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## District of Lantzville

# REPORT TO CHIEF ADMINISTRATIVE OFFICER

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**Meeting Date:** July 23, 2025

**SUBJECT: Official Community Plan & Zoning Bylaw Amendment Applications for Superior Road Regional Service Area**

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### **PURPOSE**

To consider an Official Community Plan Amendment and Zoning Bylaw Amendment application to adopt a Regional Service designation and Regional Service zone.

### **RECOMMENDATION**

1. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given first reading;
2. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given second reading;
3. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given first reading;
4. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given second reading;
5. **THAT** a public information meeting be hosted with the surrounding neighbourhood to collect input on the applications, and a report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing.

### **COMMITTEE/COMMISSION RECOMMENDATION**

N/A

### **ALTERNATIVES AND IMPLICATIONS**

#### **1. REFUSAL**

**THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be defeated;

**THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be defeated;

Refusal of the Official Community Plan Amendment and Zoning Bylaw Amendment would keep the subject site designated through the Official Community Plan - Upper Lantzville Superior Road Special Plan Area and zoned Future Special Area Plan, permitting residential land uses.

## 2. **AMEND THE BYLAW**

When either of the following motions are on the floor:

**THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given first and second reading;

**THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given first and second reading;

Amend either by motion:

**THAT** the motion on the floor be amended by adding "as amended [insert amendment]"

Vote on the main motion as amended:

**THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Regional Service Land Use Designation and Regional Service Development Permit Area) Bylaw No. 413, 2025" be given first and second reading, as amended [*insert preceding amendment*]

**THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given first and second reading, as amended [*insert preceding amendment*]

The implications are unknown until the amendments are known. If Council chooses to amend the bylaws, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

## **BACKGROUND/RELEVANT HISTORY**

The subject site is located in the northwest corner of the District of Lantzville, comprised of the following parcels of land (location map **ATTACHMENT 1**):

- 7704 Superior Road - LOT 1, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490, EXCEPT PARTS IN PLANS 23069 AND 40250
- 7780 Superior Road - LOT 2, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490
- 7840 Superior Road - LOT 3, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490

The subject site is contained within the Official Community Plan's Upper Lantzville Superior Road Special Plan Area (SPA). The Upper Lantzville Superior Road SPA supports development in this area with uses and densities that provide a variety of single-unit and some multi-unit housing (see **ATTACHMENT 2**).

Under the Official Community Plan, the subject site falls under the following Development Permit Areas: Special Planning Areas outside Village, DPA I – Watercourse Protection, and DPA VII – Interface Wildfire Protection (see **ATTACHMENT 3**).

The property is zoned Future Special Area Plan (F-SAP) in the Zoning Bylaw. This zone permits residential housing (see **ATTACHMENT 4**).

The subject site is currently predominantly forested with a single dwelling located on the south-east border of the property. Knarston Creek is located on the subject site and will be protected through parkland dedication through redevelopment.

### **PROPOSAL**

An amendment to both the Official Community Plan and Zoning Bylaw is proposed to establish a new Regional Service Land Use Designation and Development Permit Area (DPA) and a corresponding Regional Service Zone to the subject site to allow for commercial and light industrial uses.

The proposed Official Community Plan Amendment bylaw for a Regional Service Land Use Designation and Regional Service Development Permit Area (DPA) in the OCP is included as **ATTACHMENT 5**.

A corresponding Zoning Bylaw Amendment for a Regional Services Zone is included as **ATTACHMENT 6**.

The proposal is for a mixed-use development that provides commercial and light industrial uses with park dedications included to preserve Knarston Creek. Two new roads are proposed through the subject site to connect the property to Superior Road. The remaining properties within the Upper Lantzville Superior Road SPA are recommended to be designated as residential and remain zoned as F-SAP as shown in **ATTACHMENT 4**.

