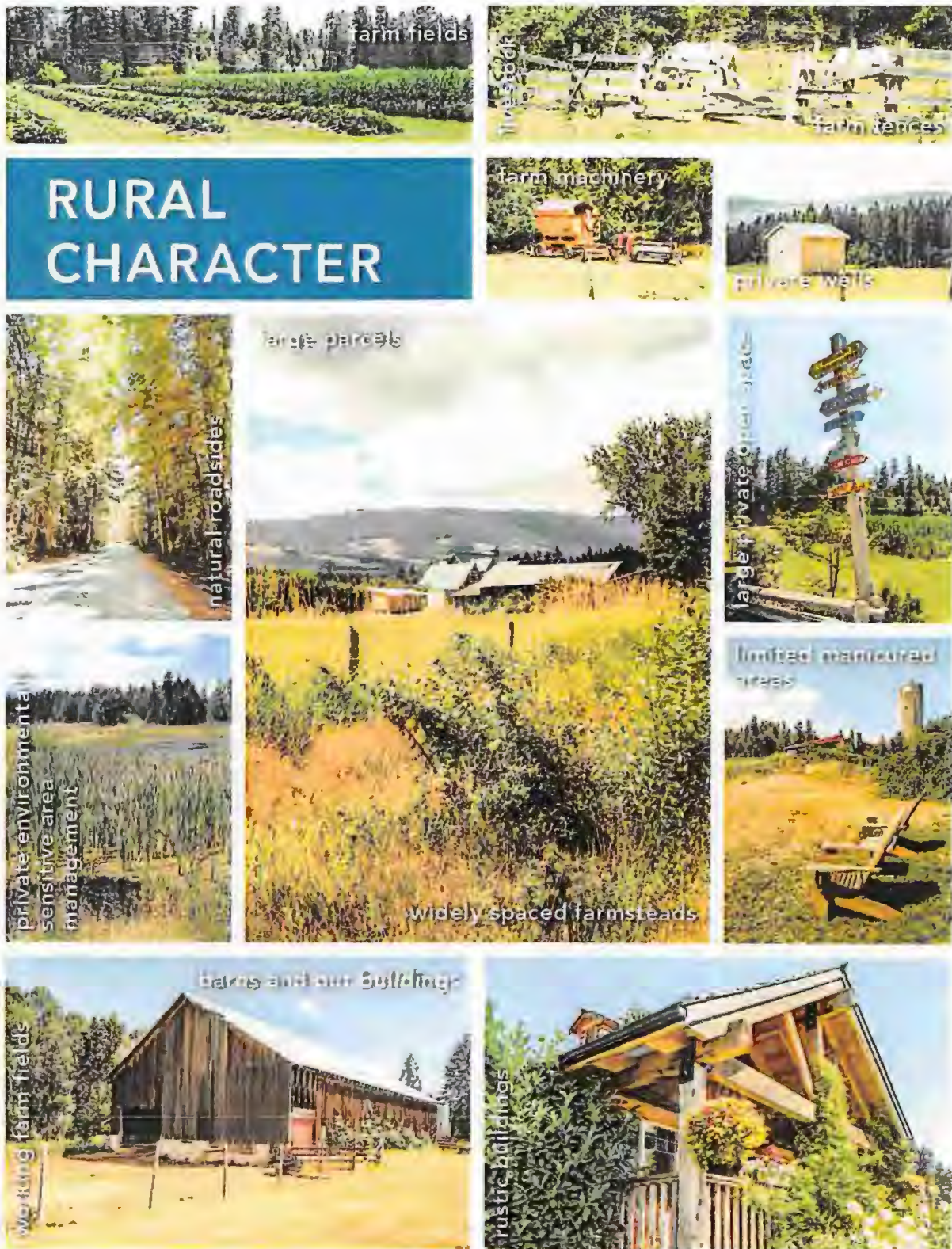


Figure 29: Rural character



nearby fields



limited public maintenance of greenways

SEMI RURAL CHARACTER



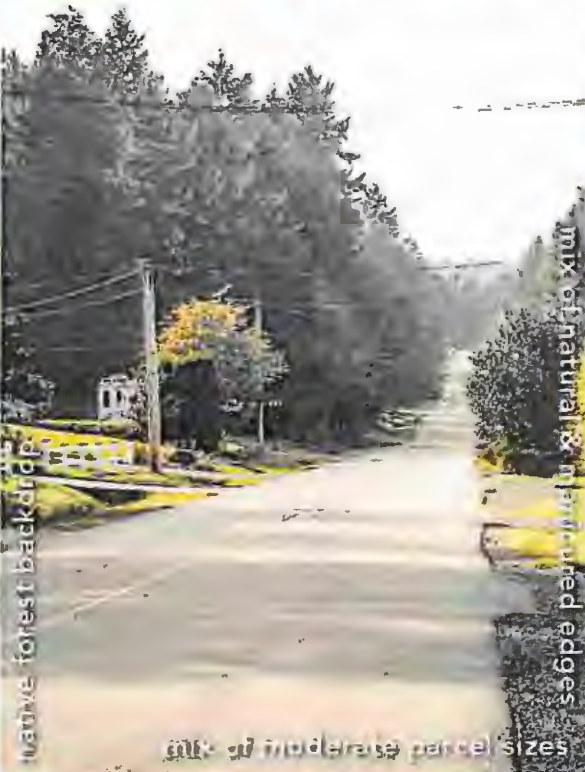
very limited transit



walk & cycle for recreation



moderate private open space



mix of natural & man-made edges



private amenities



close to school & stores



heritage machinery



varied single family and lot sizes



horses nearby

Figure 30: Semi-rural character

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VILLAGE CHARACTER



Figure 31: Village character



views from foothills



waterfront wildlife

FORESHORE TO FOOTHILLS CHARACTER



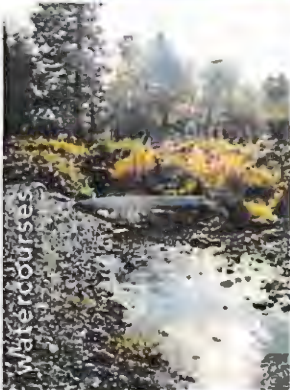
forest fauna



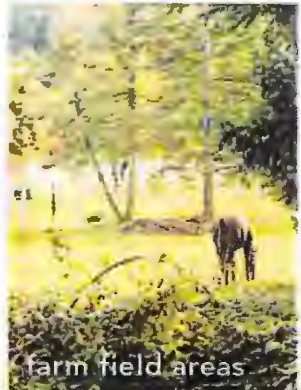
foothills backdrop



wooded areas



watercourses



farm field areas



forest trails



wetlands

Figure 32: Foreshore to Foothills character

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Regional Context Statement

No community lives or grows in isolation from its neighbours; residents of Lantzville know that their actions and lifestyles have an effect upon – and are affected by – the actions and lifestyles of neighbouring communities and various levels of government. A Regional Context Statement identifies how the aspirations of Lantzville fit with the plans and aspirations of the larger region.

