



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009220**

From: **Development Department** Bylaw No.: **8429**

Date: **February 19, 2026**

Final Consideration and Adoption of Bylaw No. 8429 at 5055 Whitworth Crescent North

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. 8429, 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. Proposed Lot 1 would have an area of 1,021 m² (10,990 ft²) and average lot depth of 61.3 m (201 ft). Proposed Lot 2 would have an area of 779 m² (8,385 ft²) and average lot depth of 45.1 m (148 ft). Both proposed lots would each be 11.4 m (37 ft) wide.

Bylaw No. 8429 (Attachment A) would rezone the subject property from Single Detached Residential 1 (RS1) to Comprehensive Development Zone 51 (CDZ51) in "Delta Zoning Bylaw 7600, 2017".

- First, Second and Third Readings: September 9, 2024
- Third Reading Extension: August 7, 2025

The owners have provided the required fees, security deposits and executed a development agreement. A project data table and an excerpt of the meeting minutes from the September 9, 2024 Regular Meeting of Council are provided as Attachments B and C, respectively.

The owners have satisfied the requirements for final consideration and adoption of Bylaw No. 8429.

Tanya Mitchner
Acting General Manager, Development

Department submission prepared by: Janet Zazubek, Planner
JZ/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8429
- B. Project Data Table
- C. Excerpt of Minutes from September 9, 2024 Regular Meeting of Council