District of Lantzville

Incorporated June 2003

District of Lantzville

Official Community Plan Review 2017

SECOND DRAFT FOR REVIEW ONLY

This SECOND DRAFT Official Community Plan is for review purposes only, subject to change. After Council review and referral to agencies leading to further refinements, a formal public hearing will be held prior to consideration by Council for adoption.

The foundation of this OCP Review was the 2005 OCP and related Amending Bylaws:

1. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005"*
2. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.1, 2005"*
3. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.2, 2007"*
4. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.3, 2010"*
5. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.4, 2013"*
6. *"District of Lantzville Official Community Plan Bylaw No. 50, 2005, Amendment Bylaw No. 50.5, 2014"*

The bylaws numbered in the footnotes of this consolidation refer to the last bylaw that amended each section of the principal bylaw: "District of Lantzville Official Community Plan Bylaw No. 50, 2005."

A new bylaw will be drafted for Council consideration to adopt a refined OCP which consolidates all of the previous amendment bylaws.

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Lantzville Official Community Plan

OCP REVIEW 2017 SECOND DRAFT FOR REVIEW PURPOSES ONLY

December 14, 2017

Yellow highlight = refined clause after First Draft

Grey highlight = suggested focus of Council Review

Minor changes to wording & cross references are on-going, but do not alter policy intent.

Maps will be similar in content to the 2005 OCP, except added Island Highway Development Permit Area and other refinements to Map 10, and updating Maps 4 and 5 concerning Special Plan Areas and Growth Containment Boundary (see separate file).

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Appendix B: Land Use Primer (similar to Fall 2016 Workbook)

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Part One: The Plan Overview

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 No. 1) was incorporated on June 25th, 2003 and its first Official Community Plan was adopted in 2005. This Official Community Plan is an update of the 2005 Plan, taking into account the District's current needs and priorities. It builds upon the vision, goals, and policies developed in 2005, confirming previous directions and supplementing them with new guidance to support Lantzville achieving its vision.

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 plans for change and how these plans will be achieved. An OCP contains the goals and aspirations of a community, the policies that will guide the decisions of the municipal council, and the tools to implement policies. An effective OCP reflects the input of the community by inviting participation in development of the Plan, and looks 10 to 20 years into the future.

An OCP is a guide for residents, landowners, business people, investors, and municipal council and staff. It is also a guide for other levels of government that have jurisdiction over certain matters within the community.

An OCP is a dynamic document; it is intended to have the flexibility to accommodate changing needs and wishes of the community. However, any changes that are inconsistent with the adopted OCP must undergo a public hearing and be approved by council before being allowed to proceed. This process provides a measure of predictability to all parties, while ensuring that creative, innovative, and desirable proposals are given the opportunity to effect positive changes in the community.

In anticipating the long-term needs of a community, an OCP includes assumptions about potential rate of growth; social and economic changes; servicing requirements; technological changes; and environmental responsibility. It also considers changes in Provincial, regional, and local direction that affect the community.

In addition to amendments that are made from time to time in order to address specific issues, a comprehensive review of an OCP is typically completed every five to seven years, to ensure that it remains relevant and to address new trends and community desires for the future.

1.2 How does an Official Community Plan work?

British Columbia's *Local Government Act* outlines the purpose and scope of Official Community Plans. An OCP must provide guidance on the following issues:

- the location, amount, type, and density of residential development required to meet anticipated housing needs;
- the location, amount, and type of commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- the location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the location and phasing of any major road, sewage treatment, and water systems;
- the location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- housing policies of the local government with respect to affordable housing, rental housing, and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

The Official Community Plan can also address other strategic issues related to future changes in the municipality. The OCP cannot address issues related to the use of federal, provincial, or First Nations lands or waters.

In the Regional District of Nanaimo (RDN), all municipal Plans are also linked to the Regional Growth Strategy (RGS) by a Regional Context Statement that explains how the Plan fits with the regional planning and growth management perspective.

The Official Community Plan is adopted as a bylaw by District council following a public hearing. The goals, policies, and actions outlined in the Plan apply to all privately owned or leased lands and municipal properties within the boundaries of the District of Lantzville.

The Official Community Plan is implemented through local zoning and other bylaws; subdivision and development control processes; the municipal capital plan; partnerships and agreements with other municipalities, First Nations, or other organizations; public education; and advocacy with federal, provincial, and regional agencies.

1.3 How was this Official Community Plan prepared?

This OCP Update, initiated in summer 2016, was prepared based on background research; consultation with various provincial, regional, and local agencies and organizations; and extensive participation of Lantzville residents. The process used the 2005 OCP as a starting point, retaining many components of the vision, goals, and policies developed based on community input during the first OCP process, recommending updates based on current planning best practices, Provincial and regional context, and community interests.

The community consultation process included public workshops and events, Kitchen Table Meetings, questionnaires, project updates, and a statistically-valid Community-wide Survey together with extensive deliberations by an Official Community Plan Review Select Committee.

The OCP Update was undertaken concurrently with the development of a Water Master Plan for Lantzville that considers possibilities for expanding water service in the community. Since prior to incorporation, Lantzville's limited water supply has precluded extension of community water to some existing residents and businesses and to supporting potential new development in the community. The processes were undertaken concurrently because of the important role water supply plays in Lantzville's future.

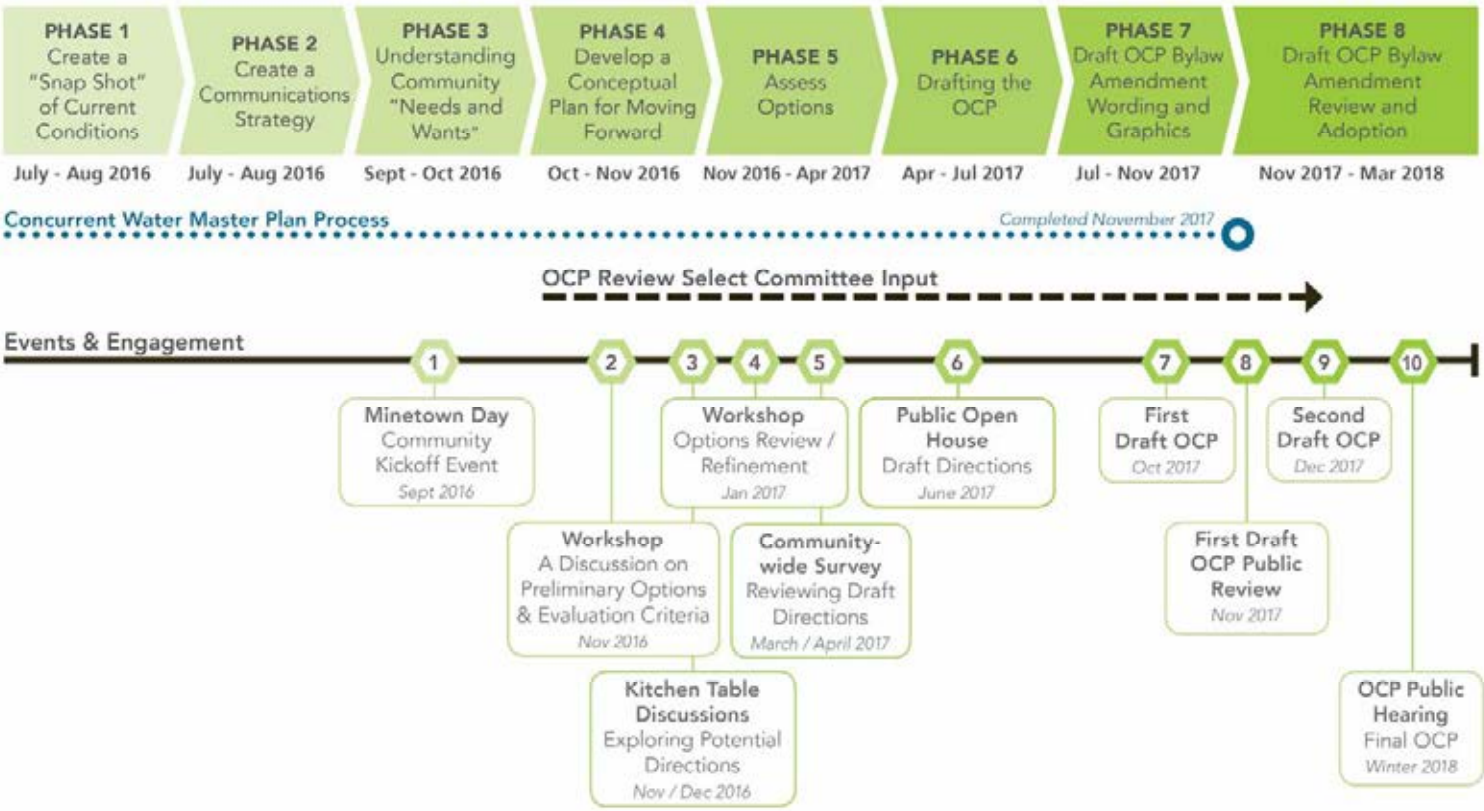


Figure 1: Process Overview

1.3.1 Official Community Plan Review Select Committee

Council appointed an Official Community Plan Review Select Committee of ten members (including members of council and members from the community, representing a range of interests and stakeholders) to:

- act as an advisory body to Council;
- provide input on potential improvements to the OCP to ensure the document represents the community's interests;
- review options brought forward; and
- consider issues identified as key discussion points.

The Committee met monthly during the process until the completion of the second Draft OCP, with some additional special meetings.

1.3.2 Project Web Page, Social Media & 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 & Community Questionnaire

The public process for the OCP Review started in September 2016 with a kickoff event at the community's annual Minetown Day. The project team and volunteers from Vancouver Island University ran a booth at the community event to raise awareness about the OCP Review process; gather early input on concerns, values, and ideas; and encourage community participation in the process.

Figure 2: At the Minetown Day Kickoff Event, participants painted their ideas for Lantzville's future

At the same time, an initial questionnaire was launched both in hard copy and online to gather early input, feedback, and opinions on the vision, goals, and policy in the existing OCP. A total of 221 people provided initial input.

1.3.4 Community Workshops

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

Figure 3: Nov. 2, 2016 Community Workshop discussions

1.3.5 Kitchen Table Meetings

Between Nov. 22, 2016 and Jan. 12, 2017 residents throughout the community were invited to host Kitchen Table Meetings in their neighbourhoods to discuss potential land use options, housing choices, and water servicing. A total of 13 Kitchen Table Meetings were held, each attended by six 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[1]

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

1.3.7 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.

Figure 4: June 28, 2017 Open House discussions

1.3.8 First Draft OCP Public Review

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

Public workshops were held on Nov. 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 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.

[1] The 543 completed returns represent a response rate of 37.3% and is more than required to render an industry standard level of confidence in the results. The industry standard would be a situation where there is 95% confidence that the results are within 5% of Lantzville population's opinion. In other words, if the survey were repeated twenty more times, the results would be within 5% of the first results in all but one of those twenty surveys. With a sample size of 543, the industry standard level is exceeded providing 95% confidence that the results are within 3.97% of Lantzville population's opinion. Note that base numbers for individual questions differ as not all participants answered each question on the survey.

1.4 Guide to this Official Community Plan

1.4.1 Scope

The OCP provides a "roadmap" for Council and the community both in terms of describing the desired future, and the actions that will be taken to ensure that future unfolds as planned. The scope of potential actions is based on the jurisdiction of the District as established under the *Local Government Act* and the *Community Charter*. For example, the District does not have control over activities on provincial crown land and waters or the authority to "override" provincial or federal policy or regulations. The District can undertake the following activities:

- **Advocacy**: The District can advocate with senior governments for beneficial and sustainable approaches to social and economic policy and resource use and management.
- **Land Use Planning:** It is the District's responsibility to ensure that land is designated and zoned for desired uses and that services are available within the District to support desired private sector and municipal initiatives.
- **Infrastructure:** The District has direct responsibility for, or involvement in, development of infrastructure such as water and sewage services, municipal roads, fire protection, parks, and recreational facilities.
- **Research and Information:** The District can undertake studies or research and provide information on challenges and opportunities in the District.
- **Organizational Development**: The District can initiate or provide opportunities for coordination and cooperation between businesses, First Nations, provincial, regional, and local organizations and other interests that wish to see positive change.
- **Public Education and Promotion:** The District can use public education to help promote community-wide changes such as water conservation or septic tank maintenance.
- **New Responsibilities:** The District could expand roles and responsibilities within the limits of the *Local Government Act, the Community Charter*, or other legislation to take a more direct role in initiating or supporting change.

Where there are policies in the Plan that will be implemented through a subsequent regulatory function, OCP wording will often contain terms such as "will" or "shall" or "will require." Where the policy is not regulatory in nature or addresses a concern beyond District jurisdiction, terms such as "encourage" or "promote" are used.

1.4.2 Plan Structure

The OCP's foundation is the long-term vision for the community. Based on that foundation, the District's role in the region can be defined and goals to achieve the vision developed. Policies are designed to implement the goals and other tools such as development permits, special area plans, and zoning bylaws are used to implement policies. Figure 5 summarizes the components of the OCP.

Based on this structure, the Plan is composed of three main parts:

- **Part One** introduces the OCP, describes the process, and provides background and context that were considered in the OCP Review.
- **Part Two** describes the community's vision and goals in detail and formulates appropriate policies aimed at realizing the goals. This is the section of the Plan that will be used to guide the community and its elected officials in addressing issues and challenges that arise from time to time.
- **Part Three** contains the implementation commitment to the goals and policies described in Part Two. This section contains specific actions and responsibilities for implementation of the Plan.

Figure 5: OCP Structure

1.4.3 Terms used in the OCP

To support its implementation, the OCP uses technical planning terms that may not be familiar to all audiences. Below are definitions of key planning terms used in the OCP.

Affordable Housing: Housing that has a rent or sale price that constitutes no more than 30% of gross annual income.

Amenities: Elements of development that appeal to community desire such as recreational amenities, green space, community services, or views.

Bylaw: A regulation established by the community that puts the vision of the OCP into practical and legal terms.

Circulation: How pedestrians, cyclists, vehicles, and other transportation modes flow through an area.

Climate Change: A change in global or regional climate patterns, often attributed largely to the increased levels of atmosphere carbon dioxide produced by the use of fossil fuels.

Community Charter: Flexible legislation that provides municipalities the power to meet the needs of their communities.

Crime Prevention through Environmental Design (CPTED): A philosophy used to deter criminal behaviour and increase public perception of safety through the effective use of the built environment.

Demographics: The study of population characteristics such as age, income, or language to help plan to meet community needs.

Density: The concentration of building development allowed within an area (hectares or acres) of land. Net Density means units per land area net of proposed public land dedications like parks and roads. Gross Density means units per parent land parcel, including potential public land dedications for road or parks. Appendix B provides summary fact-sheets on a range of residential land uses and densities.

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

Design Guidelines: A set of principles or general rules to follow when developing or improving a community to ensure consistent, desirable, and sustainable development.

Development Permit: A development permit is a specific approval for construction or property alterations on properties within a specific Development Permit Area. Development Permit Areas are used to implement special conditions in the form of development guidelines used for the protection of the natural environment, protection of development from hazardous conditions, revitalization of an area in which a commercial use is permitted, or to implement objectives relating to the form and character of light industrial, commercial, intensive residential, or multi-family development.

Development Permit Area (DPA): An area of land designated by the OCP that must obtain a development permit before subdividing land or constructing, adding to, or altering a site or building.

Environmentally Sensitive Area (ESA): Land or water areas containing natural features or significant ecological functions that warrant protection.

Foothills or foothills: The southern portion of the District, generally located south of the BC Hydro power line.

Foothills Estates: The specific area comprising Blocks 794, 206, Block 471, and part of 389.

Form and Character: The visible shape, structure, and qualities that are distinctive to a community in its urban design.

Green Infrastructure: An approach to water management that protects, restores, or mimics the natural water cycle.

Gross Density: The maximum number of units allowed in a given area (typically described as units per hectare or units per acre) including lots, roads, and park area.

Infill Development: New construction of a building within a predominantly developed area.

Intensive Residential: Any development on a parcel (fee simple or strata) that is smaller than 500 square metres in area.

Land Use Designation: A classification that determines the type of future use a property can have (e.g., residential, commercial, industrial). An OCP defines land use designations.

Mixed-Use: Combining two or more different land uses on a single property such as multi-family residential with commercial retail stores.

Natural Hazards: Elements of the natural environment that have potential to negatively impact a community (e.g., a landslide or forest fire).

Natural Hydrologic Pathways: Surface and sub-surface channels through which storm water moves, including open ditches and swales.

Official Community Plan (OCP): A planning and land use management document that sets out the long-term vision for a community and actions for getting there.

Open Space: Undeveloped land that is protected from development by legislation to enhance quality of life.

Pedestrian-oriented: The built environment designed to enhance pedestrian access and walkability.

Qualified Professional: An engineer, biologist, forester, landscape architect, architect, or other professional registered to practice in the Province of British Columbia. The professional skills used will be related to the issue to be addressed.

Regional Growth Strategy (RGS): A strategic plan that defines a region-wide vision. The Regional District of Nanaimo's RGS applies to Lantzville.

Regional Context Statement: Policy tools that link a municipal OCP to the Regional Growth Strategy.

Road Ends: The end of a road in which no passage is possible.

Subdivision: The process of dividing land into smaller parcels.

Special Area Plan or Comprehensive Development Plan: A detailed proposed development plan for a sub-area of the community identified in the OCP showing the locations of land uses, services, and infrastructure, as well as desirable features identified in the OCP such as the clustering of homes and the provision of parks, green space, and community services.

Units per Acre (upa): The number of units (e.g., houses) permitted on one acre of land.

Units per Hectare (uph): The number of units (e.g., houses) permitted on one hectare of land.

Village Commercial Core or Village Core: The centre of Lantzville, generally recognized as along Lantzville Rd. from St. Phillips Church to Huddlestone Park.

Zoning: A bylaw that regulates the present use of land. Zoning is a tool to implement the District's policies and land use designations set out in the OCP.

2 | Community Background

As much as we might like our neighbourhood or community to remain unchanged over the years, change does occur. Some changes are welcome if they improve the community as a whole; other changes present challenges and the community may struggle to weigh the relative costs and benefits. One aspect of managing change is to ensure that quality of life is maintained; another is to consider the well-being of the community at large and to strive for the development of a healthy community – socially, economically, and environmentally.

The following section provides a snapshot of Lantzville's current conditions. This is an important starting point when considering how Lantzville may evolve into the future.

2.1 Background

2.1.1 History

The shoreline of Lantzville shows evidence of early use by First Nations people. While the site inventory of the area is incomplete and there is potential for undiscovered, unrecorded sites, the Archaeology Branch of the provincial government has recorded sites in the area including shell middens, habitation sites, and burial areas.

Early European settlers in the late 1800s were farmers, and farming is still carried on in parts of the community.

The discovery of coal prompted the development of two known mines. The main shaft of Grant's mine, which opened in 1917, was located at Jack and McGill Roads. This mine was purchased around 1921 or 1922 by a company in which Fraser Harry Lantz was one of the directors. Although the mine closed in 1926, the name Lantz survived in the name of the community and now District. A smaller mine located near the foot of what is now Harper Road was operated by the Lantzville Collieries as a co-operative venture during the 1930s until the early 1940s.

In 1917, the first school was built, followed by the two-room "Grant Mine School" (now Costin Hall) in 1921. Following closure of the mines, some of the miners' cottages were rented out to summer visitors. A few of these cottages remain in Lower Lantzville.

Lantzville evolved as a residential area north of the City of Nanaimo. A new school was built in its current location in 1953. Much of the community's current housing stock was constructed in the 1960s and 1970s.

Figure 6: Historical image of Lantzville Pub

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

2.1.2 Population

Lantzville's population in the 2016 Census was 3,605. Table 1 summarizes recent population growth in Lantzville.

Table 1: Population Growth in Lantzville, 2001 - 2016.

Census Year	Population	% Change
2001[2]	3,643	5.8%
2006	3,661	0.2%
2011	3,601	-1.6%
2016	3,605	0.1%

Since 2001, population growth trends in Lantzville have been stagnant or negative. There are fewer people living in the community today than 20 years ago. This stagnation of growth is in part due to the District's policies and bylaws that restrict new connections to the District's water supply due to insufficient groundwater supply capacity, as well as the limited service area of the municipal sanitary sewer collection system.

Table 2 compares Lantzville's limited growth with overall growth trends throughout the RDN and province of British Columbia (BC). These trends suggest that Lantzville's negative growth trend is likely based on local growth limitations, rather than external trends.

Table 2: Population Growth Comparisons between Lantzville, RDN, and BC.

