



# District of Lantzville

Incorporated June 2003

July 4, 2013

Open Letter to Lantzville Residents

**Re: Lantzville Foothills Lands**

Residents may recall that the subject property is approximately 1800 acres in size and was rezoned by Council in 2007 upon execution of a Development Agreement (DA) between the District and the property owner. The DA identified a number of conditions that had to be met at various stages by the developer. Two of the more significant aspects of the DA are the dedication of 900 acres of parkland to the District and that no sale and/or transfer of the Foothills lands were to occur prior to the initial park dedication. However, in the summer of 2010, 2 of the 5 parcels which make up the 'Foothills Lands' were sold. Given that ownership of the land had changed since the DA was executed and in the interests of facilitating development in a manner that would be beneficial to the District, Council extended an invitation to the two owners, inviting them to participate in a process to update the DA and consider entering into a new development agreement in relation to the Foothills lands.

Some of the new development agreement considerations are as follows:

- timing of parkland dedication
- rights of ways
- works and services; and
- relocating and potentially increasing density, albeit slightly, 10 – 12%. {NOTE: Current approved density is 730 units. A 12% increase would see density increase to 814, if approved by Council}

Since the May 29<sup>th</sup> meeting with the owners, Lantzville Foothills Estates owners continue to experience financial challenges and as a result future ownership of these lands continues to be in the hands of the courts. The courts appointed a Receiver-Manager who was charged with filing a comprehensive report relating to these lands and residents interested in reading the complete report are invited to [click here](#).

I would like to advise and reassure the residents that the concept and ideas discussed at the May 29<sup>th</sup> meeting between the District and the property owners of the Foothills Lands to address the dual ownership issue will require, among a variety of other things, an amendment to the OCP and Zoning Bylaw and the drafting and approval of a Phased Development Agreement By-law, both of which would require public consultation and formal public hearings.

Residents who may have additional questions regarding the Foothills Lands are invited to contact Twyla Graff, CAO, at the District Office, telephone 250.390.4006 or via email [twyla@lantzville.ca](mailto:twyla@lantzville.ca).

Sincerely

**Jack de Jong**  
**Mayor**  
**District of Lantzville**

File: 2400-20-WTR

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