In accordance with Section 446 of the *Local Government Act*, an Official Community Plan (OCP) must be consistent with the Regional Growth Strategy (RGS). The District of Lantzville OCP works to achieve consistency with the goals of the Regional Growth Strategy (adopted by the Regional District of Nanaimo Board in 2011) by addressing the RGS goals in the goals, policies, and actions of the OCP. The District of Lantzville OCP supports the goals of the RGS in the following ways:

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

The OCP supports the reduction of greenhouse gas (GHG) emissions through objectives including targets to reduce GHG emissions. The Plan also recommends specific policies and actions, including inclusion of passive homes and alternative energy sources in new development and provisions for electric vehicles. Inclusion of walking and cycling provisions, as well as encouragement of transit-oriented neighbourhoods is guided by policies. Water conservation measures continue, as well as provisions for aquifer monitoring and stormwater infiltration to support aquifer recharge. Gradual adaptation to sea level rise is also anticipated.

3.2.2 RGS Goal No. 2 - Protect the Environment

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

3.2.3 RGS Goal No. 3 - Coordinate Land Use and Mobility

The District of Lantzville's OCP supports a Village Core served by a variety of transportation means including automobile, public transit, and human powered forms such as walking and cycling. The Plan also supports many innovative mobility policies including the creation of a pedestrian trail network. The OCP supports the future road network as shown on Map No. 6 of the OCP.

3.2.4

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

The OCP establishes a Growth Containment Boundary which include the Village Core, surrounding residential lands, an industrial area, all of the estate and rural residential areas including the Foothills as well as the Commercial / Industrial and Resource - Open Space areas, and excludes the majority of Resource - Agricultural and Resource - Forestry lands.

The OCP includes density bonus provisions for the residential area adjacent to the Village Core and in key infill Special Plan Areas supports the development of an assisted living facility in the Village Core area. The form of residential development supported in the OCP for the village core includes patio homes, town homes, limited apartments and mixed-use residential near commercial development as well as assisted living facilities. A limited amount of one- to two-storey multi family residential or intensive (small lot single-family) residential is anticipated in select Special Plan Areas that are near transit lines. It is intended that these higher density forms of development will provide new, more easily maintained housing options for young singles, starter families, persons with limited mobility, or aging residents who wish to remain in Lantzville, or for new residents attracted to the amenities available in Lantzville. The OCP also supports directing future commercial and institutional development to the Village Core area whenever possible, thus promoting a variety of mixed land uses in this core area.

3.2.5 RGS Goal No. 5 - Enhance Rural Integrity

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

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

3.2.6 RGS Goal No. 6 - Facilitate the Provision of Affordable Housing

The Plan supports the broadening of housing options to include housing for aging residents, young people, and people with limited mobility, such as patio homes, townhomes, apartments, as well as the development of assisted living facilities.

3.2.7 RGS Goal No. 7 - Enhance Economic Resiliency

The OCP supports the development of the Village Core area for retail and service needs for the local community, with provision for limited tourism-oriented facilities. Home based businesses are also permitted in some areas, allowing residents to work from home. In addition to the Village Core area, the Plan supports the continued use of the Lantzville Industrial Lands for industrial related activities, which enhance the regional economy.

3.2.8 RGS Goal No. 8 - Enhance Food Security

The OCP supports the enhancement of food security through its support of the retention and protection of the ALR lands. The OCP further supports the strengthening of the role of agriculture in the local economy through numerous policies including support of the Provincial Agricultural Land Commission's mandate to preserve and enhance the development of agricultural land for food production, the principle of expanding the range of on-farm activities, and the retention of larger agricultural parcels. Village Core policies encourage the revitalization of food market and grocery outlet(s), which are encouraged to market local produce.

3.2.9 RGS Goal No. 9 - Celebrate Pride of Place

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

3.2.10 RGS Goal No. 10 - Provide Services Efficiently

The OCP supports the efficient delivery of services for those lands designated within the Growth Containment Boundaries (GCBs). The delivery of community sewer to residential areas is currently underway in an orderly and planned manner as shown on Map No. 8 of the OCP. Community water continues to be challenging; however, a Water Master Plan has been completed and the OCP supports the continued development of additional water supply options. The OCP encourages developments that incorporate energy efficiency and water conservation, as well as minimal waste generation.

3.2.11 RGS Goal No. 11 - Enhance Cooperation Among Jurisdictions

The OCP supports cooperation among jurisdictions through various policies such as working with senior governments for the protection of groundwater, to mitigate negative impacts on the natural environment, by supporting the Regional Liquid Waste Management Planning process, and to ensure the integrity of pedestrian and bicycle connections between jurisdictions. The OCP also provide policy for working with the Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services.

3.3

3.3 Lantzville's Key Goals

Within the context of the Nanaimo Region, and following its community preferences and vision, Lantzville has established seven key goals for its future:

- ▶ Goal 1: Protect the Natural Environment
- ▶ Goal 2: Preserve Community Character
- ▶ Goal 3 Strengthen the Village Commercial Core
- ▶ Goal 4: Provide Housing Choices
- ▶ Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods
- ▶ Goal 6: Develop Community Infrastructure
- ▶ Goal 7: Improve Road, Pedestrian and Bicycle Mobility

The following Section 4 through Section 10 describe each of the goals and related objectives, and provide policies to guide decisions.

Section 11 of the OCP focuses on tools for implementation.

Section 12 of the OCP addresses Climate Change and Greenhouse Gas Emission objectives and policies.

