
District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: September 17, 2025

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

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

THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Regional Service Zone) Bylaw No. 414, 2025" be given 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 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 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 owner and give the owner 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:

- 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 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.

At the July 23rd regular Council meeting, first readings of Bylaw No. 413, 2025 and Bylaw No. 414, 2025 was passed, with the following subsequent motion:

“MOVED AND SECONDED, THAT Council refers "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" to staff to obtain further answers to questions asked and discussed by council at the July 23, 2025, Regular meeting of Council such as various impact reports included in the previous information package provided to council and to confirm with the property

owners on items such as size limits for retailers and the number of live work units and further that this OCP amendment return to a Council in September 2025, for reconsideration of second reading.”

A letter from the representative of the property owners responding to the questions asked by Council is included as **ATTACHMENT 1**.

Support studies for the proposed development including a Servicing Report, Environmental Report, Transportation Impact Assessment, and Archaeological Assessment are included as **ATTACHMENTS 2 to 5**.

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.

Following up on questions about the Economic Impact Assessment that was included in the July 23rd 2025 Council agenda package, staff have done an updated analysis of the property tax impact of the proposal, included as **ATTACHMENT 6**

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 7**.

A corresponding Zoning Bylaw Amendment for a Regional Services Zone is included as **ATTACHMENT 8**.

ATTACHMENT(S)

1. Response letter from owners
2. Servicing Report from Newcastle Engineering
3. Environmental Report from Toth and Associates
4. Transportation Impact Assessment from Watt
5. Archaeological Assessment from Madrone
6. Property tax impact analysis
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 from the July 23rd, 2025 Council Report (agenda item 7 b). 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.

Additional analysis on the proposal is included in the July 23rd, 2025 Council Report, agenda item 7 b).

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.

Public Engagement

Should the Official Community Plan Amendment and Zoning Bylaw Amendment receive 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:



George Robinson,
Director of Planning and
Community Services

Date: September 11, 2025

REVIEWED WITH:			
<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:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	September, 17 2025	
Closed (In-Camera)		