

An aerial photograph of a city street scene. On the left, there are several multi-story residential buildings with dark roofs and light-colored facades. A road with a double yellow line runs through the center, with a blue bus and several cars. To the right of the road is a wide sidewalk with many trees and a few people walking. In the background, more modern buildings and a circular plaza with a fountain are visible.

Item 3.2 Subdivision Process and Relationship to the Mature Neighbourhood Overlay

Background

April 13, 2015, Zoning Bylaw Amendments

- Infill Roadmap Action 15
- Allowed the creation of 7.6 m wide lots in the RF1 Zone, with added limits to the creation of three or more lots
- Supports small-scale infill development



Subdivision Process



- Mature Neighbourhood Overlay applies at the development permit stage
- Lot widths of other parcels were an Administrative consideration prior to the April amendments
- City-wide application of subdivision of RF1 lots
- Assessment of character now applies only when subdividing one lot into three or more lots



Subdivision Notification

- Notification is provided to adjacent property owners
- Provides an opportunity for input on technical concerns
- Adjacent property owners do not have the right to appeal under the Municipal Government Act
- Notification letters to be further updated to clarify its roles at the subdivision stage

Summary

- Zoning Bylaw amendments have provided clarity for subdivision opportunities in the RF1 zone.
- The amendments have put stricter limitations on subdivisions in most cases (limits subdivision into two lots)

