

**DISTRICT OF LANTZVILLE  
BYLAW NO. 414, 2025**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020**

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**NOW THEREFORE** the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 by inserting “Regional Service” after “Community Services” in the list of zones;
3. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 by inserting REGIONAL SERVICE ZONE (RS) attached hereto as Schedule 1 after section 1.15.
4. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 by renumbering sections 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, and 1.23 to correct the sequencing following 1.15.
5. Schedule ‘A’ of “District of Lantzville Zoning Bylaw No. 180, 2020” is hereby amended by rezoning the land legally described as

“LOT 3, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490” and,  
“LOT 2, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490” and,  
“LOT 1, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2490, EXCEPT PARTS IN  
PLANS 23069 AND 40250”

from “Future Special Area Plan Zone (F-SAP)” to “Regional Service Zone (RS)”, as shown on the map attached hereto as Schedule 2.

**READ A FIRST TIME** this 23<sup>rd</sup> day of July, 2025.

**READ A SECOND TIME** this 23<sup>rd</sup> day of July, 2025.

**PUBLIC HEARING HELD** this XX<sup>th</sup> day of (month), 2025.

**READ A THIRD TIME** this XX<sup>th</sup> day of (month), 2025.

**ADOPTED** this XX<sup>th</sup> day of (month), 2025.

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Mark Swain, Mayor

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Delcy Wells, Director of Corporate Administration

Schedule 1

REGIONAL SERVICE ZONE (RS)

## 1.16 REGIONAL SERVICES ZONE

(RS)

### Permitted Uses

- The permitted uses are as follows:

Permitted Uses	Secondary Uses
Autobody Repair Automotive Repair Commercial Training Craft Beverage Processing Cultural Service Film and Television Production Financial Service Food and Beverage Processing Food and Beverage Service Health Service Household Service Intensive Retail Laboratory Light Cannabis Processing Light Manufacturing Office Personal Service Retail Transportation Service Veterinary Clinic Warehouse	Gasoline Station, shall only be permitted on a lot with a primary use building with a Floor Area in excess of 9290sqm  Assembly Mobile Vending Market Dwelling Unit, a maximum of 4 per lot and shall not be permitted on the ground floor

### Siting

- The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Any Structure	6 m	6 m	2 m	5 m

### Height

3. The maximum heights are as follows:

Structure	Maximum Height
Intensive Retail, Warehouse	15 m
Any Other Structure	12 m, where a building contains a dwelling unit an additional 4m of height is permitted
Fence	2.5 m

### Parcel Coverage

4. The maximum parcel coverages are as follows:

	Principle Building	All Buildings and Structures Combined
All Uses	50%	60%

### Subdivision

5. The subdivision regulations are as follows:

	Minimum Parcel Area	Minimum Parcel Frontage and Width
All Uses	0.2 ha	15 m

Despite the foregoing the following specific regulations apply:

- a. Parcels fronting a cul-de sac must present a minimum parcel frontage of 10 m while providing an average parcel width consistent with the foregoing.

## Schedule 2

