

## 3.2 | Regional Context Statement

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No community lives or grows in isolation from its neighbours. Residents of Lantzville know that their actions and lifestyles have an effect upon – and are affected by – the actions and lifestyles of neighbouring communities and various levels of government. A Regional Context Statement identifies how the aspirations of Lantzville fit with the plans and aspirations of the larger region.

The District of Lantzville OCP works to achieve consistency with the goals of the Regional Growth Strategy (adopted by the Regional District of Nanaimo Board in 2024) by addressing the RGS goals in the goals, policies, and actions of Lantzville's OCP.

The District of Lantzville OCP addresses the matters referred to in section 429 (2) of the *Local Government Act* in the following ways:

### 3.2.1 | RGS Goal No. 1 – Climate Adaptation and Mitigation

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The OCP supports the reduction of greenhouse gas (GHG) emissions through objectives including targets to reduce GHG emissions. The Plan also recommends specific policies and actions, including encouragement of passive homes and alternative energy sources in new development and provisions for electric vehicles. Inclusion of walking and cycling provisions, as well as encouragement of transit-oriented neighbourhoods is guided by policies. Water conservation measures continue, as well as provisions for aquifer monitoring and storm water infiltration to support aquifer recharge. Gradual adaptation to sea level rise is also anticipated.

### 3.2.2 | RGS Goal No. 2 – Protect the Environment

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The OCP supports and recognizes the importance of protecting the natural environment through a number of goals, objectives, and policies relating to natural ecosystems and sensitive areas, ecological storm water management, protecting the waterfront, and using green infrastructure. In addition, Development Permit Areas for the protection of the natural environment, its ecosystems and biological diversity, have been designated to protect watercourses and their riparian areas, coastlines, sensitive ecosystems, and the ecological integrity of forest resource lands. The OCP also includes measures to protect land uses from natural hazards through the designation of lands in the Steep Slope Protection Development Permit Area. While the Plan includes the protection of older forest through the development permit process, retention of the Coastal Douglas Fir zone will also be considered.

### **3.2.3 | RGS Goal No. 3 – Coordinate Land Use and Mobility**

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The District of Lantzville's OCP supports a Village Core served by a variety of transportation means including automobile, public transit, and human powered forms such as walking and cycling. The Plan also supports many innovative mobility policies including the creation of a pedestrian trail network. The OCP supports the future road network as shown on Map No. 5 of the OCP [BL262].

### **3.2.4 | RGS Goal No. 4 – Community Building**

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The OCP establishes a Growth Containment Boundary which includes the Village Core, surrounding residential lands, an industrial area, all of the estate and rural residential areas including the Foothills, as well as the Commercial / Industrial and Resource - Open Space areas, and excludes the majority of Resource - Agricultural and Resource - Forestry lands in the District.

The OCP includes density bonus provisions for the residential areas and in key infill Special Plan Areas and supports the development of assisted living facilities. The form of residential development supported in the OCP for the Village Core includes patio homes, town homes, limited apartments and mixed-use residential near commercial development, as well as assisted living facilities. A limited amount of one- to two-storey multi-unit housing or intensive (small lot single-unit) residential is anticipated in select Special Plan Areas that are near transit lines. It is intended that these higher density forms of development will provide new, more easily maintained housing options for young singles, starter families, persons with limited mobility, or aging residents who wish to remain in Lantzville, or for new residents attracted to the amenities and lifestyle available in Lantzville. The OCP also supports directing future commercial and institutional development to the Village Core area whenever possible, to promote a variety of mixed land uses in this central area.

### **3.2.5 | RGS Goal No. 5 – Enhance Rural Integrity**

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The OCP supports the enhancement of rural integrity by supporting land uses such as agriculture, forestry, and resource-based uses. Policies include the support of the mandate of the Provincial Agricultural Land Commission (PALC) to preserve and enhance Agricultural Land Reserve (ALR) designated lands, including the retention of such lands.

### **3.2.6 | RGS Goal No. 6 – Diverse and Affordable Housing Choices**

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The Plan supports the broadening of housing options to include housing for aging residents, young people, and people with limited mobility, such as patio homes, townhomes, apartments, as well as the development of assisted living facilities.

### **3.2.7 | RGS Goal No. 7 – Economic Resiliency**

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The OCP supports the development of the Village Core area for retail and service needs for the local community, with provision for limited tourism-oriented facilities. Home-based businesses are also permitted in some areas, allowing residents to work from home. In addition to the Village Core area, the Plan supports the continued use of the Lantzville Industrial Lands for industrial-related activities which enhance the local and regional economy.

### **3.2.8 | RGS Goal No. 8 – Food System Resiliency**

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The OCP supports the enhancement of food security through its support of the retention and protection of the ALR lands. The OCP further supports the strengthening of the role of agriculture in the local economy through numerous policies including support of the Provincial Agricultural Land Commission's mandate to preserve and enhance the development of agricultural land for food production, the principle of expanding the range of on-farm activities, and the retention of larger agricultural parcels. Village Core policies encourage the revitalization of food market and grocery outlet(s), which are encouraged to market local produce.

### **3.2.9 | RGS Goal No. 9 – Pride of Place**

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The OCP supports the celebration of Lantzville through its support of community events, preservation of the community character, and recognition of local history. The OCP also supports the development of community parks and non-motorized trails which are considered an important component of community livability. The OCP incorporates the recommendations of a Village Commercial Core Improvement Plan. A Village Form and Character Development Permit Area, which includes design guidelines, has been designated for commercial, mixed use, multifamily and intensive residential development throughout the District. The Plan also

encourages the use of architecture, design, and construction materials based on LEED principles and standards. [BL262]

### **3.2.10 | RGS Goal No. 10 – Efficient Services**

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The OCP supports the efficient delivery of services [BL262]. The delivery of community sewer to residential areas is currently underway in an orderly and planned manner [BL262]. Community water continues to be challenging; however, a Water Master Plan has been completed and the OCP supports the continued development of additional water supply options. The OCP encourages developments that incorporate energy efficiency and water conservation, as well as minimal waste generation.

The OCP also supports directing future development to lands within the Growth Containment Boundary (GCB) to minimize possible impact on those lands outside of the GCB. The OCP does not support the extension of community services (e.g., water and sewer) to lands within the Resource Forestry, Resource Agricultural, and the Rural Residential Land Use Designations for the purposes of development; only for environmental or health hardship reasons, and with limitations to indoor domestic use.

### **3.2.11 | RGS Goal No. 11 – Cooperation Among Jurisdictions**

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The OCP supports cooperation among jurisdictions through various policies such as working with senior governments for the protection of groundwater, to mitigate negative impacts on the natural environment, by supporting the Regional Liquid Waste Management Planning process, and to ensure the integrity of pedestrian and bicycle connections between jurisdictions. The OCP also provides policy for working with the Nanoose First Nation and other adjacent jurisdictions to explore possible economies of combined or shared services.