

Welcome!



Official Community Plan (OCP) Update

Open House – July 2025



What to expect?

- Take a look at the some of the draft changes on the boards around the room
- Review the detailed physical copies of the draft chapters
- Leave your thoughts and comments on a feedback form
- Speak to planners about any questions, comments or concerns you have!

What's changing in the OCP?

The following sections have been drafted to be added to the District of Lantzville's existing Official Community Plan (OCP), in order to align with recent provincial legislation (Bill 44):

- **Chapter 3:**
 - Section **3.2** - Regional Context Statement
- **Chapter 5**
 - Section **5.2.5** - Rural Residential
 - Section **5.2.6** - Estate Residential
 - Section **5.2.7** - Residential
- **Chapter 11**
 - Section **11.10.4.1** - General Guidelines for all Residential Development
 - Section **11.10.4.2** - Housing Typology Specific Guidelines

We are seeking your thoughts and feedback on these sections!



Bill 44 Overview

- In 2023, British Columbia enacted **Bill 44, “Housing Statutes (Residential Development)” Amendment Act** to address housing security within the province.
- Bill 44 requires certain parcels (based on size, location, and municipal water and sewer connectivity) to be zoned to permit more than a single-unit dwelling
 - In Lantzville:
 - Single-family residential lots within the Growth Containment Boundary (GCB) are now zoned to permit up to 1 secondary suite or detached accessory dwelling unit (ADU)
 - Parcels greater than 280 square metres, within the GCB, and connected to municipal water and sewer, are now zoned to permit up to **4 units**
- Bill 44 mandates local governments in BC to:
 - update their zoning regulations to permit small-scale multi-unit housing (SSMUH)
 - ✓ **Lantzville's Zoning was updated in 2024**
 - update their Official Community Plan (OCP) to align with these zoning changes
 - **In accordance with Bill 44, Lantzville needs to update the OCP by end of 2025**

Small-Scale Multi-Unit Housing (SSMUH)

Small-scale, multi-unit housing (SSMUH) offers housing options that are ground-oriented and compatible in scale and form within established single-family neighbourhoods. These housing forms typically offer more family-oriented units than larger-scale multi-family housing and more affordable options than single-family dwellings. Examples of SSMUH include:

- Secondary suites in single-family dwellings
- Detached accessory dwelling units (ADUs), like garden suites or laneway homes (or carriage homes)
- Duplexes and Triplexes (or apartments)
- Townhouses (or rowhouses)

Regional Growth Strategy — What is it?

- In May, 2024 the Regional District of Nanaimo adopted their new Regional Growth Strategy "**Shaping Our Future 2040**"
- **Shaping Our Future 2040** is a policy document that provides a regional framework for managing growth and land use to create more sustainable and resilient communities. The detailed policies and regulations that define permitted land uses continue to be found within the Official Community Plan (OCP) and zoning bylaws. Each member municipality incorporates a Regional Context Statement into their OCP to identity the relationship between the OCP and matters addressed in the strategy.

Chapter 3.2 | Regional Context Statement

All changes made included housekeeping updates:

- Titles to reflect updated titles in Shaping Our Future 2040
- Dates updated to most recent year
- Spelling corrections



Chapter 5.2.5 | Rural Residential

Key changes to Rural Residential:

- Housekeeping updates:
 - Re-structuring the flow of the section to be consistent with other sections, having permitted uses come first.



Chapter 5.2.6 | Estate Residential

Key changes to Estate Residential include:

- **Permitted uses**
 - Previous permitted uses: single-unit houses, secondary suites, carriage houses, and home businesses
 - Current permitted uses: single-unit houses, secondary suites, carriage houses, home businesses, **duplexes, rowhouses, townhouses, and apartments**
- **Density**
 - Previous density: Maximum 2.5 units per hectare
 - Current density: **10 units per hectare** when connected to municipal water and sewer; **5 units per hectare** when not connected to municipal water and sewer

Chapter 5.2.7 | Residential

Key changes include:

- **Permitted uses**
 - Previous permitted uses:
 - single-unit housing, secondary suites, carriage houses, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls
 - Current uses:
 - house, duplex, townhomes, rowhouses, apartments, home businesses, secondary suites, carriage houses, parks, recreation, utilities, places of worship, schools, and fire halls.
- **Density**
 - Previous density: 5 units per hectare
 - Updated density: 50 units per hectare with water and sewer, 5 units per hectare without services

Chapter 11.10.4.1 | General Guidelines for all Residential Development

Key changes include:

