

CITY OF DELTA
BYLAW NO. 8506

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

The Municipal 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 (CDZ59 – LU008506) Bylaw No. 8506, 2022"**.
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) inserting "59 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ59 – LU008506) Bylaw No. 8506, 2022" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
 - (b) 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: 11462 92 Avenue

PID: 032-440-022

Legal: Lot 1 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11470 92 Avenue

PID: 032-440-031

Legal: Lot 2 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11478 92 Avenue

PID: 032-440-049

Legal: Lot 3 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11488 92 Avenue

PID: 032-440-057

Legal: Lot 4 District Lot 440 Group 2 New Westminster District Plan
EPP135342

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

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From: Single Detached Residential 6 (RS6)

To: Comprehensive Development Zone No. 59 (CDZ59)

- (c) inserting the following zone in numerical order in Part 19:

“COMPREHENSIVE DEVELOPMENT ZONE NO. 59

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential *zone* and all regulations that reference an RS *zone*, RD *zone* or RS1 to 7 *zones* shall apply, except for the following:

- (a) Despite Section 6.2.18, not more than 68% of the total area of the lot shall be covered by *impermeable material*, excluding swimming pools.

Subject to Part 6, Part 7 and Part 8 unless otherwise noted, all of the regulations of the Single Detached Residential 6 (RS6) Zone shall apply for except for the following for a *duplex dwelling*:

- (a) Despite Section 6.2.10 (a), window wells may encroach to no closer than 0.6 m from the *interior side lot line*.
- (b) Despite Section 6.2.18, not more than 68% of the total area of the *lot* shall be covered by *impermeable material*, excluding swimming pools.
- (c) Despite Section 11.60.4 (a) and (b), the maximum total *floor area* permitted on a lot and the maximum *gross floor area* of all buildings, less the applicable floor area exclusions pursuant to Section 6.2.17(a) plus any high ceiling floor area counted twice pursuant to Section 6.2.17(b) shall be 344 m².
- (d) Despite Section 11.60.5, the maximum *lot coverage* shall be 46%.
- (e) Despite Section 11.60.6, the minimum *setbacks* for a *principal structure* shall be:

	<i>Principal Structure</i>
Front	6 m
Interior Side	1.2 m
Rear	7.5 m

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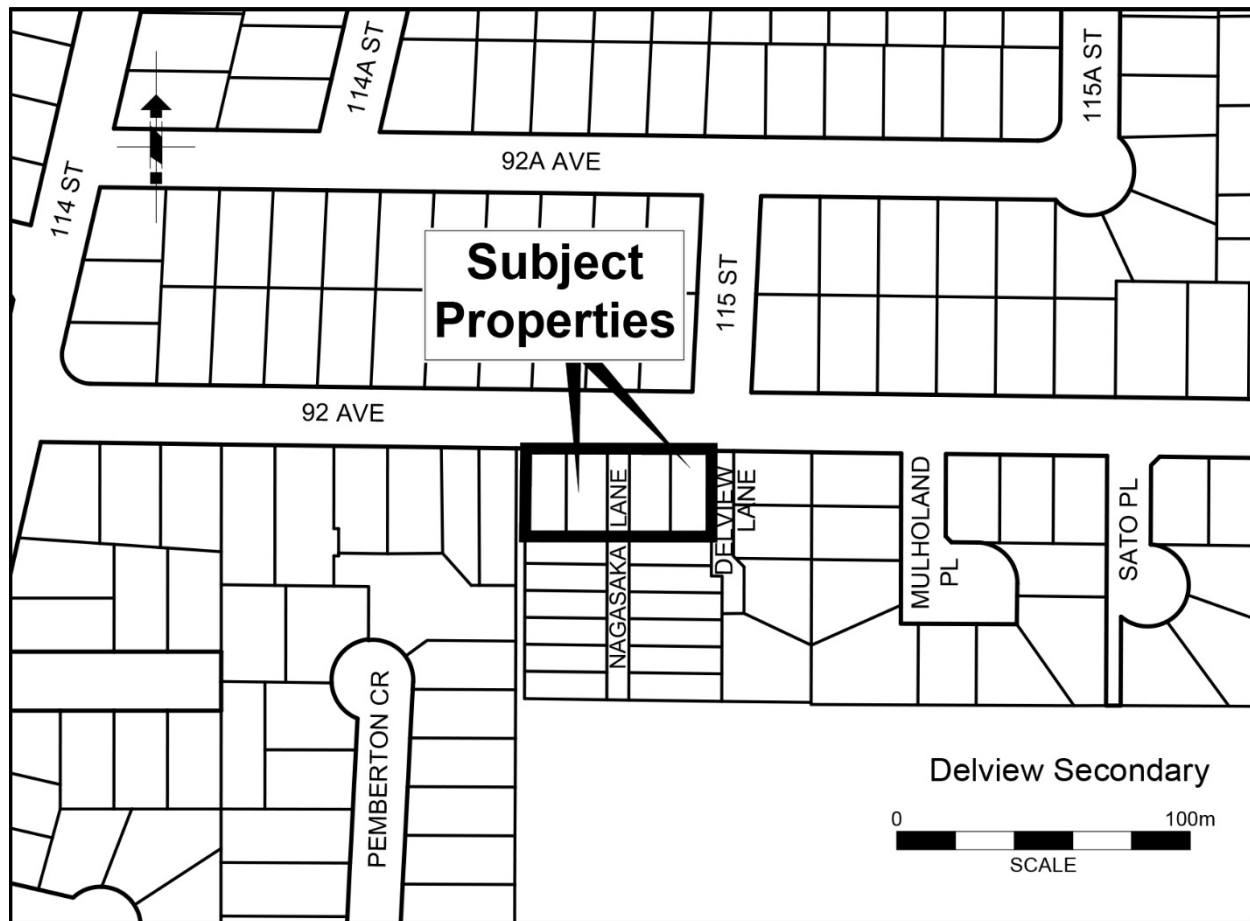
READ A FIRST time the	23rd	day of	June,	2025.
READ A SECOND time the	23rd	day of	June,	2025.
READ A THIRD time the	23rd	day of	June,	2025.
FINALLY CONSIDERED AND ADOPTED the		day of		2025.

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

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This is Schedule 8506-1 to
"Delta Zoning Bylaw No. 7600, 2017
Amendment (CDZ59 – LU008506) Bylaw No. 8506, 2025"