



ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 1, 2014

Dear Mayor Fortin and Council,

In recent discussions with city planners regarding a development proposal at 1745 Rockland, we have become aware of a serious discrepancy in interpretations of the panhandle definition in Schedule A of the zoning regulations.

This definition of a panhandle lot has universal application because there is nothing in the definition (or the regulations, for that matter) to state otherwise. Specifically, there is no mention of a time restriction.

If a property fits the definition of a panhandle lot according to the city's own definition, it should not matter when or if it was subdivided. We need to be able to rely upon the specific wording of our bylaws and trust that they are being interpreted accurately.

In R1-A Zoning 1.1.2, a reference to panhandle lots (e) falls under the heading of "site area," which refers only to the square metres required for building. This reference cannot limit the application of panhandle regulations in a general way.

In Rockland, there are many large panhandle lots which risk being over-developed if they are erroneously considered not to be panhandle lots. Therefore, we are asking council to instruct Planning to follow the wording in the bylaws and apply the panhandle definition to all panhandle lots.

Sincerely,

Janet Simpson
President, Rockland Neighbourhood Association