

**DISTRICT OF LANTZVILLE  
BYLAW NO. 369, 2024**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020**

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**WHEREAS** the chart below shows how the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” aligns with Part 4 of the Provincial Policy Manual + Site standards,

BYLAW 369’S ALIGNMENT WITH PART 4 OF THE POLICY MANUAL

POLICY MANUAL PART 4	LANTZVILLE COUNCIL AND BYLAW 369’S ALIGNMENT WITH PART 4 OF THE POLICY MANUAL
Pg 65 “While local governments may need to make changes to the site standards (in the Policy Manual) based on local conditions, the Province expects they will be given full consideration for implementation.”	Council has given the Manual’s site standards full consideration and have exercised the Province’s acquiescence to tailor site standards to local conditions.
Pg 66 “There can be instances where the viability of a project may depend on varying a setback, lot coverage or building height.” “Local governments are encouraged to support variances for SSMUH related developments...”	Council can grant variances to Zoning Amendment Bylaw 369, where needed in SSMUH related developments.
Pg 66 “It is recognized that there can be trade-offs when considering variances in terms of stormwater management, tree retention and on-site parking while still maintaining sufficient distance from property lines and between buildings for fire safety reasons, per the BC Building Code.”	Council is cognizant and supportive of the Province’s advocacy of Green Infrastructure in stormwater management as well as respect for the environment, when balancing decisions on variances.
Pg 66 “The content in the Site Standards should be interpreted as non-binding policy guidance. Users of this Policy Manual should seek legal advice as necessary.”	The content in the Policy Manual Site Standards has been given full consideration as non-binding policy guidance. Council received legal advice from Don Lidstone.
Pg 69 Site standards package B “An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability...”	Zoning Amendment Bylaw 369 based its setbacks, height and parcel coverage on this principle, in order to ensure smaller affordable units, with limited stairs for downsizing seniors, single parents and young families. This will provide balance to the inventory of big family houses.
Pg 69 “•maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, Increase opportunities for tree	Council is cognizant and highly supportive of the Province’s advocacy of Green Infrastructure in stormwater management as well as respect for

retention and planning, and improve onsite liveability for residents;”	the environment, and strive for pervious surfaces in new development. Zoning Amendment Bylaw 369’s parcel coverage and setbacks encourage compact affordable units to preserve adequate pervious greenspace.
Pg 69 “• ...gentle densification in existing neighbourhoods...”	Zoning Amendment Bylaw 369 promotes “gentle densification in existing neighbourhoods” by ensuring the compact, affordable 4 units per lot leave adequate greenspace to maintain Lantzville’s high environmental standards and Green Infrastructure.
Pg 69 “• providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability.”	Zoning Amendment Bylaw 369 is tailored to encourage greater diversity of housing types to provide balance to the inventory of bigger houses.
Pg 70 Table 6 for lots less than 1215m2 in size. “A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.”	All of these factors were considered with Bylaw 369’s front setback of 6m.
Table 6 “Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.”	Bylaw 369’s R3, R4 rear setback 6m considers this, as well as gentle densification, Green infrastructure, the environment, and ensuring compact affordable housing.
Table 6 “Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration”	Bylaw 369 R3,R4 interior side setbacks 2m and 3m exterior. Lantzville has very few sidewalks or boulevards with street trees and must keep streets clear of parking for snow clearing and de-icing. Transit is limited with low demand.
Table 6 Maximum height 3 storeys	Bylaw 369 R1, R2 Maximum height 8m. The size of the lots can easily accommodate 4 units. A 2 storey height will encourage smaller affordable units with fewer stairs, will preserve sunlight and viewsapes including ocean views. Sunlight is important as many residents grow food as part of Lantzville’s culture of sustainability. If there is a very occasional event where a variance is necessary, variances can be given, per Manual pg 66.
Table 6 Maximum lot coverage 50%	Bylaw 369 R3, R4 Parcel coverage 35%. The size of the lots can accommodate 4 units. 35% coverage will encourage smaller affordable units with fewer

