



Public Information Meeting

Proposed Amendments to Zoning Bylaw and Official Community Plan

District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Miscellaneous)
Bylaw No. 373, 2024

&

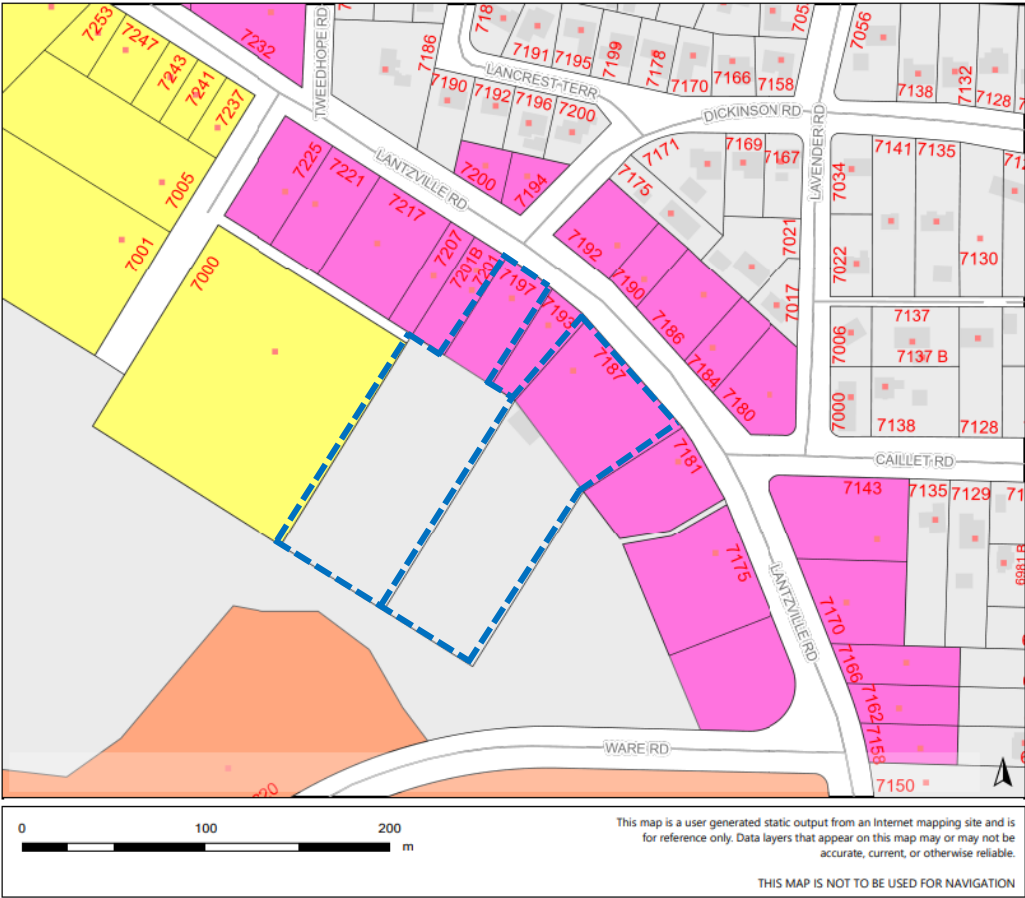
District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 374, 2024



