

**DISTRICT OF LANTZVILLE
BYLAW NO. 284**

**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 (Village South Special Area Plan Zone) Bylaw No. 284, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) In Part 1 by amending Section 1.14.1 to add as primary uses: Affordable Housing and Senior Supportive Housing,
 - (b) in Part 1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan” in the list of zones,
 - (c) in Part 1 by inserting the “Village South Special Area Plan Zone” attached hereto as Schedule 1 after Section 1.9 and re-numbering the remaining sections in Part 1,
 - (d) In Part 2, Section 2.17.1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan”,
 - (e) In Part 3, Section 4.1, by inserting the following definitions:
 - i) **“Cluster Housing** means one dwelling unit or two dwelling units within the same building which are on the same parcel as at least four other dwelling units,
 - ii) **Limited Home Business** means a home business that is limited to an office,
 - iii) **Affordable Housing** means housing that has a rent or sale price that constitutes no more than 30% of gross annual income,
 - iv) **Seniors Supportive Housing** means housing that caters towards the needs of seniors and includes assisted living and community care facilities licensed in accordance with the *Community Care and Assisted Living Act.*”, and

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

“That Part of District Lot 45 Wellington District Lying to the North West of Copley Road Shown Outlined in Red on Plan 733R and Except that Part in Plans 23561 and VIP65702

Lot 1, District Lot 27G, Wellington District Plan VIP66828

Lot 2, District Lot 27G, Wellington District Plan VIP66828”

from “Future Special Area Plan Zone (F-SAP)” to “Village South Special Area Plan Zone (SAP-2)”, and “Community Services Zone (CS)”, as shown on the map attached hereto as Schedule 2.

READ A FIRST TIME this 6th day of October, 2021.

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this ____ day of ____, 2022.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

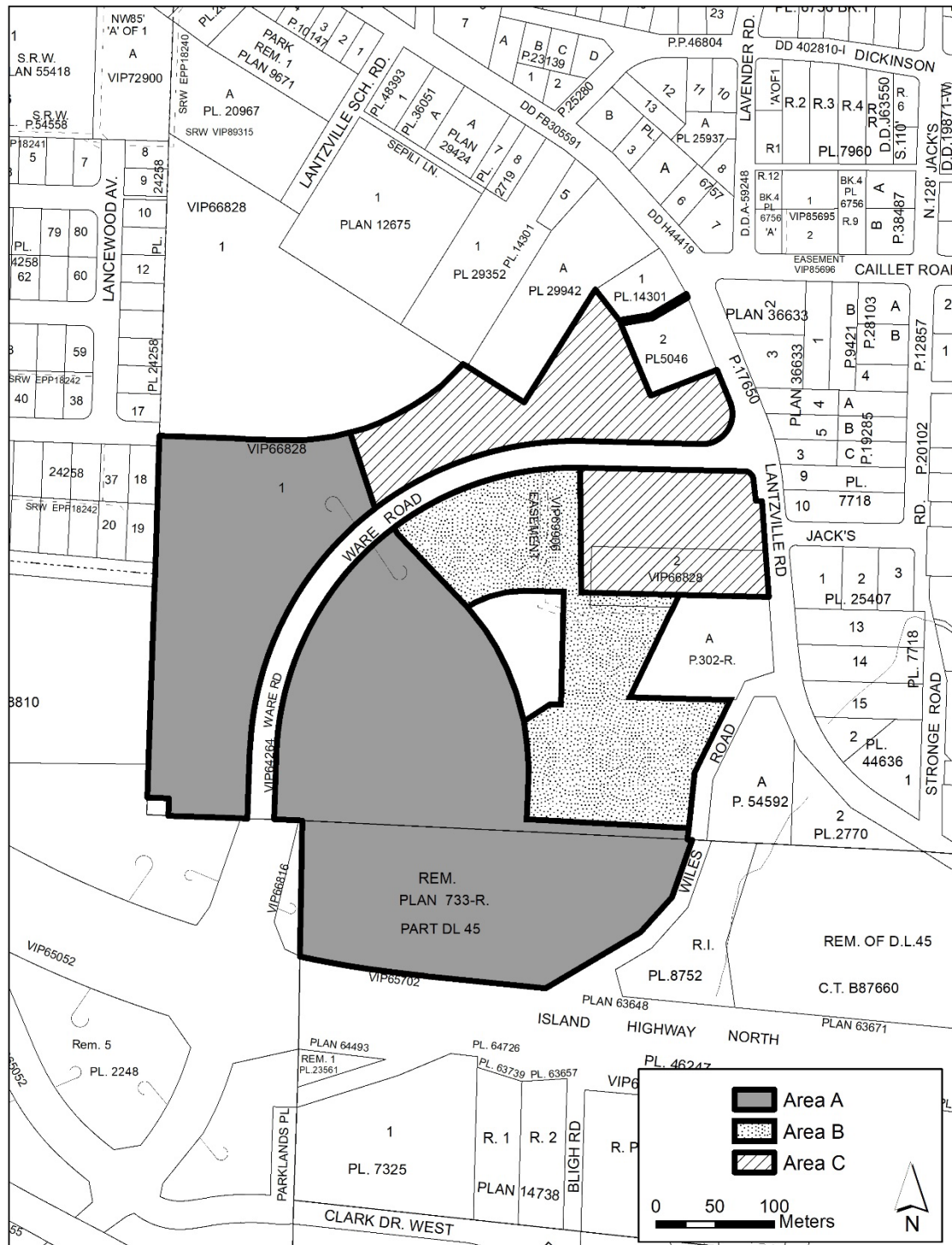
“Schedule 1 to Bylaw 284, 2021”

