

Lantz Secondary Planning Strategy

Planning Advisory Committee Presentation
September 16, 2025



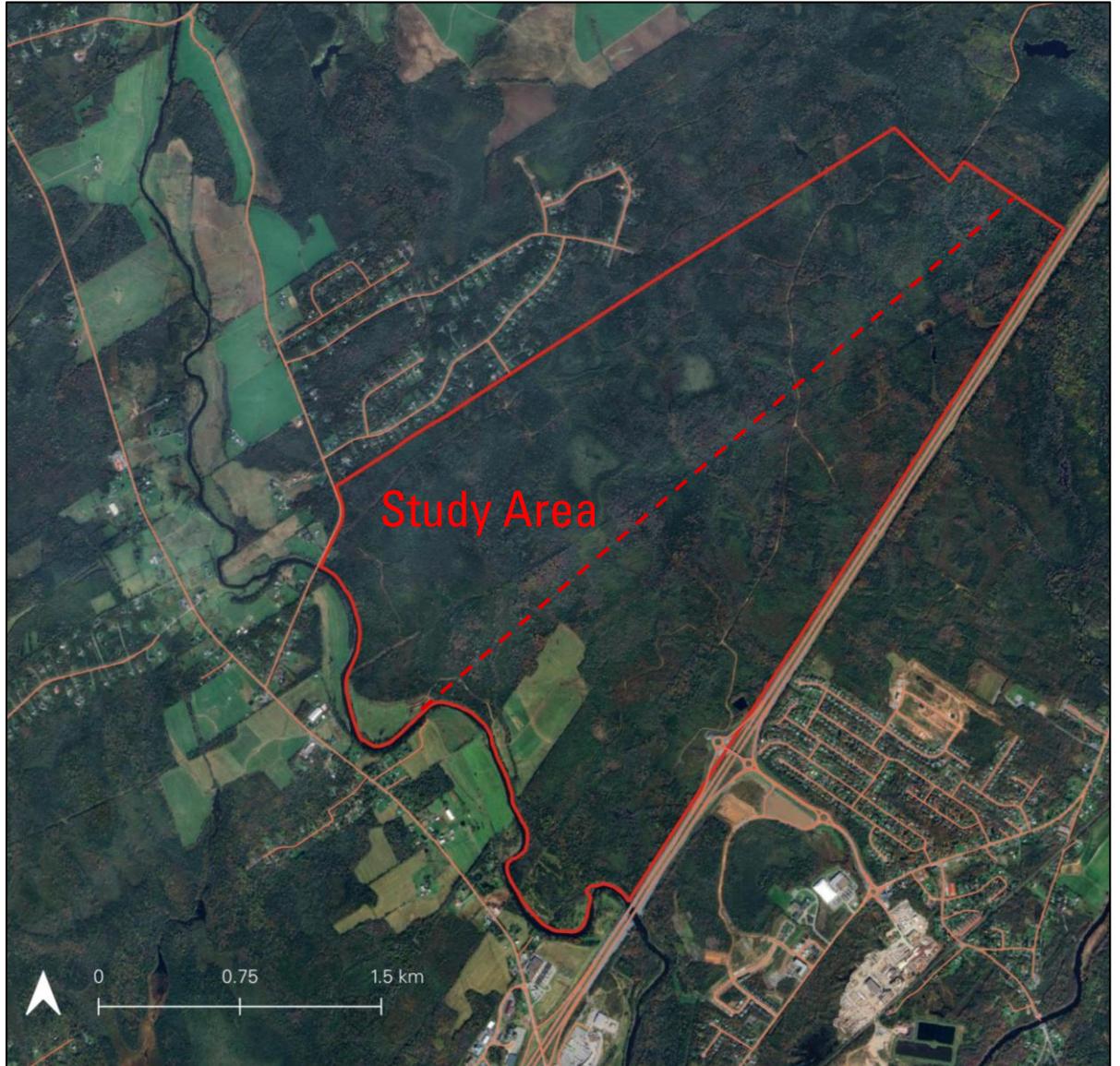
Background

Study Area: Lantz Growth Reserve Area +
Adjacent properties

Current Zoning: Rural Use (RU)

Project Timeline:

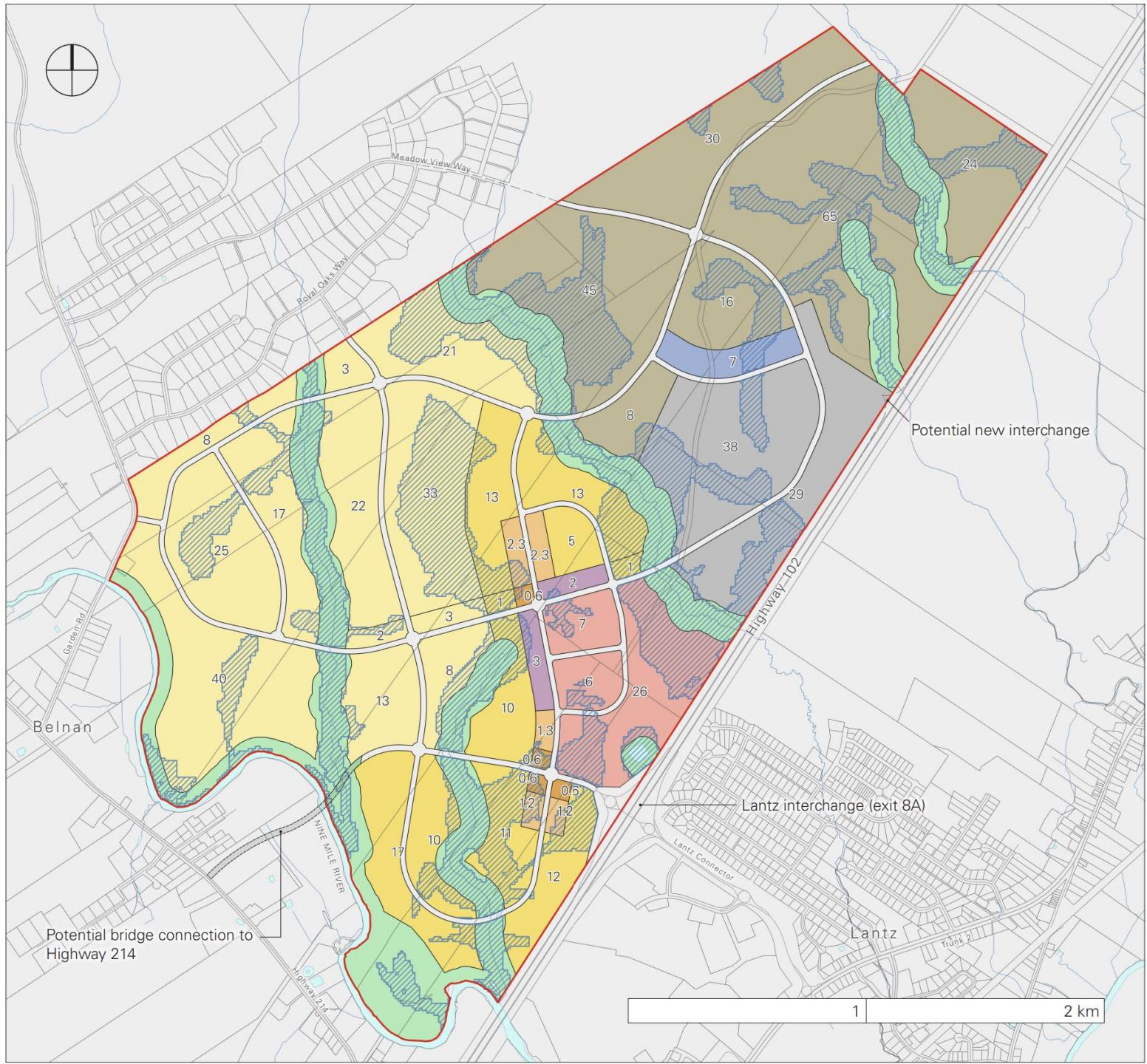
- Desktop & Land Survey Analysis
- Needs Assessment & Market Analysis
- Secondary Concept Plan & Design
- Secondary Planning Strategy Report



Background

Guiding Principles:

- Environmental Protection
- Housing Diversity & Affordability
- Commercial & Employment Opportunities
- Complete Community with an Urban Centre
- Transportation & Connectivity

