

CITY OF DELTA
BYLAW NO. 8499

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

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 (CDZ57 – LU009735) Bylaw No. 8499, 2025**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) adding the following definition to Section 2.1.1 in alphabetical order:

"Houseplex means a building designed to accommodate ~~between~~ three ~~or and~~ four dwelling units on a single lot, each having their own separate exterior entrance. It includes a modular home, but excludes a mobile home. For the purposes of this bylaw, a houseplex does not include a single detached dwelling, duplex dwelling, accessory dwelling unit, or townhouse."
 - (b) inserting "57 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
 - (c) 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:
 - (i) Civic: 5140 8A Avenue
PID: 016-282-647
Legal: Lot 7 Section 10 Township 5 New Westminster District Plan 86197
 - (ii) Civic: 809 51 Street
PID: 016-282-621
Legal: Lot 6 Section 10 Township 5 New Westminster District Plan 86197
 - (iii) Civic: N/A
PID: N/A
Legal: Road Dedicated on Plan 86197 and 18734, Section 10 Township 5, New Westminster District

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

From: Single Detached Residential 1 (RS1)

To: Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025”

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 57

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, except where specifically listed below.

2. PERMITTED USES:

Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Houseplex

ACCESSORY USES

Home occupation, accessory to a houseplex

3. DENSITY

(a) Maximum number of *dwelling units*: 4

(b) Maximum *floor space ratio*: ~~0.6~~ 0.78

~~(c) Maximum gross floor area: 758 m²~~

4. LOT COVERAGE

Maximum *lot coverage* shall be 41%

5. SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	6.5 m	6.5 m
Interior Side	3.5 m	3.5 m
Rear	8 m	1 m

(b) Despite Section 6(a) of this *zone*, up to 33% of the width of the front façade of a *principal structure* may encroach into the minimum front *setback* area by no more than 0.6 m.

6. HEIGHT

The *maximum height* shall be:

	Principal Structure	Accessory Structure
Maximum Storeys	2-2.5	1
Maximum height to mid-roof or the top of a flat roof	8 m	3 m
Maximum height to roof ridge for a pitched roof	9.5 m	3.75 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,250 m ²
Lot Width	22 m ²
Average Lot Depth	55 m

8. OFF-STREET PARKING

- (a) ~~A maximum of one enclosed parking space shall be permitted per dwelling unit.~~

Each dwelling unit shall be provided with a minimum of one enclosed off-street parking space and no more than one enclosed parking space per dwelling unit shall be permitted.”

9. OTHER REGULATIONS

- (a) For each *houseplex dwelling unit*, a minimum of 15 m² of *outdoor amenity space* shall be provided for the exclusive private use of each *dwelling unit*. This space shall be located at ground level usable space with no dimension less than 2.5 m, and may include patio surfaces or grass.

Bylaw No. 8499

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READ A FIRST TIME the day of , 2026.

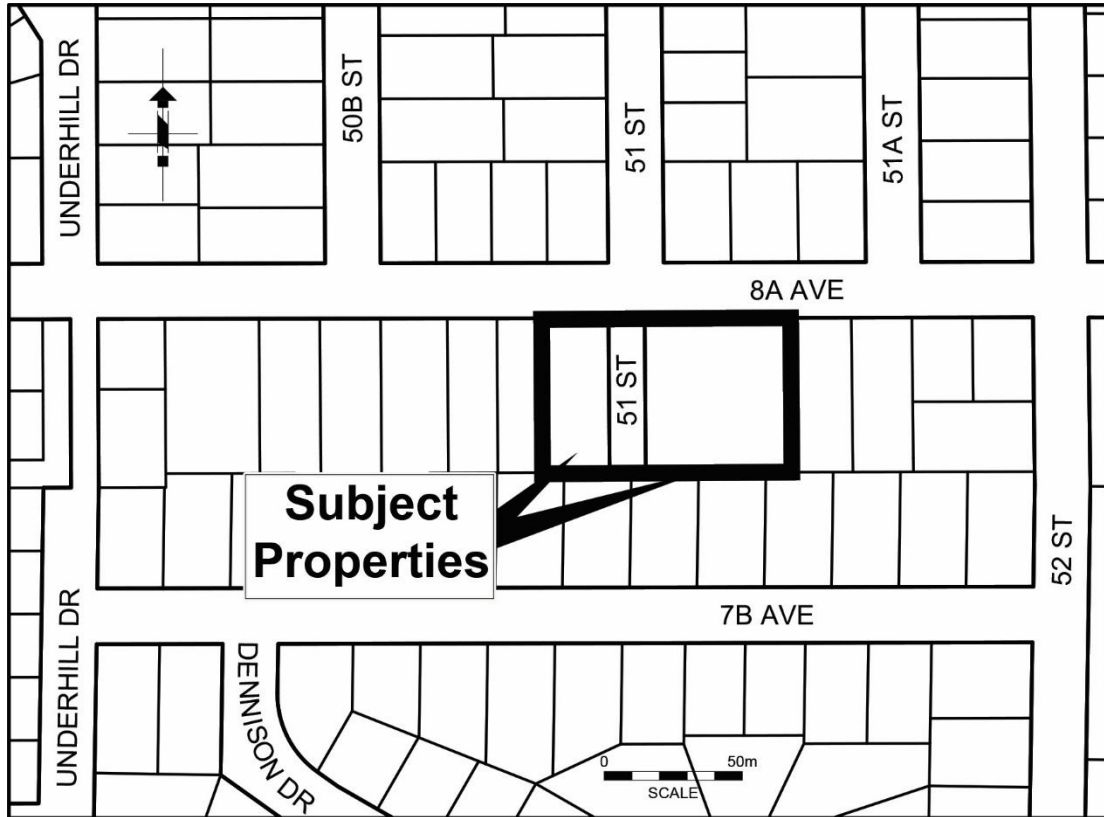
READ A SECOND TIME the day of , 2026.

READ A THIRD TIME the day of , 2026.

FINALLY CONSIDERED AND ADOPTED the day of , 202 .

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer



This is Schedule A to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ57 – LU009735)
Bylaw No. 8499, 2025"