Census Year	% Change in 5 Years		
	Lantzville	RDN	BC
2001	5.8%	4.3%	4.9%
2006	0.2%	9.1%	5.3%
2011	-1.6%	5.7%	7.0%
2016	0.1%	6.2%	5.6%

According to the 2016 Census, Lantzville's average population age is 46.2, which is consistent with the average population of the RDN at 47.2, but well above BC's average population age of 42.3. Studies suggest that the region's age profile will continue to shift upwards, resulting in continued growth of older segments of the Region's population.[3]

Figure 7 shows a bulge in Lantzville's population between the ages of 50 and 64 and a much smaller than average population between the ages of 20 and 40, suggesting that many younger individuals and families are not living in Lantzville.

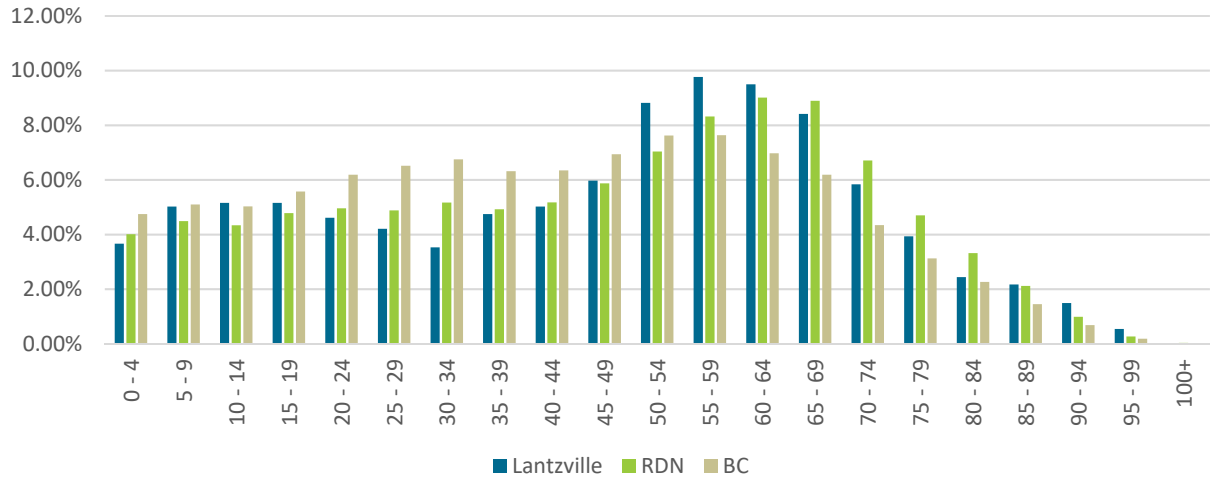


Figure 7: Population Age Demographics for Lantzville, RDN, and BC.

[2] 2001 data is from prior to District incorporation and represents the unincorporated location of Lantzville, which may not be fully comparable to the incorporated area.

[3] Urban Futures. Population and Housing Change in the Nanaimo Region, 2006 to 2036. October 2007.

2.1.3 Economic Environment

Data from the 2011 National Household Survey showed that based on a total population of 3,125 aged 15 years and over, 1,985 (63.5%) of Lantzville residents identified as being in the labour force at that time. Of those who identified as being in the labour force, 180 (9.1%) identified as being currently unemployed.

Of the 1,845 identified as having worked in 2010, 72% – or 1,325 people – worked full-time for the full year. Males in this category earned before taxes an average of $66,231 for the year, and females earned roughly $48,789. Average family income for all families in 2011 was $97,407, compared with the B.C. average of $91,967.

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

Rental housing is relatively limited in Lantzville, where housing is almost exclusively single-family dwellings. Of the 1,470 private households identified in the community in the 2011 National Household Survey, about 1,330 (90%) are owner-occupied, with an average monthly mortgage payment of $1,043. Renters paid an average of $1,002 per month.

In 2017, the average assessed value of residences in Lantzville was $442,000.[4]

In the last five years, 6-8 building permits were issued per year, indicating very slow growth in subdivision and building development.

2.1.4 Natural Environment

The state of Lantzville's natural environment has not visibly changed much in the past ten years, other than recent logging activity in the Foothills area.

Figure 8: Known for its foreshore to foothills, Lantzville has the benefit of a spectacular forest backdrop overlooking the ocean

Knarston Creek's historic flood risk at its mouth has been mitigated by an engineered overflow system.

Sea Level Rise and coastal erosion are evolving environmental concerns. The beaches remain closed to shellfish harvesting due to fecal coliform contamination, related in part to septic fields used for waste disposal.

Figure 9: Shellfish harvesting along Lantzville's waterfront remains prohibited

2.1.5 Land Use

[4] BC Assessment. Vancouver Island 2017 Property Assessment Notices in the Mail, January 3, 2017. www.bcassessment.ca/news/Pages/Vancouver_Island_2017_Property_Assessment_Notices_in_the_Mail.aspx.

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 2972 hectares (29.72 km^2). This area not include the adjacent Nanoose First Nation lands.

Lantzville is predominantly a single-family residential community, with a number of mobile homes and a few duplexes. There are no multi-family dwellings, seniors-oriented housing, or care facilities in the District at time of the OCP Review.

While the community is consistently single-family residential, the sizes of lots throughout the community are highly variable – ranging from less than 0.25 acres in the Dickinson / Peterson Rd areas, 0.25 to 0.5 acres in the Winchelsea neighbourhood, and 0.5 to 1.0 acres in the Winds neighbourhood, with a variety of both larger and smaller lots mixed throughout the community.

This mix of lot sizes contributes to the desirable semi-rural character that Lantzville has today, limiting the presence of "cookie-cutter" development that is not well supported based on community input. Maintaining this lot size variety as the community develops will be an important objective.

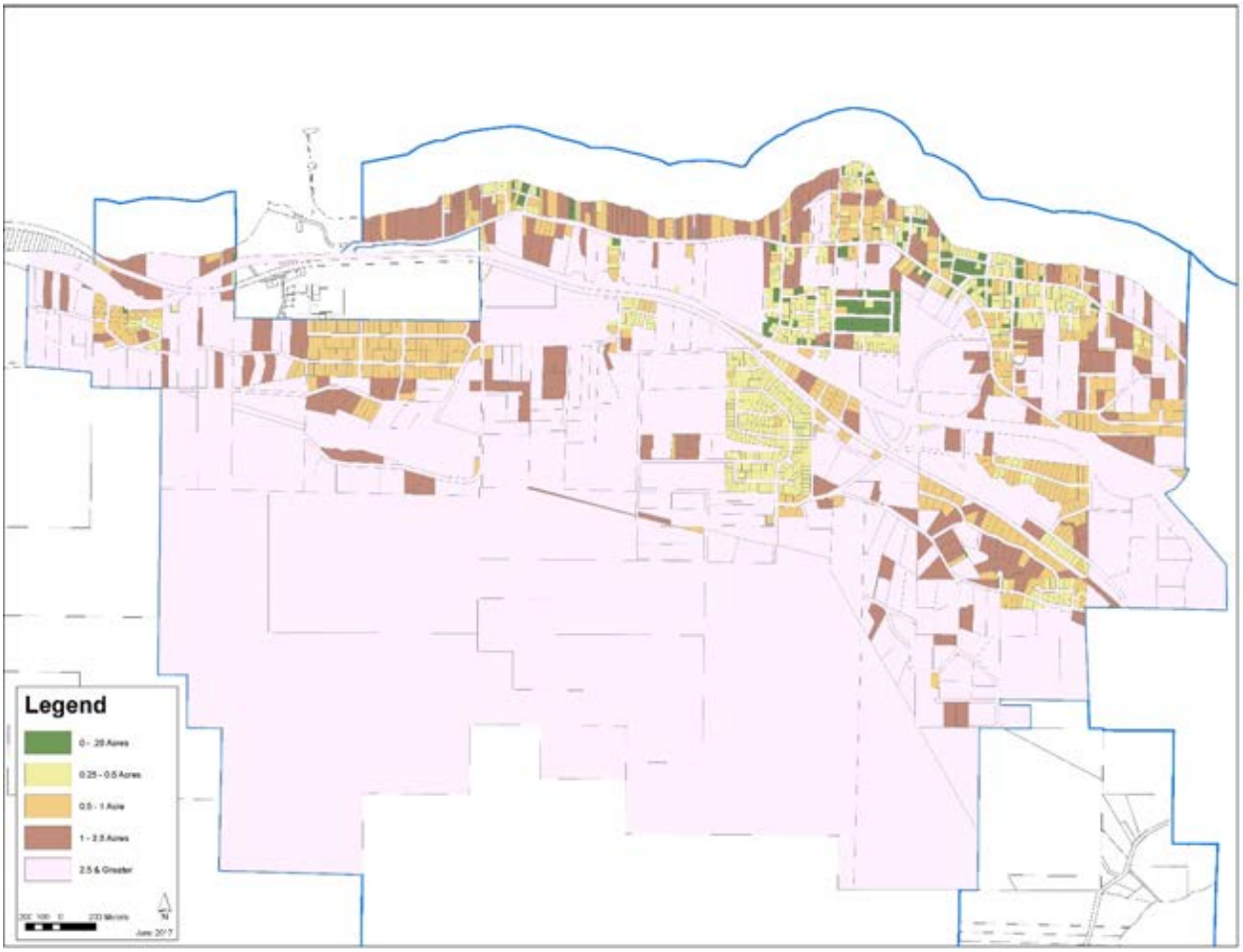


Figure 10: Existing lot sizes in Lantzville

Existing residential areas in Lantzville also include a number of large lots that could be subject to future development, including lots along Ware Road in the Village, the "Gee" property near the Winds, and larger lots in the Aulds Road area, among a number of medium-sized lots. Under the current OCP, these lots would have potential for subdivision if existing water policy restrictions were resolved.

Approximately 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 managed forest blocks, owned by Island Timberlands and by TimberWest, will continue to be managed as forest resource lands. The latter's Block 505 is managed by the Regional District of Nanaimo as a woodlot, with enhanced silviculture and a biosolid waste application program.

Figure 11: The rural character and forested backdrop is a key part of Lantzville's character

The area added to the community in 2003 includes the Foothills Estates area, which was logged in 2003-2004. Lantzville Foothills Estates purchased the area (approximately 730 hectares) in the spring of 2004 and has developed a Comprehensive Development Plan.

Commercial uses dominate the Village, offering some retail shops, personal and professional services, a pub, offices, an art studio, as well as other services. Since the previous OCP, the Village has seen closure of several key businesses including the grocery store, gas station, and building supply store, with slow re-occupation of the space. A number of home-based businesses such as photographic services, landscaping, etc. are located outside the Village.

Figure 12: The Lantzville Pub remains an icon and key community focal point in the Village

Figure 13: The Village maintains a number of unique specialty shops that invite people to the community

Figure 14: The grocery store closed in 2016, leaving a gap in Village services

The Lantzville Industrial Park is located between the Island Highway and the E&N Railway line at Ware Road. Light industrial uses such as RV and mobile home sales, truck and RV servicing, log home and truss manufacture, etc., are intermixed with some underutilized area.

Figure 15: The Lantzville Industrial Park is an important economic driver in the community

Institutional uses are the municipal hall, fire hall, Legion, Seaview Elementary School, Aspengrove School, and two churches. There is also a community hall, Costin Hall, in the Village.

Figure 16: Costin Hall is Lantzville's primary community gathering space, but is also an aging building that will require renewal or replacement in the future

Nine public parks are distributed throughout the District. The two largest – 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 17: Huddlestone Park hosts key community events like the annual Minetown Day

Figure 18: The waterfront is a popular recreation feature

The only properties zoned for recreational use are the privately-owned 18-hole Winchelsea View Golf Course and a small remnant of land on the Island Highway that was once part of a golf driving range.

Figure 19: The Winchelsea View Golf Course is in the centre of Upper Lantzville

Temporary, transient, and recreational uses such as swimming, sailing, boardsailing, boating, and some commercial and sport fishing occur in the water off Lantzville. The only nearby moorage is located at Snaw-Naw-As Marina on the Nanoose First Nation Reserve.

Figure 20: Lantzville's waterfront provides a wealth of recreation opportunities

2.1.6 Infrastructure

Transportation

Upon incorporation as a district municipality, all provincially-owned roads – except the Island Highway – became the jurisdiction of Lantzville. There was a five-year agreement with the Ministry of Transportation for maintenance of District roads which expired in 2008. Today, the District maintains all roads within the community, except the Island Highway.

The Island Highway (Hwy 19) divides the District on an east-west axis into Lower Lantzville, between the Highway and the waterfront, and Upper Lantzville and the Foothills, south of the Highway where the majority of Lantzville's land area is located. Only Superior and Ware Roads directly connect the two parts of the community, both intersecting Island Highway at grade. The far western end of the community (Bayview Road, Rumming Road, Sabre Road areas) lacks any direct road connection to the rest of the District other than via Island Highway.

Local roads throughout Lantzville are generally narrow with gravel edges and utilize ditches or swales for drainage. In the Village, cars generally park at 90-degree angles to the road, turning in and backing out across unmarked sidewalks, causing some concern for pedestrian and vehicle interactions.

Figure 21: Roads in Lantzville are built to a rural standard, without curb and gutter or sidewalks

Figure 22: Painted pedestrian areas and raised crosswalks have been recently added to the Village to increase safety, but parking and pedestrian conflicts remain

Bus transit services continue to be provided by BC Transit and the RDN. One bus route (Route 11), with infrequent service and low ridership, loops through Aulds, Superior, and Lantzville Roads, connecting riders to the Woodgrove Bus Exchange.

The E&N Railway line runs through the community with currently only freight service using the line; passenger service on the line ceased 2011. There is no rail station or regular stop in Lantzville.

A portion of multi-use trail has been developed in the E&N Railway right of way, as part of a larger initiative to develop trail along the entire corridor from Courtenay to Victoria.

Figure 23: E&N Trail in Lantzville near Ware Road

Water Service

The District of Lantzville currently supplies water to approximately two-thirds of residential and business properties within the community's Water Service Area (Map No. 7). Water supply is from five active production wells located on Harby Road and is stored in two reservoirs – one on Ware Road and one on Aulds Road. The municipal wells are supplied by an aquifer; ongoing studies continue to build data about the reliability of the supply. The existing supply was deemed to be at capacity based on a previous Design Standard of 3,400 litres/day per connection, so current policy has prohibited new hook-ups since the previous OCP. Homes without community water, as well as those outside the Water Service Area, are serviced by individual private wells. It has been identified that some areas on the Lantzville water system experience deficient fire-fighting water flows.

Uncertainty with regard to the community's water supply has been a community concern since incorporation. In 2014, the District of Lantzville and City of Nanaimo approved the Lantzville/Nanaimo Water Agreement that enables Lantzville and Nanaimo to work together to provide water in bulk from the Nanaimo Water System to serve Lantzville. The agreement lays out terms for connection fees, infrastructure requirements, and the number and location of lots that could potentially connect. If commenced, the agreement would supply Nanaimo water to parts of Lantzville.

In 2017, the District of Lantzville completed a Water Master Plan to update the Water Design Standard and determine how additional connections could be added to the community water system, considering service to both existing residents without community water and potential new development.

Sewer Service

The effect on the environment of failing septic disposal systems is an ongoing concern for Lantzville. With the exception of one small-scale communal treatment systems, all sewage is handled by private septic tanks and ground tile disposal fields. Septic systems are aging and deteriorating. Failing or poorly maintained systems create the potential for a negative impact on the natural environment including the marine foreshore.

Since the previous OCP, the District of Lantzville has completed Phase I (Dickinson Road Area) of Lantzville's Sanitary Sewer Collection System in 2005 and Phase II (Peterson Road Area) in 2007 through a combination of Federal and Provincial funding programs and parcel taxes assessed on benefiting properties. Grant funding for Phase III was approved in 2017 and is proceeding through approvals and Local Area Service establishment.

Storm Water

Storm water is carried by a series of ditches and streams from the developed areas of Lantzville predominantly in a northerly direction to the Strait of Georgia. Knarston and Bloods Creek are integral components of the surface water drainage system. Knarston Creek historically experienced flooding in residential areas near its mouth during periods of high flow combined

with high tides and onshore winds, but this risk has been mitigated by an engineered overflow.

Figure 24: Knarston Creek flows through the District before out falling to the Strait of Georgia.

Other Infrastructure

FortisBC owns and maintains a gas main running through the community and provides connections to homes where this is viable.

Telephone and cable lines service the community with overhead lines. Telus operates a switching facility in the Village Centre.

BC Hydro provides electricity to all homes in the area and maintains a 138-kv transmission line running through the District and a related substation.

2.1.7 Community Services

Services such as potable water, fire protection, street lighting, garbage collection, and parks maintenance that were provided by the former Lantzville Improvement District are now part of the District of Lantzville's responsibilities. The District is also responsible for overseeing planning, subdivision, development, building permits, and inspections, bylaw implementation and control, municipal taxation, and other local government functions.

Solid waste pick-up is provided by the District of Lantzville, with disposal at the Regional District of Nanaimo waste management facility. Recycling is provided under contract with the Regional District of Nanaimo.

Provincial ambulance service and RCMP policing are located in Nanaimo.

There is one public school in the District, Seaview Elementary, which is part of School District #68. The school is located in the Village core and has a capacity of 335 students from Kindergarten to Grade 7. Enrolment is approximately 260 students, or 78% of capacity. Enrolment has been declining, and based on current demographics may be expected to continue to do so unless there is new housing development.

There is also one private school in Lantzville, Aspengrove School, located on Clark Drive in Upper Lantzville. Opened in 2003 and relocated to its current location in Lantzville in 2006, the school has programs for children from Junior Kindergarten through Grade 12. Approximately 310 students currently attend Aspengrove.

In the Village Commercial Core there is a post office operated by Canada Post, a community hall, two churches, and a branch of the Royal Canadian Legion. The community's fire hall is located at the intersection of Superior Road and the Island Highway and is staffed by volunteers.

Figure 25: St. Philips by the Sea Anglican Church in Lantzville

2.2 Community Opportunities and Challenges

Lantzville has historically functioned as a suburb of Nanaimo as the majority of employment and commercial services used by residents are located there. However, as large-scale, intensive commercial development and higher-density residential development in Nanaimo has moved west toward Lantzville, residents became increasingly concerned that their quiet, seaside residential area would become too urbanized. Therefore, in 2003, the community made a decision to take charge of its future through incorporation as a municipality. This Official Community Plan Review is intended to continue forward on a future for the community that is its own, separate from Nanaimo and other nearby urban areas.

Both in 2005 and 2017, an intensive, participatory planning process was designed to give residents a voice in defining that future. The outcomes of the planning process, including results of the community survey, workshops, kitchen meetings, and open houses were utilized to identify key opportunities and challenges confronting the community.

Key Opportunities:

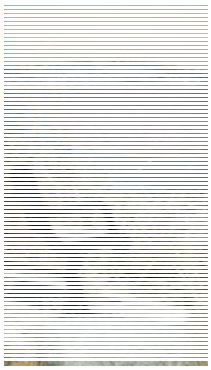
- **Small-Town and Semi-Rural Character:** Residents strongly value the community's peaceful setting, variety, and safe feeling and wish to protect the various "characters" that combine to form Lantzville, encouraging new development to fit in well with the surrounding area and to foster a vibrant Village Commercial Core.
- **Access to Nature:** Residents wish to preserve Lantzville's natural beauty and to maintain healthy land, air, and water.
- **Community:** People value Lantzville's friendly atmosphere, the opportunity to know their neighbours, and the ability to rely on the tight-knit community to help and support one another.
- **Uniqueness:** People value the variety of housing styles in Lantzville, the fact the community is not "cookie-cutter," and that Lantzville is unique and distinct from Nanaimo and other nearby communities.

Figure 26: Nature close by

Key Challenges:

- **Limited Housing Options:** People are concerned that the limited housing options restrict opportunities for aging in place and attracting new families to the community.
- **Water and Sewer Service:** There is a strong desire from many to find and implement economically viable solutions to the community's infrastructure needs.
- **Revitalization of the Village Commercial Core:** People wish to create a safer, more attractive "main street" that supports existing businesses and encourages new businesses to thrive.
- **Connectivity:** People wish to have better connections between neighbourhoods and across the Island Highway and to have improved pedestrian and bicycle options.
- **Appropriate Future Development:** Residents want to ensure there are adequate guidelines for new development addressing environmental protection, protecting open space, and providing high quality development.
- **Too Much, Too Fast:** While there is support for broadening the range of housing options and revitalizing the Village, there are concerns that too much growth too fast will compromise the semi-rural and community character of Lantzville.

