DISTRICT OF LANTZVILLE

BYLAW NO. 416, 2025

A BYLAW TO AMEND DISTRICT OF LANTZVILLE

OFFICIAL COMMUNITY PLAN BYLAW NO. 150, 2019

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

1. This bylaw may be cited for all purposes as "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Housing and Housekeeping) Bylaw No. 416, 2025".

2. The District of Lantzville Official Community Plan as set out in Schedule 'A' attached to and forming part of Bylaw 150, 2019 as amended, is repealed and replaced with Schedule 'A' attached to and forming part of this Bylaw 416, 2025.

3. Maps included in Bylaw 150, 2019 as amended are repealed and replaced with those versions attached to this Bylaw as Schedule 'B'.

4. If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

READ A FIRST TIME this 8th day of October, 2025.
READ A SECOND TIME this 8th day of October, 2025.
PUBLIC HEARING HELD this12th day of November, 2025.
READ A THIRD TIME this 12th day of November, 2025.
ADOPTED this 26th day of November, 2025.

Mark Swain, Mayor

Delcy Wells, Director of Corporate Administration

Official Community Plan

Schedule ‘A’ to Bylaw No. 150, 2019



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PART 1 | THE PLAN OVERVIEW

Section 1 | 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 1) was incorporated on June 25, 2003 and its first Official Community Plan was adopted in 2005. In 2019, a comprehensive update was made to the Official Community Plan, taking into account the District's changing 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's progress towards its vision. The 2025 Official Community Plan update is mandated under Bill 44 – Housing Statutes (Residential Development) (referred to as "Bill 44"). The update incorporates zoning density changes that the District was required to implement in 2024, as well as the results of the District's Housing Needs Report.

1.1 | What is an Official Community Plan?

An Official Community Plan ("OCP" or "Plan") is a policy document that describes a community's long-term goals and housing needs and how these needs 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. The OCP typically looks 10 to 20 years into the future and will need to be updated every five years, per Bill 44 requirements.

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 to provide an opportunity for public input 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; future housing needs; social and economic changes; servicing requirements; technological changes; and environmental responsibility. It also considers Provincial, regional, and local direction that affects 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 must be completed every five 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 approximate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of 5 and 20 years;
- the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- the approximate 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 approximate location and phasing of any major road, sewage treatment, and water systems;
- the approximate 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 the Official Community Plan prepared?

The 2025 OCP amendment process was initiated to comply with the provincial Housing Statutes (Residential Development) Amendment Act (Bill 44), enacted in November 2023. This legislation mandates local governments to update their planning frameworks to facilitate increased housing density, particularly small-scale multi-unit housing, and to align zoning bylaws with identified housing needs over a 20-year horizon.

Key amendments to the OCP include:

- **Housing Policy Updates**: Introduction of policies supporting small-scale multi-unit housing, such as triplexes and townhomes, in areas previously zoned for single-family or duplex use.

- **Form and Character Design Guidelines**: Development of guidelines to ensure that new housing typologies integrate harmoniously with existing neighbourhoods.

These updates were informed by provincial guidelines and extensive research on emerging trends in small-scale multi-unit housing. The amendment process also involved public information sessions, providing community members with opportunities to learn about and discuss the new legislative requirements.

In addition to the mandated changes, minor housekeeping edits were made to ensure consistency and accuracy throughout the document, including updates to references, figure numbers, and corrections to spelling and grammar.

The 2019 OCP, initiated in summer 2016, was prepared based on the 2005 OCP; background and trends research; consultation with various provincial, regional, and local agencies and organizations; and extensive participation of Lantzville residents (Figures 1 & 2). The process used the 2005 OCP as a starting point, retaining many components of the vision, goals, and policies that had been developed from 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 Review was undertaken concurrently with the development of a Water Master Plan for Lantzville that considers possibilities for expanding water service in the community. Since before incorporation, Lantzville's limited water supply has precluded extension of community water to some existing residents and businesses, as well as to potential new development in the community. The processes were undertaken concurrently because of the important role water supply plays in Lantzville's future.

1.3.1 | Official Community Plan Review Select Committee

In preparation of the 2019 Official Community Plan, 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 points in the process.
- The Committee met monthly during the process until the completion of the second Draft OCP, with some additional special meetings.



Figure 1: At the Minetown Day Kickoff Event, participants painted their ideas for Lantzville's future.

1.3.2 | Project Web Page, Social Media and Community Update Newsletters

Web outreach, Facebook, and Twitter were used 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.

1.3.3 | Kickoff Event and Community Questionnaire

The public process for the OCP Review started in September 2016 with a kickoff event at the community's annual Minetown Day (Figure 1). 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.

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 from the 2005 OCP. A total of 221 people provided initial input.

1.3.4 | Community Workshops

Community workshops were held on November 2, 2016 and January 18, 2017 at Costin Hall to review, discuss, and provide input on emerging directions (Figure 2). Over 100 participants signed in to each workshop.





Figure 2: Nov. 2, 2016 Community Workshop discussions (left), June 28, 2017 Open House discussions (right).

1.3.5 | Kitchen Table Meetings

Between November 22, 2016 and January 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. A total of 13 Kitchen Table Meetings were held, each attended by 6 to 12 people.

1.3.6 | Community-Wide Survey

To understand the community's preferences on potential directions being considered in the OCP, a Community-wide survey was distributed to all Lantzville households via Canada Post the week of March 15, 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 20

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

1.3.7 | Draft Directions Public 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.

1.3.8 | First Draft of OCP Public Review

In November 2017, members of the public were asked to review and provide feedback on the first draft of the OCP. The draft incorporated a full update to all sections of the OCP document.

Two public workshops were held on November 9, 2017 to review the draft and discuss remaining questions on key topics where community opinions had varied most throughout the process. 60 participants signed into the workshops. The first draft of the OCP and an online response form were also posted on the web page and made available in hard copy at the District offices to encourage all interested residents to provide their feedback on the draft. 90 participants submitted a response form.

Feedback from the workshops and the online questionnaire was considered in recommending updates and revisions on the remaining questions for Committee and Council consideration.

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 support that future unfolding 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 3).

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.

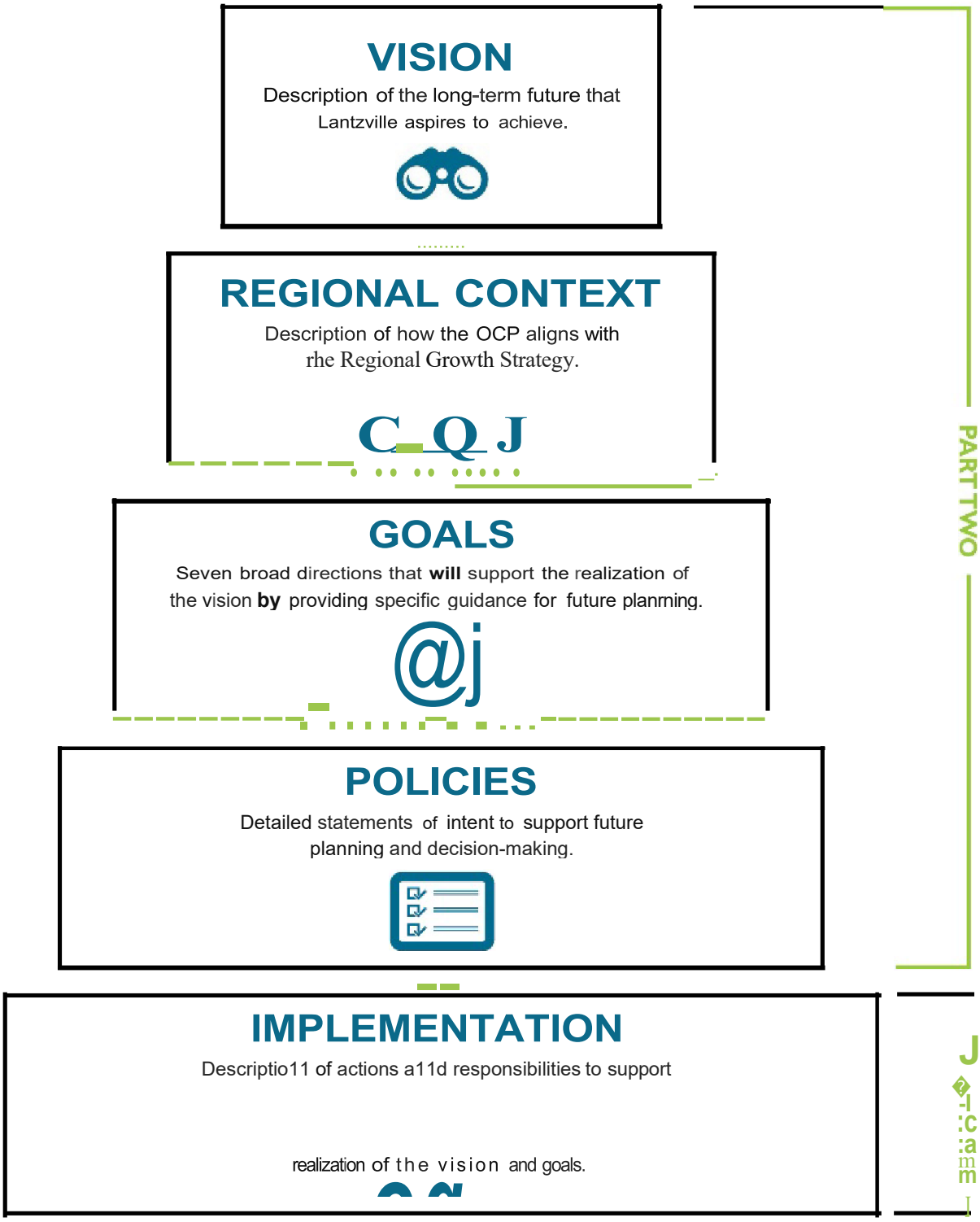


Figure 3: OCP Structure

1.5 | Defined Terms

To support its implementation, the OCP uses technical planning terms. Below are definitions of key planning terms used.

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. This may include cash-in-lieu equivalents.
Amenity Cost Charge (ACC)	A development financing tool that allows local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares, and public spaces.
Apartment	A dwelling in an apartment building.
Apartment Building	A building containing three or more dwelling units, where each dwelling unit is accessible from an internal, common hallway.
Bylaw	A regulation established by Council that puts the vision of the OCP into practical and legal terms.
Carriage House	Also referred to as a garden suite, coach house or detached secondary suite, is a separate, secondary dwelling unit that is detached from and accessory to the primary dwelling unit on a property.
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 atmospheric carbon dioxide produced by the use of fossil fuels.
Community Amenity Contribution (CAC)	Physical amenities or cash contributions provided by developers when Council approves increased density through rezoning. Such contributions help address the increase demand on community facilities and services that come with growth and development.

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 understand and plan for community needs.
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 specific approval for construction or property alterations on properties within a 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-unit housing 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.
Duplex	A type of residential building that consists of two separate but attached housing units.
Environmentally Sensitive Area (ESA)	Rare and/or fragile ecosystems that are at risk from development and require special protection measures.
Foothills	The southern portion of the District, generally located south of the BC Hydro transmission line.
Foothills Estates	The specific area comprising Blocks 794, 206, 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.
Greenspace	Areas in a development that contain natural and planted vegetation, including forests and treed areas, soft landscaping, parks, rainwater management areas, and planted boulevards.
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.
House	A building containing only one primary dwelling unit and up to one secondary suite, if permitted in the zoning of the parcel on which the house is located, and includes a modular home.
Infill Development	New construction or development within a predominantly developed area.
Intensive Residential	A subdivision resulting in 4 or more new additional parcels, or a building strata involving 2 or more housing units.
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 or within a single building such as dwelling units above ground floor commercial uses.
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 achieving the vision.
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.
Rowhouse	A building containing at least three attached dwelling units sharing common party walls, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building.
Road Ends	The end of a road within a legal right of way after which no vehicle passage is possible.
Secondary Suite	A secondary dwelling unit located in a house.
Seniors Supportive Housing	Housing that caters towards the needs of seniors and includes assisted living and community care facilities licensed in accordance with the *Community Care and Assisted Living Act*.
Single-Unit Housing	A building containing one primarily dwelling unit and up to one secondary suite.
Small-Scale Multi Unit Housing (SSMUH)	A range of housing types that can provide more diverse options than single-unit homes such as secondary suites, carriage homes, townhouses, rowhouses, or apartments.
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. A Special Area Plan shows more detailed 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.

Townhouse	A building containing at least three attached dwelling units sharing common party walls, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building and where dwelling units may be either side-by-side or stacked vertically.
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 Residential	The Village South and Village West Special Plan Areas.
Zoning Bylaw	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.

Section 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. The Archaeology Branch of the provincial government has recorded sites in the area including shell middens, habitation sites, and burial areas. Inventory of the area is incomplete and there is potential for undiscovered, unrecorded sites.

Early European settlers in the late 1800s were farmers and farming activities are still carried out in parts of Lantzville. 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 4: Historical image of Lantzville Pub.

Today there remains evidence of early First Nations' use of the waterfront in a number of locations. While little remains of early settlers' coal mining efforts, some of the original farmlands are still visible in the community.

2.1.2 | Population

Lantzville's population in the 2016 Census was 3,605 (Table 1).

Census Year	Population	% Change
2001	3,643	5.8%
2006	3,661	0.2%
2011	3,601	-1.6%
2016	3,605	0.1%
2021	3,817	5.9%

Table 1: Population Change in Lantzville, 2001 - 2021. 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. (Statistics Canada, 2021)

Between 2001 and 2016, population growth trends in Lantzville were stagnant or negative. This stagnation of growth was in part related to the District's policies and bylaws that restricted 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. From 2016 to 2021, the population increase by 5.9%, slightly below the provincial average of 7.6%. This uptick suggests a growing demand for housing. The trend is expected to continue through the 2021-2026 period, indicating sustained interest in residential development.

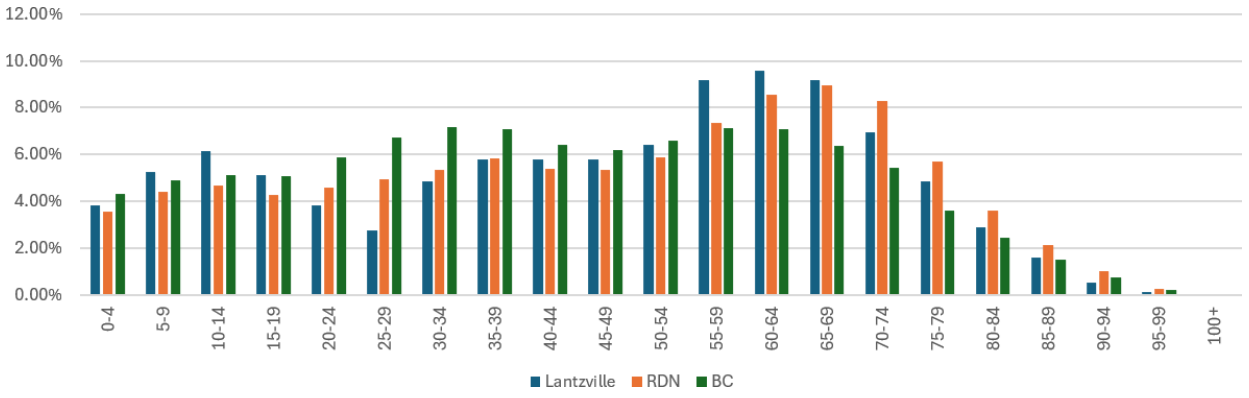


Table 2 compares population data between the District of Lantzville, the Regional District of Nanaimo and British Columbia from the 2021 census. The graph illustrates a bulge in Lantzville's population between the ages of 55 and 69 and a much smaller than average population between the ages of 20 and 40, suggesting that many younger individuals and families are not living in Lantzville. (Statistics Canada, 2021)

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%
2021	5.9%	9.4%	7.6%

Table 3 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.(Statistics Canada, 2021)

According to the 2021 Census, Lantzville's average population age is 46, which is consistent with the average population of the RDN at 48, but above BC's average population age of 43.1. 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 (Urban Futures. Population and Housing Change in the Nanaimo Region, 2006 to 2036. October 2007).

2.1.3 | Economic Environment

Data from the 2021 Census shows that based on a population of 3,240 aged 15 years and older, 1,822 (56.2%) of Lantzville residents identified as being in the labour force. 120 (6.6%) of those in the labour force were unemployed at the time of data collection.

Of the 1,730 employed individuals having worked in 2020, 925 (53.5%) worked full time for a full year. The average total income of households in 2020 was $120,400, which is higher than the RDM average of $92,500 and provincial average of $108,600.

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

Of the 1,520 occupied private dwellings in 2021, 1,430 were single-detached houses. 1,325 private households were owner-occupied and 195 were rented. Of the 1,520 occupied dwellings, 86.8% were constructed before the year 2000 and 105 (6.9%) required major repairs. The average cost of rentals was $1,460 and the average monthly mortgage was $1,510. The average value of housing was $976,000.

Between 2014 and 2019, 6 to 8 building permits were issued per year, indicating very slow growth in subdivision and building development. In the last five years, the number of building permits has increased to between 20 and 57 annually. This is in part due to low interest rates between 2020 and 2022, and the District introducing carriage houses as a permitted use in 2020.

Year	Number of Issued Building Permits
2020	20
2021	56
2022	57
2023	36
2024	38

Table 4 shows the number of building permits issued annually, dating back to 2020.

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



Figure 6: Shellfish harvesting along Lantzville's waterfront remains prohibited.

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 land area of the District of Lantzville is 2,786 hectares (27.86 km^2), plus a marine water area of 186 hectares (1.86 km^2), totaling 2,972 hectares (29.72 km^2). This area does not include the adjacent Snaw-Naw-As (Nanoose) First Nation lands.

Lantzville is predominantly a single-unit dwelling residential community, with a number of mobile homes and a few two-unit dwellings. Other than the existing two-unit dwellings, there were no multi-unit housing developments in the District at time of the OCP Review.

While the community is predominantly single-unit dwellings, the sizes of lots throughout the community are highly variable – ranging from less than 0.25 acres in the Dickinson / Peterson Road 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 (Figure 7).

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

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 140 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 private managed forest blocks, owned by Mosaic Forest Management, will continue to be managed as forest resource lands. Block 505 is managed by the Regional District of Nanaimo as a woodlot, with enhanced silviculture and a biosolid waste application program.

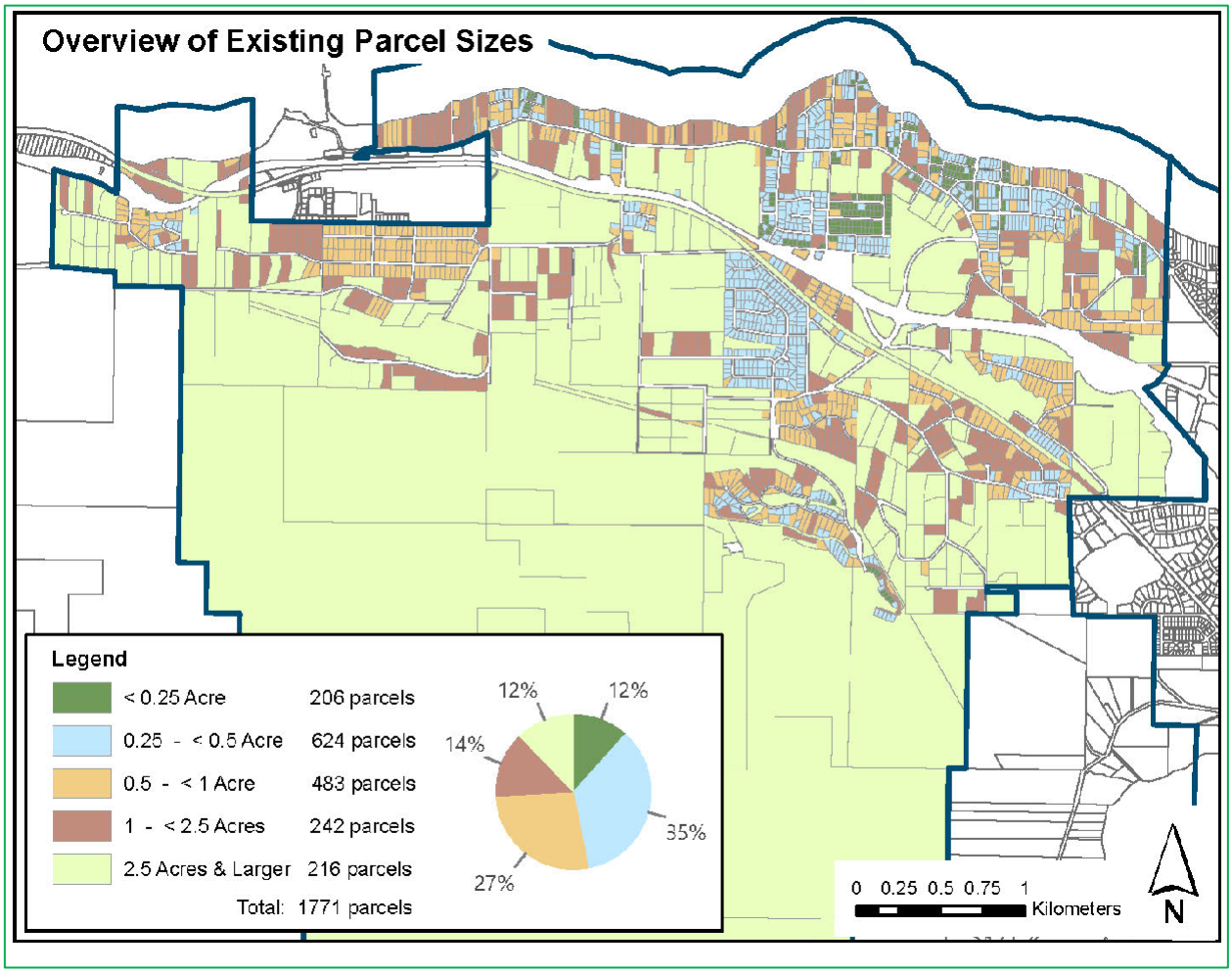


Figure 7: Existing lot sizes in Lantzville.



Figure 8: 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 from 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, 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, and others are located outside the Village.



Figure 9: The Lantzville Pub remains an icon and key community focal point in the Village (left), the Village maintains a number of unique specialty shops that invite people to the community (right).



Figure 10: The grocery store closed in 2016, leaving a gap in Village services (left), the Lantzville Industrial Park is an important economic driver in the community (right).

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 manufacturing, etc., are intermixed with some underutilized area.

Institutional uses include the municipal hall, fire hall, Legion, Seaview Elementary School, Aspengrove School, and two churches. There are two community use buildings in the Village, including Costin Hall and the neighbouring former church building.





Figure 11: Costin Hall is Lantzville's primary community gathering space, but is also an aging building that will require renewal or replacement in the future (left), Huddlestone Park hosts key community events like the annual Minetown Day (right).

Eleven public parks are distributed throughout the District. The two largest – the undeveloped Foothills Park and Pierce Woods Marine Park are 75 hectares and 3.6 hectares respectively. These parks provide an opportunity for the development of new community gathering spaces, trails, playgrounds etc.

Developed parks including Huddlestone Park on Lantzville Road next to the Heritage Church and Copley Park in the Winchelsea area – are both approximately 1.2 hectares in size. Lantzville's waterfront and beach areas are well used by residents for walking, picnicking, swimming, sunbathing, beachcombing, and relaxing. Although not publicly owned, the Doumont marsh, parts of the Hydro right of way, and the Foothills properties are also widely used by the public for recreational purposes.



Figure 12: 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 13: The Winchelsea View Golf Course is in the centre of Upper Lantzville.

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 and Infrastructure (now called the Ministry of Transportation and Transit (MOTT)) 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 (Highway 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 sides of the community, both intersecting Island Highway at grade. In the far western end of the community (Bayview Road, Rumming Road, Sabre Road areas) the only access to the rest of the community is via Island Highway.

Local roads throughout Lantzville are generally narrow with gravel edges for pedestrians and 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 14: Roads in Lantzville are built to a rural standard, without curb and gutter or sidewalks (left), Painted pedestrian areas and raised crosswalks have been recently added to the Village to increase safety, but parking and pedestrian conflicts remain (right).

Bus transit services continue to be provided by BC Transit and the RDN. One bus route (Route 31), with infrequent service and low ridership, loops through Aulds, Superior, and Lantzville Roads, connecting riders to the Woodgrove Bus Exchange.

The Island Corridor (previously Esquimalt and Nanaimo Railway, E&N Railway) line runs through the community with 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 15: 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 [BL262]. 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. As a result, current policy has prohibited new hook-ups since the previous OCP. Homes without community water are serviced by individual private wells [BL262]. 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. 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, Phase II (Peterson Road Area) in 2007, and Phase III in 2021 through a combination of Federal and Provincial funding programs and parcel taxes assessed on benefiting properties.

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 16: 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 available. 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. 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.

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.

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 298 students from Kindergarten to Grade 7. Enrollment in the 2024-2025 school year is approximately 271 students, or 90.9% of capacity. 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 Primary 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 17: 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 Primary 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.

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 Primary 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.

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 18: Nature close by (left), the community will need to work together to seize opportunities and overcome challenges (right).

PART 2 | 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 related objectives and policies.

Section 3 | Community Vision and Context in the Region

When asked about their vision for the future, Lantzville, residents 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 Primary 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 offers some variety of housing and lifestyle choices within its boundaries, notably the 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 Primary 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

Plan 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, helping to maintain community character.

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.

