

District of Lantzville

Incorporated June 2003

Agenda for the Meeting of the Official Community Plan Review Select Committee to be held on Wednesday, October 4, 2017 at 6:00 pm, at the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

Page No.

- 1-2 1. **ADOPTION OF THE AGENDA**
 THAT the Official Community Plan Review Select Committee adopts the October 4, 2017 regular Committee meeting agenda, as presented.
2. **INVITED PRESENTATIONS AND PUBLIC DELEGATIONS – Nil**
3. **PUBLIC INPUT PERIOD** *(Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless the Committee resolves otherwise), and are limited to providing comment regarding items listed on the Committee agenda for this meeting (excluding public hearing topics).*
- 3-10 4. **APPROVAL OF THE MINUTES**
 - a) **Emails from Ian Savage (10 & 20 Sept 2017) re: July 12/18 Meeting Minutes**
 - 11-15 b) **July 8/12, 2017 Official Community Plan Review Select Committee Meeting Minutes**
 THAT the Official Community Plan Review Select Committee approves the July 12/18, 2017 meeting minutes, as presented.
5. **BUSINESS ARISING FROM THE MINUTES**
6. **CORRESPONDENCE – For Information**
 - 16 a) **Ian Savage (12 Sept 2017) Update**
 - 17-18 b) **Deirdre and Robin Love (12 Sept 2017) In Support of the New OCP**
 - 19-20 c) **Cheri and Jerry Ford (24 Sept 2017) Lantzville OCP Support**
 - 21 d) **Robert and Patricia Eakin (27 Sept 2017) Request to be placed in the official record**
 - 22 e) **Gary and Sarah Neal (27 Sept 2017) Request to be placed in the official record**
 - 23 f) **Gary and Vicki Chalmers (27 Sept 2017) Support for new Lantzville OCP**
7. **REPORTS**
 - 24-195 a) **Review of Draft Official Community Plan**
 - **Questions for Committee Members**
 - 196-197 b) **OCP Review Transparency Report – For Information**
 - c) **Review of Subdivision Option for Winds Area – For Information**
 - d) **Next Public Event**
8. **UNFINISHED BUSINESS – Nil**
9. **NEW BUSINESS – Nil**
10. **INTRODUCTION OF LATE ITEMS**

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

12. **ADJOURNMENT**

THAT the Official Community Plan Review Select Committee adjourns the meeting.

NEXT REGULAR SCHEDULED MEETING: Wednesday, November 1, 2017 @ 6:00 pm

Trudy Coates

From: ian savage <imboxing@gmail.com>
Sent: September-10-17 7:24 PM
To: Frank Limshue; to: Gary Peters; Denise Haime; Dot Neary; Barry French; Ross McKeever; ian savage; Dave Scott; Jamie Wilson; cc: David Reid; Jana Zelenski; Trudy Coates; Ronald Campbell
Subject: July 12 + 18 minutes
Attachments: Minutes July 12 + 18.docx; July 12 + 18 minutes09092017_00000.pdf

I have attached the minutes of our July 12 and 18 meetings - which are being presented to council tomorrow night.

I have also attached 4 corrections of important motions/ consensus in the minutes.

Committee members please let me know your recollection of these four important items. I've also attached 4 motions omitted in the minutes.

This is very important because if an ocp draft is being presented to council before our next meeting, we should ensure our recommendations are accurately represented. For example our recommendation for the Gee property was a gross density of 205 units with 35% greenspace. But the minutes don't reflect this.

This is another reason to meet before a draft ocp is presented to council.

Thanks
Ian

There is no video of our July 18 meeting. So we have to rely on our collective memories, my emails of July 19, 20, 28... and Dave's comments at the July 24 council meeting.

JULY 12 MEETING

At our July 12 meeting, this is the link to the you tube video of the meeting.

<https://www.youtube.com/watch?v=Fan2joUp34s>

There were four consensus/ motions left out of the minutes.

1. Video 31:30 Support the vision contained in the current ocp, with minor suggested changes.
2. Video 132:20 Make note in the new ocp – Instead of making land use designation changes in the new ocp, the preferred process is to apply directly to council, on a case by case basis. Ditto, changes to service area boundaries. There was extended conversation on this.
3. Video 237:10 Do not designate the golf course as a special planning area in the ocp, but rather do this at the time of development application .
4. Video 241:20 Do not designate the 18 acre Fernmar property as a special planning area in the ocp, but rather do this at time of development application.

In respect of the time and effort of our committee, I think it's important to have the minutes reflect our recommendations.

I have attached a copy of the minutes from our July 12 and 18 meetings. Four of our motions/ consensus need to be portrayed more accurately, and four more need to be added.

JULY 18 MEETING

Below is the correct summary of our motions/ consensus. The numbers correspond to the numbers I wrote on the minutes.

#4

The consensus was to not give a density bonus for infrastructure. Instead, in its place, to give a density bonus for clustering to provide more public greenspace.

#5 We recommended :

- to eliminate the proposal of 100 units of 4 story condo buildings on the pub and lumber properties
- to eliminate the proposal of removing a portion of the pub and lumber properties from the commercial zoned village commercial core to the "Lowlands" area.
- the entire pub and lumber properties remain in the commercial zoned village core.
- to support a total of 100 units, a minimum of 50% public greenspace, two 4 storey buildings... on the remaining "Lowlands" area.

Dave Reid acknowledges the above #5 recommendations at the July 28 council meeting. Here is the video link. It is at the 2 hour 25 minute mark.

<https://www.youtube.com/watch?v=Oi60tdJCFzo&feature=youtu.be>

#7 The minutes state "Support to keep density numbers as presented in the ocp survey - All supported." This doesn't say to which property it is referring, and doesn't reflect our motion.

Our recommendation was for a maximum of 488 units, including a 100 unit care facility, on the 64.33 acre Ware Rd property. This reflected the numbers of the current ocp and the April survey. Dave Reid was going to check to see if the 488 units included 100 care units in the current ocp. I proved it does.

However, our motion should have been maximum 388 units because we agreed to remove the pub/ lumber properties from the Lowlands – hence reducing the April Survey gross density of the Lowlands by 100 units. This 388 number would be a true hybrid of our current ocp and the April survey.

This motion was in response to Dave Reid proposing 621 units at the June 28 open house.

I think it would be wise to revisit the Ware Rd property at our next meeting. However, in the meantime our motion should be accurately portrayed in the minutes.

#8 Our unanimous consensus/ motion was for a maximum gross density of 205 units with 35% greenspace on the Gee property. My email of July 28 reiterated this. Councillor Haime at the July 28 council meeting reiterated this. The consensus was clear as a bell because I asked each committee member if they supported it.

D. Reid outlined a possible approach to allow for some density bonus. The Committee discussed the principle of fairness and whether or not it is appropriate to discuss changes for individual properties. The Committee did not feel the new Draft OCP should look at land use changes for individual property owners.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends THAT Estate Residential areas remain the same in the new Draft OCP and that the service areas not be expanded.

In favour: D. Neary, D. Haime, R. McKeever; D. Scott; G. Peters

Opposed: I. Savage

CARRIED

Board 7 – Comprehensive Development Areas (CDAs) – The Committee suggested change CDAs to Special Development Areas. All agreed that one of the features is to provide a more robust public engagement process. Golf course property was discussed and suggested that the new OCP not change designation but recognize potential for future opportunities on the property. The Committee supported not designating as a care precinct area and allowing for other uses.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends the following for the new Draft OCP:

- a. Change care precinct to Special Planning Area;
- b. Expand public engagement process for Special Planning Areas;
- c. Support proposed boundaries for Special Planning Areas.

CARRIED UNANIMOUSLY

Board 8 – Managing Growth – D. Reid explained difficulty in managing the pace of growth.

Public Question: John Coulson – suggested OCP should have policy to limit growth to 1% as suggested by the questionnaire results.

MOVED and SECONDED, THAT the Committee recesses the meeting to reconvene on Tuesday, July 18, 2017 at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

CARRIED

MEETING RECESSED: 9:10 pm

MEETING RESUMED: 6:00 pm on Tuesday July 18, 2017 in the Council Chamber.

PRESENT:

Members:	Gary Peters, Chairperson Denise Haime, Councillor Dot Neary, Councillor Ross McKeever, Member Ian Savage, Member & Alternate Chairperson David Scott, Member Barry French, Member
Absent:	Jamie Wilson, Member
Staff:	Frank Limshue, Community Planner
Consultant:	David Reid (LANARC Consultants)

Board 8 – Managing Growth continued.

The following were discussed:

- 3 main factors affecting growth: 1. Market; 2. Council willingness; 3. Availability of infrastructure
 - Objective of the community is to allow for modest growth, not wholesale development
 - 4 different Lantzville areas – Village, Clarke Drive, Winds, Foothills
 - OCP proposal to prioritize Special Planning Areas for Municipal focus
 - D. Reid outlined water service scenarios as presented in the Draft Water Master Plan
 - D. Reid introduced the new development permit area for “intensive residential”
 - Noted should focus on the quality of the product, rather than number of units
- The Committee agreed to carry on with the discussion at a future meeting.

Boards 9 and 10 – Density Bonusing

D. Reid provided an overview of the various density bonus types. The Committee did not support the proposed density bonus option for the “Estate Residential” designation.