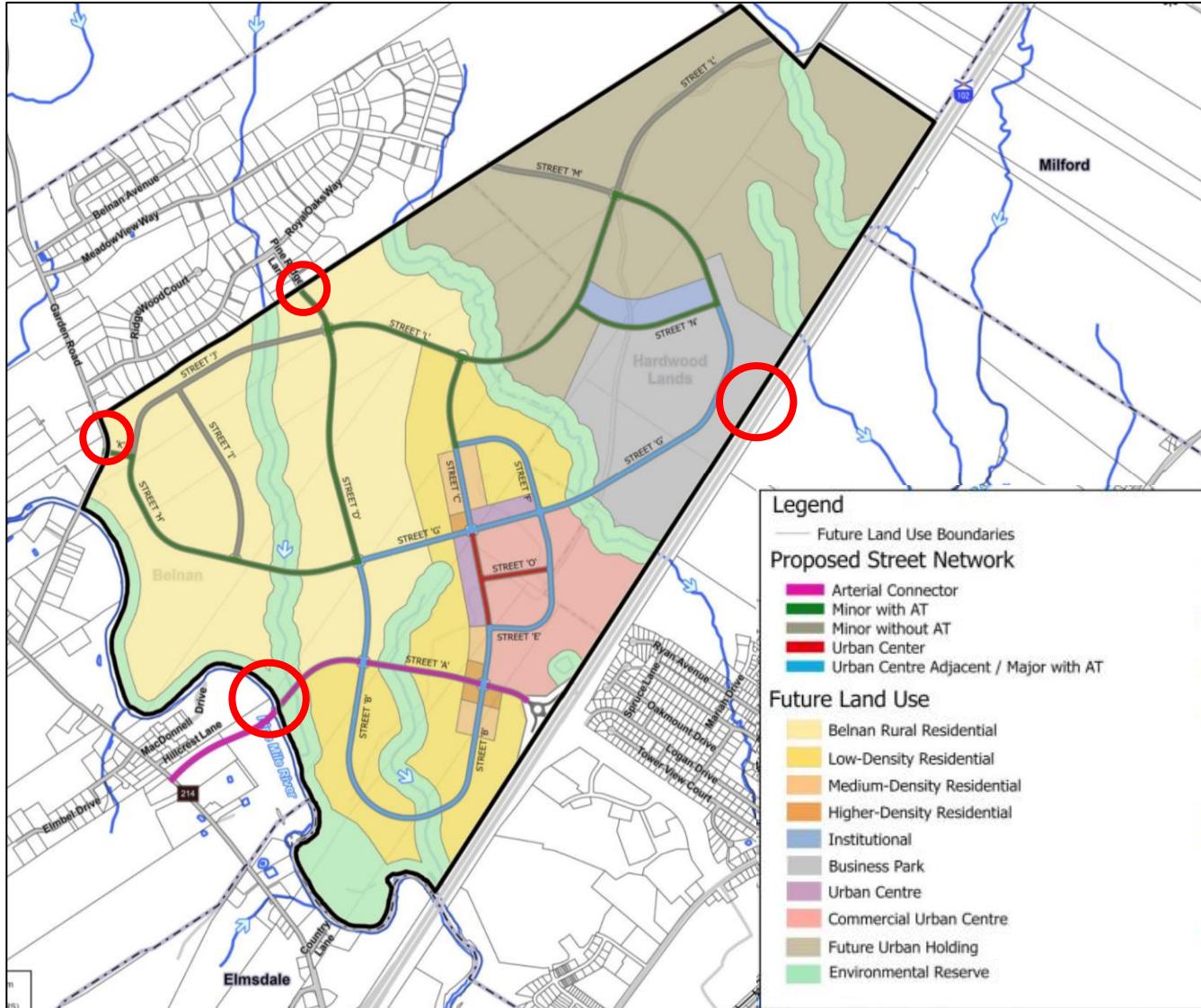


Environmental Constraints

- Areas of predicted wetlands
- Nine Mile River Flood Plane
- Potential for species at risk in watercourses