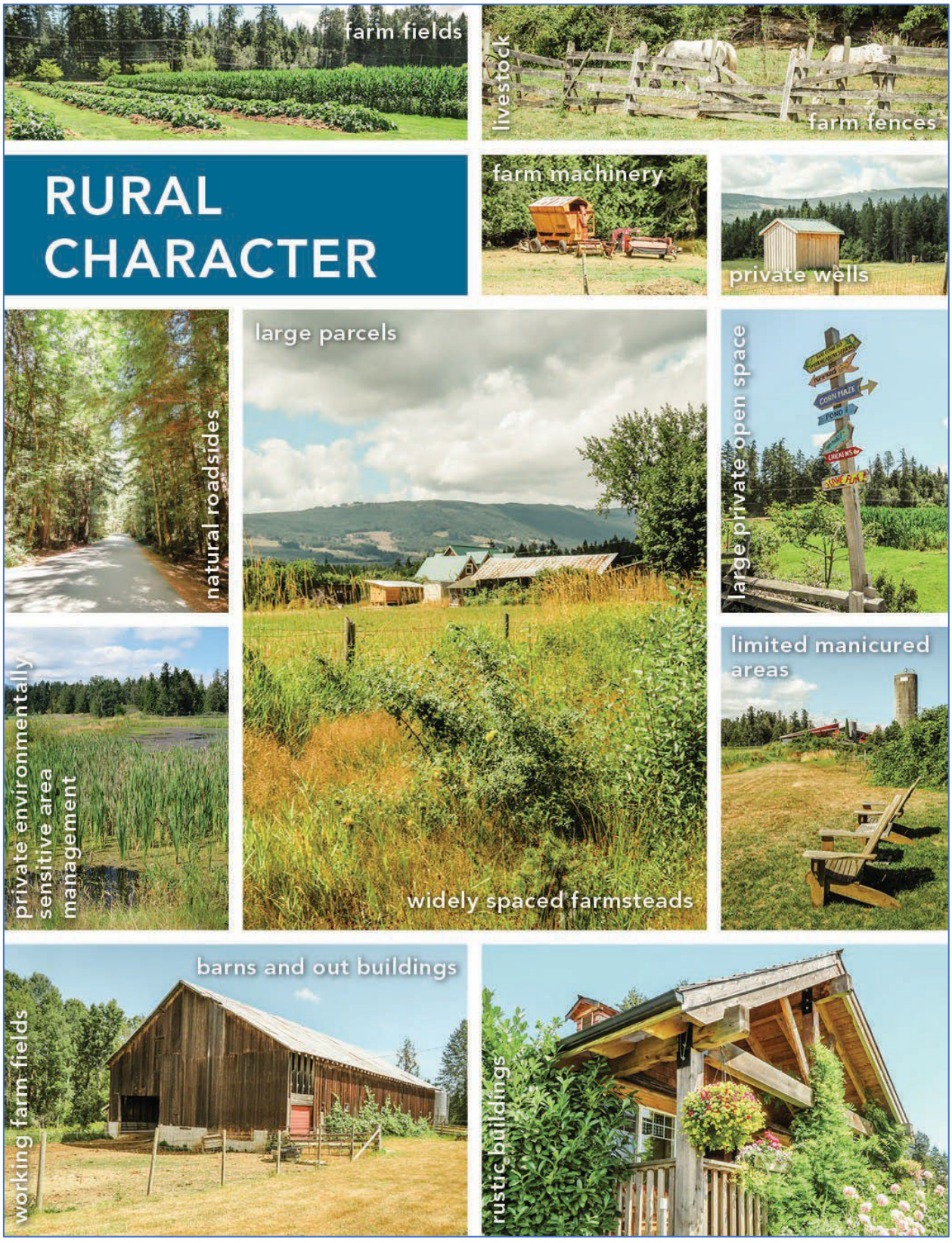
Lantzville's vision entails improvement in the design and appearance of the Village Primary Commercial Core, with greater emphasis on access for pedestrians, bicyclists, and public transit.

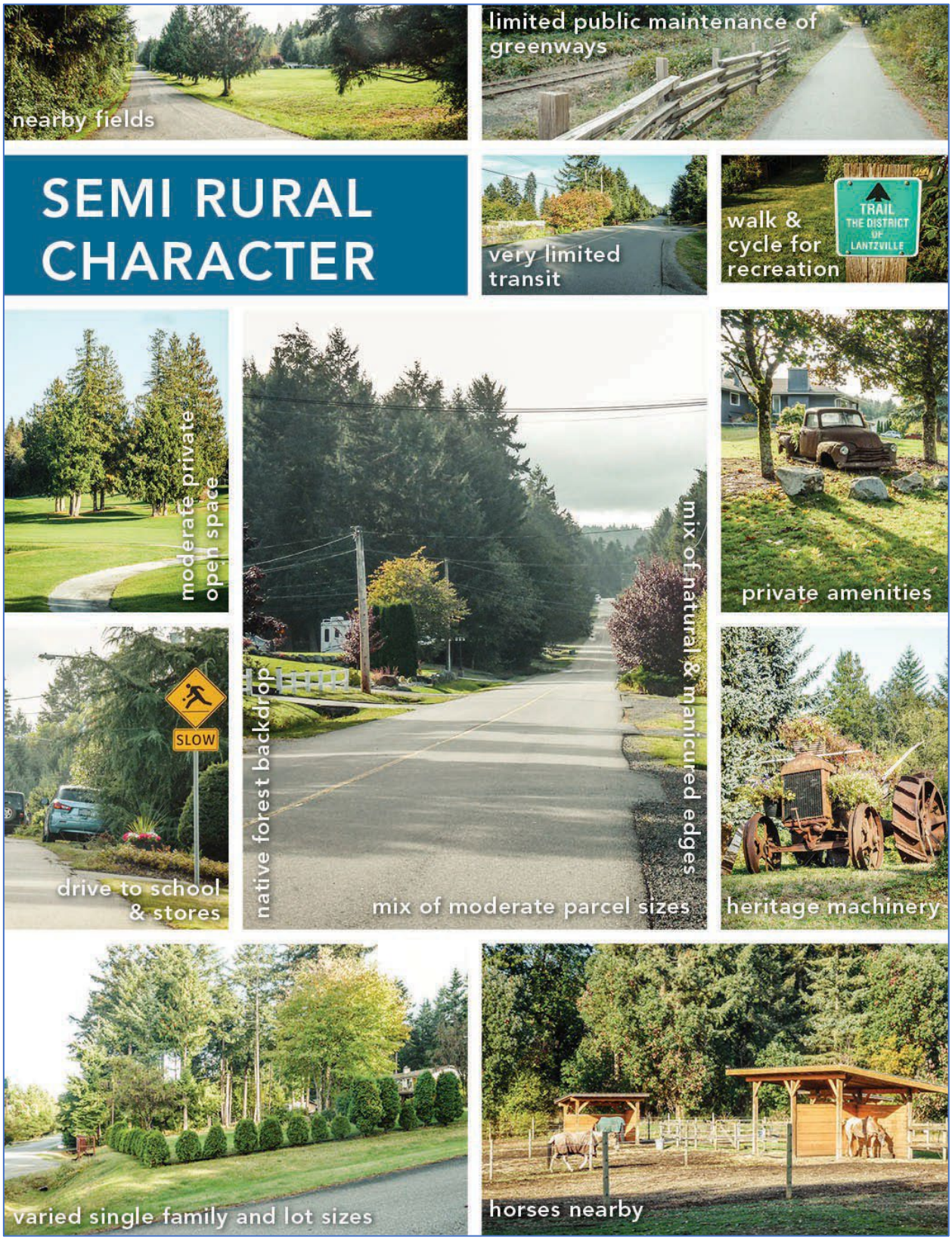
Change in Lantzville has been limited by access to adequate water supply and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families, will require enhanced water and waste treatment services, within the Growth Containment 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.

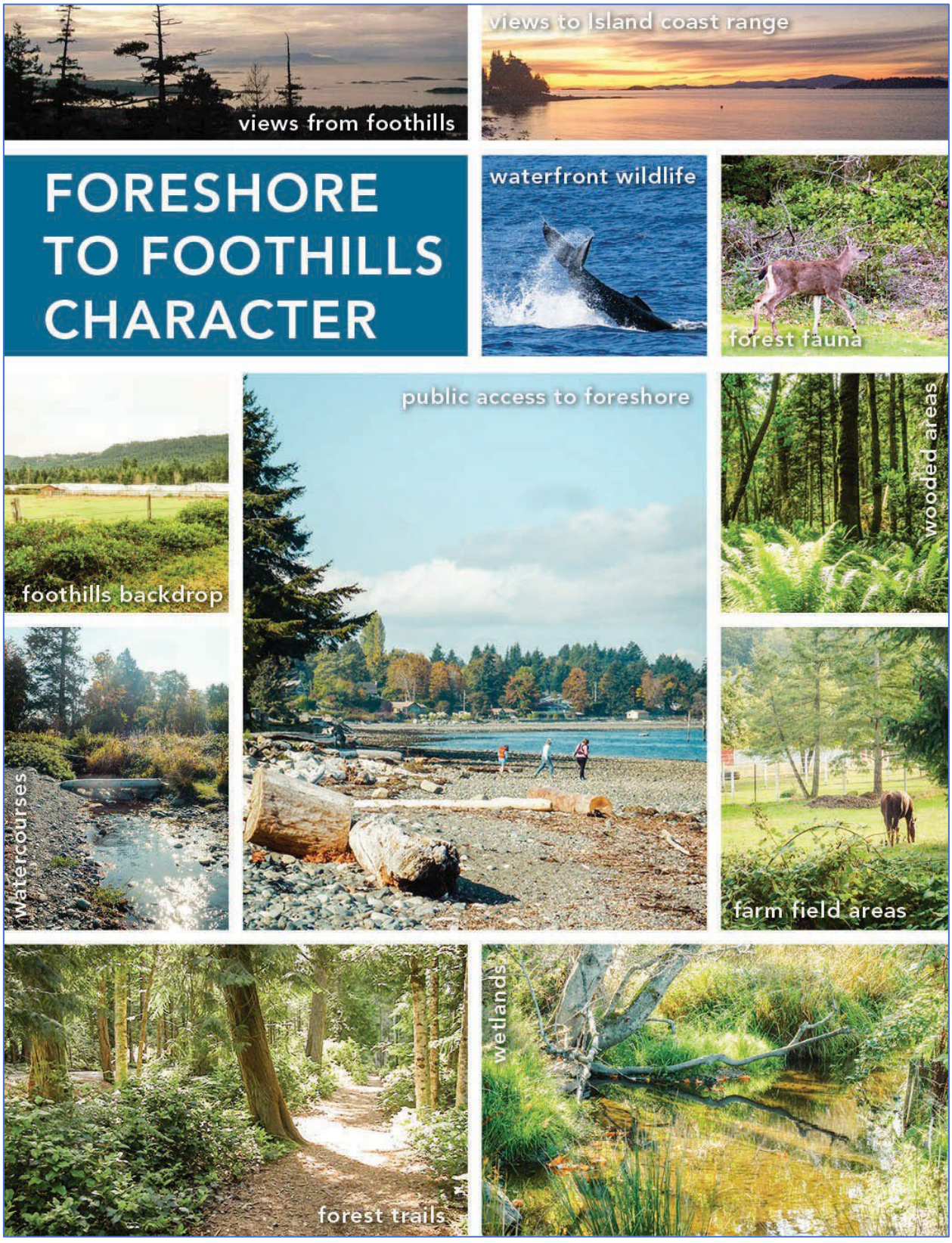
Lantzville residents have a healthy respect and appreciation for the beautiful natural environment in which they live. Their vision of the future is one of an environmentally aware and environmentally friendly community with an abundance of trees, green spaces, and corridors, walking/hiking/bicycling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

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


farm fields
livestock
farm fences
RURAL CHARACTER
farm machinery
private wells
natural roadsides
large parcels
large private open space
private environmentally sensitive area management
limited manicured areas
widely spaced farmsteads
barns and out buildings
working farm fields
rustic buildings


nearby fields
limited public maintenance of greenways
SEMI RURAL CHARACTER
very limited transit
walk & cycle for recreation
TRAIL
THE DISTRICT OF LANTZVILLE
moderate private open space
native forest backdrop
mix of natural & manicured edges
mix of moderate parcel sizes
private amenities
SLOW
drive to school & stores
heritage machinery
varied single family and lot sizes
horses nearby


manicured roadsides
moderate to large public open space
VILLAGE CHARACTER
multi-family
smaller parcels
walk & cycle to stores & schools
varied building forms
mix of uses
residential, commercial & institutional
semi-private open space
public amenities
transit
community infrastructure & services
innovative marketing
cafe culture


views from foothills
views to Island coast range
FORESHORE TO FOOTHILLS CHARACTER
waterfront wildlife
forest fauna
foothills backdrop
public access to foreshore
wooded areas
watercourses
farm field areas
forest trails
wetlands

3.2 | 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.

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 2024) by addressing the RGS goals in the goals, policies, and actions of Lantzville's OCP.

The District of Lantzville OCP addresses the matters referred to in section 429 (2) of the *Local Government Act* the following ways:

3.2.1 | RGS Goal No. 1 – Climate Adaptation and Mitigation

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 encouragement 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 storm water 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 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 also 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. 5 of the OCP **[BL262]**.

3.2.4 | RGS Goal No. 4 – Community Building

The OCP establishes a Growth Containment Boundary which includes 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 in the District.

The OCP includes density bonus provisions for the residential areas and in key infill Special Plan Areas and supports the development of assisted living facilities. 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-unit housing or intensive (small lot single-unit) 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 and lifestyle available in Lantzville. The OCP also supports directing future commercial and institutional development to the Village Core area whenever possible, to promote a variety of mixed land uses in this central 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.

3.2.6 | RGS Goal No. 6 – Diverse and Affordable Housing Choices

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 – 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 local and regional economy.

3.2.8 | RGS Goal No. 8 – Food System Resiliency

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 – Pride of Place

The OCP supports the celebration of Lantzville through its support of community events, preservation of the community character, and recognition of local history. The OCP also

supports the development of community parks and non-motorized trails which are considered an important component of community livability. The OCP incorporates the recommendations of the 2014 Village Commercial Core Improvement Plan. A Village Form and Character Development Permit Area, which includes design guidelines, has been designated for commercial, mixed use, multifamily and intensive residential development throughout the District. The Plan also encourages the use of architecture, design, and construction materials based on LEED principles and standards. **[BL262]**

3.2.10 | RGS Goal No. 10 – Efficient Services

The OCP supports the efficient delivery of services **[BL262]**. The delivery of community sewer to residential areas is currently underway in an orderly and planned manner **[BL262]**. 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.

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 (e.g., water and sewer) 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 hardship reasons, and with limitations to indoor domestic use.

3.2.11 | RGS Goal No. 11 – 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 provides policy for working with the Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services.

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	To preserve Lantzville's natural beauty and to maintain healthy land, air, and water as the community evolves.
Goal 2: Preserve Community Character	To protect and retain the various "characters" that combine to form Lantzville and to avoid the homogeneity of many suburban areas in other municipalities.
Goal 3: Strengthen the Village Primary Commercial Core	To create a vibrant commercial core, oriented to community needs, while retaining is unique village character.
Goal 4: Provide Housing Choices	To broaden the range of housing options in a manner that respects the current character of the community
Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods	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 District
Goal 6: Develop Community Infrastructure	To find and implement economically viable solutions to the community's infrastructure needs, while maintaining its "small town" and semi-rural characters.
Goal 7: Improve Road, Pedestrian and Bicycle Mobility	To create a safer road network and better connections between neighbourhoods and across the Island Highway, while improving pedestrian and bicycle options.

Section 4 | Goal 1: 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. 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.



Figure 19: Sensitive natural environment

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 sustainable hydrology of surface water runoff.
- Examine the impact of each development proposal 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.

4.2 | 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 and Parks (MoEP) publication *Environmental Best Management Practices for Urban and Rural Land Development in B.C.* and will take steps to implement the guidelines with respect 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. Watercourses and environmentally sensitive areas are shown on Map 2 and are designated as Development Permit Areas as shown on Map 9. 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 regard 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. The District will work with the City of Nanaimo to share information and support the long-term health of the Bloods Creek drainage system.
8. The Plan designates Lantzville's natural and sensitive ecosystems as Development Permit Areas as indicated on Map 9 and includes guidelines for use of these areas in Part 3, Section 11 of this Plan.
9. 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.
10. The District will encourage, wherever possible, public ownership of lands, or covenants on title of lands that are deemed to be environmentally sensitive.
11. The District will support dedication to the Crown of the beds of all creeks shown on Map 3 whenever subdivision of land on those watercourses is proposed. This area will not be considered parkland under Section 510 of the *Local Government Act*.
12. The District will encourage the use of alternatives to lawns such as ground cover, indigenous vegetation, and slow-growing, drought tolerant plants to conserve water and reduce yard trimmings.
13. 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.

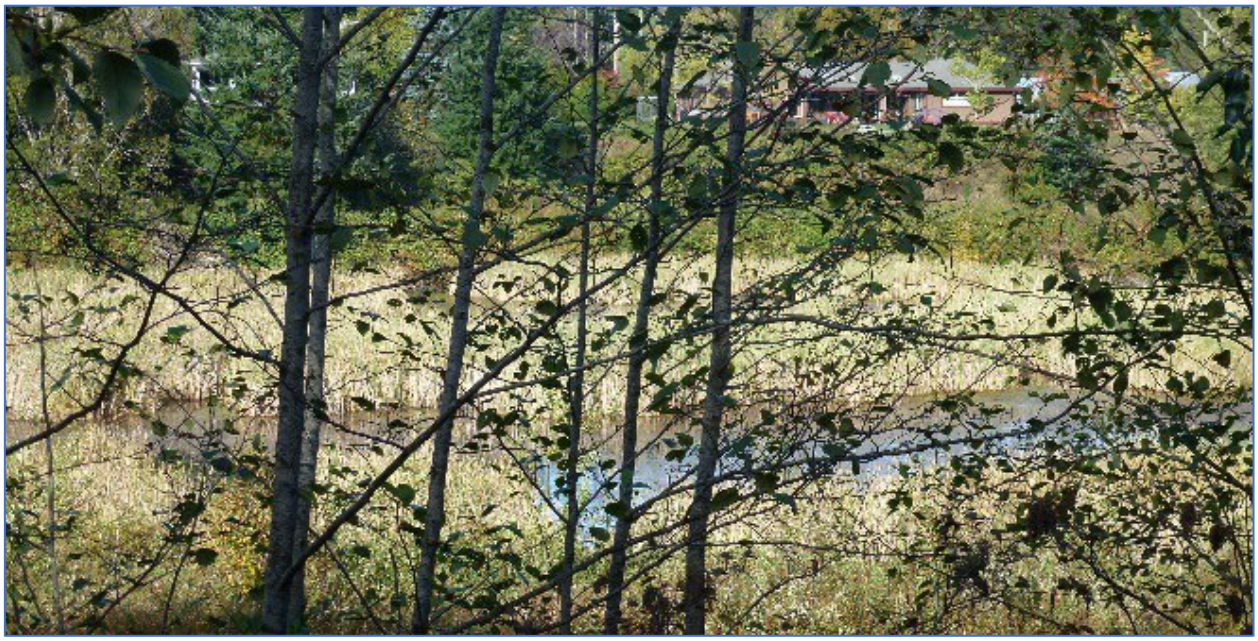


Figure 20: *Sensitive wetlands.*

4.2.2 | Hazard Lands

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 Hazard Lands Development Permit 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 10. Hazard Lands Development Permit Areas also include subsidence areas related to historic mining activities. These areas are shown as Potential Historic Underground Mines on Map 10. Guidelines for use of these areas are included in Part 3, 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 pursue access to outside funding and support the establishment of floodplain mapping for Knarston Creek, other creeks and the marine waterfront area, and shall adjust the Hazard Lands Area map accordingly when definition of the 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 *Riparian Areas Protection Act* and the Riparian Areas Protection Regulation.

5. Lands subject to flooding should, where possible, be left in a natural state or used for parks, agriculture, or open space. 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.

6. If development is proposed prior to establishment of specific floodplain mapping, buildings will be set back at least 30 m 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.

7. 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 three 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.

8. 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.

9. The District will encourage homeowners to retrofit current buildings, maintain appropriate buffers, and apply relevant “FireSmart” principles to reduce fire risk.

10. 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.

11. The District will review all subdivision proposals and rezoning applications adjacent to forest lands in accordance with current relevant provincial fire protection guidelines or policies.

12. 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 a 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 | Stormwater 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 sustainable 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 21: 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 use, 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, particularly in Special Plan Areas or Development Permit Areas as identified in Part Three, Section 11.

4.2.5 | The Waterfront

One of the important natural and recreational areas in Lantzville is the coastline. The approximately 6 km 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 22: 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 9. Guidelines for use and development of this area are in Part 3, Section 11 of this Plan.
2. The District encourages users of the waterfront and ocean, and adjacent residents, to refrain from disturbing or polluting 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 m from the property boundary adjacent to the Salish Sea. This 15 m area will be limited to uses that have minimal impact on the marine foreshore and bank.
4. The flood construction level will be an elevation at least 4.5 m geodetic (or 2.0 m above the high-water level of the Salish Sea, whichever is greater). This flood construction level may change from time to time due to the influence of anticipated sea level rise. Structures that have an anticipated life exceeding 75 years shall require a custom flood construction level that anticipates sea level rise to the end of the structure life, as determined by a qualified professional (marine engineer and/or or geotechnical engineer).
5. The District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks, following a green shores approach.
6. The District discourages armouring 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 improving 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

Section 5 | Goal 2: Preserve Community Character

Lantzville is not a typical "urban" community. It is both a village and rural community. 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 is bordered on three sides by the District of Lantzville. Lantzville is bounded by the City of Nanaimo to the east, Electoral Area C on the South, and Electoral Area 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 Primary 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 Primary Commercial Core and Village Residential areas.
- Focus higher-density residential development in the Village Residential area, with a limited amount of multi-unit 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 ~~I~~Industrial ~~p~~ Park area and encouragement of business in the Village Core.
- Update, and continue to implement, *A Parks, Trails, and Recreation Plan* to ensure the retention of green spaces and public open spaces in all neighbourhoods, and to provide an extensive parks and open space amenity in the Foothills Estates area. Guidance is also provided in the District of Lantzville *Trails and Journeyways Strategy* document.

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 each 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 3.

- Resource – Agriculture
- Resource – Forestry
- Resource – Parks and Open Space
- Rural Residential
- Estate Residential
- Residential
- Commercial
- Industrial
- Future Study Area 1

5.2.1 | Resource – Agriculture

While agricultural land is a relatively small portion of the community – approximately 140 hectares or 5% of the total area of the municipality is in the Agricultural Land Reserve (ALR) – the residents of Lantzville support agriculture activities. To strengthen the role of agriculture in the local economy, the District adopts the following policies:

1. The District supports the Agricultural Land Commission's (ALC's) mandate of preserving and encouraging the development and use of agricultural land for food production.
2. Lands within the ALR have been designated Resource - Agriculture and must not be further subdivided, except where the District and the ALC deem it appropriate to have a smaller parcel size.
3. Permitted uses include farming and agricultural activities, including the keeping and feeding of domestic animals, natural resource harvesting, house businesses, retail sales of farm products (at least 50% of which must be produced on the farm), woodlots and portable sawmills, and other uses that conform to the ALR General Regulation and ALR Use Regulation.



Figure 23: Farms and agricultural areas are a key feature of Lantzville.

4. Additional dwellings for farm labour may be supported for active farming operations subject to District and ALC approval. A maximum of one attached secondary suite or one carriage house is supported.
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 be specifically approved under the *ALC Act*, Regulations, or by an order of the ALC.
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 *ALC Act.*
7. The District may permit non-agricultural activities such as "home businesses" where they conform to the *ALC Act* and Regulations.
8. To minimize impacts on 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, with the location of new development on portions of the site furthest removed from the agricultural area.

5.2.2 | Resource – Forestry

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. Mosaic Forest Management owns the 259-hectare Block 577 and 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 on Map 3 and will have a minimum lot size of 20 hectares (50 acres).
2. Permitted uses 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 single-unit house 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 these 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 Part 3, Section 11 of this Plan.

7. The District, in reviewing harvest management plans for Woodlot 1475, will encourage the licensee and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development 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 watercourses;
- manage harvesting to retain biological diversity, ecological functions, and long-term sustainability of the ecosystem;

8. 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.
9. The District encourages the maintenance of smaller woodlots on larger rural properties.
10. The District will encourage woodlot owners and owners of adjacent properties to manage trees and vegetation in a manner that will reduce fire risk.



Figure 24: 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 5. In addition to desired park land locations shown on Map No. 5, park land may be considered in any location throughout the District.
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 has begun the process of improving 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 if approved by Council, 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 5. Targeted amounts of parkland represented by a % figure is to be calculated by the area of parkland divided by the total gross land area of the subject parcel(s) before any land area is subtracted (such as the land area of roads or environmentally sensitive areas).
7. The District will update and strive to implement recommendations from *A Parks and Recreation Plan* and the *Trails and Journeyways Strategy,* with the intent of prioritizing and implementing 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. Cash equivalent for future park acquisition may be required at the option of the District.

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 consider rezoning some parkland to the Future Old Growth (FOG) zone.

5.2.4 | Resource – Open Space

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 3 and will have a minimum lot size of 8 hectares (20 acres).
2. Permitted uses 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 watercourses and environmentally sensitive areas as shown on Map 2 and are designated as Development Permit Areas as shown on Map 9.
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 of land to public ownership of 50% of the site area is established.

5.2.5 | Rural Residential

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. Permitted uses include house, secondary suites, carriage houses, home businesses, schools, parks, recreation, and utilities.
2. One primary dwelling unit (house), plus either one secondary suite, one carriage house, or a second primary dwelling unit, is permitted on each lot (see Section 7.2.3 for secondary suite and carriage house policies).
3. The minimum lot size for subdivision is 1 hectare (2.5 acres).
4. 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.
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 was rezoned to Estate Residential after the passing of the OCP in 2019 to reflect the 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 25: Rural and estate residential.