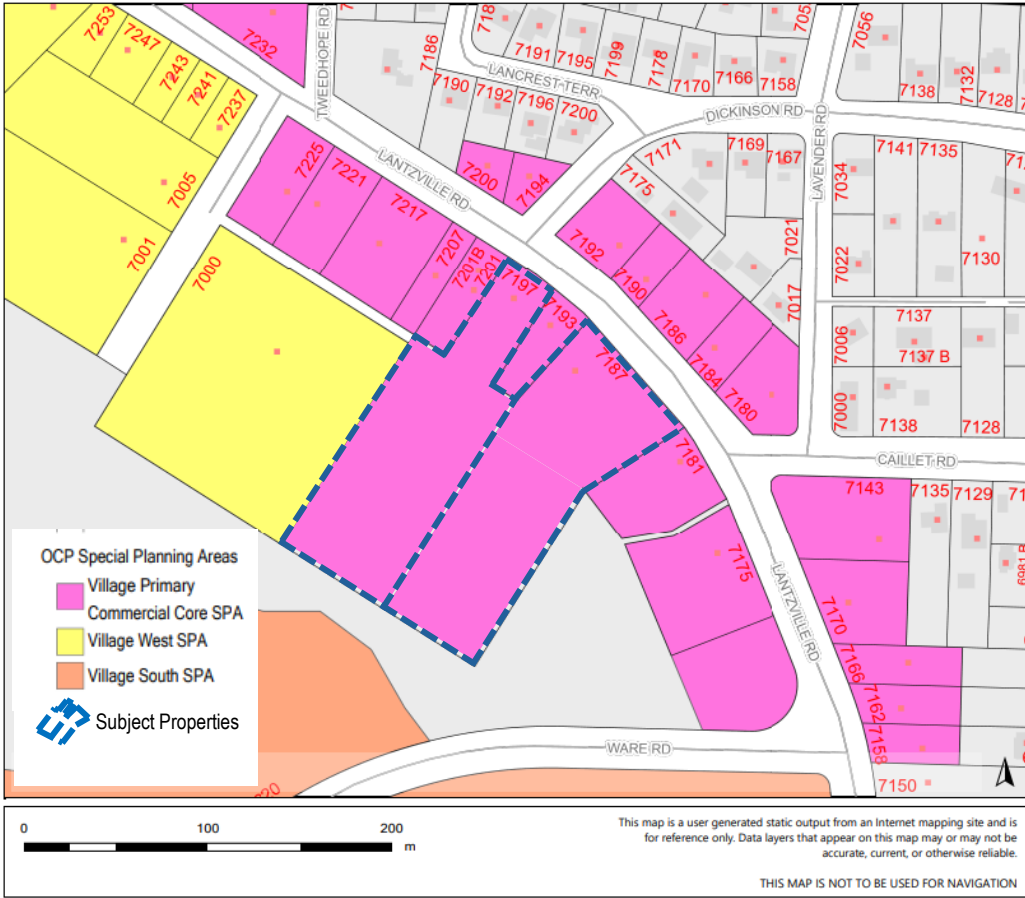
Proposed Amendment 1 ocp

Include all of 7187 and 7197 Lantzville Road in the Village
Primary Commercial Core Special Plan Area

