

**DISTRICT OF LANTZVILLE
BYLAW NO. 421, 2025**

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

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 (7261 Lantzville Road) Bylaw No. 421, 2025”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 inserting 1.14.1 VILLAGE COMMERCIAL TWO ZONE (VC2) as stated in Schedule 1.
3. Schedule ‘A’ of “District of Lantzville Zoning Bylaw No. 180, 2020” is hereby amended by re-classifying the land legally described as

“LOT 1, DISTRICT LOT 54, NANOOSE DISTRICT, AND OF DISTRICT LOT 27-G
(OTHERWISE KNOWN AS LOT 27), WELLINGTON DISTRICT, PLAN 26758”

from “Future Special Area Plan Zone (F-SAP)” to “Village Commercial Two Zone (VC2)”,
as shown on the map attached hereto as Schedule 2.

READ A FIRST TIME this 26 day of November, 2025.

READ A SECOND TIME this day of , 2026.

PUBLIC HEARING HELD this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Mark Swain, Mayor

Delcy Wells, Corporate Officer

“Schedule 1 to Bylaw 421, 2025”

1.14.1 VILLAGE COMMERCIAL TWO ZONE

(VC2)

Permitted Uses

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

Primary	Secondary
Apartment	Social Service
Assembly	Townhouse
Assisted Living	Veterinary Clinic
Child Care	
Commercial Training	
Community Care	
Craft Beverage Processing	
Cultural Service	
Financial Service	
Food and Beverage Service	
Funeral Service	
Health Service	
Hotel	
Household Service Indoor	
Recreation	
Market	
Mixed Use	
Office	
Personal Service	
Retail	
Rowhouse	

Building Form

2. Apartments, community care units, and assisted living units are only permitted in a mixed-use building format and must not be located on the first storey of a building.
3. The maximum floor area ratio is 2:1.

Siting

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

Structure	Front	Rear	Interior Side	Exterior Side
Any Structure (parcel not adjoining Residential zone)	1.5 m	3 m	0 m	1.5 m
Any Structure (parcel adjoining Residential zone)	1.5 m	3 m	3 m	3 m
Canopy or Awning	0 m	3 m	0 m	0 m

Height

5. The minimum and maximum heights are as follows:

Structure	Minimum Height	Maximum Height
Structure (south side of Lantzville Road)	1 storey	12 m
Fence	2 m	2 m
Fence (within front yard)	0 m	0 m

Parcel Coverage

6. The maximum parcel coverage is 100%.

Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	600 m ²
Minimum Parcel Frontage and Width	20 m

"Schedule 2 to Bylaw 421, 2025"

