



Rezoning Application

429 Edgemont Court

Z25-0023

Purpose

To rezone the subject property from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

Development Process

May 30, 2025 Development Application Submitted



Jun 6, 2025 Staff Review & Circulation



Mar 10, 2026 Neighbourhood Notification Summary Received



Mar 30, 2026 Initial Consideration



Reading Consideration



Final Reading (Pending PLR)

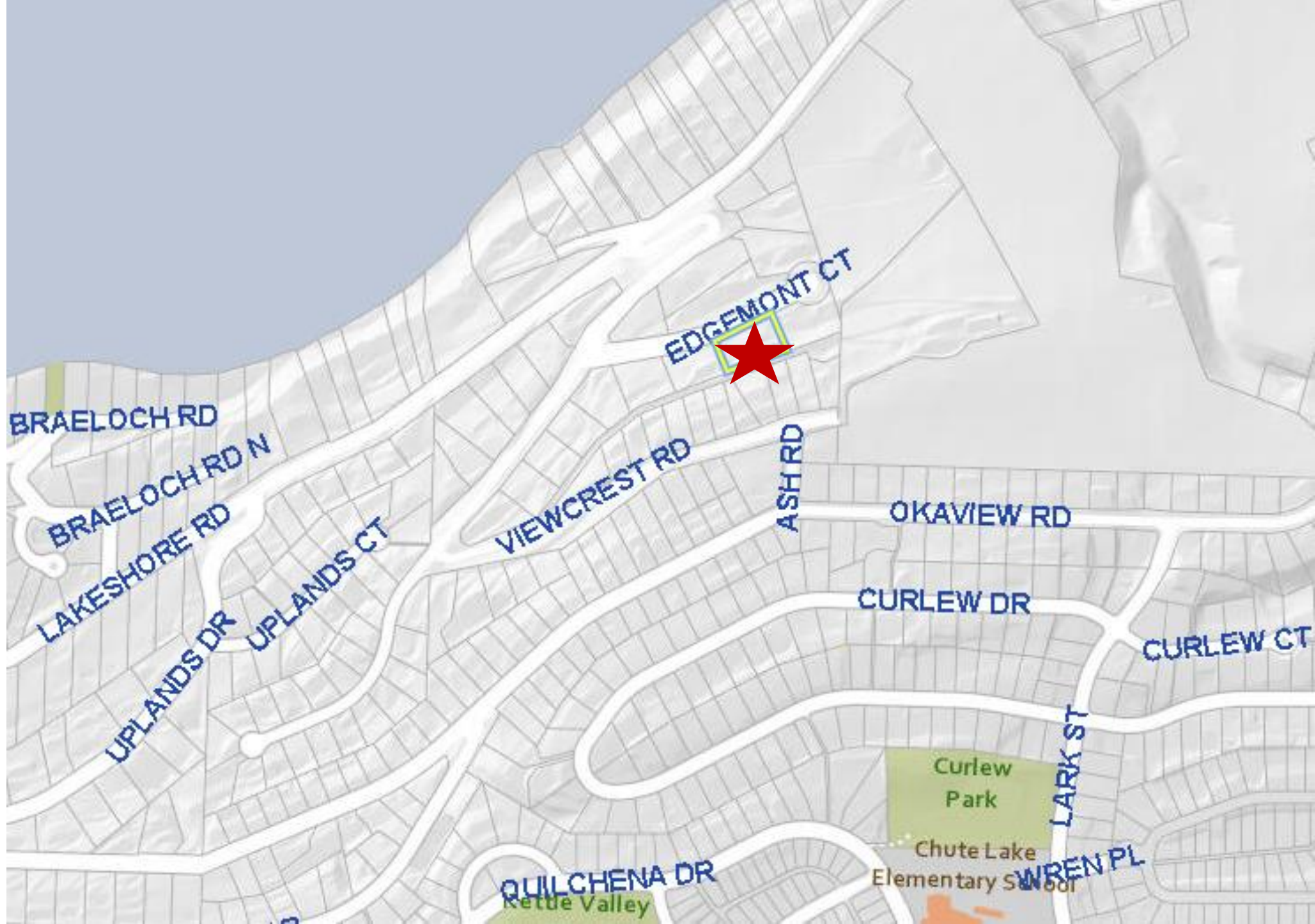


Building Permit

Council Approvals



Context Map



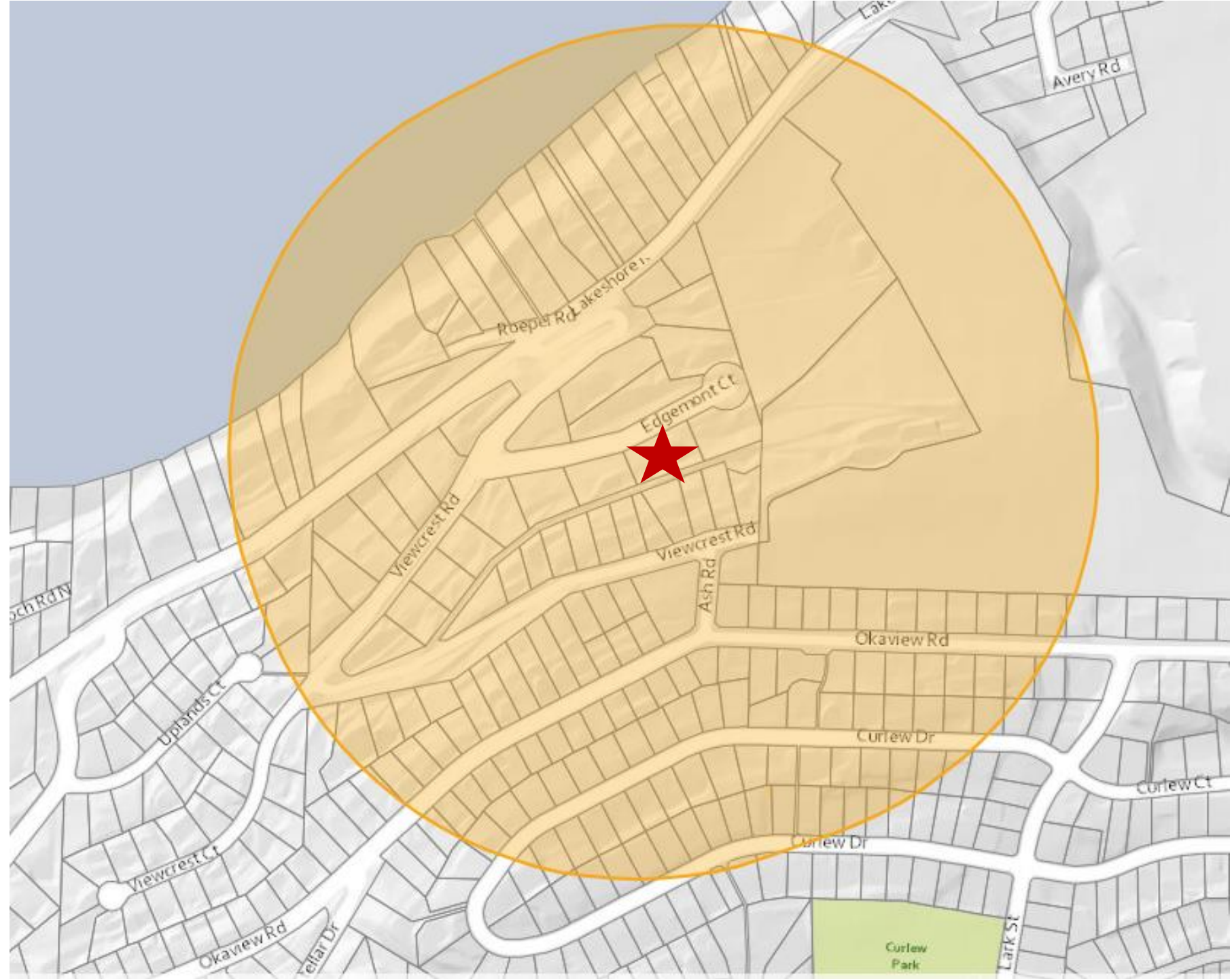