4 | Goal I: Protect the Natural Environment

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

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

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

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

4.1 Objectives

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

- ▶ Protect natural systems such as environmentally sensitive areas, streams, creeks, wetlands, and habitat areas, and repair past damage to these systems.
- ▶ Restrict development in hazardous areas such as steep slopes, the marine foreshore, and environmentally sensitive areas that may require special management approaches.
- ▶ Protect water quality in surface streams and water quality and recharge capacity in aquifers.
- ▶ Maintain the natural hydrology of surface water runoff.
- ▶ Examine each development proposal's impact on the natural environment and mitigate negative impacts.
- ▶ Develop municipal standards for infrastructure and development and revise them as necessary to adopt environmental best management practices for new development and municipal services and activities.
- ▶ Improve community awareness about the environmental resources and issues in the community.
- ▶ Encourage preservation of the "urban forest" of mature trees in developed areas of the community and in new developments.
- ▶ Recognize and address fire risks at the interface between forested areas and developed areas.
- ▶ Promote water conservation.
- ▶ Communicate and share pertinent information and resources with Nanoose First Nation, the City of Nanaimo, Electoral Areas C, D, and E, and the Regional District of Nanaimo.



Figure 33: Sensitive natural environment

Policies

4.2.1 Natural Ecosystems and Sensitive Areas

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

1. The District supports the principles contained in the Ministry of Environment (MoE) publication *Environmental Best Management Practices for Urban and Rural Land Development in B.C.* and will take steps to implement the guidelines therein with regard to:
 - community and landscape plans;
 - inventory and mapping;
 - appropriate development;
 - ecosystem and species protection;
 - ecosystem and species restoration and enhancement;
 - flood and terrain hazard management;
 - erosion and sediment control;
 - wildfire considerations;
 - wildlife/human conflicts;
 - storm water management;
 - leading by example; and
 - working with landowners and developers.
2. Many of the watercourses in Lantzville support fish habitat. All are now relatively safe from flooding, with recent mitigation of flood risk at Knarston Creek. Water courses and environmentally sensitive areas are shown on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10. As more detailed information

becomes available on natural systems within the community, the District intends to continue updating mapping and related policies as appropriate.

3. The District will require that all public and private development activities, subdivisions, and rezoning applications – including road crossings, utility rights of way, and trails – be planned and implemented in a manner that will not adversely affect or disturb identified environmentally sensitive areas, hazard areas, and steep slopes.
4. The District will review all subdivisions and new development projects with appropriate provincial authorities in regards to their conformity with provincial policies and regulations intended to protect the natural environment.
5. The District will continue to work towards the resolution of sewage collection, treatment, and disposal issues.
6. The District will encourage the preservation of natural topography and as much existing vegetation and trees within new development projects as possible, while also addressing fire hazard issues.
7. Council will investigate tree removal bylaws or other measures to retain the “urban forest” of Lantzville.
8. The District will work with the City of Nanaimo to share information and ensure the long-term health of the Bloods Creek drainage system.
9. The Plan designates Lantzville’s natural and sensitive ecosystems as Development Permit Areas as indicated on Map No. 10 and includes guidelines for use of these areas in Part Three, Section 11 of this Plan.

10. Historic and archaeological sites are sensitive to human presence. Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, such proposals will be referred to the Heritage Conservation Branch of the Ministry of Community Services for comment.
11. The District will encourage, wherever possible, public ownership of lands, or covenants on title of lands that are deemed to be environmentally sensitive.
12. The District will support dedication to the Crown of the beds of all creeks shown on Map No. 10 whenever subdivision of land on those watercourses is proposed. This area will not be considered parkland under Section 510 of the *Local Government Act*.
13. The District will encourage the use of alternatives to lawns as ground cover, slow-growing, drought tolerant plants to conserve water and reduce yard trimmings, and indigenous vegetation.
14. The District will encourage the control or removal of invasive plant species such as Scotch broom, purple loosestrife, English ivy, English holly, gorse and Himalayan blackberry from environmentally sensitive areas, riparian areas, and public parks and open spaces.



Figure 34: Sensitive wetlands

4.2.2 Natural Hazard Areas

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

1. The Plan designates Natural Hazard areas, including flooding and areas with a slope exceeding 30% where there may be a landslide or rock fall risk. Steep slope areas are shown on Map No. 3. Natural Hazard areas also include subsidence areas related to historic mining activities even though the risk has been created by human activities. These areas are shown as Natural Hazard Development Permit Areas on Map No. 10. Guidelines for use of these areas are included in Part Three, Section 11 of this plan.
2. The District has invested in mitigation of flooding problems along Knarston Creek and will monitor the success of this solution.
3. The District will support the establishment of floodplain mapping for Knarston Creek and the marine waterfront area will adjust the Natural Hazard Area map accordingly when definition of floodplain area is completed.
4. The District will review all development permit applications and subdivision proposals adjacent to creeks and streams for possible flooding impacts and for fisheries habitat impacts in accordance with the *Fish Protection Act* and the *Riparian Areas Regulation*.
5. Lands subject to flooding should, where possible, be left in a natural state or used for parks, agriculture, or open space recreation.

6. New residential development will be discouraged within designated floodplains. Where no alternative exists and/or where residential development is currently allowed within the floodplain, structures will be flood-proofed to standards specified by a qualified professional.
7. If development is proposed prior to establishment of specific floodplain mapping, buildings will be set back at least 30 metres from the natural boundary of any watercourse or an alternative setback supported by a technical report by a qualified professional to ensure that the buildings are not at risk of being flooded.
8. Where a building or structure is permitted at the top or foot of a steep slope or bluff, the building will be set back a horizontal distance equal to 3.0 times the height of the bluff as measured from the toe of the bluff, or an alternative setback determined to be appropriate by a qualified professional.
9. The District will require sediment and erosion control during the construction of any development and measures to mitigate erosion on steep slopes on the finished development within Development Permit Areas.
10. The District will encourage homeowners to retrofit current buildings, maintain appropriate buffers, and apply relevant "FireSmart" principles to reduce fire risk.
11. The District will encourage all public and private development activities, subdivisions, and rezoning applications – including road crossings, utility rights of way and trails – to be planned and implemented in a manner that will reduce risks associated with forest interface fires.
12. The District will review all subdivision proposals and rezoning applications adjacent to forest lands in accordance with relevant provincial fire protection guidelines or policies.
13. In new subdivisions or rezoning applications in areas adjacent to managed forest areas and woodlots of 20 hectares (50 acres) or more, the District will require a 10-metre (30 ft.) managed buffer between buildings and forested areas to provide a fuel-free zone for fire protection.

