

	<p>Planning &amp; Design</p> <p><b>POLICY</b></p>	<p>Policy Number</p> <p>2021-03</p>
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## Exemptions For Pre-Subdivided Townhouse Developments: Policy

### Summary

Title of Document:	Exemptions For Pre-Subdivided Townhouse Developments: Policy
Title of Designated Responsible Manager:	Development Manager, Planning & Design
Original Date Approved:	March 4, 2021
Approved By:	Director, Infrastructure Services
Last Revision:	March 4, 2021
Next Review Date:	Not defined

### Purpose:

This Policy simplifies the development requirements for townhouses on pre-subdivided lots only. This Policy does NOT apply to bare land condo developments, which typically feature multi-family housing (townhouses or rowhouses) in 1 or more buildings all located on a single titled parcel.

### Background:

Most multi-family developments feature one or more buildings on private titles with some amount of area for common property, otherwise known as a bare land condominium plan. However recent developments for some townhomes have featured individual townhouses on title with no common property and are similar to a typical subdivision that would occur for a single family housing development (with individual utility hookups etc). When these sites are subdivided they require circulation, review and approval through the Drawing Review & Subdivision processes. Any comments/concerns (including but not limited to traffic, electrical, stormwater, waste & recycling etc) would be raised and dealt with at the time of subdivision. With much of the circulation already being done at subdivision stage and given the unique nature of these lots (being pre-subdivided individual lots as opposed to part of a condo plan), there is an opportunity to reduce overlap at the development permit stage. With this in mind, and in an effort to reduce red-tape for applicants, the Policy Statement Section outlines how the Development Services Department will address these at the development permit stage.

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### Policy Statement:

For Development Permit applications for a pre-subdivided townhouse (or rowhouse) development, the following will apply:

- If the development was subdivided prior to the development permit application and features individual titled lots, each with their own direct public utility connections, and if circulation was already conducted as part of the subdivision process:
  - Circulation at the development permit stage is not required;
  - A Civil Site Plan at the development permit stage is not required (as this would have been checked at the subdivision stage);
  - No on-site stormwater retention is required (as these are not typical multi-family sites)
  - All other requirements for development approval as outlined in the Land Use Bylaw will continue to be required.

**NOTE: this Policy does NOT apply to traditional multi-family sites where a bare land condominium plan is in place.**

### Supporting Documents

- Land Use Bylaw 6300

### Responsibility for Policy Implementation

- Development Manager, Planning & Design

### Policy Status:

**Current Status:** in effect

**Date Effective:** March 4, 2021

**Approval Details:** approved by Director, Infrastructure Services

**Endorsement Details**

**Next Review Date:** n/a

**Policy Author :** Planner 1

**Authored date:** March 4, 2021

**Contacts:**

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