

# DISTRICT OF LANTZVILLE

## Official Community Plan Update Backgrounder

PLANNING OUR TOMORROW



Lantzville has a short history as a municipality, but a long history as a community. After incorporation in 2003, planning authority for the community transferred from the RDN to the District of Lantzville. Planning for Lantzville is enshrined in a series of bylaws, including the Official Community Plan Bylaw, the Zoning Bylaw, and the Subdivision and Development Bylaw.

### WHAT IS AN OFFICIAL COMMUNITY PLAN?

The Official Community Plan (OCP) sets the high-level vision, objectives, and policy to guide decisions on planning and land use management. It's a "strategic plan" that directs how a community will evolve. An OCP is a reflection of community aspirations for future character and improvement. An OCP is not a place for detailed regulations – these are in *Zoning* and *Subdivision and Development Bylaws* – both of which are guided by the policies of an adopted OCP.

An OCP does not commit Council to undertake specific projects; but it does bind Council not enact any provision or undertake work that is inconsistent with the OCP.

Lantzville's OCP must show how it adheres to the Regional District of Nanaimo's Regional Growth Strategy.

Under BC's Local Government Act, an OCP must include policies on:

- ▶ General land use designations for existing and potential residential, commercial, industrial, institutional, agricultural, recreational, and public utility lands – including location, amount, type, and density ranges;
- ▶ Location and area of sand and gravel deposits suitable for future extraction;
- ▶ Location and phasing of major road, sewer, and water systems;
- ▶ Restrictions on use of land subject to hazardous conditions (e.g., flood, landslide) or that is environmentally sensitive to development;
- ▶ Location of present and proposed public facilities, including schools, parks, and waste treatment sites;
- ▶ Policies respecting affordable, rental, and special needs housing;
- ▶ Greenhouse gas (GHG) emissions reductions targets and policies.

Although not required by the Local Government Act, OCPs can also include policies on matters such as:

- ▶ Well-being and social development;
- ▶ Maintenance and enhancement of farming and agriculture;
- ▶ Preservation, protection, restoration, and enhancement of the natural environment, its ecosystems, and biodiversity.



## REVIEWING LANTZVILLE'S OCP

Lantzville's first OCP was adopted in 2005. Its introduction provides the following context:

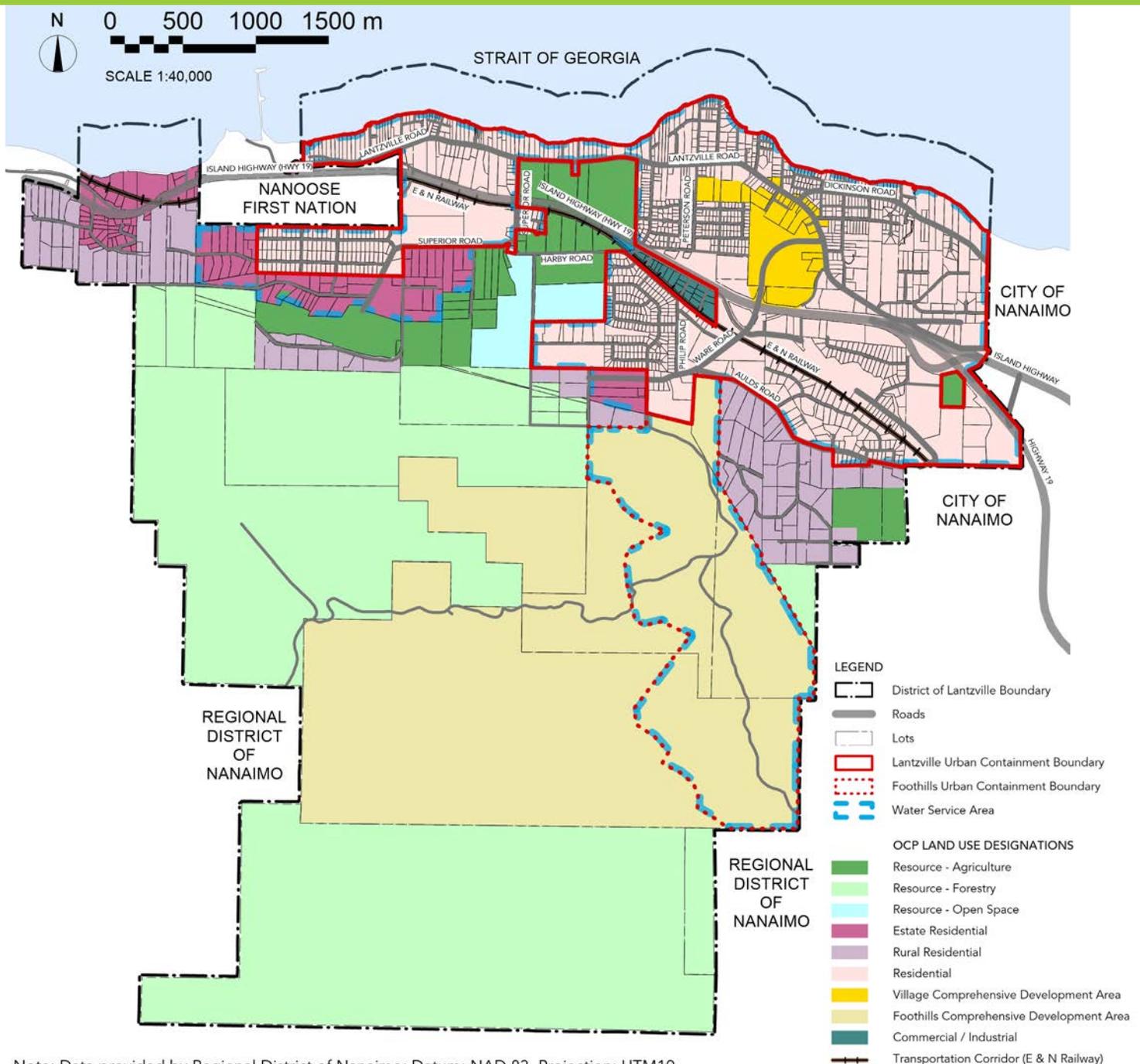
"We live in an ever-changing world. As changes happen in our community, we seek assurance that those changes reflect community goals and aspirations. The Official Community Plan is one means of providing a level of assurance that changes will move the community in the right direction. The Official Community Plan takes into account 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 general land use designations in the current OCP are shown on the Land Use Map below.



