
District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: November 26, 2025

SUBJECT: District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (7261 Lantzville Road) Bylaw No. 420, 2025

&

District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7261 Lantzville Road) Bylaw No. 421, 2025

PURPOSE

To provide information for Council to consider an Official Community Plan & Zoning Bylaw amendment application to rezone 7261 Lantzville Road from **Future Special Area Plan (F-SAP)** to **Village Commercial Two Zone (VC2)** to facilitate a new mixed use development.

RECOMMENDATIONS

- 1. THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (7261 Lantzville Road) Bylaw No. 420, 2025” be given first reading.
- 2. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7261 Lantzville Road) Bylaw No. 421, 2025” be given first reading.
- 3. THAT** a public information meeting be hosted with the surrounding neighborhood to collect input on the application, and a report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. Refusal

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7261 Lantzville Road) Bylaw No. 421, 2025” be refused.

If the bylaw is refused, the proposed development on 7261 Lantzville Road will not be possible. Reapplication for a bylaw amendment shall not be considered within a six (6) month period unless by a 2/3 vote of Council.

2. AMEND THE MOTION

When the following motion is on the floor:

THAT a public information meeting be hosted with the surrounding neighborhood to collect input on the application, and a report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing. Amend by motion:

THAT the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*]”.

Vote on the main motion as amended. The implications are unknown until the amendments are known.

BACKGROUND/RELEVANT HISTORY

7261 Lantzville Road (the ‘subject property’) is a residential parcel in lower Lantzville that contains one detached dwelling unit (Location Map included as **ATTACHMENT 1**). Property details include:

Property Size	0.368 hectares (3,682.6 m ²)
Current Zoning	Future Special Area Plan (F-SAP) (ATTACHMENT 2)
Current Official Community Plan Designation	Village
Servicing	Municipal water and sewer
Development Permit Areas	Village Form & Character
Special Area Plans	Village West Special Plan Area

The property owner has applied to rezone the property from Future Special Area Plan (F-SAP) to Village Commercial with additional uses permitted (VC2) to facilitate a new development. The F-SAP zone has a minimum parcel area of 10 hectares (10,000 m²) and the VC zone has a minimum parcel area of 0.06 hectares (600 m²).

The proposed development would include 4 main floor commercial units, 4 dwelling units above the commercial units, 6 two-storey townhouse units, and 2 single storey patio homes as per the site plan drawings in **ATTACHMENT 3**.

The applicant has submitted a supporting rationale for the proposed OCP and Zoning Bylaw Amendment application, which is included in **ATTACHMENT 4**. The proposed OCP amendment bylaw (Bylaw 420) is included in **ATTACHMENT 5** and the proposed Zoning amendment bylaw (Bylaw 421) is included as **ATTACHMENT 6**.

PUBLIC FEEDBACK

If Council gives first and second readings to proposed Official Community Plan Amendment (Bylaw 420) and Zoning Amendment (Bylaw 421), a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaws.

ATTACHMENTS

1. Location Map
2. Future Special Area Plan Zone
3. Site Plan
4. Rationale for OCP & Zoning Amendment Bylaw Application
5. “District of Lantzville Official Community Plan Bylaw Amendment (7261 Lantzville Road) Bylaw No. 420, 2025”
6. “District of Lantzville Zoning Bylaw Amendment (7261 Lantzville Road) Bylaw No. 421, 2025”
7. Section 7.2.1 of “District of Lantzville Official Community Plan Bylaw No. 150, 2019”
8. Section 11.1.4 of “District of Lantzville Official Community Plan Bylaw No. 150, 2019”
9. Geotechnical Report
10. Traffic Impact Assessment
11. Servicing Report

ANALYSIS/RATIONALE

Official Community Plan

The subject property is designated Village located in the Village West Special Plan Area in the “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP). The proposed “Commercial” use is not listed as a permitted use in Section 7.2.1 of the OCP (**ATTACHMENT 7**). In the Village West Special Plan Area (VW-SPA) the proposed “Commercial” uses are not listed as supported uses in the land use chart in Section 11.1.4 of the OCP (**ATTACHMENT 8**). Please see below how the proposed development meets the OCP policies within these sections.

