District of Lantzville

Agenda for the Regular Meeting of Council of the District of Lantzville to be held on Wednesday, November 20, 2024, at 6:00 pm in the Council Chamber, Municipal Hall - 2nd Floor, 7192 Lantzville Road, Lantzville, BC

Council members may attend this meeting in person, or electronically (except for the Mayor) for a hybrid meeting (per the *Community Charter* and the Council Procedure Bylaw). For in-person and hybrid meetings, the Council Chamber will be open for the public to attend. Due to limited seating, the public is encouraged to view the open portion of the meeting starting at **6:00 pm** via the livestream, and to provide verbal public input on agenda items by registering in advance using the Zoom Webinar link provided for each Council meeting event at **lantzville.ca**, written comments by **noon** the day of the meeting and emailed to **district@lantzville.ca,** or in person. Prior to attending at Municipal Hall, please self-assess to ensure you are healthy and do not attend if you are ill. Members of the public must remain seated unless invited to address Council. Meetings recorded by the District of Lantzville may be viewed on demand at **lantzville.ca**.

Public input regarding personnel matters, legal action, nominated political candidates, applications for grants in aid or public hearing topics (EXCEPT DURING THE OFFICIAL PUBLIC HEARING) will not be included or will be severed.

1. CALL TO ORDER

1-4 **2. ADOPTION OF AGENDA**

THAT the November 20, 2024, Regular Council meeting agenda be adopted, as presented.

3. CORRESPONDENCE - NIL

4. GENERAL MATTERS

a) **Mayor and Council Verbal Updates**

5-11 b) **Fortis BC Presentation – Zero Carbon Step Code**
[George Robinson, Director of Planning and Community Services]

Presenters: Carmen LeBlanc| Manager, Community & Indigenous Relations
Jason Wolfe | Director, Energy Solutions

5. CONSENT AGENDA - NIL

6. PUBLIC INPUT PERIOD *(Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless Council resolves otherwise), and are limited to providing comment regarding items listed on the Council agenda for this meeting (**EXCLUDING PUBLIC HEARING TOPICS**). **Comments must be directed to the Chair, are not to be directed to individual Council members, staff or the audience and must not include personnel issues.***

7. LEGISLATIVE MATTERS

12-88

a) **District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024**
[George Robinson, Director of Planning and Community Services]

Presentation: Toby Seward, Applicant, 7356 Lynn Drive & 7052 Peterson Road

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given first reading.

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given second reading.

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given third reading.

8. UNFINISHED BUSINESS

89-106

a) **Section 131 Reconsideration Legion Plaza**
[Mayor Swain]

THAT Council approve implementation of the following:

i) "Legion Plaza Perimeter Plan" as submitted by Councillor Savage at the October 23, 2024, Council meeting as amended by removing the garbage container, removing and replacing the log sign to be replaced with 2 plaques worded by the Legion, and removing and replacing the Canoe with planters; and,

ii) that the District of Lantzville will pay the appropriate $980.00 cost regarding transportation and sand blasting of the Legion #257 anchor plus installation costs that may be associated, to be funded from the Community Works Fund (Gas Tax) with the 2024-2029 Financial Plan to be amended accordingly.

9. COMMITTEE/COMMISSION RECOMMENDATIONS - NIL

10. NEW BUSINESS

107-122

a) **District of Lantzville 2024 Audit Service Plan**
[Ken Bjorgaard, Director Financial Services]

Presentation: Cory Vanderhorst, CPA, CA, of MNP

THAT Council adopt the 2024 Audit Service Plan, as presented by Meyers Norris Penny LLP, in the November 20, 2024, agenda.

b) **Memorial Bench Requests**
[Councillor Lerner]

THAT Council direct staff to bring forward requests for memorial benches on a case-by-case basis for consideration; AND FURTHER THAT Council direct staff to provide alongside each of these case-by-case requests, a recommendation as to the cost to be charged for the benches if approved, such that the funds received would adequately cover the purchase, installation, engraving and maintenance of the bench(es).

Report:

Council voted to have the memorial bench program brought to a Committee of the Whole Meeting, and that has not yet been able to happen, and there are a number of outstanding memorial bench requests

11. INTRODUCTION OF LATE ITEMS (In accordance with Council Procedure Bylaw No. 141, 2020, subsection 18(8) for regular agenda)

12. INTRODUCTION OF "NOTICE OF MOTION"

13. PUBLIC CLARIFICATION *(Persons recognized by the Chair to speak must first state their name and address for the record and the agenda item regarding which they are seeking clarification (excluding public hearing topics), and may speak once for up to 2 minutes to ask clarification questions.) E.g., How did the vote go?, about technicalities – request interpretation of abbreviations or jargon, etc.*

14. MOTION TO CLOSE THE MEETING TO THE PUBLIC

THAT the regular Council meeting be closed to the public, pursuant to sections 90(1) (a), (c), (d), and (k) of the *Community Charter*, for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(c) labour relations or other employee relations;

(d) the security of the property of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Following adoption of the above motion, the meeting will be closed to the public.

MEETING REOPENS TO THE PUBLIC

15. RECONVENE

16. ADJOURNMENT BY MAYOR

SCHEDULED MEETINGS:

November 27, 2024 @ 6:00pm - Special Finance Meeting
December 4, 2024 @ 6:00pm - Regular Council Meeting

District of Lantzville Step Code Policy Presentation



Council Meeting

November 20, 2024

FORTIS BC™

Our Clean Growth Pathway to 2050



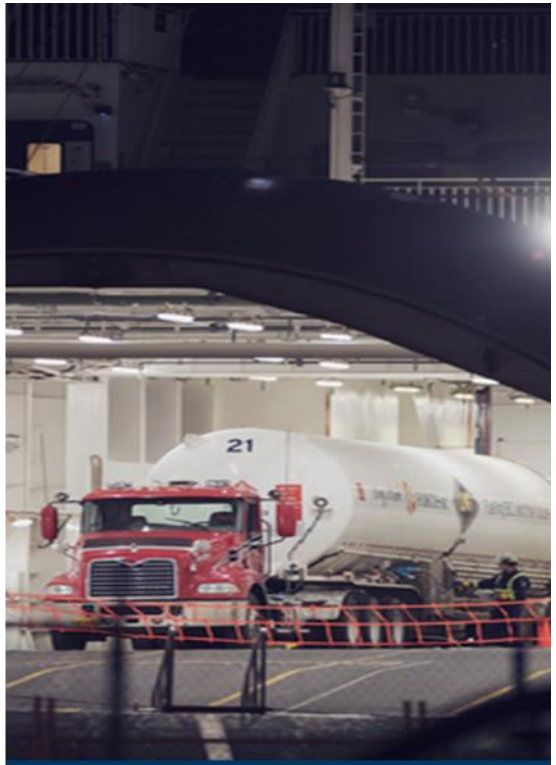
Energy efficiency



Renewable gas & hydrogen



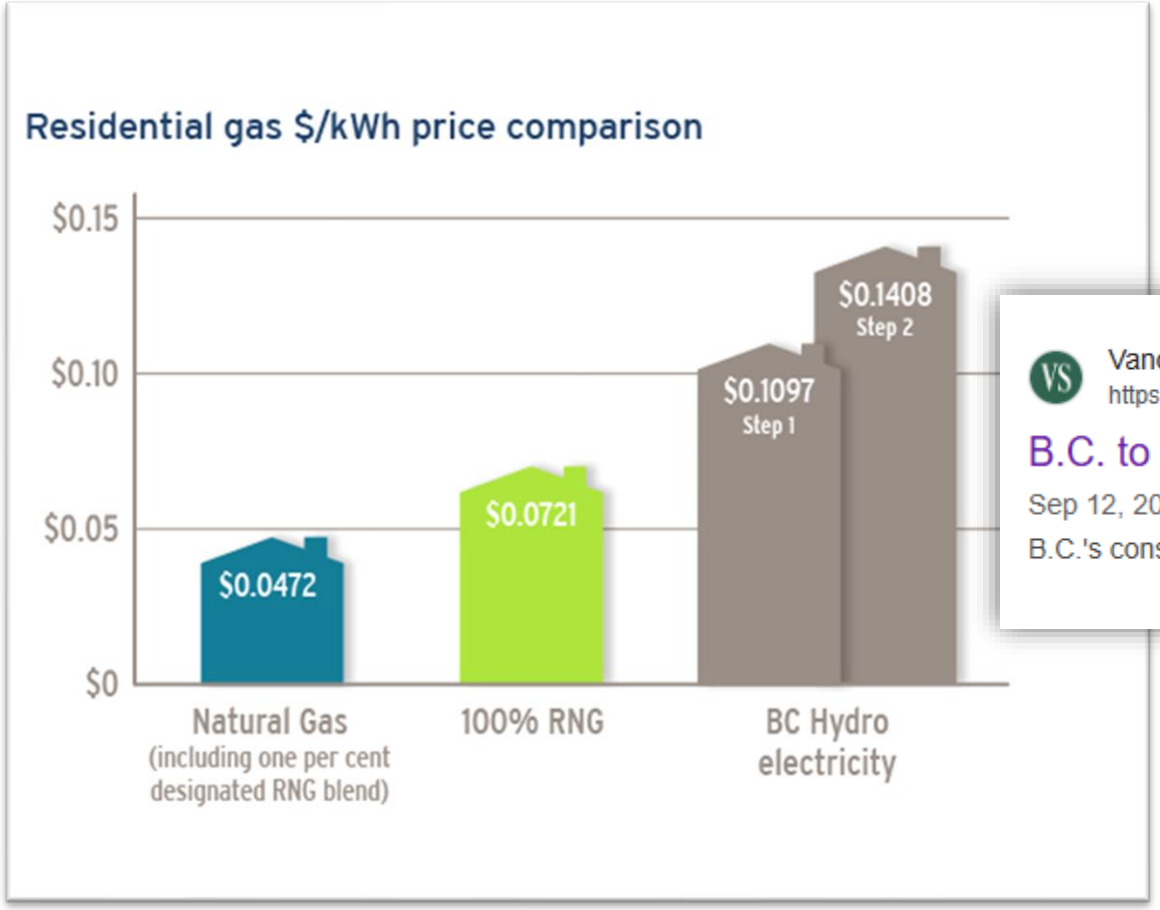
Zero and low carbon transportation



LNG for marine fueling

FORTIS BC™

Affordable Choices for Heating



Vancouver Sun
https://vancouversun.com › news › bc-scrap-carbon-tax...

B.C. to scrap carbon tax if Ottawa drops its alternate tax

Sep 12, 2024 — **Premier David Eby dropped a bombshell on Thursday**, announcing he will get rid of B.C.'s consumer carbon tax if Ottawa also drops the federal ...

Based on rates as of July 2024. Basic charges excluded. Natural gas price and 100 per cent RNG price is inclusive of the one per cent designated RNG blend.

