

**CITY OF DELTA**  
**BYLAW NO. 8499**

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

---

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 (CDZ57 – LU009735) Bylaw No. 8499, 2025”**.
2. “Delta Zoning Bylaw No. 7600, 2017” as amended is hereby further amended by:
  - (a) adding the following definition to Section 2.1.1 in alphabetical order:

*“Houseplex means a building designed to accommodate between three and four dwelling units on a single lot, each having their own separate exterior entrance. For the purposes of this bylaw, a houseplex does not include a single detached dwelling, duplex dwelling, accessory dwelling unit, or townhouse.”*
  - (b) inserting “57 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025” in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
  - (c) 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:
    - (i) Civic: 5140 8A Avenue  
PID: 016-282-647  
Legal: Lot 7 Section 10 Township 5 New Westminster District Plan 86197
    - (ii) Civic: 809 51 Street  
PID: 016-282-621  
Legal: Lot 6 Section 10 Township 5 New Westminster District Plan 86197
    - (iii) Civic: N/A  
PID: N/A  
Legal: Road Dedicated on Plan 86197 and 18734, Section 10 Township 5, New Westminster District

Bylaw No. 8499

- 2 -

Being the “Subject Properties” as shown in Schedule “A” attached to and forming part of this Bylaw.

From: Single Detached Residential 1 (RS1)

To: Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025”

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 57

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential *zone* and all regulations that reference an RS *zone*, RD *zone* or RS1 to 7 *zones* shall apply, except where specifically listed below.

2. PERMITTED USES:

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

PRINCIPAL USES

*Houseplex*

ACCESSORY USES

*Home occupation, accessory to a houseplex*

3. DENSITY

- (a) Maximum number of *dwelling units*: 4
- (b) Maximum *floor space ratio*: 0.6
- (c) Maximum *gross floor area*: 758 m<sup>2</sup>

4. LOT COVERAGE

Maximum *lot coverage* shall be 41%

5. SETBACKS

- (a) Minimum *setbacks* shall be:

	<b><i>Principal Structure</i></b>	<b><i>Accessory Structure</i></b>
<b>Front</b>	6.5 m	6.5 m
<b>Interior Side</b>	3.5 m	3.5 m
<b>Rear</b>	8 m	1 m

- (b) Despite Section 6(a) of this *zone*, up to 33% of the width of the front façade of a *principal structure* may encroach into the minimum front setback area by no more than 0.6 m.

6. HEIGHT

The *maximum height* shall be:

	<b><i>Principal Structure</i></b>	<b><i>Accessory Structure</i></b>
<b>Maximum Storeys</b>	2	1
<b><i>Maximum height to mid-roof or the top of a flat roof</i></b>	8 m	3 m
<b><i>Maximum height to roof ridge for a pitched roof</i></b>	9.5 m	3.75 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

<b><i>Lot Area</i></b>	1,250 m <sup>2</sup>
<b><i>Lot Width</i></b>	22 m
<b><i>Average Lot Depth</i></b>	55 m

8. OFF-STREET PARKING

- (a) A maximum of one enclosed *parking space* shall be permitted per *dwelling unit*.

9. OTHER REGULATIONS

- (a) For each *houseplex dwelling unit*, a minimum of 15 m<sup>2</sup> of *outdoor amenity space* shall be provided for the exclusive private use of each *dwelling unit*. This space shall be located at ground level usable space with no dimension less than 2.5 m, and may include patio surfaces or grass.

Bylaw No. 8499

- 4 -

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 .

---

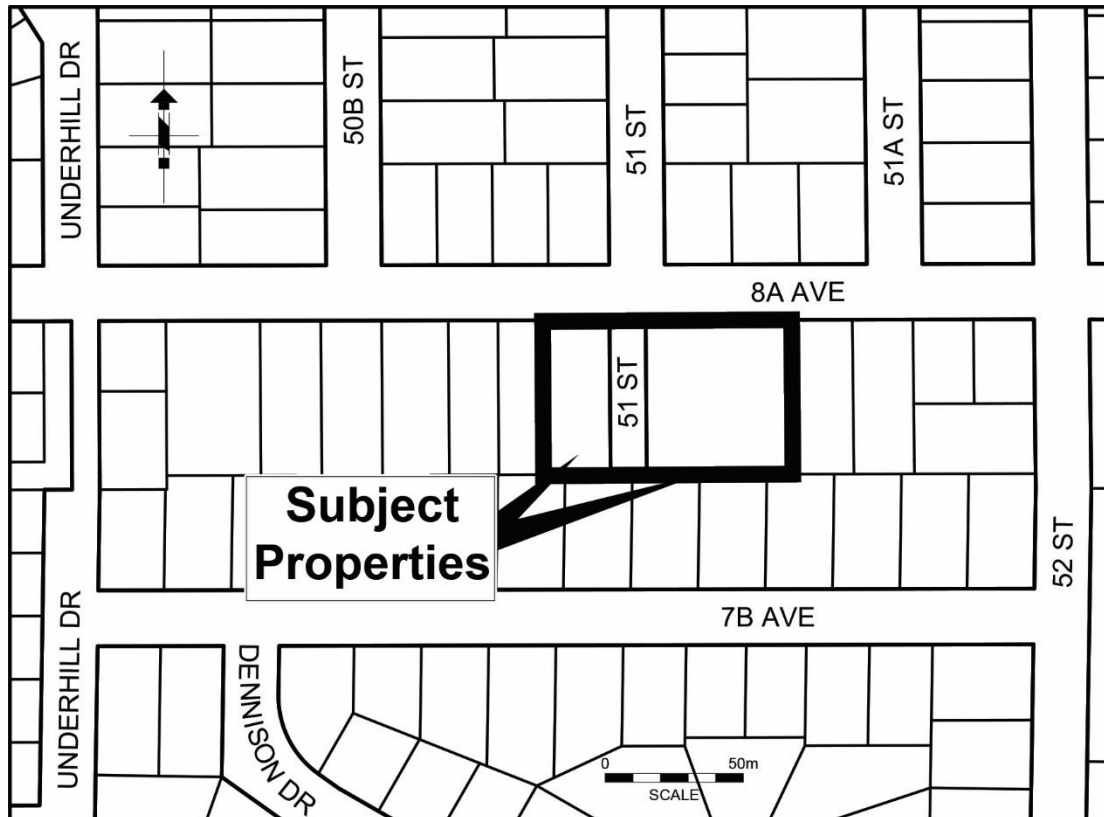
George V. Harvie  
Mayor

---

Michelle Jansson, CMC  
City Clerk

Bylaw No. 8499

- 5 -



This is Schedule A to "Delta Zoning Bylaw No. 7600, 2017 Amendment  
(CDZ57 – LU009735)  
Bylaw No. 8499, 2025"