4.2.3 Storm Water Management

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

1. On-site storm water management systems will be encouraged throughout developed areas of the community to reduce potential flood impacts.
2. The District will require storm water source control in all site designs for new subdivision and rezoning applications and will work towards a goal of ensuring that storm water flow and quality after development is equivalent to pre-development flow and quality, and follows natural hydrologic pathways.
3. The District will encourage the use of *Environmental Best Management Practices for Urban and Rural Land Development in*

British Columbia as published by The Ministry of Environment.

4. The District will develop a storm water management plan for developed areas and develop a strategy to improve the hydrologic and ecological functions of the current system of open ditches and drains.
5. The District encourages the collection and use of rainwater and roof runoff for irrigation, car-washing, and other activities that do not require potable water.
6. The District supports the principle of smaller building footprints that allow more site area for vegetation and water infiltration and the use of pervious surfaces on driveways, walkways, and parking areas.



Figure 35: Storm water source controls – infiltration swale

4.2.4 Green Infrastructure

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

1. Road design within the municipality will be adequate to support vehicular, bicycle, and pedestrian safety, with the intent of reducing vehicle speeds and minimizing infrastructure costs.

2. The District will support reduced parking requirements for commercial development where shared parking or other options are available.
3. The District will encourage provision of parking spaces within the building envelope wherever possible.
4. The District supports the principle of compact development that enables natural areas to be preserved and roadway lengths and impervious coverage to be reduced.
5. The District will encourage the use of roadside swales, rather than covered storm water drainage pipes, wherever feasible.
6. The District will use porous materials on public sidewalks, parking areas, and other hard surfaces where practicable.
7. The District supports the use of green roofs to reduce runoff and energy consumption.
8. The District will encourage vegetated buffers along road and other public rights-of-way.

The District has developed subdivision and development standards for public infrastructure that reflect these principles and policies. Similar approaches are expected on private lands, in particular in Special Plan Areas or Development Permit Areas as identified in Section 11.

4.2.5 The Waterfront

One of the important natural and recreational areas in Lantzville is the coastline. The approximately six kilometer long waterfront has been significantly altered with retaining walls and other erosion control structures, as well as by loss of large logs and other wood debris that historically provided protection. Approximately 70% of the shoreline has been "hardened." It is also a fragile coastal ecosystem and habitat for fish, shellfish, seals, sea otters, sea birds, and seasonal sea lions.

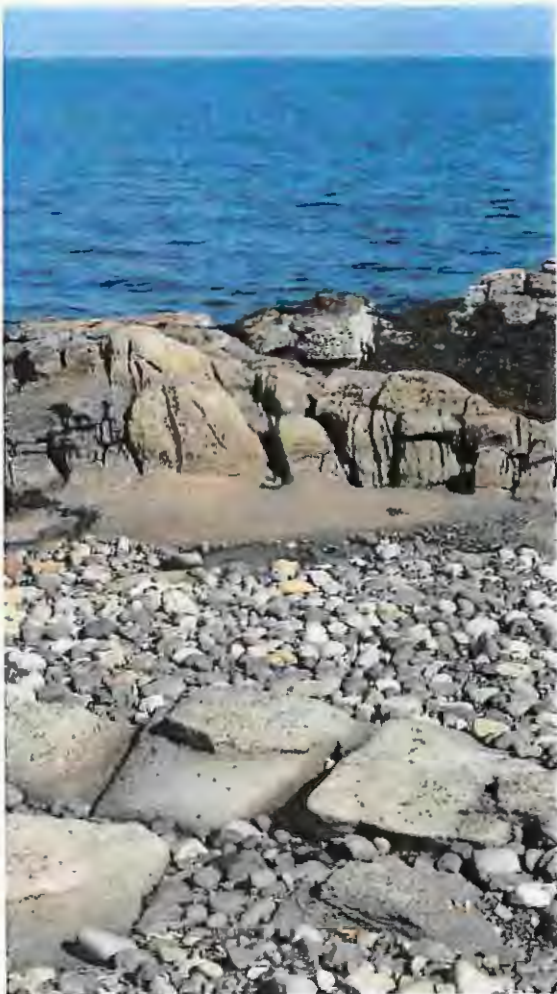


Figure 36: Lantzville's precious waterfront

To protect this ecosystem, and to provide opportunities for public use, the District adopts the following policies:

1. The Plan designates the entire shoreline of the District as a Development Permit Area as indicated on Map No. 10. Guidelines for use and development of this area are in Part Three, Section 11 of this Plan.
2. The District encourages users of the waterfront and ocean, and adjacent residents, to refrain from disturbing or polluting of marine and related terrestrial natural habitats and from littering public areas.
3. Except where otherwise permitted in the Zoning Bylaw, buildings and accessory structures must be set back at least 15 metres from the property boundary adjacent to the Salish Sea. This 15-metre area will be limited to uses that have limited impact on the marine foreshore and bank.
4. The flood construction level will be an elevation at least 4.5 metres geodetic (or 2.0 metres above the high water level of the Salish Sea, whichever is greater). This flood construction level may change from time to time due to the influence of anticipated sea level rise. Structures that have an anticipated life exceeding 75 years shall require a custom flood construction level that anticipates sea level rise to the end of the structure life, as determined by a qualified professional (marine engineer and/or or geotechnical engineer).
5. The District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks, following a green shores approach.
6. The District discourages armoring of the shoreline by retaining walls, cement blocks, or other permanent structures unless erosion is directly threatening the permitted residential building.

7. The need for all erosion protection structures, and the design and materials of the erosion control features, shall be determined by a qualified professional (marine engineer and/or geotechnical engineer), and will be approved by appropriate federal and provincial agencies and the District of Lantzville.
8. All erosion control features will be constructed on private lands.
9. The District will discourage the approval of any property accretion along the shoreline by relevant provincial authorities.
10. Over the longer term, the District will encourage current landowners, and may require new developments, to restore the shoreline to a natural beach (green shore). The District will work with property owners and provincial and federal agencies to develop a restoration plan. Wave energy reduction may be considered as part of solution to erosion and restoration.
11. The District will co-operate with appropriate agencies, local stewardship groups, and the community to enhance creek mouths as an aid to improve aquatic and riparian habitat.
12. The District will retain all publicly owned rights of way and work towards making them accessible to the public where feasible.