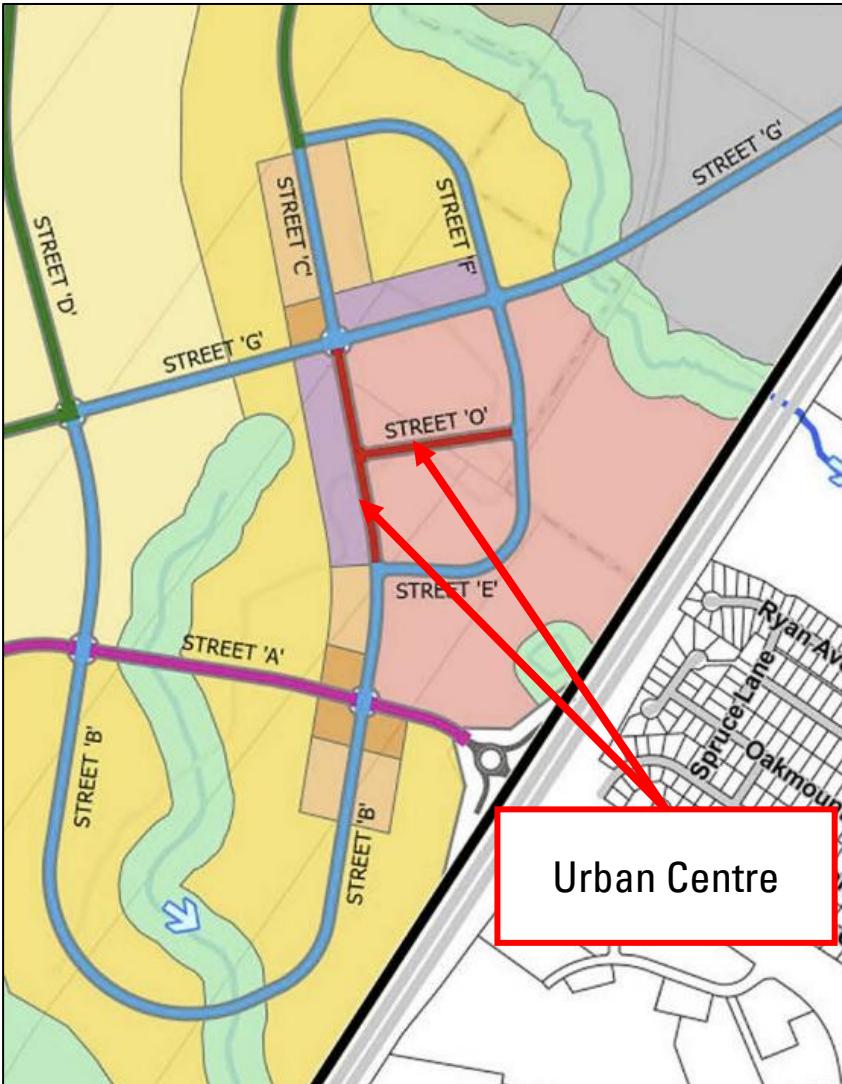


Transportation

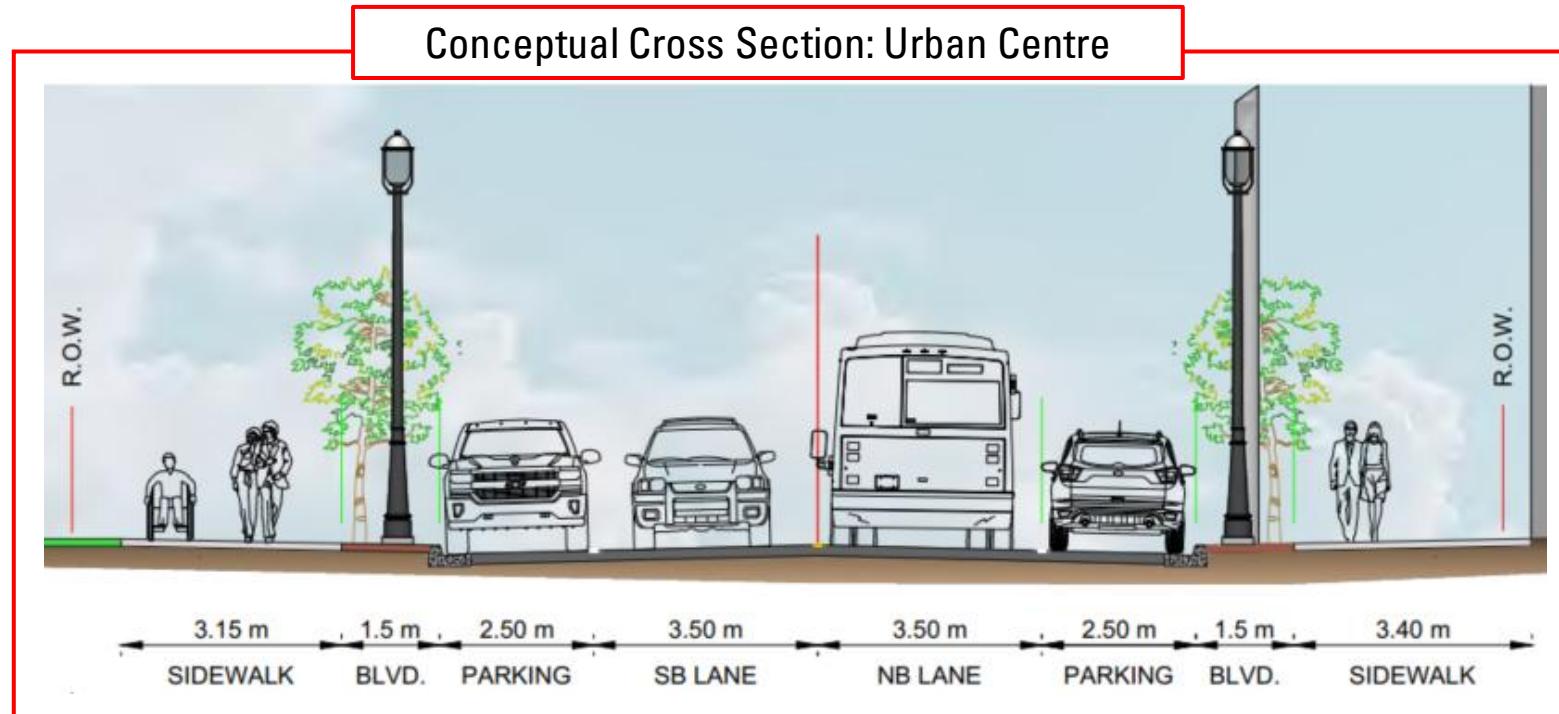


- Future residents, workers, and visitors are all connected within the community and to surrounding lands.
- New proposed accesses include:
 - Highway 102 Interchange
 - Bridge across Nine Mile River
 - Accesses to Garden Road and Royal Oaks Way
- Five different street typologies are proposed.

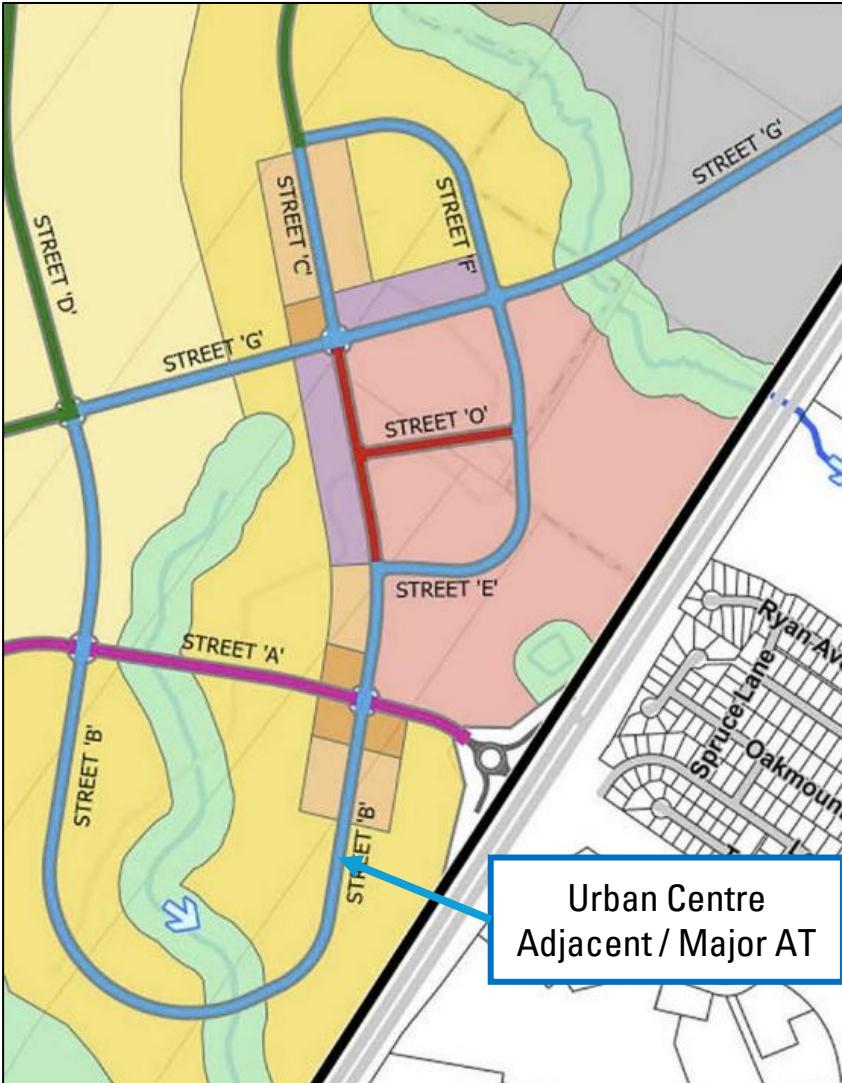
Transportation



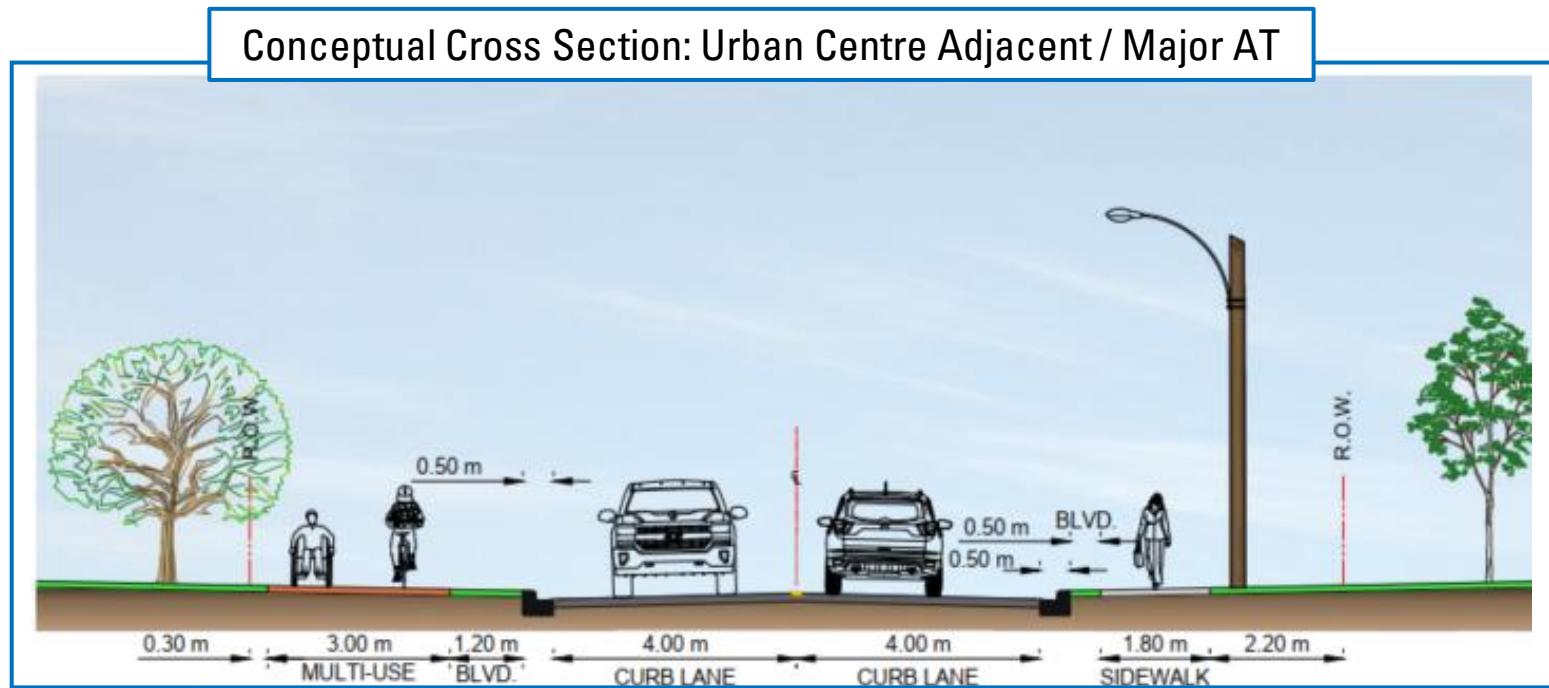
- Urban Centre cross section will be applied in the pedestrianized core of the area.
- Provides space for parking and generous sidewalks on both sides.



