

CITY OF DELTA

BYLAW NO. 8516

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

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 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 (CDZ8516 – LU009792) Bylaw No. 8516, 2025"**.
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

- (a) inserting "Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ61 – LU009792) Bylaw No. 8516, 2025" 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: 5517 18 Avenue

PID: 001-765-841

Legal: Lot 64 Section 15 Township 5 New Westminster District Plan 20009

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

From: Single Detached Residential 1 (RS1) Zone

To: Comprehensive Development Zone No. 8516 (CDZ61)

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

"COMPREHENSIVE DEVELOPMENT ZONE NO. 8516

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a residential townhouse *zone* and all regulations that reference an RT *zone* shall apply.

2. PERMITTED USES:
Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Townhouse

ACCESSORY USES

Home occupation, accessory to a townhouse

3. DENSITY
(a) Maximum *floor space ratio*: 1.21

4. LOT COVERAGE
Maximum *lot coverage* shall be 41%.

5. SETBACKS
(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front	2.4 m
Interior Side (East)	3 m
Interior Side (West)	1.5 m
Rear	2 m

- (b) Despite Section 6.2.13(a), where vehicular access is provided between buildings, the distance of such *buildings* shall not be less than 8 m at *finished grade*, and the distance between projections from such *buildings* above *finished grade* shall not be less than 7 m.

6. HEIGHT
The *maximum height* shall be:

	<i>Principal Structure</i>
Maximum Storeys	3
<i>Maximum height to mid-roof or the top of a flat roof</i>	11 m
<i>Maximum height to roof ridge for a pitched roof</i>	12.4 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

- (a) Subdivision under the *Land Title Act* or *Bare Land Strata Regulations* under the *Strata Property Act*:

<i>Lot Area</i>	5,000 m ²
<i>Lot Width</i>	30 m ²
<i>Average Lot Depth</i>	30 m

8. LANDSCAPING, SCREENING AND AMENITY SPACE

- (a) Despite Section 7.3.3, a landscape strip of 1.5 m width shall not be required along the north property line.

READ A FIRST TIME the day of , 2025.

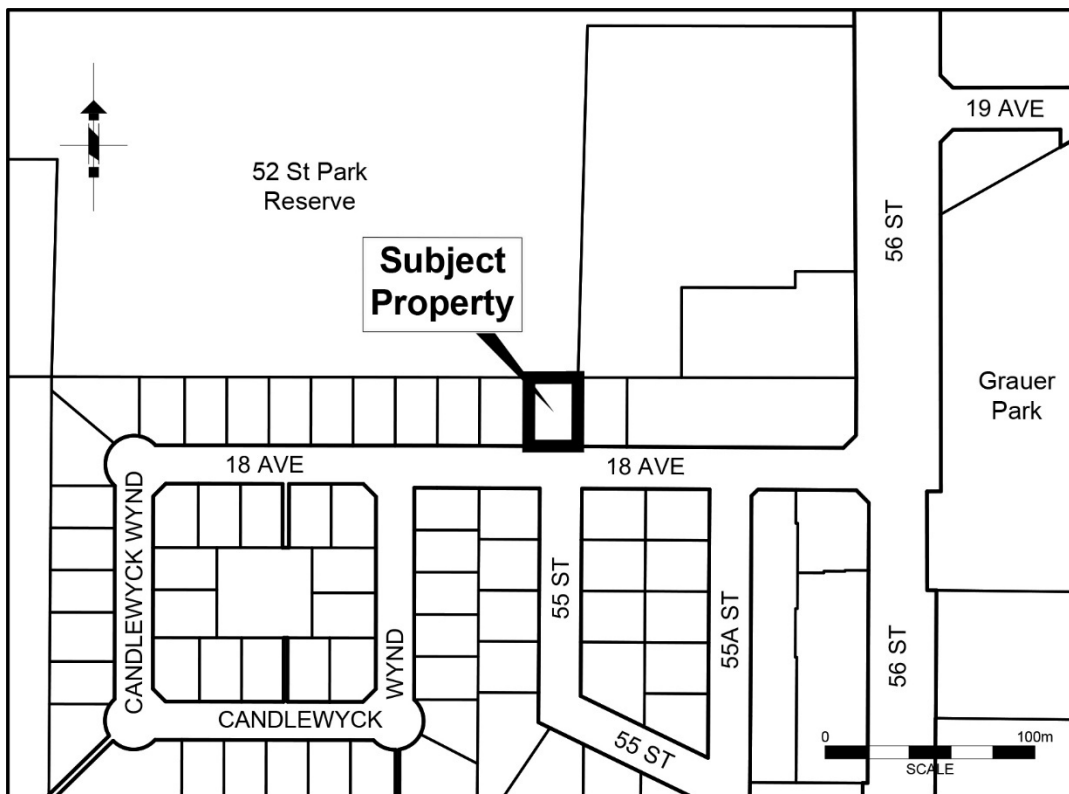
READ A SECOND TIME the day of , 2025.