CURRENT



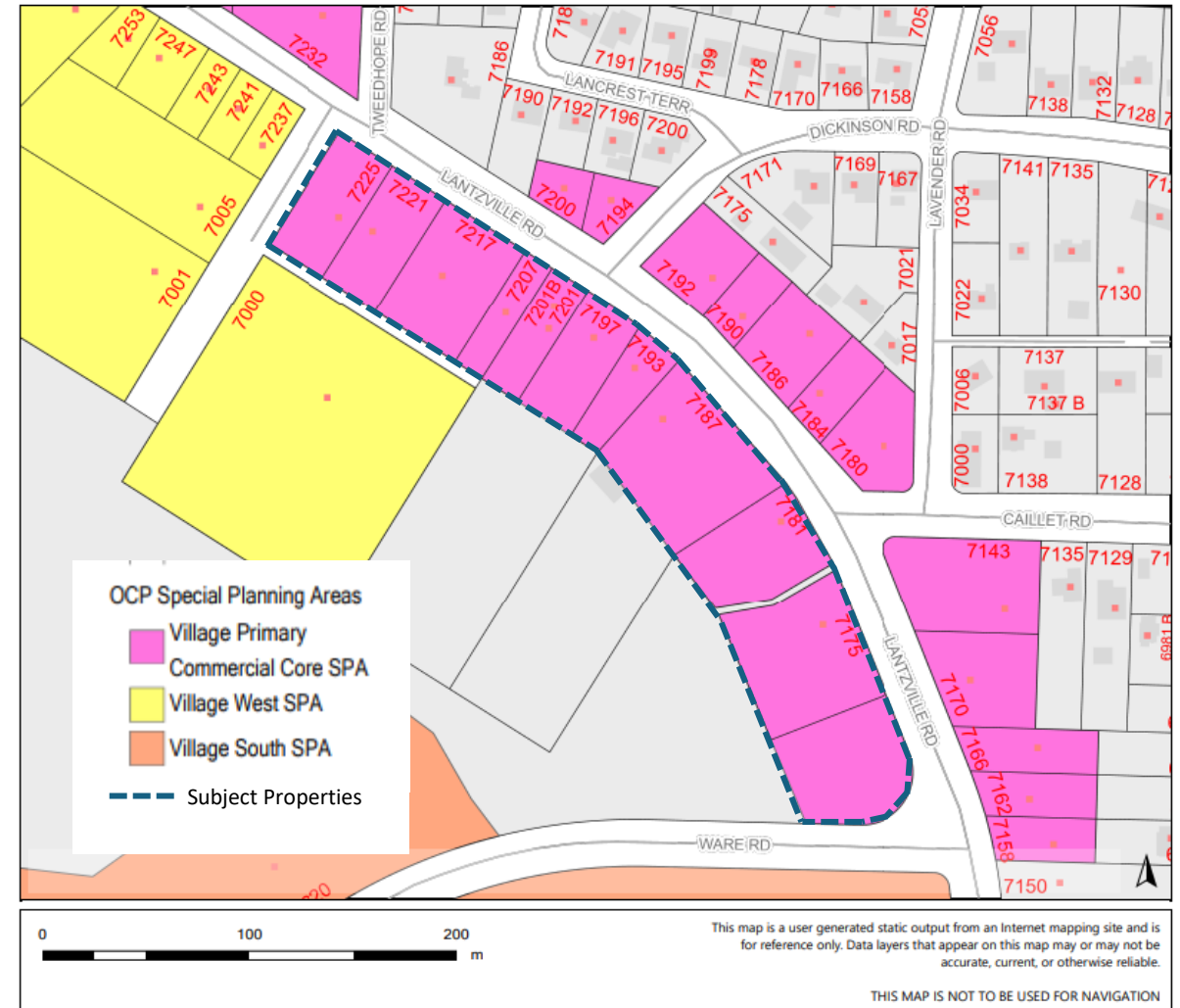
PROPOSED



Proposed Amendment 2 ocp & ZB

Amend the Village Commercial Zone to:

- Add** a minimum structure height of 1 storey.
- Reduce** the maximum height on the south side of Lantzville Road **from** 12m and 3 storeys **to** 9m and 2 storeys, unless an additional bottom floor is entirely created by a slope in which case the 1st and 2nd storeys must be commercial.
- Reduce** Maximum parcel coverage from 100% to 60%.
- Reduce** Maximum floor area ratio from 2:1 to 1.2:1.
- Reduce** Minimum front setback from 1.5m to 4m.



