

ADDITIONAL INFORMATION

November 17, 2021 regular Council meeting Agenda

Item 8. Public Input Period regarding Agenda

Item 9. c) Bylaw No. 290

Nelda Richardson

Subject: 7134 Blackjack Drive Lantzville
Attachments: Attachment 1 - Bylaw 290.pdf



From: Kyle Young <kyoung@lantzville.ca>
Sent: Monday, November 15, 2021 9:40 AM
To: Maxine Wasyleski
Cc: District Public <district@lantzville.ca>
Subject: RE: 7134 Blackjack Drive Lantzville

Wayne and Maxine:

There is no proposal to rezone this property to "allow for up to a 65 unit mobile home park". The proposed zoning amendment is attached. As you can see in the zoning, the proposal is to only permit what already exists on the site, including one house, four mobile homes and four RVs (9 units total) (White Pines MHP).

Sincerely,

Kyle

Kyle Young, RPP | Director of Planning & Community Services District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8083 F: 250.390.5188 E: kyoung@lantzville.ca

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-----Original Message-----

From: Maxine Wasyleski
Sent: Sunday, November 14, 2021 7:14 PM
To: District Public <district@lantzville.ca>
Subject: 7134 Blackjack Drive Lantzville

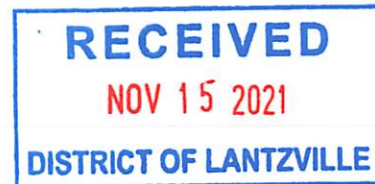
It has come to our attention the Lantzville Council is requesting a re zoning change at the subject address to allow for up to a 65 unit mobile home park. I also understand the District is proposing to waive a public hearing using the new option created for municipalities due to Covid.

We live on Blackjack which as you know is a dead end street with no exit. We have many children and pets on our street and already deal with a fair bit of traffic. An addition of a further 65 homes/trailers would hugely increase traffic. We as one family would like to exercise our right to protest the approval for this re zoning and waiving a public hearing.

Wayne and Maxine Wasyleski
7052 Blackjack Drive
Lantzville

Nelda Richardson

Subject: 7134 Blackjack Rd
Attachments: Attachment 1 - Bylaw 290.pdf



From: Kyle Young <kyoung@lantzville.ca>
Sent: Monday, November 15, 2021 9:43 AM
To: Melissa Richardson
Cc: District Public <district@lantzville.ca>
Subject: RE: 7134 Blackjack Rd

Melissa:

There is no proposal for an "extended trailer park". The proposed zoning amendment is attached. As you can see in the amendment bylaw, the proposal is to only permit what already exists on the site, including one house, four mobile homes and four RVs (9 units total) (White Pines MHP). The purpose of the amendment is to regularize the existing use.

Sincerely,

Kyle

Kyle Young, RPP | Director of Planning & Community Services
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8083 F: 250.390.5188 E: kyoung@lantzville.ca



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From: Melissa Richardson
Sent: Sunday, November 14, 2021 7:56 PM
To: District Public <district@lantzville.ca>
Subject: 7134 Blackjack Rd

I am writing to let you know that I do not want approval of an extended trailer park in my neighborhood.

First of all where is the water coming to support those units?

Also, how will the neighborhood support the extra traffic, will roads be improved to create a safer street?

Waiving our rights to public hearings does not seem like a fair way to deal with situations as such.

Melissa Richardson

6761 Alger Road
Lantzville

Nelda Richardson

Subject: 7134 Blackjack Drive
Attachments: Attachment 1 - Bylaw 290.pdf



From: Kyle Young <kyoung@lantzville.ca>
Sent: Wednesday, November 17, 2021 8:34 AM
To: Gerry
Cc: District Public <district@lantzville.ca>
Subject: RE: 7134 Blackjack Drive

John and Gerry:

There is no proposal for a 64-unit mobile home park. I have attached the bylaw amendment for your information. As you can see in the bylaw, the amendment is to regularise the existing 9 units onsite.

Sincerely,

Kyle

Kyle Young, RPP | Director of Planning & Community Services
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8083 F: 250.390.5188 E: kyoung@lantzville.ca



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From: Gerry
Sent: Tuesday, November 16, 2021 3:46 PM
To: District Public <district@lantzville.ca>
Subject:

Rezoning of property 7134 Blackjack Drive Lantzville

We are concerned property owners we live at 7126 Blackjack Drive, our backyard directly sits on the boundary of Tom McGregor's property. We understand that Tom has put in an application for rezoning his property at 7134 Blackjack Drive. I'm not sure of his intentions how big he intends to develop his property but the way I read the rezoning of acreage is they will allow 8 trailers per acre there is close to 8 acres behind Blackjack Drive. That is equal to 64 units... This to me will ruin this whole street considering we already deal with a concerning residence up the street. All our neighbours and land owners on this street need to be considered in this rezoning. The traffic congestion and speed on this street is already a HUGE concern with more and more young families living here....

