

**CITY OF DELTA**

**BYLAW NO. 8508**

*A Bylaw to amend "Delta Zoning Bylaw No. 7600, 2017"*

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As required by the *Local Government Act*, the Council of the City of Delta posted and published notice of its intention to consider first, second and third readings of the Bylaw.

The Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009745) Bylaw No. 8508, 2025"**.
2. "Delta Zoning Bylaw No. 7600, 2017", as amended, is hereby further amended as follows:
  - (a) In the TABLE OF CONTENTS, PART 15 MIXED USE ZONES by inserting: "15.30 MUL: Mixed Use Ladner Zone" in the correct numerical order.
  - (b) In PART 3 ZONES, by inserting "MUL" and "Mixed Use Ladner Zone" in the correct numerical order in the Mixed Use row of the table in Section 3.3.1.
  - (c) In PART 15 MIXED USE ZONES, by inserting the "MUL: MIXED USE LADNER ZONE" attached hereto as Schedule "A" in the correct numerical order.
3. The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017", as amended, are hereby further amended to reflect the following rezoning:

Civic: 4940 Chisholm Street

PID: 005-208-751

Legal: Lot 498 District Lot 106 Group 2 New Westminster District Plan 54591

From: "Low Impact Industrial Zone (I1)"

To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4952 Chisholm Street

PID: 011-004-959

Legal: Lot 4 District Lot 106 Group 2 New Westminster District Plan 3603

From: "Service Commercial 2 Zone (CS2)"

To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4958 Chisholm Street  
PID: 011-005-068  
Legal: Lot 5 District Lot 106 Group 2 New Westminster District Plan 3603  
From: "Service Commercial 2 Zone (CS2)"  
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4910 Delta Street  
PID: 011-536-187  
Legal: Southerly 24.75 Feet Lot 60 Except:  
Firstly: Part Shown on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A  
Secondly: Part Shown on Plan 3603, District Lot 106 Group 2 New Westminster District Plan 256 having a Frontage on Delta Street and a Uniform Width for the Full Depth of Lot and Adjoining Lot 61  
From: "Public Use Zone (P)"  
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4914 Delta Street  
PID: 011-536-225  
Legal: Lot 60 Except: Firstly: Southerly 24.75 Feet  
Secondly: Part on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A  
Thirdly: Part Shown on Plan 3603, District Lot 106 Group 2 New Westminster District Plan 256  
From: "Public Use Zone (P)"  
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4918 Delta Street  
PID: 011-536-179  
Legal: Lot 59 Except: Part on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A, District Lot 106 Group 2 New Westminster District Plan 256  
From: "Public Use Zone (P)"  
To: "Mixed-Use Ladner Zone (MUL)"

Being the "Subject Properties" as shown in Schedule "B" attached to and forming part of this Bylaw.

George V. Harvie  
Mayor

Michelle Jansson, CMC  
City Clerk

This is Schedule "A" to  
"Delta Zoning Bylaw No. 7600, 2017 Amendment  
Bylaw No. 8508, 2025"

## PART 15 MIXED USE ZONES

## 15.30 MUL: MIXED USE LADNER ZONE

## 15.30.1 INTENT

This *zone* is intended for a wide range of commercial and service *uses* in addition to limited residential *uses*.

## 15.30.2 PRINCIPAL USES

*Animal grooming*

*Assembly hall*

*Arts school*

*Brew pub*

*Club*

*Convenience store*

*Cultural facility*

*Education facility*

*Financ*

*Health care office*

*Health spa*

*Home improvement supplies*

*Hotel*

*Household goods repair*

*Indoor recreation facility*

*Liquor primary establishment*

*Liquor store*, subject to Section 6.1.16

*Mixed use residential building* limited to *Residential rental tenure*

*Movie theatre*

*Neighbourhood cafe*

*Office operation*

*Personal services*

*Pharmacy*

*Polyclinic*

*Restaurant*

*Retail sales*

*Secondary residential accommodation*

*Veterinary clinic*

*Wine store*

See [Section 6.1.17](#)  
for *brew pub*  
regulations

See [Section 6.1.19](#) for  
*drug store and pharmacy*  
location regulations

See [Section 6.1.20](#) for  
*veterinary clinic*  
regulations

## 15.30.3 ACCESSORY USES

*Home occupation accessory to a dwelling unit**Distillery accessory to a liquor primary establishment*

Outdoor display of goods, subject to Section 6.1.21, accessory to:

*Convenience store**Garden shop**Retail sales**Rental of motor vehicles, accessory to a hotel*

## 15.30.4 SETBACKS

(a) Minimum setbacks shall be:

	<i>Principal Structure</i>
Front	0 m
Exterior Side	0 m
Interior Side	0 m
Rear	0 m

See [Section 6.2](#)  
for additional setback  
regulations

(b) Despite Section 15.30.4(a) of this zone and Section 6.2.10(b), the following structures shall be permitted as follows:

- (i) Canopies, awnings and overhangs intended for weather protection may encroach beyond the property line, subject to approval from the *General Manager, Engineering*

## 15.30.5 HEIGHT

(a) *The maximum height of a principal structure and an accessory structure shall be:*

	<i>Principal Structure</i>
<i>Maximum Storeys</i>	6
<i>Maximum height to the top of a flat roof</i>	24 m
<i>Maximum height to roof ridge for a pitched roof</i>	24 m

See [Section 6.2.14](#) for additional height regulations

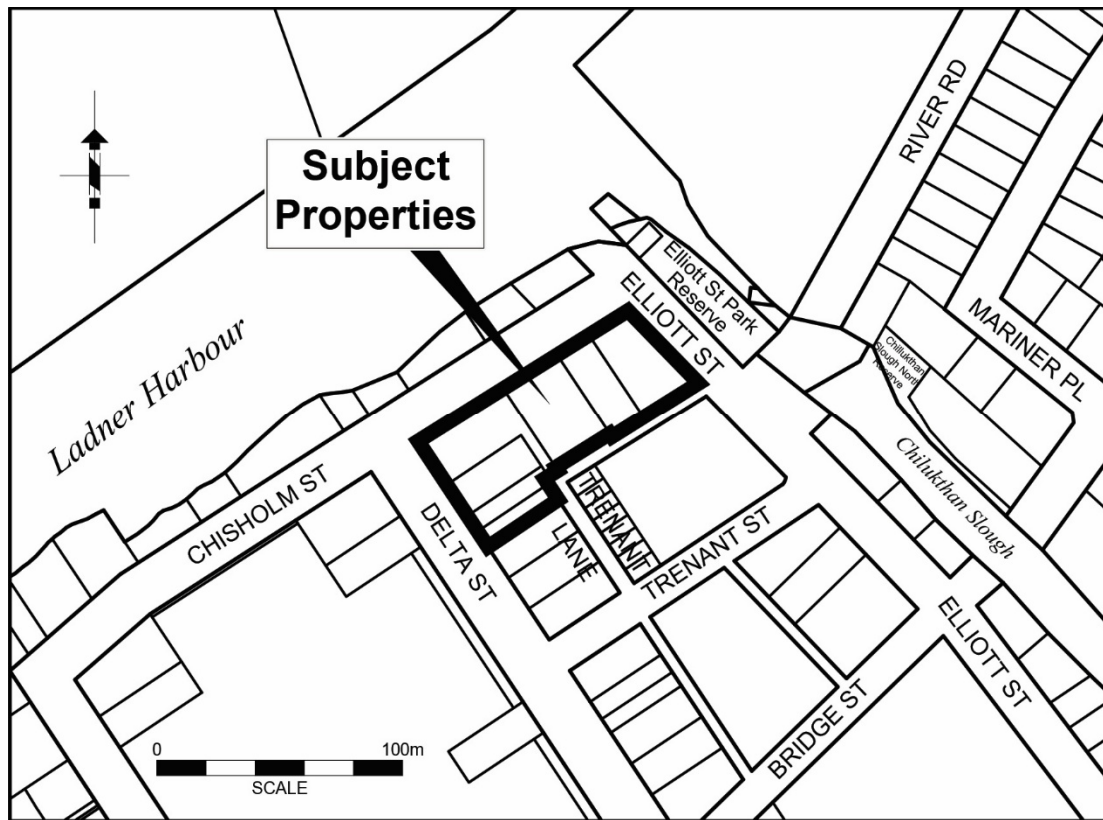
- (b) Despite Section 15.30.5(a) of this *zone*, the following shall be permitted to project above the *maximum height*:
- (i) Railings on rooftop decks that are 1.3 m or less in height
  - (ii) Glass panels that are 2 m or less in height
  - (iii) Arbors
  - (iv) Canopies
  - (v) Sun sails
  - (vi) Pergolas
  - (vii) Cabanas

#### 15.30.6 MINIMUM LOT SIZE FOR SUBDIVISION

The minimum *lot* area for subdivision shall be 550 m<sup>2</sup>

#### 15.30.7 OTHER REGULATIONS

- (a) Any outside storage of garbage must be in a commercial garbage container, which shall be enclosed entirely.
- (b) Residential uses, other than entrance lobbies and exits, shall not be located on the ground floor.
- (c) *A liquor store*
  - (i) shall only be permitted in a *hotel*, a *shopping centre*, or a freestanding *building* in or contiguous to a *shopping centre*,
  - (ii) shall not be located within 1 km from another *liquor store*, and
  - (iii) shall not exceed 186 m<sup>2</sup> in *floor* area, excluding the area used for ancillary offices, storage, washrooms, and shipping and receiving.



This is Schedule "B" to  
"Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009745) Bylaw No. 8508, 2025"