- Re-structuring the flow of the section and adding titles to be consistent with other sections.
- Changes to guideline #35, previously:
 - Multi-unit housing developments will be designed in such a way as to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system. Shared amenities such as courtyards and community gardens are strongly encouraged.
- Current guideline #34:
 - Multi-unit housing developments will be designed in such a way as to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system.
- Add section "Outdoor Space and Amenities"
 - Add guideline #36 "Residential units of all housing types are strongly encouraged to have direct access to usable outdoor amenity space. This may include a combination of private and semi-private spaces such as a patio, porch, balcony, deck, or similar feature of sufficient size and dimensions to be usable, attractive and comfortable."
 - Add guideline #37 "Incorporating common outdoor space and amenities, such as children's play areas, shared gardens, or BBQ areas, is encouraged for multi-unit housing"

Chapter 11.10.4.2 | Housing Typology

Specific Guidelines

New section added to guide the built form for all new development that pertains to **townhouses, rowhouses, duplexes and small apartments (2-4 units)**

Townhouses and Rowhouses

49. Townhouse forms of development should be sited and oriented with the longer face of the building parallel to the street.

50. Where a townhouse or attached residential development is adjacent to single-unit residential, a sensitive transition through height, massing, and setbacks is required.

51. Each unit should have a clearly identified primary entrance, including lighting and address signs, and private outdoor space.

52. Incorporating low fences and hedges, patios, landscaped front yards, and front porches to define and create an identity for each unit is encouraged.

53. Articulations in facades and roof forms that break up building mass and emphasize individual units is encouraged.

54. A mix of unit types is encouraged to increase housing choice within the development.

55. Significant changes in elevation between the street level and primary entrances should be avoided. Where a change in elevation is unavoidable, landscaping elements should ensure a gradual transition in elevation without hard edges at the street edge.

56. Vehicle access, parking and circulation should be integrated sensitively so it is not the dominant aspect of the development and integrates play features and other design elements that support flexible uses for driveways and parking areas.

57. Site, orient and design corner townhouses with principal façades and individual unit entries facing and accessed from both fronting streets.

58. Sufficient building separation should be provided between buildings on the same site to maximize daylight and minimize shadowing and overlook. Consider increased setbacks on the north side of sites to reduce shadowing impacts on adjacent properties.

59. Consider varying garage and parking orientations to avoid drive aisles dominated entirely by garage doors. A mix of entries, patios, windows and landscape create a more livable and inviting space.

60. Consider lower height and massing of buildings located to the rear of a site, compared to the front, where this would mitigate impacts on neighbouring properties.

61. Buildings which do not front onto the public street should be sited to provide sufficient separation from shared property lines and adjacent development in order to reduce overlook and shading, protect privacy for residents and neighbours, and provide space for landscaping.

62. Dwelling units located in the interior of a site should have rear yard and side yard setbacks sufficient to support landscaping and sensitive transitions to adjacent existing development and open spaces.

Townhouses



Townhouses



Rowhouses



Chapter 11.10.4.2 | Housing Typology

Specific Guidelines

New section added to guide the built form for all new development that pertains to townhouses, rowhouses, **duplexes and small apartments (2-4 units)**

Duplexes and Small Apartments (2-4 units)

63. Principle entrances to a residence shall be clearly defined using lighting, colour, paved texture, landscaping, and enhanced architectural features, such as porches, patios, canopies, or recessed entryways.

64. Side by side duplexes shall be staggered or provide alternative articulation to differentiate units.

65. For stacked duplex units, the staircase to the upper unit should be embedded within the building.

66. Building design including placement of windows, balconies, and doors shall ensure visual privacy between residences on the same site and neighbouring properties.

67. Maximize front yard landscaping incorporating shrubs and at least one small to medium canopy tree to soften front entry staircases along with parking areas and access.

68. Shared parking areas for a duplex located on a fronting street should contain a dividing landscape buffer between unit parking stalls. Large common driveway aprons in a front setback should be avoided.

69. Parking areas for small apartments shall be located in the side or rear yard

Duplex



Apartments (triplex)



Apartments (4-unit houseplex)



Residential Zones

	R1	R2	R3	R4	R5	R8	EST	RU
Permitted Use	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Duplex, Rowhouse, Townhouse, Apartment, Home Business, Secondary Suite (must be located in a House), Carriage House	House, Carriage House, Home Business, Secondary Suite
Minimum Lot Size for subdivision	2,000 sq m	1,300 sq m	1,000 sq m	800 sq m	960 sq m	4000 sq m	4000 sq m	10,000 sq m

All parcels hooked up to water and sewer and zoned residential may have 4 units.

* The GCB is intended to contain most of the future industrial, institutional, commercial and residential when located within the ALR. Where the GCB overlaps with the ALR, non-agricultural land use is not permitted unless consistent with the ALC Act or approved by the ALC.



