



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009855**

From: **Development Department**

Date: **August 28, 2025**

Application Date: May 3, 2025

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**Development Variance Permit at 5322 Aspen Way**

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

▪ **RECOMMENDATION:**

THAT Development Variance Permit LU009855 be issued.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Development Variance Permit LU009855. This development variance permit would vary the front setback and maximum mid-roof height for a pitched roof in "Delta Zoning Bylaw No. 7600, 2017" to permit the construction of an accessory structure to accommodate storage for a recreational vehicle and pickup truck. A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located in the community of Ladner. The 738 m<sup>2</sup> (7,944 ft<sup>2</sup>) lot is located at the end of a cul-de-sac and has an irregular shape. The lot contains a two-storey single detached dwelling, a shed, and a workshop structure, which would be retained. The site is surrounded by single detached dwellings. The owners recently constructed a large accessory structure without a building permit. Upon notice from Bylaw Enforcement, they submitted a building permit and board of variance application to resolve the bylaw contravention. The owners also disassembled the structure while seeking the required approvals.

The Board of Variance application (LU009823) for the accessory structure required multiple variances, including varying the front and interior side setbacks, building height, and distance between buildings requirements. The application was considered by the Board at their meeting on April 17, 2025, and denied as the request was not considered to be minor and hardship had not been found. Subsequently, the owners made a development variance permit application and worked with staff to revise their design to a smaller footprint and height, which reduces the number of variances required.

**Council Policy:**

The OCP designation for this site is Small Scale Residential (SSR). This designation is intended for residential uses. Main building types include single detached houses, duplexes, and houseplexes with a height of up to two-and-a-half storeys. The proposed accessory structure is consistent with the SSR designation.

The current zoning of the site is Single Detached Residential 2 (RS2). The RS2 Zone is intended for single detached housing. Properties in the general vicinity of the site are zoned Single Detached Residential 2 (RS2), Single Detached Residential 5 (RS5), and Single Detached Residential 7 (RS7).

Council may pass a resolution to issue a development variance permit when prior notice has been given to surrounding owners and tenants in accordance with the *Local Government Act*.

▪ **DISCUSSION:**

**Proposal:**

The owners are proposing to construct a 43 m<sup>2</sup> (463 ft<sup>2</sup>) accessory structure for the purpose of storing a recreational vehicle and pickup truck. The proposed structure would have open walls on three sides with a partial wall at the rear face. A project data table is provided in Attachment B, and a site plan, elevation plan, and roof plan are provided in Attachment C.

**Community Consultation:**

Notice of the application has been provided in accordance with Section 499 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

**Development Variance Permit:**

The owners are requesting a development variance permit to vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

1. Section 11.20.6 by decreasing the minimum front setback from 12 m (39 ft) to 9.5 m (31 ft).
2. Section 11.20.7(a) by increasing the maximum height to the mid-roof or the top of a flat roof for an accessory structure from 3 m (10 ft) to 3.4 m (11 ft).

The owners are requesting a development variance permit to allow for the construction of a detached accessory structure to shelter their recreational vehicle and pickup truck from the elements. The irregular shape of the lot poses siting constraints for the accessory structure. The height variance is requested to allow a shallower roof slope, which gives the necessary clearance to accommodate the recreational vehicle. The overall height of the accessory structure meets the maximum allowable height.

The shape of the lot and the angled orientation of the existing house make it challenging for an accessory structure to be placed elsewhere on the lot for the owners’ intended purpose of parking vehicles. The lot depth at the proposed location is also shorter

compared to the rest of the lot, which necessitates a front setback variance. The proposed accessory structure will be located behind the front face of the principal dwelling. Attachment D includes photos of the subject site, indicating the proposed location as well as the existing condition of the property.

**Implications:**

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

The owners of the subject property have applied for a development variance permit to permit the construction of an accessory structure for the storage of a recreational vehicle and pickup truck. It is recommended that Development Variance Permit LU009855 be issued.

*D. Mayhew*

Doreann Mayhew, P.Eng  
General Manager, Development

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AH/ksw

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Site, Elevation, and Roof Plans
- D. Site photos