

CITY OF DELTA

BYLAW NO. 8521

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 (Mixed Use Apartment Zones) Bylaw No. 8521, 2025.**"
2. "Delta Zoning Bylaw No. 7600, 2017", as amended, is hereby further amended as follows:
 - (a) In the Table of Contents, Part 15 Mixed Use Zones by inserting "15.40 MU6: Mixed Use Apartment 6 Zone" and "15.41 MU6R: Mixed Use Apartment 6 Rental Zone" in the correct numerical order.
 - (b) In Part 3 Zones, by inserting "MU6", "MU6R", "Mixed Use Apartment 6 Zone", and "Mixed Use Apartment 6 Rental Zone" in the correct numerical order in the Mixed Use row of the table in Section 3.3.1.
 - (c) In Part 15 Mixed Use Zones, by inserting the "MU6: Mixed Use Apartment 6 Zone" attached hereto as Schedule 8521-1, and the "MU6R: Mixed Use Apartment 6 Rental Zone" attached hereto as Schedule 8521-2, in the correct numerical order.

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 _____, 2025.

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

Bylaw No. 8521

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This is Schedule 8521-1 to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(Mixed Use Apartment Zones) Bylaw No. 8521, 2025"

15.40 MU6: MIXED USE APARTMENT 6 ZONE

15.40.1 INTENT

This *zone* is intended for mixed use developments up to 6 *storeys* in height.

15.40.2 PRINCIPAL USES

Mixed use residential building
Seniors congregate housing in a mixed use residential building

15.40.3 ACCESSORY USES

Animal daycare
Animal grooming
Arts school
Coffee shop
Community services
Convenience store
Education facility
Financial institution
Garden shop
Health care office
Home occupation
Household goods repair
Indoor amenity space
Indoor recreation facility
Liquor primary establishment
*Manufacturing, limited only to commodities which are exclusively sold
retail on the premises*
Neighbourhood café
Office operation
Outdoor display of goods, accessory to:
Convenience store
Garden shop
Retail sales
Personal services
Pharmacy
Polyclinic
Rental of small tools
Rental of non-motorized recreational equipment
Restaurant
Retail sales
Sale of non-motorized recreational equipment
Veterinary clinic
Wine store

See **Section 6.1.10** for home occupation regulations

15.40.4 DENSITY

No maximum *floor space ratio*.

15.40.5 SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Parking Structure</i>	<i>Accessory Structure</i>
Front	3.5 m	3 m	12 m
Interior Side	<i>Storey 1</i> 1 m except where abutting a <i>lot</i> with Small Scale Residential (SSR) or Mixed Residential (MR) <i>OCP designation</i> in which case the minimum <i>setback</i> shall be 5 m	3 m	1 m
	<i>Storey 2-6</i> 5 m		
Exterior Side	3.5 m	3 m	5 m
<i>Rear</i>	7.5 m or 5 m where adjacent to a <i>street</i> or <i>lane</i>	3 m	1 m

See **Section 6.2** for additional *setback* regulations

(b) Despite Section 15.40.5(a), an above-ground parking *structure* taller than one *storey* shall meet the minimum *setbacks* for a *principal building*.

15.40.6 HEIGHT

Maximum height shall be:

	<i>Principal Uses</i>	<i>Accessory Structure</i>
<i>Maximum Storeys</i>	6	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	24 m	3.75 m
<i>Maximum height to roof ridge for a pitched roof</i>	24 m	4.6 m

See **Section 6.2.14** for additional height regulations

15.40.7 MINIMUM LOT SIZE

The minimum *lot size* is as follows:

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

15.40.8 OTHER REGULATIONS

No storage of goods or materials shall be permitted outside a *building*.

Bylaw No. 8521

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This is Schedule 8521-2 to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(Mixed Use Apartment Zones) Bylaw No. 8521, 2025"

15.41 MU6R: MIXED USE APARTMENT 6 RENTAL ZONE

15.41.1 INTENT

This *zone* is intended for mixed use developments, limited to *rental residential tenure*, up to 6 storeys in height.

15.41.2 PRINCIPAL USES

Mixed use residential building, the residential component of which is limited to *residential rental tenure*
Seniors congregate housing in a mixed use residential building

15.41.3 ACCESSORY USES

Animal daycare
Animal grooming
Arts school
Coffee shop
Community services
Convenience store
Education facility
Financial institution
Garden shop
Health care office
Home occupation
Household goods repair
Indoor amenity space
Indoor recreation facility
Liquor primary establishment
Manufacturing, limited only to commodities which are exclusively sold retail on the premises
Neighbourhood café
Office operation
Outdoor display of goods, accessory to:
Convenience store
Garden shop
Retail sales
Personal services
Pharmacy
Polyclinic
Rental of small tools
Rental of *non-motorized recreational equipment*
Restaurant
Retail sales
Sale of *non-motorized recreational equipment*
Veterinary clinic
Wine store

See **Section 6.1.10** for home occupation regulations

15.41.4 DENSITY

No maximum *floor space ratio*.

15.41.5 SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Parking Structure</i>	<i>Accessory Structure</i>
Front	3.5 m	3 m	12 m
Interior Side	<i>Storey 1</i> 1 m except where abutting a <i>lot</i> with Small Scale Residential (SSR) or Mixed Residential (MR) <i>OCP designation</i> in which case the minimum <i>setback</i> shall be 5 m	3 m	1 m
	<i>Storey 2-6</i> 5 m		
Exterior Side	3.5 m	3 m	5 m
Rear	7.5 m or 5 m where adjacent to a <i>street</i> or <i>lane</i>	3 m	1 m

See **Section 6.2** for additional *setback* regulations

(b) Despite Section 15.41.5(a), an above-ground parking *structure* taller than one *storey* shall meet the minimum *setbacks* for a *principal building*.

15.41.6 HEIGHT

Maximum height shall be:

	<i>Principal Uses</i>	<i>Accessory Structure</i>
<i>Maximum Storeys</i>	6	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	24 m	3.75 m
<i>Maximum height to roof ridge for a pitched roof</i>	24 m	4.6 m

See **Section 6.2.14** for additional height regulations

15.41.7 MINIMUM LOT SIZE

The minimum *lot* size is as follows:

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

15.41.8 OTHER REGULATIONS

No storage of goods or materials shall be permitted outside a *building*.