The Committee discussed:

- the merits of a community infrastructure bonus for provision of oversizing pipes to accommodate extensions beyond proposed development.
- Letter from Lantzville Projects – Committee supported concept of clustering, higher density in exchange from more greenspace. “Longwood” development was cited as a good example.
- Lantzville will need to make sure amenities provided makes sense for the community and are affordable.
- Neighbourhood will decide on tolerance for higher density.

4 7 Consultant to review community infrastructure amenity provision.

Boards 14, 15, 16, 17

D. Reid provided an overview of the Village Area. Letter from Miko Betanzo, Lantzville Properties Ltd. (10 Jul 2017) re: Lantzville OCP Survey Comments was discussed. Letter suggested possible doubling of the number of buildings and taking a more urban approach.

The following points were raised:

- 4-storeys to allow for underground parking
- Parallel road or land behind properties along Lantzville Road
- Promote shared parking
- Protection of wetland in the area
- Smaller building mass in the front and larger building mas behind
- Village should be a special place – density not necessarily the answer
- Avoid “strip” feel – breakup facade
- Focus on architectural detailing
- Consider noise
- Promote mixture of height
- Allow for tourist commercial
- Incorporate recommendations of the draft Village Core Plan into new OCP
- Concerns raised regarding building height behind pub and Slegg Lumber properties
- Discussion regarding mix between residential and commercial: 1. Commercial/residential; 2. Residential only; 3. Either residential or commercial.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends the following for the new Draft OCP:

- 5 1. Allow for 4 storeys in the Village Lowlands area – 6 support - D. Haime opposed
- 2. Allow for either commercial or residential uses – 6 support - D. Haime opposed
- 3. Support of 4 additional properties between Cruise Plus and Ware Road into Village Commercial Core – 5 support - D. Haime/I. Savage opposed
- 6

7 4. Support to keep density numbers as presented in the OCP survey – All supported
CARRIED

There was general discussion to keep scale the same along Lantzville Road within the Lantzville West area.

By unanimous consent, the Committee resolved to continue the meeting past 10:00 pm.

Board 19 and 20 – Infill

D. Reid provided an overview of the proposed policy direction for the Ware Road infill area.

The Committee:

- Discussed encouraging a variety of housing types and parcel sizes
- Noted new development area for small lot subdivisions.

The following points were made for the Superior Road infill area:

- Maintain Rural Character
- Break up area with greenspace
- Current zoning allows for ½ acre parcels; however, the Committee supported a variety of housing types and lot sizes
- Support for buffering along Superior Road
- Some suggested buffer along rail corridor as well
- Committee considered what maximum build out numbers should be, 205 vs. 255; the end number will depend upon the bonus options achieved and the types of units proposed and supported by the community.

8 **REPORTS** – postponed to the next meeting

1. **OCP Review Transparency Report – For Information**
2. **Review of Subdivision Option for Winds Area – For Information**

PUBLIC CLARIFICATION/INPUT PERIOD – Nil

Next meeting is scheduled for September 2, 2017.

ADJOURNMENT

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee adjourns the meeting.

CARRIED

MEETING ADJOURNED: 10:20 pm on Tuesday, July 18, 2017

Certified Correct:

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2017.

Gary Peters, Chairperson

Frank Limshue

From: ian savage <imboxing@gmail.com>
Sent: September-20-17 12:34 PM
To: Frank Limshue; to: Gary Peters; Denise Haime; Dot Neary; Barry French; Ross McKeever; ian savage; Dave Scott; Jamie Wilson; cc: David Reid
Subject: July 18 minutes

Hi all,

A sound recording of our July 18 meeting has emerged. If anyone needs a copy, I have it on dropbox. I have listened to it and this is a summary of the consequential recommendations we made, through motions or consensus :

1. Consensus - Eliminate the infrastructure density bonus, and replace it with a clustering bonus density (121:32)
2. Motion – For the remainder of the Lowlands (excluding the pub and lumber properties) to be allowed a maximum 100 units, four storey buildings. 50% public greenspace required. 6 for , Denise against. (216:00)
3. Consensus – The entire lumber yard and pub properties go back within the 2005 ocp commercial zone boundaries, and they are no longer part of the Lowlands zone. (224:05 – 230:30) (217:00 discussion begins)
4. Consensus - The four properties on Lantzville Rd will go from a residential zoning to the commercial zone. 5 for, Denise and Ian against. (230:30)
5. Motion - Ware Rd property be allowed a maximum density of 488 units which includes 100 units of seniors care. Motion tabled until the next meeting. (The tabling of this motion is a good thing as we forgot to subtract the 100 units on the pub/ lumber properties which were, included in the Lowlands per the April survey.
The max density proposed should have been 388. It will be good to discuss this at the next meeting, keeping in mind density is not a guarantee for village business success. New residents will likely drive to Woodgrove as current village residents do) (252:50 discussion starts)

6. Consensus – Gee property be allowed a maximum density of 205 units with a required minimum public greenspace of 35%. (359: 25 – 407:20)

Thanks,

Ian

Minutes of the District of Lantzville Official Community Plan Review Select Committee Meeting held on Wednesday, July 12, 2017 at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

PRESENT: **Members:** Gary Peters, Chairperson
 Denise Haime, Councillor
 Dot Neary, Councillor
 Ross McKeever, Member
 Ian Savage, Member & Alternate Chairperson
 David Scott, Member

Absent: Barry French, Member
 Jamie Wilson, Member

Staff: Frank Limshue, Community Planner

Consultant: David Reid (LANARC Consultants)

The Chairperson called the meeting to order at 6:00 pm.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee adopts the July 12, 2017 regular Committee meeting agenda, as presented.

CARRIED

INVITED PRESENTATIONS AND PUBLIC DELEGATIONS – Nil

PUBLIC INPUT PERIOD

- Mike Pearce, Leland Road, expressed his concern regarding a pro-density attitude towards growth being promoted in the new OCP. He wants to see character of the community maintained. He is also concerned about the Harby Road and Ware Road connection; does not want to see his neighborhood turned into a speedway.

APPROVAL OF THE MINUTES

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee approves the June 7, 2017 meeting minutes, as presented.

CARRIED

BUSINESS ARISING FROM THE MINUTES

1. Debrief of June 28, 2017 OCP Open House Input

D. Reid, provided an overview of the responses received from the June 28, 2017 Open House. There were 110 attendees at the event and District received 45 completed input forms. Based on the completed input forms, the responses seem to be split between the two extremes of “no growth” and “more growth”.

General observation from the Committee members included:

- There was a lot of material on the boards and to read on the boards – suggestion to keep information boards more general;
- Would have been nice to keep response forms more general – forms were too complex for some to complete.

a. Workshop Portion of July 12, 2017 Meeting to Discuss General OCP Policy Directions (Vision, goals, objectives, bonusing, density averaging, etc.) - Facilitated by Staff and Consultant

D. Reid walked the Committee members through various planning directions with the aid of the Open House display boards. Each set of boards outlining proposed policy directions were discussed by the Committee.

Boards 1-3 – outline of the process to date and key themes from previous events (2016 questionnaire and kitchen table meetings).

Board 4 – Vision and Goals – noted that goals from 2005 OCP are still valid. Committee discussed meaning of semi-rural character; maximizing greenspace.

All agreed with proposed changes to goals.

Board 6 – Land Use Designation – F. Limshue spoke to the requests outlined in the following letters:

- a) Glenn Carey, Glencar Consultants (9 Nov 2016) re: **Lot 2, Plan 32775, District Lot 105, Nanoose District – OCP Designation (Requesting Re-designation of subject property from Estate Residential to residential)**
- b) Graham Savage (20 Jan 2017) re: **Land Use Designation (Requesting Re-designation of Properties on the West Side of the section of Harwood Drive by 6685 Harwood Drive to a different residential categories)**
- c) Lloyd Erickson (26 Jan 2017) re: **OCP Review and Meetings (Requesting Re-designation of 6671 Harwood Drive and adjacent Estate Residential Properties to RS1)**
- d) Than Le, Charles Sutton & Chris Sutton (31 Jan 2017) re: **Lot 3 and Lot 4 Lantzville Road (Requesting higher density and/or mixed use designation for subject properties)**
- e) Doug English (1 Feb 2017) re: **Official Community Plan (Requesting Re-designation of 6-acre property at end of Harwood Drive from Estate Residential to residential, multi-family or mixed use)**
- f) Tom McGregor (20 Apr 2017) re: **OCP (Requesting Re-designation of 7071 Lantzville Road and 7134 Blackjack Drive to higher density use)**
- g) Lloyd & Vicki Erickson (26 May 2017) re: **Lot 4, Plan VIP 32775, District Lot 105, Nanoose Land District PID 000-190-039 Civic Address 6671 Harwood Drive (Requesting Re-designation of subject property to residential & water/sewer service)**
- h) Elizabeth Wiley (7 Jun 2017) re: **Requesting Not Pushing through Harby/Peterson/Leland/Rossiter Roads to Ware Road**
- i) Douglas English, Lindsey English, Brenda Savage, Graham Savage (7 Jun 2017) re: **6685 Harwood Drive, Lantzville Lot 2 Plan VIP 31219, DL 105 (Requesting Re-designation of subject property and two abutting properties/ the three properties on the west side of Harwood Drive and south of Aulds Rd from Estate Residential R-2 to Residential 1)**
- j) Ian Savage (21 Jun 2017) re: **Requesting Re-designation of 7577 Aulds Road to Residential (or a newly created zone with higher density) and water/sewer service**
- k) Nancy & John Coulson (22 Jun 2017) re: **Requesting Re-designation of properties on the South Side of Superior Road from Estate Residential to Residential, including their property at 7835 Superior Road**
- l) Tom & Joan Coulson (22 Jun 2017) re: **Requesting Re-designation of properties on the South Side of Superior Road from Estate Residential to Residential, including their property at 7847 Superior Road**
- m) Ron & Brenda Haise (28 Jun 2017) re: **Requesting Re-designation of their Estate Residential property at 6717 Harwood Drive to Residential and access to Sewer**

D. Reid outlined a possible approach to allow for some density bonus. The Committee discussed the principle of fairness and whether or not it is appropriate to discuss changes for individual properties. The Committee did not feel the new Draft OCP should look at land use changes for individual property owners.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends THAT Estate Residential areas remain the same in the new Draft OCP and that the service areas not be expanded.

