Official Community Plan & Zoning Bylaw Amendment Applications for Superior Road Regional Service Area

July 23, 2025 Regular Council Meeting

George Robinson

Director of Planning and Community Services

Background

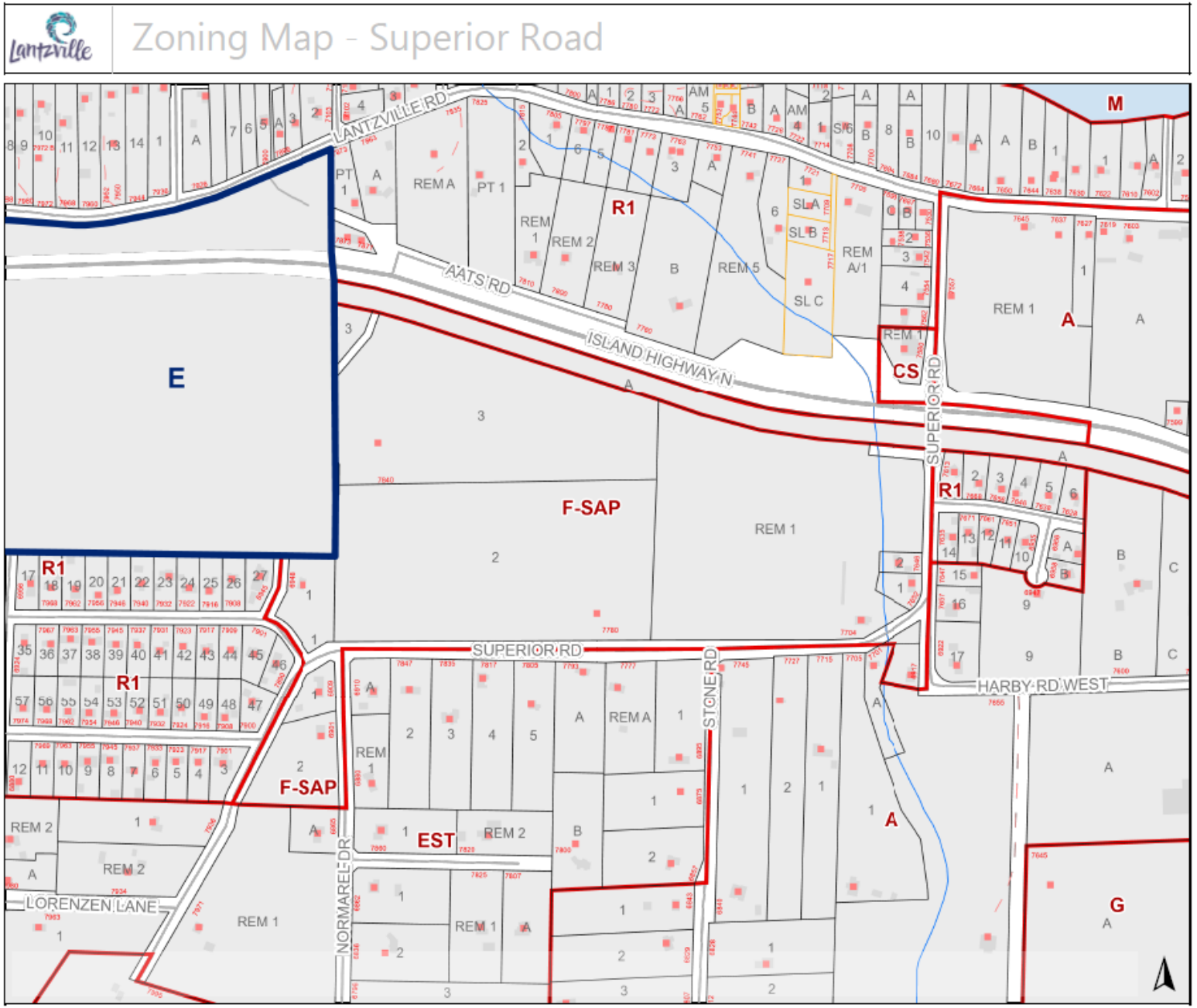
Approximately 25.86 hectares

OCP Land Use Designation – Residential

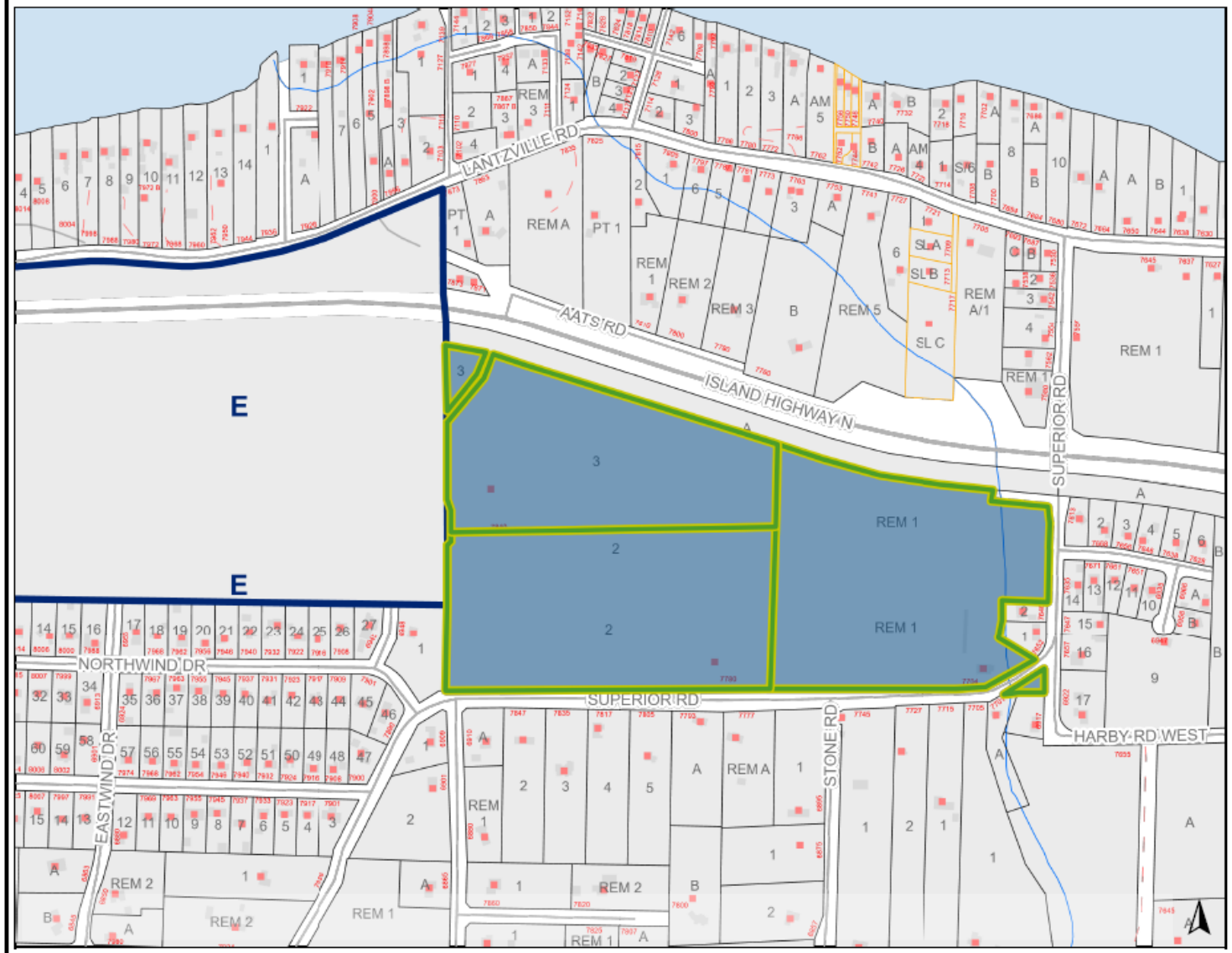
OCP Special Plan Area - Upper Lantzville Superior Road Special Plan Area (SPA)