Figure 27: Working together to seize opportunities and overcome challenges



These opportunities and challenges form the basis for the community's vision outlined in Part Two, along with the goals, objectives, and policies that will support steps towards achieving the vision.

Figure 28: Contemplating a vision

Part Two: Plan Vision, Goals, and Policies

Addressing the complex and sometimes overlapping opportunities and challenges facing a community is important to the existing fabric of the community and critical to future change. To do this, the community must agree upon a clear picture of where they would like to be in their future. The planning process has reviewed and updated the Vision established in the 2005 OCP for the evolution of Lantzville.

To achieve the vision, goals and objectives must be identified and met. To achieve goals and objectives, the Plan establishes policies related to each goal. Part Two of the Official Community Plan outlines the vision, goals, and the related objectives and policies.

3 | Community Vision and Context in the Region

When asked about their vision of the future of Lantzville, residents of the community were very clear; they recognized the aspects of the community that are important to them today and want preserved for the future, while recognizing some change, especially in the Village, may be desirable. The community vision determines the path that residents want to take and, with the help of the OCP, will work to achieve.

Lantzville is a community of neighbourhoods that retains and celebrates a rural character shaped by the natural splendour between foothills and foreshore, and between Nanaimo and Nanoose. Residents take pride in the character of the community, which they describe as “rural” or “semi-rural”. They also appreciate the “small town” nature of the Village Commercial Core, although have concerns that recent closures indicate the Village is weakening.

Lantzville’s history and much of its current character have been shaped by its suburban location and function relative to the City of Nanaimo. It is primarily a residential area, with Nanaimo as the focus for most employment, as well as commercial and personal services. As an independent municipality, Lantzville can consider that aspect of the community, and endeavor to provide more local options for housing, jobs, and services. However, the relationship to Nanaimo as the economic and service centre for the region is recognized.

Lantzville does offer some variety of housing and life-style choices within its boundaries, notable variable sizes of lots and houses. It is important to recognize these differences within the community and to view them as integral and complementary components of the community. While some people enjoy living on large rural or agricultural properties, others appreciate rural ambiance in the form of nearby woodlots or forested hills, and live on smaller lots closer to the amenities of the Village Commercial Core.

Residents have identified these different “characters” of Lantzville and have expressed the desire to preserve and protect each of them. By clearly defining the “Village” and other Special Planning Areas of the community, where community amenities and infrastructure are required in high quality development, and by encouraging growth and diversity in these areas, the more rural and semi-rural portions of the community may experience less pressure to intensify uses.

3.1 Community Vision

The Lantzville of the future will retain its unique "foreshore to foothills" rural and suburban character, with a "village-like" commercial centre and semi-rural and rural neighbourhoods. It will retain its focus as a residential community, with some improvement in locally oriented services and commerce. Lantzville will also include agricultural and forestry areas and related uses.

The character of the community is also based on a common set of values and principles that includes a focus on all resources, activities, and people in the community, an orientation toward families, co-operation, and communication, and a willingness to listen, make decisions, and learn from both successes as well as mistakes.

Lantzville will continue to be primarily a suburban residential community, to the urban centres of the region, with limited commercial and industrial development.

The vision extends to the social fabric of the community. It includes a broader cross-section of socio-economic groups and an improvement in housing options and in provision of services and activities for children and youth. It includes an improved range of housing choices to support aging in place, including housing, services, and care facilities in the Village.

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

Change in Lantzville has been limited by access to adequate water and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families, will require enhanced water and waste treatment services, within a Growth Containment Boundary. Enhanced water and waste treatment services are also needed to support development on vacant sites within developed residential areas and to resolve water supply and waste disposal issues for existing residents.

The privately-owned Foothills Estates area has been used by the community as a recreation area. Securing a significant portion of the Foothills area as community open space remains an important goal currently under implementation.

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

The following four pages (Figure 29 to Figure 32) provide a visual summary of rural, semi-rural, village, and foreshore to foothills character.

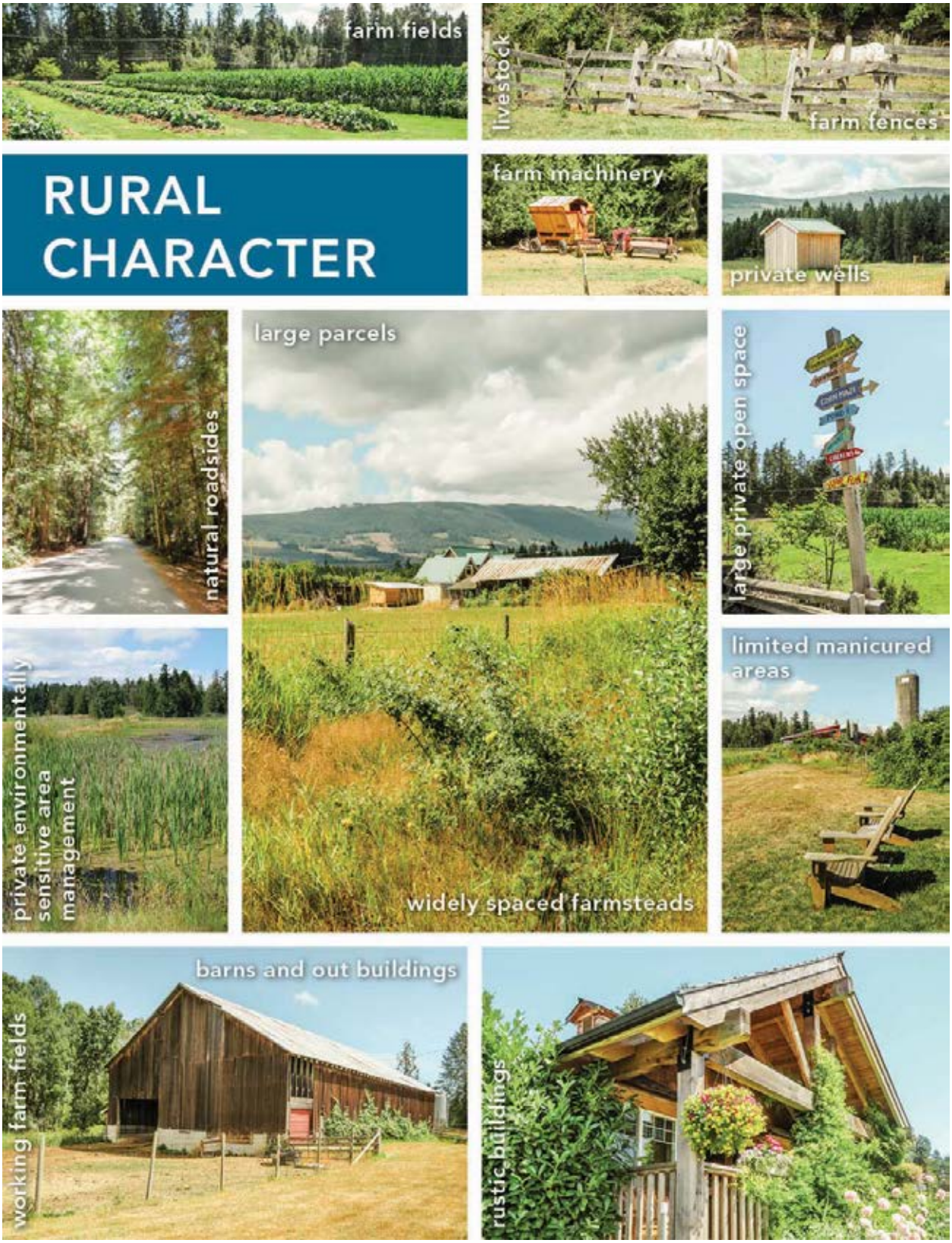


Figure 29: Rural character

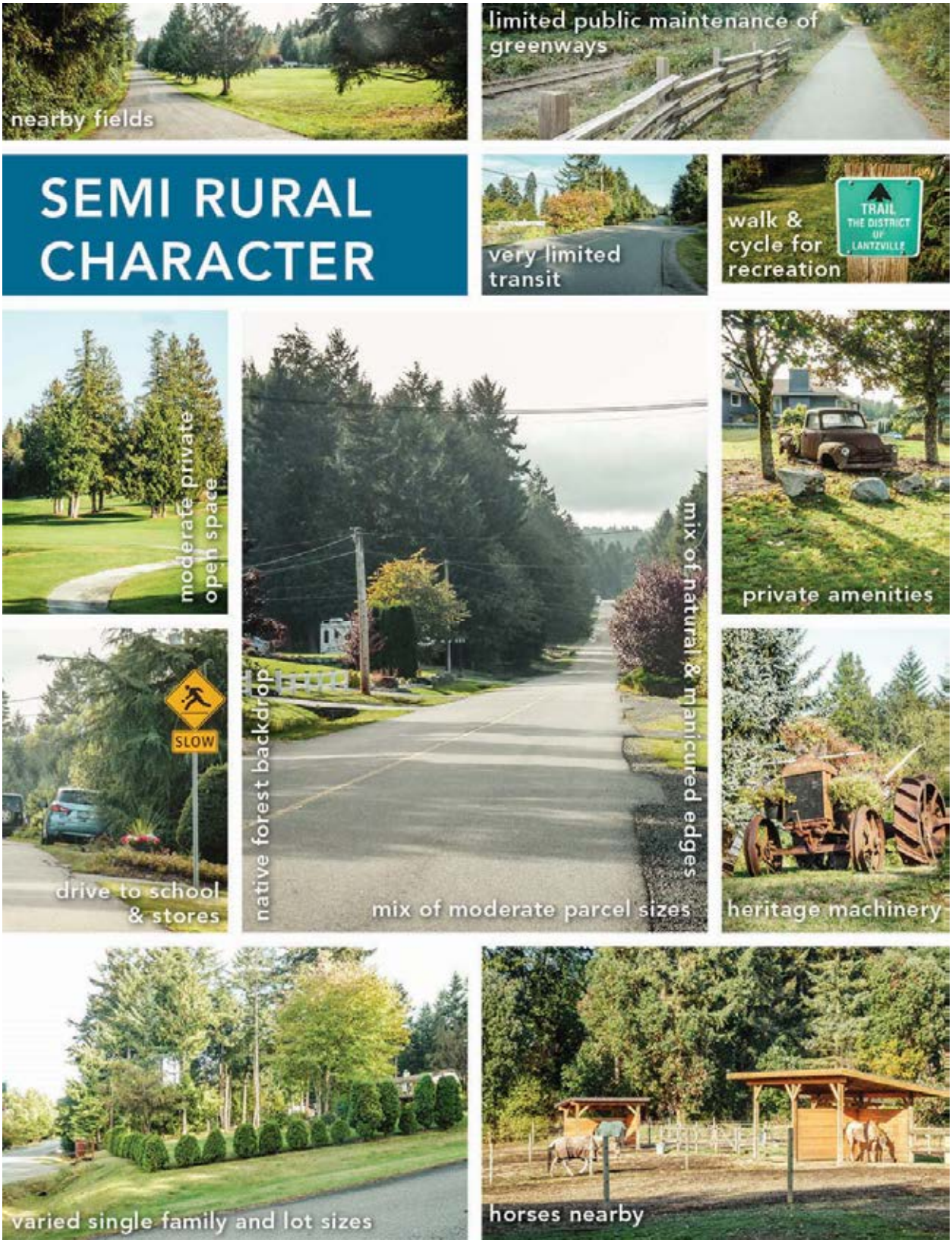


Figure 30: Semi-rural character

Figure 31: Village character

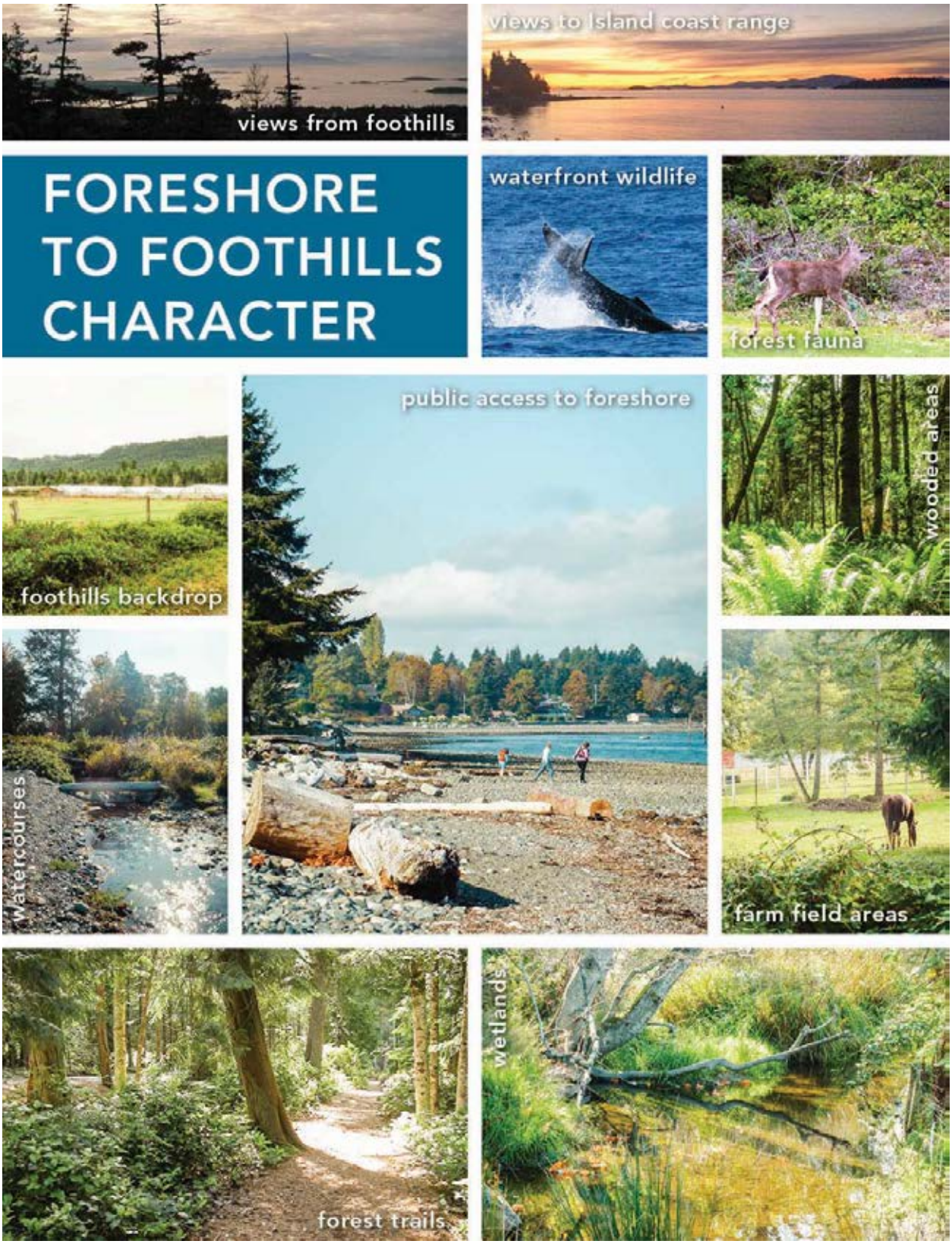


Figure 32: Foreshore to Foothills character

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.

In accordance with Section 446 of the ***Local Government Act***, an Official Community Plan (OCP) must be consistent with the Regional Growth Strategy (RGS). The District of Lantzville OCP works to achieve consistency with the goals of the Regional Growth Strategy (adopted by the Regional District of Nanaimo Board in 2011) by addressing the RGS goals in the goals, policies, and actions of the OCP. The District of Lantzville OCP supports the goals of the RGS in the following ways:

3.2.1 RGS Goal No. 1 - Prepare for Climate Change and Reduce Energy Consumption

The OCP supports the reduction of greenhouse gas (GHG) emissions through objectives including targets to reduce GHG emissions. The Plan also recommends specific policies and actions, including inclusion of passive homes and alternative energy sources in new development and provisions for electric vehicles. Inclusion of walking and cycling provisions, as well as encouragement of transit-oriented neighbourhoods is guided by policies. Water conservation measures continue, as well as provisions for aquifer monitoring and stormwater infiltration to support aquifer recharge. Gradual adaptation to sea level rise is also anticipated.

3.2.2 RGS Goal No. 2 - Protect the Environment

The OCP supports and recognizes the importance of protecting the natural environment through a number of goals, objectives, and policies relating to natural ecosystems and sensitive areas, ecological storm water management, protecting the waterfront, and using green infrastructure. In addition, Development Permit Areas for the protection of the natural environment, its ecosystems and biological diversity have been designated to protect environmental features including watercourses and their riparian areas, coastlines, sensitive ecosystems, and the ecological integrity of forest resource lands. The OCP also includes measures to protect land uses from natural hazards through the designation of lands in the Steep Slope Protection Development Permit Area. While the Plan includes the protection of older forest through the development permit process, retention of the Coastal Douglas Fir zone will be considered.

3.2.3 RGS Goal No. 3 - Coordinate Land Use and Mobility

The District of Lantzville's OCP supports a Village Core served by a variety of transportation means including automobile, public transit, and human powered forms such as walking and cycling. The Plan also supports many innovative mobility policies including the creation of a pedestrian trail network. The OCP supports the future road network as shown on Map No. 6 of the OCP.

3.2.4 RGS Goal No. 4 - Concentrate Housing and Jobs in Rural Village and Urban Growth Centres

The OCP establishes a Growth Containment Boundary which include the Village Core, surrounding residential lands, an industrial area, all of the estate and rural residential areas including the Foothills as well as the Commercial / Industrial and Resource - Open Space areas, and excludes the majority of Resource - Agricultural and Resource - Forestry lands.

The OCP includes density bonus provisions for the residential areas in the Village and in key infill Special Plan Areas, and supports the development of assisted living facilities in the Village area. The form of residential development supported in the OCP for the village includes patio homes, town homes, limited apartments and mixed-use residential near commercial development as well as assisted living facilities. A limited amount of one- to two-storey multi family residential or intensive (small lot single-family) residential is anticipated in select Special Plan Areas that are near transit lines. It is intended that these higher density forms of development will provide new, more easily maintained housing options for young singles, starter families, persons with limited mobility, or aging residents who wish to remain in Lantzville, or for new residents attracted to the amenities available in Lantzville. The OCP also supports directing future commercial and institutional development to the Village Core area whenever possible, thus promoting a variety of mixed land uses in this core area.

3.2.5 RGS Goal No. 5 - Enhance Rural Integrity

The OCP supports the enhancement of rural integrity by supporting land uses such as agriculture, forestry, and resource-based uses. Policies include the support of the mandate of the Provincial Agricultural Land Commission (PALC) to preserve and enhance Agricultural Land Reserve (ALR) designated lands, including the retention of such lands.

The OCP also supports directing future development to lands within the Growth Containment Boundary (GCB) to minimize possible impact on those lands outside of the GCB. The OCP does not support the extension of community services to lands within the Resource Forestry, Resource Agricultural, and the Rural Residential Land Use Designations for the purposes of development, only for environmental, health hardship or financial efficiency reasons and limited to indoor domestic use.

3.2.6 RGS Goal No. 6 - Facilitate the Provision of Affordable Housing

The Plan supports the broadening of housing options to include housing for aging residents, young people, and people with limited mobility, such as patio homes, townhomes, apartments, as well as the development of assisted living facilities.

3.2.7 RGS Goal No. 7 - Enhance Economic Resiliency

The OCP supports the development of the Village Core area for retail and service needs for the local community, with provision for limited tourism-oriented facilities. Home based businesses are also permitted in some areas, allowing residents to work from home. In addition to the Village Core area, the Plan supports the continued use of the Lantzville Industrial Lands for industrial related activities, which enhance the regional economy.

3.2.8 RGS Goal No. 8 - Enhance Food Security

The OCP supports the enhancement of food security through its support of the retention and protection of the ALR lands. The OCP further supports the strengthening of the role of agriculture in the local economy through numerous policies including support of the Provincial Agricultural Land Commission's mandate to preserve and enhance the development of agricultural land for food production, the principle of expanding the range of on-farm activities, and the retention of larger agricultural parcels. Village Core policies encourage the revitalization of food market and grocery outlet(s), which are encouraged to market local produce.

3.2.9 RGS Goal No. 9 - Celebrate Pride of Place

The OCP supports the celebration of Lantzville through its support of community events, preservation of the community character, and recognition of the local history. The OCP also supports the development of community parks and non-motorized trails which are considered an important component of the community. The OCP incorporates the recommendations of a Commercial Core Improvement Plan. A Village Form and Character Development Permit Area, which includes a number of design guidelines, has been designated for the commercial core area. The Plan also encourages the use of architecture, design, and construction materials based on LEED principles and standards.

