



DEVELOPMENT ADVISORY – 2026-002

Revision to Development Categories

August 27, 2026

This advisory serves to inform developers and consultants that, effective immediately, any development containing four (4) or more dwelling units on a single titled lot will be classified as a Complex Development. Developments containing fewer than four (4) dwelling units on a single titled lot will be classified as Simple Development.

As a result, Development Permit applications for developments with four (4) or more dwelling units on a single titled lot must comply with the City's Engineering Guidelines for Complex Development.

Previously, the definition of Complex Development was linked to the City's definition of Multiple Housing, which, at the time the guidelines were published in 2023, applied to developments containing three (3) or more dwelling units.

The City's Engineering Guidelines will be updated and republished to reflect this change.

Please note that this amendment does not affect any other requirements or procedures associated with the Development Permit application process.

Applicants should be aware that the City requires a pre-application meeting for residential developments containing five or more units and strongly recommends one for developments with three or four units. The process for scheduling the pre-application meeting is facilitated through the City's online permitting platform. Additional guidance is provided in Section 3.2 of the [Engineering Guidelines for Complex Development](#).

If you have any specific questions or require clarification, please contact Development Engineering at developmentengineering@whitehorse.ca

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