

CITY OF DELTA

BYLAW NO. 7975

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

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 (Delta Fresh – LU009040) Bylaw No. 7975, 2022**”.
2. “Delta Zoning Bylaw No. 7600, 2017”, as amended, is hereby further amended as follows:
 - (a) In the TABLE OF CONTENTS, by adding reference to “A4: AGRICULTURE PRODUCT MANAGEMENT ZONE” under PART 10.
 - ~~(b) In PART 2 INTERPRETATION, by inserting the following definitions:~~

~~*Agricultural Storage and Processing* means cold storage, warehousing, distribution and processing of fruit, vegetable and dairy products, excluding mushrooms and any form of cannabis product.~~

~~*Farm product processing* means the transformation of fruit, vegetable and secondary dairy products, by dehydration and sublimation processes, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soilless medium production, cannabis production, or cannabis research and development.~~

~~*Farm product preparation* means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable and dairy products.~~
 - ~~(c)~~ (b) In PART 3 ZONES, by inserting “A4” and “Agriculture Product Management Zone” in the correct numerical order in the table in Section 3.1.1.
 - ~~(d)~~ (c) In PART 10 AGRICULTURE ZONES, by inserting the “A4: AGRICULTURE PRODUCT MANAGEMENT ZONE” attached hereto as Schedule “7975-1” in the correct numerical order.
3. The Zoning Map in Section 22.1 of the “Delta Zoning Bylaw No. 7600, 2017,” as amended, is hereby further amended to reflect the following rezoning:

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Civic: 10555 64 Avenue ~~and an unaddressed parcel~~

PID: 002-253-470 ~~and~~

~~000-985-112~~

Legal: Lot 1 Section 14 Township ~~54~~ New Westminster District Plan 5542
and

Civic: ~~10555 64 Avenue and an Un~~addressed parcel

PID: ~~002-253-470 and~~ 000-985-112

Legal: Lot 2 Except Part on Highway Plan 73154 Section 14 Township 4
New Westminster District Plan 554~~32~~

Being the "Subject Properties" as shown in Schedule 7975-2
attached to and forming part of this Bylaw.

From: A1: Agriculture Zone

To: A4: Agriculture Product Management Zone

READ A FIRST time the **30th** day of **May,** **2022.**

READ A SECOND time the **30th** day of **May,** **2022.**

PUBLIC HEARING held the **14th** day of **February** **2023.**

READ A THIRD time the **14th** day of **February** **2023.**

THIRD READING EXTENSION APPROVED the **5th** day of **March,** **2024.**

THIRD READING EXTENSION APPROVED the **9th** day of **May,** **2025.**

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT
the day of , 20 .

FINALLY CONSIDERED AND ADOPTED the day of 20 .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

This is Schedule “7975-1” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022”

10.40 A4: AGRICULTURE PRODUCT MANAGEMENT ZONE

10.40.1 INTENT

This *zone* is intended to support agricultural viability by providing for cold storage, warehousing and processing of *agricultural fruits, vegetables and dairy products*.

10.40.2 APPLICATION OF THIS ZONE

Except as they apply to lands in residential *zones*, the regulations of Part 6, Part 7, Part 8 and Part 9 shall apply to this *zone*.

10.40.3 PRINCIPAL USES

Storage of agricultural products, including cold storage, warehousing, and distribution of agricultural products, but excluding any form of cannabis product.

Processing and preparation of agricultural products, including the cleaning, sorting, separating, grading, packing, and transformation by dehydration, sublimation or other process, of agricultural products, but does not include:

- the preparation or sale of hot or cold food items for on-site consumption;*
- any composting or soilless medium production;*
- an abattoir or poultry, meat, fish or seafood processing, preparation or packing operation; or*
- processing or preparation of any form of cannabis product, cannabis production, or cannabis research and development.*

Agricultural Storage and Processing

Farm product processing

Farm product preparation

Farming

Despite Notwithstanding the definition of Farming, this zone does not permit the growing, storage or processing of cannabis.

10.40.4 ACCESSORY USES

Office space accessory to a principal use

Indoor amenity space, accessory to a principal use principal use

Where the ~~principal use~~ *principal use* of the property is for *farming*,
uses accessory to *farming* are as permitted in the A1 zone

10.40.5 DENSITY

Maximum *floor space ratio* shall be 0.5.

10.40.6 LOT COVERAGE

Maximum *lot coverage* shall be 50%.

10.40.7 SETBACKS

Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front	7.5 m
Interior Side	15.0 m
Exterior Side	15.0 m
Rear	15.0 m

See **Section 6.2**
for additional
setback
regulations

10.40.8 HEIGHT

Maximum height shall be:

Maximum <i>Storeys</i>	2
<i>Maximum Height to mid-roof or the top of a flat roof</i>	15 m

See **Section
6.2.14** for
additional height
regulations

For the purpose of this ~~zone-zone~~, ~~maximum height~~ *maximum height* shall be
measured from the 2.9 m Canadian Geodetic Vertical Datum elevation or the
~~existing grade~~ *existing grade*, whichever is greater

10.140.9 MINIMUM LOT SIZE FOR SUBDIVISION

(a) The minimum ~~lot~~ *lot* size that may be created by subdivision is 8
ha subject to approval under the Agricultural Land Commission Act if
applicable.

(b) Subsection (a) shall not apply to a home site severance in
accordance with the Agricultural Land Commission Act, as amended
from time to time.

