

CITY OF DELTA
BYLAW NO. 8429

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

The 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 (CDZ51 – LU009220) Bylaw No. 8429, 2024**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) inserting "51 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ51 – LU009220) Bylaw No. 8429, 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: 5055 Whitworth Crescent North

PID: 007-424-701

Legal: Lot 133 District Lot 115 group 2 New Westminster District Plan 19535

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

From: Single Detached Residential 1 (RS1)

To: Comprehensive Development Zone 51 (CDZ51)

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

"COMPREHENSIVE DEVELOPMENT ZONE NO. 51

1. **APPLICATION OF THIS ZONE**
For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a residential *zone* and all regulations that reference an RS *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
Single detached dwelling
Duplex dwelling

ACCESSORY USES
Accessory dwelling unit
Home occupation

3. DENSITY
(a) Maximum number of *dwelling units*: 4
(b) Maximum *floor space ratio*: 0.50

4. LOT COVERAGE
Maximum *lot coverage* shall be 40%.

5. SETBACKS
(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	6.5 m	12 m
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	9 m	1 m

6. HEIGHT
The *maximum height* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Maximum Storeys	2.5	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	8 m	3 m
<i>Maximum height to roof ridge for a pitched roof</i>	9.5 m	3.75 m

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7. MINIMUM LOT SIZE FOR SUBDIVISION

(a) 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>	11 m ²
<i>Average Lot Depth</i>	30 m

READ A FIRST time the **9th** day of **September, 2024.**

READ A SECOND time the **9th** day of **September, 2024.**

READ A THIRD time the **9th** day of **September, 2024.**

THIRD READING EXTENTION **7th** day of **August, 2025.**
GIVEN the

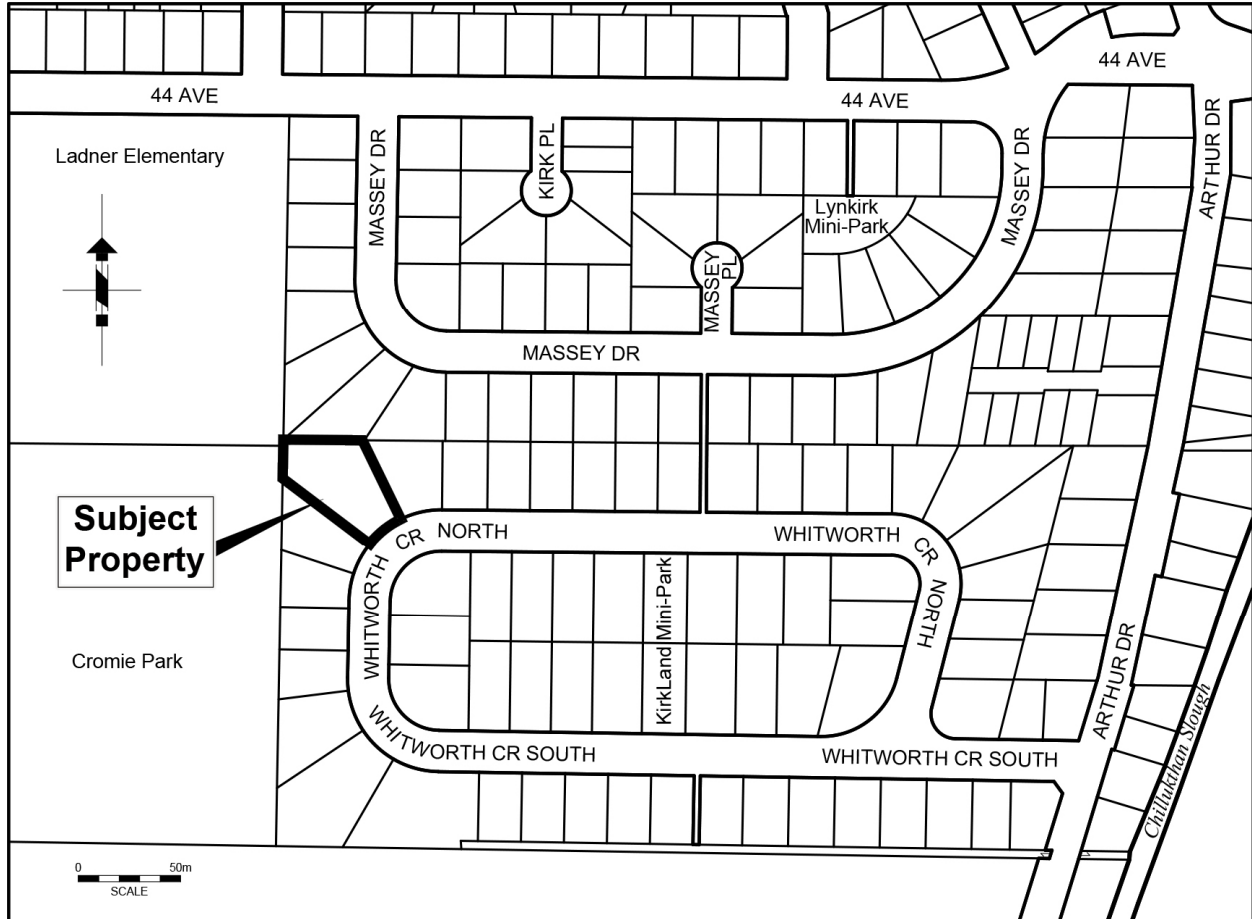
FINALLY CONSIDERED AND
ADOPTED the day of

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer

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This is Schedule "A" to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ51 – LU009220) Bylaw No. 8429, 2024"