5 | Goal 2: Preserve Community Character

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

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

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

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

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

5.1 Objectives

The Plan addresses protecting community character the following ways:

- ▶ Retain and support the appropriate use of forestry and agricultural lands.
- ▶ Acknowledge that existing residential and resource areas are different from the Village Commercial Core and Village Residential areas.
- ▶ Retain the current single-family residential neighbourhoods in areas of Upper and Lower Lantzville, and limit higher-density residential development to the Village Residential area, with a limited amount of multi-family or innovative housing choices in other Special Plan Areas.
- ▶ Promote efficient use of infrastructure through infill on vacant lands in existing developed areas.
- ▶ Plan and design neighbourhood additions and improvements consistent in form and character with the surrounding area.
- ▶ Discourage development of large footprint, large-scale homes on smaller lots.
- ▶ Strengthen local opportunities for employment based on infill of the current industrial park area and encouragement of business in the Village Core.
- ▶ **Develop and implement a Parks and Open Spaces Strategy** to ensure the retention of green spaces and public open spaces in all neighbourhoods, and to provide and extensive parks and open space amenity in the Foothills Estates area.

5.2 Policies

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

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

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

5.2.1 Resource - Agriculture (RA)

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



Figure 37: Farms and agricultural areas are a key feature of Lantzville

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

1. The District supports the BC Land Commission's mandate of preserving and encouraging the development and use of agricultural land for food production.

2. Lands within the Agricultural Land Reserve have been designated Resource - Agriculture (RA) and will have a minimum lot size of 8 hectares (20 acres.), except where the Agriculture Land Commission deems it appropriate to have a smaller parcel size.
3. Permitted uses within areas designated Resource - Agriculture (RA) include farming and agricultural activities, including the keeping and feeding of domestic animals, natural resource harvesting, single-family residence, home occupations, retail sales of farm products, at least 50% of which must be produced on the farm, woodlots and portable sawmills, parks, recreation, and utilities, and other uses that conform to the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*.
4. A maximum of two residential dwellings are permitted on each lot, provided that permission for the placement of second dwelling is first obtained from the BC Agricultural Land Commission.
5. The location and construction of new roads, paths, utility, or communication rights of way should be sited to avoid the ALR wherever possible. Where ALR land is required, these rights of way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments must be established in consultation with affected landowners and the BC Agricultural Land Commission.
6. The District recognizes the potential for entrepreneurial opportunities in agricultural areas and supports the principle of expanding the range of appropriate on-farm activities in conformity with regulations under the *Agricultural Land Commission Act*.
7. The District may permit non-agricultural activities such as "home occupations" where

they conform to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

8. To minimize impacts on the ALR land, the District will require a buffer in the form of a landscaped area, green belt, or park on any proposed residential development adjacent to the ALR.
9. On larger sites abutting agricultural lands, the District supports density averaging, and the location of new development on portions of the site furthest removed from the agricultural area.

5.2.2 Resource - Forestry (RF)

There are three large forestry blocks within the boundaries of the District, as well as smaller forested lots. Two large lots and four small ones owned by the Crown comprise the 280-hectare Woodlot 1475. Island Timberlands owns the 259-hectare Block 577. TimberWest owns the 455-hectare Block 505. Both privately owned blocks are designated as Managed Forest and fall under the jurisdiction of the *Private Managed Forest Land Act*. The District adopts the following policies with the aim of preserving its forestry resources for future generations:

1. Managed Forest lands and Woodlot 1475 are designated Resource - Forestry (RF) on Map No. 4, and will have a minimum lot size of 20 hectares (50 acres).
2. Permitted uses within the Resource - Forestry designated areas include all forestry activities such as natural resource harvesting, thinning, silviculture, resource extraction, small-scale primary processing, and public recreation and access including trails.
3. One residential dwelling is permitted on each lot.

4. The District supports the goals and intent of the *Private Managed Forest Land Act* with regard to forestry lands and supports the long-term retention of these lands as Managed Forest lands.
5. The District will work with forestry companies and private landowners to allow public access through their lands where and when not in conflict with forestry operations.
6. Should forest lands be removed from designation under the *Private Managed Forest Land Act*, forestry activities will be subject to the provisions of Forest Resource Lands Development Permit requirements of Section 11 of this Plan.
7. The District wishes to see Woodlot 1475 maintained as a forest area within the municipality, managed as a woodlot subject to relevant provincial forest management requirements.
8. The District, in reviewing harvest management plans for Woodlot 1475 will encourage the licensee and the Ministry of Forests to:
 - provide a continuous treed buffer between active forestry operations and adjacent residents;
 - retain existing public access and recreational trails;
 - ensure the protection of hydrological characteristics and water courses;
 - manage harvesting to retain biological diversity, ecological functions, and long-term sustainability of the ecosystem;

9. The District stresses the need to manage the tree harvest in Woodlot 1475 and private managed forests to ensure no increase in surface water runoff and no negative impact on groundwater supplies.
10. The District encourages the maintenance of smaller woodlots on larger rural properties.
11. The District will encourage woodlot owners and owners of adjacent properties to manage trees and vegetation in a manner that will avoid fire risk.



Figure 38: Lantzville's forests and open spaces

5.2.3 Resource - Parks and Open Space

Parks, trails, greenways, open spaces, and waterfront all are critical natural areas as well as recreational opportunities for the community. They promote and facilitate health and fitness, social interaction, and community pride. Parks serve an important civic function, making the community a more vibrant and inviting place to live.

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

1. Publicly owned parks are permitted in all land use designations. Current public parks and open spaces are shown on Map No. 6.
2. The District will require all subdivision proposals to demonstrate how pedestrian and vehicle access and mobility has been considered and addressed.
3. The District will require all subdivision proposals to demonstrate how community open space and wildlife habitat has been considered and addressed.
4. The District will endeavour to remove any current encroachment and prohibit any new encroachment on public parks, open space, and public roads, including those along the waterfront.
5. The District will consider improvement of undeveloped public road ends leading to the waterfront for public access, and improve access where feasible.
6. A minimum 5% parkland dedication, or equivalent cash in lieu of parkland, will be required in all subdivisions in which parkland can be required under the *Local Government Act*. Areas or neighbourhoods where park dedication will be required are shown on map No. 6.
7. The District will update the document *Foothills to Foreshore: A Parks & Open Space Implementation Plan*, with the intent of prioritizing and implementing its recommendations and establishing parks and open space acquisition priorities. Lands for a sports field and a neighbourhood park will be a specific objective for the Upper Lantzville area.