5.2.6 | Estate Residential

The Estate Residential designation includes 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. Permitted uses within this designation include house, duplexes, rowhouses, townhouses, and apartments. Permitted secondary uses include secondary suites, carriage houses, and home businesses.
2. For the purposes of further subdivision of land, a density of 10 units per hectare shall be permitted when serviced with municipal water and sewer. The minimum lot size is 4000 m^2 (0.98 acres).
3. Residential development on parcels that are not serviced by municipal water and sewer within the Estate Residential designation as shown on Map 3 shall be permitted a maximum density of 5 units per hectare, with a goal of maintaining 2.5 units per hectare including parkland.
4. Land which is designated under this section may be given a rural-type zoning without amendment to this Plan under the Zoning Bylaw where the land is 1 hectare or greater in area.

5. Not withstanding the general preference for larger parcels, the clustering of residential development onto smaller single-unit lots may be permitted without an amendment to this Plan under provisions included in Section 8.5 and the following conditions:

    - The development site has approved access to municipal community water and sewer services;
    - The site contains significant environmentally sensitive areas;
    - The site offers a natural amenity or feature that enhances the development's livability;
    - The overall residential density complies with Policy 5.2.6.1.

6. In the Estate 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 Island Health guidelines of all servicing requirements, including soil suitability and percolation rates for both primary and spare septic field, and proven water supply in scientifically tested wells. In no cases shall minimum lot size be less than 4,000 sq.m. (1 acre) without municipal water and sewer being in place. Average Gross Density under this provision shall not exceed the allowable density in the land use designation.

5.2.7 | Residential

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. In response to provincial legislation under Bill 44, effective June 30, 2024, which permits small-scale multi-unit housing (SSMUH) on lots smaller than 1 acre (0.405 hectares) that are connected to municipal water and sewer, the District acknowledges the community's desire to maintain its character while accommodating these new density requirements. In compliance with this legislation, and recognizing the community's wish to preserve larger residential lot sizes, the District has adopted the following policies for Residential lands:

1. Permitted uses include houses, duplexes, townhouses, rowhouses, apartments, home businesses, secondary suites, carriage houses, parks, recreation, utilities, places of worship, schools, and fire halls.
2. For the purposes of further subdivision of land, where municipal water and sewer services are available, the following table lists the current Residential zones, minimum lot sizes, and density based on 4 dwellings per parcel:

Zone	Minimum Lot Size	Density per Hectare (Ha)
Residential 1 (R1)	2,000 m2	20 dwellings per ha
Residential 2 (R2)	1,300 m2	30.77 dwellings per ha
Residential 3 (R3)	1,000 m2	40 dwellings per ha
Residential 4 (R4)	800 m2	50 dwellings per ha
Residential 5 (R5)	960 m2	41.67 dwellings per ha
Residential 8 (R8)	4,000 m2	Based on Floor Area Ratio of 0.4:1

   Subdivision of land and density where municipal water and sewer services are available will be determined by the applicable Zoning Bylaw. Subdivision of land and density, without both municipal water and sewer services, will be determined by the applicable Zoning Bylaw and Island Health Subdivision Standards.

3. Density Bonus is explained in Part 2, Section 8 of the OCP. The District may apply a bonus density in Residential areas outside Special Plan Areas without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the 5% dedication required under the *Local Government Act* and a Community Amenity Contribution (CAC) or Amenity Contribution Charge (ACC).

4. A range of lot sizes in new subdivisions will be encouraged. Density bonus, averaging, and clustering provisions in Part 2, Section 8 and Part 3, Section 11 of the OCP apply. Where density bonus, averaging, and clustering are applied in residential areas outside the Village and Special Plan Areas, a target average lot size of 960 sq.m. will be encouraged 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. For purposes of calculating the average, the land dedicated as parkland, including bonus parkland, may be included. If no bonus parkland is dedicated (e.g., in cases of less than four lots or where cash in lieu is approved), meeting the average parcel size target may not be achievable, but the principle of varied lot sizes is encouraged.
5. Outside the ALR, farm clusters may be considered by the District. Farm clusters would use the density bonus, averaging, and clustering provisions in Part Two, Section 8 and Part 3, 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. 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.
7. 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 business purposes.
8. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1,011 m² (1/4 acre).
9. 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 26: Varied residential areas.

5.2.8 | Industrial

1. Lands in Lantzville Industrial Park, also known as the Metro-Mart area, are designated Industrial as shown on Map 3.
2. Permitted uses include light industrial and service commercial uses that do not compete with the Village Primary 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.
5. The Plan designates Lantzville Industrial Park as a Development Permit Area as indicated on Map 11 and includes guidelines for use of this area in Part 3, Section 11 of this Plan.



Figure 27: Lantzville Industrial Park.

5.2.9 | Future Study Area 1

1. Permitted uses include small homes clustered in order to preserve parkland, the biodiversity of the forest, and the environmentally sensitive area around Bloods Creek.
2. Development shall promote active transportation with a trail over Bloods Creek to the Village via the new Caillet Drive Bloods Creek trail.
3. A target of 29. 9% parkland not including the environmentally sensitive area of Bloods Creek.
4. A target of 60 small homes in the size range of 800 sf to 1400 sf to serve the needs of downsizing seniors.

Section 6 | Goal 3: Strengthen the Village Primary Commercial Core

An important existing neighbourhood of Lantzville is the Village Primary 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 Primary 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 it could provide more services for the community. Preservation of historical buildings, off-street parking, better planning and design, and the appearance of the Village Primary 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.

6.1 | Objectives

A Village Commercial Core Improvement Plan was created in 2014 and adopted in 2019. 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 Primary Commercial Core areas that would detract from the goal of creating a vibrant Village Primary Commercial Core.
- Implement design guidelines for new buildings and redevelopment of existing buildings in the Village Primary 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 Primary Commercial Core.
- Foster greater pride of ownership by initiating clean-up and beautification programs.



Figure 28: How can the Village Core add to its strengths?

6.2 | Policies

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

1. Lands in the Village Primary Commercial Core are shown on Map 4and are designated as a Development Permit Area as shown on Map 11 in this Plan. Guidelines for this Development Permit Area are included in Part 3, Section 11, DPA VIII – Village Form and Character.
2. Land designated within the Village Primary Commercial Core area is intended to support a mix of uses. Commercial, residential, institutional, and public assembly uses are recognized as important uses within this area.
3. Residential uses in the form of apartments, community care units, and assisted living units in commercial buildings are not permitted on the first storey.
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 Primary 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 locating only in areas of commercial zoning and greater than 500 metres from any educational institutions.
7. Commercial buildings in the Village Primary Commercial Core (VPCC) shall have a wall height on the street front of up to two storeys on the north side, and two storeys on the south side of Lantzville Road with allowance for a third storey lower floor if the depth of the slope provides it, and in such cases the lower two storeys must be solely commercial. Buildings on the south side of Lantzville Road between the east VPCC boundary 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 m above grade.
8. Commercial buildings may include an additional “lower” storey on the back of the building below Lantzville Road 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 Primary 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 may 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 Primary 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 (CACs). The following amenities would be considered desirable in conjunction with new development in or near the Village Primary 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 a new Sign Bylaw to implement Village primary Commercial Core policies. Until such a bylaw is established, back-lit signs will not be permitted in the area. Sign guidelines are included in Part 3, Section 11, DPA VIII – Village Form and Character.
20. The District shall consider establishing a Business Liaison Committee and working 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 Primary Commercial Core.
22. Community events – such as celebrations, markets, and exhibits – are recognized as important for the vibrancy of the Village Primary Commercial Core. The District shall support such events, while working to maintain safety and adequate circulation.
23. Properties at the east edge of the Village Primary Commercial Core area on the north side of Lantzville Road, could potentially be designated commercial over time, as the existing Village Primary Commercial Core area is built out. Guiding considerations for such rezoning include demonstrated demand for additional commercial, institutional, and residential use, walkability, existing vacancy rates, and servicing. Alternatively, these properties could be designated Residential or Mixed-Use in the future and support live-work studios, townhouses, or another intensive but appropriately-scaled forms.

Section 7 | Goal 4: Provide Housing Choice

The absence of housing forms besides single-unit housing and the existing mobile home parks in Lantzville's residential areas is a complicating factor for older adults and young people wishing to remain in Lantzville as they enter new phases of their life. Affordability of family homes is also an issue of increasing concern.

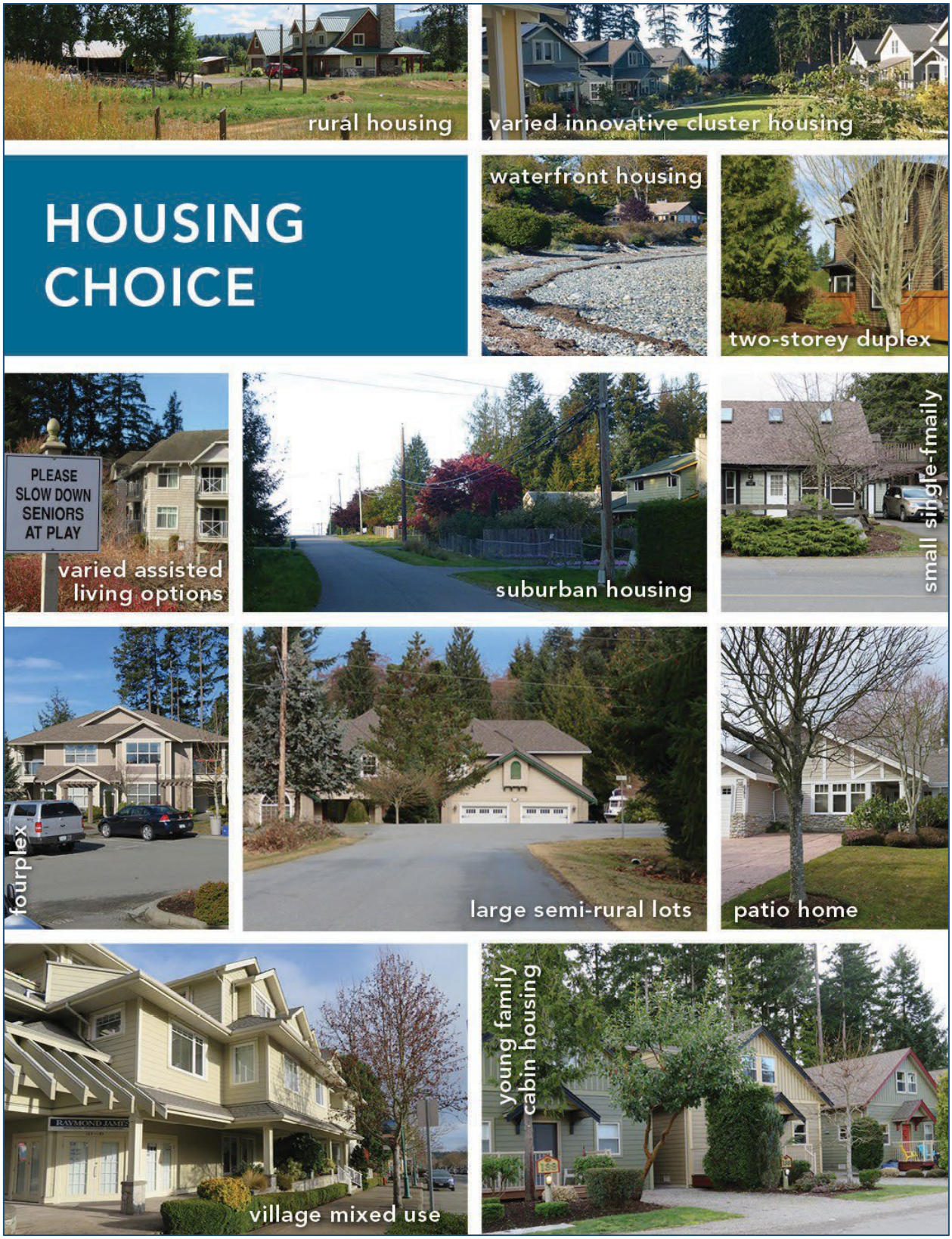
Development of some smaller lots, patio homes, small-scale multi-unit housing (SSMUH), and apartments above businesses, could help to broaden the range of housing options available. While the community identified support for more housing density in the Village and Special Plan Areas, Bill 44 regulations will permit SSMUH on lots smaller than 1 acre (0.405 hectares) that are connected to municipal water and sewer. 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 Special Area Plan, adopted under Bylaw No. 279, 2021 and is undergoing development that aims to cluster 730 units on a portion of the property, with dedication of 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 on 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 to consider innovative and sustainable housing forms.

The figure on the next page illustrates the concept of moving towards a housing choice continuum that maintains the key characteristics 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


rural housing
varied innovative cluster housing
HOUSING CHOICE
waterfront housing
two-storey duplex
PLEASE SLOW DOWN SENIORS AT PLAY
varied assisted living options
suburban housing
small single-fmaily
fourplex
large semi-rural lots
patio home
village mixed use
young family cabin housing

7.1 | Objectives

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

- Encourage smaller-lot houses, patio-homes, SSMUH, 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. Where SSMUH or intensive residential (small lot) housing is included, it shall be subject to development permits for Form and Character.
- 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.

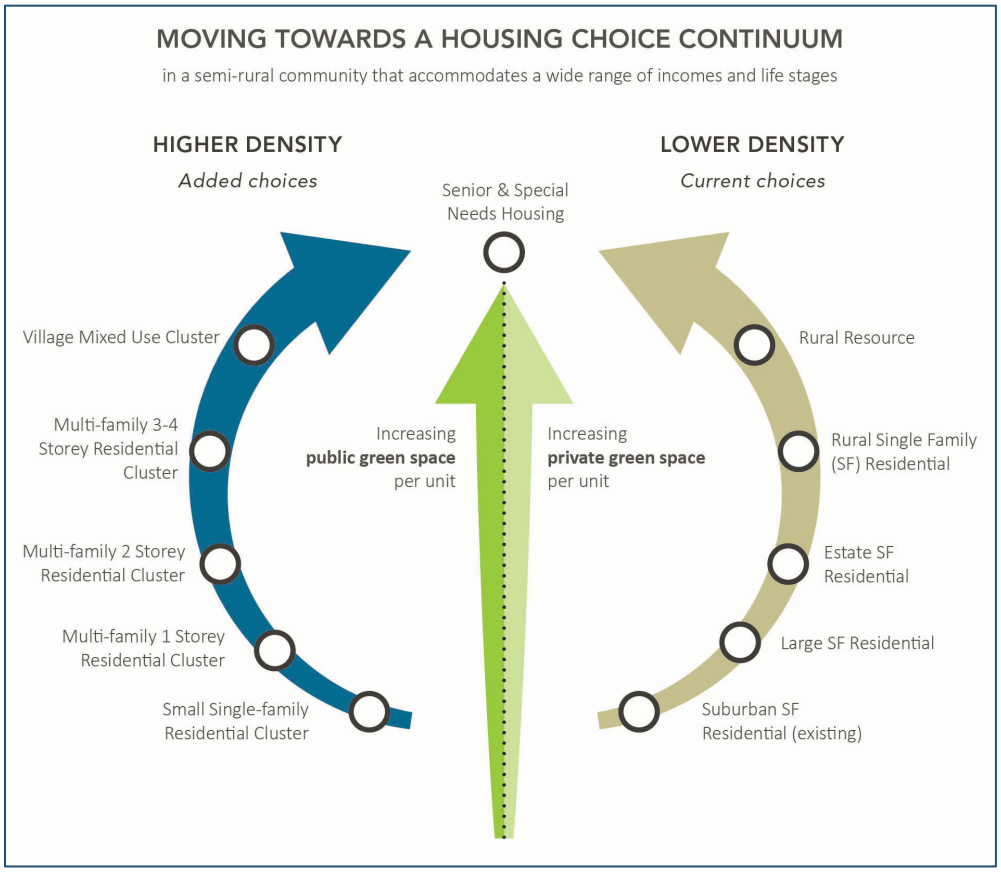


Figure 29: Housing choice continuum

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

1. Village and other Special Plan Areas are shown on Map 4.
2. Permitted uses include residential uses, 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 2, Section 8 of this OCP. The District encourages the development of a mix of residential housing types including houses, smaller-lot homes, patio-homes, and SSMUH in the Village Special Plan Areas.
4. Density, height, and green space provisions and other guidelines are provided for the Village and other Special Plan Areas in Part 2, 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, 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 community care as health and mobility diminish.

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 downsize their land and building space, both to free up "maintenance time" as well as financial resources, and to move to a space that is scaled to the reduced size of household. Another key consideration is housing affordability for first time buyers, young families, and those seeking to rent. The District supports the provision of multi-unit options as a component for affordable housing choices.

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 community 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 Plan Areas.
2. The Village development program must include seniors-oriented assisted living and a long-term care facility located within walking distance (400 m) of existing services in the Village Primary 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 other Special Plan Areas, subject to public engagement in the Special Plan Area processes. A range of small to medium scale facilities is encouraged, close to transit and services. To encourage care facilities in the Village, the first

100 units approved for construction within walking distance (approximately 400 m) of the Village Primary Commercial Core shall not be included in the maximum number of new housing units.

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-unit housing and seniors assisted living or long-term care facilities shall be subject to development permits for Form and Character in Part 3, Section 11.



Figure 30: 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 within residential buildings, with consideration of provisions to ensure:
    - neighbourliness in parking,
    - privacy separation,
    - standards of maintenance,
    - adequate access, and
    - appropriate servicing.
2. All units should be provided with windows of sufficient size and orientation to provide for sunlight and outward views.
3. Where a suite is located in a basement, smaller windows or light wells with obstructed views should not be the primary window orientation.
4. Avoid at-grade windows directly adjacent to parking spaces. Windows in these locations should generally contain landscape separation from the parking space.
5. Where topography and basement suite location do not allow for outward looking windows and entry, consider the creation of sunken patio, generally located at rear or side of a building.
6. Exterior pathways, and entries leading to basement-level or at-grade suites should be designed to be accessible wherever possible.
7. Taking advantage of grade changes on a site can help locate suites in a ways which provides for access to sunlight, amenity space, and accessible entry.
8. Provide adequate storage space including bicycle storage for suite.

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 3, Section 11 and the concept included as Map 8 in this Plan.

Section 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 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

8.1 | Special Plan Areas

Outside the Village Primary Commercial Core 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 4, including:

- Village Primary Commercial Core
- 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 and 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. Under Bill 44 regulations, the District will update the OCP every five years to address changing circumstances and community priorities.

Respondents to community engagement in 2016 and 2017 showed a range of opinion about future growth in Lantzville. Some respondents 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 and support to strengthen the Village Primary 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 the 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, Dickinson 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.

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?"

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 an 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:

    - Village Primary Commercial Core and Village Areas
    - Upper Lantzville Infill Ware Road Area
    - Upper Lantzville Infill Superior Road Area
    - East Lantzville Area
    - Waterfront Foreshore and Shoreline Management Area

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

3. 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 Plans 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. Phased Development Agreements are permitted by the *Local Government Act* to provide certainty to both a local government and a developer that zoning/servicing regulations and phased provision of services and amenities will be "locked-in" within the terms and period of the agreement.

4. 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.

5. 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.

6. Lantzville's 2024 Housing Needs Report identifies the need for 286 more housing units between 2025 and 2030, and 840 housing units between 2025 and 2045. The District supports the Housing Needs Report.

8.3 | Objectives

The OCP 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 standard 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 Primary 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 Part 3, Section 11.

8.4 | Special Area Plan Policies and Process

The following policies apply to Special Plan Areas, as shown on Map 4:

- Village Primary Commercial Core
- Village South
- Village West
- Upper Lantzville (Ware Road)
- Upper Lantzville (Superior Road)
- East Lantzville

8.4.1 | Site Development Planning

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:

1. 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.
2. The District will support development only in those areas that are not environmentally sensitive areas, hazard areas, or habitat areas.
3. 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.
4. 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.
5. A conceptual 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.
6. The SAP must include provision of adequate green space for amenity, wildlife, and recreation purposes.
7. 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.

8. Other than the Village Primary 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.
- 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.

9. 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 and Approval Process

1. 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 District staff at the beginning of a Special Area Plan process.

2. The steps in the Special Area Plan and development process shall include those in Table.

#	Approval Step	Approving Body	Public Involvement
1	Consultation on new Official Community Plan (OCP)	Lantzville 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	Prepare Special Area Plan draft	Lantzville staff and applicant process	Public consultation*
5	Approve Special Area Plan policies as amendment to OCP	Lantzville Council	Public hearing
6	Negotiate phased development service agreements and community amenity contribution	Lantzville Council	May include Public Hearing
7	Approve Zoning Amendments under Special Area Plan policy	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	

Table 4: Special Planning Area Review Steps.

** The Special Plan Area 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.*

*** Unless Public Hearing is prohibited under section 464 of the Local Government Act.*

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 in all areas is the same as current zoning. Density bonusing will be considered on a case-by-case basis through the rezoning process. Application of density averaging is administered through the Zoning Bylaw, separate from the OCP.



Figure 31: A standard lot size can be a limitation that unintentionally contributes to cookie-cutter layouts.

8.5.1 | What is Density Bonusing?

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



Figure 32: 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.

8.5.2 | What is Density Averaging and Clustering?

The OCP sets base density, as well as maximum gross density, after density bonuses. These vary by the land use designations described in Part Two, Section 5. The gross density has the effect of setting a maximum number of units that could be developed on a land area, if all density bonus requirements were met. Landowners and developers have the choice of proceeding under the base density, without bonuses, or to apply for additional gross density by meeting density bonus requirements in the OCP.

Density averaging is a policy provision that allows a variation in the average land/unit. To adhere to the fixed maximum number of units permitted on an entire site, if a development includes units with land area smaller than the average, it also must include units with land area larger than the average or dedicate additional public open space. Density averaging may be implemented by provisions in a Zoning or Subdivision Bylaw, which may allow a reduction to 60% to 80% of the minimum lot size, provided the overall gross density is not exceeded. If

density averaging is employed, it results in larger lots or additional public open space balancing the smaller parcels, supporting the goal of variation within the community.

8.5.3 | Why Density Bonusing, Averaging and Clustering?

Density bonusing, averaging, and clustering are tools that communities can use to guide development. These tools can be used to support Lantzville's desires to:

- Maintain community characters, ranging from rural through semi-rural to village;
- Avoid cookie-cutter, homogeneous subdivisions in new development areas;
- Protect sensitive areas and maintain natural and forested areas close by, including a forested backdrop to existing and new development;
- Encourage a range of housing choice, while protecting and buffering the character of existing neighbourhoods. While dominated by single-unit housing, there has been interest expressed in a range of lot sizes and some multi-unit housing opportunities in the Village and Special Plan Areas.
- Encourage high percentages of public and semi-private open space and to create an interconnected open space and trails system extending from foreshore to foothills.
- Encourage innovative developments that showcase leadership in sustainability, meeting environmental, economic, social, and cultural goals, as well as GHG and climate change resilience targets.

8.5.4 | Illustration of Special Area Plan Neighbourhood Choices

Diagrams on the following pages show various applications of Density Bonusing, Averaging, and Clustering to meet community objectives. The example uses a hypothetical development parcel of approximately 16 hectares (400 m x 400 m). The illustrations are to show principles which would need to be adapted to a specific development site. Actual developments may be encouraged to have a "curvilinear" layout rather than the straight streets shown in these simplified examples.

The first two illustrations show a "uniform" subdivision pattern without using density averaging and clustering. The latter two illustrations include density averaging and clustering using a range of single-unit housing parcel sizes with some multi-unit housing

Figure 34: Low Range Uniform Option meets only a "large lot size" objective, but not public open space, housing choice, and innovation objectives.

Figure 35: Mid Range Uniform Option and *Figure 36: Low Range Varied Option* meet some objectives, while *Figure 37: High Range Varied Option* has the potential to meet all objectives. The visualizations show the differences in protected public green space and trails networks. Trees on private lots (retained or planted) would be variable depending on landowner's decisions over time. Buildings shown are typical sizes. All dimensions and sizes are nominal and would vary.

The policies in the OCP for Density Bonusing, Averaging, and Clustering would allow any of these four scenarios (and variations) to be considered by the community and Council as part of a Special Plan Area process. Decisions on what approach to approve would be informed by the required community engagement and planning process for Special Plan Areas, and after public process and public hearing, by decision of Council regarding Special Area Plan adoption and zoning amendments.