Please look and think long and hard before allowing this.

We are a definite hard NO on this item...

Thank you
John and Gerry Starling

**DISTRICT OF LANTZVILLE
BYLAW NO. 290, 2021**

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

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 (Miscellaneous) Bylaw No. 290, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:

(a) in Part 1, Section 1.12.2 by replacing the table with the following table:

Property	Houses	Mobile Homes	Recreational Vehicles
Parklands Mobile Home Park 6820 Parklands Place	1	29	6
Shoregrove Resort Mobile Home Park 6990 Dickinson Road	1	7	9
Maple Glen Mobile Home Park 7071 Lantzville Road	1	23	6
White Pine Estates Mobile Home Park 7134 Black Jack Drive	1	4	4

(b) in Part 1, Section 1.13 by inserting following new section after subsection 7:

SPECIAL USE REGULATIONS

“8. Despite any other provision in this zone, a house and associated secondary structures are permitted on the following parcels, subject to the applicable regulations for a house and associated secondary structures in the Residential 1 Zone:

(a) 7207 Lantzville Road, PID 006-318-240 LOT 7, DISTRICT LOT 27 (OTHERWISE KNOWN AS LOT 27-G), WELLINGTON DISTRICT, PLAN 2719

(b) 7200 Lantzville Road, PID 001-995-961 LOT 1, DISTRICT LOT 27G, (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(b) 7194 Dickinson Road, PID 000-019-798 LOT 2, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(c) 7166 Lantzville Road, PID 000-418-765 LOT 4, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633

(d) 7162 Lantzville Road, PID 000-418-781 LOT 5, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633”

(c) In Part 1, Section 1.16, as follows:

(1) in Section 1.16.2, by adding “carriage house” to the list of permitted secondary uses,

(2) by replacing Section 1.16.3 with the following:

“3. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.”,

(3) in Section 1.16.6, by replacing the existing table with the following table:

Structure	Front	Rear	Interior Side	Exterior Side
Cannabis Production	30 m	30 m	30 m	30 m
Intensive Agriculture (>50 m ² GFA)	30 m	30 m	30 m	30 m
Intensive Agriculture (≤50 m ² GFA)	15 m	15 m	15 m	15 m
Any Other Structure	8 m	8 m	8 m	8 m

(4) in Section 1.16.8, by adding “carriage house” to the list of secondary structures whose height is limited to 9 m.

(d) In Part 2, Section 2.2.11 by adding the following business-specific regulations for automotive repair:

Automotive Repair
Permitted only on a parcel at least 0.8 ha in area. Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

(e) replacing “fine woodworking” and “fine wood working” with “fine wood or metal working”.

(f) In Part 2, Section 2.2.11 by replacing “fine woodworking” and “fine wood working” with “fine wood or metal working”.

(g) In Part 3, Section 4.1, by replacing the definitions of “automotive repair”, “fine wood working”, “home business”, “office”, “personal service”, and “stream” with the following:

(1) “**Automotive Repair** means the repair of motor vehicles, recreational vehicles, or personal watercraft, but excludes autobody repair

(2) “**Fine Wood or Metal Working** means the creation or production of wood or metal cabinetry, furniture, household item or artwork to be placed within a dwelling but excludes the milling of timber.

