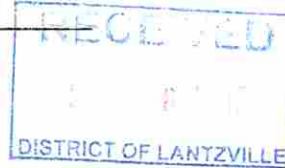


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| <input type="checkbox"/> Mayor | <input checked="" type="checkbox"/> Public Works |
| <input checked="" type="checkbox"/> C.A.O. | <input checked="" type="checkbox"/> Planning |
| <input type="checkbox"/> Director of Finance | <input type="checkbox"/>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

Sept 28/17

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

6480.20 2016 REV



Dear Mayor Haime and Council:

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

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

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

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

Yours truly


Glenn Carey
Glencar Consultants Inc.

DATE: SEPT. 28/17

THIS IS TO CONFIRM THAT I/WE

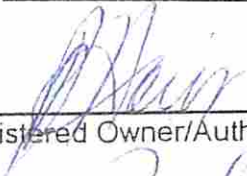
RON & BRENDA HAYS

APPOINT

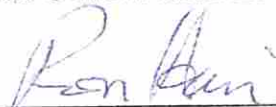
Glencar Consultants Inc.
6774 Dickenson Road
Nanaimo, B.C.
V9V 1A2

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

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



Registered Owner/Authorized Signatory



Registered Owner/Authorized Signatory

DATE: SEPT. 28/17

THIS IS TO CONFIRM THAT I/WE

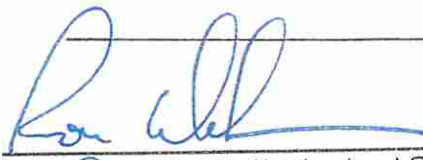
RON & LORI DOLAN

APPOINT

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

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

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



Registered Owner/Authorized Signatory



Registered Owner/Authorized Signatory

THE PROPERTIES

LEGAL DESCRIPTIONS

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

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

AREAS

Lot 1 --- 2.030 Hectares.

Lot 2 --- 2.029 Hectares.

LOCATION

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

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

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

North --- Residential housing.

East --- Residential housing with additional housing proposed.

South --- Rural residential.

West --- Rural residential.

SERVICING

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

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

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

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

REGULATORY DATA

EXISTING OFFICIAL COMMUNITY PLAN (dated 2007)

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

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

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

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

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

PROPOSED OFFICIAL COMMUNITY PLAN (2017 Draft)

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

CHANGED CIRCUMSTANCES

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

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

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

COMMENTS/OBSERVATIONS

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

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

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

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

Development Cost charges payable to Lantzville:

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

Taxation paid to Lantzville for general municipal services:

