

District of Lantzville Notice of Public Hearing

Wednesday, January 22, 2025, at 6:00pm (to be held electronically)



District of Lantzville Council will hold an electronic public hearing as part of the regular Council meeting on **Wednesday, January 22, 2025, at 6:00pm**, virtual (Zoom Webinar) and livestreamed at lantzville.ca to receive and consider input from all persons who believe that their interest in property is affected by the following bylaws:

“District of Lantzville Official Community Plan Bylaw No. 180, 2019, Amendment (Miscellaneous) Bylaw No. 373, 2024”

“District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 374, 2024”

PURPOSE

1. To consider text amendments to “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP), including:

- a. Amend Map 4 – Special Plan Areas (SPAs) to include all land in 7187 Lantzville Road, legally described as “LOT A, DISTRICT LOT 27G, WELLINGTON DISTRICT, PLAN 29942” and 7197 Lantzville Road, legally Described as “LOT 1, DISTRICT LOT 27-G, WELLINGTON DISTRICT, PLAN 29352” in the Village Primary Commercial Core SPA.
- b. Reduce maximum height in the Village Primary Commercial Core SPA from 3 storeys to 2 storeys on the south side of Lantzville Road. Allow a 3rd storey lower floor if the depth of the slope provides it, in which case the lower 2 storeys must be commercial.
- c. Include a description of how parkland shall be calculated.
- d. Amend the permitted uses in the Lantzville East Special Planning Area to Long Term Care Facilities, Day Care, Professional Offices/Services, Health Service, Veterinary Clinic, Funeral Service and Financial Service.
- e. Establish a new land designation, “Future Study Area 1”, which supports:
 - i. Small homes clustered to preserve parkland, biodiversity, and the environmentally sensitive area around Bloods Creek.
 - ii. Promoting active transportation with a trail over Bloods Creek to the Village via the new Caillet Drive Bloods Creek trail.
 - iii. A target of 29.9% parkland not including the environmentally sensitive area of Bloods Creek.
 - iv. A target of 60 small homes in the size range of 800 sf to 1400 sf to serve the needs of downsizing seniors.

Then assign the designation to 7035 Owen Road, legally described as “LOT 10, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN 24659” and 7050 Lantzville Road, legally described as “LOT 8, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN 18898.”

- f) Strike “Anticipated Number of New Housing Units” from the SPA tables and insert “Targeted Number of New Housing Units”.
- g) Strike “This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.” from the SPA tables.

2. To consider text amendments to “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw), including:

- a. Amend the Village Commercial Zone to include:
 - i. Minimum structure height on the north side and south side of Lantzville Road is 1 storey;
 - ii. Maximum height on the south side of Lantzville Road is 9m and 2 storeys, unless an additional bottom floor is entirely created by a slope in which case the 1st and 2nd storeys must be commercial.
 - iii. Maximum parcel coverage is 60%;
 - iv. Maximum floor area ratio is 1.2:1;
 - v. Minimum front setback is 4 m.
- b. Remove the minimum parcel area for secondary suites.

HOW DO I FIND OUT MORE INFORMATION?

- From January 8, 2025, to January 22, 2025, view copies of the bylaws, staff reports, background information, and written submissions at lantzville.ca or at the Municipal Hall from 8:30am to 4:00pm Monday to Friday, excluding holidays.
- Contact the Planning Department at 250.933.8083 or planning@lantzville.ca.
- Watch the public hearing: Livestreamed online (no pre-registration required), in-person in the Council Chamber (limited seating for those unable to participate electronically), or view the recording when available, at lantzville.ca.

WRITTEN SUBMISSIONS

Deliver your written comments indicating the bylaw names, your name and civic address, if you are in favour or opposed to the bylaws, and any comments regarding the bylaws, by:

Email: district@lantzville.ca

Fax: 250.390.5188

In Person: Place in the drop box by the entrance to Municipal Hall (7192 Lantzville Road, Lantzville)

Mail: District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0

Council does not accept anonymous submissions (this includes e-mails with an e-mail address only). All written submissions, including names and addresses, will become part of the public record, be shared with Council, and posted at lantzville.ca, and MUST be received by 12:00 Noon on Wednesday, January 22, 2025.

VERBAL SUBMISSIONS

To speak at the public hearing using the Zoom Webinar platform, please visit lantzville.ca, click January 22nd in the calendar, click view details, and follow the instructions to register in advance using the Zoom Webinar link provided. Zoom also offers the option to dial in by phone. If you do not receive an email confirming your registration, please email district@lantzville.ca. If you plan to participate via the Zoom Webinar platform, written submissions are also encouraged should you experience technical difficulties during the electronic public hearing.

Anyone unable to participate electronically may do so in person at the Council Chambers, Municipal Hall at 7192 Lantzville Road, Lantzville, BC. Participation will be managed electronically via Zoom, operated from the Council Chambers. **Due to limited seating, members of the public are encouraged to view the public hearing via the livestream, and to provide verbal public input on the proposed bylaw by registering in advance using the above VERBAL SUBMISSIONS process, or by WRITTEN SUBMISSION.** Members of the public must remain seated unless invited to address Council.

AFTER THE CLOSE OF THE PUBLIC HEARING, COUNCIL MUST NOT RECEIVE SUBMISSIONS FROM THE PUBLIC.

District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0, 250.933.4006, lantzville.ca

T:\DISTRICT OF LANTZVILLE\notices\Public Hearing Notice for January 22, 2025 Bylaw 373 and 374.docx

File No: 3900-20-373 & 3900-20-374

District Website & Bulletin Board: January 8, 2025

Nanaimo News Bulletin: January 8, 2025 and January 15, 2025