

THE CORPORATION OF DELTA

BYLAW NO. 7575

A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"

The Municipal Council of The Corporation of Delta in open meeting assembled,
ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "**Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 476 – Liu, Wang and 0976081 B.C. Ltd. – LU007863) Bylaw No. 7575, 2017**".
2. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by:
 - (a) inserting "476 Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 476 – Liu, Wang and 0976081 B.C. Ltd. – LU007863) Bylaw No. 7575, 2017" in the correct numerical order in the LIST OF COMPREHENSIVE DEVELOPMENT BYLAWS in Part VIII A; and
 - (b) inserting the following zone in numerical order in Part VIII A:

"C.D. 476

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 476

1. Permitted Uses:
Subject to the General Regulations of Part VI for Residential Zones and Part VIII for Commercial Zones, the following uses and no other uses shall be permitted:

1.1 *Principal Uses:*

- ~~(a) — All uses permitted in the C1-L Core Commercial Ladner Zone;~~
- (a) "Retail Trade" limited to variety stores, clothing stores, stationery stores, and jewellery and specialty stores
"Office Operation", excluding Physicians, Dentists, Naturopaths and Physiotherapists
"Education and Related Services" including Music Instruction
"Auction Room", subject to Section 726
Clothing Repair
Dressmaker
Laundromat
- (b) Mixed Use Residential Building
- (c) Dwelling Unit

1.2 *Accessory Uses:*

- (a) 'Home Occupation';
- (b) Keeping of 'Household Pets'

2. Interpretation:

Notwithstanding the definition of 'Lot' and 'Storey-One-Half', in Part II Interpretations, in this zone:

(a) 'Lot' means:

- i. a parcel of land created by subdivision under the *Land Title Act*;
- ii. a parcel of land created by the filing in the Land Title Office of a bare land strata plan, but does not include any 'common property' or 'limited common property' (as those terms are defined in the *Strata Property Act*) associated with such parcel of land; or
- iii. all the land within a strata plan other than a bare land strata plan, as the case may be.

'Lot Line' means any line which forms the boundary of a 'Lot'.

'Strata Lot' means a parcel of land shown on a strata plan other than a bare land strata plan, but does not include any 'common property' or 'limited common property' (as those terms are defined in the *Strata Property Act*) associated with such parcel of land.

- (b) 'Storey, One-Half' means a portion of a building which has a floor area which is less than 50% of the floor area of the 'Storey' immediately below it.

- (c) ~~Mixed Use Residential Building means a building containing dwelling units which occupy more than 50% of the gross floor area of the building, with commercial or other non-residential uses occupying the lower floor or floors.~~

Mixed Use Residential Building" means a building containing dwelling units which occupy not more than 80 % of the gross floor area of the building

3. Setbacks:

The minimum 'Setbacks' for a principal 'Structure' shall be:

	<u>Principal 'Structure'</u>
Front (Delta Street):	0 metre
Rear (Lane):	5.6 metres
Side (North):	0 metre
Side (South):	0 metre

Notwithstanding Section 3 of this zone, roof cornice details of a principal 'Structure' may encroach into the required rear setback area by no more than 0.2 metres.

4. 'Height' of Structure:
Maximum 'Height' for a 'Principal Structure' on the 'Lot' shall be as follows:

Maximum 'Storeys'	<u>Height</u> 2.5
Maximum 'Height' to the Mid-Roof or the Top of a Flat Roof Building	11 metres

5. Density:
(a) Maximum Number of 'Dwelling Units': ~~4~~ 6
(b) Maximum 'Floor Space Ratio': 2.10

6. Site Coverage:
Maximum 'Site Coverage' shall not exceed 85% of the area of the 'Lot'.

7. Minimum Lot Size for Subdivision:
(a) Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

'Lot' Area:	500 square metres
'Lot' Width:	15 metres
Average 'Lot' Depth:	33 metres

- (b) Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:

'Strata Lot' Area: ~~140~~ 37 square metres

8. Off-Street Parking Requirements:
(a) ~~Notwithstanding Part IX Off-Street Parking Regulations of this bylaw, the minimum number of off-street parking spaces for each 'Dwelling, Apartment Building' unit shall be one, which may be unenclosed.~~

Notwithstanding Part IX Off-Street Parking Regulations of this bylaw, the minimum number of 'parking spaces' shall be provided at a rate of 0.66 per 'Dwelling Unit', which may be unenclosed

- (b) Notwithstanding Part IX Off-Street Parking Regulations of this bylaw, the minimum number of off-street parking spaces for commercial use shall be one, which may be unenclosed.
(c) The development and maintenance standard for the required off-street parking shall conform to Part IX Off-Street Parking Regulations of this bylaw.

9. Other Regulations:
- (a) **Commercial and Service Uses:**
The uses specified in Section 1.1(a) of this zone shall only be permitted on the 'Storey, First'.
 - (b) **Residential Use:**
~~The use specified in Section 1.1(b) and 1.2 of this zone shall only be permitted above the 'Storey, First'.~~
The gross floor area of residential uses at the 'Storey, First' shall be no greater than 50% of the area of the 'Storey, First'. Commercial uses at the 'Storey, First' shall front Delta Street.
 - (c) **Landscaping and Screening:**
The balance of the 'Lot' which is not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.
 - (d) **Outside Storage:**
The storage of goods or materials outside any building is prohibited.
 - (e) **Inside Storage:**
The storage of garbage, recycling or composting materials or refuse must be in an enclosed area within a principal structure and adequately screened with a solid door.
 - (f) **Lighting:**
Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.
 - (g) **Overweight Vehicle Parking:**
No person shall park or store, or cause to be parked or stored, any commercial vehicle, equipment, trailer or similar conveyance which exceeds a licensed gross vehicle weight of 5,500 kilograms on any lot between the hours of 9:30 p.m. and 7:00 a.m. of the following day.
 - (h) **Surface Finish:**
All parking areas and driveways shall be surfaced with an asphalt, concrete or permeable paving so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.
10. Land Development:
Notwithstanding any other provisions of this bylaw, the uses permitted by this bylaw shall be conditional upon the immediate availability and adequacy of those municipal facilities and services hereinafter set forth to serve the parcel of land and buildings, 'Structures', and uses to be erected, placed or undertaken thereon.