Transportation



- Intended to serve the busiest roads in the area and those that wrap around the Urban Centre.
- Multi-use path + sidewalk



Concept Plan

Residential

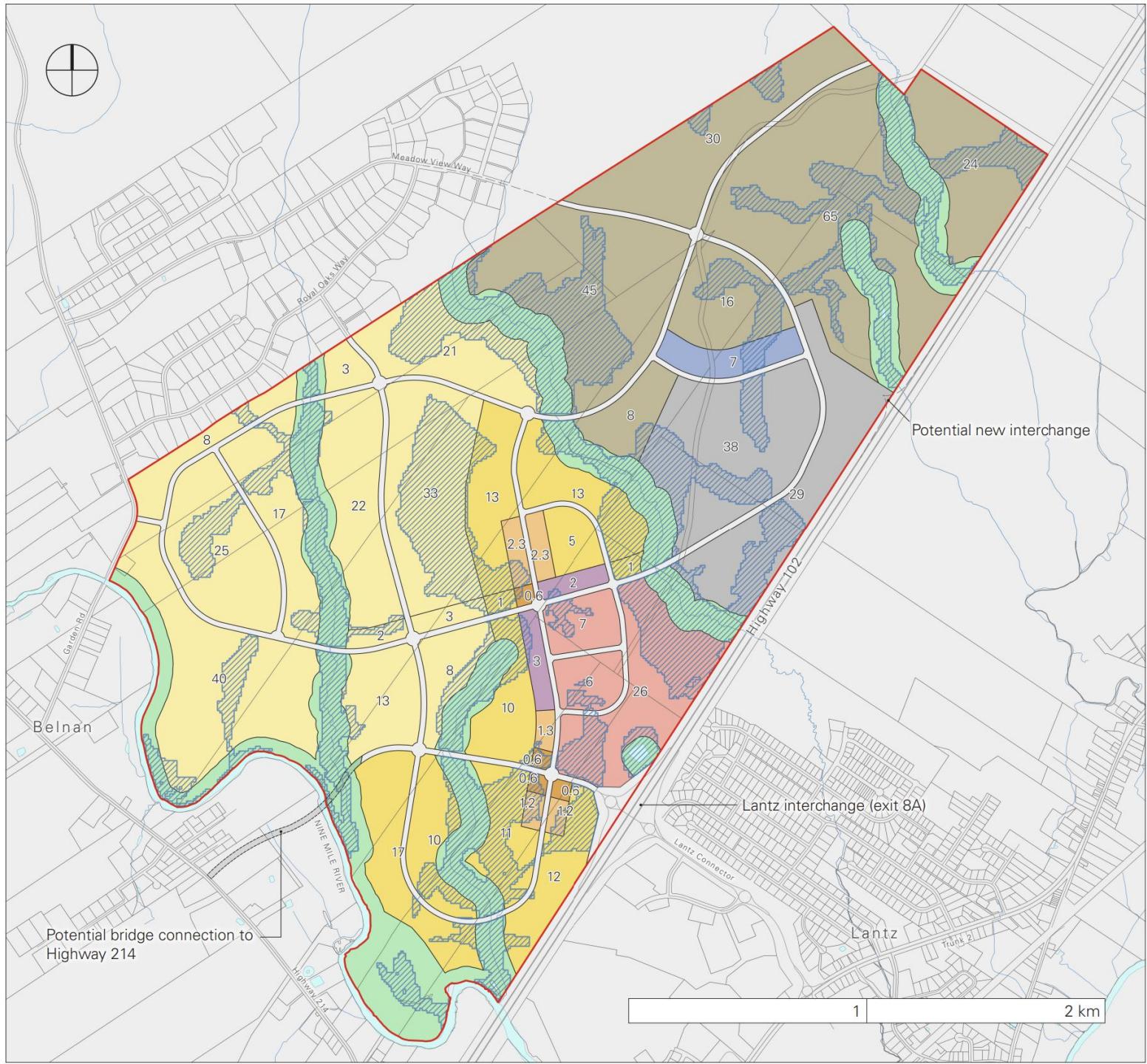
- Belnan Rural Residential
- Low-Density Residential
- Medium-Density Multi-Unit
- Higher-Density Multi-Unit
- Urban Centre

Commercial / Institutional

- Commercial Urban Centre
- Business Park
- Institutional

Other

- Future Urban Holding
- Environmental Reserve

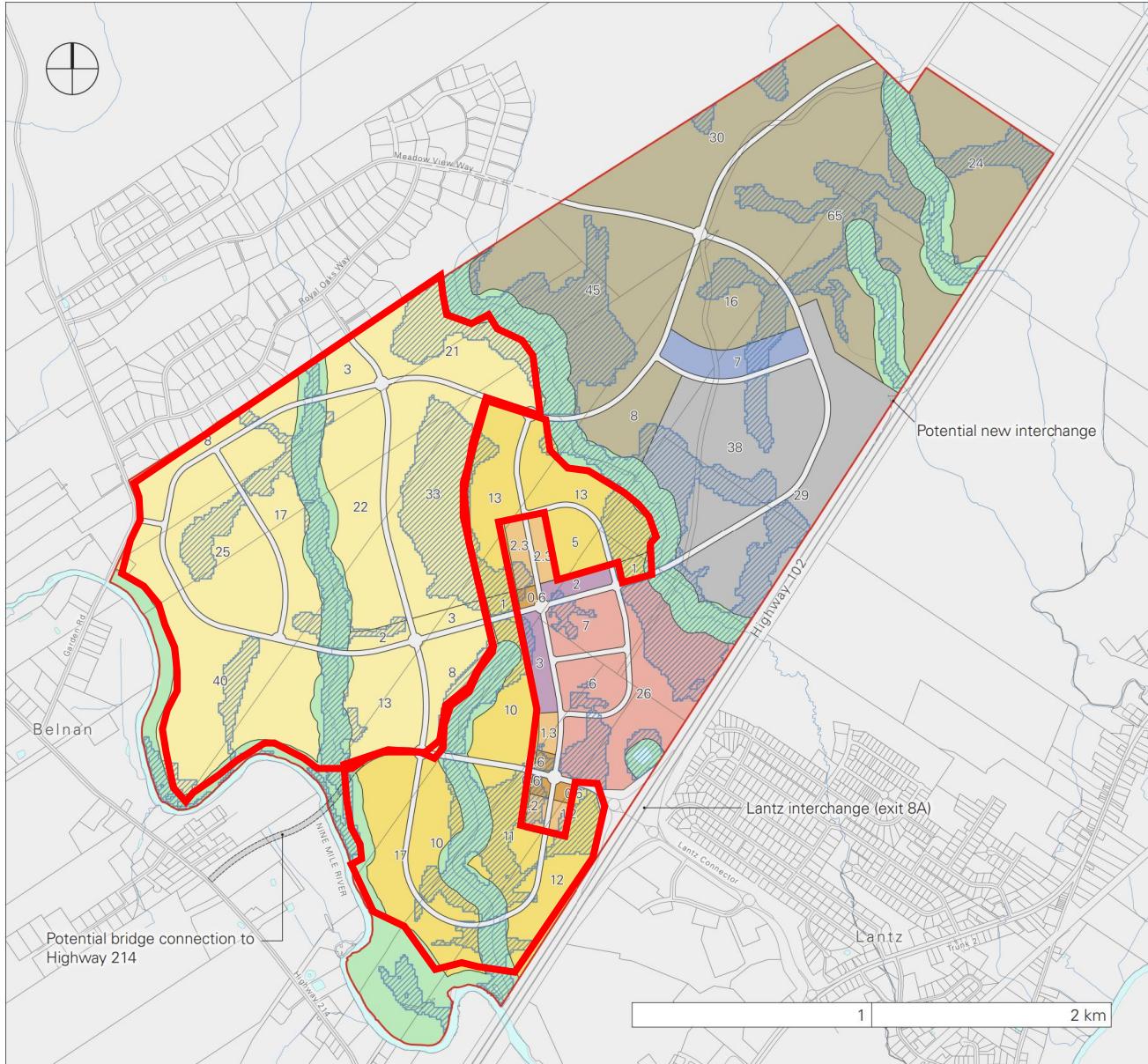


Belnan Rural Residential

- Preserves the existing low-density residential uses.
- Municipal water and wastewater services are not planned within this Area.
- Permits uses generally outlined under the Country Residential Zone.

Low-Density Residential

- Permits residential uses with up to four units.
- Area will be serviced by municipal water and wastewater system.