In favour: D. Neary, D. Haime, R. McKeever; D. Scott; G. Peters

Opposed: I. Savage

CARRIED

Board 7 – Comprehensive Development Areas (CDAs) – The Committee suggested change CDAs to Special Development Areas. All agreed that one of the features is to provide a more robust public engagement process. Golf course property was discussed and suggested that the new OCP not change designation but recognize potential for future opportunities on the property. The Committee supported not designating as a care precinct area and allowing for other uses.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends the following for the new Draft OCP:

- a. Change care precinct to Special Planning Area;
- b. Expand public engagement process for Special Planning Areas;
- c. Support proposed boundaries for Special Planning Areas.

CARRIED UNANIMOUSLY

Board 8 – Managing Growth – D. Reid explained difficulty in managing the pace of growth.

Public Question: John Coulson – suggested OCP should have policy to limit growth to 1% as suggested by the questionnaire results.

MOVED and SECONDED, THAT the Committee recesses the meeting to reconvene on Tuesday, July 18, 2017 at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

CARRIED

MEETING RECESSED: 9:10 pm

MEETING RESUMED: 6:00 pm on Tuesday July 18, 2017 in the Council Chamber.

PRESENT:

Members:	Gary Peters, Chairperson Denise Haime, Councillor Dot Neary, Councillor Ross McKeever, Member Ian Savage, Member & Alternate Chairperson David Scott, Member Barry French, Member
Absent:	Jamie Wilson, Member
Staff:	Frank Limshue, Community Planner
Consultant:	David Reid (LANARC Consultants)

Board 8 – Managing Growth continued.
The following were discussed:

- 3 main factors affecting growth: 1. Market; 2. Council willingness; 3. Availability of infrastructure
 - Objective of the community is to allow for modest growth, not wholesale development
 - 4 different Lantzville areas – Village, Clarke Drive, Winds, Foothills
 - OCP proposal to prioritize Special Planning Areas for Municipal focus
 - D. Reid outlined water service scenarios as presented in the Draft Water Master Plan
 - D. Reid introduced the new development permit area for “intensive residential”
 - Noted should focus on the quality of the product, rather than number of units
- The Committee agreed to carry on with the discussion at a future meeting.

Boards 9 and 10 – Density Bonusing

D. Reid provided an overview of the various density bonus types. The Committee did not support the proposed density bonus option for the “Estate Residential” designation.

The Committee discussed:

- the merits of a community infrastructure bonus for provision of oversizing pipes to accommodate extensions beyond proposed development.
- Letter from Lantzville Projects – Committee supported concept of clustering, higher density in exchange from more greenspace. “Longwood” development was cited as a good example.
- Lantzville will need to make sure amenities provided makes sense for the community and are affordable.
- Neighbourhood will decide on tolerance for higher density.

Consultant to review community infrastructure amenity provision.

Boards 14, 15, 16, 17

D. Reid provided an overview of the Village Area. Letter from Miko Betanzo, Lantzville Properties Ltd. (10 Jul 2017) re: Lantzville OCP Survey Comments was discussed. Letter suggested possible doubling of the number of buildings and taking a more urban approach.

The following points were raised:

- 4-storeys to allow for underground parking
- Parallel road or land behind properties along Lantzville Road
- Promote shared parking
- Protection of wetland in the area
- Smaller building mass in the front and larger building mass behind
- Village should be a special place – density not necessarily the answer
- Avoid “strip” feel – breakup facade
- Focus on architectural detailing
- Consider noise
- Promote mixture of height
- Allow for tourist commercial
- Incorporate recommendations of the draft Village Core Plan into new OCP
- Concerns raised regarding building height behind pub and Slegg Lumber properties
- Discussion regarding mix between residential and commercial: 1. Commercial/residential; 2. Residential only; 3. Either residential or commercial.

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee recommends the following for the new Draft OCP:

1. Allow for 4 storeys in the Village Lowlands area – 6 support - D. Haime opposed
2. Allow for either commercial or residential uses – 6 support - D. Haime opposed
3. Support of 4 additional properties between Cruise Plus and Ware Road into Village Commercial Core – 5 support - D. Haime/I. Savage opposed

4. Support to keep density numbers as presented in the OCP survey – All supported
CARRIED

There was general discussion to keep scale the same along Lantzville Road within the Lantzville West area.

By unanimous consent, the Committee resolved to continue the meeting past 10:00 pm.

Board 19 and 20 – Infill

D. Reid provided an overview of the proposed policy direction for the Ware Road infill area.

The Committee:

- Discussed encouraging a variety of housing types and parcel sizes
- Noted new development area for small lot subdivisions.

The following points were made for the Superior Road infill area:

- Maintain Rural Character
- Break up area with greenspace
- Current zoning allows for ½ acre parcels; however, the Committee supported a variety of housing types and lot sizes
- Support for buffering along Superior Road
- Some suggested buffer along rail corridor as well
- Committee considered what maximum build out numbers should be, 205 vs. 255; the end number will depend upon the bonus options achieved and the types of units proposed and supported by the community.

REPORTS – postponed to the next meeting

1. **OCP Review Transparency Report** – For Information
2. **Review of Subdivision Option for Winds Area** – For Information

PUBLIC CLARIFICATION/INPUT PERIOD – Nil

Next meeting is scheduled for September 2, 2017.

ADJOURNMENT

MOVED and SECONDED, THAT the Official Community Plan Review Select Committee adjourns the meeting.

CARRIED

MEETING ADJOURNED: 10:20 pm on Tuesday, July 18, 2017

Certified Correct:

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2017.

Gary Peters, Chairperson

Frank Limshue

From: ian savage <imboxing@gmail.com>
Sent: September-12-17 2:14 PM
To: Frank Limshue; cc: denisehaime; Gary Peters; Dot Neary; Barry French; Ross McKeever; ian savage; Dave Scott; Jamie Wilson; David Reid
Subject: update

Last night council passed a motion to ensure our committee gets to see/ review/ discuss the ocp draft before it is publicly released and goes to council.

This means we can revise the minutes to ensure all our recommendations are clarified before the ocp draft is finalized.

May I suggest we have a thorough discussion of the Ware Rd property at our next meeting. This is at the heart of our community and deserves to rise to the level of being a great development... and most importantly suits Lantzville.

Also, since our last meeting the test case of the Caillet property rezoning served as a good measuring stick. It means we need to clarify how much residential is desired in the village commercial core, if any. And is tourist accommodation preferable to residential. The controversy over this new rezoning bylaw shows the problem with having policies in the ocp which are too vague - they can be interpreted to mean anything.

Thanks
Ian

Frank Limshue

From: Frank Limshue
Sent: September-13-17 8:25 AM
To: 'Gary Peters'; 'Denise Haime'; Dot Neary; 'Barry French'; 'Ross McKeever'; 'Ian Savage'; 'Dave Scott'; 'Jamie Wilson'; Colin Haime; John Coulson; Bob Colclough; Mark Swain; Will Geselbracht; 'David Reid'; 'Jana Zelenski'
Cc: Ronald Campbell; Trudy Coates
Subject: FW: Fwd: In Support of the New OCP

Hi All:

I am forwarding the following email from Deirdre Love along to Council and the OCP Committee, as requested by Councillor Geselbracht.

Frank Limshue, Community Planner
District of Lantzville
7192 Lantzville Road
PO Box 100
Lantzville BC V0R 2H0
250-390-4006
flimshue@lantzville.ca

From: councillor.geselbracht@lantzville.ca
Sent: September 12, 2017 9:03 PM
To: ronald.campbell@lantzville.ca
Subject: Fwd: In Support of the New OCP

Ronald
Please pass along this letter to both the OCP committee as well as to all councillors
Thanks
Will

Sent from my iPhone

Begin forwarded message:

From: Deirdre Love <delove@shaw.ca>
Date: September 12, 2017 at 5:00:43 PM PDT
To: councillor.geselbracht@lantzville.ca
Cc: Deirdre Love <delove@shaw.ca>
Subject: In Support of the New OCP

Dear Councillor Geselbracht,

This email is to express our support of the proposed updates to Lantzville's OCP.

