

**CITY OF DELTA**  
**BYLAW NO. 8552**

*A Bylaw to amend the "Delta Zoning Bylaw No. 7600, 2017"*

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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 (CDZ63 – LU009737) Bylaw No. 8552, 2025**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
  - (a) inserting "63 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ63 – LU009737) Bylaw No. 8552, 2025" 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: 6291 River Road
    - PID: 030-314-275
    - Legal: Lot 1 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112
  
    - Civic: 6297 River Road
    - PID: 030-314-283
    - Legal: Lot 2 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112
  
    - Civic: 6303 River Road
    - PID: 030-314-291
    - Legal: Lot 3 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112
  
    - Civic: 6309 River Road
    - PID: 030-314-305
    - Legal: Lot 4 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112
    - Civic: 6315 River Road

Bylaw No. 8552

- 2 -

PID: 030-314-313

Legal: Lot 5 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Civic: 6321 River Road

PID: 030-314-321

Legal: Lot 6 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Civic: 6327 River Road

PID: 030-314-330

Legal: Lot 7 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Civic: 6333 River Road

PID: 030-314-364

Legal: Lot 8 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Civic: 6339 River Road

PID: 030-314-372

Legal: Lot 9 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Civic: 6351 River Road

PID: 030-314-348

Legal: Lot 11 District Lot 144 Sections 11 and 14 Group 2 Township 6 New Westminster District Plan EPP65112

Being the "Subject Properties" as shown in Schedule 8552-1 attached to and forming part of this Bylaw.

Bylaw No. 8552

- 3 -

From: Comprehensive Development Zone No. 431 (C.D. 431) under  
“Delta Zoning Bylaw No. 2750, 1977”

To: Comprehensive Development Zone No. 63 (CDZ63) under “Delta  
Zoning Bylaw No. 7600, 2017”

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 63

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential *zone* and all regulations that reference an RS *zone*, RD *zone* or RS1 to 7 *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

- (a) *Upland area:*  
*Duplex dwelling*  
*Single detached dwelling*

ACCESSORY USES

- (a) *Upland area:*  
*Home occupation, accessory to a duplex dwelling or a single detached dwelling*  
*Secondary suite, accessory to a duplex dwelling or a single detached dwelling*
- (b) *Water area:*  
*Boat moorage, accessory to a duplex dwelling or a single detached dwelling*

3. DENSITY

Maximum total *floor area* permitted on a *lot* shall be 385 m<sup>2</sup>.

4. LOT COVERAGE

- (a) Maximum *lot coverage* shall be 25% for Lots 1-7 and 11 shown in Schedule 8552-1.
- (b) Maximum *lot coverage* shall be 40% for Lots 8 and 9 shown in Schedule 8552-1.

Bylaw No. 8552

- 4 -

5. SETBACKS

(a) Minimum *setbacks* shall be:

	<b>Principal Structure Lots 1-7 &amp; 11</b>	<b>Principal Structure Lots 8-9</b>
<b>Front</b>	7.7 m	1 m
<b>Side</b>	1.5 m	1.5 m
<b>Rear</b>	37 m	24 m

(b) Despite Section 6.2.10(a), no projections are permitted within the required front setback area.

6. HEIGHT

The *maximum height* shall be:

	<b>Principal Structure</b>
<b>Maximum Storeys</b>	3
<b>Maximum height to mid-roof or the top of a flat roof</b>	11 m
<b>Maximum height to roof ridge for a pitched roof</b>	10 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

(a) Subdivision under the Land Title Act or Bare Land Strata Regulations under the Strata Property Act:

<b>Lot Area</b>	925 m <sup>2</sup>
<b>Lot Width</b>	18 m
<b>Average Lot Depth</b>	45 m

8. OTHER REGULATIONS

- (a) Despite Section 7.3.1, not less than 40% of the front *yard* shall be occupied by *landscaping*, except this requirement shall not apply to Lots 8 & 9 shown in Schedule 8552-1.
- (b) Despite Section 7.3.2, no trees shall be planted within the front *setback* area.
- (c) *Boat moorage* shall be limited to boats owned by the residents of the dwellings in the *upland area*.
- (d) Despite Section 8.4.2, no *parking spaces* are required for *boat moorage* accessory to a *principal use* on the *upland area*.
- (e) Despite Section 8.2.7, a driveway may be located as close as 0 m from the *interior side lot lines* shared between Lots 2 & 3, 4 & 5 and 6 & 7 shown in Schedule 8552-1."

