



PLANNING AND BUILDING SERVICES

Part Lot Control Exemption Policy

The Planning and Building Services Department will process requests for exemption from part lot control to create additional lots only when the development proposed under the exemption from part lot control has been subject to a previous planning application and public process which clearly indicated the proposed changes to the lot configuration. Such applications would include:

- a. Creation of townhouse lots, identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- b. Creation of semi-detached lots identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- c. Minor lot realignments within non-residential plans of subdivision;
- d. Mechanical severances, such as additions to lots and creation of easements.

The exemption from part lot control process will not be utilized to re-align lots within existing residential plans of subdivision which will create additional building lots.

Any lot or block which is contemplated for further division which requires variances to the zoning bylaw will not be accepted as an application for exemption from part lot control and shall be considered by the Committee of Adjustment as a fulsome application for severance and minor variance.