1.10 VILLAGE SOUTH SPECIAL AREA PLAN ZONE

(SAP-2)

Areas

1. The SAP-2 Zone is divided into Areas A-C, as shown on the following map:



Permitted Uses

2. The permitted primary and secondary uses are as follows:

Primary	Secondary
Area A – Ground-Oriented Housing	
Cluster Housing Duplex House Rowhouse Townhouse	Limited Home Business
Area B – Multi-Unit Housing	
Apartment Assisted Living Community Care Rowhouse Townhouse	Child Care Limited Home Business
Area C – Mixed Use	
Affordable Housing Apartment Assembly Assisted Living Community Care Craft Beverage Processing Cultural Service Financial Service Food and Beverage Service Health Service Indoor Recreation Market Office Personal Service Retail Seniors Supportive Housing Social Service	Child Care Limited Home Business Mobile Vending

Building Form & Density

3. In Area C, outside of the “transition area”, apartments, assisted living units, affordable housing, community care units, and seniors supportive housing, are only permitted in a mixed-use building format and must not be located on the first storey of a building.

4. The maximum density and floor area ratio are as follows:

Area	Maximum Density / FAR
Area A	25 units per hectare (net)
Area B (Apartment, Rowhouse, Townhouse)	100 units per hectare
Area B (Assisted Living, Community Care)	2.0 FAR
Area C	2.0 FAR

- 4a. Notwithstanding subsection 4, individual parcels within Area A may exceed 25 units per hectare, as long as the average density of all parcels in Area A does not exceed 25 units per hectare. (Total number of all units in Area A / total area of all parcels in Area A $\leq$ 25 units per hectare.)
- 4b. Notwithstanding subsection 4 and 4a. within Area A a minimum of one unit shall be permitted on each parcel that meets the applicable parcel size requirements under subsection 14.
5. Notwithstanding subsection 4, the maximum number of dwellings within Area C shall not exceed 100 units.

Siting

6. The minimum setbacks from parcel lines in Area A are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Duplex, House	3 m	4.5 m	1.5 m	3 m
Rowhouse, Townhouse	3 m	6 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

7. The minimum setbacks from parcel lines in Area B are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	4.5 m
Assisted Living, Community Care	4.5 m	6 m	3 m	3 m
Rowhouse, Townhouse	3 m	3 m	4.5m	4.5 m
Secondary Structure	6 m	2 m	2 m	3 m

8. The minimum setbacks from parcel lines in Area C are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	3 m
All Other Structures	1.5 m	3 m	0 m	1.5 m
Canopy or Awning	0 m	3 m	0 m	0 m

9. Despite the foregoing, the minimum setback of a garage in any Area is 6 m from front parcel lines and 3 m from rear parcel lines.

10. Despite the foregoing, the minimum setback from an interior side parcel line for dwellings units within a duplex, rowhouse or townhouse that are separated by a party wall is 0 m on the side where the dwelling units are adjoining.

Height

11. The maximum heights are as follows:

Structure	Maximum Height
Apartment, Affordable Housing, Assisted Living, Community Care, Mixed Use, Seniors Supportive Housing	4 storeys and 16 m
Craft Beverage Processing, Food and Beverage Service, Indoor Recreation, Office, Personal Service, Retail, Rowhouse, Townhouse	12 m and 3 storeys
House, Duplex	9 m
Secondary Structure	5 m
Fence	1.8 m

12. Despite the foregoing, the maximum height of a building fronting Lantzville Road is 3 storeys and 12 m.

Parcel Coverage

13. The maximum parcel coverages are as follows:

Area	Principal Building	All Buildings and Structures Combined
Area A	50%	55%
Area A (Rowhouse, Townhouse)	70%	70%
Area B	55%	60%
Area C (Apartment, Affordable Housing, Assisted Living, Community Care, Seniors Supportive Housing)	55%	60%
Area C (Mixed-Use, other uses)	70%	100%

Subdivision

14. The subdivision regulations are as follows:

Area	Minimum Parcel Area	Minimum Parcel Frontage and Width
Area A (House)	300 m ²	12 m
Area A (Cluster Housing)	4,000 m ²	9 m
Area A (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area A (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m

Area A (Duplex with party wall)	225 m ²	9 m
Area B (Apartment, Assisted Living, Community Care)	1,000 m ²	25 m
Area B (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area B (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m
Area C	450 m ²	15 m

15. Despite the foregoing, the following specific regulations apply:
- a) The parcel area and frontage of parcels in a phased building strata subdivision may be reduced below the minimum parcel area and minimum parcel frontage.
 - b) The minimum parcel frontage of a parcel fronting a cul-de-sac or curved portion of a highway is 10 m, or the minimum parcel frontage regulation specified above, whichever is less.

The map displays the subject properties at 12675 and 12942 Wares Road, which are shaded in grey. The properties are situated along Wares Road, which runs diagonally from the top left to the bottom right. The property at 12675 is labeled 'VIP66828' and the property at 12942 is labeled 'VIP66828'. The map also shows surrounding properties, including those on Lantzville Sch. Rd., Sepilt Ln., and Wiles Road. A legend in the bottom right corner indicates that the grey shading represents 'Subject Properties' and the black outline represents 'Proposed Zoning'. A scale bar shows distances of 0, 50, and 100 meters, and a north arrow is present.