



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009552**

From: **Development Department** Bylaw No: **8407**

Date: **November 19, 2025**

Final Consideration and Adoption of Bylaw No. 8407 at 8479 Brooke Road

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8407, 2024 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small-scale residential lots. The proposed lots would each be 434.7 m² (4,679 ft²) in area, with lot widths of 11.5 m (38 ft) and average lot depths of 38.1 m (125 ft). The proposed lots would be able to accommodate a small-scale residential development with a maximum floor area of 217.4 m² (2,340 ft²).

The owners have submitted all required fees, security deposits, and executed covenants to address stormwater and sanitary pump requirements, as well as the Development Agreement.

Bylaw No. 8407 (Attachment A) would rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 7 (RS7).

- First, Second and Third Readings July 8, 2024

A project data table and an excerpt of the meeting minutes from the July 8, 2024 Meeting are provided as Attachments B and C, respectively.

The applicant/owners have satisfied the requirements for final consideration and adoption of Bylaw No. 8407.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Cody Bator, Planner
CB/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8407
- B. Project Data Table
- C. Excerpt of Minutes from July 8, 2024 Regular Meeting of Council