### **ATTACHMENT(S)**

1. Location Map
2. OCP Special Plan Area Map
3. Development Permit Areas Map
4. Zoning Bylaw Map
5. Superior Road Economic Impact Assessment
6. Proposed Amenities and Designs
7. Bylaw 413 - OCP Amendment
8. Bylaw 414 - Zoning Bylaw Amendment

### **ANALYSIS/RATIONALE**

Establishing a Regional Service Land Use Designation, Regional Service Development Permit Area and Regional Services Zone will provide the District an opportunity to provide commercial and light-industrial services. These uses are currently limited in Lantzville. The subject site is located in a prime location for this type of services given its proximity to Highway 19.

An Economic Impact and Benefit Analysis has been conducted for the subject site, see **ATTACHMENT 5** for the full report. The report identifies the considerable long-term economic benefits this development could provide for the District, including a projection of over 1,400 jobs and a potential \$1.9 million in annual property tax revenue.

### **Official Community Plan**

There are a number of Official Community Plan (OCP) policies that apply to the proposal. The proposal is consistent with the OCP.

#### *Goal 1: Protect the Natural Environment*

The proposed development preserves the Knarston Creek Riparian Area and proposes to include a 15m wide buffer to protect this natural amenity. Forested buffers are proposed along the perimeter of the site to reduce harm to critical root zones and preserve natural vegetation, habitat and slope stability of the site.

#### *Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods*

A phased development agreement is proposed for the subject site in order to maintain steady, well-planned and well-serviced growth of the area.

#### *Goal 6: Develop Community Infrastructure*

The proposed development will provide new infrastructure to this area of Lantzville including water and sewer services and new road accesses along Superior Road.

#### *Goal 7: Improve Road, Pedestrian, and Bicycle Mobility*

Two accesses from Superior Road are proposed as part of the redevelopment. Options for the road through the site include infrastructure for bike lanes or a multi-use pathway to facilitate walking and cycling.

### **Phased Development Agreement**

In accordance with the OCP, a phased development agreement (PDA) will be prepared for consideration by Council. A PDA provides certainty to a local government and a developer that zoning and servicing provisions and the phased provision of services and amenities are assured for the term of the PDA.

### **Proposed Off-site Improvements and Community Amenity Contributions**

The following off-site upgrades and improvement have been offered by the applicants:

- Construct the required road improvements outlined in the Watt Transportation Impact Assessment and conceptual design plan of the Island Highway at Superior Road;

- Construct the Superior Road frontage from the Island Highway to the westerly boundary of the Regional Services site, generally in accordance with the Specified Provisions;
- Construct two roundabouts, one at the intersection of Superior Road and Vandenhoek Road and the second at Superior Road and the proposed easterly access point into the Regional Services site; generally in accordance with the Schematic Roundabout Layouts attached as part of this Schedule B;
- Dedicate the Knarston Creek corridor from a line 15m westerly from the westerly top of bank of Knarston Creek to Superior Road, which includes the dwelling at the southeast corner of the site, as shown on Schedule C. This is approximately 7% of the Lands and satisfies the legislative requirements for park dedication.
- Construct a trail from Superior Road (near Harley Drive) to a view point on the easterly side of Knarston Creek near the waterfall generally in the location shown on Schedule C. The construction to be in accordance with the trail specification of the Subdivision Bylaw.
- Dedicate a 10 metre greenway and trail buffer along the southerly boundary of the Regional Services site, as shown on Schedule C, and construct a trail within the dedicated area. The construction to be in accordance with the trail specification of the Subdivision Bylaw.
- Construct suitably sized water infrastructure to the southwest corner of the site at Superior Road and Normarel Drive for the future service of the Winds neighbourhood. No application for a latecomer's agreement with respect to this water infrastructure will be requested.
- Construct suitably sized sanitary sewer services to the southwesterly corner of the site at Superior Road and Normarel Drive. A latecomer's agreement for this sanitary sewer infrastructure will be entered into.
- Provide a onetime community amenity contribution of \$2.37 Million dollars for the rezoned Regional Services land. For clarity this was determined as \$3.16sqft (\$34.00sqm) for 750,000 square feet, as these numbers are noted in the Urban Systems "Economic Impact / Benefit Analysis for Superior Road Site Development" provided as part of the development applications.