READ A THIRD TIME the day of , 2025.

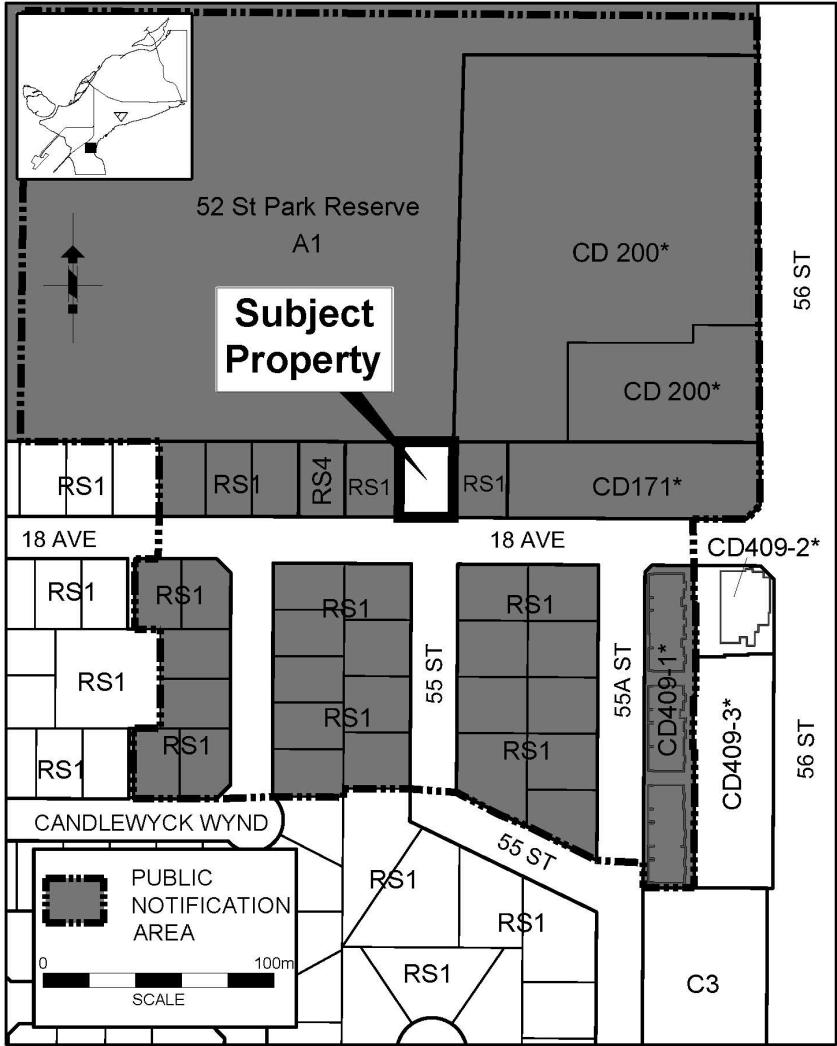
FINALLY CONSIDERED AND ADOPTED the day of , 202 .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk



This is Schedule 8516-1 to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ61 – LU009792)
Bylaw No. 8516, 2025"



Bylaw No. 8516, 2025”