***Note:** Gas use is typically measured in gigajoules (GJ). In order to compare the cost of natural gas and RNG with electricity, which is measured in kilowatt hours (kWh), we did a conversion from GJ to kWh so we can compare the cost of all four in the same terms.*

FORTIS BC™

Gas Connections Solely for a Fireplace or Cooking

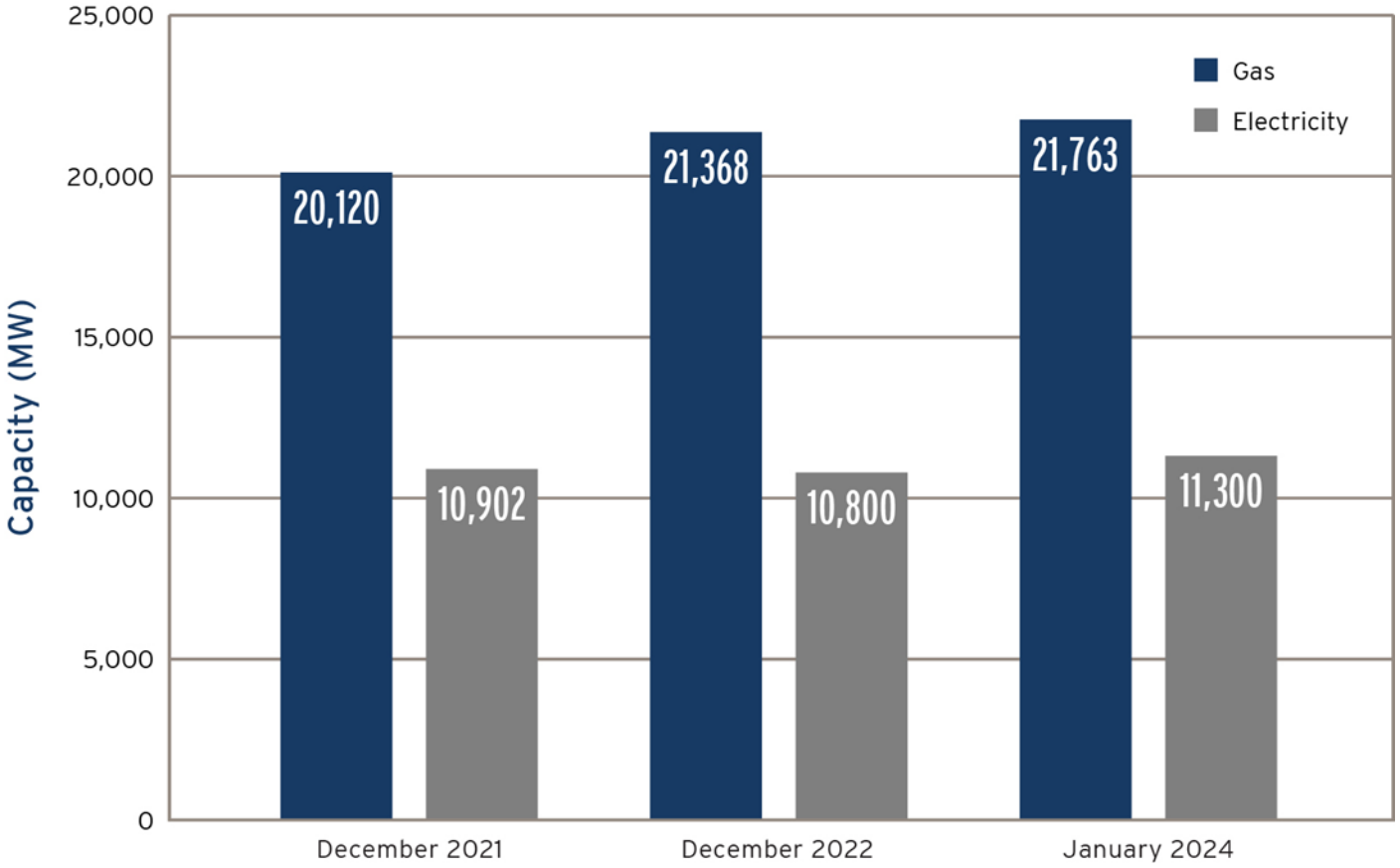
- Cooking with gas is valued by many residents and the restaurant sector
- Limiting gas usage for cooking or a fireplace alone raises individual connection costs, creating a potential financial barrier



FORTIS BC™

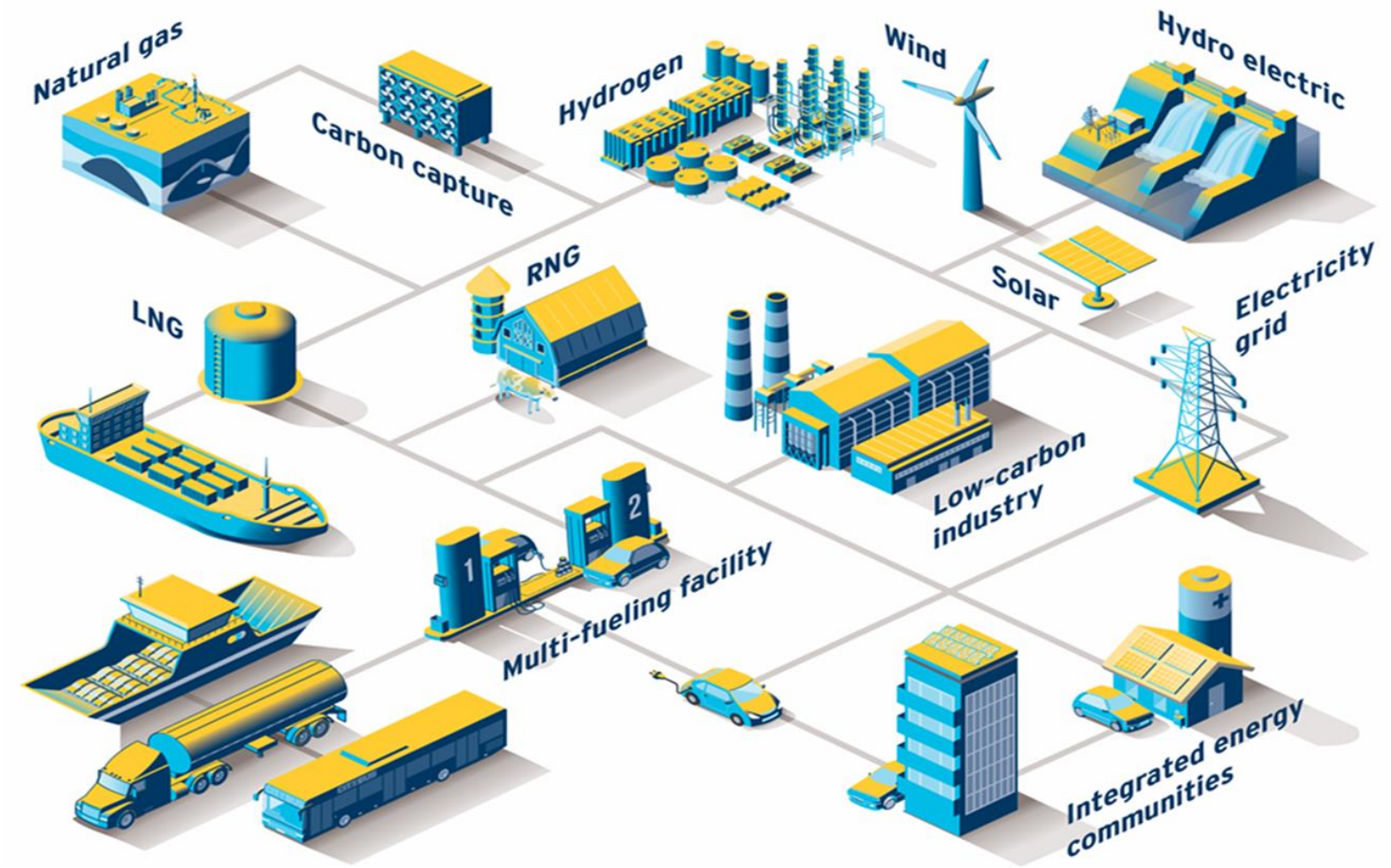
Gas System Delivers Majority of Our Energy on the Coldest Days

B.C. peak demand comparison (3-year timeline)



FORTIS BC™

Pathways to Decarbonization



FORTIS BC™

Thank You

For further information, please contact:

Carmen LeBlanc
Manager, Community & Indigenous Relations VI
E: carmen.leblanc@fortisbc.com

Find FortisBC at:
fortisbc.com
talkingenergy.ca
604-576-7000

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District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: November 20, 2024

SUBJECT: **"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024"**

PURPOSE

To provide information for Council to consider a Zoning Bylaw amendment to rezone the following lots to facilitate a 7-lot residential subdivision (5 new lots):

- 7356 Lynn Drive from Future Special Area Plan (F-SAP) to Residential 4 (R4)
- 7052 Peterson Road from Future Special Area Plan (F-SAP) to Estate Residential (EST)
- 5,985 m^2 of the wetland on 7052 Peterson Road from Future Special Area Plan (F-SAP) to Park (P)

RECOMMENDATIONS

1. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given first reading.

2. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given second reading.

3. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given third reading.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. **DEFEAT THE BYLAW**

   Per Council Procedure Bylaw No. 141, if a motion to pass any reading or adoption of a bylaw is defeated, that bylaw shall be deemed to have been defeated. The application to amend the bylaw would end.

   If Bylaw No. 379 is defeated, the proposed 7-lot residential subdivision will not be possible, as the minimum parcel size in the F-SAP zone is 10 hectares.

2. AMEND THE BYLAW

When either of the following motions are on the floor:

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given second reading.

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given third reading.

Amend either by motion:

THAT the motion on the floor be amended by adding "as amended [*insert specific wording of amendment*]".

Vote on the main motion as amended:

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given second reading, as amended [*insert preceding amendment*].

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024" be given third reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. If Council chooses to amend the Bylaw, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

BACKGROUND/RELEVANT HISTORY

Previous Application

At the regular Council meeting on September 27, 2023, Council gave first reading to "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7356 Lynn Drive) Bylaw No. 351, 2023" (Bylaw No. 351). At second reading, Council made the following motion "THAT the motion on the floor be postponed until staff can explore the possibility of 10% parkland with the applicant for Bylaw No. 351."

Following this motion, the applicant proposed a new plan to include rezoning of 7052 Peterson Road in addition to 7356 Lynn Drive and dedicate >20% of the combined property area as parkland. Due to the significant change in scope and recent changes to the *Local Government Act* regarding public hearings, staff have assigned the application a new bylaw number.

Bill 44 – *Local Government Act* Amendments

Per Section 464 (3) of the *Local Government Act*:

A local government must not hold a public hearing on a proposed zoning bylaw if:

a) an official community plan is in effect for the area that is the subject of the zoning bylaw,
b) the bylaw is consistent with the official community plan,
c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

Since the updated application is now in line with "District of Lantzville Official Community Plan No. 150, 2019" (OCP), the District is not permitted to hold a public hearing for the proposed amendments to "District of Lantzville Zoning Bylaw No 180, 2020" (Zoning Bylaw 180).

Property Information

7356 Lynn Drive and 7052 Peterson Road (the 'subject properties') are approximately 0.4255 hectares and 1.9427 hectares in area respectively and are currently zoned as Future Special Area Plan (F-SAP) in Zoning Bylaw 180 and Village in Lantzville's OCP (**ATTACHMENT 1**).

The subject properties are surrounded by F-SAP zoned properties to the north and east, Residential 3 (R3) zoned properties to the south, and Residential 1 (R1) zoned properties to the west (**ATTACHMENT 2**). The minimum parcel area in the R3 zone is 0.1 hectare (1,000 m^2); however, the smallest lot size surrounding the subject property is 876 m^2 and most properties along Lynn Drive are less than 1,000 m^2 in area (**ATTACHMENT 3**).