### EXISTING LANTZVILLE OCP - LAND USE

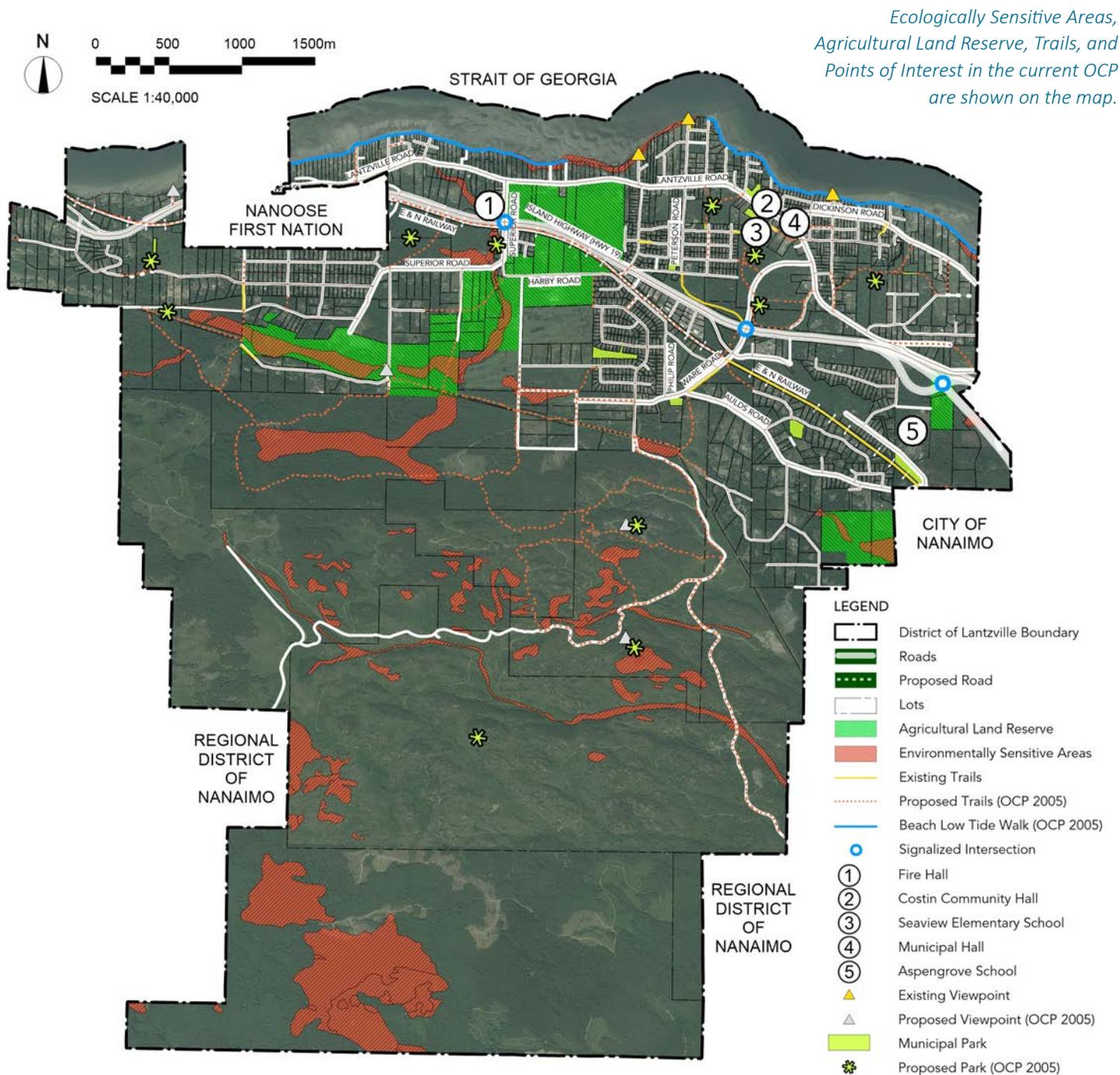


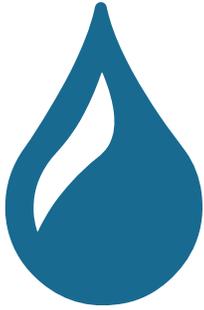
Note: Data provided by Regional District of Nanaimo; Datum: NAD 83 Projection: UTM10

The challenges and opportunities identified through the public process during the 2005 OCP included:

- ▶ to preserve Lantzville’s natural beauty and to maintain healthy land, air, and water;
- ▶ to protect the various “characters” that combine to form Lantzville, to encourage new development to fit in well with the surrounding area, and to foster a vibrant Village Commercial Core;
- ▶ to broaden the range of housing options, while retaining the predominantly single-family feel of the community;
- ▶ to provide adequate guidelines for new development addressing environmental protection, protecting open space, and providing a high quality development;
- ▶ to find and implement economically viable solutions to the community’s infrastructure needs, while maintaining its “small town” and rural characters;
- ▶ to create a safer, more attractive “main street”, better connections between neighbourhoods and across the Island Highway, and improve pedestrian and bicycle options.

## EXISTING LANTZVILLE OCP - POINTS OF INTEREST



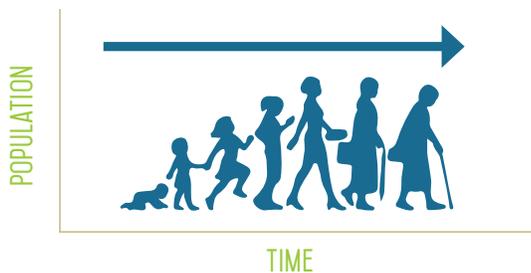
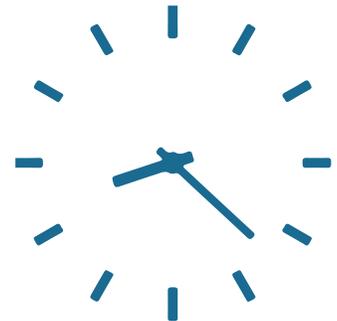


The 2005 OCP recognized the limitations of water supply and infrastructure:

“Change in Lantzville has been limited by access to adequate water and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families, will require enhanced water and waste treatment services, within an Urban 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 current development.”