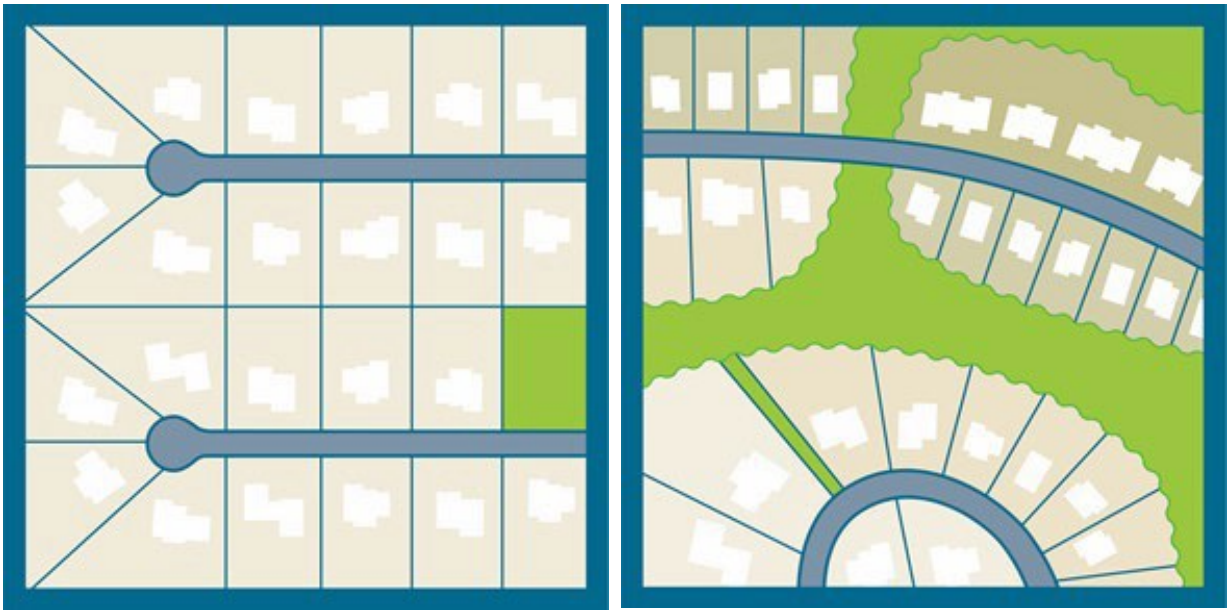


Figure 33: Comparing Conventional and Cluster Subdivision. ***Conventional Subdivision*** *(left): Typically includes lots that are of similar size, distributed over most of a parent parcel.* ***Clustered Subdivision*** *(right): Encourages a variety of lot sizes with a mix of housing types, potentially including single-unit and multi-unit housing, distributed over less of a parent parcel, reserving open space.*

Low Range Uniform Option

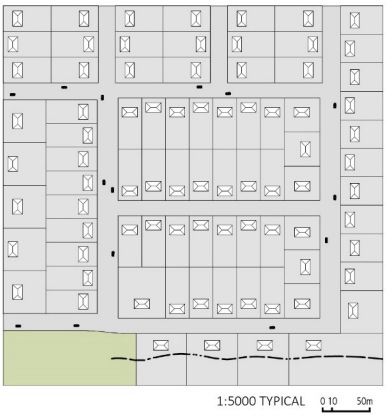




Figure 33. Neighbourhood choice low range uniform. ***Does not meet public open space, housing choice, and innovation objectives.***

5 uph Gross Density - 80 units on 16 Ha:

- Minimum 5% statutory park dedication;
- ESA covenanted but not dedicated;
- Subdivision mix: primarily 25 m x 54 m, 0.135 ha (1/3 acre) SF lots, some 0.2 ha (1/2 acre) SF lots

Mid Range Uniform Option



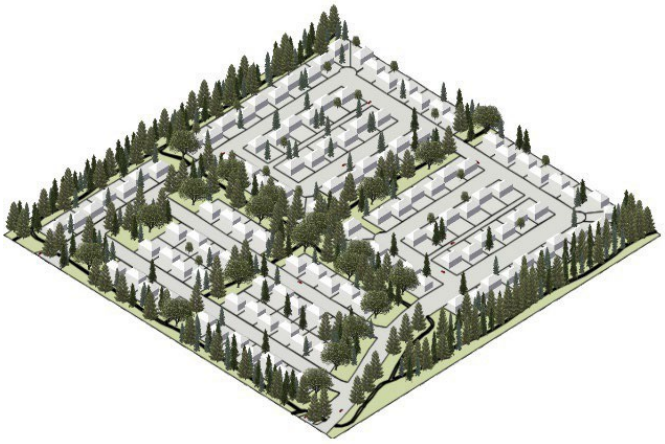


Figure 34: Neighbourhood choice mid-range uniform. Meets public open space objective but falls short on housing choice and innovation objectives.

8 uph Gross Density - 128 units on 16 Ha:

- 5% stat plus 15% bonus = 20% parks dedication;
- ESA area dedicated to public;
- Subdivision mix: all 20 m x 29 m, 0.058 ha (1/7 acre) SF lots

Low Range Varied Option



Figure 35: Neighbourhood choice low range varied. Meets housing choice objective. Does not meet public open space and innovation objectives.

5 uph Gross Density - 80 units on 16 Ha:

- min. (5%) statutory parks dedication;
- ESA covenanted but not dedicated;
- Subdivision mix: 50 m x 80 m, 0.4 ha (1 acre) SF lots, 50 m x 40 m, 0.2 ha (1/2 acre) SF lots 25 m x 54 m, 0.135 ha (1/3 acre) SF lots 24 m x 33 m, 0.08 ha (1/5 acre) SF lots an area of one-storey multi-unit housing cluster development

High Range Varied Option



Figure 36: Neighbourhood choice high range varied. Meets public open space, housing choice, and potentially cluster/ innovation objectives.

10 uph Gross Density - 160 units on 16 Ha:

- 5% stat plus 15% bonus = 20% parks dedication;
- ESA area dedicated to public;
- Subdivision mix: 50 m x 40 m, 0.2 ha (1/2 acre) SF lots 25 m x 54 m, 0.135 ha (1/3 acre) SF lots 25 m x 40 m, 0.10 ha (1/4 acre) SF lots 24 m x 33 m, 0.08 ha (1/5 acre) SF lots 20 m x 29 m, 0.058 ha (1/7 acre) SF lots, one- and two-storey multi-unit housing cluster development



Innovative low-cost non-market housing (e.g., co-op housing, cabins, tiny homes, etc.)



Fully developed passive energy subdivisions



Innovative seniors-oriented or affordable housing (e.g., cottage cluster, etc.)



Fully Developed zero-emission vehicle subdivisions / homes



Innovative farm or open space clusters



Fully developed low energy (semi-off grid) subdivisions (e.g., solar, geothermal)



Accessible / adaptable housing (e.g., wheelchair-friendly subdivisions



Fully developed rainwater harvesting subdivisions / homes for non-potable uses

8.6 | Community Amenity Contributions and Amenity Cost Charges

The District may consider a policy, with details outside the OCP, to support Community Amenity Contributions (CACs) associated with rezonings for new development.

Community Amenity Contributions are payments associated with rezoning from developers to the District. They are approved by Council as a part of negotiation of rezoning and are over and above Development Cost Charges. Unless invested voluntarily by the developer in approved amenities, the funds are kept in District reserves and invested in projects that improve the quality of life ~~of~~ for people in the community.

Amenity Cost Charges are a development finance tool that allow local governments to collect funds for amenities such as community centres, recreation centres, daycares, and libraries from new development that results in increased population of residents or workers. Amenity cost charges also ensure that new developments contribute to the cost of amenities that serve growing populations and reduce the burden of servicing new development on existing taxpayers. ACCs can be used as a tool under an ACC bylaw that Council passes.

8.6.1 | Policies

1. Consider developing a Community Amenity Contribution Policy that identifies the types of projects that are to be funded. These may include, but are not limited to:

    - Development of parks and trails
    - Development of recreation amenities (sports fields, playgrounds)
    - Investments in community infrastructure in excess of that required by a development
    - Recreation or cultural sites / buildings (e.g., improve or replace Costin Hall)
    - Fire protection or other safety measures (e.g., new fire vehicles or hall)
    - Community beautification, entrance signage, streetscape
    - Waterfront improvements



Figure 38: CACs support quality of life improvements

Section 9 | Goal 6: Develop Community Infrastructure

Resolution of the community's water and sewage treatment and disposal concerns is the most critical infrastructure issue to be addressed. A safe, clean supply of water and environmentally responsible sewage disposal are essential to the overall health and well-being of the natural and social environment, and to provide options for change. The current aquifer-based water supply system has reached its capacity in terms of available supply. The uncertainty associated with the community water supply, as well as the potential impacts on groundwater quality and quantity of further development is a concern to the majority of Lantzville residents, who want to be assured of a reliable supply of clean, safe water. Although there are a few communal sewage treatment systems in the community and three phases of the municipal sewer service have been completed, most homes still have private septic tanks and tile disposal fields. In many areas of the community, lot sizes are too small to sustain this form of waste treatment.

Residents have expressed concern over the impacts of failing septic systems, over the uncertainty associated with the community's water supply and water quality, and over the potential impacts of new development if water and sewer services are improved. Other municipal services such as roads, parks and trails, and storm water drainage must also be addressed.

Goal 6: To find and implement economically viable solutions to the community's infrastructure needs, while maintaining its "small town" and semi-rural characters.

9.1 | Objectives

The Plan intends to address development of community infrastructure in the following ways:

- Encourage forward progress on implementing options for expansion of the community's water supply and distribution system.
- Continue to phase service development in a manner that responds to social, environmental, health, and fiscal priorities.
- Determine and assess sewage collection, treatment, and disposal options.
- Encourage the Ministry of Health to require regular checking and servicing of septic systems
- Plan for the efficient use of municipal facilities and land in order to facilitate cost-effective delivery of services within defined service areas.
- Provide the opportunity for service extensions to existing rural lots or rural development areas to address specific problems or create efficiencies in service delivery infrastructure or financial support.

9.2 | Policies

9.2.1 | Water Sources and Protection

Most (885) of the existing homes and businesses in the developed area of Lantzville are on a municipal water system. This system was formerly operated by the Lantzville Improvement District. [BL262] While the system currently provides a consistent supply of good quality water, concerns about the sustainability of aquifer and water quality are ongoing. To address the District's long-term goal of providing clean, potable water for domestic use and water for fire-fighting purposes to developed parts of the community, the following policies are adopted:

1. Management of water supply and distribution will be guided by the Water Master Plan 2017 or amendments thereto.
2. The District will continue to work with local residents, landowners, development applicants, and neighbouring jurisdictions to develop additional water supply options.
3. Aquifer studies and well improvements have been completed and are summarized in the Water Master Plan. The District will support the continued study of the aquifers within the

District to acquire a better understanding of extent and degree to which community water supplies can be secured.

4. In the development of municipal infrastructure and facilities, the District will adhere to senior government policies and guidelines aimed at protecting groundwater, streams, and other watercourses.

5. Until adequate water supply for the community is developed, the District will limit new development to existing lots currently serviced with water system connections and will require new larger subdivisions to develop a new water source adequate for the proposed development to standards satisfactory to the District of Lantzville and dedicate that source and related infrastructure to the municipality. The applicant will have to demonstrate that the new source and system will not impact Lantzville's current water supply system.

6. The District will encourage water conservation in homes and businesses, including the use of water-saving fixtures such as small-tank and low-flush toilets, water-efficient showers, aerated faucets, and drip irrigation systems.



Figure 39: Aquifers are important to water supply.

9.2.2 | Water Distribution System

The municipality's water storage and distribution systems are being upgraded on an on-going basis, as summarized in the Water Master Plan. The District is also aware of the need to extend the distribution system and adopts the following policies:

1. The District will pursue completion of upgrades to its existing water supply and distribution system.
2. When additional water supply is acquired, the District will develop a phasing plan based on the Water Master Plan to extend the water distribution system to residents who are concerned about the quality and quantity of their water and who are not yet connected to the municipal system, as well as to potential development areas.
3. The District will not support use of the community water supply for agricultural production or resource-related uses.
4. The District will consider the extension of public water services to residential users in rural and agriculture areas of the community on a case-by-case basis. Access to water services may be provided to address specific public health, safety, fire protection, or environmental issues or to relieve hardship and create efficiencies in service infrastructure and financing, subject to payment of applicable cost-sharing and fees. Such extensions of water to rural and agricultural areas shall be for indoor residential potable water use only (not agricultural or industrial operations or outdoor irrigation).

9.2.3 | Current Sewage Treatment

While municipal sewer services have been extended to some parts of the community through completion of Phase I and II of the Sanitary Sewer Collection System, some buildings, both residential and commercial, within the District are on individual septic systems or, in a very few cases, communal septic systems. Many of these systems were built 25 to 30 years ago and are starting to demonstrate the need for extensive maintenance or replacement. Septic system failures have caused degradation of the natural environment and, in some instances, pollution of surface water and the foreshore. To minimize the impact of septic systems, the District adopts the following policies:

1. The District supports Ministry of Health regulations for construction and maintenance of septic sewage treatment systems within the lot size requirements specified in this Plan.

2. The District will work with federal, provincial, regional, and local agencies to mitigate any negative impacts on the natural environment by sewage disposal systems within its jurisdiction.
3. The District recommends that homeowners with septic systems for sewage disposal undertake a regular program of septic system inspection and maintenance.
4. The District will develop awareness programs to remind owners to check and maintain their septic systems and disposal fields.

9.2.4 | Future Sewage Collection, Treatment and Disposal Options

The District realizes that a longer-term solution to sewage treatment and disposal is important, and adopts the following policies:

1. The District will continue to investigate and, where possible, implement sewage collection, treatment, and disposal options for the community.
2. The District will continue to implement connections to existing or planned sewage treatment systems with the RDN and Nanoose First Nation.
3. The District will implement phased provision of community sewer services. [BL262]
4. The District supports the RDN Liquid Waste Management Planning process and will work with the Regional District of Nanaimo to define the role of the Lantzville sewer service area in that plan.
5. Private waste treatment systems servicing more than one lot will not be permitted.
6. The District will not actively pursue the extension of sewage services to rural and agricultural areas of the community. Access to those services may be provided to address specific public health or environmental issues, or to create efficiencies in service infrastructure and financing. Such extensions shall not result in lot sizes of less than 1 hectare.
7. Extensions of water or sewage services to rural areas of the community shall not result in any increase in the rural residential densities or decrease in the rural lot sizes designated in this Plan.

9.2.5 | Solid Waste Disposal

The District of Lantzville currently provides garbage collection service. Recycling services are contracted through the Regional District of Nanaimo. The Regional District of Nanaimo Waste Management Facility serves as the base of the waste management program. The District of Lantzville supports the Regional District's solid waste management strategy.

9.2.6 | Municipal Services and Facilities

The District of Lantzville is obligated to provide services and maintain facilities that previously were provided by the Province of British Columbia, the Regional District of Nanaimo, the Lantzville Improvement District, or other agencies. As a framework for ongoing provision of these services and facilities, the District of Lantzville adopts the following policies:

1. Community services and facilities are shown on Map 5 in this Plan.
2. The District will provide or arrange administrative, public works, planning, and engineering services to the community.
3. The District will support and maintain the community Fire Hall and its equipment and support the volunteer staff complement.
4. The District will continue to explore ways and means of providing space for municipal staff and administrative functions at a reasonable cost to taxpayers.
5. The District will continue to provide a community hall that is available to all residents and community groups.
6. The District will continue to work towards the comprehensive plan for the municipal property and facilities at Lantzville and Dickinson Roads.
7. The District will periodically review the need for, and cost effectiveness of, current and/or proposed municipal services.
8. The District will work with Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services.

9.2.7 | Other Community Services

The District of Lantzville is obligated to provide services to its citizens. The District has adopted the following policies for the provision of services:

1. The District will continue to retain the services of the provincial RCMP for policing.
2. The District will continue to utilize the regional transit system to provide public transportation for the community.
3. The District will continue to support the provision of a postal outlet for local postal services by Canada Post within the Village Primary Commercial Core.
4. The District will continue to utilize the provincial ambulance and hospital services based in Nanaimo.
5. The District will continue to examine, with the Vancouver Island Regional Library Board, the feasibility of providing the community with a public library branch.
6. The District will continue to support the provision of schools by School Districts 68 and 69, and specifically to maintain Seaview Elementary School. Aspengrove School is also recognized as an important contributor to education in the Community.
7. The District will work with School Districts 68 and 69 to explore alternative or expanded uses of Seaview Elementary School, including such possibilities as high school classes or Community School uses.
8. The District will explore the need or desire for a cemetery within the municipality.

Section 10 | Goal 7: Improve Road, Pedestrian, and Bicycle Mobility

Mobility, particularly by foot and bicycle, is of great importance to the residents of Lantzville. Trails for pedestrians and bicyclists rank high on the community's list of desirable functions. Residents have expressed the desire to see greater emphasis on walking, bicycling, and improved public transit rather than on automobile use throughout the community. This includes connections across the Island Highway between Upper and Lower Lantzville, between the community's various neighbourhoods, between West Lantzville and the rest of the community, and between Lantzville and the City of Nanaimo.

The speed of traffic along Lantzville, Dickinson, Peterson, and Leland Roads has been identified as a concern, as well as the dangers associated with cars pulling into and out of parking stalls in front of businesses on Lantzville Road. Traffic safety and safe access to the Island Highway is also a concern. Speed on the Highway, accidents at the Ware Road and Superior Road accesses, and the need for an alternate access other than the Island Highway for the Bayview Park and Rumming Road areas, have all been identified as concerns.

Goal 7: To create a safer road network and better connections between neighbourhoods and across the Island Highway, while improving pedestrian and bicycle options.

10.1 | Objectives

The Plan intends to improve road, pedestrian, and bicycle mobility in the following ways:

- Develop a hierarchy of local, collector, and arterial roads to manage traffic movement within and through the District.
- Develop existing and acquire new publicly owned lanes, trails, and green corridors for accessible pedestrian and bicycle use.
- Encourage the inclusion of road connections between neighbourhoods, trails, paths, and walkways in the planning of any new development.
- Implement a parks and trails program.
- Encourage multi-modal transportation, such as walking, bicycling, car-pooling, and public transit.
- Prioritize pedestrian friendly design in all neighbourhoods.
- Improve pedestrian access across the Inland Island Highway.
- Include traffic-calming measures in any improvements to the Village Primary Commercial Core and in access to the Village Residential area.
- Enhance the experience of driving, walking, and bicycling by utilizing alternative development standards for roadways wherever practicable.
- Improve options for transit use for commuting to Nanaimo, including transit-oriented development in the Village Core.
- Support the concept of retaining the Island Rail Corridor as a transportation corridor.



Figure 40: Improved pedestrian and bicycle connections.

10.2 | Policies

This section contains policies aimed at guiding the development of improving road, pedestrian, and bicycle mobility.

10.2.1 | Pedestrian Routes and Options

Walking is the most frequently cited form of exercise or activity by the majority of Lantzville residents. Pedestrians want to be able to walk to other neighbourhoods safely, including the Foothills, which means crossing the highway. Residents have expressed a desire to see the Village Primary Commercial Core, proposed Village, and other Special Plan Areas become more pedestrian-oriented. The following policies are designed to facilitate improved pedestrian travel in the community:

1. Greenways, pedestrian connectors, paths, trails, and journeyways are illustrated on Map No. 5 **[BL262]**. Some of these proposed connections are on private property, and are either not in use, or do not currently have guaranteed public access.
2. "Journeyways" are roads that are frequently used by pedestrians and bicyclists in lieu of trails or paths. The District will assess existing and proposed journeyways and improve them as necessary to create road verges that are of adequate width for safe wheelchair travel, walking, and bicycling where possible.
3. Where needed, the District will separate vehicle and pedestrian routes.
4. The District will require incorporation of proposed trails, pathways, and pedestrian ways and related facilities and infrastructure in new development areas and larger-scale subdivisions.
5. The District will work with the City of Nanaimo, Nanoose First Nation, and the Regional District of Nanaimo to promote the integrity of pedestrian and bicycle connections between jurisdictions.
6. The District will work with the City of Nanaimo to extend the Nanaimo Parkway Trail along Dover Road and into Lantzville along Lantzville Road.
7. The District will work with the Island Corridor Foundation to extend multi-use pathway adjacent to the rail line through Lantzville.
8. The District will work towards making all existing publicly owned lanes and pedestrian connections accessible and usable by the community, wherever practical.

9. The District will examine options for making active modes of transportation, such as walking and bicycling, safer, accessible, and more pleasant along the more heavily travelled roads such as Lantzville, Dickinson, Aulds, Harby West, and Superior Roads.

10.2.2 | Traffic Management

Enhancing the pedestrian experience on heavier-traffic roads will encourage more walking. Traffic regulation and calming measures will help to achieve this.

1. The District will consider adding or retaining pedestrian crosswalks, including raised crosswalks, for speed control at appropriate locations.
2. The District will post “New!” signs to warn drivers when pedestrian crosswalks are added.
3. Speed regulation will be used to improve vehicle and pedestrian safety where required.
4. Traffic calming such as curb extensions, narrowed travel lanes, raised crosswalks, roadside parking and boulevards, medians, and other devices will be considered to reduce traffic speeds where appropriate.



Figure 41: Curb extension and raised crosswalk.

10.2.3 | Greenways and Corridors

Greenways and unobstructed corridors that can be used by pedestrians, bicyclists, and animals augment developed trails and provide an alternative to roadways. The District adopts the following policies for greenways:

1. Greenways, paths, and pedestrian corridors are shown on Map 5 in this Plan.
2. The District will negotiate with landowners of larger blocks of land to create rights of way for trails or open space corridors to link with paths, trails, or existing greenways, or to preserve or add greenways.
3. The District will work with neighbouring jurisdictions to develop contiguous trails, greenways, and pedestrian corridors.

10.2.4 | Hiking and Biking Trails

Hiking and mountain biking are popular activities in many parts of Upper Lantzville and the Foothills. The following policies are aimed at retaining and expanding opportunities to pursue these activities:

1. The District will work with the landowner of the Foothills Estates to ensure that opportunities for outdoor activities such as hiking, rock climbing, and mountain biking are implemented as development proceeds, and related improvements are incorporated into any proposed development subject to resolution of issues related to liability.
2. The District will encourage the owners of lands designated as Resource - Forestry to allow public access to hiking and mountain biking trails that may be located on these private and Crown Land properties.
3. The District will work with Forest Resource Land owners and private landowners to establish a trail access from Lorenzen Road to Arbutus Grove Provincial Park.

10.2.5 | Public Transit

Public transit service in Lantzville is infrequent, and ridership is light. More frequent service cannot be justified with low ridership and low residential density, creating a significant challenge to improving service. With this in mind, the District adopts the following policies:

1. The District supports and encourages the use of public transit within Lantzville and between Lantzville and neighbouring communities such as the City of Nanaimo.
2. The District will look for opportunities and programs to promote the use of public transit and increase ridership. Increased housing choice and density in key areas such as the Village may support increased frequency and use of public transit.

3. The District will encourage and assist in the development of transit-related infrastructure such as shelters, parking areas, and bus pull-outs.

The District will work with the Province, the Regional District of Nanaimo, and the transit authority to provide safe stops on the Island Highway at Superior Road and Ware Road for the commuter-bus from Qualicum and Parksville to downtown Nanaimo and back, and public parking areas for commuter vehicles.



Figure 42: Transit shelters with a semi-rural village feel.

10.2.6 | Roads and Connectors

Since incorporation as a municipality, most of the provision and maintenance of roads has become the responsibility of the District of Lantzville. The West Lantzville area currently has no road connection to Upper Lantzville. There are two potential connector roads to Superior Road, both of which would cross private lands. West Lantzville residents have expressed a desire to develop a connector road, but in the past, have been discouraged by the cost and challenges.

Highway 19, the Island Highway, divides Upper and Lower Lantzville while the Nanoose First Nation Reserve separates West Lantzville from Lantzville proper. The only public access to and from West Lantzville (Rumming Road and Bayview Park Road) is via Highway 19. Traffic volumes are increasing and speed continues to be an ongoing concern through Lantzville. While there are traffic lights at both Ware and Superior Roads, accidents are relatively frequent. A barrier system on the Island Highway through West Lantzville (Bayview, Rumming, and Lantzville Roads) restricts turns across the Highway and has created short acceleration and deceleration lanes. Residents of the area are concerned that this increases the accident risk. Many Lantzville homes were built before the current route of Highway 19 was established. Increasing traffic volumes and noise have affected some residents' quality of life.

The District therefore adopts the following policies:

1. The District supports the concept of route options to minimize the volume of traffic being carried by any particular road or street within the current road network. The municipality's road network and proposed extensions are shown on Map 5.
2. The District will work with the landowner of the Ware Road properties to ensure that development plans provide adequate pedestrian and emergency connections only to Rossiter and Harby Roads.
3. As subdivision proceeds, the District will work with the landowner of the Foothills Estates properties and adjacent jurisdictions to ensure that road and pedestrian connections integrate that area with the existing community as much as possible.
4. The District will work with property owners and development applicants and adjacent jurisdictions to establish a public road access from Upper Lantzville to West Lantzville (Bayview Park Road area).
5. The District will work with Nanoose First Nation to ensure that road connections are planned, wherever possible, with both communities' needs in mind.
6. The District will work with the Ministry of Transportation and Transit (previously Ministry of Transportation and Infrastructure) to find alternatives such as constructing sound barriers, utilizing silent pavement, or other alternatives that will reduce noise impacts from the Island Highway on the community. This policy may be applied with priority in the Lantzville East frontage on Highway 19.
7. The District will encourage the Ministry of Transportation and Transit to implement its plans for a pedestrian overpass or underpass at Ware Road and the Island Highway.
8. The District and the Ministry of Transportation and Transit have agreed on the retention of a buffer of trees along both sides of the Island Highway within the municipal boundaries of Lantzville. As well as trees on Ministry of Transportation and Transit property, the buffer will be supplemented by a District of Lantzville Development Permit Area on a corridor of adjacent private lands, described in Part 3, Section 11 – DPA X – Highway Corridor Area.
9. In an effort to minimize light pollution, the District will use technology that results in "dark sky" lighting in all new or replacement street lighting and for exterior lighting for new development or redevelopment in commercial, institutional, and industrial areas.

PART 3 | PLAN IMPLEMENTATION

Section 11 | Making it Work

Stating community goals and policies is the easier part of the OCP process. Achieving the goals and pursuing the policies requires the formulation of an action or implementation plan to ensure that the Plan has the positive impact intended. Implementation can be achieved using a number of methods and tools. The following section describes the means by which the Plan's Goals, Objectives, and Policies will be pursued, including the use of:

- Special Plan Area (SPA) Policies and Guidelines;
- Development Permit Areas and Guidelines; and
- Other Regulatory Bylaws outside the OCP, such as the Zoning Bylaw and Subdivision Bylaw, that will need to be reviewed and potentially refined to be consistent with the OCP Review.

The tools in Section 11 are designed to allow practical implementation of the Goals, Objectives, and Policies in Part Two of the OCP. For an introduction to the concepts of Density Bonus, Averaging, and Clustering and the development information and community engagement and planning process for SPAs, refer to Part Two, Section 8.

