



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009680**

From: **Development Department** Bylaw No: **8431**

Date: **June 27, 2025**

**Final Consideration and Adoption of Bylaw No. 8431 and Issuance of
Development Variance Permit LU009680 at 635 54 Street**

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT Bylaw No. 8431 be finally considered and adopted.
- B. THAT Development Variance Permit LU009680 be issued.

▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small-scale residential lots. The proposed lots would be 592.3 m² (6,375 ft²) and 540.9 m² (5,822 ft²) in area, with lot widths of 20 m (66 ft) and 11.6 m (38 ft) and average lot depths of 32.2 m (106 ft) and 30.5 m (100 ft), respectively. The existing house on the subject property would be retained on proposed Remnant Lot 1 and proposed Lot 2 would be able to accommodate a small-scale residential development with a maximum floor area of 270.5 m² (2,911 ft²).

The owners have provided the required fees and security deposits.

Bylaw No. 8431 (Attachment A) would rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 6 (RS6).

- First, Second and Third Readings: September 9, 2024

Development Variance Permit LU009680 would vary the following sections of "Delta Zoning Bylaw No. 7600, 2017":

1. Section 11.60.6 by decreasing the minimum interior side setback from 1.5 m (5 ft) to 1.38 m (4 ft) for the existing principal structure on proposed Remnant Lot 1.
2. Section 11.60.6 by decreasing the minimum rear setback from 9 (30 ft) to 5.48 m (13 ft) for the principal structure on proposed Lot 2.

3. Section 11.60.8 by reducing the minimum lot width for subdivision from 13 m (43 ft) to 11.7 m (38 ft) for proposed Lot 2.

A project data table and an excerpt of the meeting minutes from the September 9, 2024 Regular Meeting of Council are provided as Attachments B and C, respectively.

The applicant has satisfied the requirements for final consideration and adoption of Bylaw No. 8431 and issuance of Development Variance Permit LU009680.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Emma Adams, Planner
EA/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8431
- B. Project Data Table
- C. Excerpt of Minutes from September 9, 2024 Regular Meeting of Council

[https://delta.escribemeetings.com/Reports/Final Consideration and Adoption of Bylaw No. 8431 and Development Variance Permit LU009680 at 635 54 Street \(Dhillon\).docx](https://delta.escribemeetings.com/Reports/Final%20Consideration%20and%20Adoption%20of%20Bylaw%20No.%208431%20and%20Development%20Variance%20Permit%20LU009680%20at%20635%2054%20Street%20(Dhillon).docx) - Tuesday, July 22, 2025, 6:41:36 PM