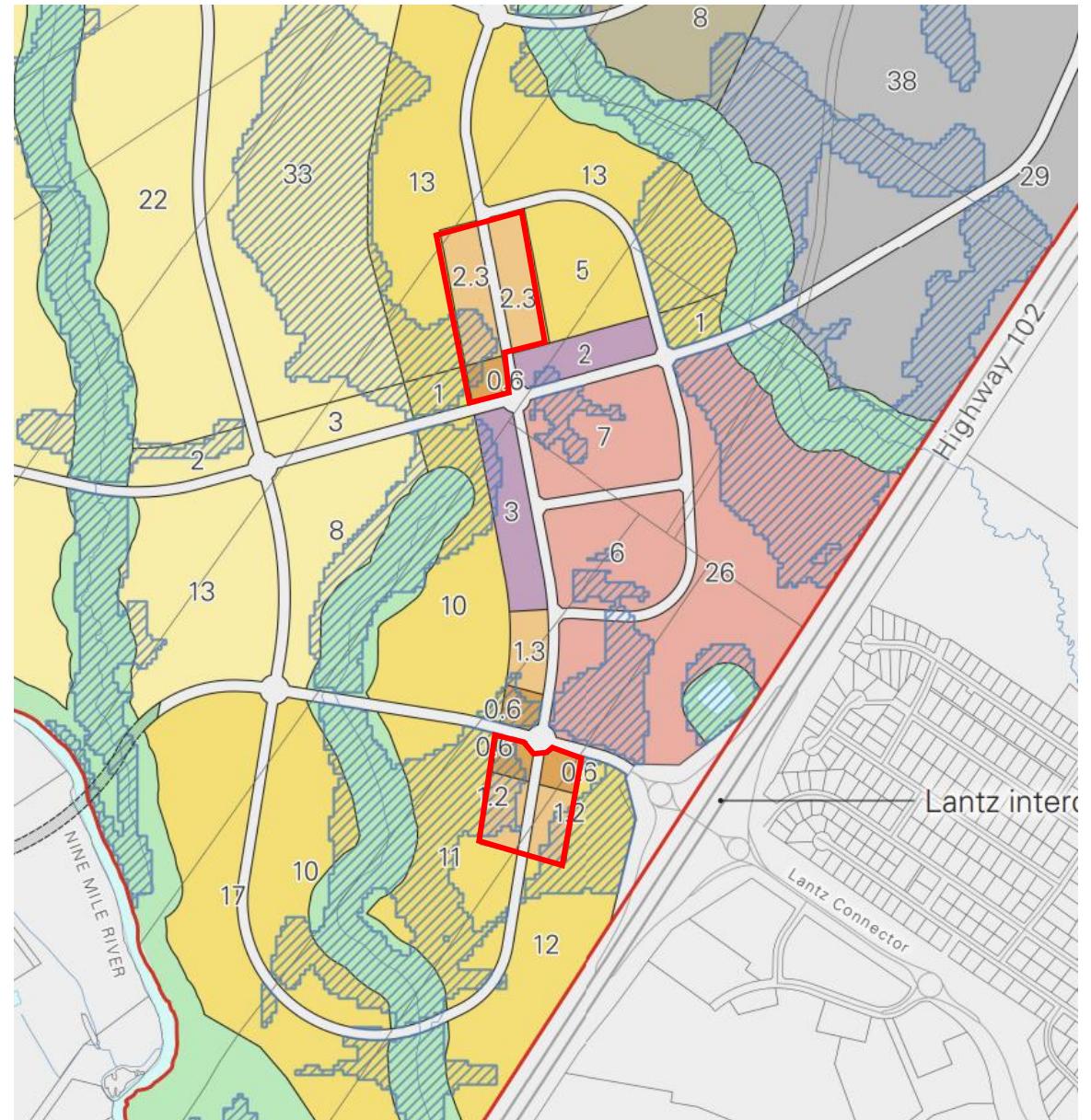


Medium-Density Residential



Higher-Density Residential

- Supports increased density near the Urban Centre and the Commercial Urban Centre Areas.
 - Medium-Density: up to **5 storeys**
 - Higher-Density: up to **7 storeys**
- Permits neighbourhood commercial uses and community and recreation facilities.
- Parking is required to be located beside or behind buildings.

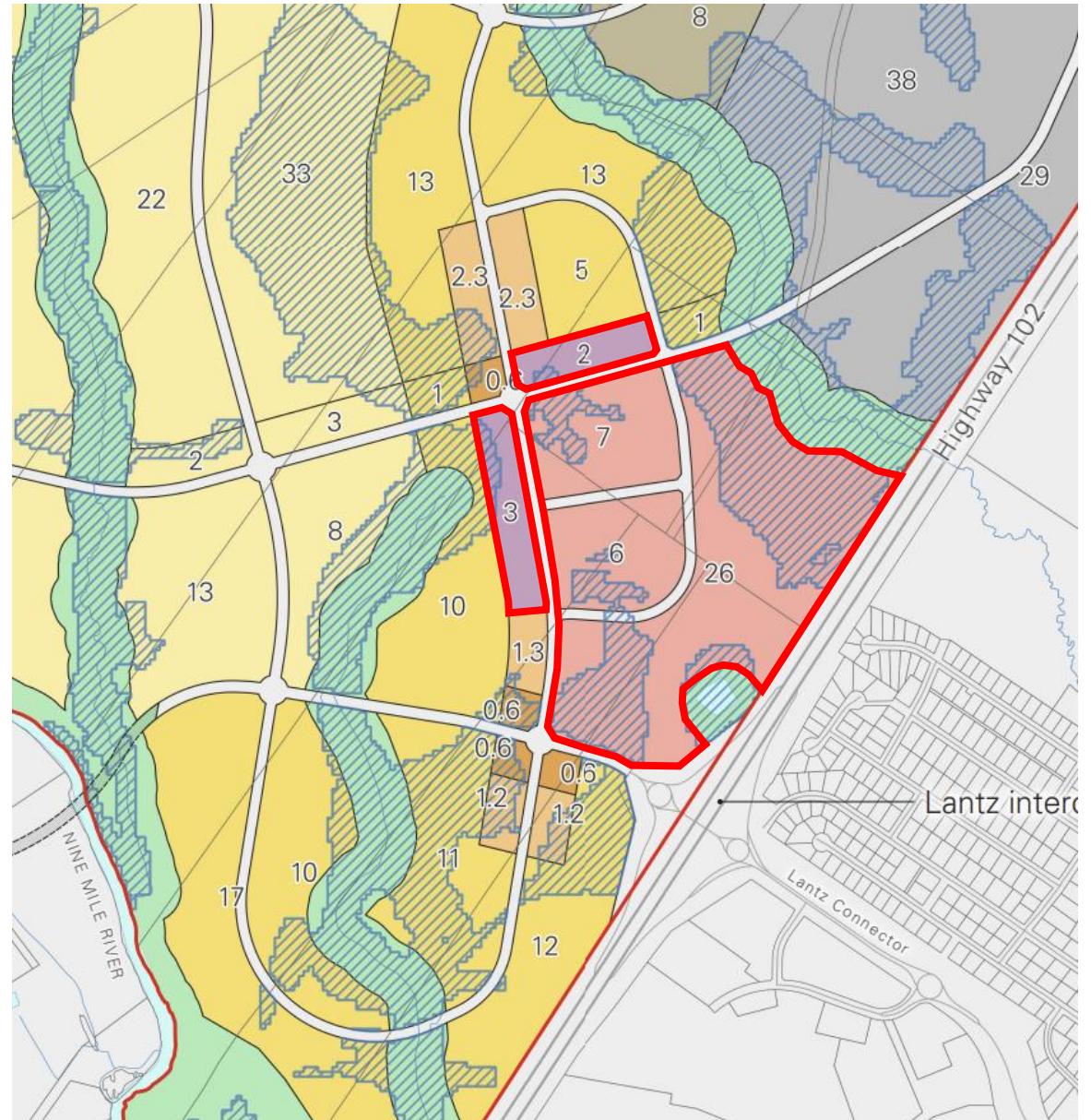


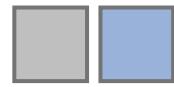
■ Urban Centre

- Permits commercial, medium and higher-density residential uses.
- Maximum height of 7 storeys.
- Contributes to the development of a walkable downtown core along Urban Centre Streets.

