



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009651**

From: **Development Department** Bylaw No.: **8412**

Date: **February 25, 2026**

Final Consideration and Adoption of Bylaw No. 8412 at 4897 5 Avenue

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. 8412, 2024 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone a portion of the subject property in order to allow subdivision into two small-scale residential lots. Proposed Lot A would have an area of 531.5 m² (5,721 ft²) and an average lot width of 15.5 m (51 ft). Proposed Lot B would have an area of 877 m² (9,440 ft²), an average lot width of 27.2 m (89 ft) and retain the existing single detached dwelling. Both proposed lots would be 33 m (108 ft) deep.

Bylaw No. 8412 (Attachment A) would rezone a portion of the subject property from Single Detached Residential 4 (RS4) to Single Detached Residential 6 (RS6). Proposed Lot A would be zoned RS6 and proposed Lot B would remain zoned RS4.

- First, Second and Third Readings: July 22, 2024
- Third Reading Extensions: July 29, 2025 and January 28, 2026

Development Variance Permit LU009651 would vary the following sections of "Delta Zoning Bylaw No. 7600, 2017" for proposed Lot B, in order to retain the existing dwelling:

1. Section 11.40.6 by reducing the minimum front setback for a principal structure from 6.5 m (21 ft) to 6 m (20 ft).
2. Section 11.40.6 by reducing the minimum interior (east) side setback for a principal structure from 1.5 m (4.9 ft) to 1.4 m (4.6 ft).
3. Section 11.40.7 by increasing the maximum height to the roof ridge for a pitched roof on a principal structure from 9.5 m (31 ft) to 9.9 m (32 ft).

Approval of Development Variance Permit LU009651 is delegated to the General Manager of Development.

The owner has provided the required fees, security deposits and executed a development agreement. A project data table and an excerpt of the meeting minutes from the July 22, 2024 Regular Meeting are provided as Attachments B and C, respectively.

The owner has satisfied the requirements for final consideration and adoption of Bylaw No. 8412.



Tanya Mitchner
Acting General Manager, Development

Department submission prepared by: Katya Morenets, Planner
KM/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8412
- B. Project Data Table
- C. Excerpt of Minutes from July 22, 2024 Regular Meeting of Council