



TOOL 5 – Potential Build-Out Analysis

5.1 Subdivision Potential Mapping Methodology

The purpose of this mapping analysis is to calculate the total number of residential lots that could hypothetically be created by subdivision within a local trust area or major island under the current zoning. The outcome is delineated on a map showing subdividable parcels, the total number of additional potential lots for each parcel, and a summary table.

1. Where a planning project requires a subdivision potential map, the project manager will consult with the Information Services Manager early in the project development stage to establish the scope of the exercise and determine if internal staff resources will be available or if the project budget needs to identify specific funding to support an external contractor. The project manager and Information Services Manager will coordinate the timeline for the mapping work.
2. The project manager or delegated planner will complete an Excel table provided by Information Services identifying existing residential zones and their associated minimum average lot size (in hectares).
3. GIS will utilize the presented model and associated Python algorithm to calculate the maximum number of additional lots per parcel (subdivision potential).
4. Standard Exclusion Criteria Include the following:
 - Zones where residential use is only permitted as an accessory use.
 - Local Trust Area (LTA) associated islands, except where subject of a project.
 - Parks or Protected Areas.
 - Strata common property.
5. A draft map will be prepared by Information Systems for review by the designated planner. The designated planner will verify and adjust the preliminary results, considering island-specific exceptions. Examples include:
 - Remainder lots where further subdivision is restricted by covenant
 - Comprehensive Development zones
 - Corporate Co-ops
 - Other local trust committee (LTC) covenants which restrict further development.
6. Following review by the designated planner, a final version will be produced by Information Systems as a pdf. The map shall be produced using a standard format, include a summary table, be dated and include the following disclaimer note:

"Limits on future subdivision potential which may exist but are not considered include lot configurations, park dedication, access, servicing requirements, topography, and covenants."



5.2 Dwelling Potential Map Methodology

The purpose of this mapping analysis is to calculate the total number of dwellings that could hypothetically be developed within a local trust area or major island under the current zoning. The outcome is delineated on a map showing vacant parcels and the total number of additional potential dwellings, and a summary table of potential additional dwellings by zone. The exercise can be limited to calculating potential dwellings alone, but is typically undertaken in conjunction with a subdivision potential analysis.

1. Where a planning project requires a dwelling potential map, the project manager will consult with the Information Services Manager early in the project development stage to establish the scope of the exercise and determine if internal staff resources will be available or if the project budget needs to identify specific funding to support an external contractor. The project manager and Information Services Manager will coordinate the timeline for the mapping work.
2. Calculations will be based on BC Assessment Authority (BCAA) "Actual Use Codes" which identify "vacant" parcels. The map shall identify the parcels which BCAA have currently classified as 'Vacant Parcels' within the specified zones. The summary table will also include 'Vacant Parcels' for each zone type, and the total column will be labelled 'Total potential dwellings'.
3. A draft map will be prepared by Information Systems for review by the designated planner. The designated planner will verify and adjust the preliminary results, considering island-specific exceptions. Examples include:
 - Remainder lots where further development is restricted by covenant
 - Zones where dwellings equivalent to lots are permitted
 - Comprehensive Development zones
 - Corporate Co-ops
 - Other local trust committee (LTC) covenants which restrict further development.
4. Following review by the designated planner, a final version will be produced by Information Systems as a pdf. The map shall be produced using a standard format, include a summary table, be dated and include the following disclaimer note:

"Dwelling information is derived from BCAA data, and does not account for secondary dwellings such as cottages and suites".