We need to grow or die. The way things are headed, the core of the Lantzville Village is dying. Keeping things the way they were is not an option in a changing community. Don't think about being like North Nanaimo- Think of Chemainus or Qualicum! Let's do something exciting and new!

The main issues that we want to see addressed are as follows:

1. The Village is not thriving - in order to support a vibrant community center in the Village we need to encourage more people to live close by. If we do not take action to revitalize the village it may suffer indiscriminate development with loss of character and function.

2. Basic services are needed – water and sewer are basic services necessary for a healthy community in the 21st century.

3. Affordable Housing is good for families – More diverse housing with areas of higher density will allow seniors to remain within their community as well as our adult children to buy homes here.

These are also the priorities that are supported by the community surveys. Please support the will of the majority of our residents.

Respectfully submitted,

Deirdre & Robin Love
6679 Elm Road
Lantzville BC
250-802-9577

Frank Limshue

From: Frank Limshue
Sent: September-25-17 8:08 AM
To: Ronald Campbell; Trudy Coates
Cc: 'David Reid'; Jana Zelenski; Fred Spears
Subject: FW: Lantzville OCP support

FYI

From: Cheri Wicks [<mailto:cheriwicks@gmail.com>]
Sent: September-24-17 10:11 AM
To: Colin Haime; Bob Colclough; John Coulson; Will Geselbracht; denisehaime@shaw.ca; Dot Neary; Mark Swain; Frank Limshue
Cc: jeremiahkford@hotmail.com
Subject: Lantzville OCP support

Cheri and Jerry Ford (members of the Wood Acres Strata, Lantzville)

6683 Elm Road

Lantzville, BC

250.616.4805

E-mail: Cheriwicks@gmail.com

September 15, 2017

Dear Mayor and Council Members:

My husband and I have been part of the Lantzville community for three years. Having lived in Vancouver and Nanaimo we sought out a more suitable, family-focused community that progressively supported home--based businesses. Lantzville seemed to provide everything we were looking for.

I am an owner / entrepreneur of a successful business that is quickly outgrowing our in-home location. I would love to see the business continue to thrive and expand in the heart of the Lantzville Village. Unfortunately, many of the business frontages are well past their prime and some of the commercial buildings are in desperate need of modernization. I feel that some new development with more modern design would help breath life into downtown Lantzville, drawing families to live, shop and even start businesses in the area. As a new set of eyes in the community, I believe that the current state of the village and surrounding area fails to provide the appeal needed to attract start-up businesses and the type of investment needed to grow our community.

We live in a beautiful neighborhood in the Wood Acres Strata in Upper Lantzville. Unfortunately, when we purchased our home we were unaware of the terrible odors that come from the nearby strata sewage treatment plant. We also did not know that at times the water from our well would not be safe for our family to drink.

For these reasons we are writing to inform you that we fully support the OCP proposal and feel it will create greater opportunities for our citizens and our business community. As well, it is our hope that

any new development in close proximity to Wood Acres subdivision will greatly increase our chances of tying into Lantzville services for clean water and sanitation.

Sincerely

Cheri Ford

Trudy Coates

From: Bob Eakin <beakin@telus.net>
Sent: September-27-17 8:31 AM
To: District Public
Cc: Ronald Campbell
Subject: Request to be placed in the official record

This memo is to serve as our support for the current OCP under review.

Robert Eakin
Patricia Eakin

6671 Elm LantzVille

Trudy Coates

From: Gary Neal <gneal@vitalid.com>
Sent: September-27-17 9:16 AM
To: District Public
Cc: Ronald Campbell
Subject: Request to be placed in the official record

We would like to give our support to the Official Community Plan for Lantzville and would like to go on official record of having pledged to this effect.

Gary & Sarah Neal

6639 Elm Road
Lantzville, BC, V0R 2H0

Email: gneal@vitalid.com

Trudy Coates

From: gary vicky <gary-vicki@hotmail.com>
Sent: September-27-17 11:34 AM
To: District Public

We would like to add our support for the new Lantzville OCP,
Thank you
Gary and Vicki Chalmers
6618 Elm 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.

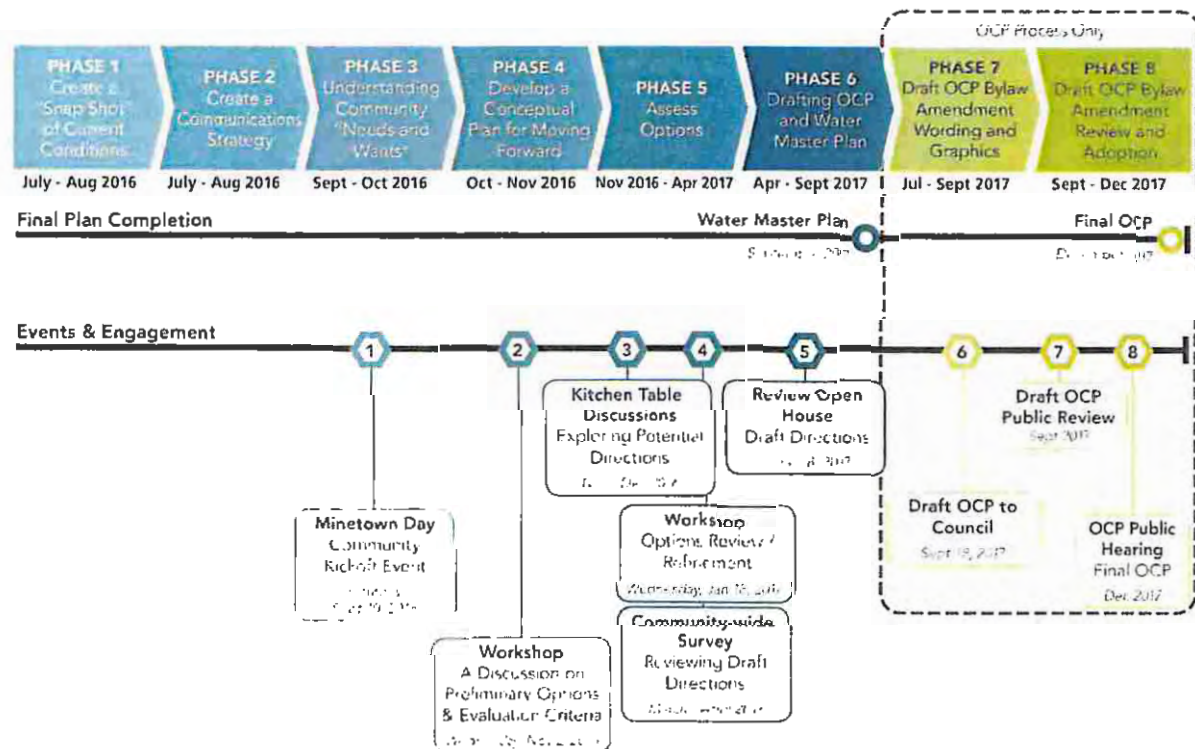


Figure 1: Process Overview (to update prior to adoption to reflect final process)

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.

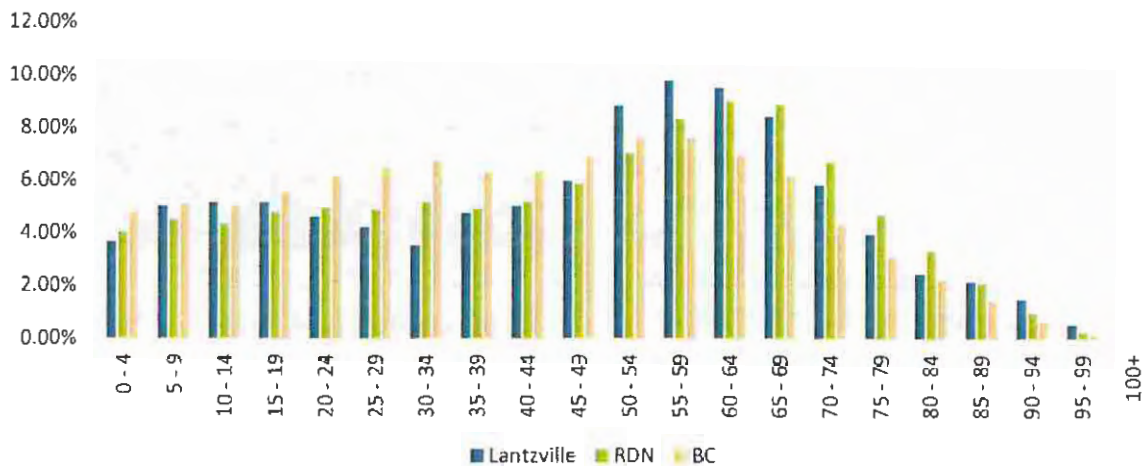


Figure 7: Population Age Demographics for Lantzville, RDN, and BC.

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 – Huddleston Park on Lantzville Road next to the Heritage Church and Copley Park in the Winchelsea area – are both approximately 1.2 hectares in size. 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: Huddleston 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, Rumming 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.

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: Knarston 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.