■ Commercial Urban Centre

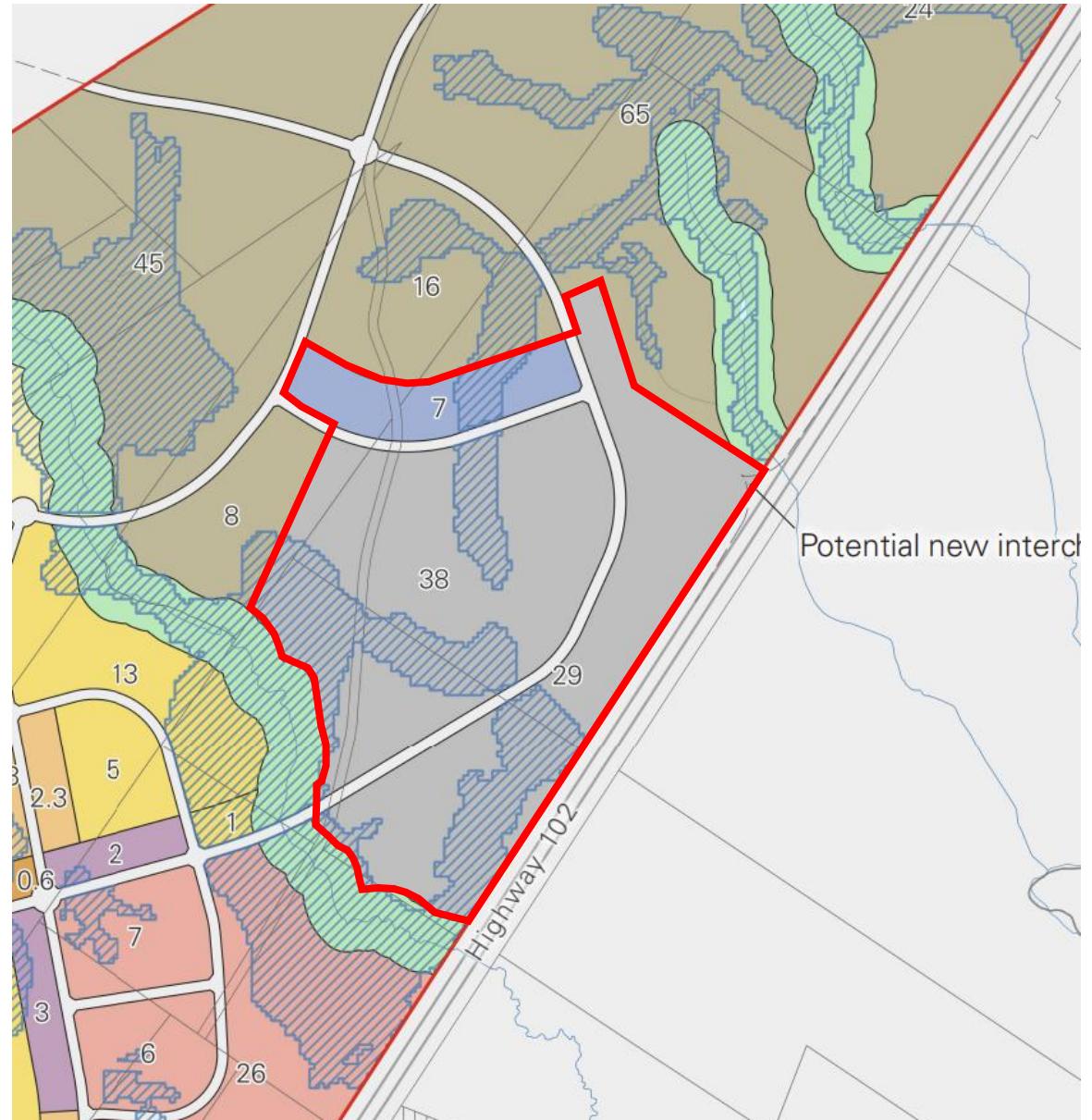
- **Core of commercial activities** with a range of commercial and institutional uses.
- Contributes to the development of a walkable downtown core along Urban Centre streets.





Business Park / Institutional

- Permits a wide range of retail, office, light industrial, and institutional uses to serve as a **key employment hub** for the Municipality.
- A **new highway interchange** may be required to ensure strong transportation access.





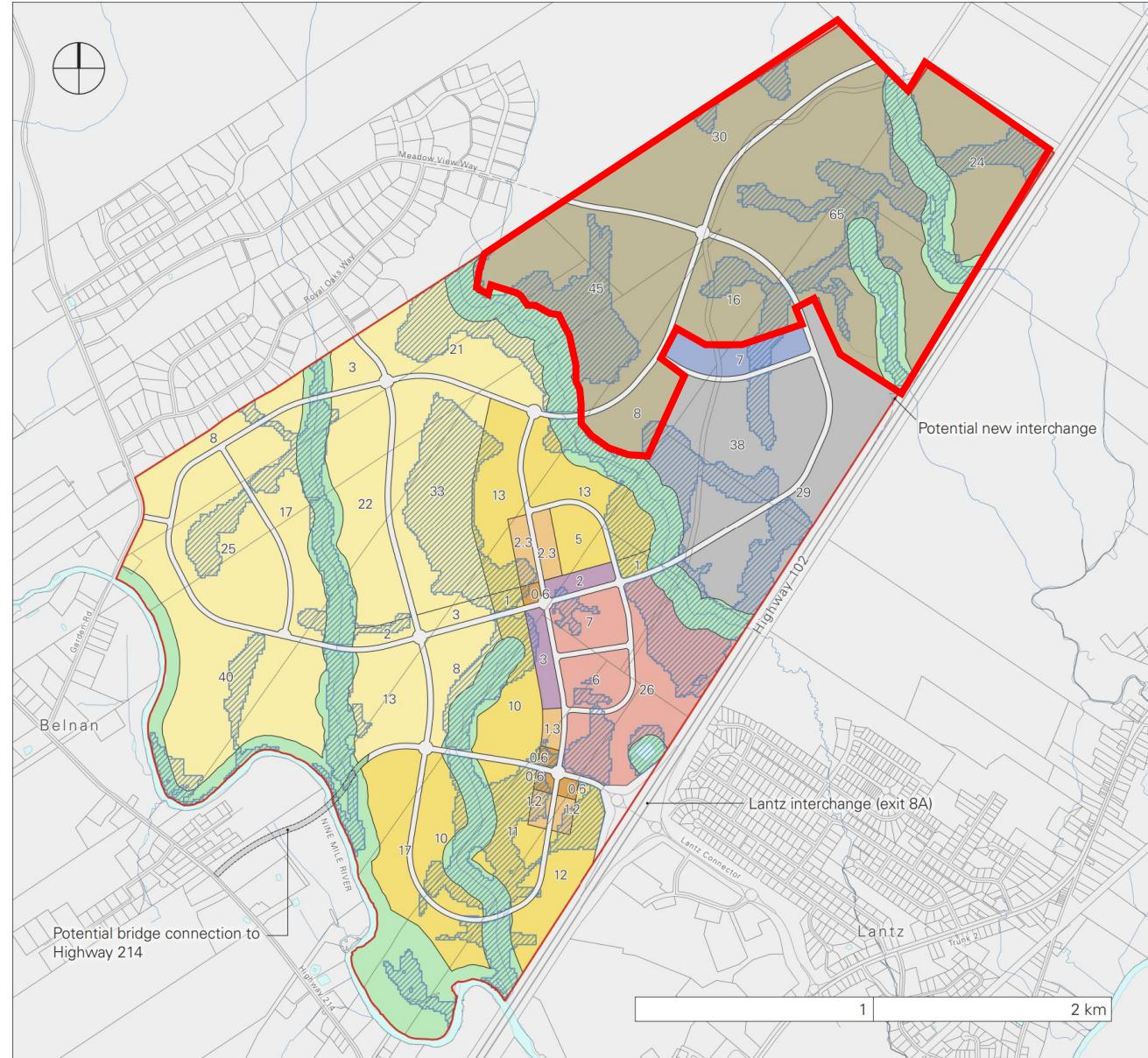
Environmental Reserve

- 60 metres of a watercourse identified as potential habitat for species-at-risk.
- low-impact outdoor recreational uses, conservation uses, and stormwater management.



Future Urban Holding Designation

- Preserved for future land use demand.
- No Development Agreement unless permitted through future planning strategy amendments.



Land Use Plan – Phases

Phase 1

Mix of low, medium and higher density residential uses with a potential bridge connection to Highway 214.

Phase 2

Urban Centre Areas - Mix of commercial and residential uses with a traditional main street.

