

**DISTRICT OF LANTZVILLE
BYLAW NO. 370, 2024**

A BYLAW TO ESTABLISH A TRANSIT-ORIENTED AREA

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. TITLE

- 1.1 This Bylaw may be cited for all purposes as the “District of Lantzville Transit-Oriented Areas Bylaw No. 370, 2024”.

2. DEFINITIONS

- 2.1 In this Bylaw:
- a. “Accessible Parking” means parking designated for persons requiring extra space and increased convenience.
 - b. “Floor Area Ratio” means the ratio between a building’s gross floor area and the area of the parcel the building is located on, expressed as a decimal (Gross Floor Area ÷ lot area).
 - c. “Gross Floor Area” means the sum of the total floor area of all floors in a building measured to the extreme outer limits of the building, but specifically excludes parking that is fully below natural or finished grade, whichever is lower.
 - d. “Storey” means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
 - e. “Transit-Oriented Area” means an area within a prescribed distance from a transit station.
 - f. “Transit Station” means:
 - i. a prescribed bus stop, bus exchange, passenger rail station or other transit facility, and
 - ii. a planned, prescribed bus stop, bus exchange, passenger rail station or other transit facility.

3. GENERAL PROVISIONS

- 3.1 Every complete application for an amendment to the Official Community Plan or Zoning Bylaw shall be considered by Council as specified in this bylaw.
- 3.2 Any person, being the owner of land or having the written permission of the owner may apply to Council for an amendment to the Official Community Plan or Zoning Bylaw in accordance with this bylaw.
- 3.3 This Bylaw does not replace the rezoning application process.

4. APPLICATION OF BYLAW

- 4.1 This Bylaw applies to any parcels partially or wholly located within 400 metres of a transit station identified in Schedule 'A' of this Bylaw, as amended from time to time.
- 4.2 This Bylaw applies to parcels zoned to permit a residential use.

5. TRANSIT-ORIENTED AREA DENSITY ALLOWANCE

- 5.1 Pursuant to the *Local Government Transit-Oriented Areas Regulation*, the minimum densities and heights required to be permitted within Transit-Oriented Areas are as follows:

Distance from Transit Station (metres)	Density (Floor Area Ratio)	Height (storeys)
Less than 200 m	2.5	Up to 6 storeys
200 m – 400 m	1.5	Up to 4 storeys

6. PARKING IN TRANSIT-ORIENTED AREAS

- 6.1 Residential development within a Transit-Oriented Area is not required to meet the minimum off-street parking requirements outlined in Section 2.6 (1) of "District of Lantzville Zoning Bylaw No. 180, 2020", excluding accessible parking requirements.
- 6.2 Despite Section 6.1, residential development within a Transit-Oriented Area must comply with the minimum bicycle parking requirements outlined in "District of Lantzville Zoning Bylaw No. 180, 2020".
- 6.3 Despite Section 6.1, if a developer within a Transit-Oriented Area chooses to provide off-street parking, parking must meet the design requirements outlined in "District of Lantzville Zoning Bylaw No. 180, 2020".

7. EXEMPTIONS

- 7.1 This Bylaw does not apply to any parcels within a Transit-Oriented Area with the following land uses:
- a. Land zoned to permit industrial use; or
 - b. Land zoned to permit agricultural use.

READ A FIRST TIME this 5th day of June, 2024.
READ A SECOND TIME this 5th day of June, 2024..
READ A THIRD TIME this 5th day of June, 2024.
ADOPTED this 26th day of June, 2024.

ORIGINAL SIGNED

Mark Swain, Mayor

ORIGINAL SIGNED

Delcy Wells, Director of Corporate Administration

‘Schedule A’ Transit-Oriented Areas

