

**TITLE:** PANHANDLE LOT POLICY  
**POLICY NO.** 6.02  
**APPROVAL DATE:** July 19, 1993

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**POLICY STATEMENT:**

1. Panhandle lots are permitted only in the following circumstances:
  - a) When the lot would allow subdivision to overcome a clearly established topographic difficulty
  - b) Where there is no other subdivision possibility in an established area, and where there is no possibility of a road being created to eliminate any need of a panhandle subdivision, and when the lot being created will not affect the established amenity of the area by blocking views from adjoining parcels.
2. Only two panhandle lots are allowed in any subdivision.
3. The Approving Officer is to require all applicants of subdivisions for panhandle lots to enter into a Section 215 restrictive covenant which would stipulate the design and siting of principal buildings on new parcels to be created, and would also include the provision of landscaping screening, particularly across the front yard of panhandle lot, except in the rural area, only the siting of new dwellings is required.
4. If the adjoining lots are to be subdivided, resulting in the creation of more than one panhandle lot, the panhandles should be grouped together to form a type of cul-de-sac, utilizing a common driveway and servicing area.

**PURPOSE:**

Panhandle lots are a unique lot form, which in limited circumstances provide the opportunity to take advantage of topographic and other physical features, but which because of house locations and orientation, should be limited in circumstance and number. This policy sets out circumstances where such lots would be considered and addresses the common problems associated with the lot form.

**DEFINITION:**

Panhandle Lot is a lot with a narrow access to a street (usually 6 metres) and where the building area for a house is immediately behind a lot in front (see diagram below).

Panhandle Lot