Phase 3

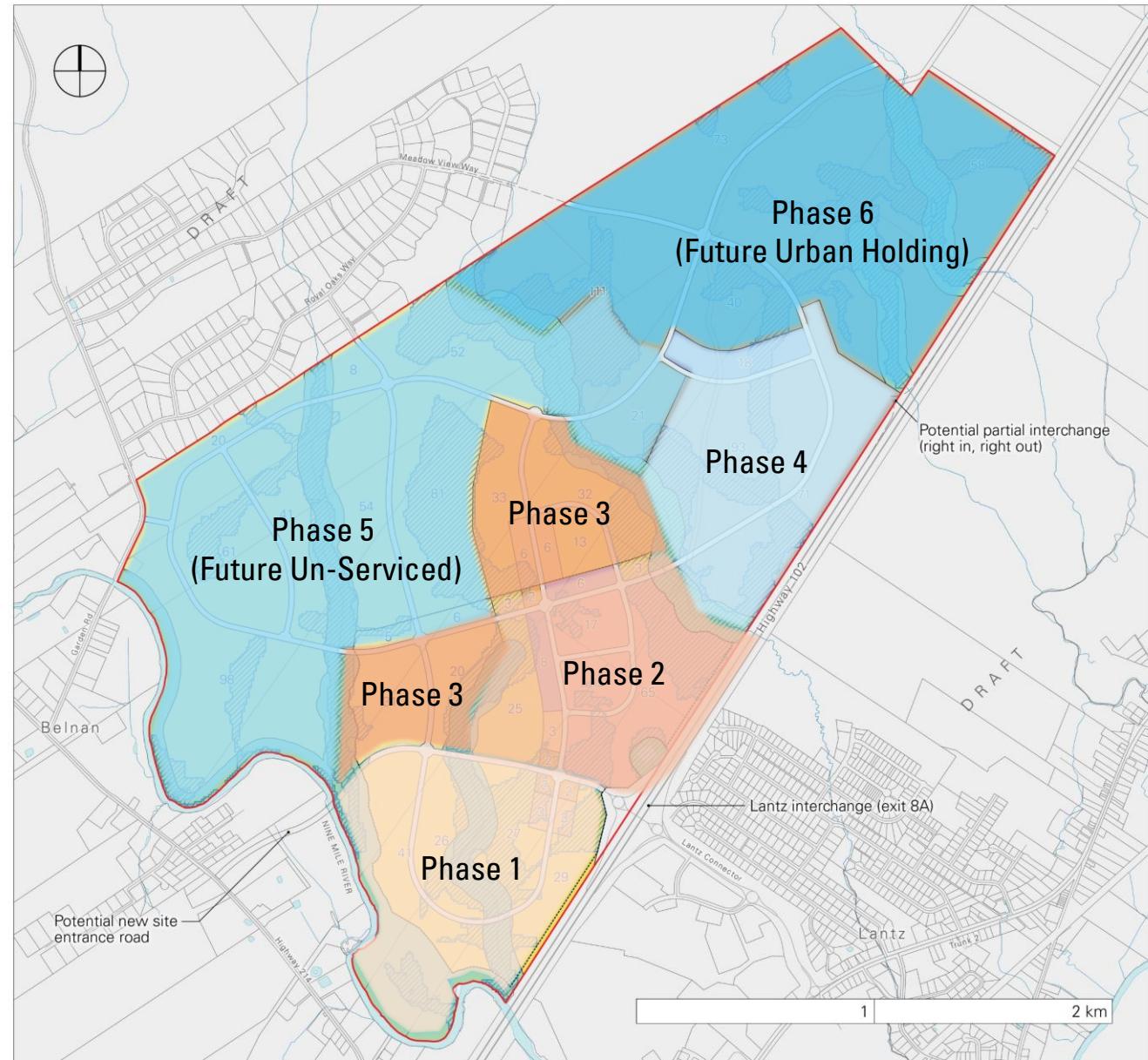
Mix of low, medium and higher density residential uses.

Phase 4

New business park with a potential highway 102 Interchange.

Phases 5 + 6

Areas reserved for long term growth. Un-serviced low density residential and future urban holding area.



Land Use Plan – Phases

Phase 1 – 3 Summary (2026 – 2056)

