



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009693**

From: **Development Department** Bylaw No.: **8503**

Date: **April 27, 2026**

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**Final Consideration and Adoption of Bylaw No. 8503 at 7660 116A Street**

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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. 8503, 2025 be finally considered and adopted.

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▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small scale residential lots. The proposed lots would each be 11.4 m (37 ft) wide with an average lot depth of 36.6 m (120 ft) and a lot area of 417.3 m<sup>2</sup> (4,492 ft<sup>2</sup>).

Bylaw No. 8503 (Attachment A) would rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 7 (RS7).

- First, Second and Third Readings: May 26, 2025

The owners have provided the required fees, security deposits, and executed a development agreement and a covenant to address pumping. A project data table and an excerpt of the meeting minutes from the May 26, 2025 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. 8503.

Anne Berry, RPP, MCIP  
General Manager, Development

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

▪ **ATTACHMENTS:**

- A. Bylaw No. 8503
- B. Project Data Table
- C. Excerpt of Minutes from May 26, 2025 Regular Meeting of Council