Change has been slow in Lantzville, but it has been consistent with the directions set out in the 2005 OCP:

- ▶ The character of Lantzville remains intact.
- ▶ Development has been limited to minor infill and reconstruction of residential homes.
- ▶ Phases 1 and 2 of sanitary sewer have been installed.
- ▶ Waterfront accesses and upland trails have been improved.
- ▶ An agreement with City of Nanaimo has been completed for water supply.
- ▶ Well and aquifer studies have indicated water supply improvement potential.
- ▶ Major projects such as the Foothills have been planned, but not implemented, pending market and infrastructure readiness.



◀ Lantzville has not grown in population over the last decade, and its demographics have been aging. The aspirations for variety of housing types with provision for seniors and young families have not been realized, and recent turnover in the Village Core is a concern.

The 2005 OCP was intended to plan for a 10-20 year horizon. It is timely in 2016 to review the prior OCP – Has the community vision changed in any way? What can be done to refine “What we want to keep” and “what we want to change”? How may we implement aspirations and improvements at a sustainable pace? ▶



### COMMUNITY CONSULTATION IS AT THE CORE

The 2016 Official Community Plan Update is being organized in concert with a parallel Water Master Plan. Both projects will be the subject of an integrated and thorough community consultation, which is described in the OCP Update & Water Master Plan Process handout. Please join us as we **Plan Our Tomorrow**.

### MORE INFORMATION?

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