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**TO:** Regional District of Nanaimo Board      **MEETING:** June 26, 2018  
**FROM:** Nick Redpath  
Planner      **FILE:** 6520-30-LNTZ  
**SUBJECT:** District of Lantzville Official Community Plan Review

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### **RECOMMENDATIONS**

1. That the Board receive the District of Lantzville Official Community Plan Bylaw Referral.
2. That the District of Lantzville be advised that an amendment to the Regional Context Statement is required to be submitted to the Regional District of Nanaimo Board for approval.
3. That the District of Lantzville be advised that an amendment to the Regional Growth Strategy is required to recognize the changes to the Growth Containment Boundary within the Official Community Plan.

### **SUMMARY**

The Regional District of Nanaimo (RDN) has been referred a copy of the District of Lantzville Official Community Plan (OCP) for review and comment (see Attachment 1 – District of Lantzville Official Community Plan Bylaw Referral Letter). In 2016, the District of Lantzville commenced a comprehensive review process to update their current “District of Lantzville Official Bylaw No. 50, 2005”. The policies and guidelines within the document reflect the input received from the residents of Lantzville through a public consultation process that included numerous meetings, workshops, a community survey and a number of questionnaires. As outlined in the recommendations section of this report, the District of Lantzville should be advised that any proposed change to the Growth Containment Boundary (GCB) within the OCP requires an amendment to the Regional Growth Strategy (RGS) and the updated Regional Context Statement (RCS) requires approval by the RDN Board. Given the overall policy direction and content in the OCP bylaw, the direction of the RGS has been addressed and other than the technical items identified related to context statement which require amendment to the the RGS, there are no community planning recommendations provided for the Board’s consideration.

A draft copy of the District of Lantzville Official Community Plan can be found at the following link:

<https://www.lantzville.ca/cms/wpattachments/wpID724atID4493.pdf>

### **BACKGROUND**

The District of Lantzville’s draft OCP update is supportive of the RGS and provides an explanation of its consistency through the RCS. The *Local Government Act* requires a municipal OCP to include a RCS where a RGS applies to that municipality. Municipal OCPs are required to include this statement to indicate how they are either consistent or inconsistent with the RGS. The District of Lantzville’s RCS has gone through minor changes in the draft OCP update and will require approval from the RDN Board.

### ***Land Use Implications***

The following goals are found within the OCP. The summaries below describe how these OCP goals through the RCS are consistent with the RGS and identify any areas that require an amendment to the RGS.

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

The OCP update supports and recognizes the importance of protecting the natural environment through a number of goals, objectives and policies relating to natural ecosystems and sensitive areas, ecological storm water management, protecting the waterfront and using green infrastructure.

#### ***Goal 2: Preserve Community Character***

The OCP update supports the enhancement of rural integrity by supporting land uses such as agriculture, forestry, and resource based uses. The OCP also supports directing future development to lands within the GCB to minimize the possible impact on those lands outside of the GCB and does not support the extension of community services (water and sewer) to lands within the Resource – Forestry, Resource – Agricultural and the Rural Residential Land Use Designations for the purposes of development.

Map No. 4 – Land Use Designations shows that the GCB within the draft OCP update has been adjusted to include land designated Resource – Agriculture and is no longer consistent with the GCB in the RGS. Any change to the GCB requires an amendment to the RGS. As there has been a full OCP review, the amendment should be considered through the minor amendment process.

The inclusion of the land designated Resource – Agriculture into the GCB has the potential to direct future development on this land and could potentially take away from the rural integrity. The OCP policies that guide future development should consider impacts on Rural Integrity, as policies within the OCP update do not support the extension of community services to lands within the Resource – Agricultural Land Use Designations.

#### ***Goal 3: Strengthen the Village Commercial Core***

The OCP update establishes a GCB which includes the village core, surrounding residential lands, an industrial area, all of the estate and rural residential areas including the Foothills and the Commercial/Industrial and Resource – Open Space areas. The GCB excludes the majority of Resource – Agricultural and Resource – Forestry lands in the District.

The OCP update has changed the existing GCB and is no longer consistent with the GCB in the RGS and any change to the GCB requires an amendment to the RGS.

#### ***Goal 4: Provide Housing Choices***

The OCP update supports the broadening of housing options to include housing for aging residents, young people and people with limited mobility, such as patio homes, townhomes and apartments. Included in the OCP are density bonus provisions for the residential areas and in key infill Special Plan Areas that supports the development of assisted living facilities.

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

The OCP update includes density bonus provisions for the residential areas and in key infill Special Plan Areas and supports the development of assisted living facilities. The forms of residential development

supported in the OCP for the Village Core includes patio homes, town homes, limited apartments and mixed-use residential near commercial development, as well as assisted living facilities. A limited amount of one to two-storey multi-family residential or intensive (small lot single family) residential developments are anticipated in select Special Plan Areas that are near transit lines.

**Goal 6: Develop Community Infrastructure**

The OCP update supports the efficient delivery of services for those lands designated within the GCB through the delivery of community sewer to residential areas in an orderly and planned manner and a Water Master Plan that has been completed.

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

The OCP update supports a Village Core served by a variety of transportation means including automobile, public transit and human powered forms such as walking and cycling and supports many innovative mobility policies including the creation of a pedestrian trail network.

Given the proposed policies and amendments to the previous OCP, the District of Lantzville should be advised that any proposed change to the Growth Containment Boundary (GCB) within the OCP requires an amendment to the Regional Growth Strategy (RGS) and the updated Regional Context Statement (RCS) requires approval by the RDN Board. Given the overall policy direction and content in the OCP bylaw, the direction of the RGS has been addressed and other than the technical items identified related to context statement which require amendment to the the RGS, there are no community planning recommendations provided for the Board's consideration.

**ALTERNATIVES**

1. That the Board receive the District of Lantzville Official Community Plan Bylaw Referral and that the comments and recommendations in the District of Lantzville Official Community Plan Review report be forwarded to the District of Lantzville.
2. That alternate direction be provided to staff.



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June 8, 2018

Reviewed by:

- P. Thompson, Manager, Long Range Planning
- G. Garbutt, General Manager, Strategic and Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. District of Lantzville Official Community Plan Bylaw Referral Letter