10.140.10 ADDITIONAL SEPARATION DISTANCE – NON-FARM USE

(a) The ~~uses~~ *uses*, activities, ~~buildings~~ *buildings*, and ~~structures~~ *structures* set out in Column 1 shall be no closer in horizontal distance to a ~~natural stream~~ *natural stream*, a ~~channelized stream~~ *channelized stream* or a ~~constructed ditch~~ *constructed ditch* than the distance specified below:

Building or Structure used to support any of the following uses:	Separation Distance to a:		
	Natural Stream <i>Natural Stream</i>	Channelized Stream <i>Channelized Stream</i>	Constructed Ditch <i>Constructed Ditch</i>
Storage, processing or preparation of agricultural products, subject to section 10.40.3 Agricultural Storage and Processing Farm product processing Farm product preparation	30 m	15 m	5 m
For all other farming uses <i>farming uses</i> described in the Agriculture (A1) zone <i>zone</i> , the setbacks <i>setbacks</i> described in that zone <i>zone</i> shall apply			

10.40.11 LANDSCAPING, SCREENING AND AMENITY SPACE

Notwithstanding requirements in Part 7 of Delta Zoning Bylaw No. 7600, 2017 as amended from time to time, ~~landscaping~~ *landscaping*, natural areas and environmental buffers, shall cover not less than 15% of the ~~lot~~ *lot* area on all A4-zoned lands.

A continuous buffer (6 meters in height 8 meters in width) is required for a ~~lot~~ *lot* adjacent to land zoned for agriculture.

10.40.12 USE OF LAND FOR FARMING

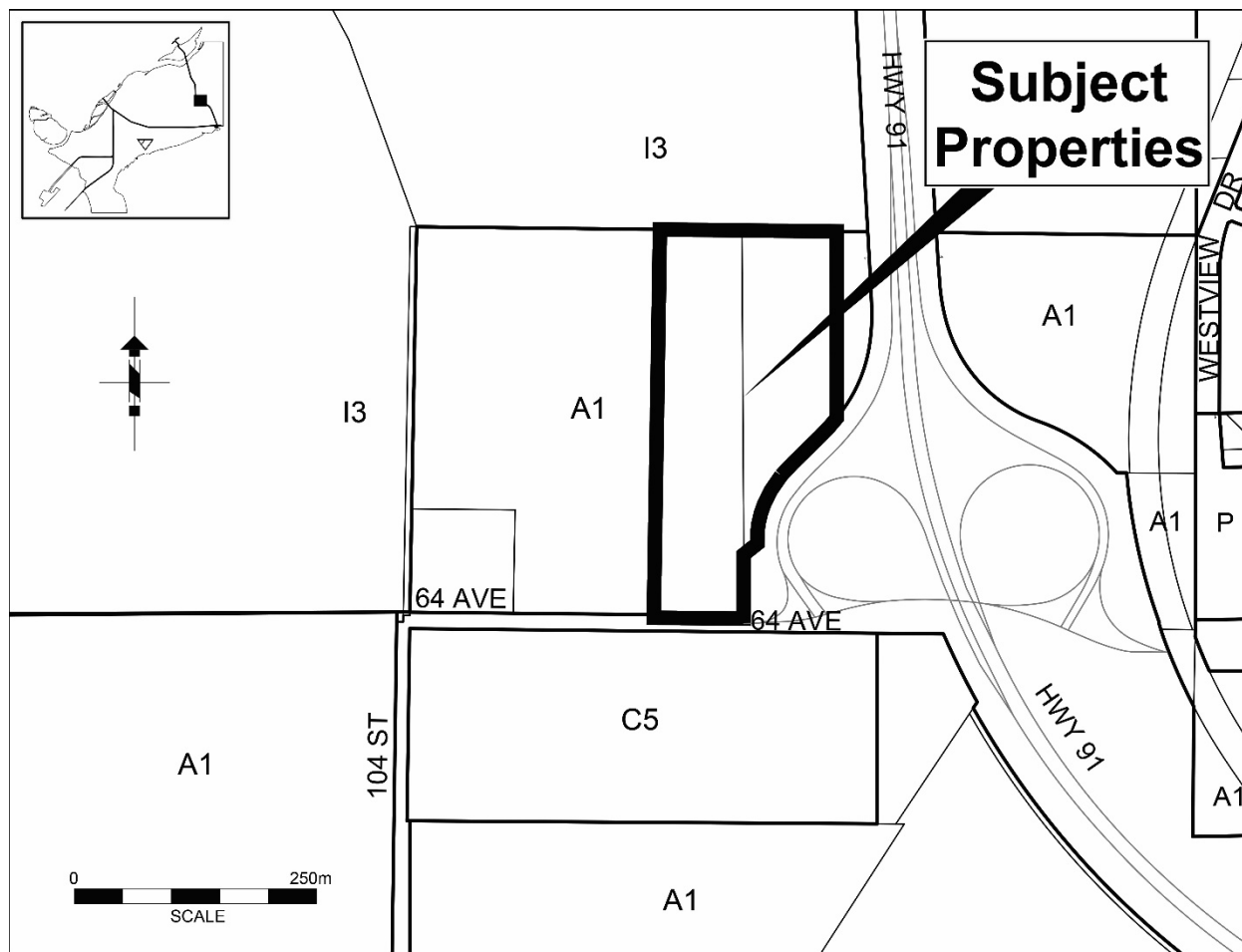
Where the ~~principal use~~ *principal use* of a property in this zone is for *farming* or uses accessory to *farming*, such land may be used for those “Principal Uses” and “Accessory Uses” set out in the A1-Agriculture Zone subject to compliance with all applicable regulations in Section 10.10.

10.40.13 OTHER REGULATIONS

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No outside storage of goods, materials or garbage shall be permitted in connection with any of the permitted uses, except for *farming*, established in this ~~zone~~ *zone*.



This is Schedule "7975-2" to
"Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022"