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

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

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

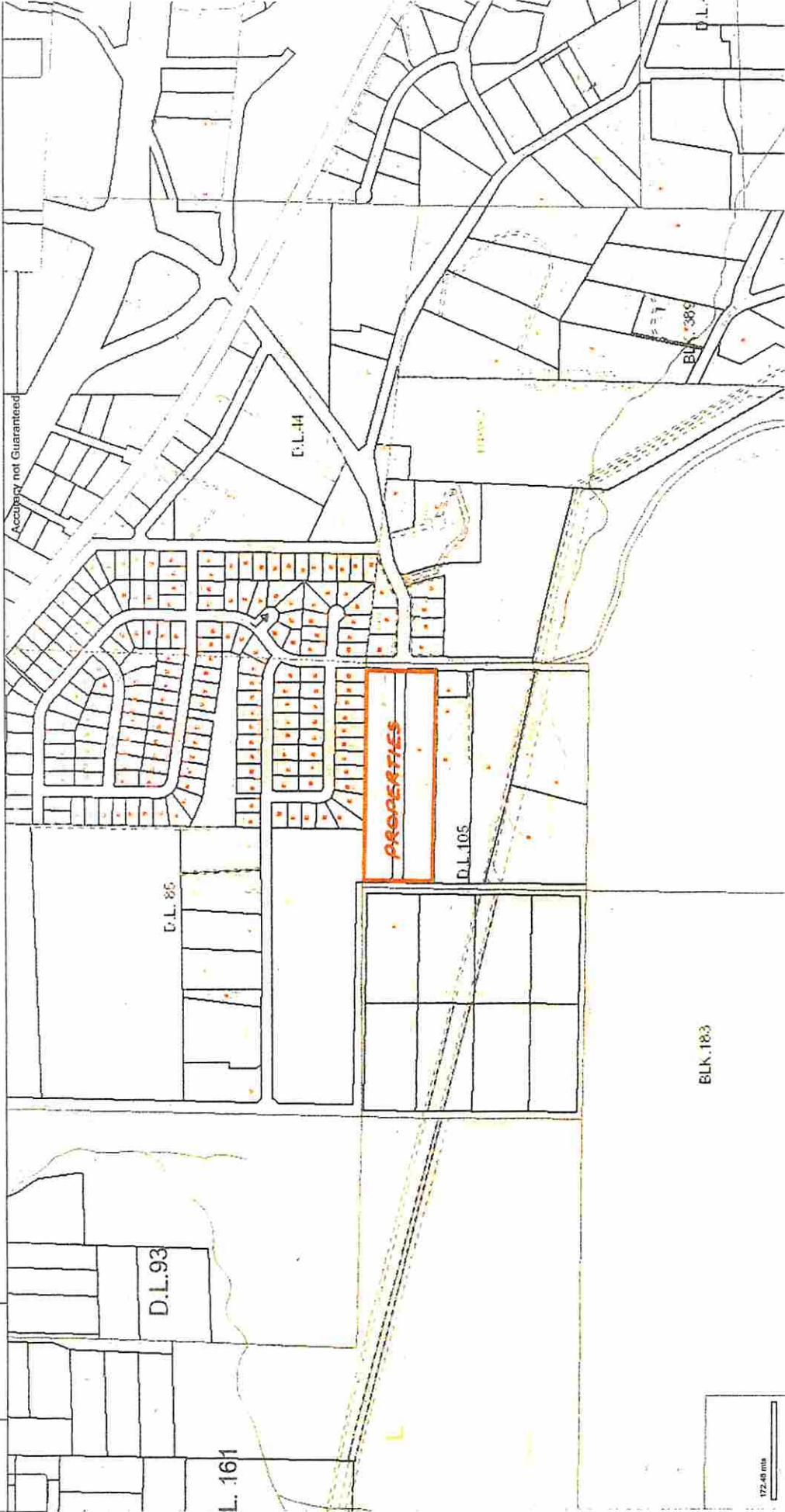
The issue of designating lands as residential on a land use document is normally service-driven. In this case the subject properties are fully serviced.

