
District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: March 25, 2026

SUBJECT: Application for Zoning Bylaw Amendment (7099 Lantzville Road and 6852 Wiles Road)

PURPOSE

To provide information for Council to consider first and second reading to “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026”.

RECOMMENDATIONS

- 1. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026” be given first reading.
- 2. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026” be given second reading.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. REFUSE THE BYLAWS

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026” be refused.

If second reading of the Bylaw is refused, the proposed residential development and park on 7099 Lantzville Road and 6852 Wiles Road will not be possible. Reapplication for a bylaw amendment shall not be considered within a six (6) month period unless by a 2/3 vote of Council.

2. AMEND THE BYLAWS

When the following motion is on the floor:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026” be given second reading.

Amend by motion:

THAT the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*]”.

Vote on the main motion as amended:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. If Council chooses to amend the bylaw, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

BACKGROUND/RELEVANT HISTORY

7099 Lantzville Road and 6852 Wiles Road are located on the east side of Wiles Road, and the south side of Lantzville Road (location map included as **ATTACHMENT 1**).

The subject properties are designated as ‘Residential’ in the Official Community Plan, and are currently zoned as ‘Residential 1 Zone (R1)’ as shown on the zoning map included as **ATTACHMENT 2**).

The District of Lantzville acquired the subject properties in August 2024. Following acquisition, background reports on environmental protection and geotechnical hazards were prepared. MacDonald Gray Consultants Inc. was retained to act as the agent for the District to coordinate the planning process. A concept plan was developed in consultation with Council, included as **ATTACHMENT 3**.

The District initiated an application to rezone the property from Residential 1 Zone (R1) to a new Residential 6 Zone (R6) and Park (P) to facilitate the proposed project. A detailed application summary and report is included as **ATTACHMENT 4**.

The Zoning Bylaw amendment (Bylaw 428) is included as **ATTACHMENT 5**.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Concept Plan
4. Application Summary and Report
5. Bylaw No. 428, 2026

PUBLIC FEEDBACK

No public feedback was received as of the date of writing this report.

Public Hearing

A public hearing will not be held for this rezoning per section 464 (3) of the *Local Government Act*:

- (3) A local government must not hold a public hearing on a proposed zoning bylaw if
- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw,
 - (b) the bylaw is consistent with the official community plan,
 - (c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
- the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

ANALYSIS/RATIONALE

The proposed application provides the opportunity to provide small lot housing options with extensive environmental protection and new parkland. The changes will have a minimal impact on surrounding residential properties.

Development Permit Areas

The subject property is located within Development Permit Area (DPA) I for watercourse protection, and DPA X for Highway Corridor. The majority of the site is being retained for park purposes, to ensure long term protection of the Bloods Creek riparian area.

Lot Sizes and Parkland

Minimum lot sizes in the new Residential 6 (R6) zone of 300 m² (3229 sqft) would be the smallest lot sizes in any zone currently permitted in Lantzville, matching area C in the Upper Lantzville Ware Road Special Area Plan Zone (SAP-1). A lot size of 350m² (3767 sqft) is permitted in areas of the Foothills Zone (FH).

Given the riparian area setbacks from Bloods Creek, and the geotechnical hazard area on 6852 Wiles Road, the smaller lot sizes are contextually appropriate, allowing for 75% of the total parcel area to be dedicated as parkland.

Residential Permitted Uses

In order to meet Small Scale Multi Unit Housing (SSMUH) requirements in the *Local Government Act*, up to four dwelling units must be accommodate on each lot created. The following building configurations would be possible under the proposed new zoning:

- One House / may contain 1 internal suite

- One Duplex – (2) two units - each duplex unit may contain one suite.
- One Apartment building which may contain up to 4 units.

1. Strategic Plan Objectives

High-quality neighbourhood planning: innovative/green technology; fire smart; energy efficient; social cohesion; sustainable growth.

2. Policy

None other than those discussed above.

3. Resources

N/A

4. Financial/Budget Implications

Frontage improvements assumed by the District will result in an increase in long-term maintenance costs, but initial construction is paid for by the applicant.

5. Sustainability Implications

The development proposal includes parkland over the section of Bloods Creek that runs through the site, including the Provincially mandated riparian area setback. This ensures that the creek is protected in perpetuity.

Prepared by:



George Robinson, MCIP, RPP
 Director of Planning and Community Services

Date: March 18, 2026

REVIEWED WITH:			
<input checked="" type="checkbox"/> Corporate Administration	<input checked="" type="checkbox"/> Fire Rescue	<input checked="" type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input checked="" type="checkbox"/> Financial Services	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Committee:
<input type="checkbox"/> Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	March 25, 2026	

File Numbers:

Location: T:\DISTRICT OF LANTZVILLE\Planning & Community Services\Applications\ZB\25-3 7099 Lantzville Road & 6852 Wiles Road\Staff Reports\Draft\20260226_Zoning Bylaw Amendment for 7099 Lantzville Rd.docx