Bylaw No. 8552

- 5 -

READ A FIRST TIME the            day of            , 2026.

READ A SECOND TIME the        day of            , 2026.

READ A THIRD TIME the         day of            , 2026.

FINALLY CONSIDERED AND ADOPTED the        day of            , 202 .

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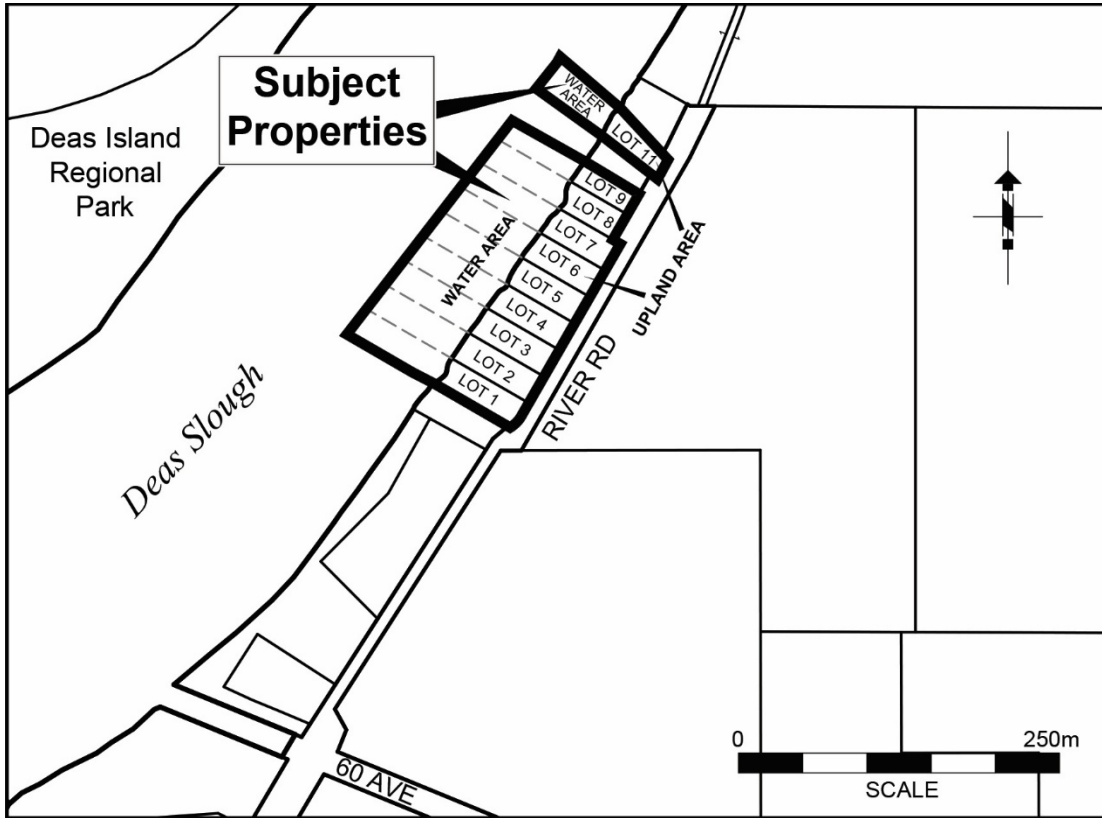
George V. Harvie  
Mayor

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Michelle Jansson, CMC  
City Clerk

Bylaw No. 8552

- 6 -



This is Schedule 8552-1 to "Delta Zoning Bylaw No. 7600, 2017  
Amendment (CDZ63 – LU009737) Bylaw No. 8552, 2025"