

CITY OF DELTA
BYLAW NO. 8460

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 (CDZ54 – LU009634) Bylaw No. 8460, 2024**".

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

(a) inserting "54 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ54 – LU009634) Bylaw No. 8460, 2024" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; 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: 5043 47 Avenue

PID: 005-825-415

Legal: Lot 151 District Lot 106 Group 2 New Westminster District Plan 854

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

From: "Apartment Residential 20 (RA20)"

To: "Comprehensive Development Zone No. 54 (CDZ54)"

(c) inserting the following zone in numerical order in Part 19:

"COMPREHENSIVE DEVELOPMENT ZONE NO. 54

1. **APPLICATION OF THIS ZONE**

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a multi-unit residential *zone* and all regulations that reference Townhouse Residential (RT) *zones* 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

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ACCESSORY USES

Home occupation, accessory to townhouse

3. **DENSITY**
Maximum *floor space ratio*: 1.5
4. **LOT COVERAGE**
Maximum *lot coverage* shall be 60%.
5. **SETBACKS**
Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Permitted Projections</i> into a required minimum <i>setback</i> area
Front	3.0 m	Eaves by no more than 0.6 m
Interior Side	1.2 m	Eaves by no more than 0.6 m
Rear	1.5 m	Eaves by no more than 0.6 m

6. **HEIGHT**
The *maximum height* shall be:

	<i>Principal Structure</i>
Maximum <i>Storeys</i>	3
<i>Maximum height to mid-roof or the top of a flat roof</i>	11.5 m
<i>Maximum height to roof ridge for a pitched roof</i>	13 m

7. **MINIMUM LOT SIZE FOR SUBDIVISION**
Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

<i>Lot Area</i>	750 m ²
<i>Lot Width</i>	20 m
<i>Average Lot Depth</i>	40 m

8. **OUTDOOR AMENITY SPACE**
Despite Section 7.7.2(a), *outdoor amenity space* requirements shall be provided for as follows:
 - (a) For each *dwelling unit* in Building B as shown in Schedule B to this Bylaw, 15 m² of ground-level, useable space shall be available for the private use of the unit.

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- (b) For the ground-level *dwelling unit* in Building A, no private *outdoor amenity space* shall be required.
- (c) For each *dwelling unit* located above the ground-level in Building A, a balcony with a minimum dimension of 1.4 m and a minimum area of 8 m² shall be provided.
- (d) For *dwelling units* in Building A, 40 m² of ground-level *outdoor amenity space* shall be made available for the shared use of those residents.

READ A FIRST time the	16th day of December,	2024.
READ A SECOND time the	16th day of December,	2024.
READ A THIRD time the	16th day of December,	2024.
FINALLY CONSIDERED AND ADOPTED the	day of ,	202.

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

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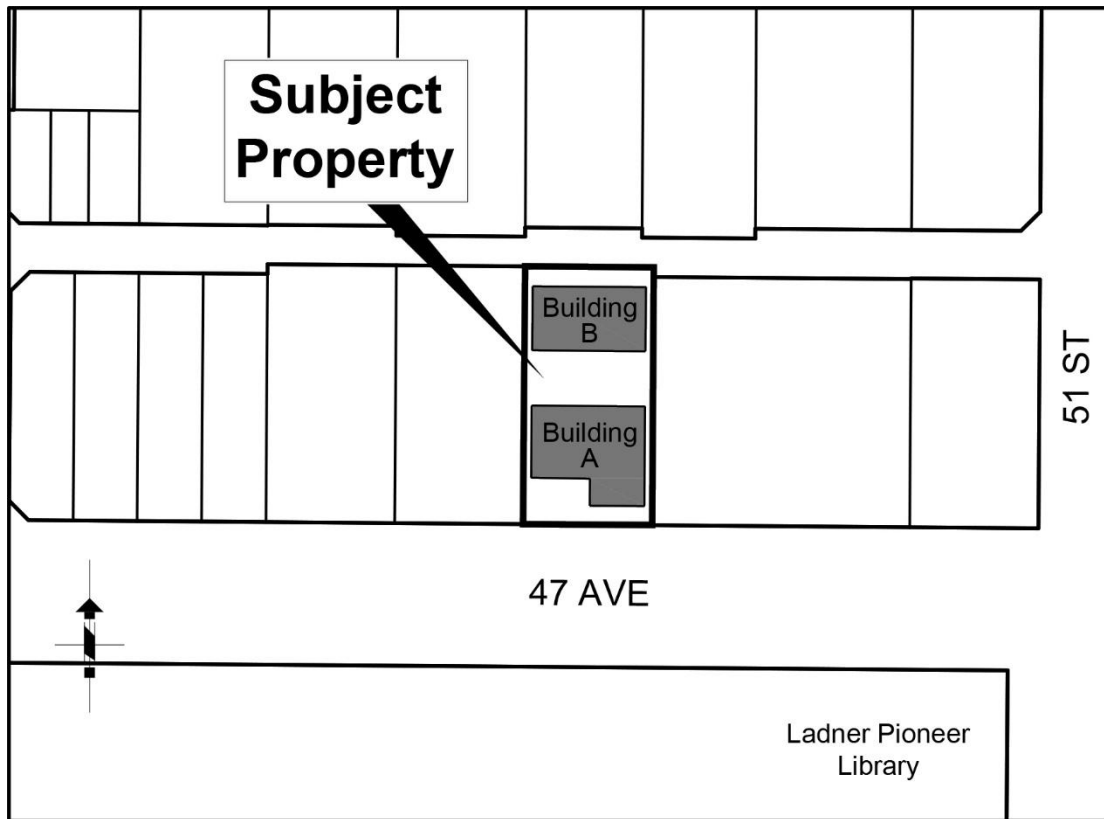
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This is Schedule "A" to "Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ54 – LU009634) Bylaw No. 8460, 2024"

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This is Schedule "B" to "Delta Zoning Bylaw No. 7600, 2017 Amendment
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