The subject properties are located within the Village West Special Plan Area (**ATTACHMENT 4**) and will require a Development Permit for Development Permit Area 8 – Village Form and Character at the subdivision stage.

Rezoning and Development Proposal

The applicant is proposing to rezone 7356 Lynn Drive from F-SAP to R4 and 7052 Peterson Road from F-SAP to EST and P. The EST zone has a minimum parcel area of 0.4 hectares (4,000 m^2) and the R4 zone has a minimum parcel area of 0.08 hectares (800 m^2). The proposed subdivision will include parcel sizes ranging from 792.5 m^2 to 869.2 m^2 on the Lynn Road property and parcels sized 4,659 m^2 and 8,924 m^2 on the Peterson Road property (**ATTACHMENT 5**). Zoning Bylaw 180 permits parcel averaging, which means that lots can be up to 20% smaller than the size indicated in Zoning Bylaw 180 if the average lot size across the subdivision meets minimum parcel size requirements (**ATTACHMENT 6**).

The attached site plan includes park dedication of the wetland on Peterson Road (total of 5,985 m²). This comprises of a 20% parkland dedication for the Lynn Drive property and a 26% parkland dedication for the Peterson Road property. The park dedication is intended to preserve the wetland ecosystem and is not publicly accessible due to the amount of water on the site. The wetland will remain inaccessible to the public unless the District opts to construct elevated walkways through the marsh.

If approved, the proposed new residential lots will be connected to the community water and sewer systems. The applicant would install an additional fire hydrant at the corner of Stevens Place and Lynn Drive. Additional information about servicing is included in the Conceptual Servicing Reports included in **ATTACHMENT 7**.

The applicant hosted a neighbourhood information meeting for the original design on July 12, 2023. A summary of the meeting is included in **ATTACHMENT 8**.

The proposed Zoning amendment (Bylaw No. 379) is included in **ATTACHMENT 9** and the zoning requirements for R4, EST, and P are included as **ATTACHMENT 10**.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Parcel Size Maps
4. Village West Special Plan Area Policies
5. Conceptual Subdivision Plan
6. "District of Lantzville Zoning Bylaw No. 180, 2020" Subdivision Regulations
7. Conceptual Servicing Reports
8. Neighbourhood Information Meeting Summary
9. "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7356 Lynn Drive) Bylaw No. 351, 2023"
10. "District of Lantzville Zoning Bylaw No. 180, 2020" Residential 4, Estate Residential, and Park Zones
11. "District of Lantzville Official Community Plan Bylaw No. 150, 2019" Section 5.2.7 – Residential
12. Community Amenity Contribution Document
13. Riparian Areas Assessment Report for 7052 Peterson Road
14. Official Community Plan Map No. 5 – Municipal Roads, Parks and Facilities

ANALYSIS/RATIONALE

Official Community Plan

The proposed rezoning and subdivision is located within the Village OCP Land Use designation, which supports lot sizes smaller than 960 m² and densities greater than 5 units per hectare (**ATTACHMENT 11**). A minimum 5% parkland dedication is required under the *Local Government Act* because more than 3 new lots will be created. The property owner has proposed to provide over 20% parkland dedication (5,985 m²).

The proposed subdivision meets the Village West Special Plan Area regulations in the OCP (**ATTACHMENT 4**).

Zoning Bylaw

The proposed rezoning and subdivision would create lots 5 that are smaller than the properties on Lynn Drive. The two EST-zoned lots would be larger than most of the surrounding residential properties. Most of the properties along Lynn Drive are smaller than the minimum parcel size of 1,000 m^2 in the R3 zone.

The proposed R4 zoning would support a maximum of four dwelling units on the 5 R4-zoned lots, per zoning density regulations required by Bill 44. Carriage homes are not permitted on lots smaller than 1,300 m^2. The EST-zoned parcels would support a maximum of two dwelling units.

The subdivision, as proposed, would not be approved unless a variance is granted to allow proposed Lot A to be smaller than the minimum required width in the R4 zone. A variance application would be brought to Council at a future Council meeting if the rezoning application is approved. If the property remains designated as F-SAP, the property owner would not be able to create any additional lots.

Public Hearing

Per section 464 (3) of the *Local Government Act*:

A local government must not hold a public hearing on a proposed zoning bylaw if:

a) an official community plan is in effect for the area that is the subject of the zoning bylaw,
b) the bylaw is consistent with the official community plan,
c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

A notice of no public hearing was issued in the local newspaper and to surrounding property owners on November 6 and November 13.

Community Amenity Contributions

The property owner will provide the following Community Amenity Contributions (CACs):

a) A cash Community Amenity Contribution (CAC) of $3,000 for the four proposed new lots on Lynn Drive ($12,000 total), as per the District of Lantzville Community Amenity Contribution document approved by Council on June 15, 2020 (**ATTACHMENT 12**)**.** The owner proposes that the cash CAC be used for park improvements at 7101 Stevens Place.

b) An additional 6% parkland dedication on the Peterson Road Property. The 26% parkland dedication exceeds the 5% statutory requirement and 20% target in Lantzville's OCP.

These proposed CACs support the following Village West Special Plan Area regulations:

4. A continuous surface stream and riparian corridor, including both wildlife trees and existing or planted native trees and plantings shall maintain the surface watercourse on the site. As a non-fish-bearing headwater stream with many dead trees due to past beaver activity and invasive species, it is recognized that habitat restoration and renewal designed by qualified professionals may be needed to create a stream corridor that is both good habitat and aesthetically acceptable, subject to District DPA conditions and senior government approvals.

- The rezoning includes a 5,985 m^2 parkland dedication on 7052 Peterson Road. The wetland area is also protected by setback requirements in the Riparian Areas Assessment Report (**ATTACHMENT 13**).

5. A continuous publicly accessible trail corridor shall be provided from Peterson Road to Seaview School, generally following the stream corridor and local streets to provide a safe route to school as an alternative to Lantzville Road.

- Per OCP Map No. 5 – Municipal Road, Parks and Facilities, the park on 7101 Stevens Place is indicated as the start of a future trail network. The proposed CAC contribution will support improvements to the future trail entry (**ATTACHMENT 14**).

10. Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.

- The applicant proposes that the $12,000 CAC be used to make improvements to the forested lot on 7101 Stevens Park.

1. Strategic Plan Objectives

N/A

2. Policy

None besides those already addressed.

3. Resources

The 7 lots would be serviced by community water and sewer.

4. Financial/Budget Implications

The proposed Zoning Bylaw amendment would include a cash community amenity contribution of $12,000. The property owner would be required to pay approximately $88,500 in Development Cost Charges as a condition of subdivision approval.

5. Sustainability Implications

Preliminary environmental and servicing reports have confirmed that there are no concerns with developing the property as proposed. The >20% parkland dedication will preserve a significant portion of the wetland on 7052 Peterson Road. The entire area of the wetland is protected by setback requirements indicated in the Riparian Areas Protection Report in **ATTACHMENT 13**.

Prepared by:

Amanda Masse, Planner

Date: November 14, 2024

Approved for submission to Council:

Sundance Topham, Chief Administrative Officer

Date: November 14, 2024

George Robinson, Director of Planning

Date: November 14, 2024

REVIEWED WITH:			
☑ Corporate Administration	☑ Fire Rescue	☑ Public Works/Engineering	☐ RCMP
☐ Financial Services	☑ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	**Date**	**Agenda Item #**
Regular	November 20, 2024	
Closed (In-Camera)		

File Number: 3360-30-23-1
Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2024\2024 11 20 Zoning Bylaw Amendment (7052 Peteron Road and 7356 Lynn Drive) Bylaw No. 379, 2024

Lantzville

Location Map





Legend

Lantzville Layers

- Municipal Boundary
- Properties (Strata)
- Properties (Conventional)
- Parks

Notes

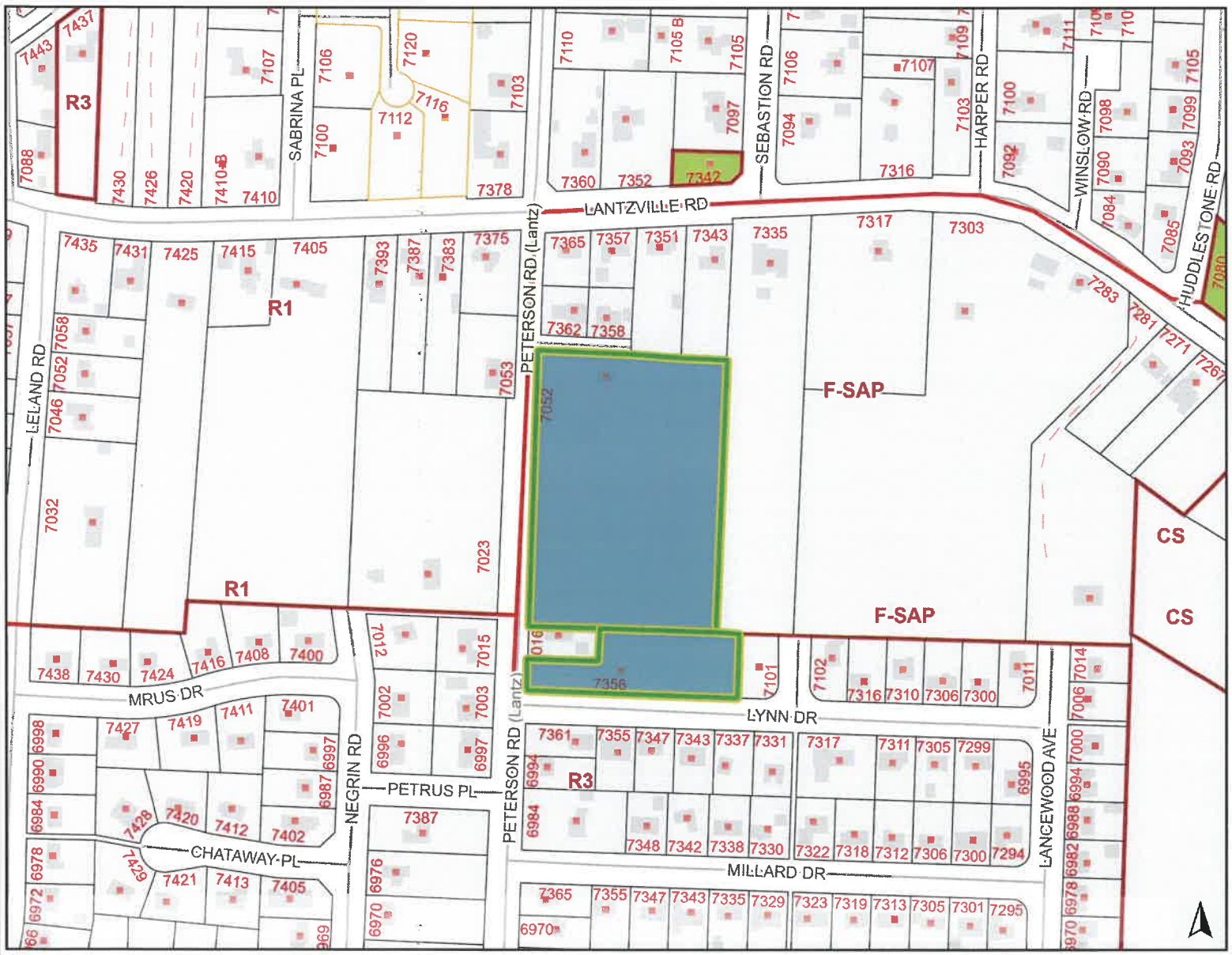
0 100 200 m

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 1

Zoning Map





Legend

Lantzville Layers

- Municipal Boundary
- Properties (Strata)
- Properties (Conventional)
- Zoning
- Parks

Notes

0 150 300 m

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 2

Lantzville

7356 Lynn Drive





Legend

Lantzville Layers

Municipal Boundary

Properties (Conventional)

Zoning

Parks

Parcels < 900 sq.m.