Village Official Community Plan Designation

An OCP amendment is required due to “commercial” uses not being support within the Village OCP designation.

- Permitted uses include residential uses, parks, recreation, utilities, places of worship, schools, and hospitals.
- The District encourages the development of a mix of residential housing types including single-unit housing, smaller-lot single-unit housing, patio-home, and multi-unit housing in the Village Special Plan Areas.

11.1.4 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.
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. The special planning area must not be dominated by a single housing type. A clear diversity of housing types and tenures across the housing spectrum.
5. Walking and cycling connections throughout the development.
6. 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.

8.6 Community Amenity Contribution

The developer will provide a Community Amenity Contribution (CAC) in the form of:

- Upgrading the existing tennis court with new asphalt, painted surfaces, and replacement nets.
- Constructing a new sand beach volleyball court with new nets.
- Installing four new picnic tables.
- Creating a public pedestrian pathway and amenity space along the eastern property edge, connecting directly to the upgraded tennis court.

Development Permit Area 8 – Village Form and Character

If approved, this development would be subject to a Village Form and Character development permit.

Zoning Bylaw

The property is currently designated as Future Special Area Plan Zone (F-SAP) in Zoning Bylaw 180.

There are Future Special Plan Area Zoned (F-SAP) properties to the east and west, Community Service zoned (CS) properties to the south and southeast, and Huddlestone Park is across Lantzville Road to the north. The property owner is applying to rezone the subject property to allow for the proposed development. In order to allow the development as proposed, the owner is proposing the creation of a new zone, Village Commercial Two (VC2). The proposed site-specific Village Commercial Two (VC2) zone varies from the current Village Commercial (VC) zone with respect to the Permitted Uses:

Category	VC-Village Commercial	VC2-Village Commercial Two
Permitted Uses	Primary: Apartment, Assembly, Assisted Living, Child Care, Commercial Training, Community Care, Craft Beverage Processing, Cultural Service, Financial Service, Food and Beverage Service, Funeral Service, Health Service, Hotel, Household Service, Indoor Recreation, Market, Office, Personal Service, Retail Social Service, Veterinary Clinic Secondary: Mobile Vending	Primary: Apartment, Assembly, Assisted Living, Child Care, Commercial Training, Community Care, Craft Beverage Processing, Cultural Service, Financial Service, Food and Beverage Service, Funeral Service, Health Service, Hotel Household Service, Indoor Recreation, Market, Mixed Use , Office, Personal Service, Retail, Rowhouse , Social Service, Townhouse , Veterinary Clinic Secondary: Mobile Vending

Supporting Reports

Supporting documentation including a Geotechnical Report provided as **ATTACHMENT 9**, a Traffic Impact Assessment provided as **ATTACHMENT 10**, and a Servicing Report provided as **ATTACHMENT 11**. Staff have reviewed the aforementioned documents and have no concerns.

Public Feedback

Comments provided by members of the community are included in **ATTACHMENT 12**.

1. Strategic Plan Objectives

N/A

2. Policy

None besides those already addressed.

3. Resources

N/A

4. Financial/Budget Implications

Although proposed community amenity contributions are beneficial to the community, it is also worth noting that if the proposed improvements are to be given to the District of Lantzville, it is more infrastructure that the District will be required to maintain.

Upon completion of the proposed buildings, increase in assessed value will result in increased taxation revenue.

5. Sustainability Implications

The property is not located in any environmental Development Permit areas.

Reviewed by:



George Robinson, Director of
 Planning and Community Services

Prepared by:



Adam Morton, Planner

Date: November 21, 2025

REVIEWED WITH:			
<input checked="" type="checkbox"/> Corporate Administration	<input checked="" type="checkbox"/> Fire Rescue	<input checked="" type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input type="checkbox"/> Financial Services	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Committee:
<input type="checkbox"/> Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	November 26, 2025	
Closed (In-Camera)		