3.2.10 RGS Goal No. 10 - Provide Services Efficiently

The OCP supports the efficient delivery of services for those lands designated within the Growth Containment Boundaries (GCBs). The delivery of community sewer to residential areas is currently underway in an orderly and planned manner as shown on Map No. 8 of the OCP. Community water continues to be challenging; however, a Water Master Plan has been completed and the OCP supports the continued development of additional water supply options. The OCP encourages developments that incorporate energy efficiency and water conservation, as well as minimal waste generation.

3.2.11 RGS Goal No. 11 - Enhance Cooperation Among Jurisdictions

The OCP supports cooperation among jurisdictions through various policies such as working with senior governments for the protection of groundwater, to mitigate negative impacts on the natural environment, by supporting the Regional Liquid Waste Management Planning process, and to ensure the integrity of pedestrian and bicycle connections between jurisdictions. The OCP also provide policy for working with the Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services.

3.3 Lantzville's Key Goals

Within the context of the Nanaimo Region, and following its community preferences and vision, Lantzville has established seven key goals for its future:

- Goal 1: Protect the Natural Environment
- Goal 2: Preserve Community Character
- Goal 3 Strengthen the Village Commercial Core
- Goal 4: Provide Housing Choices
- Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods
- Goal 6: Develop Community Infrastructure
- Goal 7: Improve Road, Pedestrian and Bicycle Mobility

The following Section 4 through Section 10 describe each of the goals and related objectives, and provide policies to guide decisions.

Section 11 of the OCP focuses on tools for implementation.

Section 12 of the OCP addresses Climate Change and Greenhouse Gas Emission objectives and policies.

4 | Goal 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 area. In addition to protecting natural beauty and sensitive ecosystems, Lantzville residents have expressed the wish to find solutions for access to and enhancement of the community's waterfront and "urban forest".

To protect these dynamic systems, the Plan must identify environmentally sensitive areas, be aware of their importance to the health of the larger environment, and ensure that any nearby development is carefully implemented to ensure they are protected. Looking after natural areas requires environmental awareness, co-operation, and innovation.

Goal 1: To preserve Lantzville's natural beauty and to maintain healthy land, air, and water as the community evolves.

4.1 Objectives

The Plan intends to address protecting the natural environment in the following ways:

- Protect natural systems such as environmentally sensitive areas, streams, creeks, wetlands, and habitat areas, and repair past damage to these systems.
- Restrict development in hazardous areas such as steep slopes, the marine foreshore, and environmentally sensitive areas that may require special management approaches.

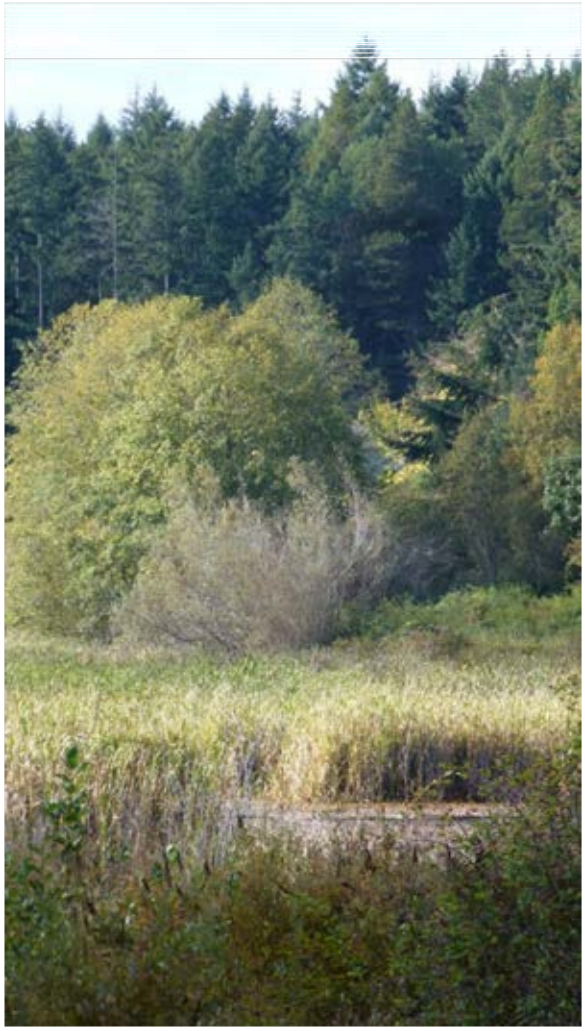


Figure 33: Sensitive natural environment

- Protect water quality in surface streams and water quality and recharge capacity in aquifers.
- Maintain sustainable hydrology of surface water runoff.
- Examine each development proposal's impact on the natural environment and mitigate negative impacts.
- Develop municipal standards for infrastructure and development and revise them as necessary to adopt environmental best management practices for new development and municipal services and activities.
- Improve community awareness about the environmental resources and issues in the community.
- Encourage preservation of the "urban forest" of mature trees in developed areas of the community and in new developments.
- Recognize and address fire risks at the interface between forested areas and developed areas.
- Promote water conservation.
- Communicate and share pertinent information and resources with Nanoose First Nation, the City of Nanaimo, Electoral Areas C, D, and E, and the Regional District of Nanaimo.

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 (MoE) publication *Environmental Best Management Practices for Urban and Rural Land Development in B.C.* and will take steps to implement the guidelines therein with regard to:
   - community and landscape plans;
   - inventory and mapping;
   - appropriate development;
   - ecosystem and species protection;
   - ecosystem and species restoration and enhancement;
   - flood and terrain hazard management;
   - erosion and sediment control;
   - wildfire considerations;
   - wildlife/human conflicts;
   - storm water management;
   - leading by example; and
   - working with landowners and developers.
2. Many of the watercourses in Lantzville support fish habitat. All are now relatively safe from flooding, with recent mitigation of flood risk at Knarston Creek. Water courses and environmentally sensitive areas are shown on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10. As more detailed information becomes available on natural systems within the community, the District intends to continue updating mapping and related policies as appropriate.
3. The District will require that all public and private development activities, subdivisions, and rezoning applications – including road crossings, utility rights of way, and trails – be planned and implemented in a manner that will not adversely affect or disturb identified environmentally sensitive areas, hazard areas, and steep slopes.
4. The District will review all subdivisions and new development projects with appropriate provincial authorities in regards to their conformity with provincial policies and regulations intended to protect the natural environment.
5. The District will continue to work towards the resolution of sewage collection, treatment, and disposal issues.
6. The District will encourage the preservation of natural topography and as much existing vegetation and trees within new development projects as possible, while also addressing fire hazard issues.
7. The District will work with the City of Nanaimo to share information and ensure 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 No. 10 and includes guidelines for use of these areas in Part Three, 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 No. 10 whenever subdivision of land on those watercourses is proposed. This area will not be considered parkland under Section 510 of the *Local Government Act*.

12. The District will encourage the use of alternatives to lawns as ground cover, slow-growing, drought tolerant plants to conserve water and reduce yard trimmings, and indigenous vegetation.

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 34: Sensitive wetlands

4.2.2 Natural Hazard Areas

Natural and other hazard areas that pose a risk to life and property occur in certain areas of the community. The District will coordinate land use and environmental management policies to help protect people and the built environment from flooding, mass movement of steep slopes, erosion, subsidence in former mine shaft and tailing areas, and fire hazard. To this end, the District adopts the following policies:

1. The Plan designates Natural Hazard areas, including flooding and areas with a slope exceeding 30% where there may be a landslide or rock fall risk. Steep slope areas area shown on Map No. 3. Natural Hazard areas also include subsidence areas related to historic mining activities even though the risk has been created by human activities. These areas are shown as Natural Hazard Development Permit Areas on Map No. 10. Guidelines for use of these areas are included in Part Three, Section 11 of this plan.

2. The District has invested in mitigation of flooding problems along Knarston Creek and will monitor the success of this solution.

3. The District will 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 Natural Hazard Area map accordingly when definition of floodplain area is completed.

4. The District will review all development permit applications and subdivision proposals adjacent to creeks and streams for possible flooding impacts and for fisheries habitat impacts in accordance with the *Fish Protection Act* and the *Riparian Areas Regulation.*

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

6. New residential development will be discouraged within designated floodplains. Where no alternative exists and/or where residential development is currently allowed within the floodplain, structures will be flood-proofed to standards specified by a qualified professional.

7. If development is proposed prior to establishment of specific floodplain mapping, buildings will be set back at least 30 metres from the natural boundary of any watercourse or an alternative setback supported by a technical report by a qualified professional to ensure that the buildings are not at risk of being flooded.

8. Where a building or structure is permitted at the top or foot of a steep slope or bluff, the building will be set back a horizontal distance equal to 3.0 times the height of the bluff as measured from the toe of the bluff, or an alternative setback determined to be appropriate by a qualified professional.

9. The District will require sediment and erosion control during the construction of any development and measures to mitigate erosion on steep slopes on the finished development within Development Permit Areas.

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

11. The District will encourage all public and private development activities, subdivisions, and rezoning applications – including road crossings, utility rights of way and trails – to be planned and implemented in a manner that will reduce risks associated with forest interface fires.

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

13. In new subdivisions or rezoning applications in areas adjacent to managed forest areas and woodlots of 20 hectares (50 acres) or more, the District will 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 Storm Water Management

There are a number of watercourses in Lantzville that are important to the maintenance of salmon and cutthroat trout habitat including Bloods Creek, Knarston Creek, Hardy Creek, Copley Brook, Heikkila Creek, Metral Creek, Raines Creek, Jepson Creek, and Caillet Creek. These, and wetland areas, also form part of the natural storm water management system. To preserve and protect these areas, and to restore "hardened" areas to a more 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 35: Storm water source controls – infiltration swale

4.2.4 Green Infrastructure

The residents of Lantzville voiced strong support for the use of alternative development standards and green infrastructure in their community. The following policies have, therefore, been adopted by the District:

1. Road design within the municipality will be adequate to support vehicular, bicycle, and pedestrian safety, with the intent of reducing vehicle speeds and minimizing infrastructure costs.

2. The District will support reduced parking requirements for commercial development where shared parking or other options are available.

3. The District will encourage provision of parking spaces within the building envelope wherever possible.

4. The District supports the principle of compact development that enables natural areas to be preserved and roadway lengths and impervious coverage to be reduced.

5. The District will encourage the use of roadside swales, rather than covered storm water drainage pipes, wherever feasible.

6. The District will use porous materials on public sidewalks, parking areas, and other hard surfaces where practicable.

7. The District supports the use of green roofs to reduce runoff and energy consumption.

8. The District will encourage vegetated buffers along road and other public rights-of-way.

The District has developed subdivision and development standards for public infrastructure that reflect these principles and policies. Similar approaches are expected on private lands, in particular in Special Plan Areas or Development Permit Areas as identified in Section 11.

4.2.5 The Waterfront

One of the important natural and recreational areas in Lantzville is the coastline. The approximately six kilometer long waterfront has been significantly altered with retaining walls and other erosion control structures, as well as by loss of large logs and other wood debris that historically provided protection. Approximately 70% of the shoreline has been "hardened." It is also a fragile coastal ecosystem and habitat for fish, shellfish, seals, sea otters, sea birds, and seasonal sea lions.

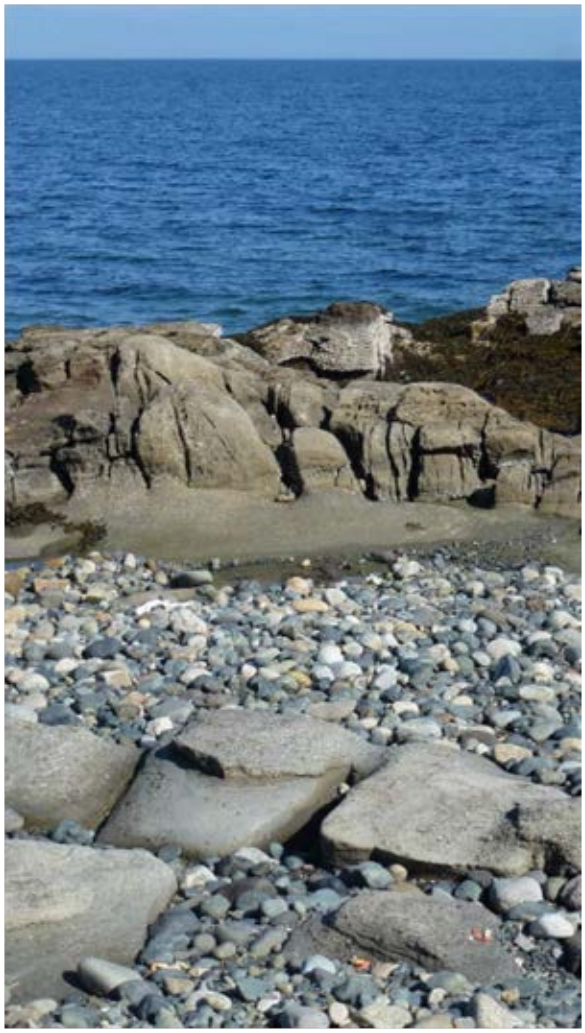


Figure 36: Lantzville's precious waterfront

To protect this ecosystem, and to provide opportunities for public use, the District adopts the following policies:

1. The Plan designates the entire shoreline of the District as a Development Permit Area as indicated on Map No. 10. Guidelines for use and development of this area are in Part Three, Section 11 of this Plan.

2. The District encourages users of the waterfront and ocean, and adjacent residents, to refrain from disturbing or polluting of marine and related terrestrial natural habitats and from littering public areas.

3. Except where otherwise permitted in the Zoning Bylaw, buildings and accessory structures must be set back at least 15 metres from the property boundary adjacent to the Salish Sea. This 15-metre area will be limited to uses that have limited impact on the marine foreshore and bank.

4. The flood construction level will be an elevation at least 4.5 metres geodetic (or 2.0 metres above the high water level of the Salish Sea, whichever is greater). This flood construction level may change from time to time due to the influence of anticipated sea level rise. Structures that have an anticipated life exceeding 75 years shall require a custom flood construction level that anticipates sea level rise to the end of the structure life, as determined by a qualified professional (marine engineer and/or 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 improve aquatic and riparian habitat.

12. The District will retain all publicly owned rights of way and work towards making them accessible to the public where feasible.

5 | Goal 2: Preserve Community Character

Lantzville is not a typical "urban" community. It neither a village nor a rural community; it is both. This mix causes some confusion in using terms that are suitable to describe Lantzville. It is a municipality with a village-like commercial centre surrounded by suburban and "semi-rural" residential development in adjacent areas of Lower Lantzville and in areas of Upper Lantzville. In Upper Lantzville, there is also the Lantzville Industrial Park (Metro-Mart light industrial area), larger rural residential acreages, agricultural land, and forestry properties.

The jurisdictional context is also unique. The Nanoose First Nation Reserve is located inside of the municipal boundary. The community is bounded by the City of Nanaimo and Electoral Area D the east, Electoral Area C on the South, and E (Nanoose) on the west. The community is bisected east to west by the Inland Island Highway, with only two connections between North or "Lower" and South or "Upper" Lantzville.

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

The community wishes to see current areas of development in Lantzville retain their residential character and enhancement of the small-town ambiance of the Village Commercial Core to help distinguish Lantzville from neighbouring communities.

Goal 2: To protect and retain the various "characters" that combine to form Lantzville, and to avoid the homogeneity of many suburban areas in other municipalities.

5.1 Objectives

The Plan addresses protecting community character the following ways:

- Retain and support the appropriate use of forestry and agricultural lands.
- Acknowledge that existing residential and resource areas are different from the Village Commercial Core and Village Residential areas.
- Retain the current single-family residential neighbourhoods in areas of Upper and Lower Lantzville, and limit higher-density residential development to the Village Residential area, with a limited amount of multi-family or innovative housing choices in other Special Plan Areas.
- Promote efficient use of infrastructure through infill on vacant lands in existing developed areas.
- Plan and design neighbourhood additions and improvements consistent in form and character with the surrounding area.
- Discourage development of large footprint, large-scale homes on smaller lots.
- Strengthen local opportunities for employment based on infill of the current industrial park area and encouragement of business in the Village Core.
- 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 and 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 it from other areas.

To help define the character of current neighbourhoods and to encourage the retention of neighbourhood character, the following land-use designations are used in this Plan and are shown on Map No. 4:

- Resource – Agriculture (RA)
- Resource – Forestry (RF)
- Resource – Parks and Open Space (ROS)
- Rural Residential (RR)
- Estate Residential (ER)
- Residential (R)
- Commercial (C)
- Industrial (I)

5.2.1 Resource - Agriculture (RA)

While agricultural land is a relatively small portion of the community – approximately 140 hectares or 5% of the total area of the municipality in the Agricultural Land Reserve – the residents of Lantzville support agriculture activities.

Figure 37: Farms and agricultural areas are a key feature of Lantzville

To strengthen the role of agriculture in the local economy, the District adopts the following policies:

1. The District supports the BC Land Commission's mandate of preserving and encouraging the development and use of agricultural land for food production.
2. Lands within the Agricultural Land Reserve have been designated Resource - Agriculture (RA) and will have a minimum lot size of 8 hectares (20 acres.), except where the Agriculture Land Commission deems it appropriate to have a smaller parcel size.
3. Permitted uses within areas designated Resource - Agriculture (RA) include farming and agricultural activities, including the keeping and feeding of domestic animals, natural resource harvesting, single-family residence, home occupations, retail sales of farm products, at least 50% of which must be produced on the farm, woodlots and portable sawmills, parks, recreation, and utilities, and other uses that conform to the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*.
4. A maximum of two residential dwellings are permitted on each lot, provided that permission for the placement of second dwelling is first obtained from the BC Agricultural Land Commission.
5. The location and construction of new roads, paths, utility, or communication rights of way should be sited to avoid the ALR wherever possible. Where ALR land is required, these rights of way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments must be established in consultation with affected landowners and the BC Agricultural Land Commission.
6. The District recognizes the potential for entrepreneurial opportunities in agricultural areas and supports the principle of expanding the range of appropriate on-farm activities in conformity with regulations under the *Agricultural Land Commission Act.*
7. The District may permit non-agricultural activities such as "home occupations" where

they conform to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation.*

8. To minimize impacts on the ALR land, the District will require a buffer in the form of a landscaped area, green belt, or park on any proposed residential development adjacent to the ALR.

9. On larger sites abutting agricultural lands, the District supports density averaging, and the location of new development on portions of the site furthest removed from the agricultural area.

5.2.2 Resource - Forestry (RF)

There are three large forestry blocks within the boundaries of the District, as well as smaller forested lots. Two large lots and four small ones owned by the Crown comprise the 280-hectare Woodlot 1475. Island Timberlands owns the 259-hectare Block 577. TimberWest owns the 455-hectare Block 505. Both privately owned blocks are designated as Managed Forest and fall under the jurisdiction of the *Private Managed Forest Land Act.* The District adopts the following policies with the aim of preserving its forestry resources for future generations:

1. Managed Forest lands and Woodlot 1475 are designated Resource - Forestry (RF) on Map No. 4, and will have a minimum lot size of 20 hectares (50 acres).

2. Permitted uses within the Resource - Forestry designated areas include all forestry activities such as natural resource harvesting, thinning, silviculture, resource extraction, small-scale primary processing, and public recreation and access including trails.

3. One residential dwelling is permitted on each lot.

4. The District supports the goals and intent of the *Private Managed Forest Land Act* with regard to forestry lands and supports the long-term retention of these lands as Managed Forest lands.

5. The District will work with forestry companies and private landowners to allow public access through their lands where and when not in conflict with forestry operations.

6. Should forest lands be removed from designation under the *Private Managed Forest Land Act*, forestry activities will be subject to the provisions of Forest Resource Lands Development Permit requirements of Section 11 of this Plan.

7. The District, in reviewing harvest management plans for Woodlot 1475 will encourage the licensee and the Ministry of Forests to:

   - provide a continuous treed buffer between active forestry operations and adjacent residents;
   - retain existing public access and recreational trails;
   - ensure the protection of hydrological characteristics and water courses;
   - manage harvesting to retain biological diversity, ecological functions, and long-term sustainability of the ecosystem;

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 avoid fire risk.

Figure 38: Lantzville's forests and open spaces

5.2.3 Resource - Parks and Open Space

Parks, trails, greenways, open spaces, and waterfront all are critical natural areas as well as recreational opportunities for the community. They promote and facilitate health and fitness, social interaction, and community pride. Parks serve an important civic function, making the community a more vibrant and inviting place to live.

The District recognizes the importance of parks, recreation, and open space as essential components of a socially and environmentally healthy community and will work towards ensuring the community is well serviced with a system of parks and open space. The following policies are aimed at fulfilling this goal:

1. Publicly owned parks are permitted in all land use designations. Current public parks and open spaces are shown on Map No. 6.