0 50 100 m

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 3

Lantzville

7356 Lynn Drive





Legend

Lantzville Layers

Municipal Boundary

Properties (Conventional)

Zoning

Parks

Parcels < 1,000 sq.m.

Notes

0 50 100 m

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

11.1.4 | Village West Special Plan Area

1. Single-unit housing , multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Village West SPA.
2. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for families and for seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream and riparian corridor, including both wildlife trees and existing or planted native trees and plantings shall maintain the surface watercourse on the site. As a non-fish-bearing headwater stream with many dead trees due to past beaver activity and invasive species, it is recognized that habitat restoration and renewal designed by qualified professionals may be needed to create a stream corridor that is both good habitat and aesthetically acceptable, subject to District DPA conditions and senior government approvals.
5. A continuous publicly accessible trail corridor shall be provided from Peterson Road to Seaview School, generally following the stream corridor and local streets to provide a safe route to school as an alternative to Lantzville Road.
6. The interface along Peterson Road shall retain a semi-rural character dominated by a native plant buffer and stream corridor, interrupted only by trails and entrance driveways.
7. The interface along Lantzville Road shall retain a semi-rural character dominated by single-unit housing in a variety of parcel sizes, with most existing trees retained.
8. Retention of heritage rural elements is encouraged.
9. Interface along Lynn Drive shall be single-unit housing.
10. Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.
11. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.



Figure 50: Village West would be lower density than other Village areas, including plans for a "safe route" for walking / bicycling to school, as an alternate to Lantzville Road



Figure 51: Integrating ponds, wetlands, and stream corridors into site plans is important (note: the building example shown is three-storeys, which is higher than allowed in the Village West SPA)

Village West SPA Land Use Summary	
Anticipated Number of New Housing Units	• **75-100** • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	• Seniors supportive housing, rowhouse and townhouse, two-unit housing, single-unit housing (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The special planning area must not be dominated by a single housing type. A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	• 2 storeys
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 20% public parks and wetlands • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

ATTACHMENT 5



N

NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE THE SUBJECT PARCEL(S).

LOT ALIGNMENT IS PRELIMINARY AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

STATUTORY RIGHT OF WAY FB307678;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

SCALE 1:750

0 10 20 30 40 50 metres

DISTANCES AND ELEVATIONS ARE IN METRES.

SITE STATISTICS

LEGAL DESCRIPTION: LOT 6, BLOCK 2, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 1909;
PID: 006-751-296; TOTAL AREA: 19568m².

CIVIC ADDRESS: 7052 PETERSON ROAD.

EXISTING ZONE: F-SAP

PROPOSED DEVELOPMENT: PARK/WETLAND DEDICATION.

NO.	DATE	REVISION
00	OCT. 25, 2023	FIRST ISSUE.
01	OCT. 31, 2023	CHANGES TO PARK DEDICATION.
02	JAN. 5, 2024	ADD WETLAND BOUNDARY LABELS.
03	FEB. 28, 2024	SPLIT REM 6 TO NORTH AND SOUTH OF WETLAND.
04	MAY 8, 2024	ADD IN ALL OF WETLAND.

PROJECT: 7052 PETERSON ROAD;
LOT 6, BLOCK 2, DISTRICT LOT 54,
NANOOSE DISTRICT, PLAN 1909

CLIENT: WINDLEY DEVELOPMENTS LTD.

DRAWING: PROPOSED PARK AREAS

DATE: OCT 25/23

SCALE: 1:750

DRAWN: AH

FILE: 14121-3

SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
EMAIL: WAPS@VIBCLS.CA

2.15 SUBDIVISION

Minimum Parcel Area

1. Unless otherwise required in this Bylaw, the minimum parcel area and minimum parcel frontage are established for the purpose of regulating subdivision of land only and do not preclude use of a parcel for a use permitted in the zoning of the parcel, despite the fact that the parcel does not meet the minimum parcel area or the minimum parcel frontage regulations.

2. Parcels are exempt from the minimum parcel area specified in this bylaw in the following circumstances, provided that the subdivision is otherwise approved by the Approving Officer:

   (a) where a parcel is used solely for utilities, public infrastructure, a park, nature reserve or wildlife sanctuary,

   (b) where parcels are within the Agricultural Land Reserve and the requirements under Section 10 of the Agricultural Land Reserve General Regulation are met to the satisfaction of the Approving Officer,

   (c) where a parcel is physically separated by highway dedication or a railway corridor, in which case the parcel may be subdivided along the highway dedication or railway corridor boundary, or

   (d) where a parcel is reduced below the minimum parcel area due to required new highway dedication.

Minimum Parcel Width

3. The minimum parcel width specified in a zone must be maintained for at least 50% of the length of the parcel.

Parcel Averaging

4. Unless otherwise specified in a zone, the maximum parcel averaging is 20%.

5. Where a maximum parcel averaging regulation is specified in a zone, a parcel area or parcel width may be reduced by the maximum percentage established in the zone, provided that the average area and width of all parcels created through subdivision, including areas dedicated as parkland or public land, excluding highway dedication, meets the minimum parcel area and minimum parcel width specified in the zone.

6. Where parcel averaging provisions are used as of the date of adoption of this Bylaw, the resulting parcels created through subdivision must not be further subdivided.

ATTACHMENT 7

Conceptual Servicing Report For:

7356 Lynn Drive, Lantzville, BC



Prepared For: **Jeff Windley**
Windly Developments LTD
3711 Shenton Road
Nanaimo, BC V9T2H1

Prepared By: CASCARA CONSULTING ENGINEERS LIMITED
EGBC Permit No. 1000784

CCEL Project Number: 1021-008
Submitted: May 5th, 2023
Revision: 2

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA

2023-05-05

Brenden Forbes, EIT

Reviewed by:

Keith Davies, P.Eng.

REVISION TABLE			
Revision #	**Rev. Date**	**By**	**Description**
1	**June 21, 2022**	**BGF**	**Issued with Rezoning Application**
2	**May 4, 2023**	**BGF**	**Reissued Per DoL Comments**

Table of Contents

1.0 PROJECT UNDERSTANDING 1
2.0 ROADS AND SITE ACCESS 1
3.0 WATER SERVICING 1
4.0 SANITARY SEWER 2
5.0 STORM DRAINAGE 3
6.0 EROSION & SEDIMENT CONTROL 3
7.0 CONCLUSION 3

Appendices

Appendix A – Conceptual Site Servicing Plan, (Drawing No. SK1 Rev. B)

Appendix B – Proposed Legal Site Plan

1.0 PROJECT UNDERSTANDING

Cascara Consulting Engineers Limited (CCEL) understands the proposed development at 7356 Lynn Drive in Lantzville, BC requires a rezoning application to facilitate a 5-lot subdivision. The existing lot is 0.4255 hectares in size with a current zoning of Future Special Area Plan (F-SAP), the proposed zoning is residential 4 (R4). A site visit was conducted on June 15, 2022, to review the topography and existing infrastructure. The future 5-lot subdivision would include new water and sanitary sewer services to each lot, along with onsite storm water management to satisfy District requirements. Offsite watermain upgrades are required by the District of Lantzville (DoL), however no frontage improvements, surface works or other utility upgrades are anticipated at this time. A conceptual site servicing plan is shown in Appendix A and the proposed legal site plan is shown in Appendix B.

Final design requirements for the development will be outlined in the preliminary subdivision review (PSR) from the DoL following rezoning.

2.0 ROADS AND SITE ACCESS

This development is located on a corner parcel of land in lower Lantzville with the primary frontage along Lynn Drive and secondary frontage on Peterson Road. The current site access is off Lynn Drive via a gravel driveway. The parcel of land has no existing building infrastructure and is primarily vegetated and forested. The existing parcel topography grades to both the northwest and northeast as shown by the contours in Appendix A. The primary pedestrian and vehicle access for the proposed subdivision would be via Lynn Drive, complete with new driveways to suit each lot off Lynn Drive. Final design requirements will be outlined by the DoL if required.

3.0 WATER SERVICING

An existing 150mm AC watermain runs along the southern edge of Lynn Drive. An air release valve is located at the southwest corner of Lynn Drive adjacent to a fire hydrant. Peterson Road contains a 200mm PVC watermain south of the Lynn and Peterson intersection and a 250mm PVC watermain north of the Lynn and Peterson intersection. Figure 1 below shows the configuration of the existing watermain in Lynn Drive. The Peterson Rd watermain shown in Figure 1 is updated to reflect the record drawing provided by the DoL that indicates the 150mm AC watermain has been replaced with a 250mm PVC watermain as mentioned above.

The existing parcel is serviced from Peterson Road, although the existing water service box was not discovered during the site visit due to thick vegetation. An upgrade of the 150mm watermain in Lynn Drive is required by the DoL. A new 200mm PVC watermain will extend from the existing hydrant tee at the corner of Petterson and Lynn to the intersection of Stevens and Lynn as shown in Appendix A. There are currently two fire hydrants located on Lynn Drive, one is located near the southeast corner of the Lynn and Peterson intersection, while the second hydrant is located approximately 235m to the east on Lynn Drive A third hydrant is located further east near the intersection of Lynn Drive and Lancewood

Drive. An additional fire hydrant is required by the DoL, the new hydrant is to be installed at the corner of Stevens Place and Lynn Drive as shown in Appendix A. New 25mm dia. polyethylene water services will be installed to each proposed lot complete with a water meter, and a concrete service box located at the property line. Lot A will be serviced off Peterson Road whiles lots B through D will be serviced off Lynn drive as shown in Appendix A. The existing water services affected by the 150mm AC to the 200mm PVC watermain upgrade will be extended and connected to the new main as shown in Appendix A.



Figure 1: Existing Water Infrastructure

4.0 SANITARY SEWER

An existing 200mm PVC sanitary sewer is located along the northern edge of Lynn Dr and a 250mm PVC sanitary sewer is located within Peterson Road. Additionally, a 250mm PVC sanitary sewer runs adjacent to the northern edge of the parcel on the neighbouring property within a statutory right of way where it eventually crossed on the existing parcel at the northeast corner of the lot. At the northeast corner of the lot there is a sanitary sewer manhole and main within a right of way. Figure 2 below shows both existing sanitary sewer mains near the parcel.

At this time no offsite sanitary sewer upgrades are anticipated. Based on record drawings provided by the DoL the existing parcel has a sanitary sewer service at the northeast corner of the lot. Considering the existing grades of the parcel and the existing sanitary sewer infrastructure the proposed subdivision can be services by gravity to either of the existing sanitary sewers. The new sanitary services for lots B through D will connect to the 250mm PVC sanitary main located adjacent to the northern property line, as shown on the preliminary servicing sketch in Appendix A. Lot E will connect to the existing sanitary sewer service located at the northwest corner of the lot and Lot A will be serviced by the main in Peterson Road. The proposed lots would be serviced with 100mm PVC services, complete with an inspection chamber and service box installed at the property line, refer to Appendix A for details.

