



PUBLIC ENGAGEMENT

ZONING BYLAW 05-2026 REVIEW

SUBDIVISION AND CONSOLIDATION

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw establishes Minimum lot frontage requirements and Minimum lot area requirements for each residential zoning district. However, the bylaw currently does not establish Maximum lot frontage or Maximum lot area standards.

As a result, there is currently limited ability to regulate the overall scale and pattern of lot consolidation or subdivision within established residential neighbourhoods. This means that Multiple lots could potentially be consolidated into a very large parcel that is inconsistent with the surrounding pattern of development or larger parcels could potentially be subdivided into significantly smaller lots that do not fit the established character of the area.

One of the purposes of zoning is to help maintain compatible scale, spacing, and development patterns within neighbourhoods. The current bylaw has limited tools to address these situations.

PROPOSED NEW BYLAW PROVISION

- (1) Resubdivision or consolidation of existing registered sites may be permitted where:
 - a. The resulting site(s) comply with the minimum site area and minimum site frontage requirements of the applicable zoning district; and
 - b. In the case of a lot consolidation, the Development Officer shall ensure that the frontage of the resulting site does not deviate by more than 100 % from the average frontage of the two adjacent sites within the same zoning district on either side of the subject parcel.
 - c. For corner sites and sites flanking a non-residential use, the average frontage shall be calculated using the two adjacent sites along the non-flanking property line.

WHAT WOULD CHANGE?

Under the proposed amendment Lot consolidation and subdivision would be evaluated not only on minimum lot size requirements, but also on compatibility with neighbouring lot frontage patterns. Extremely large, consolidated lots that significantly exceed the established neighbourhood scale may no longer be permitted. Creation of small lots would remain regulated by the minimum lot frontage for the district.

The bylaw would provide additional tools to help maintain the established character and spacing of residential neighbourhoods.

The proposed amendment does not prohibit subdivision or consolidation. Instead, it introduces a compatibility test intended to ensure changes remain generally consistent with surrounding development patterns.

IMPLICATIONS OF THE CHANGE

The proposed amendment is intended to provide additional tools to help maintain compatible lot sizes and consistent development patterns. This would preserve neighbourhood character and ensure appropriate scale of development within residential areas.

Rather than introducing rigid maximum lot size requirements that could unintentionally create non-conforming properties, the proposed frontage-based approach is intended to provide greater flexibility while still maintaining compatibility with surrounding development.

The proposed approach recognizes that neighbourhood character is influenced not only by building design, but also by lot width, spacing between buildings, density patterns and overall parcel configuration.

The amendment is intended to balance, property owner flexibility with the community interest in maintaining orderly and compatible neighbourhood development patterns over time.

PLACE A DOT

- Green (Agree) 0
- Yellow (Unsure)
- Red (Disagree)