CONCLUSION

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

Maps

Boundaries



Accuracy not Guaranteed

Scale 1: 6,790.63

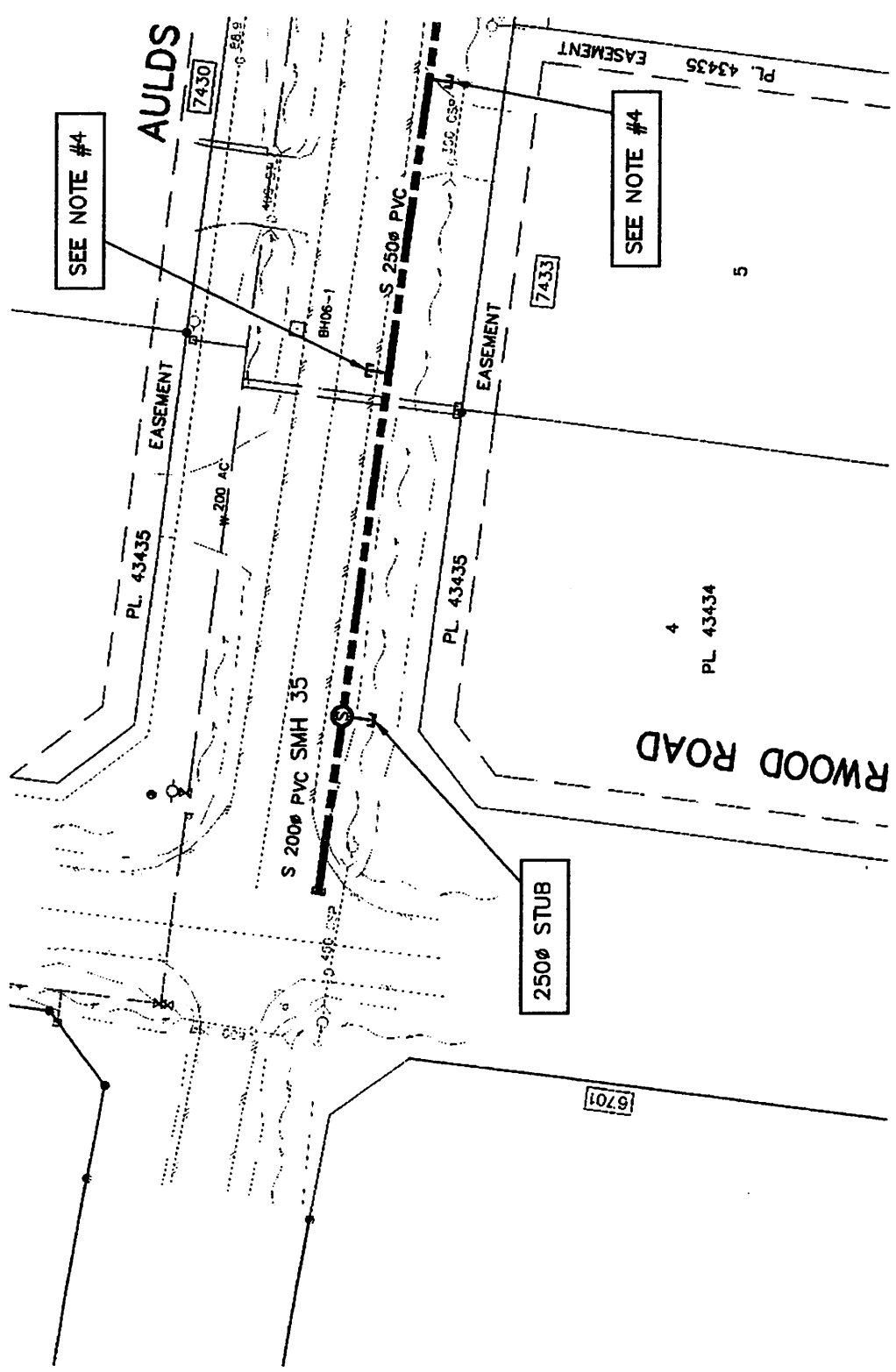
Active Map: LEGAL MAP