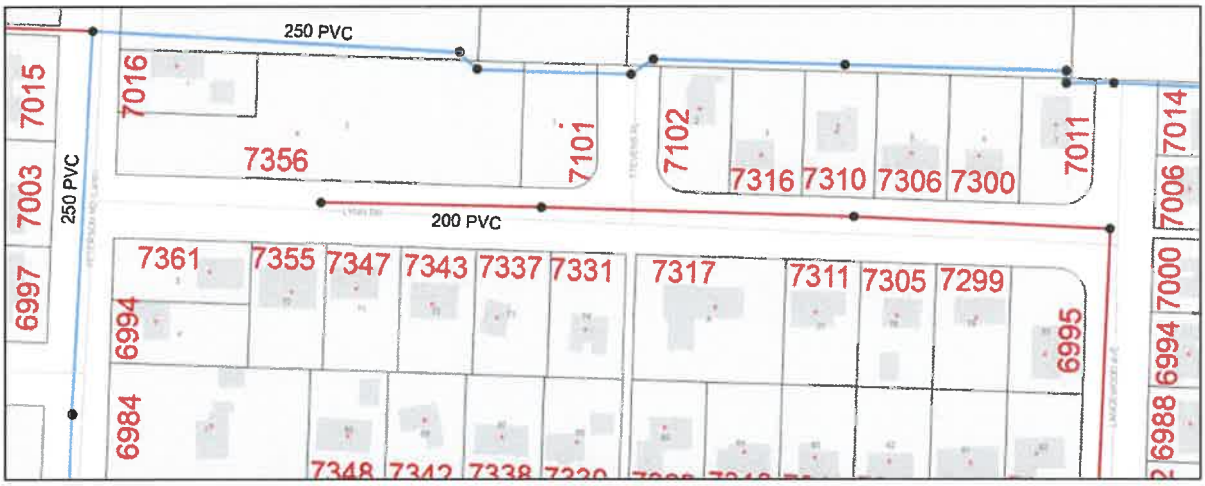


Figure 2: Existing Sanitary Sewer Infrastructure

5.0 STORM DRAINAGE

There is currently no existing municipal storm pipe infrastructure within Lynn Drive or Peterson Road. There is currently ditching with driveway culverts along the southern side of Lynn Drive and the western side of Peterson Road. The storm flow within the existing ditch on Lynn Drive drains towards the east. The storm flow from the existing ditch along the western side of Peterson Road drains towards the north. The existing storm ditching and culverts appear to be functioning as intended. With the proposed development, onsite stormwater management systems such as rock pits will be used to limit post development flows to predevelopment conditions. Offsite storm infrastructure or ditching is not anticipated at this time however this will be reviewed in further detail during the Preliminary Subdivision Review process and detailed design. The new development will ensure post-development flows and water quality will be inline with the pre-development conditions for the design storm event and as described in the DoL bylaw No. 175 2020.

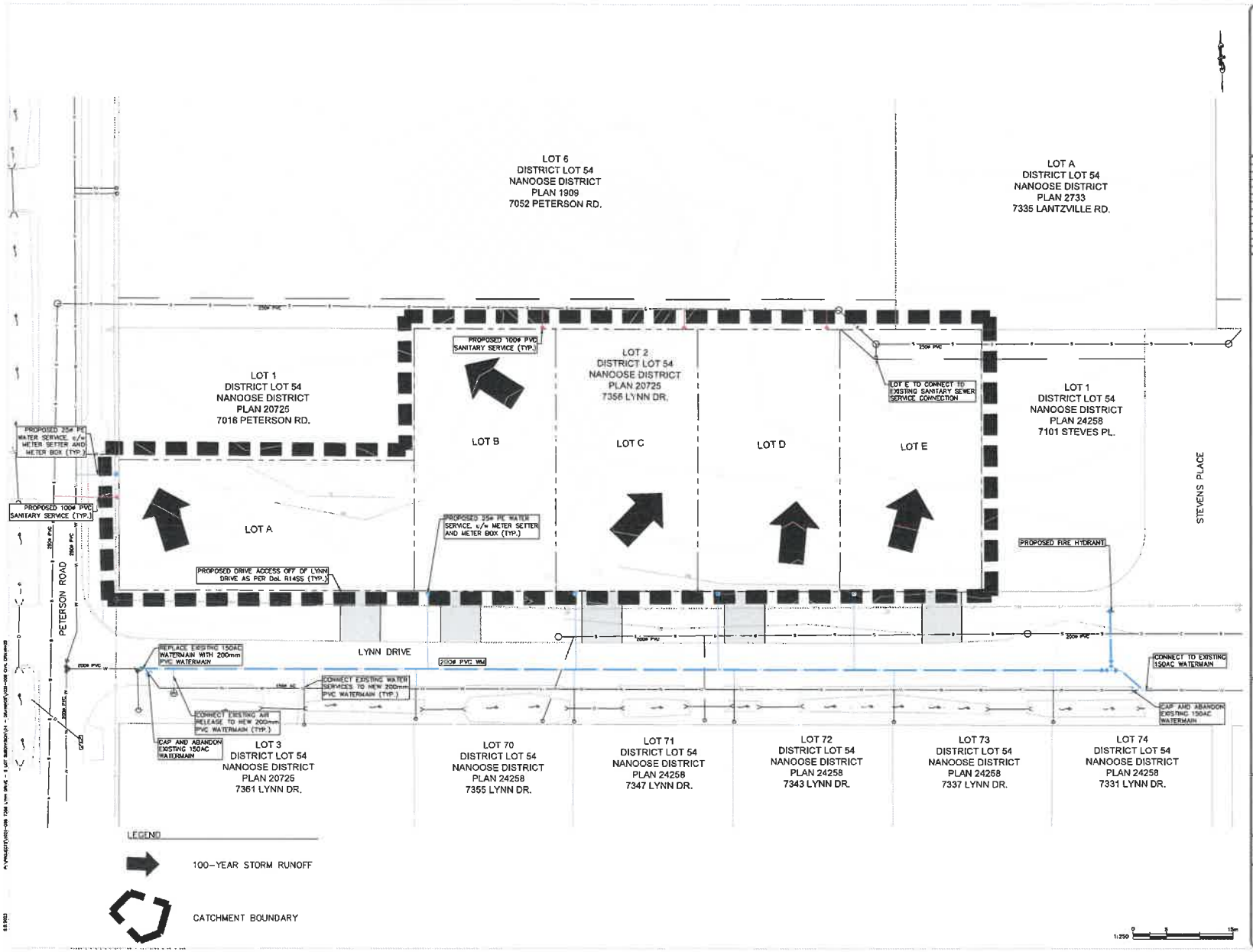
6.0 EROSION & SEDIMENT CONTROL

An Erosion and Sediment Control plan will be prepared and submitted as part of the Detailed Design Package.

7.0 CONCLUSION

It appears the proposed subdivision can be adequately serviced from municipal water and sanitary sewer infatuate; however, municipal review and approval is necessary and offsite upgrades could be required. The design of the civil works associated with this project will be consistent with DoL Engineering Standards and bylaws.

Appendix A – Conceptual Site Servicing Plan, (Drawing No. SK1 Rev. B)



CLIENT
WINDLEY DEVELOPMENTS LTD

REV.	DATE	BY	DESCRIPTION	ENG
B	2023/MAY/05	BGF	REVISED PER OMI COMMENTS	KMD
A	2022/JUN/21	BGF	ISSUED WITH REPORT	KMD

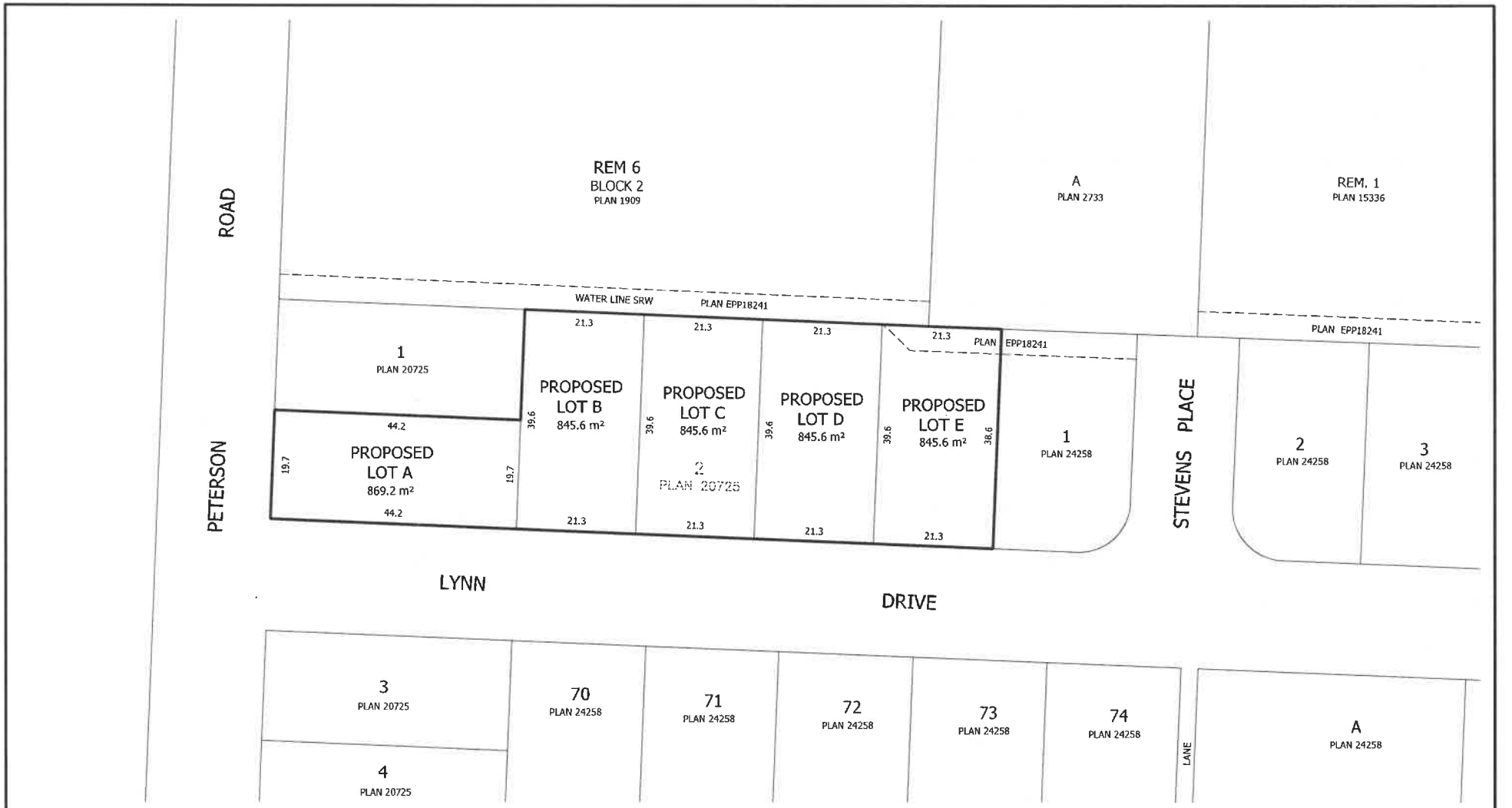
7356 LYNN DRIVE
5 LOT SUBDIVISION
LANTZVILLE, B.C.

