

5.2.5 | Rural Residential

Housing in rural areas provides for those who prefer a rural lifestyle and do not require municipal services. It is intended that rural areas remain rural and – in some cases – agricultural in nature. The District, therefore, has adopted the following policies:

1. Permitted uses include house, secondary suites, carriage houses, home businesses, schools, parks, recreation, and utilities.
2. One primary dwelling unit (house), plus either one secondary suite, one carriage house, or a second primary dwelling unit, is permitted on each lot (see Section 7.2.3 for secondary suite and carriage house policies).
3. The minimum lot size for subdivision is 1 hectare (2.5 acres).
4. Lots will be serviced by either on-site, communal, or municipal water service and an on-site waste disposal method meeting provincial requirements, or requirements established by the District of Lantzville, whichever is greater.
5. Part of the Bayview Park Drive area of West Lantzville is currently subdivided into lots of approximately 0.2 hectares (0.5 acres). This area was rezoned to Estate Residential after the passing of the OCP in 2019 to reflect the current use.
6. The District does not intend to extend full municipal services to rural, agricultural, or forestry areas of the community.
7. The District will encourage rural and small farm living alternatives in rural areas rather than further subdivision into smaller residential lots.
8. The District may introduce lot and building siting guidelines as part of the subdivision review process for rural areas, with the intent of minimizing the impact of residential development on the natural environment or the rural character of the area.



Figure 25: Rural and estate residential.

5.2.6 | Estate Residential

The Estate Residential designation includes lands that are in close proximity to residential developed lands and are not considered appropriate for the Rural designation due to topography, soil suitability, historical land use pattern, and/or location. This designation will aid in establishing the limits of suburban residential growth and provide a transition to rural areas. In addition, the designation will strengthen the semi-rural character of the Plan area. It is recognized that development may be constrained due to soil suitability limitations for septic effluent absorption. The District has adopted the following policies for Estate Residential Lands:

1. Permitted uses within this designation include house, duplexes, rowhouses, townhouses, and apartments. Permitted secondary uses include secondary suites, carriage houses, and home businesses.
2. For the purposes of further subdivision of land, a density of 10 units per hectare shall be permitted when serviced with municipal water and sewer. The minimum lot size is 4000m² (0.98 acres).
3. Residential development on parcels that are not serviced by both municipal water and sewer within the Estate Residential designation, as shown on Map 3, shall be

permitted at a maximum density of 5 units per hectare, with a goal of maintaining 2.5 units per hectare including parkland.

4. Land which is designated under this section may be given a rural-type zoning without amendment to this Plan under the Zoning Bylaw where the land is 1 hectare or greater in area.
5. Notwithstanding the general preference for larger parcels, the clustering of residential development onto smaller single-unit lots may be permitted without an amendment to this Plan under provisions included in Section 8.5 and the following conditions:
 - a) The development site has approved access to municipal community water and sewer services;
 - b) The site contains significant environmentally sensitive areas;
 - c) The site offers a natural amenity or feature that enhances the development's livability;
 - d) The overall residential density complies with Policy 5.2.6.1.
6. In the Estate Residential designation, any new subdivision without municipal water and sewage treatment services shall have a minimum lot size of 1 hectare (2.5 acres), unless a science-based report by a qualified professional provides proof in accordance with Island Health guidelines of all servicing requirements, including soil suitability and percolation rates for both primary and spare septic field, and proven water supply in scientifically tested wells. In no cases shall minimum lot size be less than 4,000 sq.m. (1 acre) without municipal water and sewer being in place. Average Gross Density under this provision shall not exceed the allowable density in the land use designation.

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. In response to provincial legislation effective June 30, 2024, which permits small-scale multi-unit housing (SSMUH) on lots smaller than 1 acre (0.405 hectares) that are connected to municipal water and sewer, the District acknowledges the community's desire to maintain its character while accommodating these new density requirements. In compliance with this legislation, and recognizing the community's wish to preserve larger residential lot sizes, the District has adopted the following policies for Residential lands:

1. Permitted uses include house, duplex, townhomes, rowhouses, apartments, home businesses, secondary suites, carriage houses, parks, recreation, utilities, places of worship, schools, and fire halls.
2. For the purposes of further subdivision of land, where municipal water and sewer services are available, a maximum density of 50 units per hectare (5 units on a 0.1-hectare parcel) may be permitted, subject to provisions in the applicable Zoning.

The following table lists the current Residential zones, minimum lot sizes, and density based on 4 dwellings per parcel:

Zone	Minimum Lot Size	Density per Hectare (Ha)
Residential 1 (R1)	2,000 m ²	20 dwellings per ha
Residential 2 (R2)	1,300 m ²	30.77 dwellings per ha
Residential 3 (R3)	1,000 m ²	40 dwellings per ha
Residential 4 (R4)	800 m ²	50 dwellings per ha
Residential 5 (R5)	960 m ²	41.67 dwellings per ha
Residential 8 (R8)	4,000 m ²	Based on Floor Area Ratio of 0.4:1

For Residentially designated lands without both municipal water and sewer services, the gross development density is 5 units per hectare (2 units per acre).

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 5% dedication required under the *Local Government Act* and a Community Amenity Contribution (CAC) or Amenity Cost Charge (ACC).

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 business purposes.
8. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1,011 m² (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.

10. The District will prioritize the preservation of larger residential lots by permitting the development of SSMUH only on parcels of 4,050 m² (approximately 1 acre) or smaller. This ensures that the character and spaciousness of larger lots are maintained while accommodating Bill 44 housing density increases where appropriate.
11. The District will limit development on residential lots exceeding 4,050 m² to a maximum of two dwelling units per lot, consisting of one primary dwelling (house) and either one secondary suite or one carriage house. This aims to balance the community's desire for increased housing options with the need to preserve the low-density, residential character of larger properties.



Figure 26: Varied residential areas.