Development Permit Areas: DPA I – Watercourse Protection, and DPA VII – Interface Wildfire Protection

Zoning: Future Special Area Plan (F-SAP)



Location Map - Superior Road





Legend

Lantzville Layers

- Municipal Boundary
- Properties (Strata)
- Properties (Conventional)
- Streams
- Ocean

Notes

0 300 600 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

Proposed OCP Amendments

New ‘Regional Service’ Land Use Designation

- Permitted uses include light industrial, service commercial, , live work /mixed use, retail sales of department store type merchandise, personal services, food services, outdoor recreation, parkland, and natural environment protection areas
- Designation sets policies to guide development in this area, including parkland, transportation, and buffering.

New Development Permit Area (DPA) 12 - Regional Service Development Permit Area

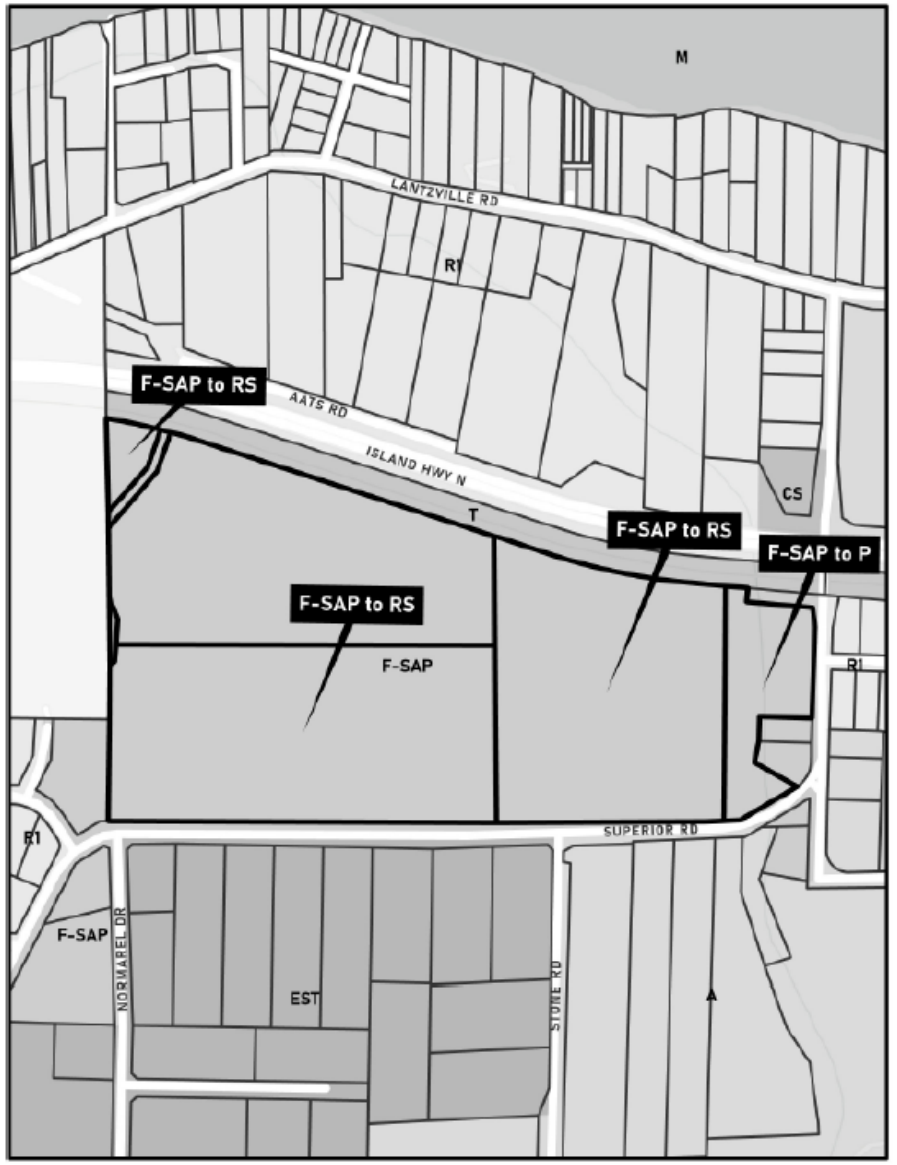
- Form and Character of lands within the designation
- Building siting, form, mass and scale
- Building materials
- Pedestrian and active transportation
- Parking, loading, and access
- Green buildings, parkland, riparian areas, natural buffers
- Signage
- Landscaping, retaining walls, lighting and fencing
- Grading and stormwater management