DRAWING TITLE:
CONCEPTUAL
SITE SERVICING
PLAN

CASCARA
CONSULTING ENGINEERS LIMITED
EGBC PERMIT No. 1000784
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

DESIGN BY:	CHECKED BY: KMD
DRAWN BY: BGF	APPROVED BY:
SEAL:	SCALE: HORIZ. SHOWN VERT. N/A
	DATE: 2022/JUN/21 SHEET: 1 OF 1
	ENG. FILE NUMBER:
	CITY DWG #: PROJECT #: 1921-008
2023-05-05	DRAWING NUMBER: SK1 REV: B

Appendix B – Proposed Legal Site Plan



NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE THE SUBJECT PARCEL(S).

LOT ALIGNMENT IS PRELIMINARY AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

STATUTORY RIGHT OF WAY FB307678;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

N

SCALE 1:500

0 5 10 20 30 metres

DISTANCES AND ELEVATIONS ARE IN METRES.

SITE STATISTICS

LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 20725; PID: 003-573-991; TOAL AREA: 4251m².

CIVIC ADDRESS: 7356 LYNN DRIVE.

EXISTING ZONE: F-SAP FUTURE ZONE: R4.

PROPOSED DEVELOPMENT: SUBDIVISION CREATING 4 NEW LOTS.

NO.	DATE	REVISION
00	MAY 13, 2022	FIRST ISSUE.

PROJECT: 7356 LYNN DRIVE;
LOT 2, DISTRICT LOT 54,
NANOOSE DISTRICT, PLAN 20725.

CLIENT: WINDLEY DEVELOPMENTS LTD.

DRAWING: PROPOSED SUBDIVISION

DATE: MAY 13/22

SCALE: 1:500

DRAWN: AH

FILE: 14121-2 PSR

SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
EMAIL: WAPS@VIBCLS.CA

Conceptual Servicing Report For:

7052 Peterson Road, Lantzville, BC



Prepared For:

Jeff Windley
Windly Developments LTD
3711 Shenton Road
Nanaimo, BC V9T2H1

Prepared By:

CASCARA
CONSULTING ENGINEERS LIMITED
EGBC Permit No. 1000784

CCEL Project Number: 1021-012
Submitted: June 14th, 2024
Revision: 1

Brenden Forbes, P.Eng.

Reviewed by:
Keith Davies, P.Eng.

REVISION TABLE			
Revision #	Rev. Date	By	Description
1	June 14, 2024	BGF	Issued with Rezoning Application

Table of Contents

1.0 PROJECT UNDERSTANDING 1
2.0 ROADS AND SITE ACCESS 1
3.0 WATER SERVICING 1
4.0 SANITARY SEWER 2
5.0 STORM DRAINAGE 3
6.0 EROSION & SEDIMENT CONTROL 4
7.0 CONCLUSION 4

Appendices

Appendix A – Conceptual Site Servicing Plan, (Drawing No. SK1 Rev. A)

Appendix B – Proposed Legal Site Plan/Park Areas

1.0 PROJECT UNDERSTANDING

Cascara Consulting Engineers Limited (CCEL) understands the proposed development at 7052 Peterson Road in Lantzville, BC requires a rezoning application to facilitate a 2-lot subdivision. The existing lot is 1.9427 hectares in size with a current zoning of Future Special Area Plan (F-SAP), the proposed zoning is Estate (EST). A site visit was conducted on June 13, 2024, to review the topography and existing infrastructure. The future 2-lot subdivision will include a new sanitary sewer service to lot 2, new driveway accesses, and onsite storm water management to satisfy the District of Lantzville (DoL) requirements. At this time, frontage improvements, surface works or other utility upgrades are not anticipated. A conceptual site servicing plan is shown in Appendix A and the proposed legal site plan is shown in Appendix B.

Final design requirements for the development will be outlined in the preliminary subdivision review (PSR) from the DoL following rezoning.

2.0 ROADS AND SITE ACCESS

This development is located on a corner parcel of land in lower Lantzville with the primary frontage along Peterson Drive and secondary frontage on Mairi Road. The current site access is off Mairi via a gravel driveway located at the northwest corner of the lot near the intersection of Peterson Road and Mairi Road. The parcel of land has an existing building at the northwest corner and the remainder of the parcel is primarily vegetated and forested while also containing a wetland that outlets the site from the northeast corner. The wetland location and extents can be seen in Appendix A and B. The existing parcel topography grades to the northeast as shown by the contours in Appendix A. The primary pedestrian and vehicle access for the proposed subdivision would be via Mairi Road for Lot 1 and Peterson Road for Lot 2, complete with new driveways to suit each lot. Final design requirements will be outlined by the DoL if required.

3.0 WATER SERVICING

Peterson Road contains a 250mm PVC watermain between the Peterson/Lynn Intersection and the Peterson/Mairi intersection as shown in Figure 1 below. The Peterson Road watermain shown in Figure 1 is updated to reflect the record drawing provided by the DoL that indicates the 150mm AC watermain has been replaced with a 250mm PVC watermain as mentioned above.

The existing parcel is serviced from Peterson Road, complete with five 25mm PE water services that were installed for future works when the watermain was upgraded from AC to PVC. There are currently two fire hydrants located near the subject property, one hydrant is located near the southeast corner of the Lynn and Peterson intersection, while the second hydrant is located at the approximate mid point of the lot frontage along Peterson Road as shown in Figure 1 below. It is anticipated that the new lots 1 and 2 will be serviced off Peterson Road via. the existing water 25mm PE services that are currently in place.



Figure 1: Existing Water Infrastructure

4.0 SANITARY SEWER

An existing 250mm PVC sanitary sewer runs parallel to the southern property line of the subject parcel within a statutory right of way. There is an existing sanitary sewer manhole located at the southeast corner of the parcel as shown in Figure 2 below. An existing 150mm PVC sanitary sewer is also located within Mairi Road, this main conveys flows to the west to a manhole in Peterson Road, and then north down Peterson Road.

At this time no offsite sanitary sewer upgrades are anticipated. Based on record drawings provided by the DoL the existing parcel has a sanitary sewer service at the northwest corner of the lot. At this time, it is anticipated that lot 1 will reuse the existing sanitary sewer service while lot 2 will require a new sanitary sewer service. The new sewer service to lot 2 would be connected to the existing 250mm PVC sanitary sewer main that is parallel to the southern property line. The new service would be 100mm PVC, complete with an inspection chamber and service box installed at the property line, refer to Appendix A for details.

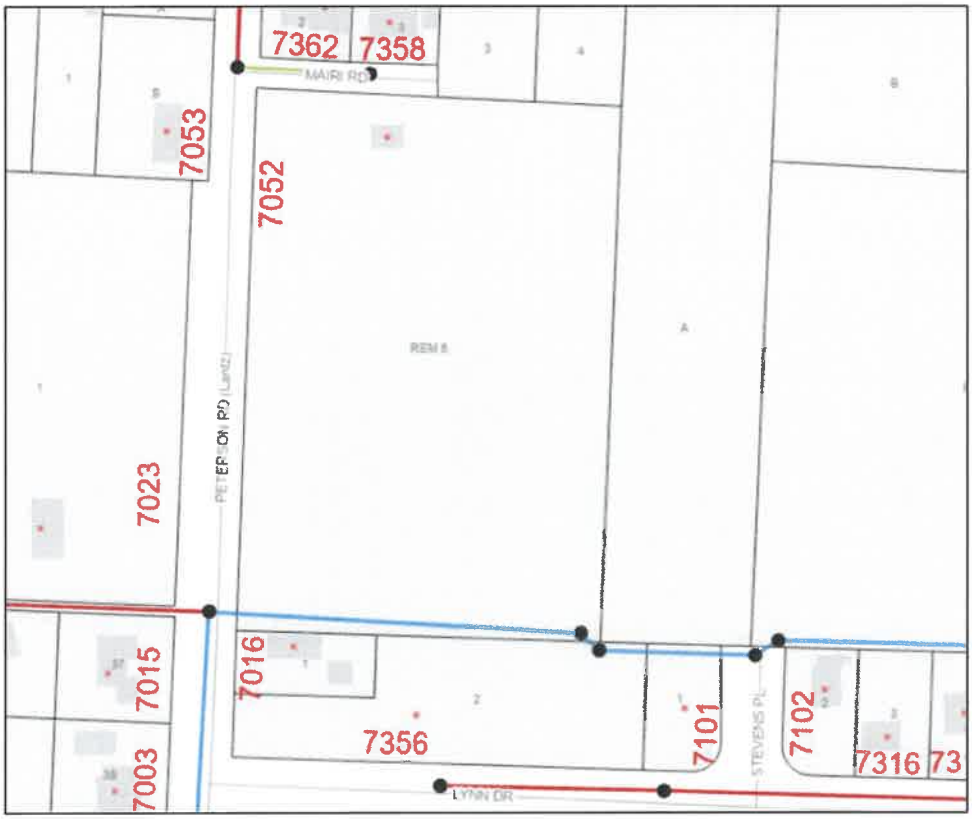


Figure 2: Existing Sanitary Sewer Infrastructure

5.0 STORM DRAINAGE

There is currently no existing municipal storm pipe infrastructure within Peterson Road, however there is an existing ditch system on the west side of Peterson Road. Storm flows from the west side of Peterson Road cross beneath Peterson Road via. a 750mm concrete culvert which outlets to the existing wetland located on the subject parcel as shown in Appendix A. The existing wetland conveys stormflow through the subject parcel to the northeast corner of the lot where the wetland then outlets. The existing storm ditching, and culverts appear to be functioning as intended. With the proposed development, onsite stormwater management systems such as rock pits will be used to limit post development flows to predevelopment conditions. Offsite storm infrastructure or ditching upgrades are not anticipated at this time however this will be reviewed in further detail during the Preliminary Subdivision Review process and detailed design. The new development will ensure post-development flows and water quality will be inline with the pre-development conditions for the design storm event and as described in the DoL bylaw No. 175 2020.

