

PART 6 SUBDIVISION

601 Strata Lots

- (1) This bylaw does not apply to restrict the *subdivision of buildings* under the *Strata Property Act*.
- (2) Bare land strata *subdivision* is permitted only if a *roadway* providing vehicular access to each *strata lot* is provided.
- (3) A two-way *roadway* having less than an 8.5-metre pavement width and a one-way *roadway* having less than a 6-metre pavement width, must not be used for *off-street parking* or *accessory off-street parking*. Parking is permitted on one side of a one-way *roadway* having a pavement width between 6 and 8.5 metres. Signs clearly stating these parking prohibitions and restrictions must be erected and maintained in good condition on these *roadways* at all times.

602 Minimum Lot Area

- (1) The minimum *lot area* into which land may be subdivided is the area required for its intended *use*, as specified within a zone under this bylaw.
- (2) Despite subsection (1), the minimum *lot area* for *subdivision* in zones other than the A-3 and P-3 zones is:
 - (a) 1.25 hectares, where the *lot* is not connected to or served by the municipal water distribution system and municipal sewage collection and disposal system;
 - (b) 0.40 hectares where the *lot* is not connected to or served by the municipal sewage collection and disposal system, but is served by the municipal water distribution system.
- (3) Despite Sub-sections (1) and (2), the minimum *lot area* for *subdivision* in the RS-1 zone is 4,050 m².
- (4) The minimum area of a parcel created by *subdivision* under the appropriate sections of the Local Government Act to provide a residence for a relative is:
 - (a) 16.2 hectares in the A-3 zone; and
 - (b) 2.5 hectares in all other zones.

603 Minimum Lot Width

- (1) The minimum *lot width* of a lot created by *subdivision* shall be not less than the *lot width* as specified within a zone under this bylaw.

- (2) Despite subsection (1), where the land being subdivided is such that the last *lot* being created does not meet the required *lot width* in a particular zone, the *Approving Officer* may reduce this minimum *lot width* requirement by not more than 10% of the minimum *lot width* specified within a zone under this bylaw.

604 Minimum Lot Size

- (1) Where *lots* are being created by *subdivision* through consolidation that would result in a *lot* not meeting the minimum *lot size* requirements specified under this bylaw, the *Approving Officer* may approve such a *subdivision*.
- (2) Where a *lot* being created as a result of a road or *lane* cancellation does not meet minimum *lot size* requirements specified under this bylaw, the *lot* may be created provided that the *lot* is for a *City* purpose and is owned by the *City* when created.
- (3) The *Approving Officer* may approve a *subdivision* that would result in a *lot* that does not meet the minimum *lot size* requirements specified under this Bylaw if the failure to conform is due to the dedication of a new *street, lane, Advanced Light Rapid Transit use, public service use, civic use* or other municipal purpose. The resulting *lot* will remain subject to the provisions of this Bylaw.

605 Road Widening Impact on Existing Buildings and Lots

- (1) Where the dedication of land for road widening purposes results in non-conforming setbacks to an existing *building* or *structure* relating to the setback requirements specified within the zone designated on the associated property, the said setbacks shall be deemed to be conforming to the setback requirements of that zone.
- (2) The minimum *lot size* provisions of this bylaw shall not apply where a *lot* is being reduced in size because of road dedication for road widening purposes, and such *lot* shall not be by reason of the road dedication be deemed to be non-conforming