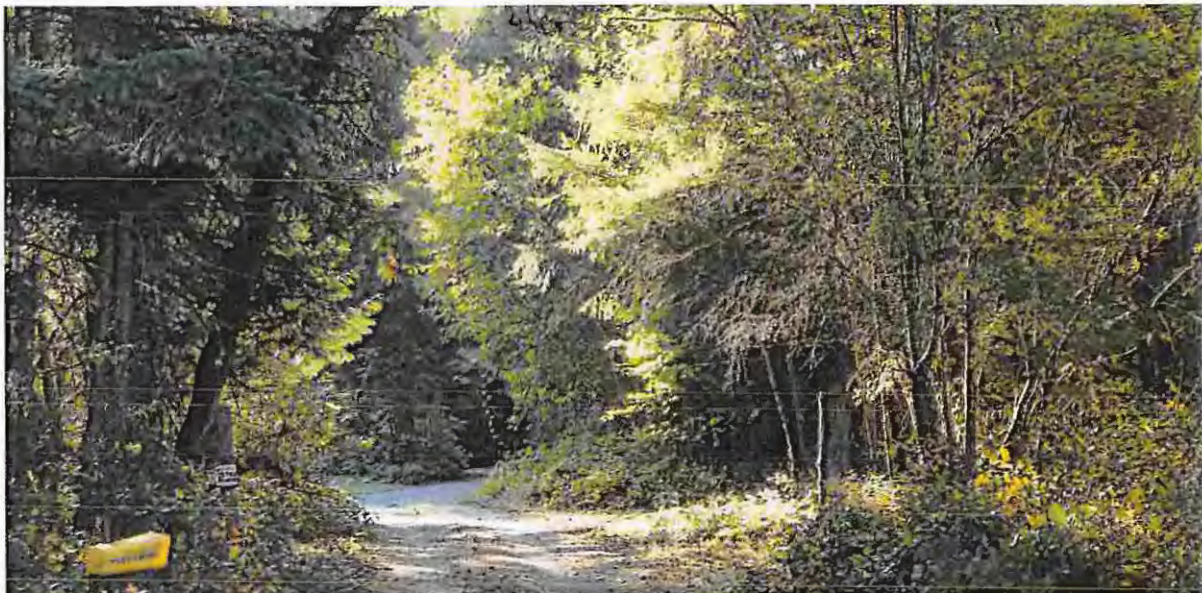


Figure 26: Nature close by

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*

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.



RURAL CHARACTER



Figure 29: Rural character



SEMI RURAL CHARACTER



Figure 30: Semi-rural character



VILLAGE CHARACTER



Figure 31: Village character

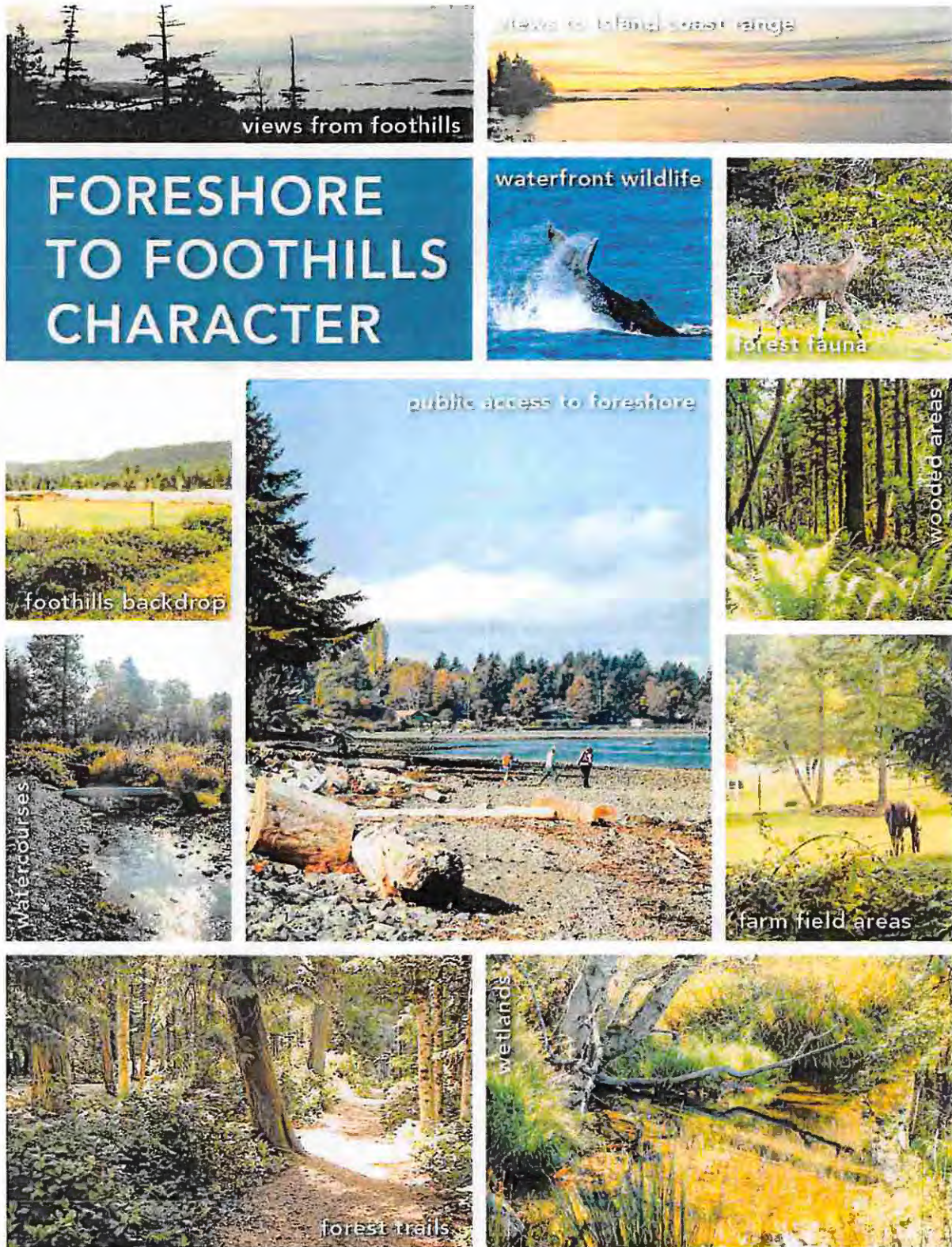


Figure 32: Foreshere to Foothills character

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 area 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.

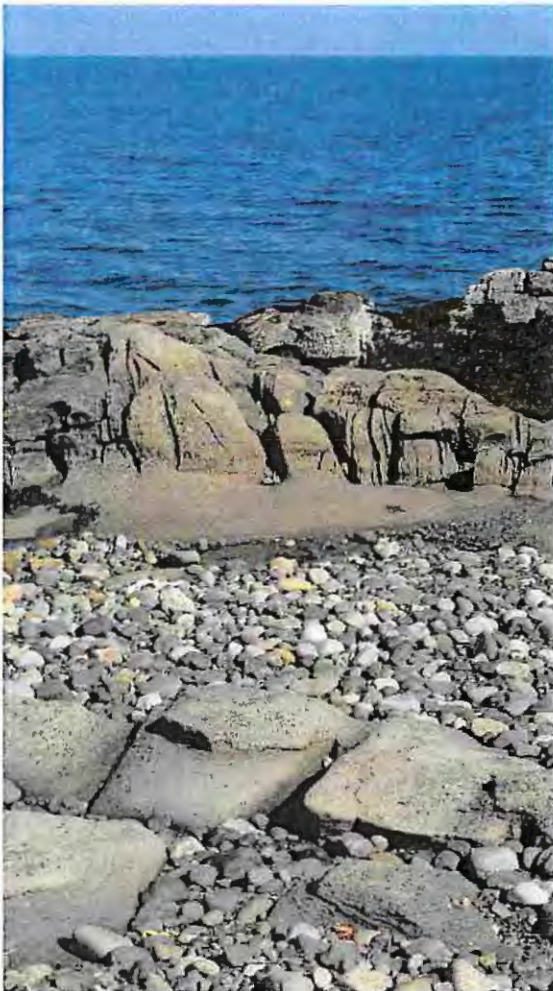


Figure 36: Lantzville's precious waterfront

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 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 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 the east, Electoral Area C on the South, and E (Nanoose) on the west. The community is bisected east to west by the Inland Island Highway, with only two connections between North or “Lower” and South or “Upper” Lantzville.