Dwelling Units = 3,395

Estimated Residential Population = 7,282

Phase 1

Dwelling Units = 1,360

Estimated Residential Population = 3,076

Phase 2

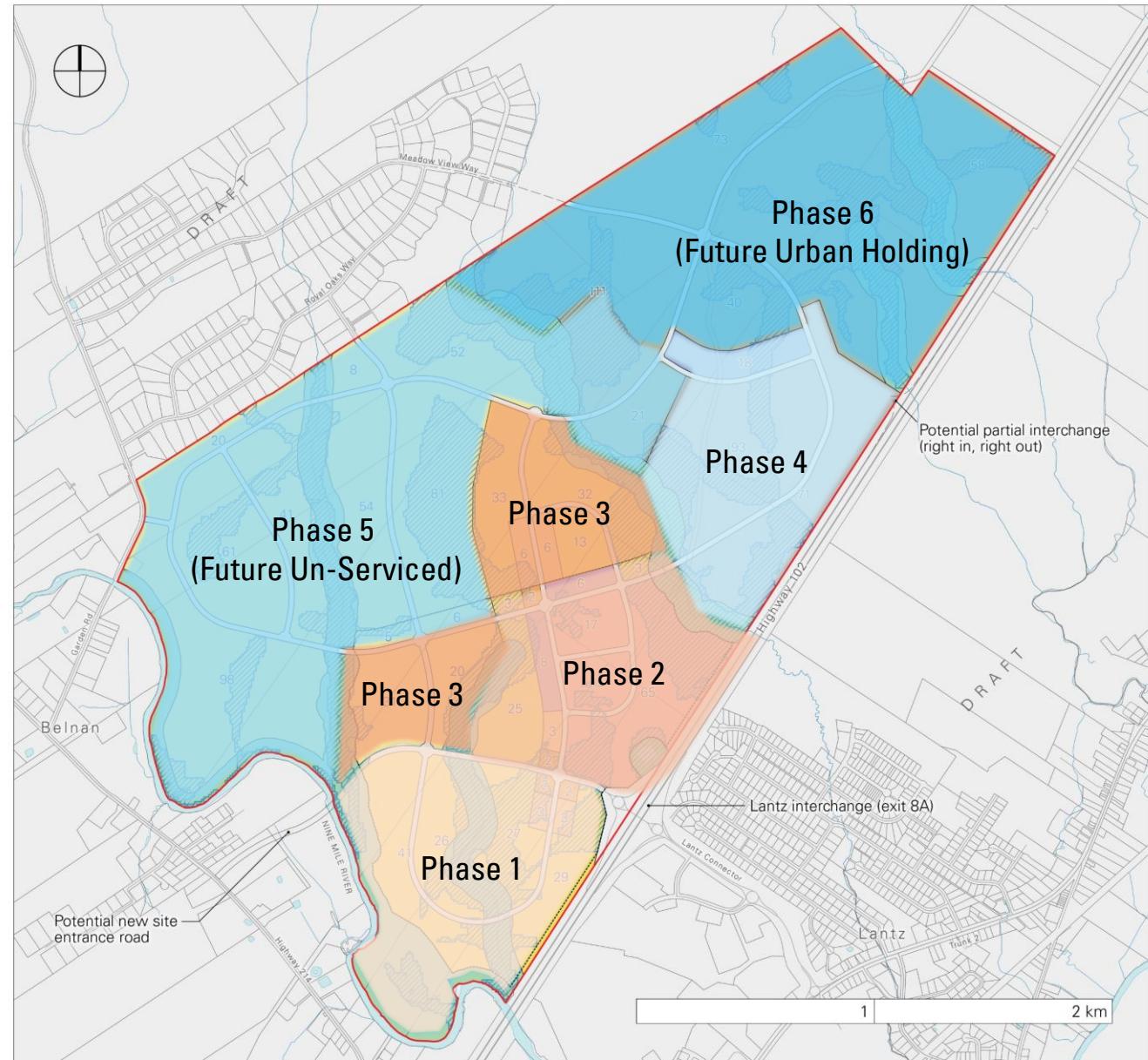
Dwelling Units = 976

Estimated Residential Population = 1,978

Phase 3

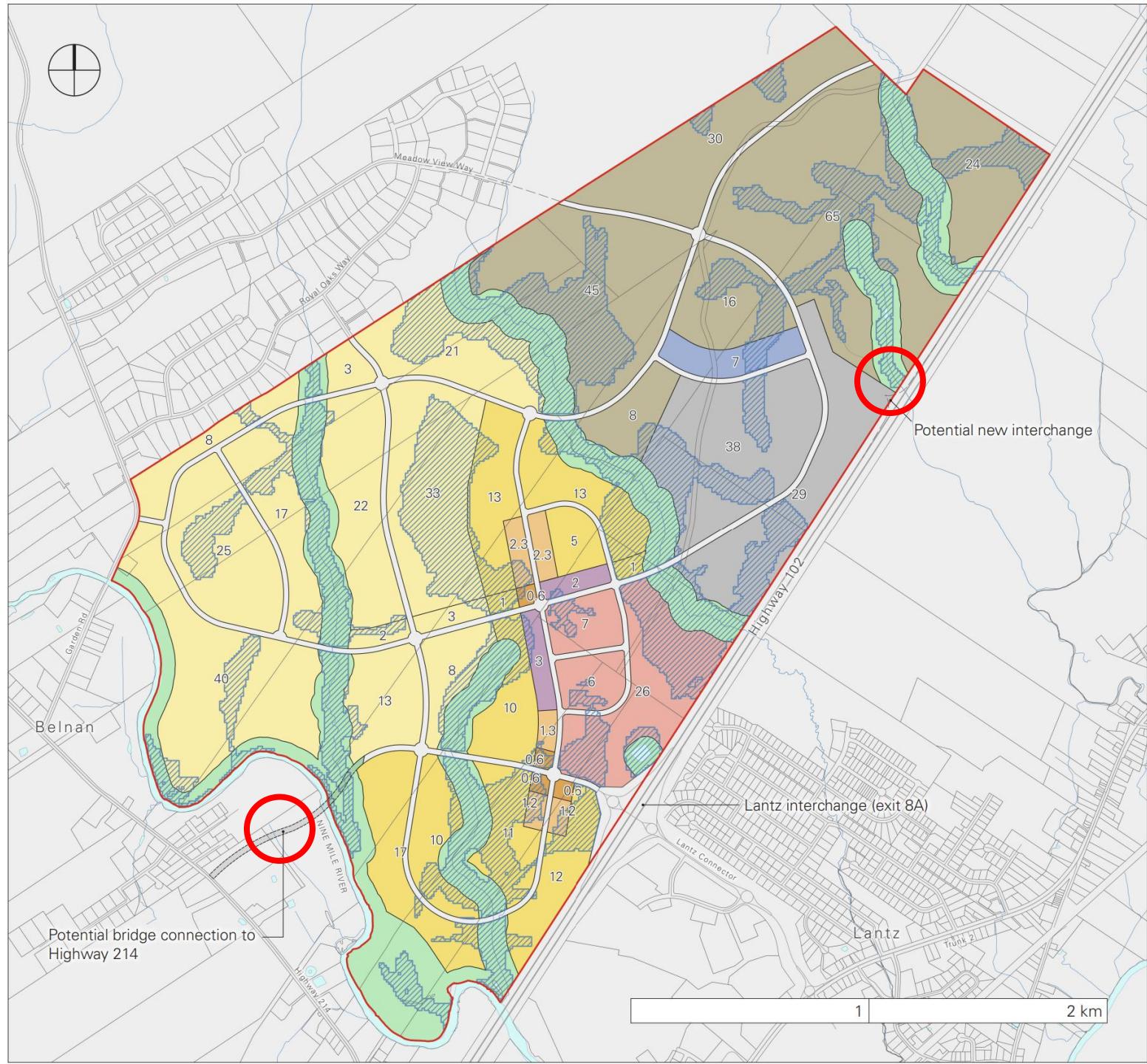
Dwelling Units = 1,059

Estimated Residential Population = 2,227



Key Constraints

- Provincial approvals and funding for a bridge across Nine Mile River and new Highway Interchange (locations currently only conceptual)
- Sewer and Water Capacity
- Infrastructure master plan to estimate costs



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Combined Average Day Flow vs. Lantz Water Treatment Plant Capacity

| Phase | Combined Average Daily Demand (m ³ /day) | Combined Max Day Demand (m ³ /day) |
|-------|---|---|
| 1 | 4,907 | 7,213 |
| 2 | 7,025 | 11,449 |
| 3 | 7,862 | 13,124 |
| 4 | 10,440 | 18,280 |

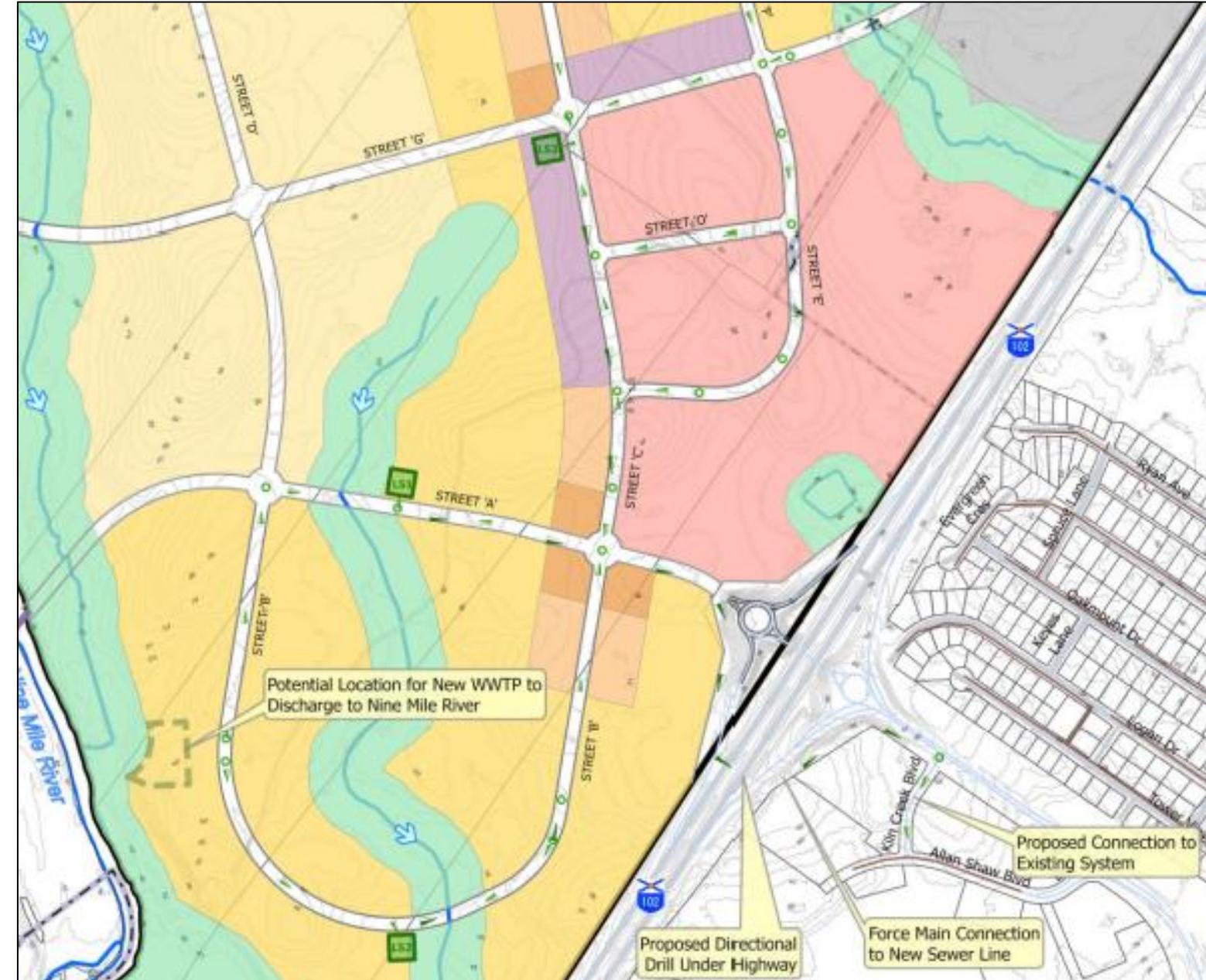
Combined Average Day Flow vs. Lantz Wastewater Treatment Plant Capacity

| Phase | Existing Baseline Flow (2012-2020) (m ³ /day) | Cumulative Average Daily Dry Weather Flow from Phase (m ³ /day) | Combined Average Daily Flow (m ³ /day) | Margin to 5,200 m ³ /day Capacity (m ³ /day) |
|-------|--|--|---|--|
| 1 | 4,465 | 1046 | 5511 | -311 |
| 2 | 4,465 | 3093 | 7558 | -238 |
| 3 | 4,465 | 3850 | 8315 | -315 |
| 4 | 4,465 | 6428 | 10893 | -5693 |

Source: Englobe

Key Constraints

- Provincial approvals and funding for a bridge across Nine Mile River and new Highway Interchange (locations currently only conceptual)
- Sewer and Water Capacity
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Next Steps

- *“Until Council understands the financial impact of addressing these constraints, development agreements for comprehensive development will not be considered.”*
- For development to proceed, the key constraints must be addressed.
- The development of an infrastructure master plan will help address these constraints.

Thank you for your time!

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