

## Comparison Table – Subdivision Regulations

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p><b>Minimum Parcel Size Exceptions for Subdivision</b></p> <p>Minimum parcel size for subdivision requirements of this Bylaw do not apply to:</p> <ol style="list-style-type: none"> <li>.1 the consolidation of existing parcels or the addition of closed streets to an existing parcel;</li> <li>.2 the alteration of lot lines between two or more parcels where:               <ol style="list-style-type: none"> <li>a) no additional parcels are created upon completion of the alteration;</li> <li>b) the altered lot line does not infringe on the required setbacks for an existing building or structure located on a parcel;</li> <li>c) the alteration does not reduce the site area of the parcels involved to a size less than that of the smallest parcel that existed prior to the alteration.</li> </ol> </li> <li>.3 No existing parcel that meets the present minimum parcel size requirements of this Bylaw must, upon completion of a parcel line alteration, have a parcel size less than that required within the respective zone.</li> </ol>	<p><b>Minimum Parcel Size Exceptions for Subdivision</b></p> <ol style="list-style-type: none"> <li>.1 <i>Minimum parcel size</i> for subdivision requirements of this Bylaw do not apply to:           <ol style="list-style-type: none"> <li>a) the consolidation of existing <i>parcels</i> or the addition of closed streets to an existing <i>parcel</i>;</li> <li>b) the alteration of lot lines between two or more <i>parcels</i> where:               <ol style="list-style-type: none"> <li>i) no additional <i>parcels</i> are created upon completion of the alteration;</li> <li>ii) the altered lot line does not infringe on the required <i>setbacks</i> for an existing <i>building</i> or <i>structure</i> located on a <i>parcel</i>;</li> <li>iii) the alteration does not reduce the site area of the <i>parcels</i> involved to a size less than that of the smallest <i>parcel</i> that existed prior to the alteration.</li> </ol> </li> <li>c) a subdivision approved by the Agricultural Land Commission under its homesite severance policy.</li> <li>d) <i>building</i> strata lots authorised pursuant to the <i>Strata Property Act</i>.</li> </ol> </li> <li>.2 No existing <i>parcel</i> that meets the present <i>minimum parcel size</i> requirements of this Bylaw must, upon completion of a <i>parcel</i> line alteration, have a <i>parcel size</i> less than that required within the respective zone.</li> <li>.3 If a provision in this Bylaw establishes a minimum parcel size of less than 1.0 ha for a new parcel to be created by subdivision, that minimum parcel size only applies to a new parcel that will be connected to community water and sewer systems.</li> </ol>
<p><b>Minimum Parcel Width for Subdivision Exceptions</b></p> <ol style="list-style-type: none"> <li>.1 Despite the minimum parcel width for subdivision provisions of this Bylaw, a panhandle lot may be permitted provided that:           <ol style="list-style-type: none"> <li>a) the minimum parcel width of the panhandle is 6.0 metres and the maximum width shall not exceed 20.0 metres;</li> <li>b) the panhandle must not be calculated as part of the parcel area for the purpose of subdivision; and</li> <li>c) no more than two (2) panhandles abut each other.</li> </ol> </li> </ol>	<p><b>Panhandle Parcels</b></p> <ol style="list-style-type: none"> <li>.1 When a <i>parcel</i> is to be in the form of a <i>panhandle</i>, the access strip or <i>panhandle</i> shall not be included in the calculation of the area of the <i>parcel</i> for the purpose of determining compliance with a minimum <i>parcel</i> area requirement of this bylaw.</li> <li>.2 Despite the minimum <i>parcel width</i> provisions for subdivision of this Bylaw, a <i>panhandle</i> lot may be created provided that the minimum <i>parcel width</i> of the <i>panhandle</i> is 8.0 metres and the maximum width shall not exceed 20.0 metres.</li> <li>.3 When a <i>parcel</i> is to be in the form of a <i>panhandle</i>, the minimum <i>parcel width</i> requirement shall be calculated for the width of the <i>parcel</i> fronting on the extension of the <i>panhandle</i>.</li> <li>.4 No more than two (2) <i>panhandle parcels</i> may be created where the <i>panhandles</i> abut each other.</li> </ol>
<p><b>Minimum Parcel Size Requirements for Bare Land Strata Subdivisions</b></p> <ol style="list-style-type: none"> <li>.1 The minimum average parcel size is equal to the minimum parcel size for the designated zoning.</li> </ol>	<p><b>Minimum Parcel Size Requirements for Bare Land Strata Subdivisions</b></p> <ol style="list-style-type: none"> <li>.1 The minimum average <i>parcel size</i> is equal to the <i>minimum parcel size</i> for the designated zoning.</li> </ol>
<p><b>Minimum Useable Parcel Area</b></p> <ol style="list-style-type: none"> <li>.1 The minimum useable parcel area of each parcel shall be 200 m<sup>2</sup>.</li> <li>.2 In cases where the minimum parcel area requirement is less than the minimum useable site area specified in sub-section (1), the minimum useable site area shall be the same as the minimum parcel area required.</li> </ol>	<p><b>Minimum Useable Parcel Area</b></p> <ol style="list-style-type: none"> <li>.1 The minimum <i>useable parcel area</i> of each <i>parcel</i> shall be 200.0 m<sup>2</sup>.</li> </ol>
<p><b>Hooked Parcels</b></p> <ol style="list-style-type: none"> <li>.1 A hooked parcel may be created where each portion satisfies the minimum parcel area requirements of the applicable zone.</li> </ol>	<p><b>Hooked Parcels</b></p> <ol style="list-style-type: none"> <li>.1 A <i>hooked parcel</i> may be created where each portion:           <ol style="list-style-type: none"> <li>a) satisfies the minimum <i>parcel</i> area requirements of the applicable zone; and</li> <li>b) is separated by a distance not exceeding 30.0 metres.</li> </ol> </li> </ol>

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Subdivisions” are found at Section 10.0. In Draft Zoning Bylaw No. 3065, the regulations for “Subdivisions” are found at Section 8.0.