Proposed Amendment 3 ocp

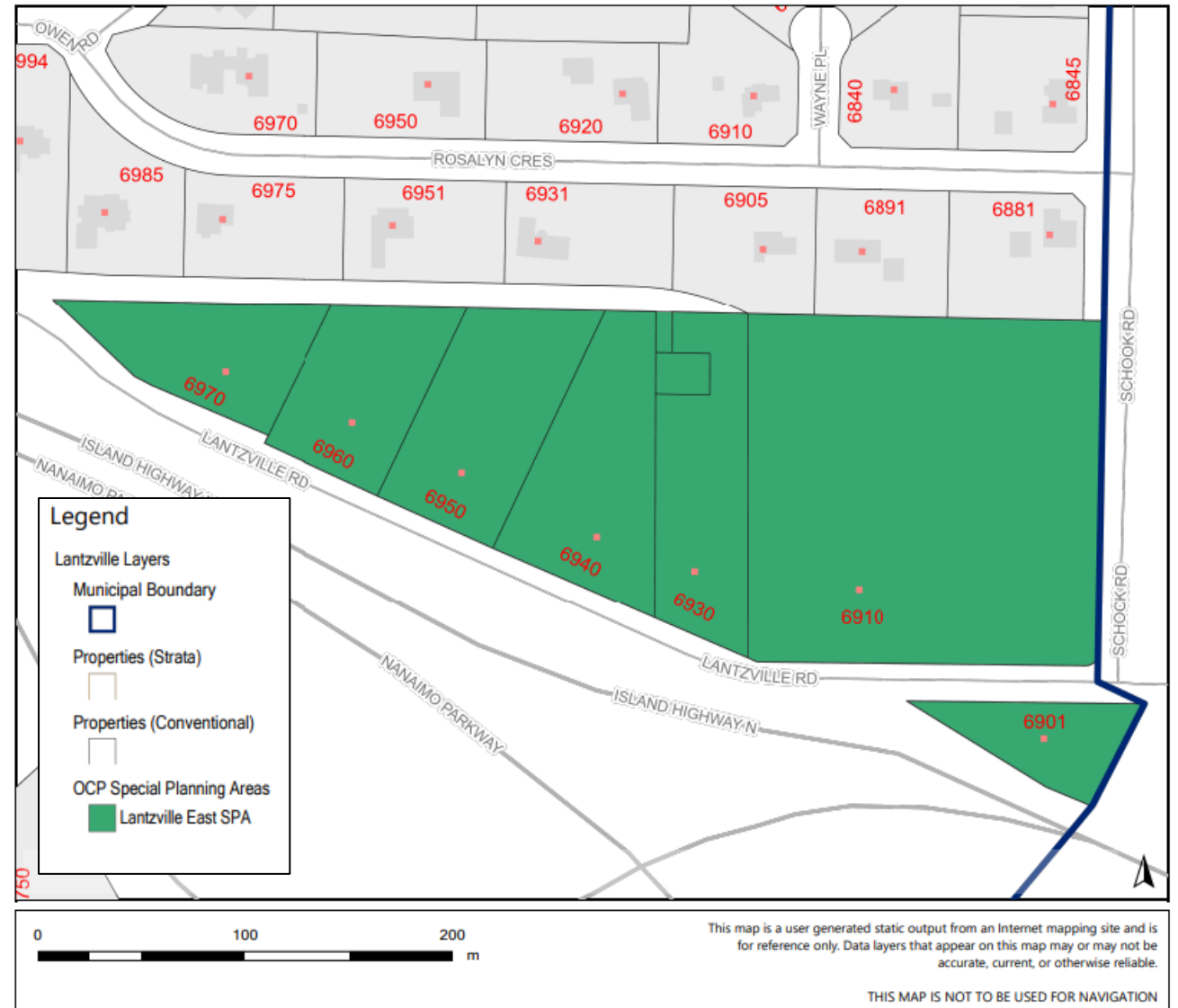
Amend the permitted uses in the Lantzville East Special Plan Area:

Current Permitted Uses

- Seniors supportive housing
- Rowhouse & townhouse
- Secondary suites, single-family housing, duplexes
- Home business
- Park & open space
- Recreation
- Places of worship
- Childcare
- Professional offices and services