- (3) **Home Business** means a home occupation, business, or professional practice, and is limited to artisan studio, automotive repair, bed and breakfast, craft kitchen, child care, fitness studio, fine wood or metal working, health services limited to massage therapy, chiropractic services, acupuncture and the like, market gardening, personal service, office, including mobile businesses where the service is provided offsite and the only use onsite is the office for that mobile business, short term rental, or small equipment repair.
 - (4) **Office** means a place of business where the primary function includes professional services and intellectual activities, including consulting, contracting services and other mobile services, but excludes assembly, light manufacturing, repairing, or servicing of goods.
 - (5) **Personal Service** means the provision of individualized services to a customer, including aesthetician services, barbering, hairdressing, personal training and education, salon, sewing services, shoe repair, and tailoring.
 - (6) **Stream** means a watercourse, creek, river, ditch, spring, wetland, marsh, or other body of freshwater water, whether or not usually containing water.”
- (h) In Part 3, Section 4.1, by adding the following new definitions:
- (1) **“Fitness Studio** means a space where equipment or instruction is provided for activities related to physical well-being, including dance, yoga, martial arts, and other forms of physical exercise, but excludes indoor recreation.
 - (2) **Small Equipment Repair** means the repair or servicing of household items, property maintenance equipment, or computers and other electronics.”
- (i) by re-classifying the land legally described as
- “LOT A, DISTRICT LOT 45, WELLINGTON DISTRICT, PLAN 36466 EXCEPT PLAN VIP64229”
- from “Residential 1 Zone (R1)” to “Mobile Home Park Zone (MHP)”, as shown on the map attached hereto as Schedule 1.
- (j) by re-classifying the land legally described as
- “PARK, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN EPP109469”
- from “Future Study Area Zone (FSA)” to “Park Zone (P)”, as shown on the map attached hereto as Schedule 1.
- (k) by re-classifying the land legally described as
- “THAT PART OF LOT 45, WELLINGTON DISTRICT, LYING TO THE SOUTH OF ISLAND HIGHWAY AS SAID HIGHWAY IS SHOWN ON PLAN 8076 TO THE

WEST OF PLAN 8076 AND TO THE EAST OF PLAN 7325, EXCEPT PART IN
PLAN 46247 AND VIP68032”

from “Transportation Zone (T)” to “Park Zone (P)”, as shown on the map attached hereto
as Schedule 1.

(l) by re-classifying the land legally described as

“THAT PART OF THE WESTERLY HALF OF LOT 91, NANOOSE DISTRICT,
LYING TO THE NORTH OF PLAN 390 RW, EXCEPT THE RIGHT OF WAY OF
THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF
WAY IS SHOWN COLOURED RED ON PLAN DEPOSITED UNDER DD 11689,
EXCEPT PART IN PLAN 40252

from “Estate Zone (EST)” to “Park Zone (P)”, as shown on the map attached hereto as
Schedule 1.

READ A FIRST TIME this ____ day of ____, 2021.

READ A SECOND TIME this ____ day of ____, 2021.

READ A THIRD TIME this ____ day of ____, 2021.

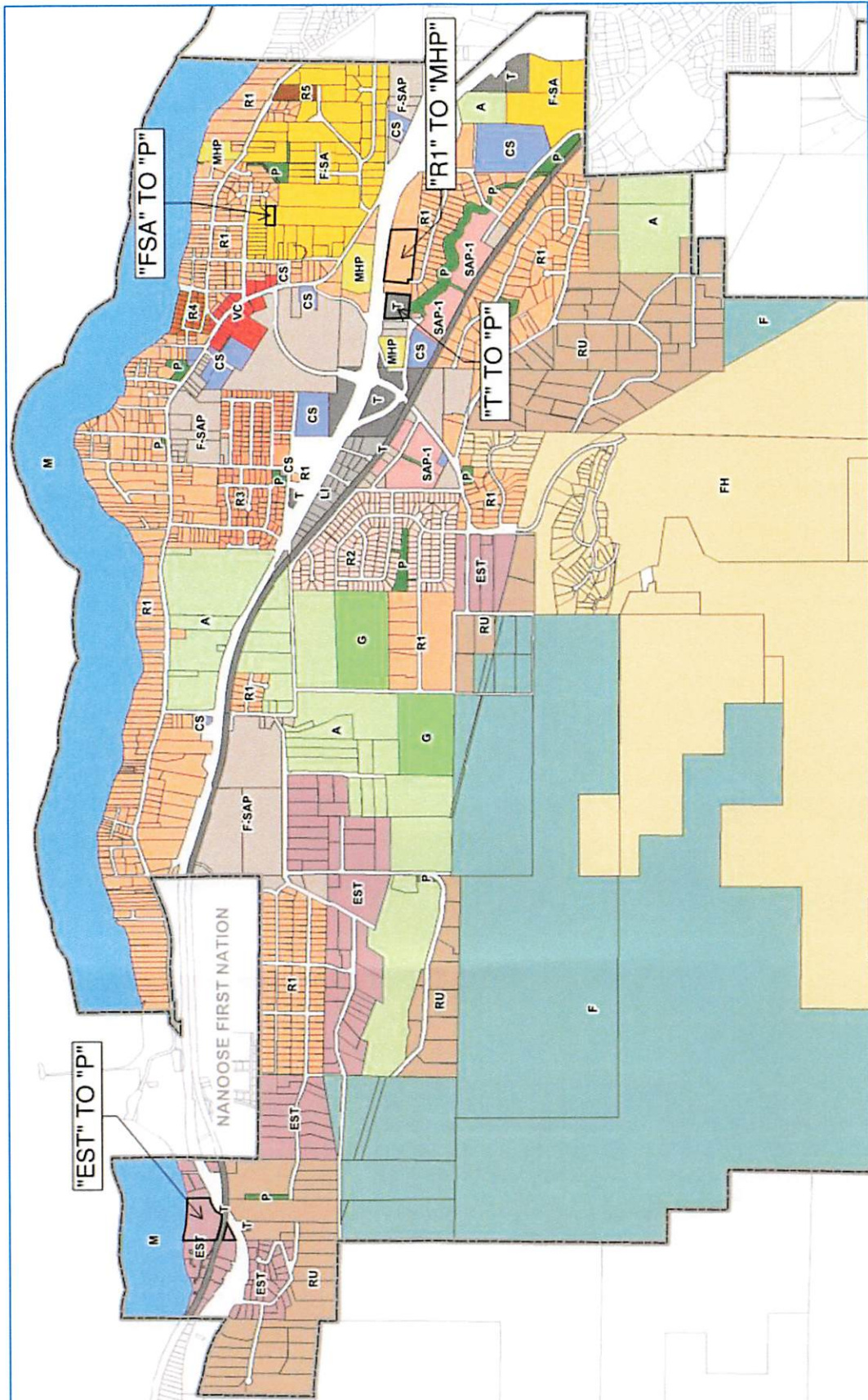
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this ____ day of ____, 2021.