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

The community wishes to see current areas of development in Lantzville retain their residential character and 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

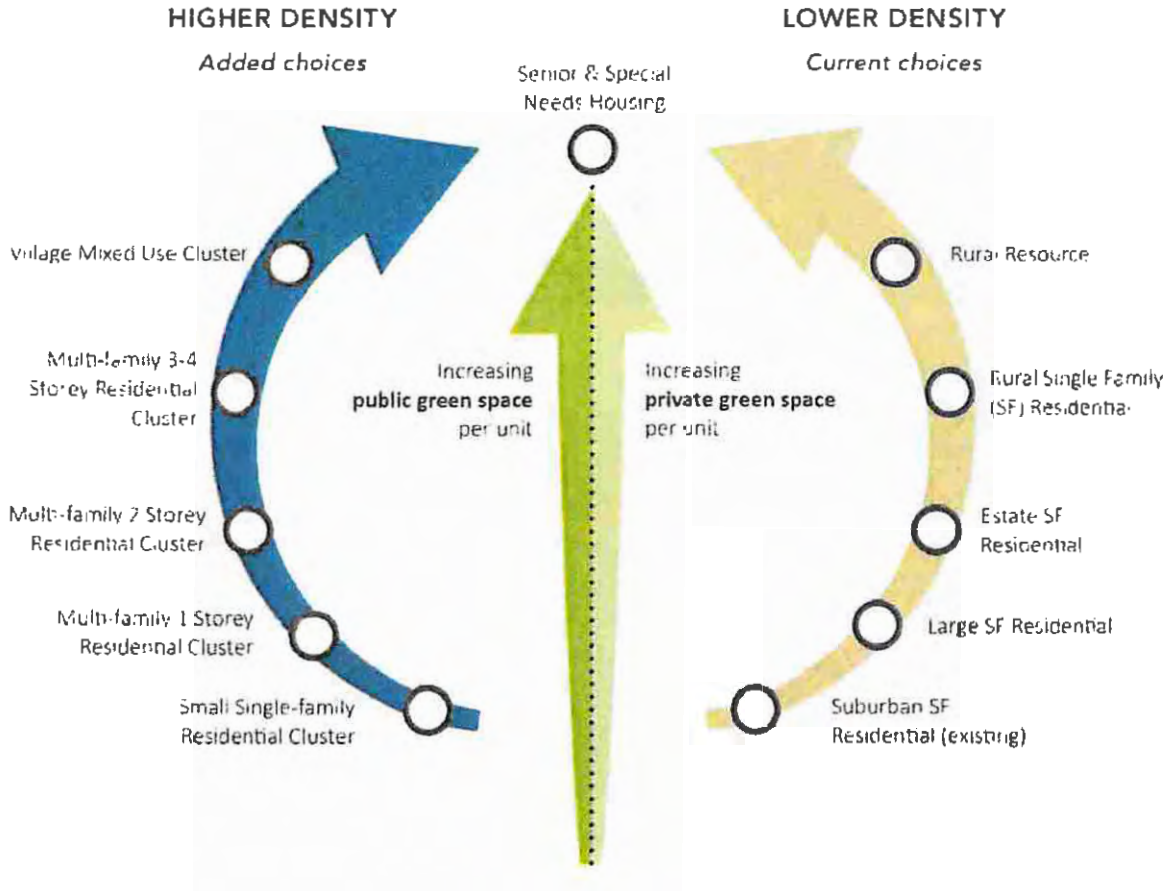


Figure 44: Housing choice continuum

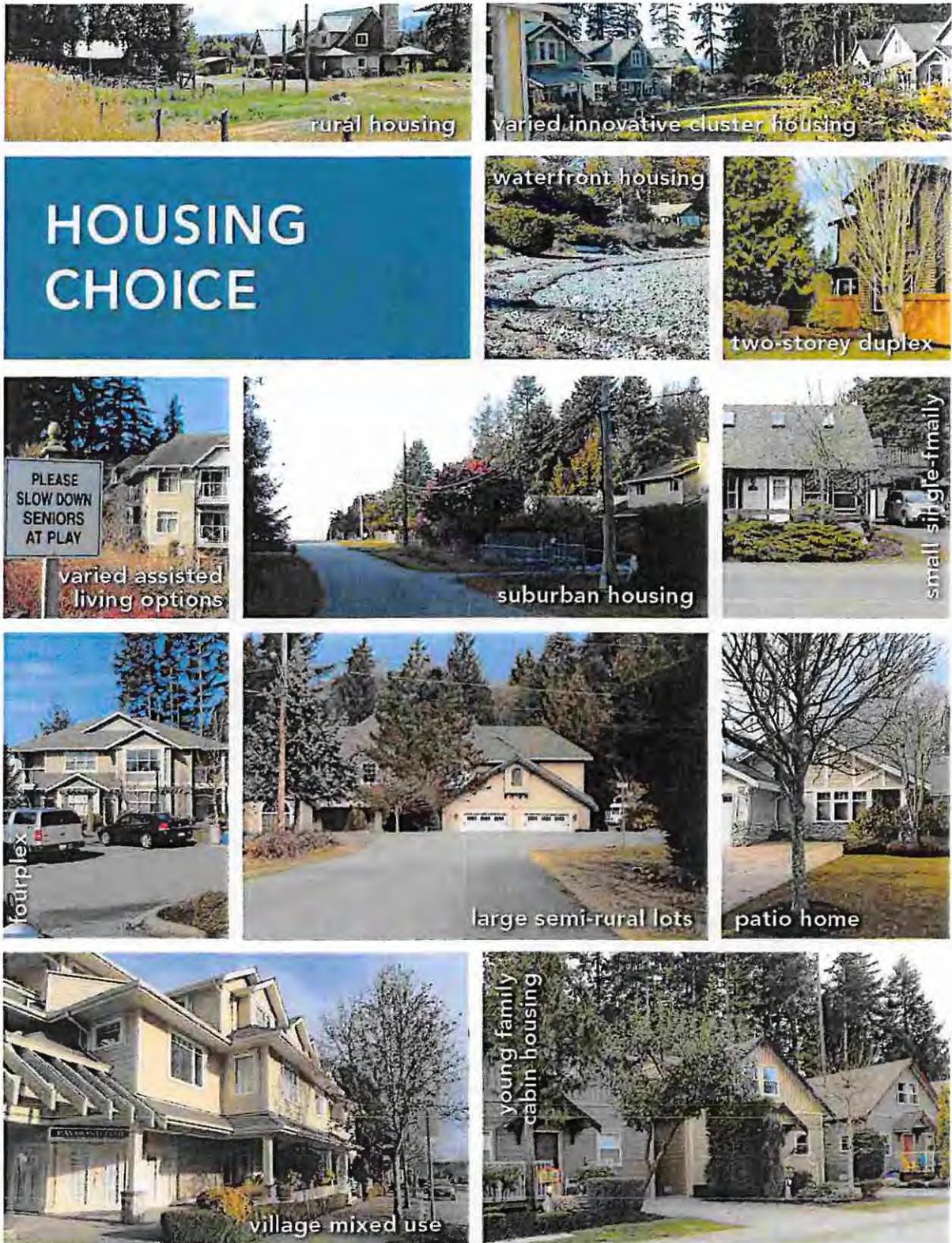


Figure 45: Examples of housing choice

7.1 Objectives

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

- ▶ Encourage smaller-lot single-family, patio-home, multi-family, and seniors care development in the Village Residential area.
- ▶ Give priority to projects that provide for seniors-oriented housing and seniors care facilities.
- ▶ In Special Plan Areas outside the Village, encourage a range of housing choice. While these areas should be dominated by single-family housing in various lot sizes, other choices may include limited areas of multi-family housing. Where multi-family or intensive residential (small lot) housing is included, it shall be subject to development permits for Form and Character.
- ▶ Give priority for servicing to areas where a range of housing options could be developed.
- ▶ Implement the strategy and planning approach for the Foothills Estates area to create extensive parkland and associated rural "estate" residential type development.
- ▶ Establish a planning and development approach for the Village Residential Area and Special Plan Areas that ensures appropriate land use, parks and infrastructure, and design guidelines to create very high-quality development and neighbourhoods.

7.2 Policies

The community, in recognition of the varied needs of its citizens, continues to voice support for providing housing choices that fit with the vision and desired character of Lantzville. The following policies are designed to fulfil this goal.

7.2.1 Village and Special Plan Areas

The general approach is to minimize change in existing residential neighbourhoods, while concentrating housing choice in large infill properties that have current development potential. The designation of Special Plan Areas will allow closer consideration of these areas, with the objective of ensuring a high-level of quality in future development.

The property on both sides of Ware Road from the Island Highway to Lantzville Road, and between Dickinson Road and Seaview School is currently undeveloped. This Ware Road area has been identified in past regional and local planning as a potential development site, and the consultation process leading to this Plan confirmed continued support for this area as a "Village Residential" area with expanded commercial and mixed-use opportunities

The District has adopted the following policies for Village and Special Plan Areas:

1. Village and other Special Plan Areas are shown on Map No. 5A and 5B.
2. Permitted uses include residential, parks, recreation, utilities, places of worship, schools, and hospitals.
3. The Village shall be the subject of a set of Special Area Plans, conforming with the policies in Part Two, Section 8 of this OCP. The District encourages the development of a mix of residential housing types including single-family, smaller-lot single-family,

patio-home, and multi-family in the Village Special Plan Area.

4. Density, height, and green space provisions and other guidelines are provided for the Village and other Special Plan Areas in Part Two, Section 8 of the OCP.
5. In Special Plan Areas, the District, prior to approving any rezoning or subdivision application will require a site plan, acceptable to the District, showing land uses, types of residential housing, any water features, public parks, road circulation, and trails and pedestrian connections through the site and to adjacent neighbourhoods, open space, and green space.
6. Projects will be integrated into the existing community as seamlessly as possible.
7. The District will encourage the use of a registered design scheme for the residential portions of these areas.
8. The District will give priority to projects that will provide accommodation for seniors.
9. Both fee simple and strata title ownership will be supported.
10. The District will support the transfer of development rights from archeologically or historically important sites to other development sites within the Village Residential area.

