

SUBDIVISION — FAQs

Frequently Asked Questions and Answers

1. How is subdivision different from a rezoning application?

A subdivision creates new lots or changes lot lines. A rezoning application asks Council to change how land can be used or how much can be built on the land.

2. Can the Approving Officer refuse a subdivision application?

Yes. The Approving Officer may refuse a subdivision application, but only for reasons allowed by provincial law. This is different from a rezoning application, where Council has broader authority to approve or refuse the request.

3. If neighbours oppose a proposed subdivision, will the application be refused?

Not necessarily. The Approving Officer may consider neighbour input as one part of the review. However, an application cannot be refused only because neighbours do not support it.

4. Can the Approving Officer's decision be appealed to Council?

No. The Approving Officer's decision cannot be appealed to Mayor and Council. Provincial law keeps the role of Council separate from the role of the Approving Officer.

5. Does Council make all land use decisions?

Council sets land use policies and adopts bylaws, such as the Official Community Plan, Local Area Plans, and the Zoning Bylaw. These rules guide how land can be used and what lot sizes are allowed. Once the rules are in place, Council is usually not involved in subdivision approval. Council may still be involved for some matters, such as panhandle lots or variances.

6. How do I find out what services are needed for my proposed subdivision?

Schedule H of Subdivision Bylaw No. 7452 explains the works and services that may be needed for a subdivision. These may include roads, water, sewer, drainage, and other services.