2. The District will require all subdivision proposals to demonstrate how pedestrian and vehicle access and mobility has been considered and addressed.

3. The District will require all subdivision proposals to demonstrate how community open space and wildlife habitat has been considered and addressed.

4. The District will endeavour to remove any current encroachment and prohibit any new encroachment on public parks, open space, and public roads, including those along the waterfront.

5. The District will consider improvement of undeveloped public road ends leading to the waterfront for public access, and improve access where feasible.

6. A minimum 5% parkland dedication, or equivalent cash in lieu of parkland, will be required in all subdivisions in which parkland can be required under the *Local Government Act.* Areas or neighbourhoods where park dedication will be required are shown on map No. 6.

7. The District will update and strive to implement recommendations from *A Parks and Recreation Plan and the Trails and Journeyways Strategy*, with the intent of prioritizing and implementing its recommendations and establishing parks and open space acquisition priorities. Lands for a sports field and a neighbourhood park will be a specific objective for the Upper Lantzville area.

8. The District will work with development applicants using density averaging and/or density bonusing to achieve a dedication of land for public use target of 20% in new development areas, subject to council approval. This target may be addressed through public parks and open space, covenants, or rights of way for public use and access. Public space will include public spaces and courtyards, parks, trails, pathways, green spaces, and related improvements. 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.

5.2.4 Resource - Open Space (ROS)

In addition to public lands and parks, the District of Lantzville has extensive areas of privately owned land that is used for recreation, conservation, and related uses. These lands include the Winchelsea Golf Course, Doumont Marsh, and proposed park and open space areas in the Foothills Estates. The District adopts the following policies with the aim of preserving its open space resources for future generations:

1. Privately owned open space is designated Resource - Open Space (ROS) on Map No. 4, and will have a minimum lot size of 8 hectares (20 acres).

2. Permitted uses within the Resource - Open Space areas include golf courses, recreation facilities, and ancillary uses, private conservation areas, public recreation and access, including trails, and accessory uses. Residential uses are permitted only as secondary uses to the above listed primary uses.

3. These areas contain water courses and environmentally sensitive areas as shown on Map No. 3 and are designated as Development Permit Areas as shown on Map No. 10.

4. Where appropriate, public access to these areas will be secured through transition to public ownership, easements, or covenants on title.

5. In the Foothills Estates area, a long-term target for transfer to public ownership of 50% of the site area is established.

5.2.5 Rural Residential (RR)

Housing in rural areas provides for those who prefer a rural lifestyle and do not require municipal services. It is intended that rural areas remain rural and – in some cases – agricultural in nature. The District, therefore, has adopted the following policies:

1. The minimum lot size for subdivision in rural areas is 1 hectare (2.5 acres).

2. Lots will be serviced by either on-site, communal, or municipal water service and an on-site waste disposal method meeting provincial requirements, or requirements established by the District of Lantzville, whichever is greater.

3. Permitted uses within areas designated Rural Residential include single-family homes, home occupations, parks, recreation, and utilities.

4. One residential dwelling is permitted on each lot.

5. Part of the Bayview Park Drive area of West Lantzville is currently subdivided into lots of approximately 0.2 hectares (0.5 acres). This area will be zoned to reflect its current use.

6. The District does not intend to extend full municipal services to rural, agricultural, or forestry areas of the community.

7. The District will encourage rural and small farm living alternatives in rural areas rather than further subdivision into smaller residential lots.

8. The District may introduce lot and building siting guidelines as part of the subdivision review process for rural areas, with the intent of minimizing the impact of residential development on the natural environment or the rural character of the area.

Figure 39: Rural and estate residential

5.2.6 Estate Residential (ER)

The Estate Residential designation reflects lands that are in close proximity to residential developed lands and are not considered appropriate for the Rural designation due to topography, soil suitability, historical land use pattern, and/or location. This designation will aid in establishing the limits of suburban residential growth and provide a transition to rural areas. In addition, the designation will strengthen the semi-rural character of the Plan area. It is recognized that development may be constrained due to soil suitability limitations for septic effluent absorption. The District has adopted the following policies for Estate Residential Lands:

1. Residential development within the Estate Residential designation as shown on Map No. 4 shall be permitted at maximum densities of 2.5 units per hectare (1 unit per acre).

2. Land which is designated under this section may be given a rural-type zoning without amendment to this Plan under the Land Use and Subdivision Bylaw where the land is 1.0 hectare or greater in area.

3. Permitted uses shall generally be single-family residential on relatively large size parcels. However, where a development site has approved access to community water, illustrates significant environmentally sensitive areas, or where a natural amenity is provided, the clustering of development onto smaller single-family lot sizes may be permitted without amendment to this Plan providing overall density complies with Policy 5.2.6.1.

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

5.2.7 Residential (R)

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. The District is supportive of this desire and has adopted the following policies for Residential Lands:

1. Permitted uses within areas designated Residential include single-family homes, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls.

2. For subdivisions, the gross development density of areas designated Residential outside the Village area is 5 units per hectare (2 units per acre), with municipal water and sewer services.

3. Density Bonus is explained in Section 8 of the OCP. The District may apply a bonus density in Residential areas outside Special Plan Areas up to a maximum of 2.5 units per hectare without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the required 5% dedication required under the *Local Government Act* and a Community Amenity Contribution.

4. Density Bonus units will be considered at a rate of 1 uph for each additional 10% of the total site area dedicated to park over the required 5% dedication. If ESA dedication is part of the arrangement, the density bonus calculation will be 1 uph for each additional 20% of the total site area dedicated.

5. A range of lot sizes in new subdivisions will be encouraged. Density bonus, averaging, and clustering provisions in Section 8 and 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.

6. Outside the Agricultural Land Reserve, farm clusters may be considered by the District. Farm clusters would use the density bonus, averaging, and clustering provisions in Section 8 and 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.

7. Existing mobile home parks are recognized as permitted uses at a density of 20 mobile home units per gross hectare (8 units per acre). All mobile homes will be serviced by municipal or on-site water and sewage treatment systems approved by the Vancouver Island Health Authority and/or the District of Lantzville, based on the most stringent requirements.

8. There are residential lots in Lantzville that currently have two established legal residences. These “second” units may be used as a residence or be used for home occupation purposes.

9. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1011 m² (1/4 acre).

10. The District may support clustering of housing where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.

Figure 40: Varied residential areas

5.2.8 Industrial (I)

1. Lands in Lantzville Industrial Park, also known as the Metro-Mart area, are designated Industrial as shown on Map No. 4.

2. Permitted uses include light industrial and service commercial uses that do not compete with the Village Commercial Core. Retail sales of department store type merchandise, personal, or food service uses will not be permitted.

3. The District will not permit activities such as the treating of wood or metal plating, that have the potential for polluting the community's critical aquifer and groundwater supply.

4. The District encourages all Industrial area business to use good management practices and to keep properties clean, safe and attractive to passing motorists, pedestrians, and cyclists.

Figure 41: Lantzville Industrial Park

5. The Plan designates Lantzville's Industrial area as a Development Permit Area as indicated on Map No. 10 and includes guidelines for use of this area in Part Three, Section 11 of this Plan.

6 | Goal 3: Strengthen the Village Commercial Core

An important existing neighbourhood of Lantzville is the Village Commercial Core. It is the "heart" of the District of Lantzville. The Heritage Church, Costin Hall, Lantzville Pub, former Lantzville Market, Seaview Elementary School, Legion hall, and professional office and retail buildings are all located in the Village. As the heart of Lantzville, the Village Commercial Core is the focus of many community activities and the source of considerable pride. While residents and business owners like this area, they also acknowledge that it could be much more functional, attractive, and pedestrian-friendly, and could provide more services for the community. Preservation of historical buildings, off-street parking, better planning and design, and the appearance of the Village Commercial Core are some concerns that need to be addressed.

Goal 3: To create a vibrant commercial core, oriented to community needs, while retaining is unique village character.

Figure 42: How can the Village Core add to its strengths?

6.1 Objectives

A Village Commercial Core Improvement Plan was created in 2014. Draft recommendations from that Plan are incorporated into this OCP. The Plan intends to strengthen the commercial core in the following ways:

- Discourage development outside of the Village Residential and Village Commercial Core areas that would detract from the goal of creating a vibrant Village Commercial Core.
- Implement design guidelines for new buildings and redevelopment of existing buildings in the Village Commercial Core
- Improve parking and traffic flow.
- Improve pedestrian safety and reduce traffic speed.
- Improve the appearance of the buildings, public spaces, and utilities in the Village Commercial Core.
- Foster greater pride of ownership by initiating clean-up and beautification programs.

6.2 Policies

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

1. Lands in the Village Commercial Core are shown on Map No. 5A and are designated as a Development Permit Area as shown on Map No. 10 in this Plan. Guidelines for this Development Permit Area are included in Part Three, Section 11, DPA V – Village, Intensive Residential, and Multi-Family.

2. Land designated within the Village Commercial Core area is intended to support a mix of uses. Commercial, institutional, and public assembly uses are recognized as important uses within this area.

3. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings.

4. The District supports and encourages the development of locally-oriented retail and service commercial uses and professional services and offices, and discourages franchise-type businesses.

5. New drive-through uses are not supported within the Village Commercial Core.

6. Legal marijuana commercial production, retail, or distribution facilities are not permitted except with express approval of the District. Requirements for legal marijuana retail outlets include:
    - Approved and maintained business licence.
    - Located only in areas of commercial zoning and greater than 500 metres from any educational institutions.

7. Commercial buildings in the Village Primary Commercial Core (VPCC) shall have a wall height on the street front of up to 2 storeys on the north side, and up to 3 storeys on the south side of Lantzville Road. 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 metres 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 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 Commercial Core, expanding and lengthening the lane off of Lantzville School Road. Relocating utilities into the lane would be supported, if undergrounding utilities is not feasible. A lane could provide access to off-street parking or under-building parking at the rear of businesses.

16. The District will work with developers to achieve key improvements identified in the Village Commercial Core Improvement Plan through development approvals and community amenity contributions. The following amenities would be considered desirable in conjunction with new development in or near the Village Commercial Core:
    - Pedestrian improvements
    - Off-site landscaping and street trees
    - Undergrounding utilities
    - Ornamental street lighting
    - Affordable housing and seniors housing
    - Public gathering places
    - Public art
    - Electric vehicle charging stations
    - Space for the farmers' market
    - Shared off-street parking

17. The District will develop a detailed streetscape plan to guide redevelopment over time and look for opportunities to upgrade the streetscape and improve on-

street parking and pedestrian flow in collaboration with property owners.

18. The District will explore improving and maintaining landscaping in the public right of way as street upgrades are completed.

19. The District will consider development of a sign bylaw to address size, location, and materials used in signage in the Village Commercial Core. Until such a bylaw is established, back lit signs will not be permitted in the area. Sign guidelines are included in Part Three, Section 11, DPA V – Village, Intensive Residential, and Multi-Family.

20. The District shall consider establishing a Business Liaison Committee and work with the business community to achieve mutual goals.

21. The District shall consider establishing a review committee as and when required to provide comments on significant development proposals within the Village Commercial Core.

22. Community events – such as celebrations, markets, and exhibits – are recognized as important for the vibrancy of the Village Commercial Core. The District shall support such events, while working to maintain safety and adequate circulation.

23. 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.

24. The District shall consider refinements to the District of Lantzville Zoning Bylaw No. 60, 2005, the District of Lantzville Subdivision and Development Bylaw No.55, 2005, and will consider a new Sign Bylaw to implement Village Commercial Core policies.

7 | Goal 4: Provide Housing Choices

The absence of housing forms other than single-family houses and the three existing mobile home parks in the existing residential areas of Lantzville makes it difficult for seniors and young people to remain in Lantzville. Affordability of family homes is also an issue of increasing concern.

Development of some smaller lots, patio homes, multi-family residences, and apartments above businesses, all located in the Village and Special Plan Areas, could help to broaden the range of housing options available. Seniors housing and seniors care needs are seen as a key priority in the community.

Residents of Lantzville have enjoyed forested areas in the southern part of the District as a wonderful area of natural beauty, varied ecosystems, and numerous trails and recreational opportunities. One key block of approximately 730 hectares referred to as "The Foothills Estates" contains important recreation areas and viewpoints. This area is now under a Comprehensive Development Plan and is undergoing development that aims to cluster 730 units on a portion of the property, and dedicating the majority of the land area and foothills as public park.

It is important to the community to retain the seaside foreshore, as well as the foothills and woodlot forested backdrop. It is intended that the agricultural, rural, and rural estate characters continue to dominate the community. The designation of Special Plan Areas in the Village and large infill properties with development potential establishes a community engagement process to provide housing choice, increased public open space buffers and trails, and incentives to maintain a semi-rural character as well as consider innovative and sustainable housing forms.

Figure 43 illustrates the concept of moving towards a housing choice continuum that maintains the key characters of existing Lantzville neighbourhoods and a dominant semi-rural character, while increasing housing choice in new neighbourhoods.

Goal 4: Broaden the range of housing options in a manner that respects the current character of the community.

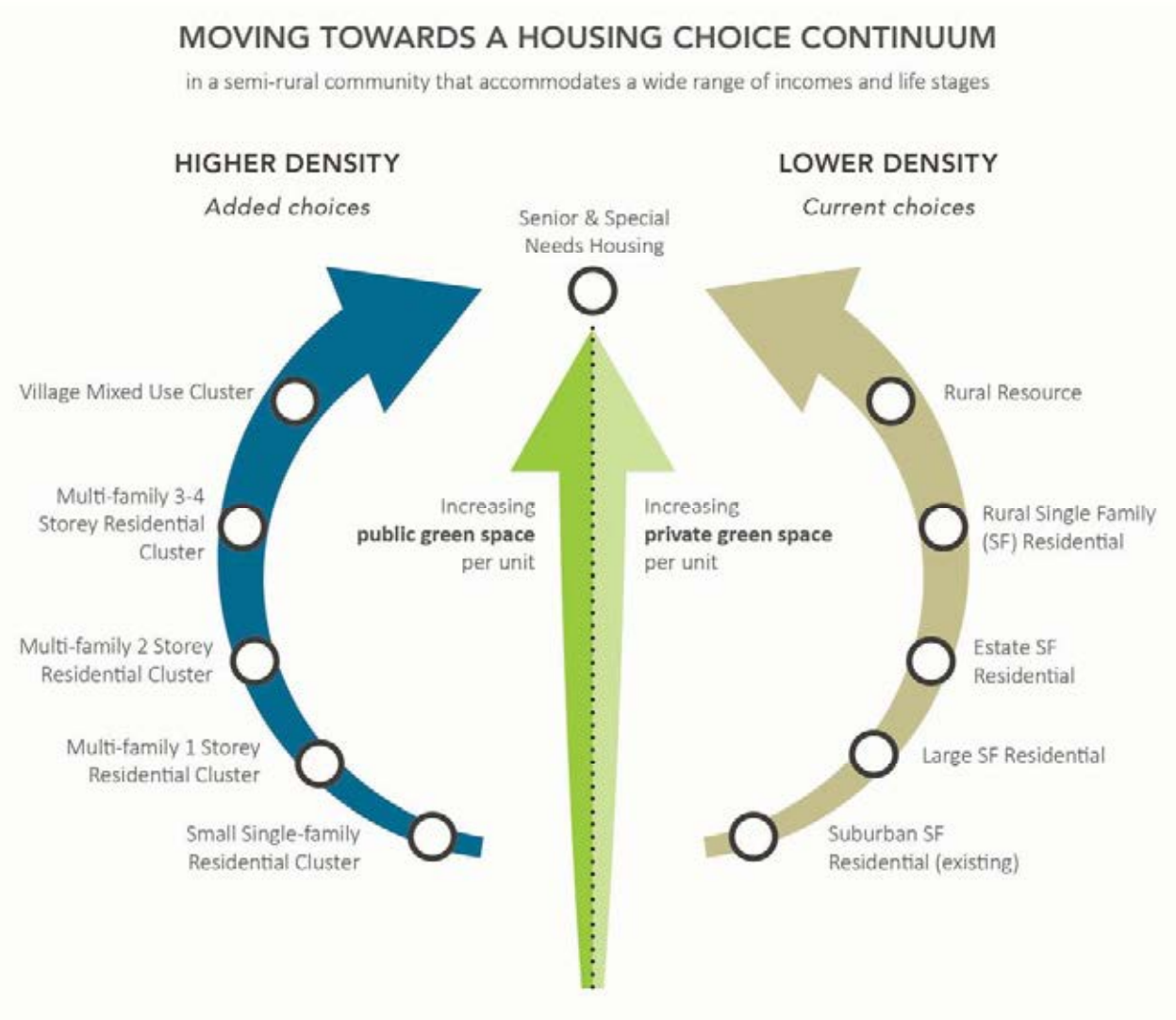


Figure 43: Housing choice continuum

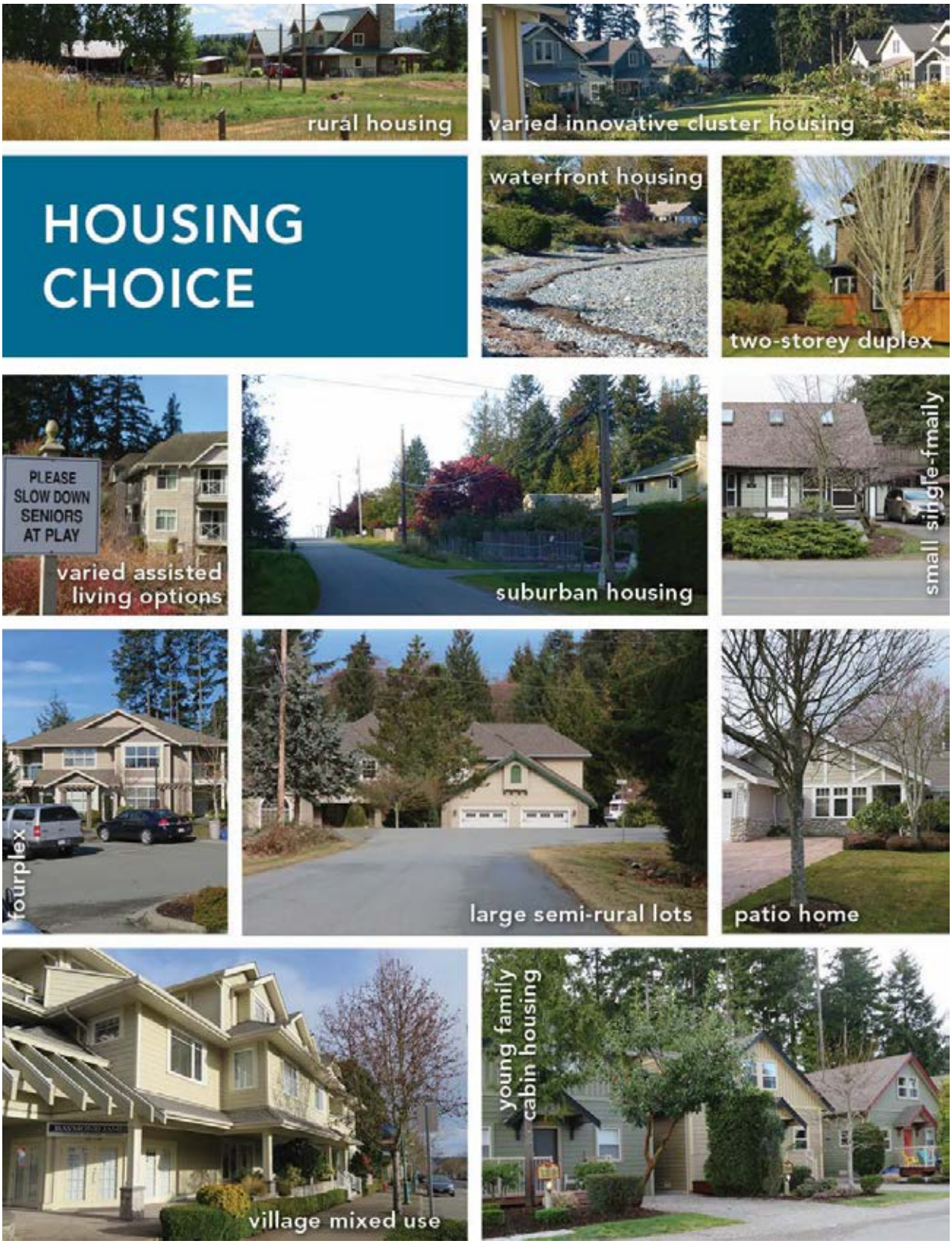


Figure 44: Examples of housing choice

7.1 Objectives

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

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

7.2 Policies

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

7.2.1 Village and Special Plan Areas

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

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

1. Village and other Special Plan Areas are shown on Map No. 5A and 5B.
2. Permitted uses include residential, parks, recreation, utilities, places of worship, schools, and hospitals.
3. The Village shall be the subject of a set of Special Area Plans, conforming with the policies in Part Two, Section 8 of this OCP. The District encourages the development of a mix of residential housing types including single-family, smaller-lot single-family, patio-home, and multi-family in the Village Special Plan Area.
4. Density, height, and green space provisions and other guidelines are provided for the Village and other Special Plan Areas in Part Two, Section 8 of the OCP.
5. In Special Plan Areas, the District, prior to approving any rezoning or subdivision application will require a site plan, acceptable to the District, showing land uses, types of residential housing, any water

features, public parks, road circulation, and trails and pedestrian connections through the site and to adjacent neighbourhoods, open space, and green space.