11.1 | Special Plan Area Policies and Guidelines

The following area-specific policies and guidelines apply to Special Plan Areas (SPAs), as shown on Map 4:

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

11.1.1 | Village Primary Commercial Core Special Plan Area

1. Applications for minor Zoning Bylaw amendments for individual properties may be considered by the District prior to completion of a Special Area Plan. Zoning Bylaw amendments for sites over 0.4 hectares shall require prior completion of the applicable SPA process.
2. Commercial uses will be required on the ground floor of new development along Lantzville Road and other immediately adjacent areas as defined in the SPA process. Residential, commercial, or seniors supportive housing above street-front commercial is encouraged in these areas. Where above-commercial housing is proposed, provide a range of housing unit sizes and numbers of housing units that respect building height limits of two storeys on the north (ocean) side of Lantzville Road and two storeys on the south (upland) side of Lantzville Road with allowance for a third storey lower floor if the depth of the slope provides it, and in such cases the lower two storeys must be solely commercial. Respect lot constraints for on-site parking.
3. In addition to commercial (e.g., retail, service, office) uses, this SPA may include parks, indoor or outdoor recreation facilities, utilities, and educational or other institutional uses. Seniors-oriented facilities, either community care or small-scale independent living, are encouraged in this SPA.
4. Development within this SPA will include high-quality pedestrian environments as outlined in the Development Permit Guidelines. Vegetated buffers are encouraged to provide privacy to existing adjacent residential properties.
5. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
6. This SPA shall consider identifying a sub-area to be the focal point for outdoor dining and gatherings, outdoor events and markets. Outdoor entertainment may occur in this area, and residential accommodations should be compatible with the outdoor activities and lively nature of the area. As well as youth-oriented or active senior accommodation, the sub-area may include tourism accommodation or short-term rentals, subject to business licensing. Other than community special events, outdoor entertainment and large gatherings will not be encouraged outside this sub-area.
7. Residential density will be considered by Council on a case-by-case basis.

8. As part of the Special Area Plan, a conceptual urban design and site plan – integrated across property lines and to adjacent neighbourhoods – will be created that determines:

- general architectural massing
- height and terracing
- street travel and bicycle lanes
- on-street and off-street parking
- pedestrian realm of sidewalks, terraces, patios, seating, and dining areas
- lighting concept
- utility concepts including managing overhead wires
- landscape concepts
- public art / amenity concepts
- grading and retaining wall concepts.

9. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

10. The site plan must include a lane or road that can be used to access the backs of commercial properties fronting on the south side of Lantzville Road.

11. Underground parking is encouraged, subject to the Development Permit Area guidelines. Shared parking (underground or surface) will also be encouraged to maximize the efficiency of parking space and support small-scale retail uses.



Figure 43: Lantzville Road could become a pedestrian friendly street.



Figure 44: Food / grocery market is strongly encouraged.



Figure 45: Narrow streets opening to sunny plaza, Island of Rhodes, GR. Plaza could cover underground parking, similar to Whistler, BC.

Village Primary Commercial Core SPA Land Use Summary	
Targeted Number of New Housing Units	The number of new housing units will be determined on a property-by-property basis.
Supported Land Uses	• Retail, office and service commercial uses that are appropriate for a downtown village core area • Craft processing (e.g. micro-breweries) • Public markets » Seniors supportive housing • Mixed-use buildings with housing units above ground-floor commercial • Parks, indoor or outdoor recreation facilities, utilities, and educational or other institutional uses
Supported Building Height	• 2 storeys on north (ocean) side of Lantzville Road » 2 storeys on south side of Lantzville Road, with allowance for a third storey lower floor if the depth of the slope provides it, and in such cases the lower two storeys must be solely commercial.
Required Elements of New Development	• Innovative site and building design
Open Space Targets	• While there is no target for open space, public plazas and outdoor seating and dining areas will be considered. • Street trees and other forms of soft and hard landscaping are encouraged.
Parking	• Appropriate parking standards must be established to ensure that all required employee/resident parking is provided onsite. • Onstreet parking must be constructed in accordance with the approved Lantzville Road streetscape design and the District's Subdivision and Development Works and Services Bylaw No. 175. • Parking signage must be installed.

11.1.2 | Village South Special Plan Area

1. Applications for minor Zoning Bylaw amendments for individual properties may be considered by the District prior to completion of a Special Area Plan. Zoning Bylaw amendments for sites over 0.4 hectares shall require prior completion of the applicable SPA process.
2. In the northwest portion of the SPA close to Lantzville Road and Ware Road, a range of commercial, residential and small-scale seniors supportive housing uses may be considered, with potential for commercial under residential and potential land-use conflicts managed during the SPA process. Innovations such as live-work buildings are encouraged. Parks, indoor or outdoor recreation facilities, utilities, and educational or other institutional uses are also supported in this portion of the SPA.
3. Single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park and open space land uses are supported in the remainder of the SPA. Seniors-oriented housing, either community care or small-scale independent living, are encouraged.
4. Development within this SPA will include high-quality pedestrian environments as outlined in the Development Permit Area guidelines. Vegetated buffers are encouraged to provide privacy to existing adjacent residential properties.
5. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
6. As part of the Special Area Plan, a conceptual urban design and site plan – integrated across property lines and to adjacent neighbourhoods – will be created that determines:

- general architectural massing
- height and terracing
- street travel and bicycle lanes
- on-street and off-street parking
- pedestrian realm of sidewalks, terraces, patios, seating, and dining areas
- lighting concept
- utility concepts including managing overhead wires
- landscape concepts
- public art / amenity concepts
- grading and retaining wall concepts.

7. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
8. The site plan must include a lane or road that can be used to access the backs of commercial properties fronting on the south side of Lantzville Road.
9. Underground parking is encouraged, subject to the Development Permit Area guidelines. Shared parking (underground or surface) will also be encouraged to maximize the efficiency of parking space and support small-scale retail uses.
10. The District encourages the development of a limited number of high-quality apartments with underground parking, nestled into treed buffers.
11. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format.
12. A continuous treed buffer of at least 15 m width plus adjacent wooded Crown lands, will be retained along the Island Highway.
13. A continuous treed buffer of a minimum 15 metre width shall be provided between proposed buildings and existing residences along Lancewood Avenue, broken only by trails and a small-scale winding access road / fire lane.
14. A park area shall be provided, potentially south of the existing church property, as well as continuous open space and trail corridors (greenways), to connect the housing areas across Ware Road and to the Village Primary Commercial Core and Village South SPAs, Seaview School, and adjacent neighbourhoods.
15. A park area shall be provided south of the existing school playing fields and will be a reforested park.
16. Trail connections shall extend through the site, connecting Ware Road, Rossiter Ave., and the lane extension of Lynn Drive to the school grounds and to the Village Primary Commercial Core.
17. Ware Road passes through this neighbourhood. The development shall create a highly improved entrance streetscape for the development and Village. Features shall include medians and boulevards that integrate green infrastructure and planting, a double or triple row of street trees, as well as multi-use pedestrian / bicycle trail(s) that provide continuity between the Island Highway, Village Primary Commercial Core, Seaview School, and adjacent neighbourhoods.



Figure 46: A linked open space and trails system would encourage walking / bicycling or accessible routes to the Village Primary Commercial Core, as well as provide a buffer to adjacent residential neighbourhoods



Figure 47: Mixed commercial/residential buildings on narrow pedestrian friendly streets, Island of Calvi, FR

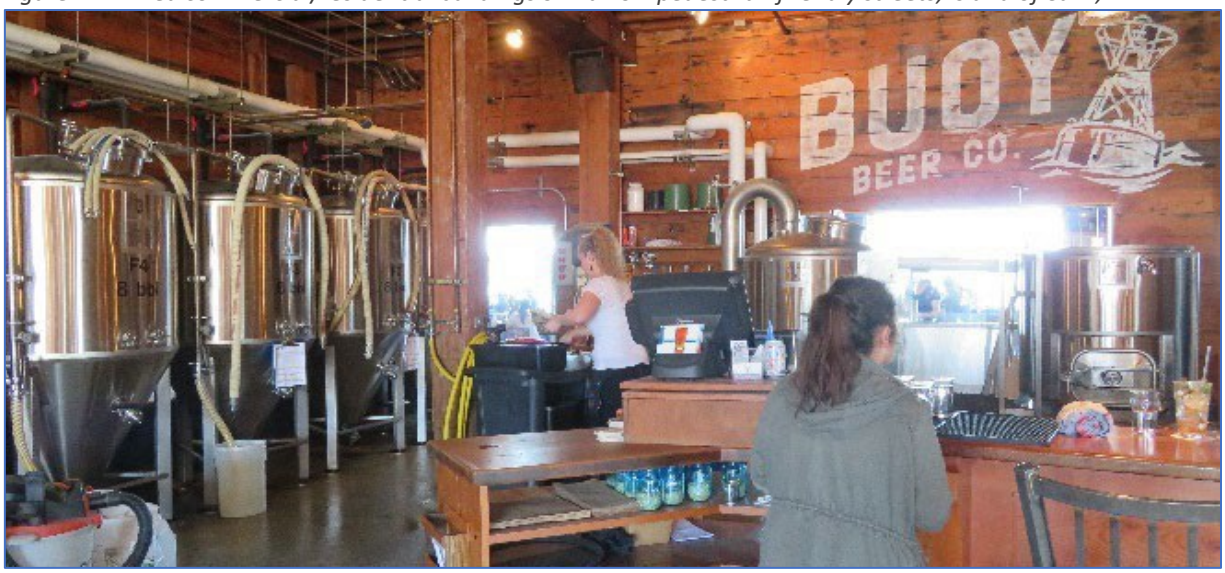


Figure 48: Artisan brewery or innovative eateries would fit the Festival District.

Village South SPA Land Use Summary	
Targeted Number of New Housing Units	» **254-389** (plus seniors supportive housing)
Supported Land Uses	• Small-scale, pedestrian-oriented retail commercial and offices, food services, craft processing, and mixed-use buildings close to Lantzville Road and lower section of Ware Road » Seniors supportive housing (target 100 units), apartment (on lot sizes 280m2 – 4050m2 serviced by community water and sewer), rowhouse and townhouse, duplex, house (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, schools, parks, open space, and recreation, and limited number of apartments. • Parks, indoor or outdoor recreation facilities, utilities, and educational or other institutional uses
Housing Mix	• The Special Plan Area must not be dominated by a single housing type. A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	• 2 storeys for single-unit housing and two-unit housing • 3 storeys for mixed use buildings, commercial and office buildings, apartments, rowhouses, townhouses, and seniors supportive housing • 4 storeys for limited number of apartments and seniors supportive housing buildings and subject to the provision of underground parking
Required Elements of New Development	• Abundant green space and open space » Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 30% total green space, open space, and public parks (target 22% public parks). Green space and open space may include existing trees, street trees, onsite landscaping, dining areas and plazas, privately managed green space, walkways and greenways, buffering, rainwater management areas and bioswales.

	• Forest buffers (existing trees or planted) shall be managed to be taller than the building rooflines.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking



Figure 49: High quality streetscapes fronting two-storey buildings with a mix of single-unit and multi-unit interiors are envisioned for the Village South Neighbourhood.

11.1.3 | Village West Special Plan Area

1. Single-unit housing , multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Village West SPA.
2. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for families and for seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream and riparian corridor, including both wildlife trees and existing or planted native trees and plantings shall maintain the surface watercourse on the site. As a non-fish-bearing headwater stream with many dead trees due to past beaver activity and invasive species, it is recognized that habitat restoration and renewal designed by qualified professionals may be needed to create a stream corridor that is both good habitat and aesthetically acceptable, subject to District DPA conditions and senior government approvals.
5. A continuous publicly accessible trail corridor shall be provided from Peterson Road to Seaview School, generally following the stream corridor and local streets to provide a safe route to school as an alternative to Lantzville Road.
6. The interface along Peterson Road shall retain a semi-rural character dominated by a native plant buffer and stream corridor, interrupted only by trails and entrance driveways.
7. The interface along Lantzville Road shall retain a semi-rural character dominated by single-unit housing in a variety of parcel sizes, with most existing trees retained.
8. Retention of heritage rural elements is encouraged.
9. Interface along Lynn Drive shall be single-unit housing.
10. Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.
11. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.



Figure 50: Village West would be lower density than other Village areas, including plans for a "safe route" for walking / bicycling to school, as an alternate to Lantzville Road



Figure 51: Integrating ponds, wetlands, and stream corridors into site plans is important (note: the building example shown is three-storeys, which is higher than allowed in the Village West SPA)

Village West SPA Land Use Summary	
Targeted Number of New Housing Units	» **75-100**
Supported Land Uses	• Seniors supportive housing (target 100 units), apartment (on lot sizes 280m2 – 4050m2 serviced by community water and sewer), rowhouse and townhouse, duplex, house (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	» The Special Plan Area must not be dominated by a single housing type. A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	• 2 storeys
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 20% public parks and wetlands • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.4 | Upper Lantzville Ware Road Special Plan Area

1. Single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Upper Lantzville Ware Road SPA.
2. The District encourages proposals for development in this area with uses and densities that are dominated by larger single-unit housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-unit and some multi-unit housing for families and seniors, include linked open space and trails systems, improve pedestrian and bicycle mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream, protected ravine, and riparian corridor, including both wildlife trees and existing or planted native trees and plantings, shall maintain the surface watercourses on the site, including Bloods Creek and its tributaries.
5. A continuous publicly accessible trail corridor shall be provided at the outside of the Bloods Creek riparian corridor, with consideration of how to extend the trail to connect to Aspengrove School, the E&N Trail, and future trails across the Island Highway, creating a neighbourhood trail loop system.
6. Forested buffer shall be maintained at the intersection of Ware Road and Clark Drive. An "Upper Lantzville" community welcome sign is encouraged for Ware Road and the Island Highway.
7. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate a softball / soccer playing field. Sufficient local park and trail space shall be provided within both the Clark Drive and Ronald Road sub-areas for neighbourhood use.
8. Clark Drive shall extend in a circuitous and slow-speed alignment to provide alternate vehicle, emergency, and pedestrian access from Aulds Road to Ware Road. A transportation and traffic study shall address road alignment, travel lane width, and traffic calming requirements to avoid speeding and short-cutting between Aulds Road and Ware Road.
9. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
10. The Upper Lantzville Ware Road Special Area Plan is in Appendix 1 of the OCP. As properties within the special planning area are brought forward to the Municipality for

consideration of rezoning, the policies specific to development of those properties will be added to the Special Area Plan through an amendment to the OCP. [**BL224**]

Upper Lantzville Ware Road SPA Land Use Summary	
Targeted Number of New Housing Units	• **130-195**
Supported Land Uses	» Seniors supportive housing (target 100 units), apartment (on lot sizes 280m2 – 4050m2 serviced by community water and sewer), rowhouse and townhouse, duplex, house (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The SPA may be primarily single-unit housing but should include an area for multi-unit housing.
Supported Building Height	• 2 storeys plus allowance for slope
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 30% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.5 | Upper Lantzville Superior Road Special Plan Area

1. Single-unit housing, two-unit housing, rowhouses, townhouses, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Upper Lantzville Superior Road SPA.

2. The District encourages proposals for development in this area with uses and densities that are dominated by larger single-unit housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-unit and some multi-unit housing for families and seniors, include linked open space and trails systems, improve pedestrian and bicycle mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.

3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.

4. A continuous surface stream, protected ravine, and riparian corridor, including both wildlife trees and existing or planted native trees and plantings, shall maintain the surface watercourses on the site, including Knarston Creek and its tributaries.

5. Forested buffers shall be created and maintained in a continuous network to provide forested backdrops to "semi-rural" neighbourhood clusters. The distance between forested buffers shall vary, but as a guideline should not exceed 250 metres.

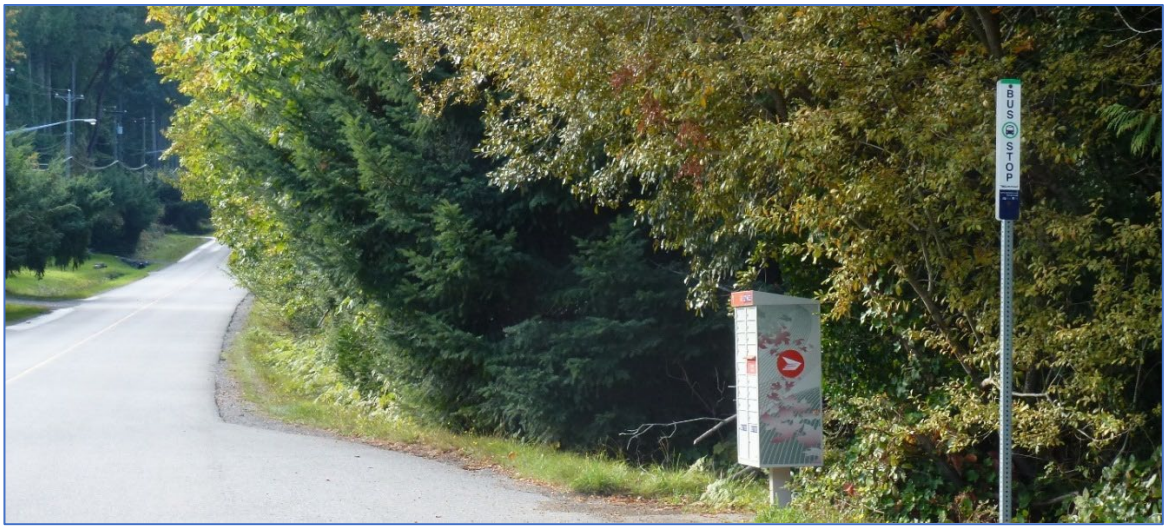


Figure 52: Upper Lantzville Superior Road area development will need to integrate with the semi-rural character of the existing neighbourhood.

6. A continuous publicly accessible trail corridor shall be provided at the outside of the Knarston Creek riparian corridor and shall extend through the network of forested buffers to connect to Superior Road, the E&N Trail, and future trails across the Island Highway, creating a neighbourhood trail loop system.

7. Forested buffers shall be maintained at the intersection of Island Highway, the Island Corridor railway, and Superior Road. An “Upper Lantzville” community welcome sign is encouraged for Superior Road and the Island Highway.
8. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate neighbourhood gatherings in a “semi-rural” setting.
9. A transportation and traffic study shall address the Superior Road / Island Highway intersection, along with road alignment, travel lane width, and traffic calming requirements accessing the site to avoid speeding and minimize traffic impacts on Superior Road in the Agricultural Land Reserve and adjacent neighbourhoods.
10. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

Upper Lantzville Superior Road SPA Land Use Summary	
Targeted Number of New Housing Units	• **135-203**
Supported Land Uses	• Seniors supportive housing (target 100 units), apartment (on lot sizes 280m2 – 4050m2 serviced by community water and sewer), rowhouse and townhouse, duplex, house (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The SPA may include a mix of housing types.
Supported Building Height	• 2 storeys plus allowance for slope
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 20% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

1. Long Term Care Facilities, Day Care, Professional Offices/Services, Health Services, Veterinary Clinic, Funeral Service, and Financial Service land uses will be allowed in the Lantzville East SPA.
2. A continuous wooded buffer, with trees exceeding the height of proposed buildings, shall be maintained along the northern boundary of the SPA. In combination with the existing District lane right of way in the area, the minimum width of forest buffer shall be 20 m in general, and 30 m where buildings are three storeys.
3. Forested buffers shall also be established and maintained in a continuous network along the north side of Lantzville Road and at property lines to provide forested backdrops to neighbourhood clusters. The distance between north-south oriented forested buffers shall vary, but as a guideline should not exceed 250 metres.



1. *Figure 53: Retention of existing woods as buffers to adjacent neighbourhoods will be important in Lantzville East.*

4. A continuous publicly accessible trail corridor shall be provided to extend through the network of forested buffers to connect to Lantzville Road and to Schook Road, creating a neighbourhood trail loop system.
5. Native trees shall be retained or replanted along the south side of Lantzville Road to provide a “park-like” setting when viewed from the Island Highway. Noise attenuation berms may be considered in cooperation with the Province between Highway 19 and Lantzville Road.

6. A “Lantzville” community welcome sign is encouraged for Lantzville Road at Schook Road.
7. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate senior / family / child neighbourhood gatherings in a “semi-rural” setting.
8. Frontage improvements along Lantzville Road shall accommodate cyclists, pedestrians, and seniors, and have a semi-rural character.
9. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

Lantzville East SPA Land Use Summary	
Targeted Number of New Housing Units	• **30-72**, plus seniors supportive housing
Supported Land Uses	• Long Term Care Facilities, Day Care, ProfessionalOffices/Services, Health Service, Veterinary Clinic, FuneralService and Financial Service.
Supported Building Height	• 2 storeys plus without underground parking • 3 storeys with underground parking, stepped façade and highly articulated roof design.
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development » Innovative site and building design
Green Space, Open Space and Public Park Targets	• 30% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.7 | Foothills Comprehensive Development Plan Area

The Foothills Comprehensive Development Plan Area (FCDPA) is established policy in the Official Community Plan and is under implementation.

1. Permitted uses within the FCDPA include residential, neighbourhood retail, parks, recreation, utilities, places of worship, schools, and fire halls.
2. The FCDPA may include one neighbourhood commercial site. This use should have a focus on providing a retail "convenience" service to reduce the use of motor vehicles. Additional civic uses such as a secondary fire hall, local park, or other features to provide a neighbourhood atmosphere for families such as a place of worship, community hall, or playground should be associated with this site.
3. The FCDPA will have a maximum gross density of 1.0 unit per hectare. The total number of residential units in the Foothills Estates may be up to a maximum of 730.
4. Density transfer will be permitted in this area at a ratio of 1 unit for each 1 hectare dedicated as Public Park. The 5% dedication required under the *Local Government Act* may be included as part of the parkland resulting from density transfer. The target area for parkland resulting from density transfer is 365 hectares or 50% of the site area.
5. Development areas and park areas within the FCDPA will conform to the concept illustrated on Map 8 in this Plan.
6. In subdivision applications, an area of proposed parkland equivalent in area to the area of proposed residential development shall be included in the subdivision or shall be secured through other means for public ownership and use.
7. The District recommends that an ecosystem-based, site-adaptive planning approach be used in developing the site plan for the FCDPA.
8. The District encourages a range of lot sizes and house sizes, within a rural setting and with a predominantly rural character.
9. The proposed 365-hectare park area will prioritize environmentally sensitive areas, wildlife corridors, high recreational values, viewscapes, and interconnectivity to the developed portion of Lantzville and the Regional District of Nanaimo trail network.
10. Traffic impacts on developed areas of Lantzville and adjacent Electoral Area D must be minimized. A detailed traffic and transit study, and detailed road network plan, including public parking areas, prepared by a qualified professional, must be completed to the satisfaction of the District of Lantzville.

11. A detailed parks plan and trail network outlining construction techniques must be completed to the satisfaction of the District. Proposed improvements to proposed municipal parks or open space will be completed prior to acceptance of those lands.
12. 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.
13. Connections between water and sewer infrastructure in the Foothills Estates area and infrastructure in the rest of Lantzville will be encouraged where economies of scale and security of the service will result.
14. A site restoration and rehabilitation plan to address erosion risk, surface water quality and quantity, and riparian areas must be completed and a schedule developed to carry out the plan. The landowner may be required to register a covenant against the property, post a bond, or provide other guarantees that the plan will be implemented.
15. No subdivision will be approved or parkland accepted unless remediation work has been either completed or otherwise guaranteed in the area of application.
16. Wildlife impacts will be assessed and risks associated with large animals such as bears will be identified with recommended mitigation measures.

11.2 | Development Permit Areas

Section 488 of the *Local Government Act* allows the District to designate Development Permit Areas (DPAs) for one or more of the following purposes:

(a) protection of the natural environment, its ecosystems, and biological diversity;

(b) protection of development from hazardous conditions;

(c) protection of farming;

(d) revitalization of an area in which a commercial use is permitted;

(e) establishment of objectives for the form and character of intensive residential development;

(f) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development (i.e. multi-unit housing)

By requiring a development permit for a project, the District can require a greater level of detail and analysis for a development proposed for lands that are considered to have special or sensitive conditions. The community is thus better able to assess the impact the project will have.

The following activities require a development permit whenever they occur within a DPA:

- subdivision of land;
- the siting and construction of buildings and structures with a building floor area greater than 10 m^2 (107.6 ft^2);
- paving improvements including roads and driveways, septic tanks, drainage fields, sewage treatment systems and discharges, irrigation or water systems, driveways, swimming pools, retaining walls, and shoreline protection devices; and
- in Special Plan Areas, the clearing of trees or site grading / deposit of fill prior to adoption of an approved Special Area Plan on parcels larger than 4,000 m^2 shall be subject to a development permit under categories (a) to (c) as applicable, that clarifies the extent of subsequent, potentially smaller, Development Permit Areas. Removal of one tree per parcel in any calendar year does not require a development permit.

11.2.1 | General Development Permit Area Policies

Development Permit Areas are shown on Maps 9-11. The following general policies apply to Development Permit Areas:

1. Owners of land within a DPA are required to obtain a development permit prior to: the subdivision of land; the construction of, or addition to, a building or structure on the land; or the alteration of land within a designated Development Permit Area, except where exemption provisions apply.
2. In reviewing development permit applications, the District will give due consideration to:

- soil stability
- natural vegetation or ground cover
- wildlife and fish habitat
- quality and quantity of surface drainage and groundwater
- adjacent land uses

3. Where land is subject to more than one DPA designation, a single development permit is required. However, the application will be subject to the requirements of all applicable DPAs.
4. Where, in the opinion of Council or delegate, the proposed change is small in scale, or insignificant in terms of potential impact, a development permit may not be required.
5. Any policy in the OCP, including a policy in a Special Area Plan approved by the Municipality, that relates to a matter that is subject to a Development Permit application and the Development Permit Area guidelines, is supplementary to and forms part of these Guidelines for the purpose of reviewing the subdivision or development for consistency with the Guidelines. [**BL224**]

11.2.2 | Development Information

Under Section 485 of the *Local Government Act*, the District may require development approval information within the Development Permit Area. Where a report by a qualified professional is required, the following guideline may be used to define the scope of the information required. This guideline is not intended to limit the scope of a required report on any specific site as may be required in a Bylaw approved under Section 485. The report will contain:

1. A legal description of the property.
2. A location map depicting property location.
3. A description of any relevant climatic, hydrometric, geological, hydro-geological, ecological, or other related information.
4. A site map and/or air photograph overlay depicting: the existing property boundaries, watercourses, slopes, sensitive and habitat areas, and any other relevant regional or site-specific information.
5. A description of all relevant restrictive covenants registered on title for the subject property.
6. A review of current and historical air photographs.
7. A review of historic nature, extent, magnitude, frequency, and potential effect of hazards or constraints that may affect the property.
8. A description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional review.
9. An assessment of the location of all proposed building or development sites by specifying setback distances from a natural boundary, property boundary, or feature or hazard area, and/or map notation. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of legal reference plan for attachment to a restrictive covenant.
10. Where applicable, flood construction level, by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of the above.
11. Recommendations to ensure safe use of a site should be clearly stated with sufficient detail and clarity to facilitate inclusion of a *Land Title Act* Section 219 covenant.
12. A description of any proposed mitigation works and/or actions designed to mitigate the hazard or impact of development.
13. Where mitigation works and/or actions are proposed, an assessment of the effects that the proposed works and/or actions may have on other properties including public infrastructure or lands.
14. Where mitigation works and/or actions designed to reduce hazards or impacts are contemplated, the applicant should confirm that the works and/or actions will be

acceptable to the local government, and that they would meet regulatory requirements prior to completing the report and/or a detailed design.