8. The District will work with development applicants using density averaging and/or density bonusing to achieve a dedication of land for public use target of 20% in new development areas, subject to council approval. This target may be addressed through public parks and open space, covenants, or rights of way for public use and access. Public space will include public spaces and courtyards, parks, trails, pathways, green spaces, and related improvements.
9. The District will support efforts aimed at retaining public access to the provincial crown land areas of the Ballenas Archipelago either as public land or as a provincial park.
10. The District will maintain a community advisory group, such as the current Parks and Recreation Commission, to oversee the development and implementation of parks, open space, and trails planning that includes signage and a public awareness campaign.

5.2.4 Resource - Open Space (ROS)

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

1. Privately owned open space is designated Resource - Open Space (ROS) on Map No. 4, and will have a minimum lot size of 8 hectares (20 acres).
2. Permitted uses within the Resource - Open Space areas include golf courses, recreation facilities, and ancillary uses, private conservation areas, public recreation and

access, including trails, and accessory uses. Residential uses are permitted only as secondary uses to the above listed primary uses.

3. These areas contain water courses and environmentally sensitive areas as shown on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10.
4. Where appropriate, public access to these areas will be secured through transition to public ownership, easements, or covenants on title.
5. In the Foothills Estates area, a long-term target for transfer to public ownership of 50% of the site area is established.

5.2.5 Rural Residential (RR)

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

1. The minimum lot size for subdivision in rural areas is 1 hectare (2.5 acres).
2. Lots will be serviced by either on-site, communal, or municipal water service and an on-site waste disposal method meeting provincial requirements, or requirements established by the District of Lantzville, whichever is greater.
3. Permitted uses within areas designated Rural Residential include single-family homes, home occupations, parks, recreation, and utilities.
4. One residential dwelling is permitted on each lot.

5. Part of the Bayview Park Drive area of West Lantzville is currently subdivided into lots of approximately 0.2 hectares (0.5 acres). This area will be zoned to reflect its current use.
6. The District does not intend to extend full municipal services to rural, agricultural, or forestry areas of the community.
7. The District will encourage rural and small farm living alternatives in rural areas rather than further subdivision into smaller residential lots.
8. The District may introduce lot and building siting guidelines as part of the subdivision review process for rural areas, with the intent of minimizing the impact of residential development on the natural environment or the rural character of the area.



Figure 39: Rural and estate residential

5.2.6 Estate Residential (ER)

The Estate Residential designation reflects lands that are in close proximity to residential developed lands and are not considered appropriate for the Rural designation due to topography, soil suitability, historical land use pattern, and/or location. This designation will aid in establishing the limits of suburban residential growth and provide a transition to rural areas. In addition, the designation will strengthen the semi-rural character of the Plan

area. It is recognized that development may be constrained due to soil suitability limitations for septic effluent absorption. The District has adopted the following policies for Estate Residential Lands:

1. Residential development within the Estate Residential designation as shown on Map No. 4 shall be permitted at maximum densities of 2.5 units per hectare (1 unit per acre).
2. Land which is designated under this section may be given a rural-type zoning without amendment to this Plan under the Land Use and Subdivision Bylaw where the land is 1.0 hectare or greater in area.
3. Permitted uses shall generally be single-family residential on relatively large size parcels. However, where a development site has approved access to community water, illustrates significant environmentally sensitive areas, or where a natural amenity is provided, the clustering of development onto smaller single-family lot sizes may be permitted without amendment to this Plan providing overall density complies with Policy 5.2.6.1.
4. FOR FURTHER CONSIDERATION: Where a development site has approved access to both community water and community sewer, the District may apply a bonus density in Estate Residential areas up to a maximum of 2.5 units per hectare (1 unit per acre) above the density outlined in Policy 5.2.6.1, without amendment to this plan. To gain the maximum density bonus, the development must include parkland acceptable to the District in addition to the required 5% dedication required under the *Local Government Act*, provisions for housing clustering and innovation, and a Community Amenity Contribution

acceptable to the District. To achieve an additional 1.5 uph a total of 20% dedication of parks or open space must be achieved. Additional units will be considered at a rate of 1 uph for each additional 10% of the total site area dedicated to park over the required 5% dedication. If ESA dedication is part of the arrangement, the density bonus calculation will be 1 uph for each additional 20% of the total site area dedicated. Density Averaging and Clustering provision in Section 11 of the OCP apply, with an additional 1 uph density bonus possible if both housing clustering and innovation are applied to Council approval. Where Density Averaging is applied, minimum parcel size in Estate Residential shall be 1,000 sq.m., balanced by larger parcels such that the total number of units does not exceed the maximum gross density as potentially adjusted by approved density bonus.

5. In the Estate and Residential designation, any new subdivision without municipal water and sewage treatment services shall have a minimum lot size of 1 hectare (2.5 acres.), unless a science-based report by a qualified professional provides proof in accordance with Vancouver Island Health Authority guidelines of all servicing requirements, including soil suitability and percolation rates for both primary and spare septic field, and proven water supply in both primary and spare wells. In no cases shall minimum lot size be less than 4,000 sq.m. (1 acre) without community water and community sewer being in place. Average Gross Density under this provision shall not exceed the allowable density in the land use designation.

Residential (R)

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. The District is supportive of this desire and has adopted the following policies for Residential Lands:

1. Permitted uses within areas designated Residential include single-family homes, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls.
2. The minimum lot size for subdivisions of up to 3 lots will be 0.2 hectares (0.5 acres), with municipal water and sewer services.
3. For subdivisions of 4 or more lots, the gross development density of areas designated Residential outside the Village Residential area is 5 units per hectare (2 units per acre), with municipal water and sewer services.
4. A range of lot sizes in new subdivisions will be encouraged. Density averaging, and clustering provisions in Section 11 of the OCP apply. Where density averaging and clustering is applied in residential areas outside the Village and Special Plan Areas, a target average lot size of 960 sq.m. will be required after dedication of public open space, trail, and road corridors. Where parcels are proposed smaller than 960 sq.m., there would need to be an offsetting increase in parcels larger than 960 sq.m.
5. Outside the Agricultural Land Reserve, farm clusters may be considered by the District. Farm clusters would use the density bonus, averaging, and clustering provisions in Section 11 to concentrate residential uses on a small portion of the property with community water and sewer services. The majority of the parent property would be

maintained as private (common) property in open space / farm uses, with a no-subdivide covenant to protect this open space in perpetuity. Public access rights-of-way may be negotiated at edges of the open space.

