

2022 – March – 24

Frank Limshue, Director of Planning
District of Lantzville
7192 Lantzville Road
Lantzville, BC, V0R2H0

Mr. Limshue

Re: Application to Amend the OCP and Rezone 6701 Harwood Drive, Lantzville,

Further to our meeting with Ron Dolan and Doug Dolan, attached is the application to amend the OCP and rezone the property, to allow for a proposed 15 lot subdivision at the above noted property. Providing the OCP can successfully be amended, we wish to apply to amend the zoning from the current Estate zoning to Residential 2 (R2) zoning.

Further to our discussions and our review of Lantzville's forms and checklists, we have prepared the application package that includes the following;

Summary letter, including a proposed Community Amenity Contribution
Application form and fees
Proposed site plan prepared by Harbour City Land Surveying
Preliminary servicing plan prepared by Cascara Engineers
Environmental review prepared by Toth and Associates
Title Search and Right of Way Documents

Property Description

The property is 2.03 ha (5.01 acres) and fronts on both Harwood Drive and Aulds Road. The proposed 15 lots front on Aulds Road and would be approximately 0.135 ha (1350 sq. m, 0.33 acres) each.

The legal description of the property is Lot 2, Plan VIP32775, District Lot 105, Land District 33 Except plan VIP55145. PID is 000-190-021.

Official Community Plan (OCP) and Zoning Bylaw Designations

The current OCP designation is Estate Residential and it is proposed to amend the designation to Residential.

The current zoning designation is Estate and it is proposed to amend the zoning to Residential 2 (R2). R2 zoning allows subdivisions with a minimum parcel area of 1300 sq. m and a minimum parcel frontage and width of 20 m. The proposed future subdivision meets both of these requirements.

**Seward
Developments
Inc.**

**toby.seward@shaw.ca
250-713-6595
1820 Argyle Avenue, Nanaimo, B.C., V9S 3K7**

Rationale for Proposed OCP Amendment and Rezoning

The property is in an area that has been developed into single-family dwellings in the R2 zone to the east and south and the proposed rezoning is consistent with these surrounding properties. Also, further to the west, the Foothills project has been developed into single-family dwelling properties. Municipal sanitary sewer and water are available to the property and preliminary civil engineering and environmental reports prepared for the application have confirmed that there are no constraints to developing the property as proposed.

Proposed Community Amenity Contribution (CAC)

The proposed future subdivision is for 15 lots, therefore the net increase would be 14 lots, taking into account that one lot that currently exists. The District of Lantzville’s guidelines for CAC’s is that the property owner contributes \$3000 per lot, therefore the owners are proposing to contribute \$42,000, as part of the future subdivision approval process.

Please advise if additional information is required to support this rezoning application.

Yours truly



Toby Seward

Seward Developments Inc

cc Ron and Lori Dolan

**Seward
Developments
Inc.**

**toby.seward@shaw.ca
250-713-6595
1820 Argyle Avenue, Nanaimo, B.C., V9S 3K7**