



# Rezoning Application

1238 Kyndree Court

Z25-0050

# Purpose

To rezone the subject property from the RR<sub>1</sub> – Large Lot Rural Residential zone to the RU<sub>1</sub> – Large Lot Residential zone to facilitate a subdivision.

# Development Process

**Dec 10, 2025** Development Application Submitted



**Staff Review & Circulation**



**Feb 4, 2026** Neighbourhood Notification Summary Received



**Apr 20, 2026** Initial Consideration



**Reading Consideration or Public Hearing**






**Building Permit**

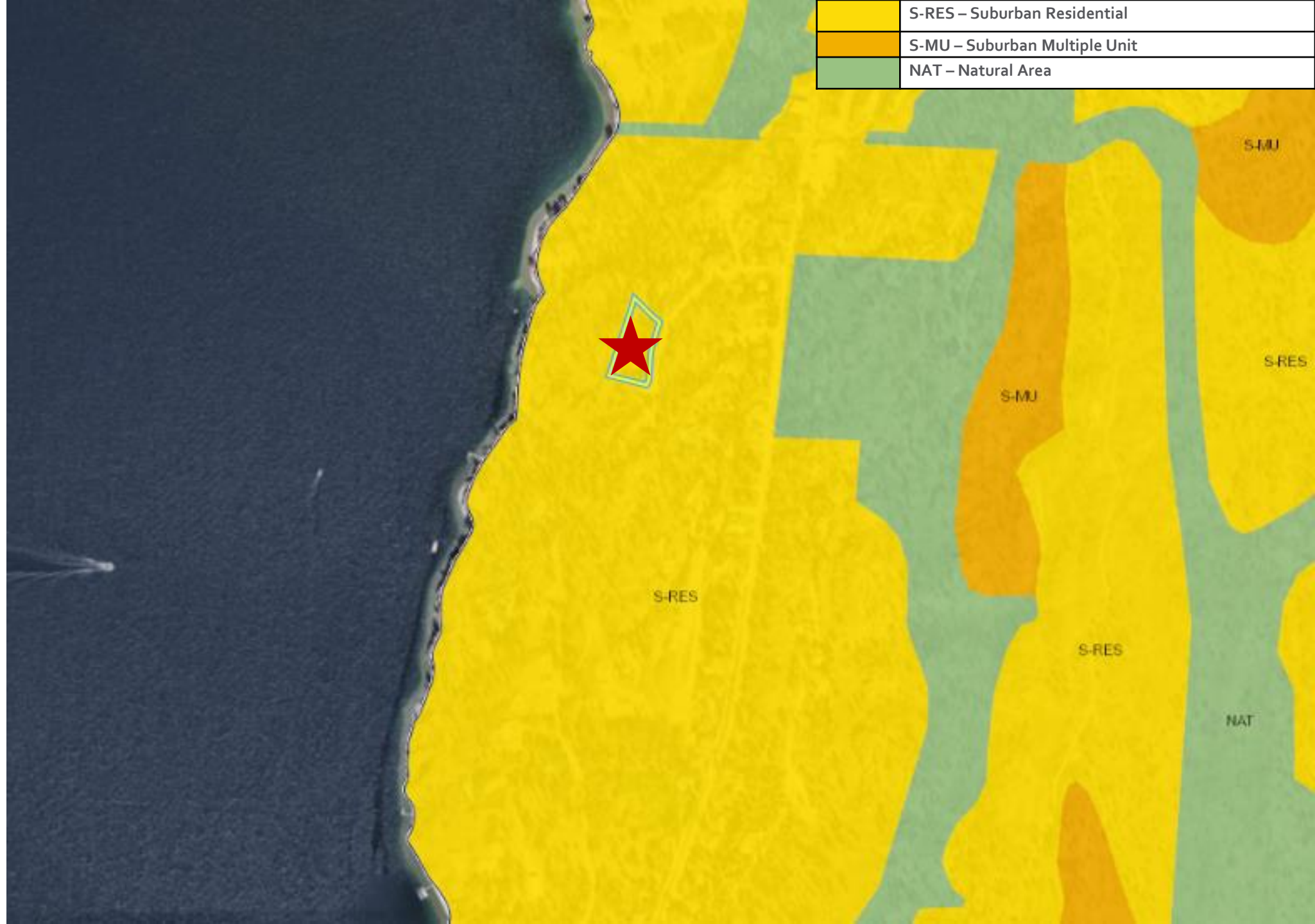
**Council  
Approvals**





**Context  
Map:  
OCP  
Future  
Land Use**

	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	NAT – Natural Area





# Subject Property Map



# “RU<sub>1</sub>” 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

# “RU<sub>1</sub>” 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%

# OCP Objectives: Climate Resilience

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

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria

# OCP Objectives & Policies

- S-RES – Suburban Residential
  - Policy 7.6.5 Suburban Neighbourhood Infill
    - Support ground-oriented residential uses such as secondary suites, carriage houses, semi - detached housing, four-plexes, and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern.

# Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Future Land Use S-RES
  - Meets OCP Objectives for Suburban Neighbourhoods
    - Suburban Neighbourhood Infill
  - Natural Environment Development Permit to confirm building footprints