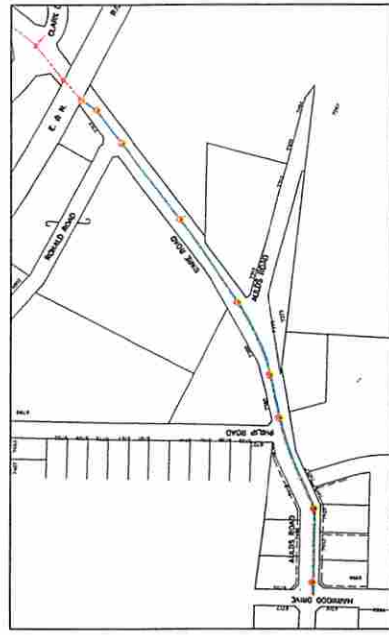
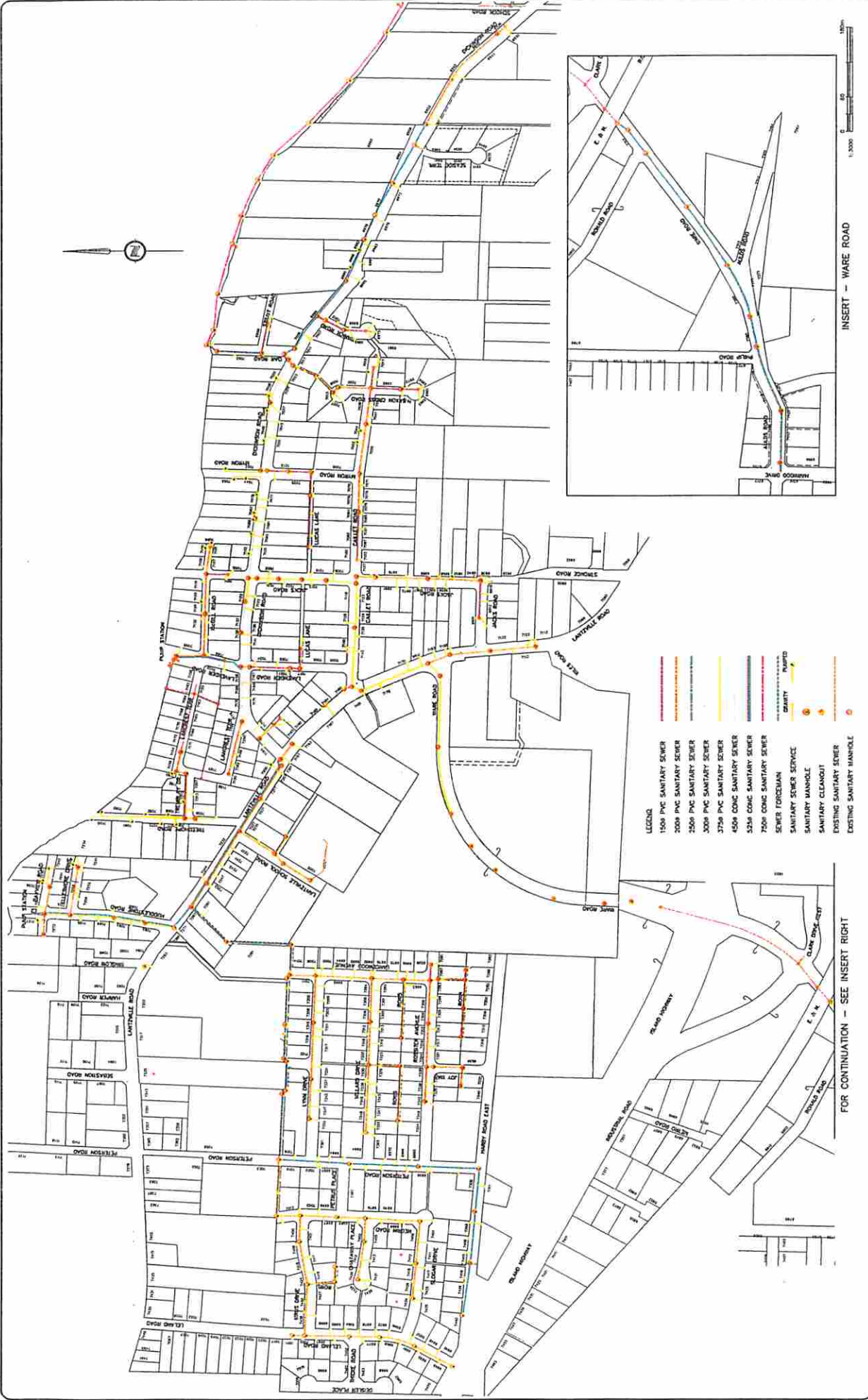
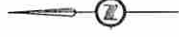
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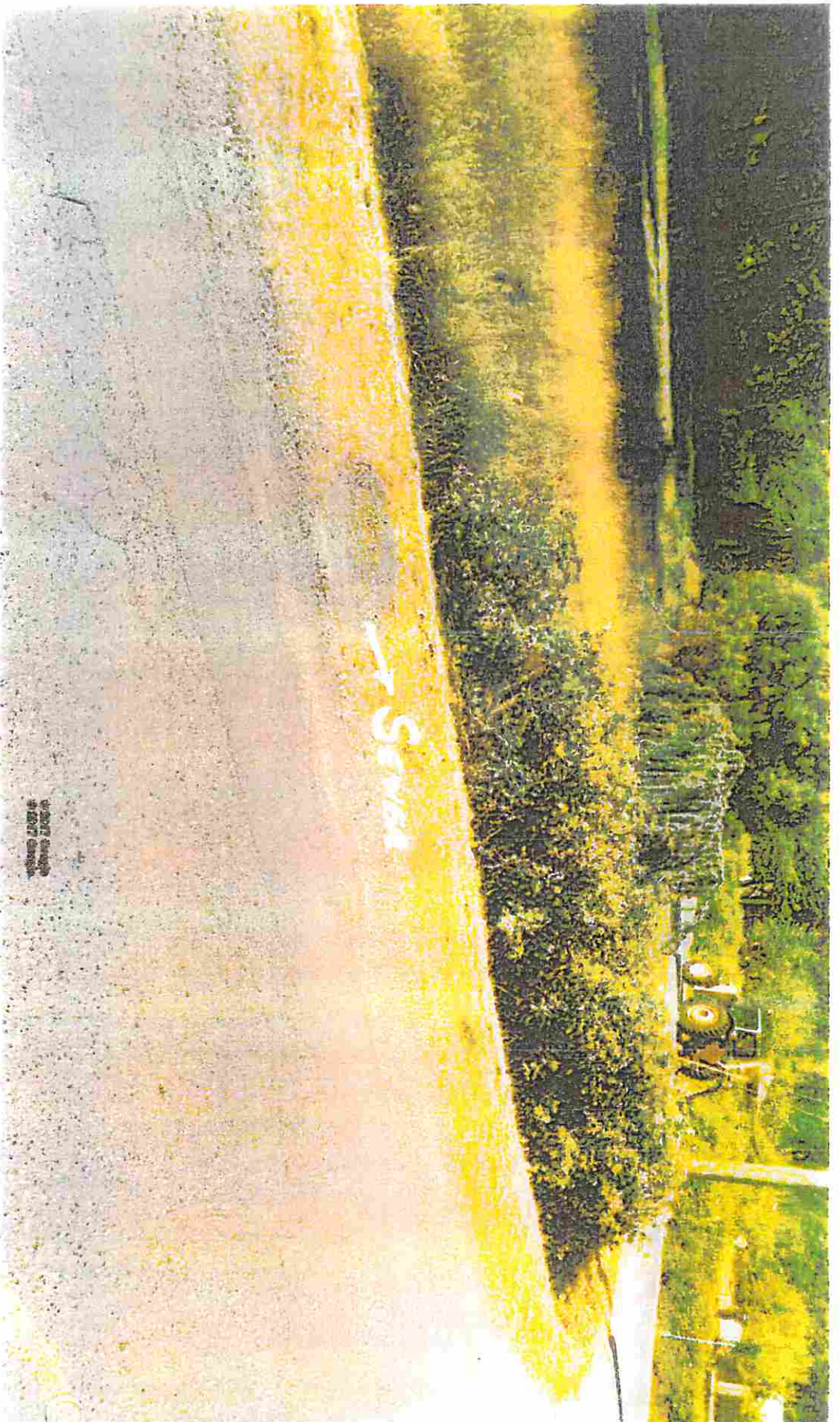