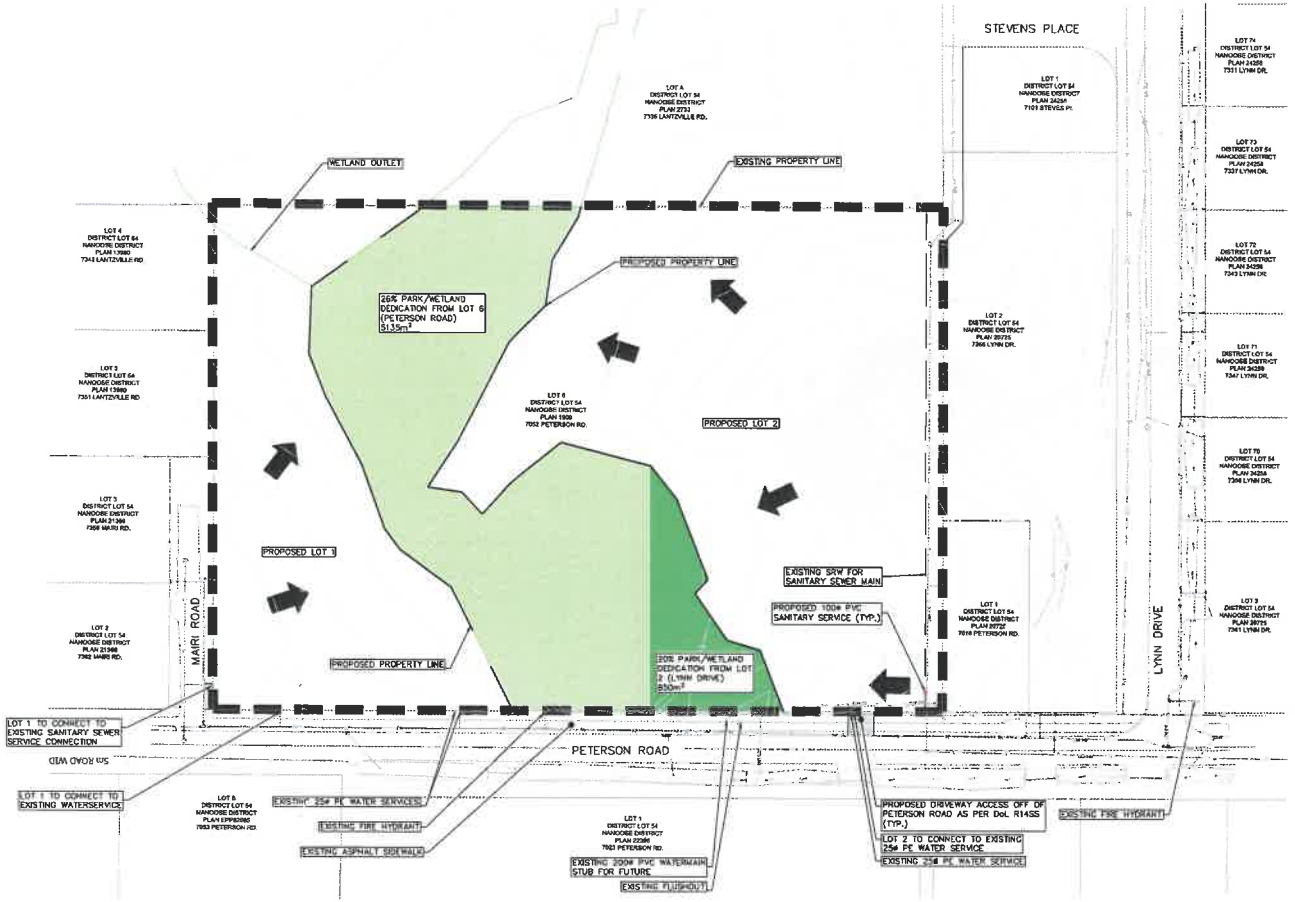
6.0 EROSION & SEDIMENT CONTROL

An Erosion and Sediment Control plan will be prepared and submitted as part of the Detailed Design Package.

7.0 CONCLUSION

It appears the proposed subdivision can be adequately serviced from municipal water, sanitary sewer, and storm sewer infrastructure; however, municipal review and approval is necessary and offsite upgrades could be required. The design of the civil works associated with this project will be consistent with DoL Engineering Standards and bylaws.

Appendix A – Conceptual Site Servicing Plan, (Drawing No. SK1 Rev. A)



LEGEND

100-YEAR STORM RUNOFF

CATCHMENT BOUNDARY

1:500 0 10 50m

CLIENT

WINDLEY DEVELOPMENTS LTD

REV.	DATE	BY	DESCRIPTION	ENG
A	2024/09/16	SJP	ISSUED FOR REZONING	BGF

7052 PETERSON ROAD 2 LOT SUBDIVISION

LANTZVILLE, B.C.

DRAWING TITLE:

CONCEPTUAL SITE SERVICING PLAN

CASCARA CONSULTING ENGINEERS LIMITED
EGBC PERMIT No. 1000784
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.co

DESIGN BY:	BGF	CHECKED BY:	KMD
DRAWN BY:	SJP	APPROVED BY:	

SEAL: PROFESSIONAL ENGINEER B. G. FORBES # 58932 BRITISH COLUMBIA CANADA

SCALE: HORIZ: 1:500 VERT: N/A
DATE: 2024/09/16 SHEET: 1 OF 1
ENG. FILE NUMBER:
CITY DWG #: PROJECT #: 2021-042
DRAWING NUMBER: SK1 REV: A

Appendix B – Proposed Legal Site Plan/Park Areas



N

NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE THE SUBJECT PARCEL(S).

LOT ALIGNMENT IS PRELIMINARY AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

STATUTORY RIGHT OF WAY FB307676;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

SCALE 1:750

0 10 20 30 40 50 metres

DISTANCES AND ELEVATIONS ARE IN METRES.

SITE STATISTICS

LEGAL DESCRIPTION: LOT 6, BLOCK 2, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 1909;
PID: 006-751-296; TOTAL AREA: 19568m².

CIVIC ADDRESS: 7052 PETERSON ROAD.

EXISTING ZONE: F-SAP

PROPOSED DEVELOPMENT: PARK/WETLAND DEDICATION.

NO.	DATE	REVISION
00	OCT. 25, 2023	FIRST ISSUE.
01	OCT. 31, 2023	CHANGES TO PARK DEDICATION.
02	JAN. 5, 2024	ADD WETLAND BOUNDARY LABELS.
03	FEB. 28, 2024	SPLIT REM 6 TO NORTH AND SOUTH OF WETLAND.
04	MAY 8, 2024	ADD IN ALL OF WETLAND.

PROJECT: 7052 PETERSON ROAD;
LOT 6, BLOCK 2, DISTRICT LOT 54,
NANOOSE DISTRICT, PLAN 1909

CLIENT: WINDLEY DEVELOPMENTS LTD.

DRAWING: PROPOSED PARK AREAS

DATE: OCT 25/23

SCALE: 1:750

DRAWN: AH

FILE: 14121-3

SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
EMAIL: WAPS@VIBCLS.CA

ATTACHMENT 8

From: Toby Seward
To: Amanda Masse
Subject: Neighbourhood information Meeting - 7356 Lynn Drive - July 12, 2023
Date: Friday, July 21, 2023 9:21:04 AM

Neighbourhood Information Meeting Summary - 7356 Lynn Drive, Lantzville - July 12, 2023

In preparation for the Neighbourhood Information Meeting (NIM), I mailed out and hand-delivered an information bulletin regarding the meeting to the 15 property owners who lived adjacent to or nearby the property at 7356 Lynn Drive. As well as providing the information bulletin, I also included a copy of a feedback form, asking area residents to provide written comments regarding the proposed rezoning, in case they did not have the opportunity to attend the meeting.

The meeting was held Wednesday, July 12 from 4.00–6.00 at the Costin Hall in Lantzville.

A total of 14 people attended the meeting, including Councillors Jones and Savage.

The majority of the people attending the NIM lived on Lynn Drive, Peterson Road and Lantzville Road.

As well as discussing the proposed rezoning and future subdivision with the area residents, I also asked them to provide their comments on the feedback forms I provided. No one provided any written feedback, plus I have received no written feedback on the feedback forms that I had previously sent to the area residents.

In my discussions with the people who attended the meeting, the comments I received were as follows:

-all of the participants said that they wished to see the five lots developed for single-family dwelling use, which would be consistent with the homes in the area (there were no comments received that expressed opposition to the rezoning)

-there were a number of questions asking if this property was connected to the larger property at 7052 Peterson Road and if that property was going to be developed (I advised that these are two separate properties with the same owner, that this rezoning application is only for the Lynn Road property and if the Peterson Road property was to be developed in the future, it would be done through a separate application)

-a number of the participants commented about the wet areas on the 7052 Peterson Road property (I provided copies of consultant reports and development permit areas (DPA) maps showing the wetland on the Peterson Road property, which participants were interested to see)

-participants asked about lot sizes, parking and if secondary suites or carriage houses would be permitted (I advised that the lot sizes would be fairly consistent with the existing lots in the area, that parking would be provided on site for each home and that either one secondary suite or carriage house would be permitted on each lot)

Please advise if I can provide further information regarding the NIM.

Toby Seward
Seward Developments Inc

ATTACHMENT 9

DISTRICT OF LANTZVILLE
BYLAW NO. 379, 2024

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

NOW THEREFORE 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 (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024".

2. Schedule '1' of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended by reclassifying the lands legally described as

"LOT 2, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 20725"

from "Future Special Area Plan Zone (F-SAP)" to "Residential 4 Zone (R4)", as shown on the map attached hereto as Schedule 1, and

"LOT 6, BLOCK 2, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 1909 EXCEPT THAT PART IN PLAN 13980"

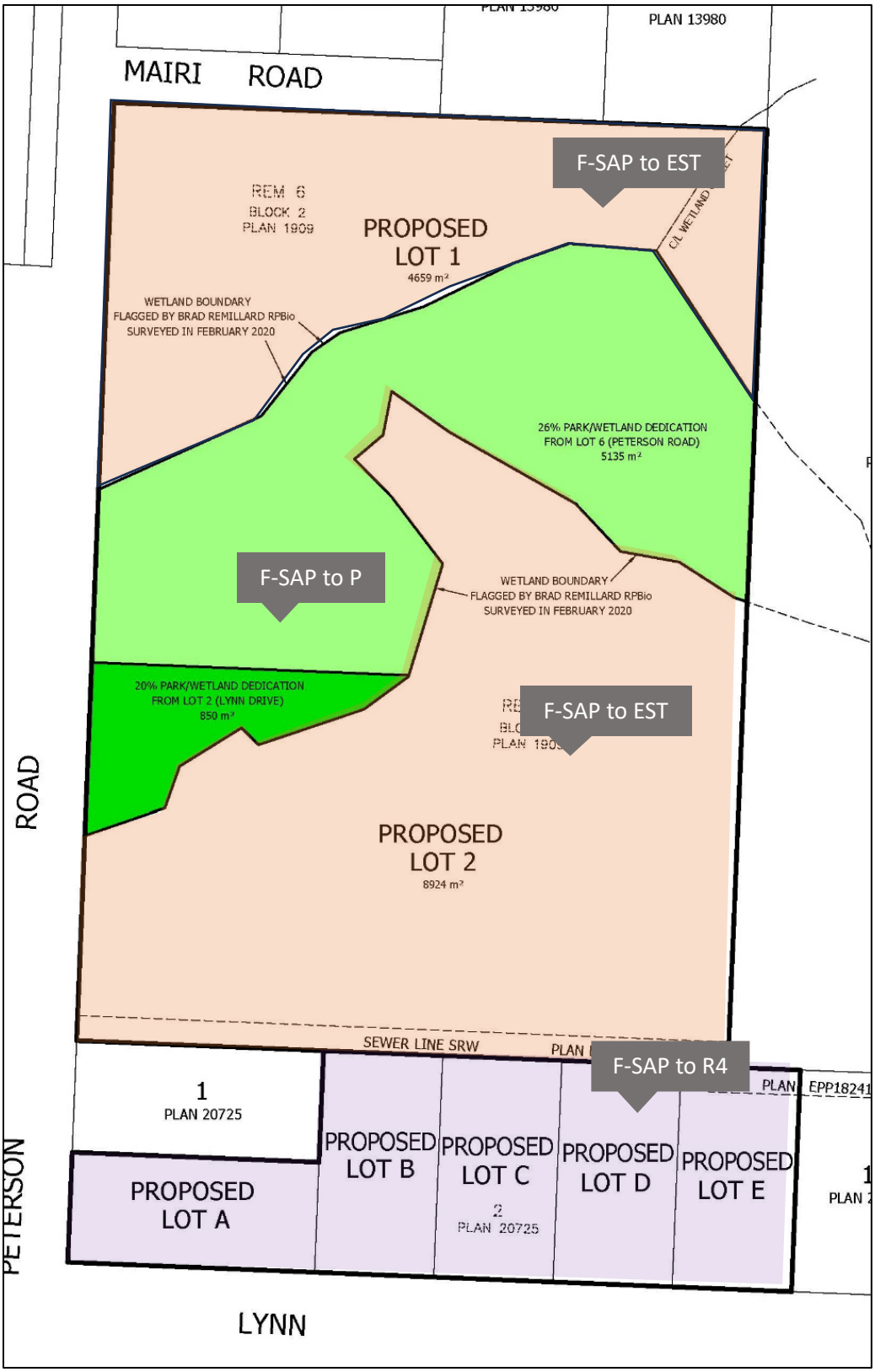
from "Future Special Area Plan Zone (F-SAP)" to "Estate Residential (EST)" and "Park (P)", as shown on the map attached hereto as Schedule 1

READ A FIRST TIME this ___ day of ___, 2024.
READ A SECOND TIME this ___ day of ___, 2024.
READ A THIRD TIME this ___ day of ___, 2024.
ADOPTED this ___ day of ___, 2024.