6. Projects will be integrated into the existing community as seamlessly as possible.

7. The District will encourage the use of a registered design scheme for the residential portions of these areas.

8. The District will give priority to projects that will provide accommodation for seniors.

9. Both fee simple and strata title ownership will be supported.

10. The District will support the transfer of development rights from archeologically or historically important sites to other development sites within the Village Residential area.

7.2.2 Affordable Housing Choice and Care Facilities

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

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

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

1. The District supports development of a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village Special Area Plan.

2. The Village development program must include seniors-oriented assisted living and long-term care facility located within walking distance (400 m) of existing services in the Village Commercial Core. To promote assisted living in the Village Area, development of these care facilities of up to 100 units and related parking and amenities

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

3. The District will consider additional seniors-oriented assisted living and long-term care facilities either in the Village area or in 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 (approx 400m) of the Village Primary Commercial Core shall not be included in calculations of gross residential density.

4. The District encourages a range of housing forms and sizes of assisted living for seniors and others needing long-term care, including co-housing, co-ops, cottages, small nursing homes (similar in size and character to large private residences), as alternatives to or in addition to moderate-scale institutions.

5. All multi-family and seniors assisted living or long-term care facilities shall be subject to development permits for Form and Character in Section 11.

Figure 45: 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 internal to residential buildings, with consideration of provisions to ensure neighbourliness in parking, privacy separation, standards of maintenance and related issues.

2. The District shall create a set of regulations for Secondary Suites which will be added to the Zoning Bylaw.

7.2.4 Foothills Estates Residential

1. Lands designated as the Foothills Comprehensive Development Plan Area will be developed in conformance with the policies in Part Three, Section 11.1.8 and the concept included as Map No. 9 in this Plan.

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

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

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

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

8.1 Special Plan Areas

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

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

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

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

The Special Area Plans will need to meet the challenge of providing community infrastructure, public open space, and amenities while maintaining a character that is compatible with existing neighbourhoods.

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

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

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

8.2 Managing the Rate of Infill Growth

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

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

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

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

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

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

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 example priority list based on the OCP Review community input in 2016/2017, which may change from time to time by Council policy without amendment to the OCP:
    1. Village Primary Commercial Core and Village Areas (Mixed Use, Lowland, West, and South)
    2. Upper Lantzville Infill Ware Road Area

3. Upper Lantzville Infill Superior Road Area
4. East Lantzville Area
5. Waterfront Foreshore and Shoreline Management Area

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

2. Council may manage approval timing of individual rezonings, subject to applications being received from the private sector. Approval of each rezoning application is a separate Council decision that considers the merits of the application in relation to community needs. It is at the discretion of Council to approve or deny an application; pace of development in a neighbourhood related to development impacts could be one consideration among others. As well as requiring the completion of Special Area Plan and related community engagement prior to major rezoning, Council may choose to tie rezonings to phased development agreements, with provisions for reaching agreed milestones prior to clearing or construction of a subsequent phase. 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.

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

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

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

8.3 Objectives

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

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

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

8.4 Special Area Plan Policies & Process

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

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

8.4.1 Development Information

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

Site Inventory and Terrain Analysis

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

Land Use and Character

2. The SPA application will be accompanied by a local context and character plan, showing adjacent land uses, buildings, roads, forest stands, natural features, viewpoints, existing informal trails, and infrastructure.

3. The SPA process will review options and engage the public to determine how existing and proposed vegetation, buildings and other amenities, trails, environmental features, open spaces, forest buffers, and land use are integrated to respect the desired community character and to promote a cohesive and integrated social community.

Development Impacts

4. The applicant will be required to provide evidence that development of the area will not have a negative impact on the quantity and quality of the existing surface and groundwater water systems, environmentally sensitive areas, and hazardous areas. A biological impact assessment by a qualified professional biologist and a hydrological impact assessment certified by a professional engineer with experience in hydrologic analysis will be required. The impact assessment will identify the long-term impact of the application on the surface and groundwater resources of the watershed and adjacent properties and aquifers.

5. The applicant will be required to provide evidence that the proposed number of housing units can and will be adequately serviced with water, sewer, road, and pedestrian access.

6. The applicant will be required to provide transportation and traffic studies by qualified professionals to identify the quantity and location of potential traffic flow and related road improvements and other measures to mitigate traffic impacts.

7. The applicant will be required to provide evidence that the proposed number of housing units will be a net benefit to the community in terms of tax revenue generated relative to municipal expenses and will not negatively impact municipal and regional services.

8. The applicant must demonstrate how the proposed development responds to adjacent neighbourhoods and land uses in terms of character, compatibility, and integration and how negative impacts on existing neighbourhoods will be mitigated.

9. The applicant must identify off-site impacts of the proposed development related to surface and storm water, water supply, and sewage disposal, and include proposals for addressing or mitigating those impacts.

10. A phasing plan for the development that will reduce short-term impacts on the community and integrate the proposed development with the phased implementation of related services and infrastructure will be required.

Site Development Plan

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

11. The District will require, as part of the application, that environmentally sensitive areas, hazard areas, rare vegetation, wildlife habitat, watercourses, significant wetlands, archaeological sites, and critical viewpoints be identified, preserved, and protected from the impacts of development.

12. The District will support development only in those areas that are not environmentally sensitive areas, hazard areas, or habitat areas.

13. The SAP must demonstrate that the development will be integrated into the existing community in terms of road access, pedestrian access, and any other possible means.

14. The SAP must include a network of pedestrian and bicycle trails as well as roads throughout the project, linking internal areas as well as adjacent neighbourhoods.

15. A 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.

16. The SAP must include provision of adequate green space for amenity, wildlife, and recreation purposes.

17. The scale of new neighbourhoods shall be designed to be compatible with existing Lantzville development patterns and to avoid large areas of homogeneous "cookie-cutter" development. The SAP must include streetscape plans and building scheme or architectural guidelines to ensure high quality development.

18. Other than the Village 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.

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

8.4.2 Special Plan Area Public Engagement & Approval Process

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

21. The steps in the Special Area Plan and development process shall include those in Table 3.

Table 3: Special Planning Area Review Steps

#	Approval Step	Approving Body	Public Involvement
1	Consultation on new Official Community Plan (OCP)	Council, Steering Committee	Public consultation
2	Approve Special Area Plan (SAP) policies and refined OCP	Lantzville Council	Public hearing
3	Approve changes to Regional Growth Strategy	Each municipality in the Region, Regional Board	Public consultation
4	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 approving officer recommendation, with review and approval by Lantzville Council	
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	

** 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.*

8.5 Density Bonus, Averaging, and Clustering

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

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

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

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

Figure 46: A standard lot size can be a limitation that unintentionally contributes to cookie-cutter layouts

Figure 47: 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

8.5.1 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*.

8.5.2 What is Density Averaging and Clustering?

The OCP sets base, as well as maximum gross density after density bonuses. These vary by land use designations in 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 the requirements in the OCP (see Table 4 and Table 5 in Section 8.5.5), which, among other requirements, trigger public engagement associated with Density Bonus applications).

Density Averaging is a policy provision that allows a variation in the average land/unit. Because of the fixed maximum number of units permitted on the entire site, if the 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.

8.5.3 Why Density Bonusing, Averaging, and Clustering?

Lantzville has indicated strongly that it wishes to:

- Maintain community characters, ranging from rural through semi-rural to village;
- In new development, avoid cookie-cutter, homogeneous subdivisions;
- Protect sensitive areas and maintain natural and forested areas close by, including a forested backdrop to existing and new development;
- While protecting and buffering the character of existing neighbourhoods, encourage a range of housing choice. While dominated by single-family, there has been interest expressed in a range of lot sizes and some multi-family opportunities in the Village and Special Planning 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 (Figure 48 to Figure 51) show various applications of Density Bonusing, Averaging, and Clustering to meet community objectives. The example uses a typical 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 given development site. Actual developments are encouraged to have a "curvilinear" layout rather than the straight streets shown in these simplified examples.

Two illustrations (Figure 48 and Figure 49) shown "uniform" subdivision pattern without using density averaging and clustering. The latter two illustrations (Figure 50 and Figure 51) include density averaging and clustering including a wide range of single-family parcel sizes with some multi-family.

Figure 48: Low Range Uniform Option meets only a "large lot size" objective, but not public open space, housing choice, and innovation objectives.

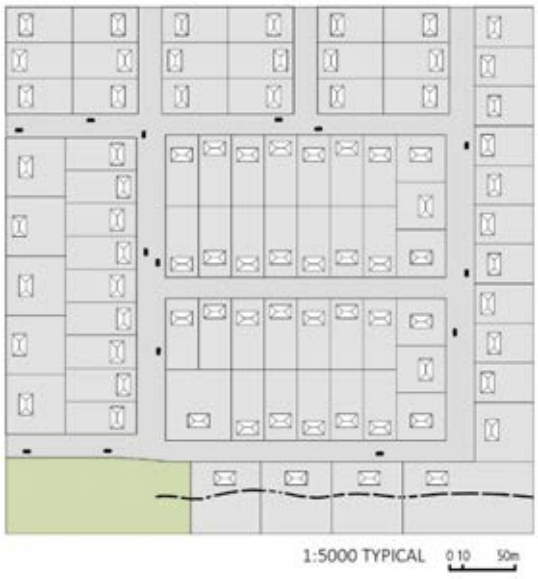
Figure 49: Mid Range Uniform Option and Figure 50: Low Range Varied Option meet some objectives, while Figure 51: High Range Varied Option has the potential to meet all objectives.

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 the 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 rezonings.

Figure 48: Neighbourhood choice low range uniform

Low Range Uniform Option



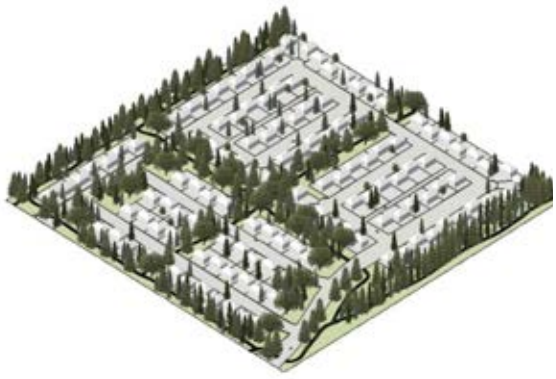
5 uph Gross Density - 80 units on 16 Ha:

- min. (5%) statutory parks dedication;
- ESA covenanted but not dedicated;
- Subdivision mix of:
  - » primarily 25 m x 54 m (0.135 ha - 1/3 acre) single-family lots,
  - » some 0.2 ha (1/2 acre) lotsHa (1/2 acre lots)

Does not meet public open space, housing choice, and innovation objectives.

Figure 49: Neighbourhood choice mid-range uniform

Mid Range Uniform Option



8 uph Gross Density - 128 units on 16 Ha:

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

Meets public open space objective, but falls short on housing choice and innovation objectives.

Figure 50: Neighbourhood choice low range varied

Low Range Varied Option

5 uph Gross Density - 80 units on 16 Ha:

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

Meets housing choice objective. Does not meet public open space and innovation objectives.

Figure 51: Neighbourhood choice high range varied

High Range Varied Option

10 uph Gross Density - 160 units on 16 Ha:

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

Meets public open space, housing choice, and potentially cluster/ innovation objectives.

8.5.5 Density Bonus Types

Table 4 introduces four types of Density Bonus, associated amenities, and calculations to gain the bonus.

Table 4: Density Bonus Types

DENSITY BONUS TYPE	AMENITIES THAT MUST BE PROVIDED (Details negotiated prior to rezoning with approval by Council)	BONUS CALCULATION (For land dedication above 5% statutory parks dedication)
1: ESA Dedication Bonus (only applies to properties with environmentally sensitive features)	» Dedication of Environmentally Sensitive Areas (ESAs) defined under watercourse protection, sensitive ecosystem protection, or coastal protection development permit, and acceptable to the District.	» 1 uph per 20% of parent parcel dedicated
2A: Parkland / Trail Dedication Bonus in "Residential and Non-Village" Special Plan Areas	» Dedication of usable land (i.e. not hazard or ESA lands) for park or trail corridor » Completion of park / trail improvements, and acceptable to the District	» 1 uph per 10% of parent parcel dedicated
2B: Parkland / Trail Dedication Bonus in Village "Special Plan Areas"	» Dedication of usable land for park or trail corridor » Completion of park / trail improvements and acceptable to the District	» 1 uph per 4.25% of parent parcel dedicated
3: Cluster / Housing Choice Bonus in "Special Plan Areas"	» Provision of a range of housing choice through inclusion of both smaller and larger options than the target average. Using clustering and density averaging to provide additional public or semi-private* open space, and underground parking in the Village acceptable to the District.	» Varies – see Section 8 » Negotiated case-by-case based on merits of proposal and approved by Council
4: Innovation Bonus in "Special PlanAreas"	» Leading-edge innovation in environmental, economic, or social sustainability	» Varies – see Section 8 » Negotiated case-by-case based on merits of proposal and approved by Council

** semi-private means strata common area with public access covenant or equivalent*

8.5.6 Density Bonus Policies

1. The District may allow density bonus, without amendment to the Official Community Plan, up to a maximum bonus density in gross units per hectare calculated in accordance with Section 5.2.7 (Residential Areas), and Section 11.1 (Special Plan Areas). Approval of Density Bonus is subject to the proposal meeting the conditions for density bonus in Table 4 and 5, to the satisfaction of Council.

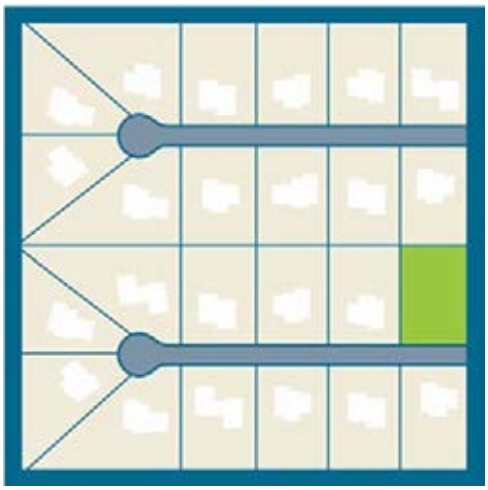
2. The calculation of allowable Density Bonus may be pro-rated between the minimum and the maximum extra gross density based on how effectively the proposal meets the criteria in Table 5, as determined by Council. Engagement processes and drawings or reports required in Table 5 may be combined if more than one density bonus is being applied.

3. The District encourages use of Density Averaging to avoid "cookie cutter" or "uniform" subdivision patterns, and to increase housing choice. Examples of clustering are shown in Figure 52. A Density Bonus for Housing Choice / Clustering is described in Table 4 and Table 5.

4. Density Averaging provisions in the Subdivision Bylaw may be reviewed to allow a reduction in minimum lot size of up to 60% provided the overall gross density is not exceeded. This results in larger lots or additional open space balancing smaller parcels.

5. The District encourages developers to invent or bring leading examples of innovation to Lantzville. Examples of development innovations are illustrated in Figure 53. A Density Bonus for Innovation is described in Table 4 and Table 5.

Figure 52: Comparing Conventional and Cluster Subdivision



Conventional Subdivision: Typically includes lots that are of similar size, distributed over most of a parent parcel.

Clustered Subdivision: Encourages a variety of lot sizes with a mix of housing types, potentially including single-family and multi-family, distributed over less of a parent parcel, reserving open space.

Figure 53: Examples of innovation

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

8.5.7 Density Bonus Criteria

Table 5: Density Bonus Criteria

Minimum Requirements for Base Density / Approval
☐ Community Water and Community Sewer supply
☐ Hazard and Geotechnical mapping, assessment, and protection
☐ Biology Inventory and Vegetation Cover mapping and assessment, with protection of Environmentally Sensitive Areas (e.g., dedication of watercourse, covenant of riparian area)
☐ Watercourse, Storm water Management, and Hydrogeology Assessment, with watercourse, wetland, riparian area, and aquifer protection, storm water source controls, erosion and sediment controls
☐ Transportation and Traffic analysis, road improvements, and mitigating measures
☐ Statutory Parkland Dedication (5%) or cash in lieu as determined by the District
☐ Trail linkages where shown on OCP maps (journeyways, greenways, public ways)
☐ Development permit drawings and guideline implementation as required (e.g., including form and character for MF / Commercial / Industrial and Mixed-Use projects)
Minimum Requirements for ESA Dedication Density Bonus (in addition to base requirements)
☐ Environmentally Sensitive Area land / water dedication to District or approved Non-Government Organization (NGO)
☐ Community Amenity Contribution or equivalent investment in public trails
Minimum Requirements for Parkland/Trail Density Bonus (in addition to base requirements)
☐ Public engagement on parkland / trails system and completed mapping / report to address: • Forest backdrop guidelines (e.g., maximum clearing dimension of 250 m between forest buffers) • Vegetated buffers to adjacent residential / ALR areas • Locations, linkages, and minimum widths of proposed public open space and forest buffers, in context with existing buffers on adjacent lands (e.g., along E&N rail corridor or public rights-of-way) • Phased / limited clearing plan for development areas, including schedule for retaining forest cover on undeveloped lots
☐ Dedication of parkland additional to the 5% statutory minimum or cash-in-lieu as determined by the District, with density bonus in accordance with the calculations on Table 4

- ☐ Funding of District of Lantzville and neighbourhood signage at the nearest entrance into Lantzville (e.g., Island Highway at Superior Road, Ware Road, or Aulds Road, Lantzville Road at Schook Road)
- ☐ Detail design of parkland management, including forest to remain, selective clearing or vegetation management, replanting, trails system routing and grading, standards, and design of other parkland improvements such as signage, site furniture, play areas, or limited manicured areas, to the approval of the District
- ☐ Community Amenity Contribution or equivalent investment in public park improvement and trails

Minimum Requirements for Housing Choice / Cluster Density Bonus (in addition to base requirements)

- ☐ Public engagement on proposed range of housing choices and clustering, with completed site plan / visualization / report to address:
  - Site plan showing the range of housing types and clustering proposed, including their location, typical scale of housing units in relation to proposed public and semi-private* open space, streets, right of way, and lot lines
  - Architectural and Landscape Architectural development permit drawings, including irrigation/water conservation plan, of proposed Intensive Residential, Multi-family, or Commercial / Mixed-Use developments
  - 3D visualization showing relative scale and height of proposed housing types and clusters in relation to forest backdrop or buffers
  - Proposed trail linkages, both public and semi-private*
  - Phased / limited clearing plan for development areas, including schedule for retaining forest cover on undeveloped lots
- ☐ Implementation of a range of housing choice and clusters, including housing suitable for:
  - Seniors in various stages of empty-nester through later stages
  - Families with children
  - Youth and starter households
  - Special needs or disabled
  - Affordable housing options
  - Single-family and multi-family forms of tenure, or other options (e.g., co-op, rental)
  - In the Village Area, provision of underground and/or under-plaza parking that allows for a more pedestrian-oriented and accessible combination of commercial, courtyard, and residential / tourism uses
- ☐ Detail design of facilities or open spaces that will be accessible to the public, including trails and semi-private open space* (either forested or manicured)

☐ Community Amenity Contribution or equivalent investment in public park or amenity improvement and trails

Minimum Requirements for Innovation Density Bonus (in addition to base requirements)

☐ Public engagement on proposed innovations, with completed site plan / report to address:

- Site plan showing the innovations proposed, including their location, typical scale, and relationship to right of way and lot lines
- Visual and data information on precedents for the innovation elsewhere (if applicable)
- Architectural and Landscape Architectural development permit drawings, including irrigation/water conservation plan of proposed Intensive Residential, Multi-family, or Commercial / Mixed-Use developments
- 3D visualization or analysis drawings showing access to light for solar-oriented innovations or micro-climate amelioration and seasonal variation for passive solar buildings and sites
- Proposed pilot demonstration, monitoring, and timing/scope of reporting on performance

☐ Implementation of a range of innovations, which may include but are not limited to:

- Innovative seniors-oriented housing (e.g., cottage cluster, small-scale seniors group homes)
- Innovative low-cost non-market housing (e.g., co-op housing, cabins, tiny homes)
- Innovative farm or open space clusters (outside the ALR)
- Accessible housing (e.g., wheelchair friendly or reduced mobility provisions)
- Adaptable housing (e.g., where parts of units could convert from family bedroom/den to rental suite, or where kitchens and bathrooms may convert to allow for aging in place
- Fully developed passive home subdivisions or developments
- Fully developed zero-emission vehicle subdivisions / buildings
- Fully developed low energy (semi-off-grid) subdivisions or buildings (e.g., solar, geothermal)
- Fully developed rainwater harvesting subdivisions / buildings, for non-potable uses
- Leading innovations in storm water management, water conservation, and aquifer management, including street / lot tree cover (e.g., min 25% tree cover) and impervious area management (e.g., max 50% impervious), storm water source controls, and low-water use landscape and buildings
- In the Village Area, provision of strong indoor / outdoor commercial uses and high-amenity spaces that create a unique quality for Lantzville, distinct from nearby communities, and attractive to a wide range of residents and visitors

☐ Detail design and/or standards for innovations that are proposed on public land or that will be accessible to the public

**semi-private means strata common area with public access covenant or equivalent*

8.6 Community Amenity Contributions

The District may consider a policy, with details outside the OCP, to support Community Amenity Contributions (CAC) 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 the neighbourhoods and the community.

