
District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: December 6, 2023

**SUBJECT: District of Lantzville Zoning Bylaw No. 180, 2020, Amendment
(7437 Sunbury Road) Bylaw No. 347, 2023**

PURPOSE

To provide information for Council to consider a Zoning Bylaw amendment application to rezone 7437 Sunbury Road from Residential 1 (R1) to Residential 3 (R3) to facilitate a 2-lot single-family subdivision.

RECOMMENDATIONS

1. **THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7437 Sunbury Road) Bylaw No. 347, 2023” be given third reading.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. DEFEAT THE BYLAW

Per Council Procedure Bylaw No. 141, if a motion to pass any reading or adoption of a bylaw is defeated, that bylaw shall be deemed to have been defeated. The application to amend the bylaw would end.

If the bylaw is defeated, the proposed 2-lot subdivision on 7437 Sunbury Road will not be possible.

2. AMEND THE BYLAW

When the following motion is on the floor:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7437 Sunbury Road) Bylaw No. 347, 2023” be given third reading.

Amend by motion:

THAT the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*]”.

Vote on the main motion as amended:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7437 Sunbury Road) Bylaw No. 347, 2023” be given third reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. If Council chooses to amend the bylaw, 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

7437 Sunbury Road (the ‘subject property’) is approximately 0.3009 hectares (0.744 acres) in area and fronts both Sunbury Road and Lantzville Road (**ATTACHMENT 1**).

7437 Sunbury Road is currently zoned as Residential 1 in “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw 180) and designated Residential in “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP) (**ATTACHMENT 2**). The subject property is connected to municipal water and sewer services extending along Sunbury Road. The subject property is not located within any development permit areas.

Proposal

The applicant has applied to rezone the property from Residential 1 (R1) to Residential 3 (R3) to facilitate a 2-lot single-family subdivision and development. The R1 zone has a minimum parcel area of 0.2 hectares (2,000 m²) and the R3 zone has a minimum parcel area of 0.1 hectares (1,000 m²). The proposed subdivision would include one 1,919 m² parcel to accommodate an existing dwelling and one new 1,000 m² parcel, as per the site plan in **ATTACHMENT 3**.

The proposed Zoning amendment bylaw (Bylaw 347) is included in **ATTACHMENT 4**.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Subdivision Conceptual Site Plan
4. “District of Lantzville Zoning Bylaw Amendment (7437 Sunbury Road) Bylaw No. 347, 2023”
5. Section 5.2.7 of “District of Lantzville Official Community Plan Bylaw No. 150, 2019”
6. District of Lantzville Community Amenity Contributions Document
7. Size of lots surrounding 7437 Sunbury Road
8. Public Feedback

ANALYSIS/RATIONALE

Official Community Plan

The proposed subdivision and rezoning are consistent with the target average lot size of 960 m² and exceed the development density of 5 units per hectare outlined in Section 5.2.7 of the OCP (**ATTACHMENT 5**). The property owner will provide a cash Community Amenity Contribution (CAC) of \$3,000 for the proposed new lot, as per the District of Lantzville Community Amenity Contribution document approved by Council on June 15, 2020 (**ATTACHMENT 6**).

The proposed rezoning and subdivision will produce fewer than three new parcels, thus a 5% parkland dedication is not required under the *Local Government Act*. Due to the size of the subject property, staff do not recommend requiring parkland in addition to the proposed Community Amenity Contribution.

Zoning Bylaw

The property is currently designated as R1 in Zoning Bylaw 180. There are R1 zoned lots surrounding the subject property in all directions. The lots abutting the west parcel line and the lots directly south of the property are smaller than the 0.2 hectare lot size requirement for R1 properties in Zoning Bylaw 180. These seven lots range in size from 0.0868 hectares to 0.1641 hectares in area. Other R1 zoned lots less than 0.2 hectares in area exist along Leland Road (**ATTACHMENT 7**). The proposed rezoning and subdivision of the subject property would therefore be consistent with the density of surrounding properties.

The property owner is applying to rezone the subject property to allow for a future subdivision of one additional lot. If the property remains designated as R1, the property owner would not be able to subdivide.

Works and Services

The applicant intends for the new lot to be serviced by municipal water and sewer services. A sanitary sewer main and a water main run along Sunbury Road and Lantzville Road.

A new driveway must be designed and constructed on Lantzville Road prior to subdivision approval. Subdivision and development of the property will be subject to the requirements of the “Subdivision and Development Works and Services Bylaw No. 175, 2020.”

Public Feedback

Comments provided by members of the community are included in **ATTACHMENT 8**.

1. Strategic Plan Objectives

N/A

2. Policy

None besides those already addressed.

3. Resources

N/A

4. Financial/Budget Implications

The proposed Zoning Bylaw amendment would include a cash CAC of \$3,000. The property owner would be required to pay development cost charges prior to subdivision approval.

5. Sustainability Implications

Preliminary environmental and servicing reports have confirmed that there are no concerns with developing the property as proposed.

Prepared by:

Approved for submission to Council:

Amanda Masse, Planner

Trudy Coates, Acting Chief Administrative Officer

Date: November 30, 2023

Date: November 30, 2023

George Robinson, Director of
Planning and Community Services

Date: November 30, 2023

REVIEWED WITH:			
<input checked="" type="checkbox"/> Corporate Administration	<input checked="" type="checkbox"/> Fire Rescue	<input checked="" type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input 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	December 6, 2023	
Closed (In-Camera)		