Proposed Permitted Uses

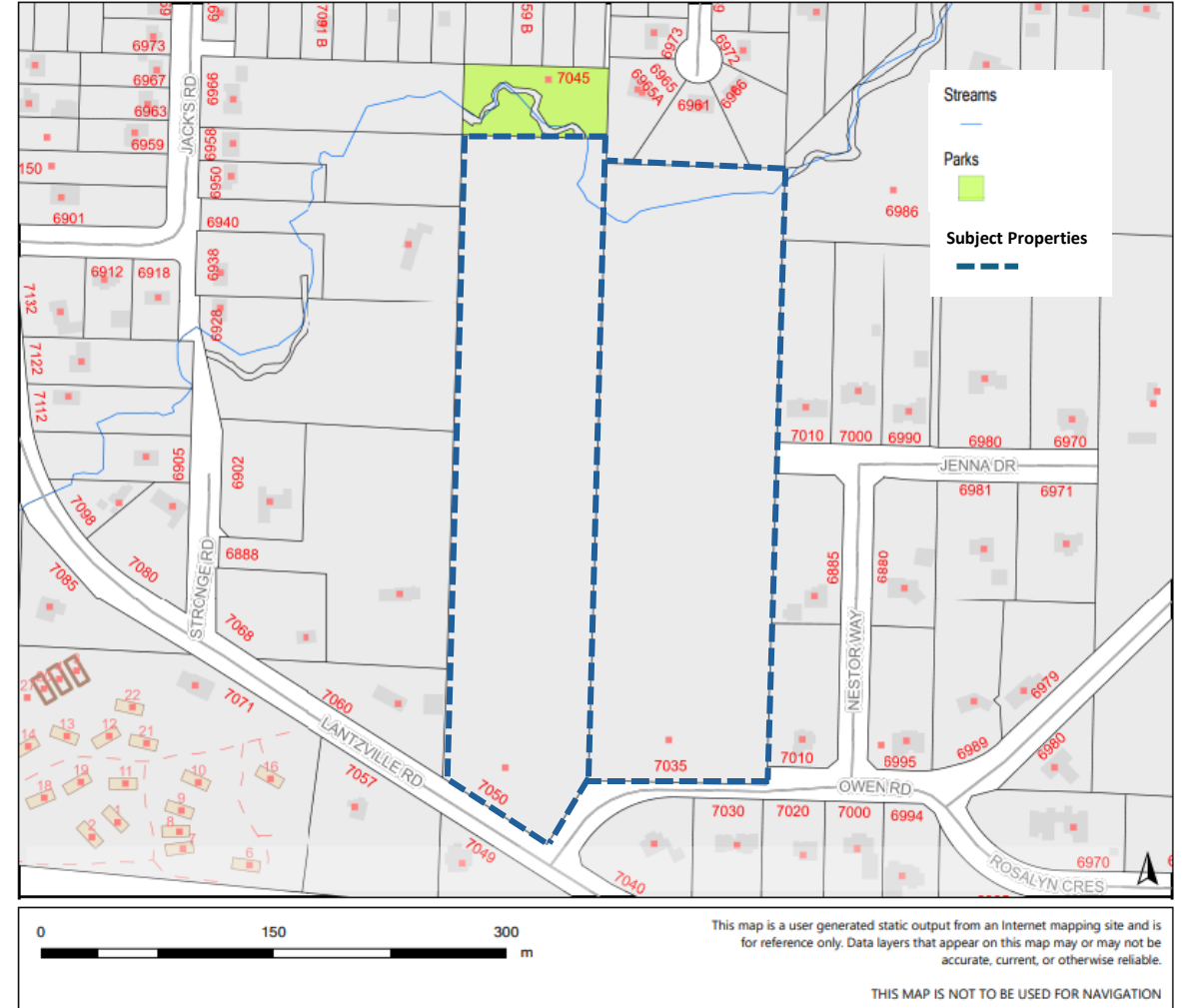
- Long Term Care Facilities
- Day Care
- Professional Offices/Services
- Health Service
- Veterinary Clinic
- Funeral Service
- Financial Service



Proposed Amendment 4 ocp

Apply a new land designation, “Future Study Area 1” to 7035 Owen Road and 7050 Lantzville Road, permitting:

- Small homes clustered to preserve parkland, biodiversity, and the environmentally sensitive area around Bloods Creek.
- Promoting active transportation with a trail over Bloods Creek to the Village via the new Caillet Drive Bloods Creek trail.
- A target of 29.9% parkland not including the environmentally sensitive area of Bloods Creek.
- A target of 60 small homes in the size range of 800 sf to 1400 sf to serve the needs of downsizing seniors.



Proposed Amendment 5 ocp

Add a description of how parkland is calculated into the Official Community Plan:

“Targeted amounts of parkland represented by a % figure is to be calculated by the area of parkland divided by the total gross land area of the subject parcel(s) before any land area is subtracted (such as the land area of roads or environmentally sensitive areas).”

Proposed Amendment 6 zB

Remove the minimum parcel area for secondary suites, as per the requirements of Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023.

Proposed Amendment 7 ocp

Remove “Anticipated Number of New Housing Units” from the Special Plan Area Land Use Summary tables in the Official Community Plan and insert:

“Targeted Number of New Housing Units”.

Proposed Amendment 8 ocp

Remove the following statement from the Special Plan Area Land Use Summary tables in the Official Community Plan:

“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 strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.”