ADOPTED this ____ day of ____, 2021.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

"Schedule 1 to Bylaw 290, 2021"



Nelda Richardson

Subject: ACKNOWLEDGEMENT: Black Jack Trailer Park
Attachments: Attachment 1 - Bylaw 290.pdf

From: Nelda Richardson <nrichardson@lantzville.ca>
Sent: Monday, November 15, 2021 3:09 PM
To: dyanne@centralbuilders.ca
Cc: District Public <district@lantzville.ca>; Planning <planning@lantzville.ca>
Subject: ACKNOWLEDGEMENT: Black Jack Trailer Park

Attention: Dyanne & Robert Costello

ACKNOWLEDGEMENT

Good afternoon Dyanne and Robert - Thank you for your email addressed to Council, received by the District November 15, 2021, regarding *Black Jack Trailer Park*. Please be advised there is no proposal to develop a "trailer park" on Black Jack Drive. Attached for your review is amendment Bylaw 290, the proposal is to only permit what already exists on the site, including one house, four mobile homes and four RVs (9 units total) (White Pines MHP). The purpose of the amendment is to regularize the historic existing use.

The District acknowledges receipt of your email. Copies will be forwarded to Council and staff, and will form part of the public record, including becoming additional information for viewing on the District's website after 12 noon for the Wednesday, November 17, 2021 regular Council meeting.

Also, if you wish to stay informed with what's happening in the District of Lantzville, here is a link to the subscription form to receive the monthly Community Update, and the Council Update (published after regular Council meetings) delivered to your inbox: <https://www.lantzville.ca/cms.asp?wpID=462>

Again, thank you for taking the time to share your views, we wish you all the best.

Sincerely,

Nelda Richardson | Deputy Director of Corporate Administration
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8081 F: 250.390.5188 E: nrichardson@lantzville.ca



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From: dyanne@centralbuilders.ca <dyanne@centralbuilders.ca>
Sent: Monday, November 15, 2021 1:25 PM

To: District Public <district@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Cc: Councillor Wilson <JWilson@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>
Subject: Black Jack Trailer Park /

Mayor and Council

We are long time residents of Lantzville and I cannot understand why you want to develop a trailer park on Black Jack !!!!

We have not received any municipal services this is a neighbourhood that is aging and the roadways need desperate repair.

We could use the services to help existing homes (sewer) before the services are so taxed they will be completely unavailable in the future.

Also the tremendous amount of cars and traffic will dramatically increase air pollution. We also have water shortages ??

Please help us retain the charm of this community.

Listen and respect the concerns of the residents who elected you to the positions you have.

Gravely concerned

Dyanne & Robert Costello

6735 Alger Rd

Lantzville BC