6. Density Bonus is explained in Section 11 of the OCP. The District may apply a bonus density in Residential areas up to a maximum of 2.5 units per hectare without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the required 5% dedication required under the *Local Government Act* and a Community Amenity Contribution. To achieve the additional 2.5 units per hectare, a total of 20% dedication of parks or open space must be achieved. Additional units will be considered at a rate of 1 uph for each additional 10% of the total site area dedicated to park over the required 5% dedication. If ESA dedication is part of the arrangement, the density bonus calculation will be 1 uph for each additional 20% of the total site area dedicated.

7. Existing mobile home parks are recognized as permitted uses at a density of 20 mobile home units per gross hectare (8 units per acre). All mobile homes will be serviced by municipal or on-site water and sewage treatment systems approved by the Vancouver Island Health Authority and/or the District of Lantzville, based on the most stringent requirements.
8. There are residential lots in Lantzville that currently have two established legal residences. These "second" units may be used as a residence or be used for home occupation purposes.
9. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 960 m² (1/4 acre).
10. The District may support clustering of housing where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.



Figure 41: Varied residential areas

5.2.8 Industrial (I)

1. Lands in Lantzville Industrial Park, also known as the Metro-Mart area, are designated Industrial as shown on Map No. 4.
2. Permitted uses include light industrial and service commercial uses that do not compete with the Village Commercial Core. Retail sales of department store type merchandise, personal, or food service uses will not be permitted.
3. The District will not permit activities such as the treating of wood or metal plating, that have the potential for polluting the community's critical aquifer and groundwater supply.
4. The District encourages all Industrial area business to use good management practices and to keep properties clean, safe and attractive to passing motorists, pedestrians, and cyclists.



Figure 42: Lantzville Industrial Park

5. The Plan designates Lantzville's Industrial area as a Development Permit Area as indicated on Map No. 10 and includes guidelines for use of this area in Part Three, Section 11 of this Plan.

6 | Goal 3: Strengthen the Village Commercial Core

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

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



Figure 43: How can the Village Core add to its strengths?

Objectives

A Village Commercial Core Improvement Plan was created in 2014. Draft recommendations from that Plan are incorporated into this OCP. The Plan intends to strengthen the commercial core in the following ways:

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

6.2 Policies

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

1. Lands in the Village Commercial Core are shown on Map No. 5A and are designated as a Development Permit Area as shown on Map No. 10 in this Plan. Guidelines for this Development Permit Area are included in Part Three, Section 11, DPA V – Village, Intensive Residential, and Multi-Family.
2. Land designated within the Village Commercial Core area is intended to support a mix of uses. Commercial, institutional, and public assembly uses are recognized as important uses within this area.
3. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings.
4. The District supports and encourages the development of locally-oriented retail and service commercial uses and professional services and offices, and discourages franchise-type businesses.
5. New drive-through uses are not supported within the Village Commercial Core.
6. Legal marijuana commercial production, retail, or distribution facilities are not permitted except with express approval of the District. Requirements for legal marijuana retail outlets include:
 - Approved and maintained business licence.
 - Located only in areas of commercial zoning and greater than 500 metres from any educational institutions.

7. Commercial buildings shall have a wall height on the street front of 2 to 3 storeys. Buildings on the south side of Lantzville Road between the CDP area and the Lantzville Hotel property may provide useable space for commercial use or residential use as a third storey within the roofline, similar to the Lantzville Hotel, to a maximum height of 10 metres above grade.

8. Commercial buildings may include an additional "lower" storey on the back of the building below street level provided the natural slope of the land permits.

9. The District will incorporate pedestrian crossings on Lantzville, Dickinson, and Ware Road where appropriate.

10. The incorporation of courtyards and public gathering places within commercial and residential developments is encouraged.

11. Key view corridors such as at the intersection of Dickinson and Lantzville Road and the intersection of Lantzville Road and Tweedhope Road, shall be preserved and supplemented with pedestrian features.

12. Development must be pedestrian-oriented. Setback areas between the front of buildings and the public right of way should only be to enhance pedestrian walkways and street level appeal. This may include recessed entrances, planters, shrubs, outdoor seating, public art, and walkways. Off-street parking shall not be located in the front setback area.

13. Commercial and institutional development within the village commercial core should front onto Lantzville Road.

14. On-street parking along Lantzville Road should be parallel. Angled parking in parking pockets may be considered so long as pedestrian areas are adequately wide. Additional dedication of public right of way

may be required to facilitate pedestrian circulation. The District will incorporate on-street parking into its standards accordingly.

15. The District will encourage landowners to create a lane behind the south side of the Village Commercial Core, expanding and lengthening the lane off of Lantzville School Road. Relocating utilities into the lane would be supported, if undergrounding utilities is not feasible. A lane could provide access to off-street parking or under-building parking at the rear of businesses.

16. The District will work with developers to achieve key improvements identified in the Village Commercial Core Improvement Plan through development approvals and community amenity contributions. The following amenities would be considered desirable in conjunction with new development in or near the Village Commercial Core:

- Pedestrian improvements
- Off-site landscaping and street trees
- Undergrounding utilities
- Ornamental street lighting
- Affordable housing and seniors housing
- Public gathering places
- Public art
- Electric vehicle charging stations
- Space for the farmers' market
- Shared off-street parking

17. The District will develop a detailed streetscape plan to guide redevelopment over time and look for opportunities to upgrade the streetscape and improve on-street parking and pedestrian flow in collaboration with property owners.

18. The District will explore improving and maintaining landscaping in the public right of way as street upgrades are completed.