7.2.2 Affordable Housing Choice and Care Facilities

The District recognizes that aging is a continuum, including childhood, middle life, empty nesters, through stages of active seniors living, with some moving to assisted living or congregate care as health and mobility wane.

A trend is for seniors to stay as long as possible in independent living arrangements, preferably close to family, neighbours, and friends. Many 'young seniors' are looking for a chance to down-size their land and building space, both to free up 'maintenance time' as well as financial resources and to move to space that is scaled to the reduced size of family. To suit this trend, as well as to provide more affordable options for young singles or first-time buyer families, provision of smaller lots/homes, as well as multiple-family choices are anticipated as a component of Special Plan Areas.

As people age, they not only need housing that requires less maintenance, but they also need more access to medical and personal services. The District acknowledges these needs and believes that the appropriate location for assisted living, co-op, or congregate care is primarily in the Village close to shops, services, and public transit. The District therefore adopts the following policies:

1. The District supports development of a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village Special Area Plan.
2. The Village development program must include seniors-oriented assisted living and long-term care facility located within walking distance (400 m) of existing services in the Village Commercial Core. To promote assisted living in the Village Area, development of these care facilities of up to 100 units and related parking and amenities

may be excluded from the area used for gross density and bonusing calculations.

3. The District will consider additional seniors-oriented assisted living and long-term care facilities either in the Village area or in East Lantzville. Each unit in a care facility above the first 100 units in the Village shall represent a 1/2 unit for calculating gross residential density, up to a maximum of 400 seniors assisted living or long-term care units in Lantzville.
4. The District encourages a range of housing forms and sizes of assisted living for seniors and others needing long-term care, including co-housing, co-ops, cottages, small nursing homes (similar in size and character to large private residences), as alternatives to or in addition to moderate-scale institutions.
5. All multi-family and seniors assisted living or long-term care facilities shall be subject to development permits for Form and Character in Section 11.



Figure 46: Assisted Living may range from group living in large single family-like homes to small institutional buildings

7.2.3 Secondary Suites

Secondary Suites can play a potential role in providing more affordable housing alternatives.

1. The District supports the development of secondary suites in single-family detached homes.
2. The District shall create a set of regulations for Secondary Suites which will be added to the Zoning Bylaw.

7.2.4 Foothills Estates Residential

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

8 | Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods

Larger properties with little or no existing development or infrastructure present unique challenges and opportunities. There are several larger properties in Lantzville that have existing land use designation and zoning for residential or mixed-uses. These parcels could subdivide if the developers provide required infrastructure.

In meeting the goals of the OCP, the District wishes future development not just to be “development subdivisions”, but rather “sustainable neighbourhoods”.

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

8.1 Special Plan Areas

Outside the Village Commercial Core, Lowlands, and immediate surroundings, Infill Residential Areas extend throughout the South and West Village. There is also potential for residential infill in key locations between existing neighbourhoods in Upper Lantzville. While these infill properties, once serviced, could develop under existing zoning, there is a community desire to avoid “cookie-cutter” subdivision, to realize integrated forest buffer and trail systems, and to offer housing choice. In areas away from the Village, it is important that new neighbourhoods be compatible and integrated with nearby semi-rural character areas, with a two-storey maximum height.

To provide for more detailed planning and community engagement, key infill areas are designated Special Plan Areas, as shown on Map No. 5A and 5B, including:

- ▶ Village Commercial Core
- ▶ Village Lowlands
- ▶ Village South
- ▶ Village West
- ▶ Upper Lantzville Ware Road
- ▶ Upper Lantzville Superior Road
- ▶ Lantzville East

By designating these areas as Special Plan Areas (SPAs), the District requires a more detailed planning and engagement process to encourage constructive dialogue and refinement of concepts among interested landowners/developers, neighbouring property owners, and the broader community, with support from District staff and consulting professionals.

The Special Area Plans will need to meet the challenge of providing community infrastructure, public open space, and amenities

while maintaining a character that is compatible with existing neighbourhoods.

In addition to the Special Plan Areas above, the existing Foothills Comprehensive Development Plan has been adopted as a Schedule to the OCP, and remains in effect. Its implementation will provide permanent benefits in the form of public open space.

Rather than seeing sprawl across Lantzville or large amounts of building in existing subdivisions, the intent is to encourage infill development on large undeveloped properties – with a range of housing choice and an integrated forest buffer that supports trails and environmental networks – near the existing Village or existing suburban-density residential neighbourhoods, as well as on transit routes.

By concentrating development in the select Special Plan Areas, the intent is to protect the character of existing rural areas and established neighbourhoods, with priority to retain rural resource forestry and agriculture, rural residential, and crown/public open space lands including large new park space in the Foothills.

8.2 Managing the Rate of Infill Growth

Official Community Plans provide goals, objectives, and policies including land use designations for a period of at least 10 to 20 years. Current OCPs look as far into the future as possible – as much as 40 to 50 years. The further in the future one considers, the more uncertainty there is. It is common practice for OCPs to undergo review every 5 to 10 years to address changing circumstances or community priorities.

Respondents to community engagement in 2016 and 2017 showed a range of opinion about future growth in Lantzville. Some respondents (about 20%) would be satisfied with no growth, similar to the pattern since incorporation.

The majority of respondents expressed interest in some growth and more variety in housing choice than currently available. There has been consistent strong interest in support to strengthen the Village Commercial Core, including accommodating a concentration of residents within walking distance. In Upper Lantzville, although there is community-wide support for infill development, the level of support is less in areas near the Superior Road Special Plan Area, with strong concerns expressed about compatibility with area's existing semi-rural character.

While there is general support for some growth in Lantzville, there is concern about the potential pace of growth or speed of change. Certainly, any growth, when compared to a history of no growth, is likely to feel like a significant change.

Opinions will vary across the community, but it is likely that the majority of the community would wish to see a slow pace of growth. Ideally it would be steady and sustained, with an averaging out of the “boom and bust” cycles typically driven by real estate market forces.

It is also likely that neighbourhoods are most concerned about growth or change that affects them directly. There are many distinct established residential neighbourhoods in Lantzville, including the Winds, the Winchelsea area, the Waterfront, Peterson/Leland Road area, Dickenson Road area, Owen Road Area, Clark Drive area, and the evolving Foothills. Many of these neighbourhoods are quite separate from each other. Growth in the Foothills will not directly affect most other neighbourhoods. Similarly, growth in the Village has little effect on existing Upper Lantzville residential neighbourhoods, or vice versa. Each existing neighbourhood may have its own collective preferences or tolerance for growth either within or nearby their residential area, and this preference will likely evolve over time.

It is uncommon for pacing of growth to be specifically written into an OCP. Rather OCPs are written to guide the location, land use, and character of growth that organically arrives in the planning period. A question arising through the OCP Review was, “Can Lantzville’s OCP influence the pace of growth in various neighbourhoods and infill areas?”

OCPs are written to guide the location, land use and character of growth that organically arrives in the planning period. However, Lantzville could influence the pace of growth in various neighbourhood. There are two approaches below for future Councils to consider as methods to help manage pace of growth on behalf of the community:

1. Council may choose to support Special Area Plans in a specific order of priority, by allocation of community investment (time and financial resources) in Special Plan Area processes. The following list is example priority list based on the OCP Review

community input in 2016/2017, which may change from time to time by Council policy without amendment to the OCP:

1. Commercial Core and Village Areas (Lowland, West, and South)
2. Upper Lantzville Infill Ware Road Area
3. Upper Lantzville Infill Superior Road Area
4. East Lantzville Area
5. Waterfront Foreshore and Shoreline Management Area

Applicants may request Council to consider other multi-property Special Planning Areas and Council may support or deny the request. Applicant planning process funding or co-funding may be required.

2. Council may manage approval timing of individual rezonings, subject to applications being received from the private sector. Approval of each rezoning application is a separate Council decision that considers the merits of the application in relation to community needs. It is at the discretion of Council to approve or deny an application; pace of development in a neighbourhood related to development impacts could be one consideration among others. As well as requiring the completion of Special Area Plan and related community engagement prior to major rezoning, Council may choose to tie rezonings to phased development agreements, with provisions for reaching agreed milestones prior to clearing or construction of a subsequent phase. In taking this approach, Council may help to mitigate speculative land rezonings that increase land costs without supporting immediate development. On the other hand, if Council decisions are seen as “anti-development” on a consistent basis, the

private sector may divert investment or applications away from the District.

The first intent of the above approaches is to allow an “Adaptive Management” approach by Council to the pacing and quality of growth. There may be cases where there is a development proposal that is judged highly desirable to the community, but that requires a short burst of relatively fast growth to be viable. There may be other cases where a slow, phased development with gradual change is acceptable to both the community and the developer. The Special Plan Area approach allows these judgements to be made on a case by case basis.

The second intent is to concentrate change in a few larger infill areas of the community where sustainable and innovative approaches can be well researched and implemented. The corollary is that there would be very limited change in existing residential areas, except for replacement of existing homes or new homes on the few vacant lots.

The time period until buildout of potential growth shown in the OCP is unknown. Although it anticipates what might occur over a 20-year period, it is quite possible, even likely, that it will be 40 years or more before the growth potential in the OCP is fully implemented.