- LEGEND**
- 1500 PVC SANITARY SEWER
 - 2000 PVC SANITARY SEWER
 - 3000 PVC SANITARY SEWER
 - 3750 PVC SANITARY SEWER
 - 4500 CONC SANITARY SEWER
 - 5250 CONC SANITARY SEWER
 - 7500 CONC SANITARY SEWER
 - SEWER FOREMAN
 - SANITARY SEWER SERVICE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE

FOR CONTINUATION - SEE INSERT RIGHT

	RECORD OF REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>ENG</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>10/26/10</td> <td>BRC</td> <td></td> <td>CLIENT REVIEW</td> </tr> </tbody> </table>	REV	DATE	BY	ENG	DESCRIPTION	A	10/26/10	BRC		CLIENT REVIEW	RECORD OF ISSUE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISS</th> <th>DATE</th> <th>BY</th> <th>ENG</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>BRC</td> <td></td> <td>DRAWN</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>DESIGNED</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>CHECKED</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>APPROVED</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>DATE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>SCALE</td> </tr> </tbody> </table>	ISS	DATE	BY	ENG	DESCRIPTION			BRC		DRAWN					DESIGNED					CHECKED					APPROVED					DATE					SCALE	CLIENT 	PROJECT SANITARY SEWER COLLECTION SYSTEM	TITLE PLAN OF PHASE 1 & 2
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DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 4
LAND USE DESIGNATIONS

