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July 31, 2025

Our File No.: 03125

DoL:

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville BC V0R 2H0

Attention: George Robinson, Director of Planning and Community Services

Dear Sir:

**Re: Superior Road Properties, Lots 1, 2, 3, Plan 2490, DL 53, Nanoose District
Owners: 0716546 BC Ltd.
District of Lantzville development applications.**

Following up on our meeting regarding the questions raised by Council and the referral motion of the amendment bylaws for the above properties, we write to address those questions and concerns.

This application was initiated by the District, originating from the stated goal of expanding and diversifying the District's tax base. Through discussions between the District and the owners a zone was developed and an agreement on the provision of amenities was agreed to. A conceptual plan was developed and used as the basis for the consultant reports. The regional services zone and concept create the highest and best use of the property and provide flexibility to adjust to current market demands. It is a unique and significant application for the District which can provide a large tax base increase, bring water to the Winds neighbourhood and upgrade and expand District services. It provides an opportunity for the owners to create a regional service center on their land. However the project has large upfront servicing and frontage works cost, large annual property taxes at rezoned values and rates with potentially a long timeline required to have businesses occupy the site, these create significant risk for the owners. We will work to the best of our abilities with the District to provide whatever is necessary for the application and should the bylaws proceed further we will work to secure anchor tenants and businesses. This is a District rezoning application to expand the tax base and to provide a significant portion of the servicing for water to the Winds, the proposed land uses and amenities are required to support the level of property taxes and development costs.



Regarding questions raised and discussed.

Live Work as a secondary use. When we met with staff a few months ago to review the application the inclusion of live work was discussed, as it has been incorporated into other recent successful commercial industrial projects. The reasoning for its inclusion was: live work provides an opportunity for business owners to, in effect, work from home which combines the costs of owning a property for their business as well as a property for their home; it can provide accommodation for an out of area business owner opening a new outlet on the site; and given the current cost and availability of housing, the residential units would provide opportunities for businesses to attract employees by providing housing as a benefit or as transitional housing for those re-locating and looking for permanent accommodation. The intent is not to create a residential component in the regional services zone, it is to provide housing related to and supporting the businesses. We acknowledge the concerns of Council and should they wish to remove or modify the live work use we will accept their decision. We believe it is a valuable ancillary use for future businesses, if four units is the concern then we encourage Council to reduce the number to their comfort level.

Floor Area Ratio or maximum building footprint conditions in the zone. This is a new zone and new product in the District that requires flexibility to hopefully attract a variety of businesses, including a large anchor tenant, we do not support either of these conditions in the zone.

The site plan is a proof of concept for rezoning. It does illustrate the 10m landscaped/forested corridor adjacent to Superior Road containing a multiuse trail with a fenced boundary to provide buffering for the properties across Superior Road and the dedication of the Knarston Creek corridor as park, which will be secured in a phased development agreement entered into as part of a bylaw adoption. Once there is an understanding and confidence that the application and concept plan will not be impacted by amendments, it is the owner's intent to apply for preliminary subdivision review and the associated DP's with respect to development of the land. The PSR conditions along with District engineering specifications are critical to determining engineering design for frontage and site works and servicing. Approved engineering design is required in order to be "shovel ready" to proceed with construction of works and services, including water infrastructure. A level of certainty and confidence is required prior to engaging with the time and expense of the engineering design. These are the processes required to develop the land into lots, in the future businesses will bring forward their building plans for each lot in accordance with the extensive form and character guidelines of the new DP area being created as part of this application.



July 31, 2025

Letter to George Robinson

page 3 of 3

In summary, we believe live work should be allowable but leave the final decision to Council, FAR and building size limits are not supportable and future building designs will be informed by the DP area policies. This is a significant application for the District and the owners, we look forward to moving to the next level of the process.

Yours truly,

Williamson & Associates Professional Surveyors

Brian Henning

Brian S. Henning, B.C.L.S.

cc: 0716546 BC Ltd. Attn: Darwin Mahlum