8.3 Objectives

The Plan intends to address planning for new development in Key Infill Areas in the following ways:

- ▶ Establish Special Plan Areas that include large properties with existing development potential to require a more detailed planning and engagement process leading to “sustainable neighbourhoods” rather than simply subdivisions.
- ▶ Require a complete biophysical and geological site inventory and terrain analysis to inform neighbourhood plans to standards acceptable to the District.
- ▶ Identify, preserve, and protect sensitive areas, rare vegetation, wildlife habitat, wetlands, and watersheds.
- ▶ Plan development only where appropriate within the constraints and protection of natural systems.
- ▶ Ensure that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville, and improve those options to the extent practicable.
- ▶ Integrate these areas with the existing community and create complementary neighbourhoods as much as possible.
- ▶ Design road networks, infrastructure, and services in a manner that minimizes impacts on existing developed areas in Lantzville and adjacent communities.
- ▶ Design infrastructure and services using appropriate development standards, including green infrastructure and FireSmart principles.
- ▶ Provide a network of public open space, pedestrian routes, and bicycle trails, as well as roads throughout the project that link with adjacent neighbourhoods.
- ▶ Provide a planning mechanism to implement Goal 3: Strengthen the Village Commercial Core and Goal 4: Provide Housing Choices, while also meeting Goal 1: Protect the Natural Environment and Goal 2: Preserve Community Character.

Reaching the objectives will require public engagement and detailed planning. Important tools made available in the OCP for Special Plan Areas include Density Bonus, Averaging, and Clustering, Community Amenity Contributions, and development permits. These tools and related policies and guidelines are described below and in Section 11.

8.4 Special Area Plan Policies & Process

The following policies apply to Special Plan Areas, as shown on Map No. 5A and 5B:

- ▶ Village Commercial Core
- ▶ Village Lowlands
- ▶ Village South
- ▶ Village West
- ▶ Upper Lantzville Ware Road
- ▶ Upper Lantzville Superior Road
- ▶ Lantzville East

8.4.1 Development Information

Under Section 485 of the *Local Government Act*, the District may require development approval information within the Special Plan Area for zoning amendment or temporary use applications. Development approval information will consist of the following:

Site Inventory and Terrain Analysis

1. The District will require that an archaeological/ heritage, biophysical, watercourse/hydrological, and geological site inventory, vegetation, and terrain analysis be prepared by qualified professionals, to the satisfaction of the District and submitted with the SPA application.

Land Use and Character

2. The SPA application will be accompanied by a local context and character plan, showing adjacent land uses, buildings, roads, forest stands, natural features, viewpoints, existing informal trails, and infrastructure.
3. The SPA process will review options and engage the public to determine how existing and proposed vegetation, buildings and other amenities, trails, environmental features, open spaces, forest buffers, and land use are integrated to respect the

desired community character and to promote a cohesive and integrated social community.

Development Impacts

4. The applicant will be required to provide evidence that development of the area will not have a negative impact on the quantity and quality of the existing surface and groundwater water systems, environmentally sensitive areas, and hazardous areas. A biological impact assessment by a qualified professional biologist and a hydrological impact assessment certified by a professional engineer with experience in hydrologic analysis will be required. The impact assessment will identify the long-term impact of the application on the surface and groundwater resources of the watershed and adjacent properties and aquifers.
5. The applicant will be required to provide evidence that the proposed number of housing units can and will be adequately serviced with water, sewer, road, and pedestrian access.
6. The applicant will be required to provide transportation and traffic studies by qualified professionals to identify the quantity and location of potential traffic flow and related road improvements and other measures to mitigate traffic impacts.
7. The applicant will be required to provide evidence that the proposed number of housing units will be a net benefit to the community in terms of tax revenue generated relative to municipal expenses and will not negatively impact municipal and regional services.

8. The applicant must demonstrate how the proposed development responds to adjacent neighbourhoods and land uses in terms of character, compatibility, and integration and how negative impacts on existing neighbourhoods will be mitigated.
9. The applicant must identify off-site impacts of the proposed development related to surface and storm water, water supply, and sewage disposal, and include proposals for addressing or mitigating those impacts.
10. A phasing plan for the development that will reduce short-term impacts on the community and integrate the proposed development with the phased implementation of related services and infrastructure will be required.

Site Development Plan

A comprehensive site analysis will be the basis for initiating the creation of a site development plan and Special Area Plan (SAP). The following policies apply to development of a SAP:

11. The District will require, as part of the application, that environmentally sensitive areas, hazard areas, rare vegetation, wildlife habitat, watercourses, significant wetlands, archaeological sites, and critical viewpoints be identified, preserved, and protected from the impacts of development.
12. The District will support development only in those areas that are not environmentally sensitive areas, hazard areas, or habitat areas.
13. The SAP must demonstrate that the development will be integrated into the existing community in terms of road access, pedestrian access, and any other possible means.
14. The SAP must include a network of pedestrian and bicycle trails as well as roads throughout the project, linking internal areas as well as adjacent neighbourhoods.
15. A detailed infrastructure plan must be completed outlining water service, sanitary sewer service, roads, and storm water management including a description of the standards used for infrastructure design.
16. The SAP must include provision of adequate green space for amenity, wildlife, and recreation purposes.
17. The scale of new neighbourhoods shall be designed to be compatible with existing Lantzville development patterns and to avoid large areas of homogeneous “cookie-cutter” development. The SAP must include streetscape plans and building scheme or architectural guidelines to ensure high quality development.
18. Other than the Village Commercial Core, all Special Plan Areas shall have a forested backdrop based on the following guidelines:
 - A site clearing plan shall be provided and approved by the District prior to commencing any land clearing activities.
 - Clearings shall be surrounded by either existing native tree buffers, planted native tree buffers, or waterfront.
 - Native tree buffers shall be of adequate width and undisturbed root zone to allow trees to be reasonably wind-firm and to grow to maturity. Minimum width of buffer root zones shall be as determined by a professional arborist (approx. 20 to 30 m or wider).
 - Forest and open space buffers shall be designed to be linked networks, crossed only by trails, roads, and utilities.
 - Trails running along forest and open space buffers shall be designed to

minimize impacts on existing trees and vegetation, but also to be accessible for a variety of low-impact users, including scooters, wheelchairs, cyclists, and pedestrians. Separate “multi-use” and nature trail systems may be warranted in high-use areas.

19. Trail systems should provide a “safe route to school or work” and also offer loop circuits throughout a neighbourhood, with links to the larger “foreshore to foothills” community trail system.

8.4.2 Special Plan Area Public Engagement & Approval Process

20. The applicant, in cooperation with the District, shall support a multi-stage public engagement process in considering options for and refining the Special Area Plan. An engagement plan shall be established to the satisfaction of the District staff at the beginning of a Special Area Plan process.
21. The steps in the Special Area Plan and development process shall include those in **Table 3**.

Table 3: Special Planning Area Review Steps

#	Approval Step	Approving Body	Public Involvement
1	Consultation on new Official Community Plan (OCP)	Council, Steering Committee	Public consultation
2	Approve Special Area Plan (SAP) policies and refined OCP	Lantzville Council	Public hearing
3	Approve changes to Regional Growth Strategy	Each municipality in the Region, Regional Board	Public consultation
4	Special Area Plan is prepared	Lantzville staff and applicant process	Public consultation*
5	Approve Special Area Plan as amendment to OCP	Lantzville Council	Public hearing
6	Negotiate phased development service agreements and community amenity contribution	Lantzville approving officer recommendation, with review and approval by Lantzville Council	
7	Approve Zoning Amendments to implement Special Area Plan	Lantzville Council	Public hearing
8	Preliminary subdivision review	Lantzville approving officer	
9	Final subdivision approval	Lantzville approving officer	
10	Development Permit Area approvals	Staff recommendation, with review and approval by Lantzville Council	
11	Approval of building permits	Building Official	

* The Special Area Plan process should have a multi-event public consultation process, generally including, at a minimum, three community input opportunities: background information and gathering ideas, alternatives review, and draft recommendations review. Additional public engagement may be warranted to deal with specific issues. Each event should include opportunities for public input and subsequent sessions and the final recommendations should indicate how the proposal has responded to the public review and input. The public information provided should include policy and land use background information, site inventory and analysis, alternative site plans showing both open space/trail and development proposals, innovation features, design guidelines and massing visualizations, and additional local issue-specific information or alternatives in written/graphic form.

8.5 Density Bonus, Averaging, and Clustering

Density Bonus, Averaging, and Clustering for new development are tools that are provided under the *Local Government Act*, and are in common use in many BC municipalities. The 2005 Lantzville OCP included several provisions for Density Bonus and Averaging that are carried forward into the OCP Review.

This section introduces the concepts of density bonus, averaging, and clustering, including typical examples of applications. The types of density bonus that could be considered in Lantzville are provided, with policies for calculations and criteria for approval.

Base Density and Density Bonus amounts vary by land use designation or Special Plan Area, and are listed in Section 7 and 8 of the OCP.

Application of Density Averaging is administered through the Subdivision Bylaw, separate from the OCP.



Figure 47: A standard lot size can be a limitation that unintentionally contributes to cookie-cutter layouts



Figure 48: Clustered residential areas can have a variety of forms - from more traditional style homes that appear as a single unit to row houses and townhomes. Design guidelines that promote high quality finishes and complement surrounding neighborhoods will be critical to successful cluster development