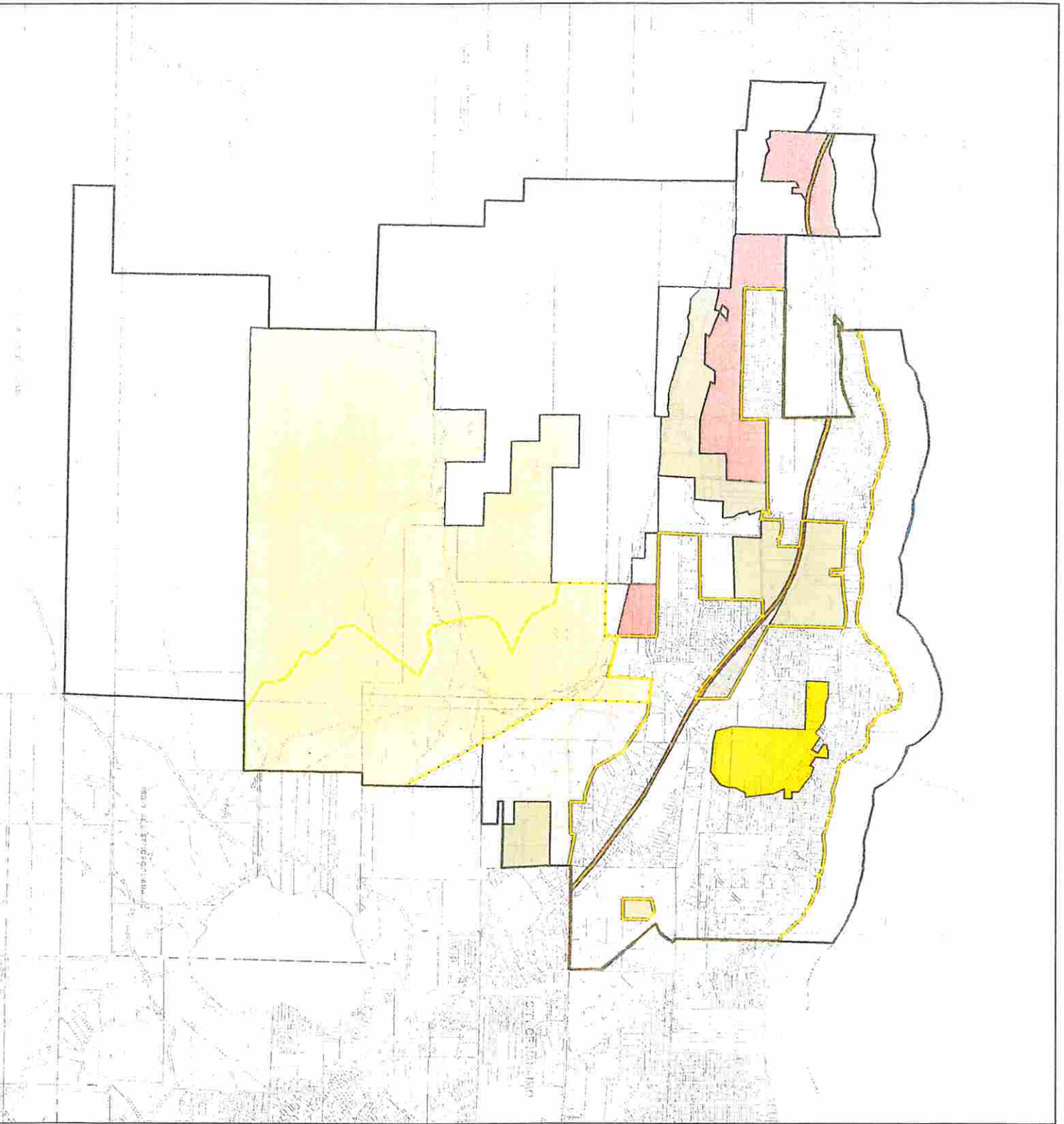
Legend

□ District of Lantzville Boundary

Land Use

- Resource-Agriculture
- Resource-Foresty
- Estate Residential
- Rural Residential
- Residential
- Village (See Map No. 5 for Details)
- Coastal Centre Development Area (See Map No. 5 for Details)
- Commercial/Industrial
- Resource - Open Space
- Transportation Corridor
- Lantzville Urban Containment Boundary
- Footprint Urban Containment Boundary