Additional details are included as **ATTACHMENT 6**.

### **Ministry of Transportation and Transit**

A Transportation Impact Assessment (TIA) was prepared in July 2021 to assess levels of service and network performance of roadways adjacent to the subject site. The TIA found that the Highway 19 / Superior Road intersection can accommodate the increased traffic from the development over the long term but would require significant upgrades. MOTT has received the TIA and has provided approval to move forward with the proposed development.

### **Works and Services**

Development of this site will provide water and sewer services to accommodate the proposed development. These services are currently unavailable in this area of Lantzville. These services could also facilitate connection to other adjacent properties.

## **Public Engagement**

Should the Official Community Plan Amendment and Zoning Bylaw Amendment receive first and second reading by Council, planned engagement includes an in-person public open house and a separate meeting with Nanoose First Nation.

## **Public Hearing**

Should the Official Community Plan Amendment and Zoning Bylaw Amendment receive first and second reading by Council, a statutory public hearing would be scheduled following other public engagement events as indicated.

### **1. Strategic Plan Objectives**

Council's Strategic Plan includes the following relevant priorities:

#### *1. High Quality Neighbourhood Planning*

The Official Plan designation policies and Development Permit area regulations includes green building requirements and represents sound planning principles.

#### *5. Acquire as much land as possible through development.*

The proposal includes parkland dedicated to the municipality and additional space along the Superior Road corridor.

#### *17. Continuance of Lantzville / Snaw-Naw-As joint council meetings.*

The subject site is adjacent to Nanoose First Nation land. As part of the public engagement process, the District will require engagement in consultation with the Nation's Chief and Council.

#### *22. Water expansion: implement the \$6M grant for Winds water expansion.*

The proposal would require the implementation of water services to the subject site. This servicing would also offer site servicing, including water, to the neighbouring parcels, including Nanoose First Nation.

### **2. Policy (Existing/Relevance/None)**

There are no policy implications of the recommendation aside from those already discussed.

### **3. Resources**

The proposal will result in the District of Lantzville taking on a significant amount of new public infrastructure and assets, including roads, water, sewer and stormwater management infrastructure, as well as parkland through preservation of Knarston Creek.

**4. Financial/Budget Implications**

While there are no immediate financial/budget implications of the recommendation, the additional resources that will be required as the development proceeds will have financial/budget implications. If the project is built as proposed, it will result in an increase in taxation revenue.

**5. Sustainability Implications**

Through the Development Permit Area, sustainability is encouraged through the incorporation of green buildings, integrating pedestrian and active transportation facilities and the preservation of the Knarston Creek through a riparian area buffer and parkland dedication.

Prepared by:

Approved for submission to Council:



George Robinson,  
Director of Planning and  
Community Services

CAO

Date: July 16, 2025

Date: July 16, 2025

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| <b>REVIEWED WITH:</b>                                  |   |  |                                     |
| <input type="checkbox"/> Corporate Administration      | <input checked="" type="checkbox"/> Fire Rescue | <input checked="" type="checkbox"/> Public Works/Engineering | <input type="checkbox"/> RCMP       |
| <input checked="" type="checkbox"/> Financial Services | <input checked="" type="checkbox"/> Planning    | <input type="checkbox"/> Solicitor                           | <input type="checkbox"/> Committee: |
| <input type="checkbox"/> Other:                        |   |  |                                     |

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|------------------------------------|---------------|----------------------|
| <b>COUNCIL AGENDA INFORMATION:</b> |               |                      |
| <b>Meeting Type</b>                | <b>Date</b>   | <b>Agenda Item #</b> |
| Regular                            | July 23, 2025 |                      |
| Closed (In-Camera)                 |               |                      |