

Project Data for 3560 40 St (LU009910)

Owners	Megan and Brendan McGillveray	
Applicant	Stirling McLeod, Sarah Gallop Design Inc.	
Application Date	August 15, 2025	
	Existing	Proposed
Agricultural Land Reserve (ALR)	Subject property is in the ALR	No change
Regional Growth Strategy Designation	Agriculture	No change
OCP Designation	Agricultural (A)	No change
Zoning	Agriculture (A1)	No change
No. of Lots	1	No change
Lot Area	0.8 ha (1.9 ac)	No change
Lot Width	51.2 m (168 ft)	No change
	Permitted under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Maximum Floor Area	Farm house: 500 m ² (5,382 ft ²) Accessory farm dwelling unit: 90 m ² (969 ft ²)	Farm house (dwelling and addition): 500 m ² (5,382 ft ²) Accessory farm dwelling unit: 86.6 m ² (932 ft ²)
Maximum area of farm home plate	3,600 m ² (38,750 ft ²)	3,072 m ² (33,067 ft ²)
Maximum No. of Storeys Accessory Farm Dwelling Unit	2 storeys	2 storeys
Off-street Parking: Farm house Accessory Farm Dwelling Unit	1 space per dwelling unit 1 space per dwelling unit	No change 1 space
Variances	Required	Proposed
Zoning Bylaw: Section 10.10.5(a): Minimum Residential Building Setback from Other Lot Lines (North Lot Line)	15 m (49 ft)	10.7 m (35 ft)