

	<h1>Planning & Design</h1> <h1>PROCEDURES</h1>	<p>Procedure Number</p> <p>2021-01</p>
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Double-Fronting Residential Parcels : Procedure

Summary

Title of Document:	Double- Fronting Residential Parcels: Procedure
Title of Designated Responsible Manager:	Development Manager, Planning & Design
Original Date Approved:	February 5, 2021
Approved By:	Director, Infrastructure Services
Last Revision:	February 5, 2021
Next Review Date:	Not defined

Purpose:

This procedure clarifies the requirements for rear yard setbacks on double-fronting parcels in residential land use districts. The Procedure only applies to double fronting parcels, and not to corner parcels. Land Use Bylaw 6300 defines double-fronting parcels as: a parcel with two (2) Front Parcel Lines that are situated at opposite or approximately opposite sides of the parcel. The Policy Statement section outlines how the rear yards on these parcels are treated.

Background:

Some residential parcels within the City have 2 front parcel lines, meaning that the parcel faces 2 different streets on opposite ends. Typically 1 of the streets is a larger roadway that does not provide direct access to the residential parcel, while the street on the opposite side of the parcel is the one used for addressing of the parcel and provides direct access. In a practical sense only 1 of these parcel fronts acts as a proper front, while the other acts mostly as a sound buffer for larger roadways.

Policy Statement:

For any development enforcement purposes (permits, compliance letters, etc) where a double-fronting parcel exists, the following will apply:

- **The secondary front parcel line (the front that does NOT correspond with the address of the parcel and does not provide direct access) will be treated as a rear parcel line and the adjacent yard will also be treated as a rear yard, and:**
 - **Treated as a rear yard in Section 82 – General Rules for Residential Districts in Land Use Bylaw 6300. (For example : Sheds located in this yard will be considered to be located in the rear yard)**

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- **Must meet the rear yard setback requirements for the approved land use, as outlined in the applicable Land Use District in Land Use Bylaw 6300.**
- **Will be treated as a rear yard for all other requirements as outlined in Land Use Bylaw 6300.**

Supporting Documents

- Land Use Bylaw 6300

Responsibility for Procedure Implementation

- Development Manager, Planning & Design

Definitions (from LUB 6300)

Frontage: means that portion of a parcel or a building facing a street

Parcel: means the aggregate of the one or more contiguous areas of land described in a certificate of title.

Parcel, Double –Fronting or Double-Fronting Parcel: means a parcel with two (2) front parcel lines that are situated at opposite or approximately opposite sides of the parcel.

Parcel Line: means the legally described boundary of any parcel.

Parcel Line, Front or Front Parcel Line: means the parcel line abutting a street.

Procedure Status:

Current Status: in effect

Date Effective: February 5, 2021

Approval Details: approved by Director, Infrastructure Services

Endorsement Details

Next Review Date: n/a

Procedure Author : Planner 1

Authored date: February 2, 2021

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