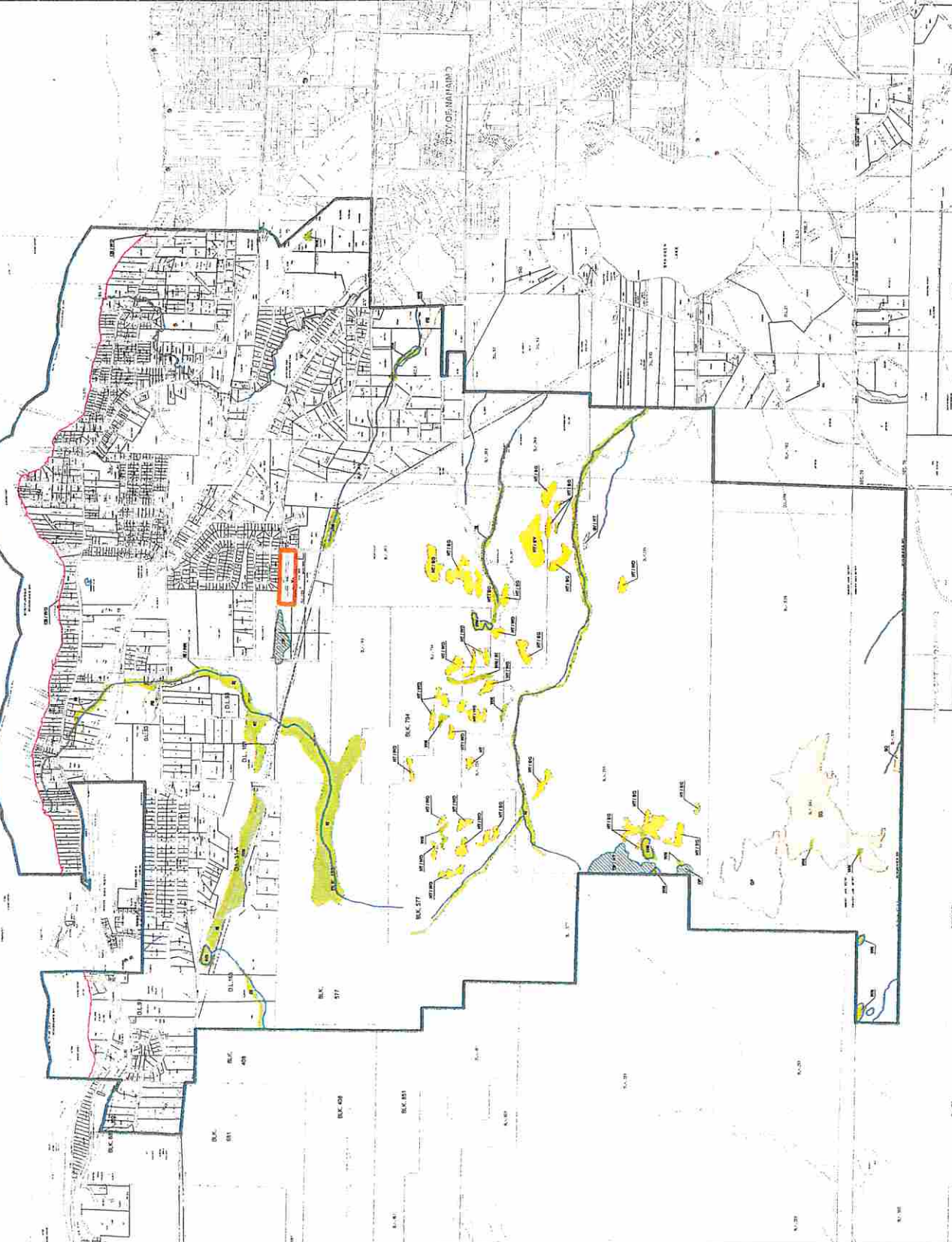
Map No. 4
District of Lantzville
Official Community Plan
BYLAW NO. 502, 2007



DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 2
ENVIRONMENTALLY SENSITIVE

- Legend**
- District of Lantzville Boundary
 - SENSITIVE ECOSYSTEMS**
 - CB - Coastal Bluff
 - HT - Terrestrial Herbaceous
 - SW - Shrubland
 - R - Riparian
 - SV - Sparsely Vegetated
 - L - Lenticular
 - A - Agricultural
 - S - Second Growth Forest
 - P - Primary Forest
 - B - Boundary Erosion
- Areas with General Biodiversity Values**
- RS - Seasonally Flooded
 - AF - Agricultural Field
 - S - Second Growth Forest
 - P - Primary Forest
- Watercourses**
- Lantzville Water Features
 - Coast
 - Eagle Nest



