

ITEMS 3.8, & 3.9  
BYLAWS 21041 & 21042  
EDGEMONT

DEVELOPMENT  
SERVICES  
FEB. 3, 2025





Respondents (0)



CITY WEBPAGE  
Sep 24, 2024



MAILED NOTICE  
Dec 20, 2024



SITE SIGNAGE  
Jan 13, 2025

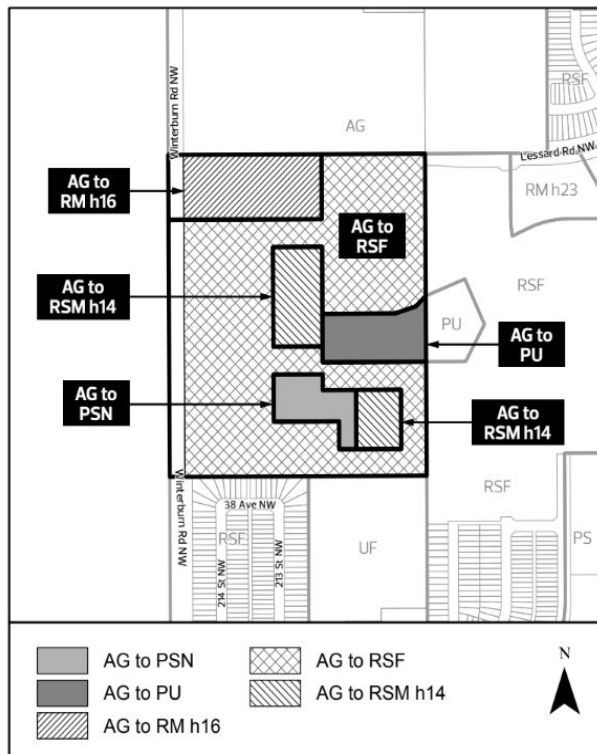


PUBLIC HEARING  
NOTICE  
Jan 9, 2025



JOURNAL AD  
Jan 17 & 25, 2025

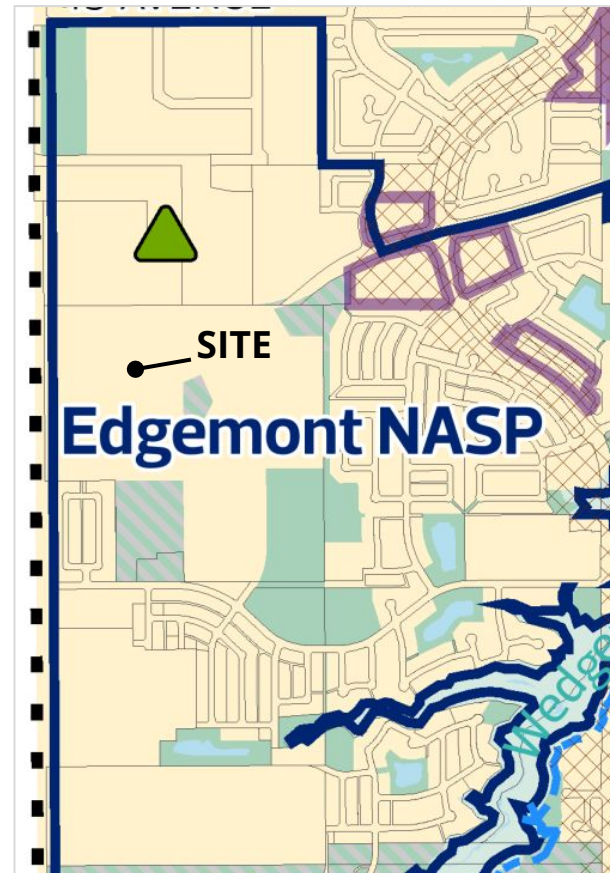
BYLAW 21042

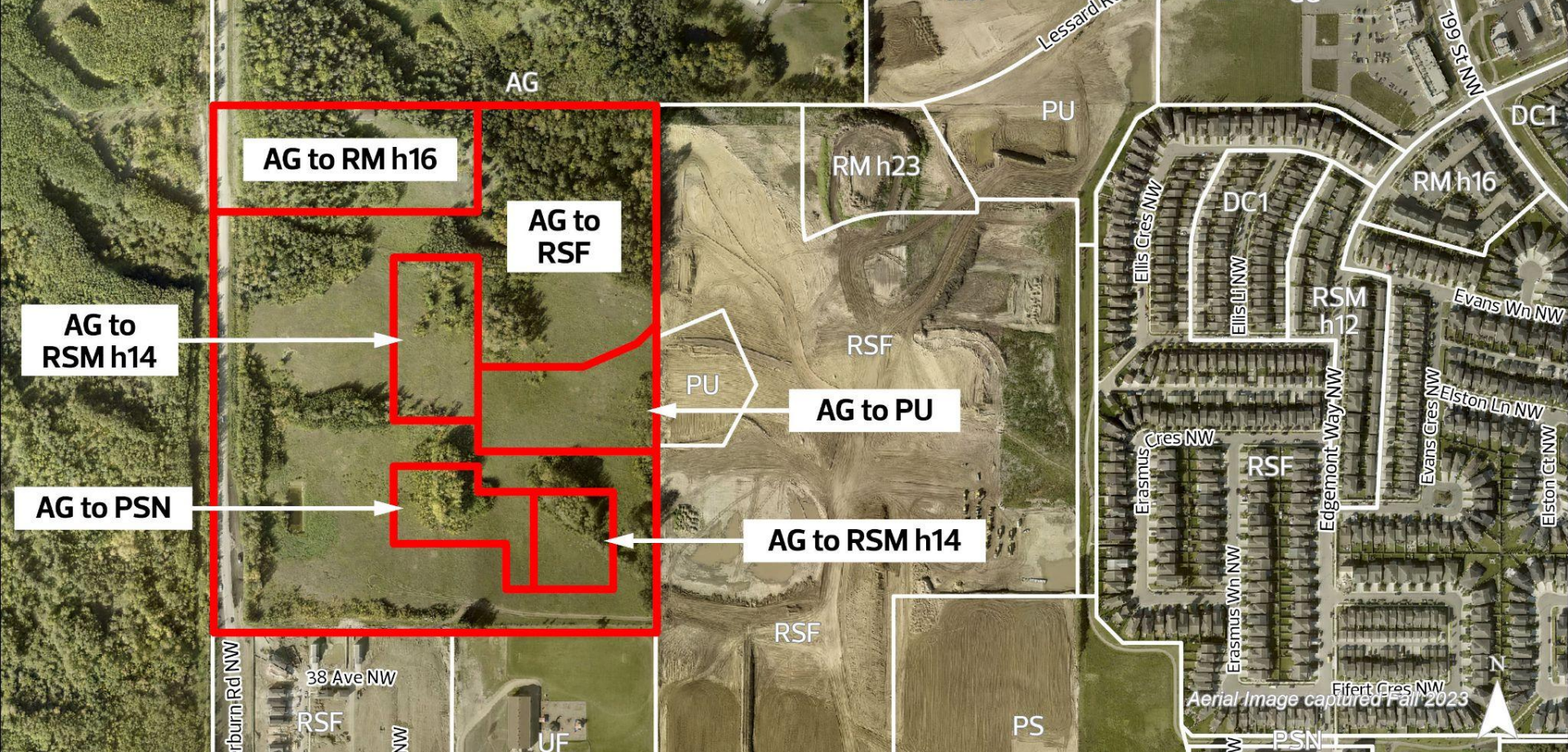


REGULATION	RSF Proposed Zoning	RSM h14 Proposed Zoning	RM h16 Proposed Zoning
<b>Typical Uses</b>	Single Detached Housing	Row Housing	Multi-unit Housing
<b>Height</b>	12 m	14 m	16 m
<b>Min Density</b>	N/A	45 du/ha	45 du/ha
<b>Max Site Coverage</b>	55 %	60 %	N/A
<b>Setbacks</b>			
Front	4.5 m	4.5 m	3.0 - 4.5m
Rear	6.0 m	5.5 m	3.0 - 4.5m
Side	1.2 - 2.0 m	1.2 - 2.0 m	1.5 - 4.5m



EDGEMONT NASP

WEST HENDAY DISTRICT PLAN LAND  
USE CONCEPT



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**