15. A Quality Assurance Statement with signature and seal of a Qualified Professional. Some assessment reports may require the involvement of one or more Qualified Professionals and/or a peer review process.

11.2.3 | Activities Exempt from Development Permit Requirements

The following activities do not require a development permit:

- removal of hazard trees;
- emergency actions for flood protection or erosion protection;
- emergency works to repair or replace public utilities or infrastructure;
- repairs to bridges or safety fences
- removal of invasive non-native vegetation from riparian areas; and
- instream habitat development or restoration that complies with Provincial and Federal legislation and requirements.

11.2.4 | Mapping of Development Permit Areas

Eleven Development Permit Areas are designated on Maps 9-11:

- DPA I - Watercourse Protection
- DPA II – Sensitive Ecosystem Protection
- DPA III – Coastal Protection
- DPA IV – Forest Resource Lands
- DPA V – Steep Slope Protection
- DPA VI – Potential Historic Underground Mines
- DPA VII – Interface Wildfire Protection
- DPA VIII – Village Form and Character
- DPA IX – Lantzville Industrial Park Form and Character
- DPA X – Highway Corridor
- DPA XI – Farmland Protection

11.3 | DPA 1 – Watercourse Protection

11.3.1 | Category

Pursuant to Section 488 (1) (a) and (b) of the *Local Government Act,* this designation is intended to minimize the impact of the built environment on fish habitat and fish supportive watercourses, as well as to minimize the effect of seasonal flooding on the built environment. DPA I areas include all land within a distance of 30 m from top of bank for all watercourses, streams, brooks, creeks, and wetlands, including, but not limited to Knarston, Bloods, Hardy, Metral, Heikkila, Raines, Caillet, and Jepson Creeks, Copley Brook and wetland, and Doumont Marsh.

11.3.2 | Justification

Watercourse Protection Development Permit Areas represent resources that provide habitat for aquatic and wildlife species. Riparian areas also protect the physical and ecological integrity of the watercourse ecosystem and provide valuable groundwater recharge. Undisturbed riparian areas can protect private property from the impacts of flooding and potential loss of land due to erosion and instability.



Figure 55: Watercourse and riparian area protection provides habitat, aquifer recharge, erosion and flood control, and community amenity.

11.3.3 | Guidelines

1. A development permit must be applied for, and issued by the District of Lantzville, prior to any of the following activities:

   - removal, alteration, disruption, or destruction of vegetation;
   - disturbance of soils;
   - construction or erection of buildings and structures;
   - creation of non-structural impervious or semi-impervious surfaces;
   - flood protection works;
   - construction of roads, trails, docks, retaining walls, wharves, and bridges;
   - provision and maintenance of sewer and water services;
   - development of drainage systems;
   - development of utility corridors; and
   - subdivision as defined in Section 455 of the *Local Government Act*.

2. Interior alterations or non-structural exterior alterations to a building or structure do not require a Watercourse Protection Development Permit.
3. Farming activities, with the exception of the construction or siting of farm buildings, are exempt from the Riparian Areas Protection Regulation (RAPR), provided that those activities are carried out in accordance with the *Farm Practices Protection Act* and the Ministry of Agriculture's Riparian Factsheet for watercourse setbacks.
4. Where possible, development or alteration should be planned to avoid intrusion into DPA I areas and to minimize the impact of any activity on these areas.
5. The definitions of "watercourse", "development", and "riparian area" are in the Riparian Areas Protection Regulation (RAPR) of the *Riparian Areas Protection Act*. For the purposes of this Development Permit Area, the terms used herein have the same meaning that they do under the RAPR.
6. The Development Permit Area is coincidental with the Riparian Assessment Area as defined in the RAR. The Development Permit Area is indicated in general terms on Map 9.

7. Notwithstanding the areas indicated on Map 9, the actual Development Permit Area will in every case be measured on the ground, and will be:

- for a watercourse, the 30 m strip on both sides of the watercourse, measured from the high water mark;
- for a 3:1 ravine less than 60 m wide, a strip on both sides of the watercourse measured from the high water mark to a point that is 30 m beyond the top of ravine bank; and
- for a 3:1 ravine 60 m wide or greater, a strip on both sides of the watercourse measured from the high water mark to a point that is 10 m beyond the top of ravine bank.

8. Prior to undertaking any of the development activities listed above, an owner of property within the Watercourse Protection Development Permit Area shall apply to the District of Lantzville for a development permit, and the application shall meet the following guidelines:

- A qualified environmental professional (QEP) will be retained at the expense of the applicant, for the purpose of preparing a report on the riparian area pursuant to the RAR Assessment Methodology guidebook. The report will be submitted to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development and the District of Lantzville.
- Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the development permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the development permit, such as:
    - a dedication back to the Crown or the District of Lantzville,
    - gifting to a nature protection organization (tax receipts may be issued), or
    - the registration of a restrictive covenant or conservation covenant over the SPEA confirming its long-term availability as a riparian buffer to remain free of development.
- Where the QEP report describes an area as suitable for development with special mitigating measures, the development permit will only allow the development to occur in strict compliance with the measures described in the report.

- Monitoring and regular reporting by professionals paid for by the applicant may be required, as specified in a development permit.
- If the nature of a proposed project in a riparian assessment area evolves due to new information or some other change, the QEP will be required to re-assess the proposal with respect to the SPEA.
- Wherever possible, QEPs are encouraged to exceed the minimum standards set out in the RAR in their reports.

9. No development projects within the 30 m riparian assessment area may proceed until the Ministry of Environment and Parks advises the District of Lantzville that the fish habitat requirements as set out in the *Riparian Areas Protection Regulation* have been met.
10. No aspect of these Development Permit Area guidelines relieves a developer from the requirement to meet all other requirements of any applicable bylaws or enactments or to acquire any necessary permits.
11. Development Permit applications should include a report prepared by a qualified professional outlining the following information:

- detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
- criteria used to define the boundaries of the environmentally sensitive area;
- inventory of fisheries species and related habitat;
- impact statement describing effects of proposed development on natural conditions;
- procedures for protection of riparian areas and habitat during construction;
- guidelines for mitigating habitat degradation including limits of proposed leave areas; and
- habitat compensation alternatives, where compensation is approved.

12. Development Permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
13. Based on the bio-physical assessment of the site within the DPA, works or protective measures, such as the planting or retention of trees or vegetation, may be required to preserve, protect, restore, or enhance natural watercourses, fish habitat, or riparian areas.

14. In the absence of a report from a qualified professional, a minimum buffer of 30 m will be preserved between the natural boundary of the watercourse and any building or structure.

11.4 | DPA 2 – Sensitive Ecosystems Protection

11.4.1 | Category

As permitted by Section 488 (1) (a) of the *Local Government Act,* environmentally sensitive areas or ecosystems and areas that have been identified in the Sensitive Ecosystem Inventory Project for Southeast Vancouver Island (2004 update) as being endangered or sensitive to disturbance, are designated as Development Permit Areas. Such lands include stands of Garry oak, woodlands, older forests, habitat and nest trees for eagles and herons, meadows, grasslands, and their associated species, some of which are unique to south-eastern Vancouver Island.

11.4.2 | Justification

The *Wildlife Act* protects identified birds, birds' nests, eggs, and young while the nest is occupied and year-round for the nests of eagles and herons. To ensure the viability of nest trees, the Ministry of Environment and Parks recommends buffer areas surrounding these trees.

Sensitive lands identified on the Sensitive Ecosystem Project map are generally considered to be areas that are endangered or sensitive to disturbance. It is acknowledged, however, that there may be sensitive ecosystems that are not recorded on the map, and that a number of sites shown on the map have not yet been ground-truthed.

In both cases, adequate buffers must be provided between Environmentally Sensitive Areas (ESAs) and development to protect the feature.

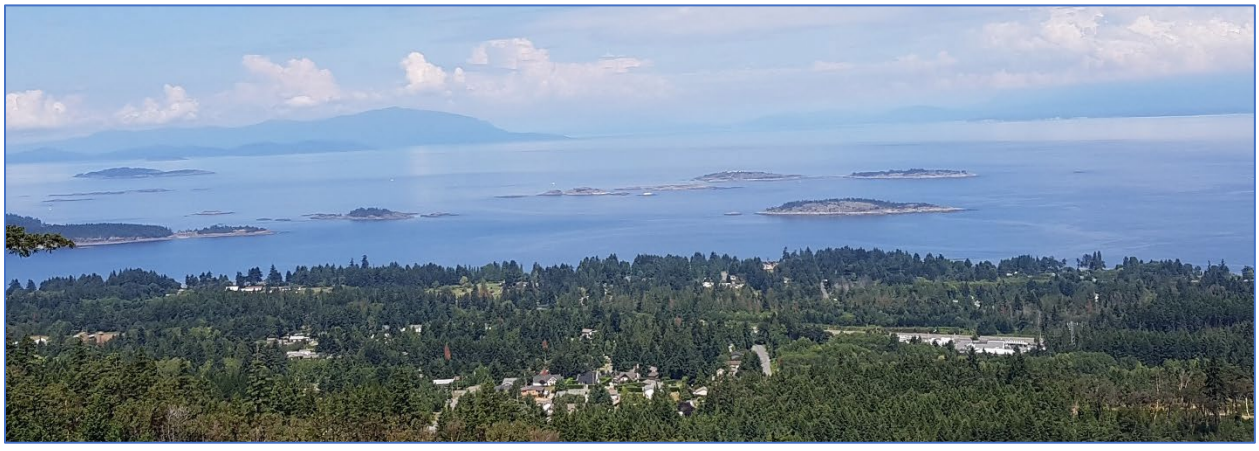


Figure 55: Sensitive ecosystems include nest trees, Garry oak, herbaceous areas, and areas of rare older forest or woodlands

11.4.3 | Guidelines

1. Development permits will be required in these areas for activity including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit, or tree removal.
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a development permit.
3. Nest trees are protected under the provincial *Wildlife Act.* This includes known nest trees and nest trees that may be identified during the course of site assessment or development.
4. Nest tree protection buffer areas will be determined in accordance with *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia* and the *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013).*
5. The District will only support development of land within this DPA provided the applicant or appropriate authority presents acceptable evidence that the proposed development will not disturb or adversely affect the habitat tree or ecosystem.
6. Development permit applications should include a report prepared by a qualified professional outlining the following information:

    - detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
    - criteria used to define the boundaries of the environmentally sensitive area;
    - inventory of species and related habitat;
    - impact statement describing effects of proposed development on natural conditions;
    - procedures for protection of Environmentally Sensitive Areas during construction;
    - guidelines for mitigating Environmentally Sensitive Area or habitat degradation including limits of proposed leave areas;
    - habitat compensation alternatives, where compensation is approved.

7. In the absence of satisfactory evidence of non-disturbance, no development or alteration will occur within 60 m of the habitat tree or within 30 m of a sensitive ecosystem.

11.5 | DPA 3 – Coastal Protection

11.5.1 | Category

Pursuant to Section 488 (1) (a) and (b) of the *Local Government Act,* the entire shoreline of the District of Lantzville at the Salish Sea is designated a Development Permit Area, including the land within 15 m inland of the natural boundary, and also the public foreshore from the natural boundary seaward to the water low tide line, as shown on Maps 9 and 10.

11.5.2 | Justification

Construction or erosion control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability, and degrade the aesthetic of and pedestrian movement along the beach area. They may also result in accretion in other areas. In order to ensure that potentially hazardous conditions are avoided and that the integrity of the slopes and shoreline is maintained, alteration of adjacent lands must be regulated. The marine riparian area is an ecologically important area that is sensitive to development. Development must be appropriately managed to help protect and enhance biodiversity within these areas.



Figure 56: Maintaining public foreshore access and waterfront ecosystems must be integrated with waterfront property development and maintenance

11.5.3 | Guidelines

1. A development permit will be required for siting of buildings or structures, shoreline protection devices, removal of native vegetation, grading, or any other works.
2. Construction or alteration should be planned to avoid intrusion into the DPA, to minimize the impact on these areas, and to minimize any further erosion or accretion at the subject property or adjacent properties. Public walking access along sand or gravel beach areas will be accommodated between the non-spring high tide line (approximately 1.5 m geodetic) and the toe of any structural riprap or vertical erosion control structure, with a minimum public access width at non-spring high tide of 2 m. It is recognized this public access may be temporarily inaccessible in spring tide and storm surge conditions.
3. The following must be provided with a Development Permit application:

    - an assessment prepared by a qualified professional engineer (marine engineer and/or geotechnical engineer),
    - an assessment prepared by a Qualified Environmental Professional, and
    - a survey plan prepared by a British Columbia Land Surveyor.

4. No development or alteration of land will occur where the qualified professional's report indicates that a hazardous condition would result or impacts would occur on adjacent public or private property.
5. Except where otherwise permitted in the Zoning Bylaw, buildings and accessory structures must be set back at least 15 m from the property boundary adjacent to the Salish Sea. This 15 m area will be limited to uses that have minimal impact on the marine foreshore and bank.
6. The flood construction level will be an elevation at least 4.5 m geodetic (2 m above the highest recorded water level of the Salish Sea). This flood construction level may change from time to time due to the influence of anticipated sea level rise. Structures that have an anticipated life exceeding 75 years shall require a custom flood construction level that anticipates sea level rise to the end of the structure life, as determined by a qualified professional (marine engineer and/or or geotechnical engineer).
7. The placing of fill within 15 m of the top of bank will be discouraged.
8. All proposed new and replacement shoreline protection works, and major repairs of existing shoreline protection works, must follow Green Shores principles and approaches, unless a

Green Shores certified professional determines that a Green Shores approach is inappropriate.

9. Hard shoreline protection measures, including retaining walls, cement blocks, or other permanent structures, are generally not supported.

10. 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) in consultation with a Green Shores certified professional, and will be subject to approval by appropriate federal and provincial agencies and the District of Lantzville.

11. Where protection is required, new and reconstructed protection structures should be constructed of (in order of preference):

- beach nourishment sand and gravels,
- large rounded boulders,
- large wood material,
- riprap,
- or combinations of the above, rather than vertical wall structures.

12. If vertical wall structures are the only potential solution, the owner shall provide an impact assessment by a qualified professional (marine engineer and/or geotechnical engineer) that quantifies and mitigates the potential impact to adjacent properties and foreshore.

13. Other than approved portions of Green Shores beach nourishment solutions, protection devices or works will be located within the original shoreline property boundary, without extending into prior encroachments onto public property and without extending into accretion areas.

14. All erosion control features will be constructed on private lands, other than approved parts of Green Shores beach nourishment which may extend onto upper parts of the public foreshore. The portion of beach nourishment on public property will be subject to approval by Provincial and Federal authorities, as well as the District.

15. The District will discourage the approval by relevant provincial authorities of any property accretion being transferred to private landowners along the shoreline.

16. The District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks. Where these are removed for construction (including beach nourishment or Green Shores construction), the owner's qualified

professionals shall provide a plan for restoration or replacement of native shoreline vegetation, large woody features, and foreshore / backshore habitat features. Once approved by the District, the plan shall be a requirement of development permit.

17. Over the longer term, the District will encourage current landowners, and may require new development to restore the shoreline to a natural beach (green shore) with provision for sea level rise. 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 the solution to erosion and restoration.

18. The District will co-operate with foreshore landowners, appropriate agencies, local stewardship groups, and the community to enhance creek mouths in support of aquatic and riparian habitat.



Figure 57: At Rathtrevor Provincial Park, a seawall causing waterfront erosion was replaced by beach nourishment sands and gravels in a "Green Shore" approach

11.6 | DPA 4 – Forest Resource Lands

11.6.1 | Category

Pursuant to Section 488 (1) (a) and (b) of the *Local Government Act,* this designation is intended to minimize the impact of development on fish habitat and fish supportive watercourses, surface water quality, the effect of seasonal flooding on the built environment, stability of steep slopes, and protection of habitat. It includes privately owned lands designated as Forest Resource in this Plan that are not managed under the regulations of the *Private Managed Forest Land Act.*

11.6.2 | Justification

Protection of the ecological values of forested areas is managed by the province when forested areas are designated as managed forests under the *Private Managed Forest Land Act.* This currently applies to the privately and publicly owned designated forest lands in Lantzville. Should any of these areas be removed from designation under the *Private Managed Forest Land Act*, or should provincial lands be sold as a private tenure, no provincial management guidelines or regulations would apply directly to the ongoing management of these areas as working forests.

11.6.3 | Guidelines

1. Development permits will not be required for lands subject to the regulations under the *Private Managed Forest Land Act* or the *BC Forest Practices Code*.
2. Development permits will be required in these areas for construction, subdivision, land clearing, tree removal, road construction, land grubbing, soil removal, or soil deposit.
3. The development permit application must include, as a minimum, a management plan prepared by a qualified professional for tree harvesting or processing and/or any related site development including road construction, and will include the following:

    - Protection of water quality, maintenance of natural hydrologic flow rates and locations, and fish habitat by establishing and maintaining Riparian Management Zones (RMZs), building and maintaining secure and stable roads with appropriate drainage structures, protecting natural surface drainage patterns, and complying with all applicable legislation.

- Protection of wildlife and wildlife habitat by addressing provisions of all applicable legislation, locating critical wildlife areas, and entering into a habitat protection agreement, as needed.
- Protection of long-term forestry use by ensuring timely re-establishment of forest cover following harvesting or if natural events cause removal of trees.
- The location of internal roads, road fill extraction areas, public road connections, and method and timing of harvest.
- Conservation of soil, especially in sensitive terrain by identifying areas of unstable slopes and soils or areas that are prone to erosion and manage all harvesting and road building accordingly.

11.7 | DPA 5 – Steep Slope Protection

11.7.1 | Category

In accordance with Section 488 (1) (b) of the *Local Government Act,* steep slopes are areas with 30 percent incline or more, and may be treed. These slopes are designated DPA V areas, as shown on Map 10.

11.7.2 | Justification

These slopes tend to constitute high risk areas for erosion and slippage if the tree cover is substantially altered. In order to ensure that potentially hazardous conditions are avoided, that adequate tree cover is retained, and that surface water runoff is minimized, the District requires development permits for these areas.



Figure 58: Development near steep slopes may provide views, but hazards require careful avoidance and risk management.

11.7.3 | Guidelines

For areas on steep slopes, the following guidelines will be used to assess any proposed development or alteration of land:

1. Development permits will be required in these areas for activity including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit, and tree removal.
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a development permit.
3. Where possible, development or alteration should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
4. Prior to any development or alteration of land, a development permit must be issued that includes an assessment by a qualified professional assessing the slope condition and the importance of existing vegetation to the slope stability.
5. No development or alteration of land will occur where the report by the qualified professional indicates that a hazardous condition would result.
6. The District encourages planning for the retention of significant stands of trees within the DPA.
7. In the absence of a geotechnical engineering report, no development or alteration of land will be permitted on a 30% or steeper slope, or within 30m of the top of the ridge or the base of the slope.

11.8 | DPA 6 – Potential Historic Underground Mines

11.8.1 | Category

In accordance with Section 488 (1) (b) of the *Local Government Act,* areas that may have been subject to historic underground mining activity are designated a Development Permit Area and are shown on Map 10.

11.8.2 | Justification

Subdivision or development within those areas that may have been subject to historic underground mining activity may be at risk due to subsidence. The objective of this DPA is to protect new subdivisions and development from hazardous conditions associated with historic underground mining.



Figure 60: Historic photo of an underground mine entrance.

11.8.3 | Guidelines

1. A Development Permit will be required in this DPA prior to subdivision or construction of a new or replacement house on an existing parcel.
2. Interior alterations or non-structural exterior alterations to a building or structure do not require a Development Permit.
3. A detailed report prepared by a qualified Professional Engineer with experience assessing the risks associated with underground mines must be provided with a Development Permit application. The report must:

    - confirm if the property contains historic underground mines;
    - confirm if further investigation is required to assess potentially hazardous conditions, including boring or other sub-surface investigation;
    - provide recommendations to eliminate or mitigate the risks posed to subdivision or house construction; and
    - confirm that if the recommendations in the report are followed, the land is safe for the intended use.

4. If the Professional Engineer's report determines that the risks associated with the hazards cannot be mitigated, subdivision or house construction cannot proceed.
5. Should the Professional Engineer's report identify any recommendations to eliminate or mitigate the risks or hazards, those recommendations must be fully implemented prior to subdivision or house construction.
6. A Section 219 *Land Title Act* covenant and a save-harmless clause in favour of the District may be required.

11.9 | DPA 7 – Interface Wildfire Protection

11.9.1 | Category

In accordance with Section 488 (1) (b) of the *Local Government Act,* areas that are at a high or extreme risk from interface wildfires, in accordance with the Community Wildfire Protection Plan for Lantzville, are designated a Development Permit Area and are shown on Map 10.

11.9.2 | Justification

Subdivision or development within areas that have a high or extreme interface wildfire rating poses an increased risk to human safety and property. The objective of this DPA is to protect new subdivisions and development from hazardous conditions associated with interface wildfires by properly managing the risks.



Figure 60. Nanaimo Lakes fire 2018 (Source: Nanaimo News Bulletin).

11.9.3 | Guidelines

1. A Development Permit is required prior to subdivision or construction (or siting) of buildings and structures.
2. The following are exempt from the requirement to obtain a Development Permit:

    - construction (or siting) of structures or additions less than 10 m^2 gross floor area;
    - interior alterations or non-structural exterior alterations;
    - a 2-parcel subdivision (1 new additional parcel) where each proposed parcel can accommodate the siting of a house and secondary structures that can meet the minimum fuel management zones in these Guidelines, and an interface wildfire protection covenant consistent with these Guidelines is registered on title; or
    - construction of a building that is sited at least 30 m from any lot line and an interface wildfire protection covenant consistent with these Guidelines is registered on title.

3. Unless exempted, a detailed interface wildfire assessment prepared by a qualified professional with experience assessing interface wildfire risks (e.g. Professional Forester) must be provided with a Development Permit application. The report must:

    - provide recommendations to mitigate the risks posed to subdivision and development, and
    - confirm that if the recommendations in the report are followed, the land is safe for the intended use.

4. If the assessment determines that the risks associated with the hazards cannot be mitigated, subdivision or construction cannot proceed.
5. Should the assessment identify any recommendations to mitigate the risks or hazards, those recommendations must be fully implemented prior to subdivision or construction.
6. All subdivision and construction must follow the standards and guidelines in the BC FireSmart Manual or as determined by a qualified professional and approved by the District.
7. Unless otherwise identified in the detailed assessment, the following fuel management zones must be established around the perimeter of all buildings and structures:

8. A 10 m fuel removal zone (remove all trees and vegetation), and

9. A further 20 m fuel reduced zone (remove all undergrowth, low branches and other fuels) beyond the fuel removal zone.
10. All new buildings and structures must be sited in a way that the required fuel management zones (30 m total distance) can be achieved within the confines of the subject property.
11. A Section 219 *Land Title Act* covenant and a save-harmless clause in favour of the District will be required.
12. Where fuel management activities overlap or conflict with ESAs, further analysis and involvement from a Qualified Environmental Professional must be undertaken. Works must not occur in an ESA without approval from the District.

11.10 | DPA 8 – Village Form and Character

11.10.1 | Category

Pursuant to Section 488 (1) (d), (e), (f), (h), (i), and (j) of the *Local Government Act,* all land identified below and as shown on Map 3 and 11 is designated a Development Permit Area, including:

- All land within the Village, including the Village Primary Commercial Core, Village South and Village West areas, as shown on Map 4.
- All intensive residential, multi-unit housing, commercial, or mixed-use lands within the District.
- All lands within the Special Plan Areas shown on Map 4, until such time as a Special Plan is adopted as a supplement to the OCP, in which case the DPA VIII Design Guidelines may be adjusted in accordance with the applicable Special Plan, which may identify areas where DPA VIII would continue to apply, and other areas where DPA VIII does not apply (e.g., single-unit land uses with separate building schemes).
- DPA VIII design guidelines do not apply to the Lantzville Industrial Park, which is administered under DPA IX – Lantzville Industrial Park Form and Character.

11.10.2 | Justification

Goal 3 in this Plan is to strengthen the Village Primary Commercial Core and Goal 4 is to Provide Housing Choices. It is the objective of the designation DPA V to provide guidelines for the form and character of mixed-use, commercial, multi-unit housing, and intensive residential development, as well as any revitalization of the Village Primary Commercial Core which may include seniors residences. The District wishes to ensure that the Village develops as the central focal point in the community; that adequate pedestrian / bicycle paths are built and integrated into the surrounding neighbourhoods; and that the visual appearance of the area is kept at a "village" scale, including compatible architecture and landscaping. This DPA would also apply to any uses of these types that may occur in other Special Plan Areas, excepting guidelines that are specific to locations in the Village.

