

CITY OF DELTA

BYLAW NO. 8533

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 (Pre-Zoning) Bylaw No. 8533, 2025**".

2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

(a) inserting "TH-2: Townhouse Residential 2 Zone" in the correct numerical order in Section 13 Multi-Unit Residential Zones in Part 13; 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: Multiple

PID: Multiple

Legal: Multiple

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

From: Various

To: Townhouse Residential 2 Zone (TH-2) under "Delta Zoning Bylaw No. 7600".

(c) inserting the following zone in numerical order in Part 13:

"TH-2: TOWNHOUSE RESIDENTIAL 2 ZONE

1. **APPLICATION OF THIS ZONE**

For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a mixed use *zone* and all regulations that reference a mixed use *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

Secondary suite, accessory to an existing *single detached dwelling* and existing *Duplex dwelling*

Home occupation

Indoor amenity space

3. **DENSITY**

No maximum *floor space ratio*

4. **LOT COVERAGE**

Maximum *lot coverage* shall be 45%

5. **SETBACKS**

(a) Minimum *setbacks* shall be:

	Principal Structure	Accessory Structure
6. Front	5 m	5 m
Interior Side	3 m	1 m
Exterior Side	5 m	5 m
Rear	5 m	1 m

7. **HEIGHT**

The *maximum height* shall be:

	Principal Structure	Accessory Structure
Maximum Storeys	3	1
Maximum height to mid-roof or the top of a flat roof	11 m	3.75 m
Maximum height to roof ridge for a pitched roof	13 m	4.6 m

8. **MINIMUM LOT SIZE**

Lot Area	2,000 m ²
Lot Width	42 m
Average Lot Depth	42 m

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READ A FIRST time the **6th** day of **October, 2025.**

READ A SECOND time the **6th** day of **October, 2025.**

READ A THIRD time the **6th** day of **October, 2025.**

FINALLY CONSIDERED AND
ADOPTED the day of , .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

This is Schedule "A" to "Delta Zoning Bylaw No. 7600, 2017
Amendment (Pre-Zoning)
Bylaw No. 8533, 2025"