Proposed Zoning Bylaw Amendments

New ‘Regional Service’ Zone

- Permitted uses include a variety of light industrial, office, retail, and warehouse uses.
- Dwellings permitted above the ground floor to permit a caretaker unit or a live/work building, max 4 dwellings per lot.
- Height limit of 15m for intensive retail or warehouse, 16m for live/work buildings, 12m for all others
- Min lot size 0.2 ha / 0.5 acres, Min lot frontage of 15 m or 10 m on a cul-de-sac

Zoning Map – change majority of site to Regional Service (RS) zone, change 1.84 ha site over Knarston Creek to Park (P) zone.



Proposed Amenities and PDA

Amenities attached as Attachment 6

- Road improvements including frontage works and two roundabouts
- Dedication of ~ 7% of the site as parkland over Knarston Creek corridor
- Construct a trail from Superior Road (near Harley Drive) to a view point on the easterly side of Knarston Creek near the waterfall
- Dedicate a 10 metre greenway and trail buffer along the southerly boundary of the site
- Construct suitably sized water infrastructure to the southwest corner of the site at Superior Road and Normarel Drive (no latecomers agreement req)
- Construct suitably sized sanitary sewer services to the southwesterly corner of the site at Superior Road and Normarel Drive (latecomers agreement req)
- Onetime community amenity contribution of $2.37 Million dollars

A phased development agreement (PDA) will be prepared for consideration by Council.

Lantzville


ISLAND HIGHWAY N
SUPERIOR RD
HARBYRD WEST
VANDENHOEK RD
BELVEAU RD
STONE RD
NORMAREL DR
CAYDEN PL
FOREST TURN

Potential Subdivision Plan



Potential Subdivision Plan



Economic Impact

An economic impact and benefits analysis associated with rezoning and development was prepared by Urban Systems (Attachment 5).

Highlights include:

- Review of development concept and options
- Value of infrastructure improvements (2022)
- Approximately **$5.28 million in DCCs** (2018 bylaw)
- CAC of $2.37 Million dollars
- Ongoing Economic benefits including estimated 1400 jobs
- Assessed value of $294.7 million
- Property tax estimates based on value and mill rates
- Estimated **$1.9 million annual tax revenue** at full build out, 10 year cumulative general tax revenue over build out of $12.97 million

Next Steps

- Following adoption of second reading of the bylaws, Public Information Meetings would be scheduled.
- A report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing.
- Notices of the public information meetings and Public Hearing would be mailed to residents, posted on the District notice board, and website.
- Public Hearing would be scheduled prior to third reading of the bylaw.

Council can specify the number of public information meetings if they wish, staff recommend at least two, one during business hours, and one in the evening to ensure that a wider variety of residents could attend.

Recommendation

1. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given first reading;

2. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given second reading;

3. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given first reading;

4. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given second reading;

5. **THAT** a public information meeting be hosted with the surrounding neighbourhood to collect input on the applications, and a report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing.

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