_____ _____

Mark Swain, Mayor Delcy Wells, Director of Corporate Administration

Schedule 1


PLAN 13980
MAIRI ROAD
F-SAP to EST
REM 6
BLOCK 2
PLAN 1909
PROPOSED
LOT 1
4659 m²
C/L WETLAND
WETLAND BOUNDARY
FLAGGED BY BRAD REMILLARD RPBio
SURVEYED IN FEBRUARY 2020
26% PARK/WETLAND DEDICATION
FROM LOT 6 (PETERSON ROAD)
5135 m²
F-SAP to P
WETLAND BOUNDARY
FLAGGED BY BRAD REMILLARD RPBio
SURVEYED IN FEBRUARY 2020
20% PARK/WETLAND DEDICATION
FROM LOT 2 (LYNN DRIVE)
850 m²
F-SAP to EST
PROPOSED
LOT 2
8924 m²
ROAD
SEWER LINE SRW
F-SAP to R4
1
PLAN 20725
PROPOSED
LOT A
PROPOSED
LOT B
PROPOSED
LOT C
2
PLAN 20725
PROPOSED
LOT D
PROPOSED
LOT E
PLAN EPP18241
PETERSON
LYNN

1.4 RESIDENTIAL 4 ZONE (R4)

Permitted Uses

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

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	800 m^2
Minimum Parcel Frontage and Width	20 m

1.7 ESTATE ZONE (EST)

Permitted Uses

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

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is as follows:

Parcel Area	Maximum Number of Dwelling Units	Type of Permitted Dwelling Units
4050 m^2 or smaller with municipal water and sewer	4	1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units
Less than 0.8 ha	2	1 house and either 1 secondary suite or 1 Carriage House
0.8 ha or larger	2	2 houses, or 1 house and either 1 secondary suite or 1 Carriage House

Siting

3. The minimum setback for any structure is 8 m from the front and rear parcel lines and 4 m from any other parcel line.

4. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

Height

5. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	9 m
Fence	2 m

Parcel Coverage

6. The maximum parcel coverage is 30%.

Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha
Minimum Parcel Frontage and Width	20 m

1.22 PARK ZONE (P)

Permitted Uses

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

Primary	Secondary
Assembly Market Nature Viewing Outdoor Recreation	Mobile Vending

5.2.7 | Residential

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. The District is supportive of this desire and has adopted the following policies for Residential Lands:

1. Permitted uses include single-unit housing, secondary suites, carriage houses, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls.
2. For subdivisions, the gross development density of areas designated Residential outside the Village area is 5 units per hectare (2 units per acre), with municipal water and sewer services.
3. Density Bonus is explained in Part 2, Section 8 of the OCP. The District may apply a bonus density in Residential areas outside Special Plan Areas without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the required 5% dedication required under the *Local Government Act* and a Community Amenity Contribution.
4. A range of lot sizes in new subdivisions will be encouraged. Density bonus, averaging, and clustering provisions in Part 2, Section 8 and Part 3, Section 11 of the OCP apply. Where density bonus, averaging, and clustering are applied in residential areas outside the Village and Special Plan Areas, a target average lot size of 960 sq.m. will be encouraged after dedication of public open space, trail, and road corridors. Where parcels are proposed smaller than 960 sq.m., there would need to be an offsetting increase in parcels larger than 960 sq.m. For purposes of calculating the average, the land dedicated as parkland, including bonus parkland, may be included. If no bonus parkland is dedicated (e.g., in cases of less than four lots or where cash in lieu is approved), meeting the average parcel size target may not be achievable, but the principle of varied lot sizes is encouraged.
5. Outside the ALR, farm clusters may be considered by the District. Farm clusters would use the density bonus, averaging, and clustering provisions in Part Two, Section 8 and Part 3, Section 11 to concentrate residential uses on a small portion of the property with community water and sewer services. The majority of the parent property would be maintained as private (common) property in open space / farm uses, with a no-subdivide covenant to protect this open space in perpetuity. Public access rights of way may be negotiated at edges of the open space.

6. Existing mobile home parks are recognized as permitted uses at a density of 20 mobile home units per gross hectare (8 units per acre). All mobile homes will be serviced by municipal or on-site water and sewage treatment systems approved by the Vancouver Island Health Authority and/or the District of Lantzville, based on the most stringent requirements.

7. There are residential lots in Lantzville that currently have two established legal residences. These "second" units may be used as a residence or be used for home occupation purposes.

8. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1,011 m^2 (1/4 acre).

9. The District may support clustering of housing where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.



Figure 26: Varied residential areas.

District of Lantzville

COMMUNITY AMENITY CONTRIBUTIONS
Approved by Council June 15, 2020

PRINCIPLES

1. The Municipality will adhere to the Provincial guidelines for community amenity contributions entitled *Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability* (March 2014).

2. In accordance with the Provincial guidelines, community amenity contributions will be negotiated with an applicant on a case-by-case basis. Community amenity contributions are not a fee, charge, tax, or requirement, nor is there a specific minimum contribution.

3. In accordance with the Provincial guidelines, community amenity contributions are for capital projects and are not intended to cover current or future operational costs.

4. The Municipality will not commit to approving a Zoning Bylaw amendment application in exchange for the provision of community amenity contributions. First and foremost, the Municipality will determine whether the proposed amendment is consistent with the Official Community Plan (OCP) and whether the proposed land use is suitable and appropriate. The Municipality will then negotiate, on a case-by-case basis, community amenity contributions in light of the scale of the proposal and anticipated impact on the community.

5. Community amenity contributions will be proportional to the scale of the proposal. Proposals that will result in a larger scale development are anticipated to provide a higher community amenity contribution than proposals that would result in a smaller scale development.

6. Community amenity contributions will, to the extent possible, be based on a link between the impact of the proposal on the community or the Municipality and the amenity being provided. For example, new development will require additional annual public works maintenance resources, which could mean that financial community amenity contributions are allocated to the construction of a public works yard and facility.

7. Community amenity contributions are not intended to discourage applications for Zoning Bylaw amendments.

8. Community amenity contributions for greenfield development proposals are anticipated to be higher than for infill developments and redevelopment proposals.

9. Special Planning Areas designated in the OCP have specific policies concerning onsite amenities to be negotiated at the Zoning Bylaw amendment stage, including parkland provisions and trails.

APPLICATION AND PROCESS

10. Community amenity contributions will be negotiated for all Zoning Bylaw amendment applications, unless exempted.

11. When an owner applies to amend the Zoning Bylaw, staff will discuss community amenity contributions with the owner and will suggest potential amenities based on the OCP policies, community needs, and the scale of the proposal.

12. When an application is brought forward to Council for consideration, the community amenity contributions proposed by the owner will be presented. Council will make the final determination on whether the proposed contributions are acceptable and whether further negotiations are warranted.

EXEMPTIONS

13. Community amenity contributions are generally not anticipated for Zoning Bylaw amendment applications for the following:

    a) Non-market rental housing
    b) Housing for people with disabilities
    c) Seniors supportive housing
    d) Secondary suites and carriage houses
    e) Other forms of attainable housing
    f) Text amendments that would not alter land use or density

14. There may be specific circumstances where a proposal does not fall within one of the exemptions listed above. The exemption list is not intended to preclude Council from choosing not to negotiate for community amenity contributions in any particular circumstance.

TIMING & USE OF CONTRIBUTIONS

15. The community amenity contribution may need to be constructed or physically provided. Alternatively, an equivalent cash-in-lieu of developing, constructing or providing the community amenity on a per parcel, per dwelling unit or per m^2 gross floor area basis may be warranted.

16. Community amenity contributions may be secured through covenants, phased development agreements, or amenity zoning.

17. Financial community amenity contributions will be deposited in Municipal reserve funds for specific purposes.

18. Where negotiated, community amenity contributions must be provided prior to Subdivision Approval or issuance of a Building Permit, as applicable. If an amenity to be provided at the Building Permit stage is non-financial and must be constructed or physically provided, construction or provision of the amenity may take place concurrently with the authorized building construction but must be completed or provided prior to the final inspection or occupancy.

COMMUNITY AMENITY CONTRIBUTIONS

19. For proposed development in Residential designated areas outside of Special Planning Areas and the Foothills Comprehensive Development Plan Area, the target financial community amenity contribution is $3,000 per new additional parcel or primary dwelling unit that can be achieved as a result of the Zoning Bylaw Amendment. In the case of properties zoned Future Study Area in the Zoning Bylaw No. 180, a minimum average parcel area of 0.2 ha is assumed to be the base density for the purpose of determining "new additional parcels", unless, prior to adoption of Zoning Bylaw No. 180 (Mach 30, 2020), a property had a larger minimum parcel area.

20. The following list represents potential community amenity contributions:

    a) Land for community purposes (e.g. fire hall, public works, municipal hall)
    b) Parkland in excess of the 5% statutory requirement
    c) Parkland improvements (e.g. land preparation, landscaping, park facilities)
    d) Trails, walkways and pathways, including signage, benches, and other features
    e) Public transit improvements
    f) Community facilities (e.g. fire hall, public works, community hall, municipal hall)
    g) Community equipment (capital only) (e.g. fire truck)
    h) Community plazas and gathering spaces
    i) Beach road end improvements
    j) Community signage (highway signage, entrance signage, wayfinding signage)
    k) Community water infrastructure
    l) Community sewer infrastructure
    m) Community beautification and public art
    n) Attainable housing

21. The Memorandum of Understanding between the Municipality and Lone Tree Properties Ltd. dated September 4, 2014 regarding development of the Foothills Comprehensive Development Plan area will continue to guide negotiations for community amenity contributions and a Phased Development Agreement to replace the existing covenant (development agreement).