Goal 1 of this Plan is to protect the natural environment. Greenhouse gas (GHG) reduction targets are also included in this Plan. Additional objectives of this DPA are therefore to promote

energy conservation, water conservation, and the reduction of GHG emissions. Appropriate site planning, form, exterior design, and features can have a significant effect on water and energy use and GHG emissions.



Figure 61: Guidelines promote high quality infill development on vacant or underutilized areas.

11.10.3 | Guidelines Applicable to All Development

1. A development permit will be required for any subdivision, land clearing, grading, or development, redevelopment, or construction of any building or structure within the Village Form and Character DPA.
2. A development permit will not be required for interior alterations to buildings or for removal of one tree per parcel in any calendar year period.
3. The development permit application must include architectural, landscape architectural, and site plans showing, at a minimum, the following:

- the location, design, architectural elevations, and visual character of all buildings and structures, including signage;
- the location of roads, vehicular access, and parking areas;
- the location of pedestrian and bicycle linkages to adjacent neighbourhoods;
- the location of off-street parking and any related landscaping and screening;
- the location of outside refuse containers and any related landscape buffer or fencing and plantings;
- a landscape site plan showing all pedestrian plazas, walks, amenity areas, site furniture, ornamental lighting, public art, walls, steps or changes in grade, street trees, and plantings to create a welcoming landscape and pedestrian environment; and
- the location, size, and species of retained vegetation, and the location, size, and quantity of proposed vegetation and tree cover.

Neighbourliness

4. The scale, form, and character of new development will enhance and be compatible with the existing character of surrounding properties.
5. Development will respect the tranquility, privacy, and access to sunlight of nearby properties.
6. Ocean views at the intersection of Dickinson and Lantzville Roads, and Tweedhope and Lantzville Roads, will be protected, through sensitive and proper massing, setbacks, and heights of buildings at street ends.

7. All development will incorporate Crime Prevention Through Environment Design (CPTED) principles to ensure that public safety and crime prevention are considered in the physical layout and architectural design. In particular:

- adequate pedestrian-level lighting should be provided for sidewalks, pathways, and parking areas to promote safe evening access;
- buildings should be designed and sited to facilitate a high degree of visual surveillance of adjacent streets and outdoor common areas from unit windows;
- exterior unit entrances/exits should be designed and sited to allow a high degree of visual surveillance from unit windows, adjacent streets, and internal roads; and
- the location of habitable rooms with windows that face streets, sidewalks, and associated open space should be sited to promote informal surveillance through a high degree of visual oversight.

Relationship to the Street, Public Realm and Pedestrian Orientation

8. All site plan layouts will accommodate pedestrians and provide accessible routes for wheelchairs:

- primary pedestrian routes must be smooth, level, and clear of encumbrances to ensure direct passage for those with visual impairments, pushing strollers, or who require mobility aids.
- ramps shall be provided for wheelchair and scooter access to buildings.

9. All development will integrate pedestrian / bicycling paths into the site plans, providing linkages with adjacent neighbourhoods.

Landscaping and Screening

10. Design should account for solar exposure to public and private spaces.
11. Development projects should retain as much of the natural vegetation on site as possible. Where it is necessary to remove significant plant material in order to develop a property, replacement plantings should be provided of a sufficient number, size, type, and maturity to offset its removal.

12. Impervious surfaces should be minimized. Paved surfaces should be limited to pedestrian gathering places and the minimum requirements for parking and loading spaces and maneuvering aisles. Where paving is necessary, the use of porous paving materials (e.g., permeable pavers or wheel strips) and/or light-coloured reflective paving materials is encouraged.
13. Outdoor mechanical and electrical equipment, including heat pumps, will be screened from the view of onsite building windows, balconies, decks, adjacent streets, adjacent properties, and other prominent public viewpoints.
14. Surface parking will be screened with landscape or hardscape materials. Wherever practical, surface parking areas should be softened with the planting of trees throughout the areas to visually break-up the parking area and reduce localized heat build-up.
15. Outside refuse containers will be located to the rear of buildings where feasible and should be suitably landscaped with a solid landscape buffer including a combination of fencing and plantings.
16. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.
17. Green roofs and rooftop gardens are encouraged to reduce runoff and energy consumption.
18. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.
19. Rainwater harvesting for indoor non-potable use and/or outdoor irrigation use, is encouraged.
20. Vegetated channels such as bioswales are encouraged to capture, store, and slowly release rainwater in place of concrete storm channels and drains.

Parking, Loading and Access

21. New public roads, private driveways, and their access to existing public roads will be sited to avoid environmentally sensitive areas.
22. Underground parking is encouraged.
23. On site surface water retention and absorption is required for outside parking through the use of porous materials, water retention and infiltration areas, or other means that meet District development standards.

24. Structured (in-building) parking is permitted but it must incorporate well-designed architectural elements or storefronts on facades that face the street or other buildings.

25. Provision for public transit service, including bus stops and pull-outs, will be included with development plans where appropriate.

Lighting

26. All exterior building, exterior corridor, and site lighting fixtures (including those in parking areas, but excluding dwelling unit balcony and patio lighting) should:

- produce illumination levels in accordance with current engineering practices and standards;
- minimize illumination of adjacent properties;
- consist of full cut off / flat lens pole lighting or fully shielded wall lighting; and
- be arranged so rays of light are directed upon the parking, walking, loading, or corridor areas and not upon adjacent land or streets.

27. Solar powered lighting is encouraged.

Green Buildings

28. Achieving energy use and greenhouse gas emission benchmarks through the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED), Built Green™, Passive House principles and standards, or other recognized systems, is encouraged.

29. Buildings and exterior elements such as windows should be sited, designed, and landscaped to take advantage of passive solar exposure in wintertime and reduce sun penetration in summer.

30. Incorporation of solar panels as a supplementary or alternative energy and geothermal heating are encouraged.

31. The use of on-site renewable energy generation systems to supply electricity, heating, and cooling energy to buildings and other structures, water pumps, sewage pumps, and/or charging stations for electric vehicles is strongly encouraged.

11.10.5 | General Guidelines Applicable to Residential Development

Neighbourliness

1. Building and site architecture should be highly articulated and detailed in rooflines, facades, ground floor, and site elements. Coordinate materials, forms, and design character between buildings and site elements like screens, fences, signage, and lighting to be complementary with adjacent uses.

Relationship to the Street, Public Realm and Pedestrian Orientation

2. Orient buildings and pedestrian entries to face winding, narrow streets.
3. Multi-unit housing developments will be designed in such a way as to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system.
4. Bends or angles in building plan form are encouraged to break up long facades and to form courtyards or plaza spaces between buildings.

Outdoor Space and Amenities

5. Residential units of all housing types are strongly encouraged to have direct access to usable outdoor amenity space. This may include a combination of private and semi-private spaces such as a patio, porch, balcony, deck, or similar feature of sufficient size and dimensions to be usable, attractive and comfortable.
6. Incorporating common outdoor space and amenities, such as children's play areas, shared gardens, or BBQ areas, is encouraged for multi-unit housing.

Landscaping and screening

7. Landscaping should screen off-street parking and service areas and generally enhance the appearance of the development.
8. Native vegetation and drought tolerant species should be incorporated into the landscaping.
9. Pedestrian routes to and from parking areas should be accentuated by landscaping and provide visual relief form large expanses of paving.

10. Refuse storage areas shall be screened and fully enclosed with fencing or landscaping, a minimum of 2 metres in height, or fully concealed within a building. Written confirmation from the waste disposal provider may be required to demonstrate that feasibility of access to the refuse storage area.

11. At the site periphery, provide native wooded buffers, or manicured streetscape, trees, and articulated perimeter screening rather than blank fences or hedges.

Parking, Loading and Access

12. Multi-unit housing developments will be designed in such a way as to facilitate recycling collection and composting, and shall include bicycle storage facilities.

13. District energy or heating systems are encouraged where viable.

Lighting

14. Excluding entrance lighting, exterior building lighting should generally be concealed in soffits of other similar architectural features.

15. Freestanding lamp poles and luminaries should be complementary to those used on adjacent sites or in the surrounding neighbourhood.

16. Luminaries shall generally use a full cut-off louvre design that prevents light spill onto adjacent properties or public spaces.



Provide wooded backdrop and winding narrow streets



Provide well-designed and detailed streetscape where wooded buffers are not present



Avoid unarticulated streetscape that turns its back on the street.



Building articulation includes sloped and complex roof lines; steps in building height (e.g., three-storeys to four-storeys); turns in building plan to form courtyards or plazas; articulated facades (many ins and outs) including gables, bay, or box windows, recesses, and balconies; and ground floor articulation coordinated with building design including porches, screens, gates, entrance features, signage, and lighting.



Where buildings include garages, ensure it is the residence and landscape that dominates the streetscape, rather than the garage door.

Avoid large double garage doors, using one (or two separated) single doors.

Orient the garage door perpendicular to the street where possible.



Avoid boxy, unarticulated buildings without varied roof or facades



Avoid wide garage doors and driveways that dominate



Avoid long straight streets, excess pavement, regimented buildings

11.10.5 | Housing Typology Specific Guidelines

Townhouses and Rowhouses

1. Townhouse forms of development should be sited and oriented with the longer face of the building parallel to the street.
2. Where a townhouse or attached residential development is adjacent to single-unit residential, a sensitive transition through height, massing, and setbacks is required.
3. Each unit should have a clearly identified primary entrance, including lighting and address signs, and private outdoor space.
4. Incorporating low fences and hedges, patios, landscaped front yards, and front porches to define and create an identity for each unit is encouraged.
5. Articulations in facades and roof forms that break up building mass and emphasize individual units is encouraged.
6. Significant changes in elevation between the street level and primary entrances should be avoided. Where a change in elevation is unavoidable, landscaping elements should ensure a gradual transition in elevation without hard edges at the street edge.
7. Vehicle access, parking and circulation should be integrated sensitively so it is not the dominant aspect of the development and integrates play features and other design elements that support flexible uses for driveways and parking areas.
8. Site, orient and design corner town houses with principal façades and individual unit entries facing and accessed from both fronting streets.
9. Sufficient building separation should be provided between buildings on the same site to maximize daylight and minimize shadowing and overlook. Consider increased setbacks on the north side of sites to reduce shadowing impacts on adjacent properties.
10. Consider varying garage and parking orientations to avoid drive aisles dominated entirely by garage doors. A mix of entries, patios, windows and landscape create a more livable and inviting space.
11. Consider lower height and massing of buildings located to the rear of a site, compared to the front, where this would mitigate impacts on neighbouring properties.
12. Buildings which do not front onto the public street should be sited to provide sufficient separation from shared property lines and adjacent development in order to reduce overlook and shading, protect privacy for residents and neighbours, and provide space for landscaping.

13. Dwelling units located in the interior of a site should have rear yard and side yard setbacks sufficient to support landscaping and sensitive transitions to adjacent existing development and open spaces.

Duplexes and Small Apartments (2-4 units)

14. Principle entrances to a residence shall be clearly defined using lighting, colour, paved texture, landscaping, and enhanced architectural features, such as porches, patios, canopies, or recessed entryways.

15. Side by side duplexes shall be staggered or provide alternative articulation to differentiate units.

16. For stacked duplex units, the staircase to the upper unit should be embedded within the building.

17. Building design including placement of windows, balconies, and doors shall be designed to promote visual privacy between residences on the same site and neighbouring properties.

18. Maximize front yard landscaping incorporating shrubs and at least one small to medium canopy tree to soften front entry staircases along with parking areas and access.

19. Shared parking areas for a duplex location on a fronting street should contain a dividing landscape buffer between unit parking stalls. Large common driveway aprons in a front setback should be avoided.

20. Parking areas for apartments shall be located in the side or rear yard.

11.10.6 | Guidelines Applicable to Commercial, Institutional and Mixed-Use Development

Form and Character

1. Guidelines for Residential Development (above) also apply to residential components of this section.
2. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.
3. The use of local building materials such as wood is encouraged.
4. Simplistic box-shaped buildings are not supported. Interesting rooflines are supported, paired with heritage features.
5. A relaxed feel is supported, rather than architectural styles that look too expensive / exclusive or resort-like.
6. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore.
7. New development should support the "village scale" of the Village Primary Commercial Core.
8. On sites at street corners, the roof and facade design should emphasize the corner, with visible portions of the building side treated to a similar level of detail to the building frontage, avoiding large visible blank walls.
9. Special architectural features that establish character or variety may, with Council approval, exceed the zoning height limit. Any height variance should take into consideration the height of other buildings on the street and protection of views.
10. Second and third/fourth storeys of buildings should be stepped back, terraced, or tapered from the first floor to maintain pedestrian scale, prevent shadowing on the street, enhance solar gain, and preserve significant ocean views.

Building Materials and Colour

11. The use of natural materials or materials that replicate the aesthetic of natural materials such as cedar shingles, wood, logs, and stone is encouraged.
12. Historic colours such as taupes, browns, greys, whites, and pastels are supported, with complimentary colours as accents.

13. Exterior trim and architectural features should be robust and weather resistant.
14. Pedestrian weather protection should be provided by overhangs or canopies

Building Form and Height

15. There is broad support for keeping the Village Primary Commercial Core at a "village scale". This is interpreted by many community members as a maximum height of three stories and walkable in length.
16. Building heights should step down towards the ocean (potentially higher on the south side of the street, lower on the north), capitalizing on the seaside location.
17. Having buildings step back at each storey would also help avoid shading the street.
18. Residential use above commercial units is encouraged.

Relationship Between Buildings and the Street

19. Storefronts should be undulating. While buildings may locate near the front of lots (not farther back than 8 metres, to be determined at the time of development permit), forming a street edge and creating a main street feel, a strong street wall is not preferred. Instead, pedestrian and gathering areas in front of buildings should create variation and a high quality public realm. Setbacks for plazas, walk-throughs, and pedestrian elements are encouraged.
20. Facades should provide visual interest and buildings should interact with the street – for example, through doors and frontages on the street, large transparent windows with window displays, and avoiding large blank walls facing the street.
21. Patio life should be encouraged, with activity spilling out from storefronts (but not obstructing walkways).
22. Overhangs or awnings could provide colour, interest, and shelter from the rain.
23. Narrower building frontages, with shorter distances between doors, could create a more walkable rhythm.



- The photo above (from Falmouth, MA) was highly ranked by community members, for the scale and appropriate massing of the buildings, the strong interaction between the buildings and the street (due to large clear windows and wares and activities spilling into the pedestrian realm), and the ambiance and 'quaint' character.



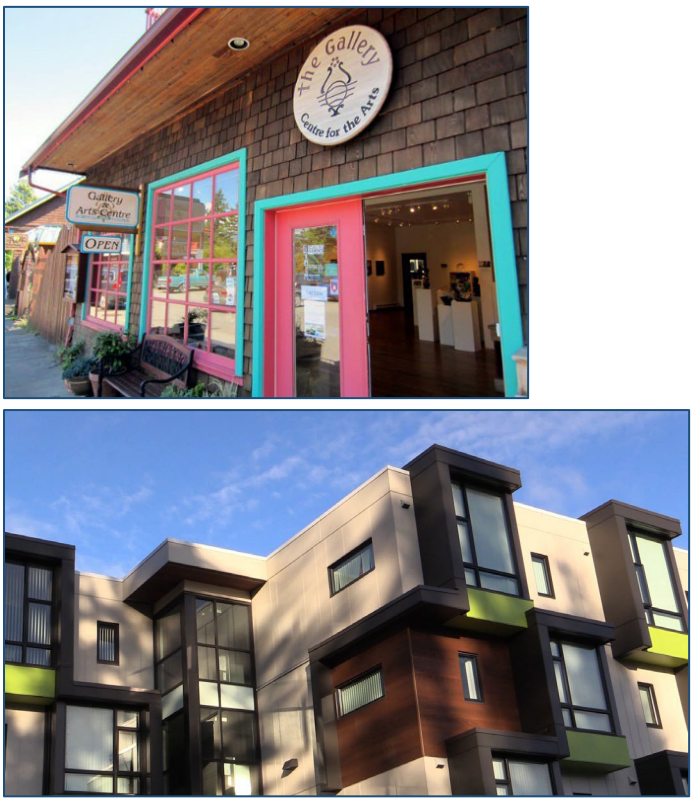
Store differentiation, complex roof (left), Patio life (right).

Building Character

24. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.
25. The use of local building materials such as wood is encouraged.
26. Simplistic box-shaped buildings are not supported. Interesting rooflines are supported, paired with heritage features.
27. A relaxed feel is supported, rather than architectural styles that look too expensive or resort-like.

Connection to the Ocean

28. Views of the ocean should be preserved.
29. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore.



Local materials, accent colours (left), articulated roofline using flat terraces / cornice detail (right).



Examples of seaside elements in buildings.

Relationship to the Street, Public Realm and Pedestrian Orientation

30. Buildings fronting along Lantzville Road should be oriented to Lantzville Road.
31. Facades should include elements of interest and buildings should interact well with the street – for example, through the provision of doors and frontages on the street, large transparent windows with window displays, and avoiding large blank walls facing the street.
32. Building facades should be designed in ways that express individual storefront identity. Pedestrian scale of the street frontage should be retained by articulating building facades to represent small storefront lengths of 5 to 8 metres, rather than long continuous street walls.
33. Where larger interior spaces are warranted (e.g., grocery or hardware store), smaller retail, service outlets, or café spaces are encouraged on the street or exposed frontages to complement to store entrance, and to avoid large blank walls facing the street frontage(s).
34. Buildings should have a strong relationship to the street. If buildings are set back from the street, it should be for the purpose of enhancing the pedestrian street level appeal. This may include recessed entrances, planters, shrubs, street furniture, outdoor seating and dining areas, public art, plazas, and walkways.
35. Storefronts should be undulating. While buildings may locate near the front of lots, forming more of a street edge and creating more of a main street feel, a strong street wall is not preferred. Instead, pedestrian building frontages should provide variation and a high quality public realm.



- Create a “people place”. The above picture shows what a private business can do to enhance the public realm, given support from the municipality. Although the buildings may be larger in scale than what is envisioned for Lantzville, visual preferences suggested the streetscape looks texturally pleasing, attractive, and creates a “people place”.

36. Short walkable distances between storefronts and generous provision of windows are encouraged.
37. In mixed-use buildings, locating residential uses above commercial uses is encouraged.
38. Awnings and canopies for visual interest and shelter are encouraged. The design of canopies should vary from frontage to frontage. Long canopies of the same design can harm the desired diversity and scale and should be avoided. Freestanding canopies at cafés or outdoor dining areas are encouraged.
39. Natural light penetration under overhangs, eaves, or awnings should enhance private and public outdoor experience.
40. All commercial development will provide a minimum of one rest bench. Rest benches that fit the character of the village are encouraged.
41. Parcel coverage may be varied to provide public amenities like gathering places.
42. Sunny sitting-out areas are encouraged throughout the Village Primary Commercial Core, especially sidewalk cafes and quiet “sitting and watching” areas, with a variety of hard and

soft ground surfaces and public seating. Private sitting areas may be adjacent to, but should not be on, public sidewalks, unless a minimum of two additional metres of sidewalk is available for safe pedestrian passage.

43. Ornamental, decorative, and sculptural elements are encouraged in building design or freestanding on the site.

44. Greenery in the form of window boxes, planters, and hanging baskets maintained by businesses should be encouraged. Some businesses already add these features.

45. Planter boxes in the public right of way could support beautification and delineate pedestrian areas in the shorter term. Edible landscaping could be incorporated where feasible.

46. Periodic landscaped areas could also provide breaks, screening on-street parking and increasing attractiveness of the Village to residents, commercial users, and tourists.



Landscaping could incorporate elements of the seashore.

Signage

47. Signage will generally be unobtrusive and designed in such a manner as to be complementary to the “village” form and character.

48. Signage should be clear and at as small a scale as possible to be legible from adjacent street areas. The District may consider a consolidated sign directory for “Lantzville Village” that is at the entrance(s) to the Village Primary Commercial Core.

49. The use of carved wood for signs is encouraged.

50. Backlit signs are not permitted.

51. Where more than one business fronts a street under a single awning, there should be no more than one awning sign per business.

52. Facia signs may be located on the exterior front wall, side wall(s), and rear wall of a building, limited to one sign on each facia.

53. Hanging, under-canopy signs are encouraged perpendicular to a building, but only one per business should be permitted and any such sign should be not less then 2.5 m above the sidewalk.

54. Freestanding signs using carved wood and incorporating ornamental, decorative, or sculptural elements are permitted.

55. Sandwich board signs must not obstruct pedestrian circulation.



Share signage that has a coastal village feel.

Parking, Loading and Access

56. Where possible, vehicular access to all off-street parking spaces will be from a lane or side street.

57. Where access via a lane or side street is not possible, vehicle access and egress will be limited to one driveway per property, scaled and designed to be attractive for pedestrian access from parking to main street and businesses.

58. New curb cuts will be avoided or minimized on Lantzville Road. Sharing an access with a neighbouring development is encouraged.

59. Loading and service areas will be located and designed to minimize visibility from public rights of way and public spaces. The use of walls and landscaping to screen views of these areas is encouraged.

60. Off-street parking or loading within the setback between the road right of way and the front of the building is not permitted; off-street parking will be located to the side or rear of the building.

61. A reduction in parking spaces based on a mix of complimentary uses, different peak time usage, or other shared parking factors may be considered. A parking study may be required.

62. All commercial development will provide a minimum of one bike rack. Bike shelters and bike storage facilities are encouraged.



The sign directs drivers to off-street parking at the rear of buildings in Ladysmith.

11.11 | DPA 9 – Lantzville Industrial Park Form and Character

11.11.1 | Category

Pursuant to Section 488 (1) (f) of the *Local Government Act,* the District designates the Lantzville Industrial Park as a Development Permit Area to control the form and character of development within this area.

11.11.2 | Justification

While Lantzville Industrial Park is, in general, fully developed and occupied, it is recognized that the area could, in whole or in part, be redeveloped to suit new tenants. The area is highly visible by people walking, bicycling, or driving along the Island Highway and is a reflection of the image many people have of Lantzville.



Figure 62: Lantzville Industrial Park.

11.11.3 | Guidelines

The following guidelines are intended to aid in the maintenance and enhancement of the area:

1. A development permit will be required for any development within the Lantzville Industrial Park DPA.
2. In accordance with its agreement with the Ministry of Transportation and Transit, the District wishes to maintain a treed buffer along the Island Highway for its entire length within the municipality. The District therefore encourages the planting of trees, shrubs, and hedges on the property frontages along Industrial Road.

3. The development permit application must include architectural, landscape architectural, and site plans showing, at a minimum, the following:

   - the location, design, architectural elevations, and visual character of all buildings and structures, including signage;
   - the location of roads, vehicular access, and parking areas;
   - the location of pedestrian and bicycle linkages to adjacent neighbourhoods;
   - the location of off-street parking and any related landscaping and screening;
   - the location of outside refuse containers and any related landscape buffer or fencing and plantings;
   - a landscape site plan showing all pedestrian plazas, walks, amenity areas, site furniture, ornamental lighting, public art, walls, steps or changes in grade, street trees, and plantings to create a welcoming landscape and pedestrian environment; and
   - The location, size, and species of retained vegetation, and the location, size, and quantity of planted vegetation and tree cover.

4. Outside storage and manufacturing areas should be located to the rear of the buildings and structures and should be suitably screened with landscaping.
5. Buildings, structures, and works yards located on parcels adjacent to Industrial Road should be sited and shaped in such a manner as to be visually unobtrusive.
6. Outdoor mechanical and electrical equipment, including heat pumps, will be screened from the view of onsite building windows, balconies, decks, adjacent streets, adjacent properties, and other prominent public viewpoints.

7. Surface parking will be screened with landscape or hardscape materials. Wherever practical, surface parking areas should be softened with the planting of trees throughout the areas to visually break-up the parking area and reduce localized heat build-up.
8. Outside refuse containers will be located to the rear of the buildings where feasible and should be suitably landscaped with a solid landscape buffer including a combination of fencing and plantings.
9. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.
10. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.
11. Rainwater harvesting, for indoor non-potable use and/or outdoor irrigation use, is encouraged.
12. Vegetated channels such as bioswales in place of concrete storm channels and drains to capture, store, and slowly release rainwater are encouraged.

Lighting

13. All exterior building and site lighting fixtures should:

- produce illumination levels in accordance with current engineering practices and standards;
- minimize illumination of adjacent properties;
- consist of full cut off / flat lens pole lighting or fully shielded wall lighting;
- be arranged so rays of light are directed upon the parking, walking, loading, or operations areas and not upon adjacent land or streets.

14. Solar powered lighting is encouraged.

Green Buildings

15. Achieving energy use and greenhouse gas emission benchmarks through the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED), Built Green™, Passive House principles, or other recognized systems, is encouraged.
16. Buildings and exterior elements such as windows should be sited, designed, and landscaped to take advantage of passive solar exposure in wintertime and reduce sun penetration in

summer.

17. Incorporation of solar panels as a supplementary or alternative energy and geothermal heating are encouraged.
18. The use of on-site renewable energy generation systems to supply electricity, heating and cooling energy to buildings and other structures, water pumps, sewage pumps, and/or charging stations for electric vehicles is strongly encouraged.

Signage

19. Signage should be visually unobtrusive and grouped wherever possible. Particular emphasis should be given to signage that is aesthetically pleasing and has minimal or indirect lighting.
20. Signage should be clear and at as small a scale as possible to be legible from Industrial Road. Signage on individual properties of scale and height to be legible from the Island Highway is discouraged. The District may consider a consolidated sign directory for "Lantzville Industrial Park" that is at the entrance(s) to Industrial Road from the Island Highway.
21. The use of carved wood for signs is encouraged. Backlit signs are not permitted.
22. Where more than one business fronts a street under a single awning, there should be no more than one awning sign per business.
23. Facia signs may be located on the exterior front wall, side wall(s), and rear wall of a building, limited to one sign on each facia.
24. Hanging, under-canopy signs are encouraged perpendicular to a building, but only one per business should be permitted.
25. Freestanding signs using carved wood and incorporating ornamental, decorative, or sculptural elements are permitted.
26. Sandwich board signs must not obstruct pedestrian circulation.