	stairs for seniors, Green Infrastructure, more pervious greenspace, ensure gentle (not imposing) densification.
Pg 72 Table 7 for lot sizes 1216m2 to 4049m2 Front setback 4-6m	Zoning Amendment Bylaw 369, R1, R2 front setback 6m
Table 7 Rear setbacks Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	Bylaw 369 R1, R2 : 6m 1.5m – 3m
Table 7 Combined minimum setback for side-yards of 3 metres	Bylaw 369 R1, R2 : 1.5m – 3m
Table 7 Maximum height 3 storeys	Bylaw 369 R1, R2 Maximum height 8m. The size of the lots can easily accommodate 4 units. A 2 storey height will encourage smaller affordable units with fewer stairs, will preserve sunlight and viewsapes including ocean views. Sunlight is important as many residents grow food as part of Lantzville’s culture of sustainability. In the very occasional event where a variance is needed, variances can be given, per Manual pg 66.
Table 7 Parcel coverage 40 %	Bylaw 369 R1, R2 : Parcel coverage 35%. The size of the lots can easily accommodate 4 units. 35% coverage will encourage smaller affordable units with fewer stairs for seniors, Green Infrastructure, more pervious greenspace, ensure gentle (not imposing) densification.

**AND WHEREAS** Council members attended all three housing summits in Vancouver, and Council has formally considered Part 4 of the Provincial Policy Manual and other provincial “Guidelines” regarding housing legislation at multiple meetings of Council, sought legal advice and welcomed public feedback;

**AND WHEREAS** Lantzville’s lot sizes are big enough to accommodate the mandated four dwellings per lot at the setbacks, parcel coverage and height set out in the current zoning bylaw;

**AND WHEREAS** page 71 of the Policy Manual “Site Standard C” states, “...limiting the creation of unnecessarily large units that will not contribute to improved housing affordability.” and Lantzville needs a bigger inventory of affordable small units for singles, starter couples, and units for downsizing seniors with a minimum of stairs;

**AND WHEREAS** Council will receive a staff report on June 5, 2024, containing reasons in good faith for proceeding with site standards in the Small Scale Multi-Unit Housing rezoning that are the same as those set out in the current zoning bylaw and confirming these siting variations from the Manual will not prohibit or restrict the SSMUH density or uses;

**NOW THEREFORE** the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 by deleting and replacing Sections 1.1, 1.2, 1.3, 1.4, 1.5, and 1.6 with those Sections attached hereto as Schedule 1.

**READ A FIRST TIME** this 5<sup>th</sup> day of June, 2024.

**READ A SECOND TIME** this 5<sup>th</sup> day of June, 2024.

**READ A THIRD TIME** this 5<sup>th</sup> day of June, 2024.

**ADOPTED** this 26<sup>th</sup> day of June, 2024.

*ORIGINAL SIGNED*

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Mark Swain, Mayor

*ORIGINAL SIGNED*

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Delcy Wells, Director of Corporate Administration

## ‘Schedule 1’

### 1.1 RESIDENTIAL 1 ZONE

(R1)

#### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

#### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

#### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Existing Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	2,000 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.2 RESIDENTIAL 2 ZONE

(R2)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,300 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m



## 1.3 RESIDENTIAL 3 ZONE

(R3)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,000 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.4 RESIDENTIAL 4 ZONE

(R4)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	800 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.5 RESIDENTIAL 5 ZONE

(R5)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	960 m <sup>2</sup>
Minimum Parcel Frontage and Width	15 m
Maximum Parcel Averaging	40%

## 1.6 ESTATE ZONE

(EST)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is as follows:

Parcel Area	Maximum Number of Dwelling Units	Type of Permitted Dwelling Units
4050 m <sup>2</sup> or smaller with municipal water and sewer	4	1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units
Less than 0.8 ha	2	1 house and either 1 secondary suite or 1 Carriage House
0.8 ha or larger	2	2 houses, or 1 house and either 1 secondary suite or 1 Carriage House

### Siting

3. The minimum setback for any structure is 8 m from the front and rear parcel lines and 4 m from any other parcel line.
4. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

### Height

5. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	9 m
Fence	2 m

### Parcel Coverage

6. The maximum parcel coverage is 30%:

### Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha
Minimum Parcel Frontage and Width	20 m