Figure 54: Community Amenity Contributions support quality of life improvements

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 the 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

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 impact of development 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 two 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 that 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

This section contains policies aimed at guiding the development of community infrastructure.

9.2.1 Water Sources and Protection

Most (885) of the 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. The Water Service Area is shown on Map No. 7. While the system currently provides a consistent supply of good quality water, concerns about the sustainability of aquifer and 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 municipality, the following policies are adopted:

1. Management of water supply and distribution will be guided by the Water Master Plan 2017 or amendments thereto, once approved by Council.

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 municipality to acquire a better understanding of extent and degree to which community water supplies can be obtained and 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 subdivision proposals to develop a new water source adequate for the proposed development to standards satisfactory to 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 the current 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 55: Aquifers are important to water supply

9.2.2 Water Distribution System

The municipality's water storage and distribution system is 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 and 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 not actively pursue the extension of public water services to residential users in rural and agricultural areas of the community. 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 resource areas shall be for indoor residential potable water use only (not agricultural or industrial operations or outdoor irrigation).

5. 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 of Lantzville 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.

9.2.3 Future Sewage Collection, Treatment and Disposal Options

The District realizes that a longer-term resolution of sewage treatment and disposal problems 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 connecting 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. A preliminary servicing plan is as shown on Map No. 8, entitled Proposed Sanitary Sewer System Phasing.
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 1 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.

9.2.4 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.

9.2.5 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. To provide 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 No. 5 in this Plan.
2. The District will provide or arrange for the provision of 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 within 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 communicate and work with Nanoose First Nation and other adjacent jurisdictions in an attempt to explore any possible economies of combined or shared services.

9.2.6 Other Community Services

The District of Lantzville is obligated to provide services to its citizens that previously were provided by the Regional District of Nanaimo, the Lantzville Improvement District or other agencies. 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 services.
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 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.

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

Mobility, particularly by foot and by 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 the automobile 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 to Lantzville 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 modes of mobility that use less energy than the automobile, such as walking, bicycling, car-pooling, and public transit.
- Emphasize pedestrian orientation in all neighbourhood planning and design.
- Improve pedestrian access across the Inland Island Highway.
- Include traffic-calming measures in any improvements to the Village Commercial Core and in access to the Village Residential area.
- Enhance the experience of driving / walking / riding 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 E&N Railway route as a transportation corridor.

Figure 56: Improved pedestrian and bicycle connections

10.2 Policies

This section contains policies aimed at guiding the development of community infrastructure.

10.2.1 Pedestrian Routes and Options

Walking is the most frequently cited form of exercise or activity of the majority of Lantzville residents. Walkers want to be able to get from one neighbourhood to all others, including the Foothills, in their community. Residents have expressed a desire to see the Village Commercial Core and proposed Village and other Special Planning 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. 6. 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 ensure that road verges are of adequate width for safe wheel chair 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 ensure 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 E&N Railway owners to extend the walking and bicycling trail 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 pedestrian and bicycle travel accessible, safer, 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 57: 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 a safer alternative to roadways. The District adopts the following policies to preserve existing and add new greenways:

1. Greenways, paths, and pedestrian corridors are shown on Map No. 6 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 the neighbouring jurisdictions to ensure that trails, greenways, paths, and pedestrian corridors are contiguous.

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 and consultants for 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 activity 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, hence ridership is light, and 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.

4. 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 58: Transit shelters with a semi-rural village feel

A bus shelter in the UK

A bus shelter in Revelstoke

A bus shelter in the UK

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 from and to 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 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 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 No. 6.

2. The District will work with the landowner of the Ware Road properties to ensure that development plans provide adequate pedestrian and vehicle connections to road allowances that abut the property, subject to provisions of Special Area Plan guidelines that require a full transportation and traffic analysis and corresponding road layout and traffic calming measures to ensure that through traffic does not "short-cut" using Harby or Rossiter Rod from Ware Road through to Lantzville Road, avoiding the Village Commercial Core.

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 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 Infrastructure 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 Infrastructure 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 Infrastructure property, the buffer will be supplemented by a District of Lantzville Development Permit Area on a corridor of adjacent private lands, described in Section 11 – DPA VIII – Hwy 19 Development Permit 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 Three: Plan Implementation

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 Area Plan Policies and Guidelines
- Development Permit Areas and Guidelines
- Other Regulatory Bylaws outside the OCP, such as the Zoning Bylaw and Subdivision Bylaw 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 2 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 Special Plan Areas, refer to Section 8.

11.1 Special Plan Area Policies and Guidelines

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

- Village Commercial Core (VCC-SPA)
- Village Lowlands (VL-SPA)
- Village South (VS-SPA)
- Village West (VW-SPA)
- Upper Lantzville Ware Road (ULW-SPA)
- Upper Lantzville Superior Road (ULS-SPA)
- Lantzville East (LE-SPA)

11.1.1 Village Primary Commercial Core Special Plan Area (VPCC-SPA) and Village Mixed Use Special Plan Area (VMU-SPA)

The extents of the Village Primary Commercial Core Special Plan Area and Mixed Use Special Plan Area are separate areas shown on Map No. 5A. Boundaries between these two areas may be adjusted by Council associated with the Special Area Plan process. Applications for minor rezonings for individual properties may be considered by the District prior to completion of the VPCC-SPA and/or VMU-SPA. Rezoning for sites over 0.4 hectares shall require prior completion of the applicable SPA process. In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

In the Village Primary Commercial Core SPA, commercial uses will be required on the ground floor of new development along Lantzville Road and other immediately adjacent areas as defined in the Special Plan Area process. Residential, commercial or seniors institutional 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 2 storeys on the north (ocean) side of Lantzville Road and 3 storeys above Lantzville Road on the south (upland side). Respect lot space constraints for on-site parking.

1. In the Village Mixed Use SPA, a range of commercial, residential and small scale seniors institutional uses may be considered, with potential for commercial under residential, or commercial and residential in separate buildings, with potential land-use conflicts managed during the SPA process. Innovations such as live-work buildings are encouraged.

Figure 59: Mixed commercial/residential buildings on narrow pedestrian friendly streets, Island of Calvi, FR

2. In addition to commercial (e.g., retail, service, office) uses, both the Village Primary Commercial Core and Village Mixed Use SPA may include parks, indoor or outdoor recreation facilities, utilities, and educational or other institutional uses.

3. Seniors-oriented facilities, either congregate care or small-scale independent living – are encouraged in these SPAs.

4. Both Village Primary Commercial Core SPA and Village Mixed Use SPA should include high-quality pedestrian environments as outlined in the Development Permit Guidelines (Section 11.7). Vegetated buffers are encouraged to provide privacy to existing adjacent residential property.

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 within the areas.

6. The VPCC-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.

Figure 60: Artisan brewery or innovative eateries would fit the Festival District

Figure 61: Lantzville Road could become a pedestrian friendly street

Figure 62: Food / grocery market is strongly encouraged

Density, Height, and Green Space Ranges

7. Residential Density in the Village Primary Commercial Core SPA will be considered by Council on a case by case basis. For the Village Mixed Use SPA, Maximum Base Gross Density of residential units shall be as shown in Table 6. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 6 would be permitted.

Table 6: Village Mixed Use SPA – density summary

DENSITY SUMMARY	
Base Gross Density	» 10 uph (units per hectare)
ESA Dedication / Parkland / Trail Bonus	» Up to 5 uph max
Cluster / Housing Choice Bonus	» Up to 5 uph max if under-building parking
Innovation Bonus	» Up to 5 uph max if high-amenity and unique
Max. Gross Density with all Density Bonuses	» Up to 25 uph (was 13.5) » Plus Seniors Congregate Care, if applicable (see Section 7.2.2)
Approximate Range of Potential Units (assuming 5 ha gross area developed)	» 50 to 125 multi-family units depending on extent of residential infill » Plus Seniors Congregate Care, if applicable
Building Height	» 2 storeys generally, with potential for 3-4 stories if underground parking is provided to the approval of the District
Protected Open Space Targets	» 20% open space, which may include existing trees, soft landscape, or outdoor hard landscape including walkways, terraces, seating areas, dining areas, or plazas that are either dedicated public or covenanted semi-private*

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

8. As part of the Special Area Plans, 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 in the Village Primary Commercial Core and Village Mixed Use SPAs, 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.
12. DPA guidelines also apply.

Figure 63: Narrow streets opening to sunny plaza, Island of Rhodes, GR. Plaza could cover underground parking, similar to Whistler, BC

11.1.2 Village Lowlands Special Plan Area (VL-SPA)

The extent of the Village Lowlands Special Plan Area is shown on Map No. 5A.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Multi-family residential, seniors institutional and park/open space land uses will be allowed in the Village Lowlands.
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 housing targeted for seniors, improves pedestrian mobility and enhances the viability of public transit and other services.
3. Density averaging and clustering are permitted within the VL-SPA area.

Figure 64: To protect wetlands and buffers to existing adjacent single family in the lowland area, a limited area of three storey (or four storey if highly articulated roofs) with underground parking would be set in a forested backdrop. High quality design is a requirement

Density, Height, and Green Space Ranges

4. Maximum Base Gross Density of residential units shall be as shown in Table 7. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 7 would be permitted.

Table 7: Village Lowlands SPA - density summary

DENSITY SUMMARY	
Base Gross Density	» 10 uph (units per hectare)
ESA Dedication Bonus	» Up to 1 uph max
Park / Trail Bonus	» Up to 10 uph max
Cluster / Housing Choice Bonus	» Up to 5 uph max
Innovation Bonus	» Up to 5 uph max
Max. Gross Density with all Density Bonuses	» Residential apartment condominiums: 31 uph (was 13.5)
Approximate Range of Potential Units (assuming 3.9 ha gross area developed)	» 39 to 120 multi-family units depending on uptake of density bonus and building height
Building Height	» If underground parking is not provided, maximum height of 2 storeys » With underground parking for all but visitor spaces, height may be three stories generally, with four stories potential as part of a stepped and highly articulated (sloped, flat stepped or butterfly) roof design
Protected Open Space Targets	» Forested or open public park space and wetlands: 35-45% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas » Forest buffers (existing or planted) shall be managed to be taller than the building rooflines

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

5. The District encourages the development of limited amounts of high quality apartment style condominiums with underground parking, nestled into and protecting the existing woodland buffers and wetlands in this area:
    - To the south of Seaview School and the existing paved yard (former lumber yard), existing wetlands shall be inventoried and conserved as part of an integrated green infrastructure plan.
    - A park area shall be provided south of the existing school playing fields.
    - A continuous treed buffer of a minimum 15 metre width shall be provided between proposed buildings and existing residences along Lancewood Ave., broken only by trails and a small-scale winding access road / fire lane.
    - 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.
6. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
7. DPA guidelines also apply.

11.1.3 Village South Special Plan Area (VS-SPA)

The extent of the Village South Special Plan Area is shown on Map No. 5A.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Single-family, multi-family residential, small scale seniors institutional and park / open space land uses will be allowed in the Village South 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. Density averaging and clustering are permitted within the VS-SPA area.

envisioned for the Village South Neighbourhood

Density, Height, and Green Space Ranges

4. Maximum Base Gross Density of residential units shall be as shown in Table 8. If all density bonus conditions and criteria expressed in Section Density Bonus Types8.5.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 8 would be permitted.

Table 8: Village South SPA - density summary

DENSITY SUMMARY	
Base Gross Density	» 10 uph (units per hectare)
ESA Dedication Bonus	» Up to 1 uph max
Park / Trail Bonus	» Up to 2.0 uph max
Cluster / Housing Choice Bonus	» Up to 2.0 uph max
Innovation Bonus	» Up to 2.0 uph max
Max. Gross Density with all Density Bonuses	» Residential SF and MF: 17 uph
Approximate Range of Potential Units (assuming 19 ha gross area developed)	» 190 to 323 units depending on uptake of density bonus and mix of single-family to multi-family housing forms
Building Height	» Maximum height of 2 storeys, plus allowance for slope
Protected Open Space Targets	» Public park space and wetlands: 20% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

5. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format, nestled into and protecting buffers of existing woods in this area:
    - A continuous wooded buffer, of at least 15 metre width plus adjacent wooded crown lands, will be retained along the Island Highway.
    - 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 Mixed Use SPAs, Seaview School, and adjacent neighbourhoods.
6. 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 connect provide continuity between the Island Highway, Village Commercial Core, Seaview School, and adjacent neighbourhoods.
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. DPA guidelines also apply.

Figure 66: A linked open space and trails system would encourage walking / bicycling or accessible routes to the Village Core, as well as buffer adjacent residential neighbourhoods

11.1.4 Village West Special Plan Area (VW-SPA)

The extent of the Village South Special Plan Area is shown on Map No. 5A.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Single-family, multi-family residential, small scale seniors institutional 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. Density averaging and clustering are permitted within the VW-SPA area. ESA Dedication and Park/Trail density bonus calculations may be averaged across parcels within the SPA, provided that total cumulative maximum density is not exceeded in the SPA.

Figure 67: 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

Density, Height and Green Space Ranges

4. Maximum Base Gross Density of residential units shall be as shown in Table 9. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 9 would be permitted.

Table 9: Village West SPA -density summary

DENSITY SUMMARY	
Base Gross Density	» 7.5 uph (units per hectare)
ESA Dedication Bonus	» Up to 1 uph max
Park / Trail Bonus	» Up to 2.5 uph max
Cluster / Housing Choice Bonus	» Up to 0.5 uph max
Innovation Bonus	» Up to 0.5 uph max
Max. Gross Density with all Density Bonuses	» 12.0 uph
Approximate Range of Potential Units (assuming 10 ha gross area developed)	» 75 to 120 units depending on uptake of density bonus and mix of single-family and multi-family housing forms
Building Height	» Maximum height of 2 storeys
Protected Open Space Targets	» Public park space and wetlands: 20% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas

**semi-private means strata common area with public access covenant or equivalent*

Guidelines

5. 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 nestled into and protecting buffers of existing woods and watercourse / riparian areas:
    - 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.
    - 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.
    - 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.
    - The interface along Lantzville Road shall retain a semi-rural character dominated by single-family homes in a variety of parcel sizes, with most existing trees retained.
    - Retention of heritage rural elements is encouraged.

Figure 68: 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)

    - Interface along Lynn Drive shall be single-family residential.
    - Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.
    - Stevens Place shall extend through Village West in a circuitous and slow-speed alignment to provide alternate vehicle and pedestrian access from Lynn Drive to Lantzville Road.
6. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
7. DPA guidelines also apply.

11.1.5 Upper Lantzville Ware Road Special Plan Area (ULW-SPA)

The extent of the Upper Lantzville Ware Road Special Plan Area is shown on Map No. 5B.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Single-family, multi-family residential, small scale seniors institutional 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-family housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-family and some multi-family 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.

3. Density averaging and clustering are permitted within the ULW-SPA area. ESA Dedication and Park/Trail density bonus calculations may be averaged across parcels within the SPA, provided that total cumulative maximum density is not exceeded in the SPA, and that sufficient local park and trail space is provided within both the Clark Drive and Ronald Road sub-areas for neighbourhood use.

Figure 69: Upper Lantzville Ware Road area includes Bloods Creek ravine and large parcels - some cleared in recent past and some wooded

Density, Height and Green Space Ranges

4. Maximum Base Gross Density of residential units shall be as shown in Table 10. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 10 would be permitted.

Table 10: Upper Lantzville Ware Road SPA - density summary

DENSITY SUMMARY	
Base Gross Density	» 5.0 uph (units per hectare)
ESA Dedication and Park/Trail Bonus	» Up to 3.5 uph max
Cluster / Housing Choice Bonus	» Up to 0.75 uph max
Innovation Bonus	» Up to 0.75 uph max
Max. Gross Density with all Density Bonuses	» 10.0 uph (was 7.5)
Approximate Range of Potential Units (assuming 26 ha gross area developed)	» 130 to 260 units depending on uptake of density bonus and mix of single-family to multi-family housing forms
Building Height	» Maximum height of 2-storeys plus allowance for slope
Protected Open Space Targets	» Public park space and dedicated riparian areas: 20-30% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas in multi-family sites

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

5. 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 nestled into and protecting buffers of existing woods and watercourse / riparian areas:
    - 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.
    - 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.
    - 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.
    - Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate a softball / soccer playing field.
    - 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.
6. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
7. DPA guidelines also apply.

11.1.6 Upper Lantzville Superior Road Special Plan Area (ULS-SPA)

The extent of the Upper Lantzville Superior Road Special Plan Area is shown on Map No. 5B.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Single-family, multi-family residential, small scale seniors institutional 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-family housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-family and some multi-family 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.
3. Density averaging and clustering are permitted within the ULS-SPA area. ESA Dedication and Park/Trail density bonus calculations may be averaged across parcels within the SPA, provided that total cumulative maximum density is not exceeded in the SPA.

Figure 70: Upper Lantzville Superior Road area development will need to integrate with the semi-rural character of the existing neighbourhood

Density, Height and Green Space Ranges

4. Maximum Base Gross Density of residential units shall be as shown in Table 11. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 11 would be permitted.

Table 11: Upper Lantzville Superior Road SPA - density summary

DENSITY SUMMARY	
Base Gross Density	» 5.0 uph (units per hectare)
ESA Dedication and Park/Trail Bonus	» Up to 2.6 uph max
Cluster / Housing Choice Bonus	» N/A
Innovation Bonus	» N/A
Max. Gross Density with all Density Bonuses	» 7.6 uph
Approximate Range of Potential Units (assuming 27 ha gross area developed)	» 135 to 203 units depending on uptake of density bonus and mix of single-family and multi-family housing forms
Building Height	» Maximum height of 2-storeys plus allowance for slope
Protected Open Space Targets	» Public park space and dedicated riparian areas: 15-20% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas in multi-family sites

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

5. 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 nestled into and protecting buffers of existing woods and watercourse / riparian areas:
    - 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.
    - Forested buffers shall be 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.
    - 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.
    - Forested buffer shall be maintained at the intersection of Island Highway, the E&N Railway corridor, and Superior Road. An "Upper Lantzville" community welcome sign is encouraged for Superior Road and the Island Highway.
    - Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate neighbourhood gatherings in a "semi-rural" setting.
6. 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.
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. DPA guidelines also apply.

11.1.7 Lantzville East Special Plan Area (LE-SPA)

The extent of the Lantzville East Special Plan Area is shown on Map No. 5B.

In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies also apply:

Allowable Land Uses

1. Single-family, multi-family residential, seniors institutional, places of worship, child care, professional office / service, and park/open space land uses will be allowed in the Lantzville East SPA.
2. Density averaging and clustering are permitted within the LE-SPA area. ESA Dedication and Park/Trail density bonus calculations may be averaged across parcels within the SPA, provided that total cumulative maximum density is not exceeded in the SPA.

Figure 71: Retention of existing woods as buffers to adjacent neighbourhoods will be important in Lantzville East

Density, Height and Green Space Ranges

3. Maximum Base Gross Density of residential units shall be as shown in Table 12. If all density bonus conditions and criteria expressed in Section 8.5 were met to the satisfaction of the District, the allowable Maximum Gross Density with all density bonuses in Table 12 would be permitted.