11.12 | DPA 10 – Highway Corridor Development Permit Area

11.12.1 | Category

Pursuant to Section 488 (1) (a), (b), (e), (f), (i) and (j) of the *Local Government Act,* this designation is intended to provide a visual, natural environment, and greenhouse gas buffer between the Island Highway and intensive residential, commercial, and mixed-use areas of Lantzville.

11.12.2 | Justification

The frontage of Lantzville along the Island Highway is generally lined with native forest, both within the highway right of way, and on adjacent private property or on the E&N railway right of way. This buffer is a key part of the semi-rural character of the District, and also provides natural environment advantages including limited use of water and uptake of greenhouse gases. The objective of this DPA is to maintain or supplement / renew this forest buffer when development of intensive residential, commercial, or mixed-uses occurs along the corridor.



Figure 63: Forest buffers along Island Highway are important to the character of Lantzville.

11.12.3 | Guidelines

1. Development permits will not be required for lands subject to the regulations of the Agricultural Land Reserve.
2. Development permits will be required in these areas for construction, subdivision, land clearing, tree removal, road construction, land grubbing, soil removal, or soil deposit.
3. The development permit application must include, at a minimum, a management plan prepared by a qualified professional for tree management (consulting arborist or landscape architect) that would include:

    - Identification of existing forested or treed areas to remain, with a classification to indicate species mix and general size ranges.
    - Relationship of existing forested or treed areas to adjacent land use development, including forested areas remaining between highway pavement edge and highway right of way, or on E&N railway or other utility rights of way, as well as proposed development or tree clearing on the private side of the buffer.
    - Assessment of hazard trees in the buffer area and justification for removal if required.
    - Identification of invasive plant materials in the buffer and recommendations for removal.
    - Recommendations for supplementary native tree planting to replace hazard trees removed and to fill in unforested areas with the objective of creating a continuous forest buffer in the DPA.
    - Conservation of soil, especially in sensitive terrain or areas that may receive concentrated surface flow, by identifying areas of unstable slopes and soils or areas that are prone to erosion, and management of all adjacent development accordingly to protect soils and vegetation in the DPA buffer.
    - Recommendations of the qualified professional, once approved by the District, shall become requirements of the development permit.

11.13 | DPA 11 – Farmland Protection

11.13.1 | Category

Pursuant to Section 488 (1) (c) of the *Local Government Act,* all lands bordering the Agricultural Land Reserve are designated a Development Permit Area for the protection of farming.

11.13.2 | Justification

The Agricultural Land Reserve (ALR) is at risk from the intrusion of incompatible land uses that may reduce the viability of land for farming purposes. If not appropriately managed and buffered, new residential land uses around the ALR may result in increased nuisance complaints and land use conflicts. The objective of this DPA is to ensure new subdivisions and developments bordering the ALR includes appropriate buffering and mitigation measures to protect Lantzville's agricultural land base.

11.13.3 | Guidelines

1. A Development Permit is required prior to subdivision within the DPA.
2. Buffering must be provided along the boundary of the ALR in accordance with the Ministry of Agriculture's Guide to Edge Planning and any other best management practices.
3. Buffering should consist of fencing, trees and other vegetation, and signage.
4. Required signage must be installed along the outside (non-agricultural side) of the buffer.
5. New housing should be sited at least 30 m from the boundary of the ALR.
6. A Section 219 Land Title Act covenant may be required to secure the requirements of these Guidelines and to notify future owners that they are adjacent to the potential active farmland (i.e. nuisance covenant).
7. A report prepared by a Professional Agrologist may be required.

11.14 | Comprehensive Development Plan Areas and Special Plan Areas

The District has designated the Foothills Estates lands as a Comprehensive Development Plan Area. Several large development sites are designated as Special Plan Areas. Designating these large development sites as Comprehensive Development Plan Areas or Special Plan Areas, allows 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.

Guidelines and policies for the planning and development of these areas are included in Part 2 of this Plan.

11.15 | Zoning

Zoning is one of the regulatory tools that can be utilized to implement the vision, goals, and policies contained in an Official Community Plan. Under Section 479 of the *Local Government Act*, zoning legally establishes the density of development that will be permitted on any parcel of land, as well as specifies the activities and uses that can take place. It also contains specific regulations that will control the size, siting, and other details of development control that are required. Like an OCP, zoning is adopted by bylaw.

11.16 | Subdivision

A subdivision bylaw regulates how land may be subdivided in conformity with the policies of the Official Community Plan. A subdivision bylaw approved under Section 506 of the *Local Government Act*, primarily regulates the minimum standards for development, as well as the detailed and specific requirements for those services that may be necessary in order for subdivision approval.

The District developed “District of Lantzville Subdivision and Development Works and Services Bylaw No. 175, 2020” to ensure that it reflects the most appropriate standards for Lantzville and the policies of this Plan.

11.17 | Development Approval Information

The entire District is designated a Development Approval Information Area, in accordance with Section 485 of the *Local Government Act*, for the purpose of requiring development approval information as part of Zoning Bylaw amendment, temporary use permit, and development permit applications.

The District will adopt relevant requirements and procedures to require development approval information under Section 485 of the *Local Government Act*, for Special Plan Areas and Comprehensive Development Plan Areas and for Development Permit Areas as identified in this Plan.

11.18 | Development Cost Charges

Development Cost Charges (DCCs) are charges levied on new development projects pursuant to Section 559 of the *Local Government Act.* DCCs may be imposed by bylaw for the purpose of providing funds to assist the local government to pay the capital costs of services such as sewerage, water, drainage, roads, or other infrastructure improvements required to support the development. The District currently "District of Lantzville Development Cost Charge Bylaw No. 154, 2018" and may undertake studies from time to time to determine updated DCCs that might be applied to new development areas.

11.19 | Development Standards

The District has the authority to adopt engineering and development standards as it deems appropriate for the community.

While the District's current engineering and development standards incorporate green infrastructure into public roadway requirements at subdivision, the District will encourage green infrastructure or alternative development standards to extend into private lands, in particular in intensive residential, multi-unit housing, commercial, or mixed land uses.

11.20 | Administration of the Plan

The District intends to ensure that this Plan, which represents the vision and goals of the residents of Lantzville, is implemented. Actions arising from the OCP include, among other tasks and activities, the following:

- Work with neighbouring jurisdictions including Nanoose First Nation, the City of Nanaimo, and the Regional District of Nanaimo to maintain good communication with neighbours and ensure compatibility of adjacent land uses;
- Review and revision of applicable zoning bylaws;
- Review and revision, if considered appropriate, of subdivision bylaws;
- Consideration and adoption, where appropriate, of additional bylaws;
- Review, revision, and adoption of the Special Area Plans identified in the OCP; and
- Use of this Official Community Plan and its policies by the Development Officer and Approving Officer in review and approval of any relevant application related to development, subdivision, or rezoning.

11.21 | Additional Planning and Land Use Analysis

The following three areas require further planning and land use analysis:

- the Foothills Comprehensive Development Plan Area,
- the Owen Road area, and
- the area bounded by the Island Highway, Aulds Road and Aspengrove School.

Section 12 | Climate Change and Reducing Greenhouse Gas Emissions

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas emission reduction targets – along with policies and actions to achieve those targets – in their Official Community Plans.

The District of Lantzville is signatory to the Climate Action Charter, along with most other local governments in British Columbia, committing to contribute to reduction of Greenhouse Gas (GHG) emissions, including developing strategies and taking actions to achieve the following goals:

- being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter.
- measuring and reporting on their community's GHG emissions profile; and
- creating complete, compact, more energy efficient rural and urban communities (e.g., foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl).

The Charter encourages local governments to implement programs, policies, or legislative actions that facilitate reduction of GHG emissions and remove barriers to taking action on climate change. As a "semi-rural" community with a low population, Lantzville's contribution to GHG emissions is small compared to larger communities. However, Lantzville has the opportunity to show leadership in its role in energy efficiency, as a model and inspiration to other small BC communities.

Lantzville's GHG reduction actions are integrated into the strategy of the Regional District of Nanaimo, including:

- regional waste collection, where Lantzville participates fully in efficient recycling, waste minimization, and organics collection, towards Net Zero Waste.

- regional transit, where Lantzville is serviced by transit using low-carbon fuels.
- regional recreation, where major energy consumers such as ice rinks and swimming facilities are supported in cooperation with the region and participating municipalities. Major energy and GHG reduction strategies are being implemented at these facilities. City of Nanaimo reached its corporate 2020 GHG reduction target by 2013.

Lantzville, as a corporate body, has a very small physical plant, consisting largely of the municipal hall, the fire hall, municipal roads, and infrastructure. Energy and GHG emission reductions in these facilities is subject to on-going monitoring and improvement.

In this context, Lantzville's primary role in climate change and GHG emissions management lies in its monitoring and land use planning practices, as they affect transportation and building GHG emissions. The Province of BC's *2007 Community Energy and Emissions Inventory* showed Lantzville's emissions breakdown as follows:

- 82.1% from on-road transportation (compared with 60.0% for all of BC)
- 16.0% from buildings (compared with 34.9% for all of BC)
- 1.9% from solid waste (compared with 5.1% for all of BC)

These benchmarks indicate that land use planning that encourages people to choose alternate forms of transportation including walking, bicycling, and transit will support Lantzville reducing GHG emissions.

Objectives and policies below focus on how to integrate climate change and GHG emission management into land use planning. A key goal for Lantzville, in parallel with the same goal for British Columbia as a province, will be to reduce GHG emissions on a per capita basis, so that overall emissions in the community remain manageable even if the population grows.

12.1 | Objectives

The Plan intends to address climate change and reduction of GHG emissions in the following ways:

- To establish climate change as a factor in land use decision-making.
- To support efforts and policies to help our community adapt to climate change impacts.

- To work with others (e.g. Regional District of Nanaimo (RDN), adjacent municipalities and First Nations, and the Province) to support actions to limit emissions.
- To reduce greenhouse gas emissions by 85% by 2050 from 2007 levels.

12.2 | Policies

The District adopts the following policies with respect to the reduction of greenhouse gas emissions and climate change adaptation:

1. Pursue funding for GHG emission and energy planning, including updates to baseline and current GHG emissions and monitoring.
2. Continue to review and minimize energy use and GHG provisions from District corporate facilities, including buildings, vehicle fleet, pumps, and operations.
3. In OCP and Zoning, provide land use provisions for forestry, agricultural, rural areas, and large public open space (e.g., Foothills) with high concentrations of vegetation for carbon sequestration, and low density of dwellings.
4. Where residential growth is permitted by the OCP and Zoning, encourage establishment of new neighbourhoods on transit routes, and at densities that are supportive of reasonable transit frequency of service, towards transit-oriented development.
5. Encourage a wide range of housing choice with relatively higher densities within walking and bicycling distance of the Village Primary Commercial Core.
6. To minimize private vehicle emissions and promote transit in the Village Primary Commercial Core, allow mixed-use land uses including residential for a wide range of ages including young singles, families, and seniors.
7. Implement density bonus incentives and policies that create an integrated system of walking and bicycling trails and routes to schools, Village Primary Commercial Core, and recreation areas, to provide safe and functional alternatives to use of private vehicles.
8. Encourage the implementation of energy and water saving best practices in new subdivisions and developments, including:

    - Use of low energy / GHG embodied materials (e.g., low energy concrete, wood first)
    - Passive solar buildings and subdivisions
    - Renewable energy provisions in buildings and subdivisions

- Net-zero energy-ready buildings
- Low energy roadway and decorative lighting (e.g., LED or solar) where lighting is necessary
- Provisions for shared-economy transportation
- Inclusion of charging provisions for non-fossil fuel (electric) vehicles

9. Promote, through District communications and outreach, appropriate existing and new energy efficiency programs, building code updates, and retrofit incentives by others (e.g., Province of BC, BC Hydro, Fortis BC), encouraging use of best practices in both new construction and retrofit of buildings.



Figure 63: Energy conservation, low energy buildings, more walking / bicycling / transit, and zero emission vehicles are in Lantzville's future.

Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 1
LANTZVILLE PLAN AREA

Legend

District of Lantzville Boundary

BYLAW NO. 150, 2025

June 16, 2025

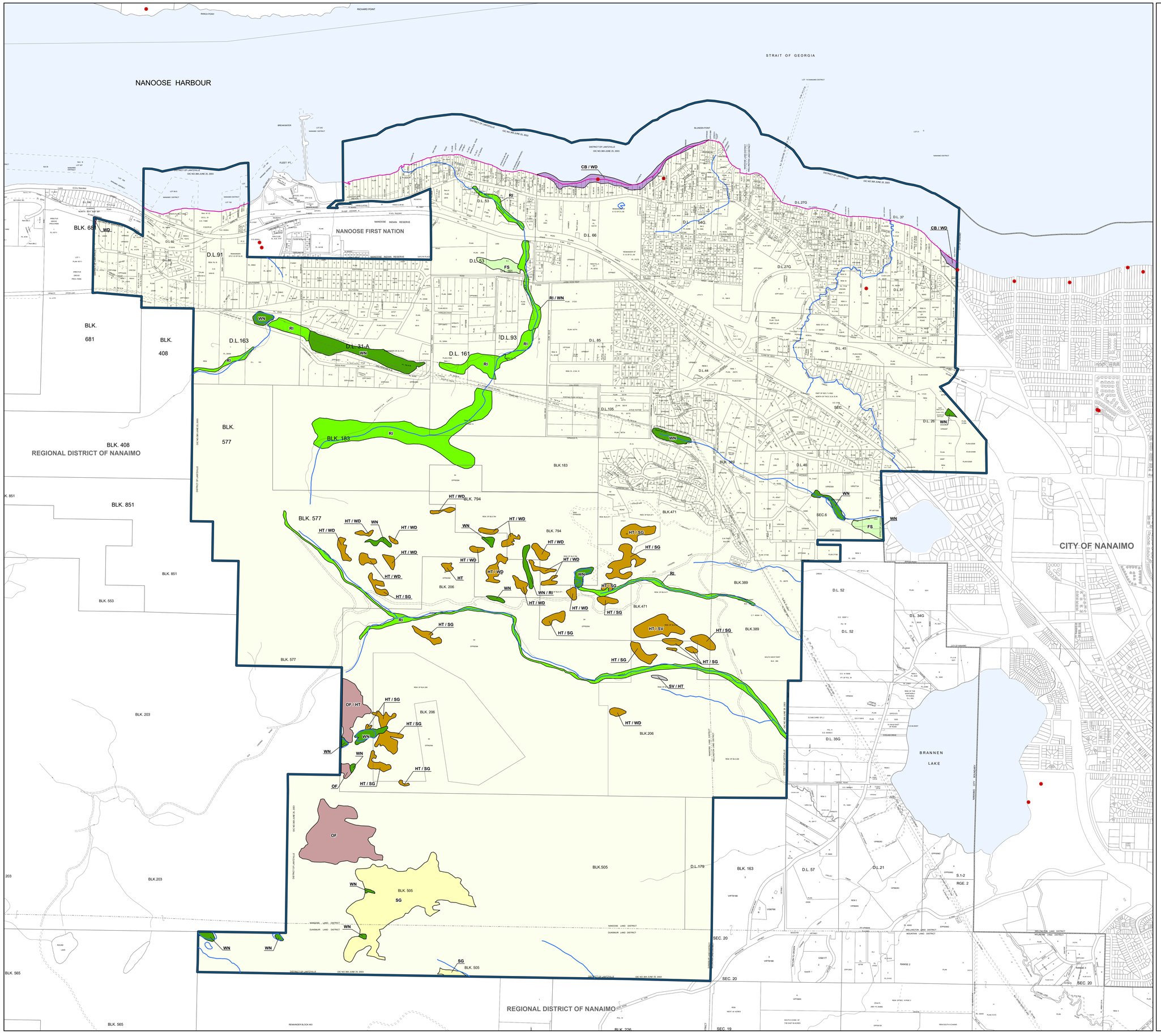
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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 2 ENVIRONMENTALLY SENSITIVE AREAS



Legend

- District of Lantzville Boundary

SENSITIVE ECOSYSTEMS

- **CB - Coastal Bluff**
  Vegetated rocky islet, rocky shoreline/grassland, rocky shoreline/moss; coastal cliff
- **HT - Terrestial Herbaceous**
  Natural grasslands or bryophyte-dominated vegetation, including rock outcrop/crossland and rock outcrop/moss types; >20% shrub
- **OF - Older Forest**
  Forest ecosystem with dominant age class >100 years; coniferous, mixed with broadleaf component >15%.
- **OF - Cut or Altered Older Forest**
  Cut or altered subsequent to 2004
- **RI - Riparian**
  All stages of floodplain vegetation, including riparian vegetation associated with gullies.
- **SV - Sparsely Vegetated**
  Ecosystem with sparse vegetation; cliff, sand dune, spit
- **WD - Woodland**
  Open woodlands (stands of Garry oak and mixed stands of Garry oak/Arbutus, Garry oak/Douglas-fir, Arbutus/Douglas-fir)
- **WN - Wetland**
  Ecosystem with wet soil and moisture-dependent plants: bog, fen, marsh, swamp, shallow water, wet meadow.
- **Watercourse**
  Watercourse riparian areas are environmentally sensitive. The width of these ESAs will be determined by a Professional Biologist on a case-by-case basis.

Areas with General Biodiversity Values

- **FS - Seasonally Flooded Agricultural Field**
- **SG - Second Growth Forest**
  Forested ecosystem with dominant age class 60-100 years; coniferous, mixed with broadleaf compinent >15%.

LABEL: HT /WD (Primary Ecosystem / Secondary Ecosystem)

NOTE: The Sensitive Ecosystems Inventory of East Vancouver Island and Gulf Islands is a joint federal/provincial intiative of Environment Canada (Canadian Wildlife Service) and the BC Ministries of Sustainable Resource Management (Conservation Data Centre) and Water, Land and Air Protection, and the Habitat Conservation Trust Fund. SEI projects have also received support and funding from regional districts, local governments and industry.

SOURCE: Sensitive Ecosystems Inventory of East Vancouver Island & Gulf Islands - March 2004

- Coast
- Eagle Nest

SOURCE: Ministry of Water, Land and Air Protection - 2004

BYLAW NO. 150, 2025

June 16, 2025

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Schedule 'B'

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 3
LAND USE DESIGNATIONS

Legend

- District of Lantzville Boundary
- Growth Containment Boundary
- Non-Village Special Plan Areas
- Parcels
- Roads

LAND USE DESIGNATIONS

- Resource - Agriculture (ALR)
- Resource - Forestry
- Estate Residential
- Rural Residential
- Residential
- Village
- Foothills SAP
- Commercial / Industrial
- Resource - Open Space
- Transportation Corridor

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June 16, 2025

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Schedule 'B'

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 4
SPECIAL PLAN AREAS

Legend

- District of Lantzville Boundary
- Upper Lantzville Superior Rd SPA (ULS-SPA)
- Upper Lantzville Ware Rd SPA (ULW-SPA)
- Lantzville East SPA (LE-SPA)
- Village Primary Commercial Core SPA (VPCC-SPA)
- Village West SPA (VW-SPA)
- Village South SPA (VS-SPA)

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 5
MUNICIPAL ROADS, FACILITIES AND TRAILS

Legend

- District of Lantzville Boundary
- Highway (Ministry of Transportation and Infrastructure)
- Major Journeyway/Road ROW
- Local Journeyway/Road ROW
- Proposed Journeyway/Road ROW
- Existing Trail
- Proposed Trail
- Potential Trail Subject to ALC Approval
- Beach Low Tide Walk
- Signalized Intersection
- Viewpoint
- Proposed Viewpoint
- Proposed Park (location schematic only)
- Potential Park Subject to ALC Approval (location schematic only)
- Municipal Park
- Municipal Hall
- Fire Hall
- Seaview Elementary School
- Costin Community Hall

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 6
WATER SERVICE AREA

Legend

- District of Lantzville Boundary
- Water Service Area

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 7
PROPOSED SANITARY SEWER SYSTEM PHASING

Legend

- District of Lantzville Boundary

Proposed Sanitary Sewer Phasing

- Phase A - Dickinson Road / Pebble Beach Catchment Area
- Phase B - Lower Lantzville Catchment Area
- Phase C - Winchelsea Catchment Area
- Phase D - Lower Lantzville / Superior Road West Catchment Area
- Phase E - Northwind / Southwind Catchment Area
- Phase F - Black Jack / Clark / Aulds / Elm Road Catchment Area
- Phase G - Owen Road / Rosalyn Crescent Catchment Area
- Phase H - Foothills Catchment Area

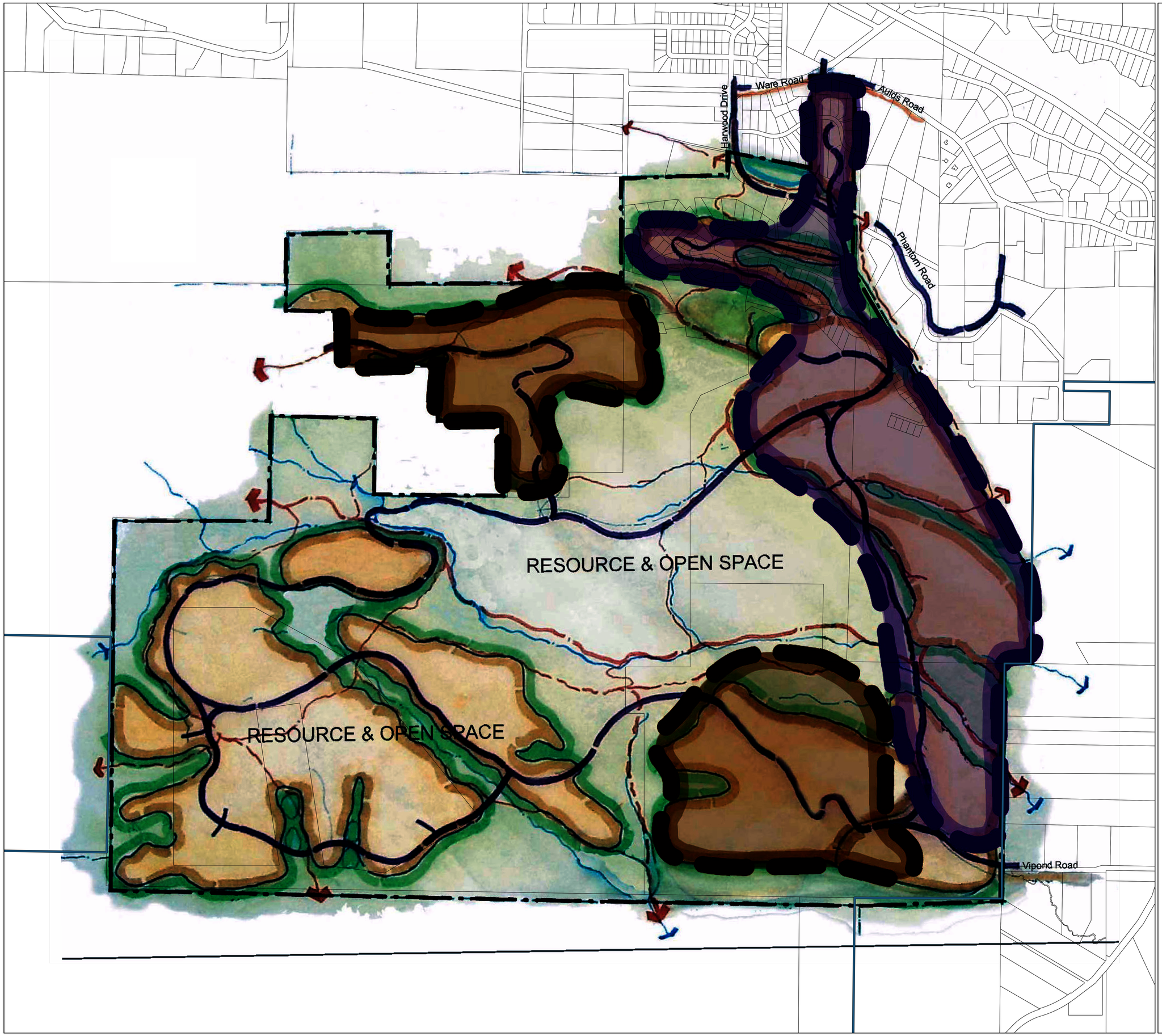
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Schedule 'B'



DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 8
LANTZVILLE FOOTHILLS ESTATES

Lantzville Foothills - Land Use Designations

Residential and Rural Residential Reserve

Land Use

- RESIDENTIAL
- RURAL RESIDENTIAL

Circulation

- Primary Road
- Secondary Road
- Primary Trail
- Secondary Trail

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June 16, 2025

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 9
NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREAS

Legend

- District of Lantzville Boundary
- DPA I - Watercourse Protection
- DPA II - Sensitive Ecosystems Protection
- DPA III - Coastal Protection
- DPA IV - Forest Resource Lands
- Special Planning Areas (SPA) outside Village

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June 16, 2025

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 10
HAZARD LANDS DEVELOPMENT PERMIT AREAS

Legend

- District of Lantzville Boundary
- DPA III - Coastal Protection
- DPA V - Steep Slope Protection
- DPA VI - Potential Historic Underground Mines
- DPA VII - Interface Wildfire Protection
- Special Planning Areas (SPA) outside Village

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June 16, 2025

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Schedule ‘B’

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN

MAP NO. 11
GENERAL DEVELOPMENT PERMIT AREAS

Legend

- District of Lantzville Boundary
- DPA VIII - Village Form and Character
- DPA IX - Lantzville Industrial Park
- DPA X - Highway Corridor
- DPA XI - Farmland Protection
- Special Planning Areas (SPA) outside Village

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June 16, 2025

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