Model City

Estimated Population: 508





Estimated Jobs: 185

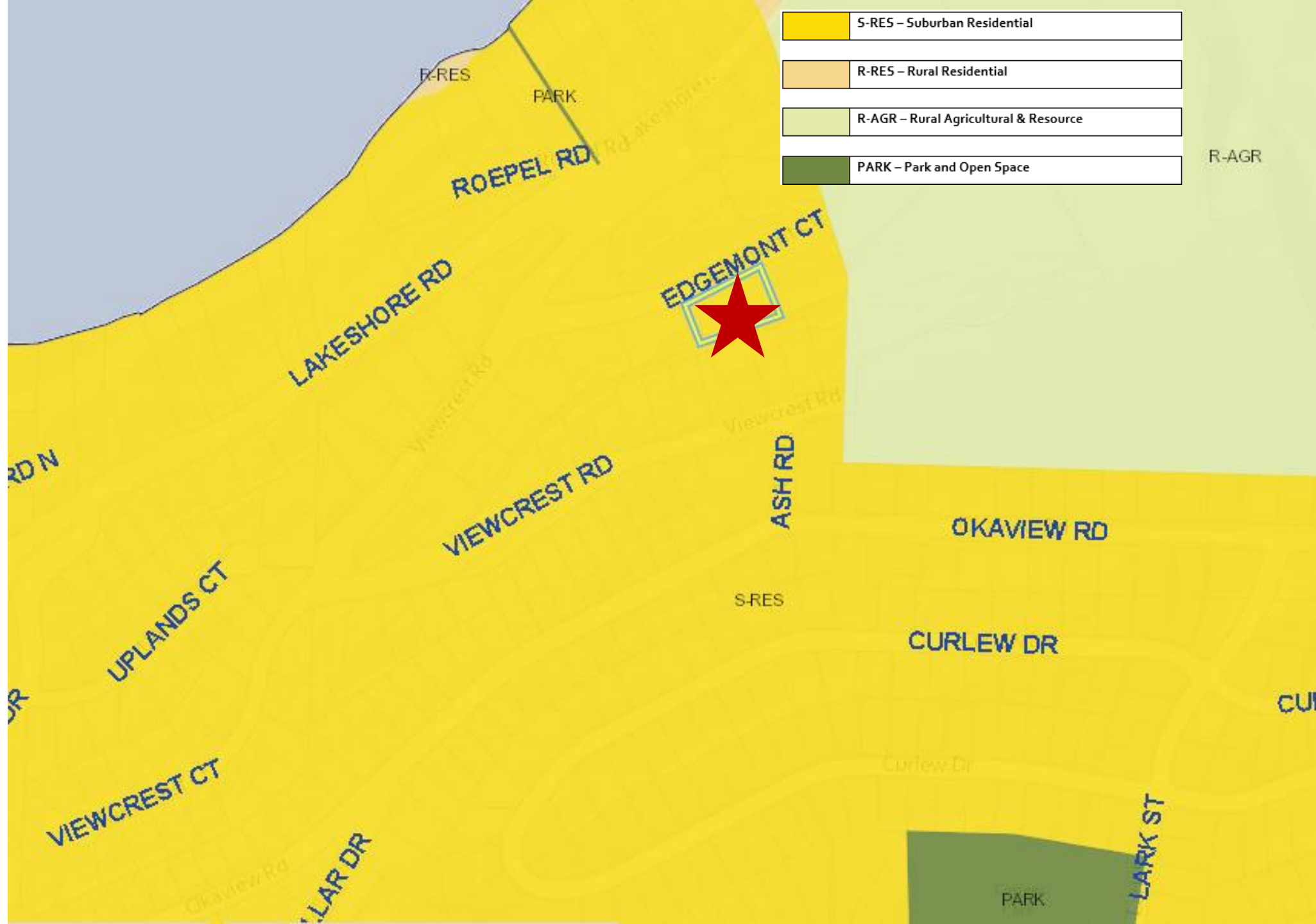
Residential Units: 196





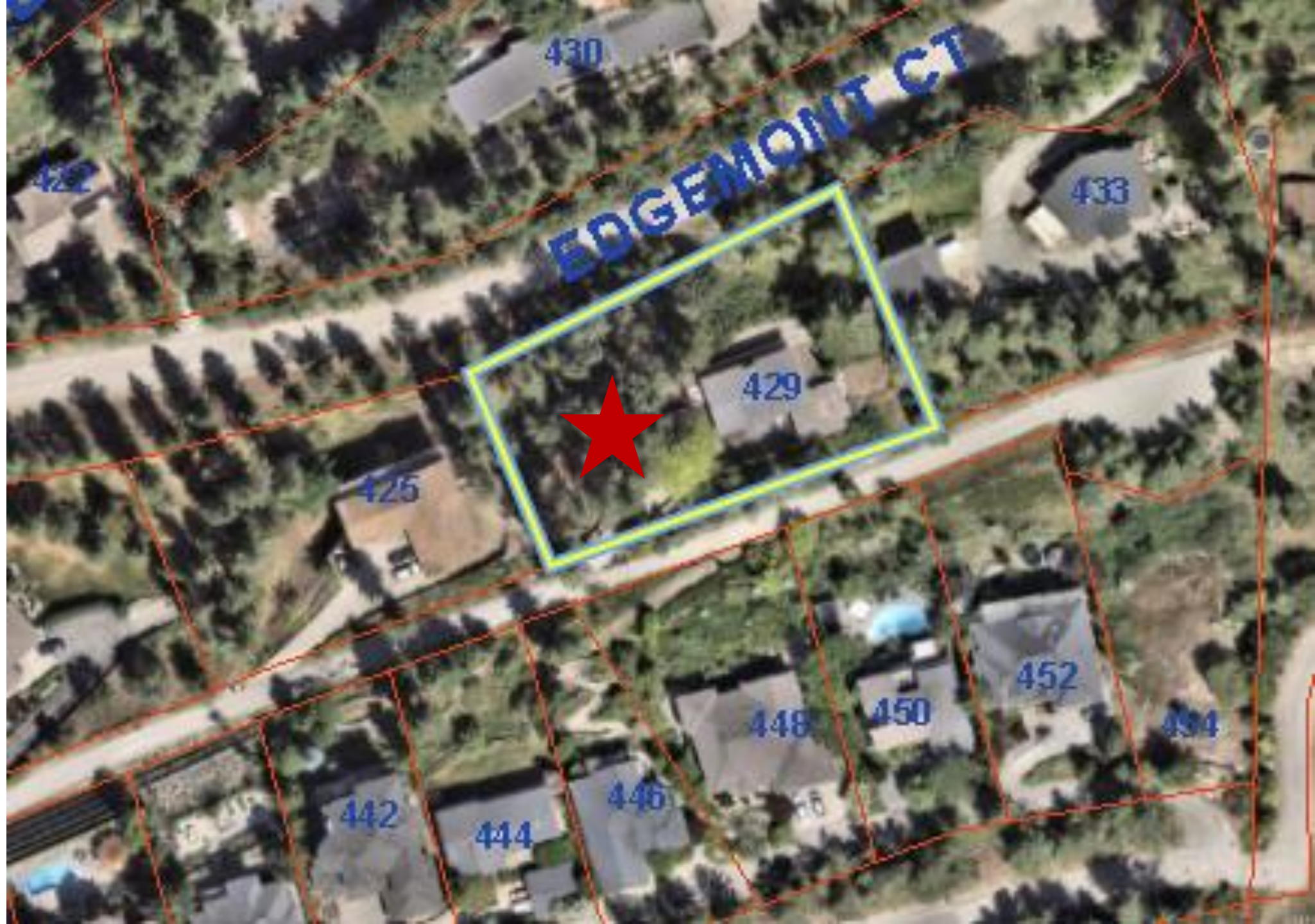
Context Map: OCP Future Land Use

	S-RES – Suburban Residential
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	PARK – Park and Open Space





Subject Property Map



“RU₁” Large Lot Housing Zone

Purpose:

- To provide a zone that permits up to four dwelling units with compatible secondary uses, on larger serviced urban lots.

Summary of Uses:

- Single Detached Housing
- Semi-Detached Housing
- Duplex Housing
- Townhouses
- Suites & Carriage Houses
- Home Based Business

“RU1” Large Lot Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Maximum Height with Walk-out Basements	Front Elevation: 9.0 m Rear Elevation: 12.5 m
Maximum Number of Units	4* dwelling units per lot
Maximum Site Coverage of Buildings	40%*

* Buildable area & units restricted by sloped site.

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Yellow
10 min bike to public school	Dark Green
20 min bus to urban/village centre / employment hub	Dark Green
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- S-RES – Suburban Residential
 - Policy 7.2.1 Ground-Oriented Housing
 - *Would facilitate low impact, ground-oriented housing in close proximity to schools and small-scale commercial services.*
 - Policy 7.2.2 Hillside Housing Forms
 - *Proposed development would be designed to reflect the natural topography, minimizing disturbance to the sensitive steep slope areas.*

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - Ground-Oriented Housing
 - Hillside Housing