Maple
Director of Corporate Administration
BYLAW NO. 50.2, 2007

DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN

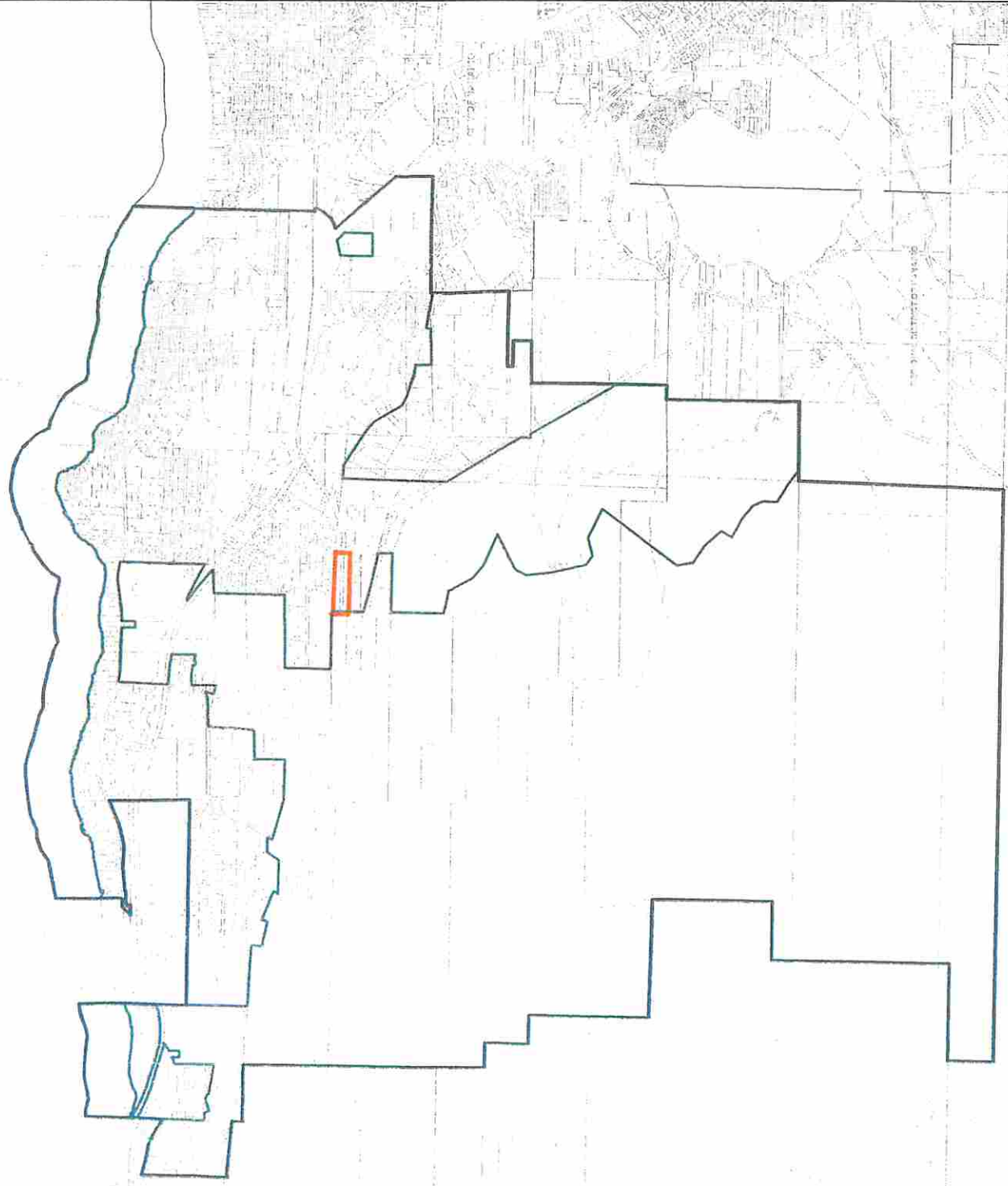
MAP NO. 7
WATER SERVICE AREA

Legend

- District of Lantzville Boundary
- Water Service Area

Map
City of Lantzville
Community Administration








BYLAW NO. 50.2, 2007



DISTRICT
OF
LANTZVILLE
OFFICIAL
COMMUNITY PLAN

MAP NO. 10
DEVELOPMENT PERMIT AREAS

Legend

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

Mayor _____
Director of
Community Administration _____

BYLAW NO. 502, 2007

