

CITY OF DELTA

BYLAW NO. 8517

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. 8517, 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 replacing Section 1.1 (a) with the following:

Only the following permitted uses are permitted on the subject property:

"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; and

Laundromat

- (b) 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 .

- (c) 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'.

- (d) by changing Maximum Number of Dwelling Units in Section 5 (a) from 4 to 6;

- (e) by changing 'Strata Lot' Area in Section 7 (b) from 85 square metres to 37 square metres;
- (f) 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."
- (g) by deleting Section 9 (b) and renumbering Section 9.

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 , 202 .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk