

DISTRICT OF LANTZVILLE

Official Community Plan Update & Water Master Plan Process

USEFUL TERMINOLOGY



Land Use Designation? Water Service? OCP? Not sure what these mean? Here is a guide of terms that you may see during the OCP Update & Water Master Plan.

COMMON OFFICIAL COMMUNITY PLAN TERMS

Affordable Housing - Housing that has a rent or sale price that constitutes no more than 30% of gross annual income.

Amenities - Elements of development that appeal to community desire such as recreational facilities or views.

Bylaw - A regulation established by the community that puts the vision of the OCP into practical and legal terms.

Circulation - How pedestrians, cyclists, and vehicles flow through an area.

Climate Change - A change in global or regional climate patterns, often attributed largely to the increased levels of atmosphere carbon dioxide produced by the use of fossil fuels.

Community Charter - Flexible legislation that provides municipalities the power to meet the needs of their communities.

Crime Prevention through Environmental Design (CPTED) - A philosophy used to deter criminal behaviour and reduce fear through the effective use of the built environment.

Demographics - The study of population characteristics such as age, income, or race to help plan to meet community needs.

Density - The concentration of building development allowed within a net acre of land. Can be low, medium, or high density.

Density Bonus - An allowance of additional density permitted in exchange for developing amenities for public use.

Design Guidelines - A set of principles or general rules to follow when developing or improving a community to ensure stable, desirable, and sustainable development.

Development Permit - A permit that allows a specific type of development on a specific area of land and that complies with zoning bylaws.

Development Permit Area (DPA) - An area of land designated by the OCP that must obtain a development permit before subdividing land or constructing, adding to, or altering a building.

Environmentally Sensitive Area (ESA) - Land or water areas containing natural features or significant ecological functions that warrant protection.

Form and Character - The visible shape, structure, and qualities that are distinctive to a community in its urban design.

Green Infrastructure - An approach to water management that protects, restores or mimics the natural water cycle.

Infill Development - New construction of a building within a predominantly developed area.

Land Use Designation - A classification that determines the type of future use a property can have (e.g., residential, commercial, industrial). An OCP defines land use designations.

Mixed-Use - Combining two or more different land uses on a single property such as multi-family residential with retail stores.

Natural Hazards - Elements of the natural environment that may negatively impact a community (e.g., a landslide or forest fire).

Official Community Plan (OCP) - A planning and land use management document that sets out the long-term vision for a community and actions for getting there.

Open Space - Undeveloped land that is protected from development by legislation to enhance quality of life.

Regional Growth Strategy (RGS) - A strategic plan that defines a region-wide vision. The Regional District of Nanaimo's RGS applies to Lantzville.

Regional Context Statement - Policy tools that link a municipal OCP to the Regional Growth Strategy.

Road Ends - The end of a road in which no passage is possible.

Village Commercial Core - The centre of Lantzville, generally recognized as along Lantzville Rd. from St. Phillips Church to Huddleston Park.

Pedestrian-oriented - The built environment designed to enhance pedestrian access and walkability.

Subdivision - The process of dividing land into smaller parcels.

Zoning - A bylaw that regulates the present use of land. Zoning is a tool to implement the city's policies and land use designations a set out in the OCP.

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COMMON WATER MASTER PLAN TERMS

Aquifer - A formation that contains enough water and sufficient permeability to be used as water supply sources.

Connection Fee - A one-time fee that is charged, usually at the time of the building permit, for a new development to connect to the municipal water main to obtain water service to the property.

Groundwater - Water beneath the surface of the ground, consisting largely of surface water that has seeped down. It is the source of water in springs and wells.

Infrastructure Neighbourhoods - Areas of Lantzville with similar characteristics such as land use, servicing, or geographical features, defined for planning purposes during this process.

Operating Efficiency - Delivering water service in the most cost-effective and least wasteful manner possible.

Potable Water - Water that is safe to drink.

Pressure Reducing Valve - A device that controls the passage of water moving through it, thereby reducing the pressure as a means to obtain a regulated and consistent amount of water.

Pressure Zone - An area bounded by both an upper and lower elevation, all of which receives water from a specific source (e.g., a reservoir).

Recharge - The ability of an aquifer to replenish with water after water is consumed from it. Recharge occurs from upland snow and rain and from groundwater flowing through underlying bedrock.

Reservoir - A large natural or man-made body of water that is used as a source of water supply for a community.

Service Connection - The installation and connection with the municipal water main to provide water supply to a house or building, typically supervised by local authorities.

Water Value - A device that regulates, directs, or controls the flow of water by opening, closing, or partially obstructing a passageway.

Water Conservation - The act of reducing the use of water by the protection, management, and development of water resources for maximum sustained benefits to the community.

Water Consumption - The amount of water removed from its source and is no longer available for use. Water consumption is measured in cubic metres.

Water Distribution System - The engineered components of a regulated network used to distribute water within a community.

Water Main - The principle pipe in a system of pipes (the water distribution system) for conveying water.

Water Meter - A device for measuring the number of cubic meters of water being used by a building or property.

Water Rates - The fixed price set by a water provider to cover the cost of water and the day-to-day operations and maintenance of the water distribution system.

Water Master Plan - A planning document that sets directions for major improvements to enhance water infrastructure and provide water services to the community over time.

Water Supply - The water available to a community or a region.

Well Field - An area containing one or more wells that produce usable amounts of water.

NEED MORE INFORMATION?

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