

CITY OF DELTA

BYLAW NO. 8543

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

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. 2750, 1977 Amendment (LU009830) Bylaw No. 8543, 2025.**"
2. "Delta Zoning Bylaw No. 2750, 1977", Part VIIIA, Comprehensive Development Zone No. 476, as amended, is hereby further amended as follows:
 - (a) by changing Section 2 (c) from "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." to "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 and residential uses permitted to occupy the 'Storey First' provided that residential uses .
 - (b) by adding a new Section 2 (d) to read:

The gross floor area of residential uses at the 'Storey, First' shall be no greater than 50% of the area of the 'Storey, First and a dwelling unit shall not front a street at the 'Storey, First'.
 - (c) by changing Maximum Number of Dwelling Units in Section 5 (a) from 4 to 6;
 - (d) by changing 'Strata Lot' Area in Section 7 (b) from 85 square metres to 37 square metres;
 - (e) by replacing Section 8 (a) with the following:

"Notwithstanding Part IX Off-Street Parking Regulations of this bylaw, the minimum parking ratio required for 'Dwelling, Apartment Building' unit shall be 0.66 for resident parking spaces and resident parking spaces may be unenclosed."
 - (f) by deleting Section 9 (b) and renumbering Section 9.