Table 12: Lantzville East SPA - density summary

DENSITY SUMMARY	
Base Gross Density	» 5.0 uph (units per hectare)
ESA Dedication and Park/Trail Bonus	» Up to 3.5 uph max
Cluster / Housing Choice Bonus	» Up to 2 uph max
Innovation Bonus	» Up to 2 uph max
Max. Gross Density with all Density Bonuses	» 12.0 » Plus Seniors Congregate Care, if applicable
Approximate Range of Potential Units (assuming 6.0 ha gross area developed)	» 30 to 72 units depending on uptake of density bonus and mix of single-family and multi-family housing forms. » Plus Seniors Congregate Care, if applicable.
Building Height	» If underground parking is not provided, maximum height of 2 storeys » With underground parking for all but visitor spaces, height may be two stories generally, with three stories potential as part of a stepped and highly articulated roof design
Protected Open Space Targets	» Public park space and dedicated riparian areas: 20-30% » Plus semi-private* space which is encouraged to include ponds, wetlands, and semi-public courtyard areas in multi-family or institutional sites

** semi-private means strata common area with public access covenant or equivalent*

Guidelines

4. The District encourages the development of small tracts of highly varied housing types dominated by one- to two-storey format – including provisions for starter, family, and active senior and congregate-care oriented homes and institutions nestled into and protecting buffers of existing woods:
    - 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 metres in general, and 30 metres where buildings are 3-storeys.
    - Forested buffers shall also be 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.
    - 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.
    - 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.
    - A "Lantzville" community welcome sign is encouraged for Lantzville Road at Schook Road.
    - 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.
5. Frontage improvements along Lantzville Road shall accommodate cyclists, pedestrians, and seniors, and have a semi-rural character.
6. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.
7. DPA guidelines also apply.

Figure 72: Pet care and veterinarian are an example of uses that may not compete with the Village Commercial Core

11.1.8 Foothills Comprehensive Development Plan Area (FCDPA)

The Foothills Comprehensive Development Plan Area is established policy in the Official Community Plan and is under implementation. In addition to the general guidelines for Special Plan Areas outlined in Section 8.4, the following policies apply to the Foothills Comprehensive Development Plan Area:

1. Permitted uses within the FCDPA include residential, neighbourhood retail, parks, recreation, utilities, places of worship, schools, and fire halls.

2. The Foothills CDP 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 Foothills CDP Area 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 1.0 unit for each 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 No. 9 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.

17. DPA guidelines also apply to many portions of the Foothills CDPA.

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.

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 square metres (107.6 square feet);
- 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.
- 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 sq.m. shall be subject to a development permit under categories I, II, III, and IV 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 Map No. 10. 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; and
   - 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, the proposed change is small in scale, or insignificant in terms of potential impact, a development permit may not be required.

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, water courses, 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 Not Requiring a Development Permit

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 safely fences
- removal of invasive non-native vegetation from riparian areas;
- instream habitat development or restoration that complies with Provincial and Federal legislation and requirements.

11.2.4 Mapping of Development Permit Areas

Eight Development Permit Areas are designated on Map No. 10 (Development Permit Areas). These Development Permit Areas are:

- DPA I - Watercourse Protection
- DPA II - Steep Slope Protection
- DPA III - Sensitive Ecosystems Protection
- DPA IV - Coastal Protection
- DPA V - Village, Intensive Residential, and Multi-Family Form and Character
- DPA VI - Lantzville Industrial Land Form and Character
- DPA VII - Forest Resource Lands
- DPA VIII - Hwy 19 (Island Highway)

11.3 DPA I - 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 metres from top of bank for all 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 73: 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 occurring in the Watercourse Protection Development Permit Area:
   - 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. 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.
4. The definitions of "stream", "development", and "riparian area" are in the Riparian Areas Regulation (RAR) under the Fish Protection Act. For the purposes of this Development Permit Area, the terms used herein have the same meaning that they do under the Riparian Areas Regulation (BC Reg. 376/2004).
5. The Development Permit Area is coincidental with the Riparian Assessment Area as defined in the Riparian Areas Regulation (BC Reg. 376/2004). The Development Permit Area is indicated in general terms on Map No. 10.
6. Notwithstanding the areas indicated on Map No. 10, the actual Development Permit Area will in every case be measured on the ground, and will be:
   (a) for a stream, the 30-metre strip on both sides of the stream, measured from the high water mark;
   (b) for a 3:1 (vertical/horizontal) ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of ravine bank; and
   (c) for a 3:1 (vertical/horizontal) ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high-water mark to a point that is 10 metres beyond the top of ravine bank.
7. 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) 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 BC Ministry of Environment, Fisheries and Oceans Canada, and District of Lantzville.

(b) Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to Section 35(2) of the *Canada Fisheries Act*, the development permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada.

(c) 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;
- gifting to a nature protection organization (tax receipts may be issued);
- 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.

(d) 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.

(e) Monitoring and regular reporting by professionals paid for by the applicant may be required, as specified in a development permit.

(f) 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.

(g) Wherever possible, QEPs are encouraged to exceed the minimum standards set out in the RAR in their reports.

8. No development projects within the 30-metre riparian assessment area may proceed until the Ministry of Environment advises the District of Lantzville that the fish habitat requirements as set out in the Riparian Areas Regulation have been met.

9. No aspect of this Schedule relieves a developer from the requirement to meet all other requirements of any applicable bylaws or enactments or to acquire any necessary permits.

10. 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;
- habitat compensation alternatives, where compensation is approved.

11. 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.

12. Based on the bio-physical assessment of the site within an area designated DPA I, 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.

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

11.4 DPA II - Steep Slope Protection

11.4.1 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 II areas, as shown on Map No. 10.

11.4.2 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 74: Development near steep slopes may provide views, but hazards require careful avoidance and risk management

11.4.3 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 within DPA II areas, 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 DPA II areas.
7. In the absence of a geotechnical engineering report, no development or alteration of land will be permitted on a 30 percent or steeper slope, or within 30 metres of the top of the ridge or the base of the slope.

11.5 DPA III - Sensitive Ecosystems Protection

11.5.1 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.

11.5.2 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 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 and development to protect the feature.

Figure 75: Sensitive ecosystems include nest trees, Garry oak, herbaceous areas, and areas of rare older forest or woodlands

11.5.3 Guidelines

For sensitive ecosystems the following guidelines apply:

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 Section 4.3.2 of the document *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia* and Section 8 of *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013).*

5. The District will only support development of land within a DPA for environmentally sensitive areas 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 metres of a sensitive ecosystem.

11.6 DPA IV - Coastal Protection

11.6.1 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 metres inland of the natural boundary, and also the public foreshore from the natural boundary seaward to the water low tide line, as shown on Map No. 10.

11.6.2 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.

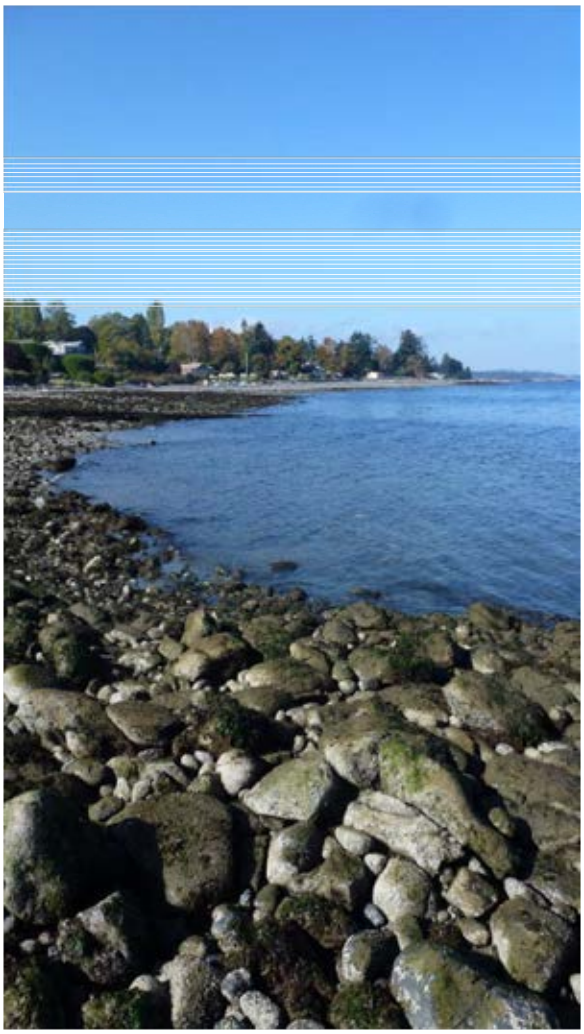


Figure 76: Maintaining public foreshore access and waterfront ecosystems must be integrated with waterfront property development and maintenance

11.6.3 Guidelines

The District has adopted the following guidelines for coastal protection:

1. A development permit will be required for shoreline protection devices, removal of native vegetation, grading, or works within an area designated DPA IV.

2. Construction or alteration should be planned to avoid intrusion into DPA IV areas, 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 metres 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 metres. It is recognized this public access may be temporarily inaccessible in spring tide and storm surge conditions.

3. An assessment by a qualified professional (marine engineer and/or geotechnical engineer) and a British Columbia Land Surveyor's certificate will be conditions of the development permit for shoreline protection devices or works.

4. 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.

5. No development or alteration of land will occur where the qualified professional report indicates that a hazardous condition would result or impacts will occur on adjacent public or private property.

6. Except where otherwise permitted in the Zoning Bylaw, buildings and accessory structures must be set back at least 15 metres from the property boundary adjacent to the Salish Sea. This 15-metre area will be limited to uses that have impact on the marine foreshore and bank.

7. The flood construction level will be an elevation at least 4.5 metres geodetic (2.0 metres 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).

8. The placing of fill within 15 metres of the top of bank will be discouraged. Any grading within the Development Permit Area requires a development permit.

9. 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.

10. The District will discourage armouring of the shoreline by retaining walls, cement blocks,

or other permanent structures unless erosion is directly threatening the permitted primary residential building.

11. 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 subject to approval by appropriate federal and provincial agencies and the District of Lantzville.

12. 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.

13. 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.

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. 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.

17. 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 77: At Rathtrevor Provincial Park, a seawall causing waterfront erosion was replaced by beach nourishment sands and gravels in a "Green Shores" approach

11.7 DPA V - Village, Intensive Residential, and Multi-Family

11.7.1 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 No. 3 and Map No. 10 is designated a Development Permit Area, including:

- All land within the Village, including the commercial core and Village Residential areas, as shown on Map No. 3.
- All intensive residential, multi-family, commercial, or mixed-use lands within the District.
- All lands within the Special Plan Areas shown on Map No. 10, until such time as a Special Plan is adopted as a supplement to the OCP, in which case the DPA V Design Guidelines may be adjusted in accordance with the applicable Special Plan, which may identify areas where DPA V would continue to apply, and other areas where DPA V does not apply (e.g. single-family land uses with separate building schemes).
- DPA V design guidelines do not apply to the Lantzville Industrial Park, which is administered under DPA VI – Lantzville Industrial Land Form and Character.

11.7.2 Justification

Goal 3 in this Plan is to strengthen the Village 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-family residential, and intensive residential development, as well as any revitalization of the Village 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. DPA V would also apply to any uses of these types that may occur in other Special Plan Areas, excepting guidelines that be 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.

11.7.3 Guidelines

A. Guidelines Applicable to All Land Uses

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, Intensive Residential, and Multi-Family 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. Intensive Residential means any development on a parcel (fee simple or strata) that is smaller than 500 square metres. in area. Multi-Family means any strata development including bare land strata or building strata.

4. The policies contained in Part Two, Sections 0, 7.2, and 8.4 apply to this DPA.

5. 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.

Neighbourliness:

6. The scale, form, and character of new development will enhance and be compatible with the existing character of surrounding properties.

7. Development will respect the tranquility, privacy, and access to sunlight of nearby properties.

8. 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.

9. 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:
   - Providing adequate pedestrian level lighting 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 promote informal surveillance through a high degree of visual oversight.

Relationship to the Street, Public Realm, & Pedestrian Orientation:

10. All site plan layouts will accommodate pedestrians and provide accessible routes for wheel chairs:
    - 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.
11. All development will integrate pedestrian / bicycling paths into the site plans, providing linkages with adjacent neighbourhoods.

Landscaping & Screening:

12. Design should account for solar exposure to public and private spaces.
13. 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 off-set its removal.
14. 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.
15. 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.
16. 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.
17. 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.
18. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.
19. Green roofs and rooftop gardens are encouraged to reduce runoff and energy consumption.
20. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.
21. Rainwater harvesting, for indoor non-potable use and/or outdoor irrigation use, is encouraged.
22. Vegetated channels such as bioswales are encouraged to capture, store, and slowly

release rainwater in place of concrete storm channels and drains.

Parking, Loading, & Access:

23. New public roads, private driveways, and their access to existing public roads will be sited to avoid environmentally sensitive areas.

24. Underground parking is encouraged.

25. 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.

26. 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.

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

Lighting:

28. 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.

29. Solar powered lighting is encouraged.

Green Buildings:

30. 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.

31. 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.

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

33. 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.

B. Guidelines for Residential Development

35. Limited areas of three- to four-storey apartments or seniors housing shall be located within walking distance (300 metres) of established commercial services in the Village Commercial Core. Under-building parking shall be required for three- to four-storey buildings, and strongly encouraged for two-storey buildings. All other multi-family housing should be a mix of one- and two-storey heights.

36. Orient buildings and pedestrian entries to face winding, narrow streets.

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

38. Multi-family 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. Shared amenities such as courtyards and community gardens are strongly encouraged.

39. Bends or angles in building plan form are encouraged to break up long facades and to form courtyards or plaza spaces between buildings.

40. 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.

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

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

Figure 79: Precedents for site development guidelines

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.

Figure 80: Precedents for residential building guidelines

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.

Figure 81: Avoid these problems through well planned site design and high-quality building design

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

C. Guidelines for Commercial, Institutional, and Mixed-Use Development

Form & Character:

43. Guidelines for Residential Development (above) apply to residential components of this section.

44. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.

45. The use of local building materials such as wood is encouraged.

46. Simplistic box-shaped buildings are not supported. Interesting rooflines are supported, paired with heritage features.

47. A relaxed feel is supported, rather than architectural styles that look too expensive / exclusive or resort-like.

48. 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.

49. New development should support the "village scale" of the Village Commercial Core.

50. 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.

51. 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.

52. 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 & Colour:

53. The use of natural materials or materials that replicate the aesthetic of natural materials such as cedar shingles, wood, logs, and stone is encouraged.

54. Historic colours such taupes, browns, greys, whites, and pastels are supported, with complimentary colours as accents.

55. Exterior trim and architectural features should be robust and weather resistant.

56. Pedestrian weather protection should be provided by overhangs or canopies.

Figure 82: Application of form and character guidelines to the Village

Building form and height

- There is broad support for keeping the village commercial core at a "village scale". This is interpreted by many community members as a maximum height of three stories and walkable in length.
- 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.
- Having buildings step back at each storey would also help avoid shading the street.
- Residential use above commercial units is encouraged.

Relationship between buildings and the street

- 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.
- 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.
- Patio life should be encouraged, with activity spilling out from storefronts (but not obstructing walkways).
- Overhangs or awnings could provide color, interest, and shelter from the rain.

Narrower building frontages, with shorter distances between doors, could create a more walkable rhythm.

Figure 82: 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.

Other precedent images:

Store differentiation, complex roof

Patio life

Building character

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

Connection to the Ocean

- Views of the ocean should be preserved.
- 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.

Precedent images continued:

Local materials, accent colours

Articulated roofline using flat terraces / cornice detail.

Examples of seaside elements in buildings:

Relationship to the Street, Public Realm, & Pedestrian Orientation:

57. Buildings fronting along Lantzville Road should be oriented to Lantzville Road.

58. 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.

59. 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.

60. 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).

61. 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.

62. 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.

Figure 83: 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 sets up a "people place".

63. Short walkable distances between storefronts and generous provision of windows are encouraged.

64. In mixed-use buildings, locating residential uses above commercial uses is encouraged.

65. 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.

66. Natural light penetration under overhangs, eaves, or awnings should enhance private and public outdoor experience.

67. All commercial development will provide a minimum of one rest bench. Rest benches that fit the character of the village are encouraged.

68. Parcel coverage may be varied to provide public amenities like gathering places.

69. Sunny sitting-out areas are encouraged throughout the Village 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.

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

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

72. 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.

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

Figure 84: Incorporate trees, flowers, and sculptural elements

Landscaping could incorporate elements of the seashore. Some examples are depicted below:

A planted paddleboat

Log features could be incorporated into planters

Signage:

74. Signage will generally be unobtrusive and designed in such a manner as to be complementary to the "village" form and character.

75. 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 Commercial Core.

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

77. Backlit signs are not permitted.

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

79. 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.

80. 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 metres above the sidewalk.

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

82. Sandwich board signs must not obstruct pedestrian circulation.

Figure 85: Shared signage that has a coastal village feel

Parking, Loading, and Access

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

84. 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.

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

86. 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.

87. 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.

88. 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.

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

Figure 86: The sign directs drivers to off-street parking at the rear of buildings in Ladysmith

11.8 DPA VI - Lantzville Industrial Land Form and Character

11.8.1 Category

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

11.8.2 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 87: Lantzville Industrial Park

11.8.4 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. The policies contained in Part Three, Section 11.2.1 apply to this area.

3. In accordance with its agreement with the Ministry of Transportation and Infrastructure, 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.

4. The development permit application must include architectural, landscape architectural, and site plans showing, as 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.

5. Outside storage and manufacturing areas should be located to the rear of the buildings and structures and should be suitably screened with landscaping.

6. 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.

7. 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.

8. 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.

9. 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.

10. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.

11. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.

12. Rainwater harvesting, for indoor non-potable use and/or outdoor irrigation use, is encouraged.

13. Vegetated channels such as bioswales in place of concrete storm channels and drains to capture, store, and slowly release rainwater are encouraged.

Lighting:

14. 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.

15. Solar powered lighting is encouraged.

Green Buildings:

16. 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.

17. 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.

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

19. 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:

1. 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.

2. 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.

3. The use of carved wood for signs is encouraged. Backlit signs are not permitted.

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

5. 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.

6. Hanging, under-canopy signs are encouraged perpendicular to a building, but only one per business should be permitted.

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

8. Sandwich board signs must not obstruct pedestrian circulation.

11.9 DPA VII - Forest Resource Lands

11.9.1 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.*

11.9.2 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 designated 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 the provincial lands be sold as a private tenure, no provincial management guidelines or regulations to protect the ecological values of these sites would apply directly to the ongoing management of these areas as working forests.

11.9.3 Guidelines

The District adopts the following policies for these areas:

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 enter into a habitat protection agreement, as needed.
    - Protection of the 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.

11.10 DPA VIII – Hwy 19 (Island Highway) Development Permit Area

11.10.1 Category

The DPA VIII - Hwy 19 (Island Highway) Development Permit Area applies to all private lands within 15 metres of the right of way boundary with Hwy 19, as shown on Map No. 10

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 (Hwy 19) and intensive residential, commercial, and mixed-use areas of Lantzville.

11.10.2 Justification

The frontage of Lantzville along Hwy 19 (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 DPA VIII is to maintain or supplement / renew this forest buffer when development of intensive residential, commercial, or mixed-uses occurs along the corridor.

Figure 88: Forest buffers along Island Highway are important to the character of Lantzville

11.10.3 Guidelines

The District adopts the following policies for these areas:

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.

4. Recommendations of the qualified professional, once approved by the District, shall become requirements of the development permit.

11.11 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, Section 8.1 of this Plan. A copy of the Comprehensive Development Plan for the Foothills Estates is attached to this OCP as Appendix C.

Figure 89: The Foothills Development is entering first phases

11.12 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 specifying 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.

11.13 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 has updated "District of Lantzville Subdivision and Development Bylaw No. 55. 2005" to ensure that it reflects the most appropriate standards for Lantzville and the policies of this plan.

11.14 Development Approval Information

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.

11.15 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 uses the "Development Cost Charges for Water, Sewage, Drainage, Highway Facilities, and Park Land Bylaw No. 52, 2006" and may undertake studies from time to time to determine updated DCCs that might be applied to new development areas.

11.16 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-family, commercial, or mixed land uses.

11.17 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 its 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.
- The development officer will use this Official Community Plan and its policies in review and approval of any relevant application related to development, subdivision, or rezoning.

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 greenhouse gas 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, 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. RDN, adjacent municipalities and FN, 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 Commercial Core.
6. To minimize private vehicle emissions and promote transit in the Village 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 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 90: Energy conservation, low energy buildings, more walking / bicycling / transit, and zero emission vehicles are in Lantzville's future