19. The District will consider development of a sign bylaw to address size, location, and materials used in signage in the Village Commercial Core. Until such a bylaw is established, back lit signs will not be permitted in the area. Sign guidelines are included in Part Three, Section 11, DPA V – Village, Intensive Residential, and Multi-Family.
20. The District shall consider establishing a Business Liaison Committee and work with the business community to achieve mutual goals.
21. The District shall consider establishing a review committee as and when required to provide comments on significant development proposals within the Village Commercial Core.
22. Community events – such as celebrations, markets, and exhibits – are recognized as important for the vibrancy of the Village Commercial Core. The District shall support such events, while working to maintain safety and adequate circulation.
23. The District will update and implement the Village Commercial Core Improvement Plan over time, in cooperation with landowners and the community. Residents and community groups may be engaged in plan updates and provide volunteer fundraising, or volunteer services for improvement projects subject to insurance provisions.
24. Properties partially surrounded by the Village Commercial Core and bordering the southeast edge of the core area on the north side of Lantzville Road, could potentially be designated commercial over time, as the existing Village Commercial Core area is built out. Guiding considerations for such an expansion of the Village Commercial Core designation include demonstrated demand for additional commercial, institutional, and residential use, walkability, existing vacancy rates, and servicing. Alternatively, these properties could be designated Village Residential in the future and support live-work studios, townhouses, or another intensive but appropriately-scaled forms of residential development.
25. The District shall consider refinements to the District of Lantzville Zoning Bylaw No. 60, 2005, the District of Lantzville Subdivision and Development Bylaw No.55, 2005, and will consider a new Sign Bylaw to implement Village Commercial Core policies.

7 | Goal 4: Provide Housing Choices

The absence of housing forms other than single-family houses and the three existing mobile home parks in the existing residential areas of Lantzville makes it difficult for seniors and young people to remain in Lantzville. Affordability of family homes is also an issue of increasing concern.

Development of some smaller lots, patio homes, multi-family residences, and apartments above businesses, all located in the Village and Special Plan Areas, could help to broaden the range of housing options available. Seniors housing and seniors care needs are seen as a key priority in the community.

Residents of Lantzville have enjoyed forested areas in the southern part of the District as a wonderful area of natural beauty, varied ecosystems, and numerous trails and recreational opportunities. One key block of approximately 730 hectares referred to as “The Foothills Estates” contains important recreation areas and viewpoints. This area is now under a Comprehensive Development Plan and is undergoing development that aims to cluster 730 units on a portion of the property, and dedicating the majority of the land area and foothills as public park.

It is important to the community to retain the seaside foreshore, as well as the foothills and woodlot forested backdrop. It is intended that the agricultural, rural, and rural estate characters continue to dominate the community. The designation of Special Plan Areas in the Village and large infill properties with development potential establishes a community engagement process to provide housing choice, increased public open space buffers and trails, and incentives to maintain a semi-rural character as well as consider innovative and sustainable housing forms.

Figure 44 illustrates the concept of moving towards a housing choice continuum that maintains the key characters of existing Lantzville neighbourhoods and a dominant semi-rural character, while increasing housing choice in new neighbourhoods.

Goal 4: Broaden the range of housing options in a manner that respects the current character of the community.

MOVING TOWARDS A HOUSING CHOICE CONTINUUM

in a semi-rural community that accommodates a wide range of incomes and life stages

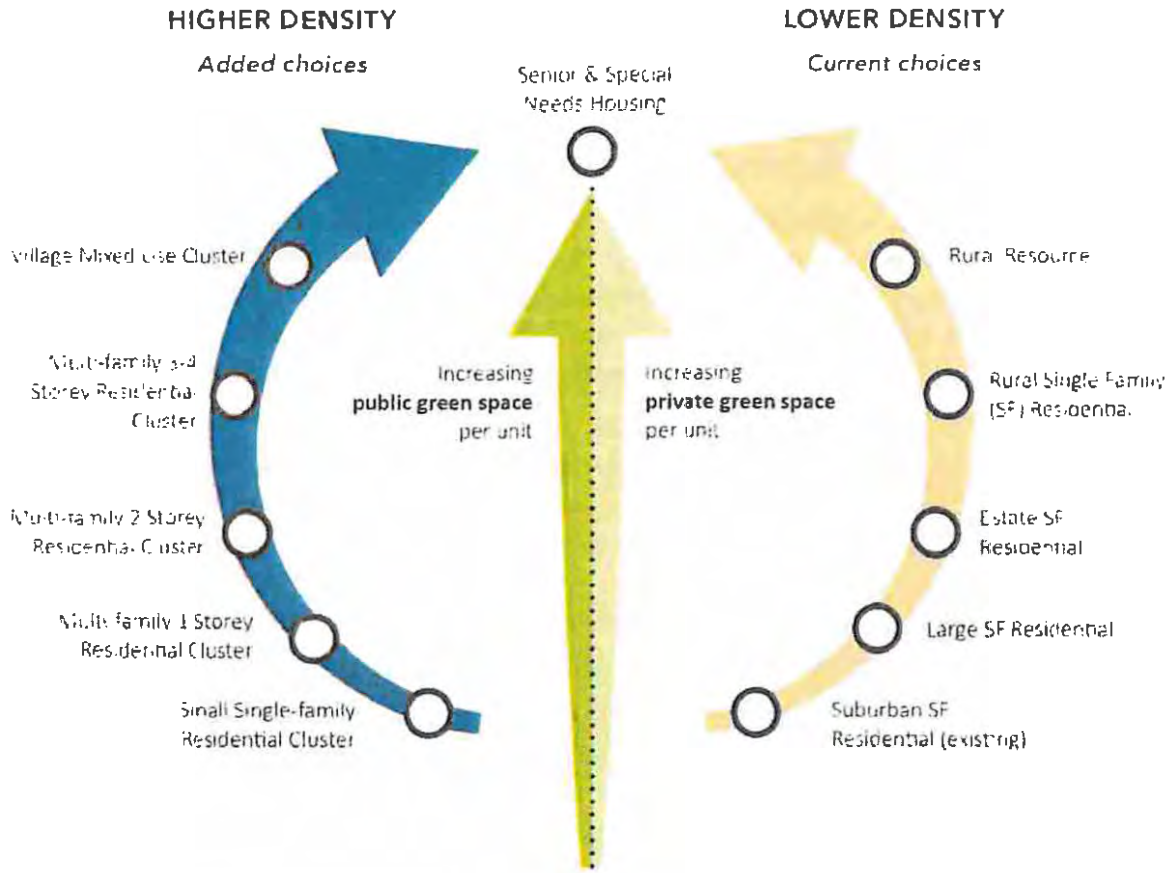


Figure 44: Housing choice continuum

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