

**CITY OF DELTA**

**BYLAW NO. 8565, 2026**

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

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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 (CDZ65 – LU009770) Bylaw No. 8565, 2026**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
  - (a) inserting "65 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ65 – LU009770) Bylaw No. 8565, 2026" 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: 4739 60B Street

PID: 010-374-108

Legal: Lot 2 Section 35 Township 5 New Westminster District Plan 18438

Civic: 4749 60B Street

PID: 010-374-116

Legal: Lot 3 Section 35 Township 5 New Westminster District Plan 18438

Being the "Subject Properties" as shown in Schedule "8565-1" attached to and forming part of this Bylaw.

From: Single Detached Residential 2 (RS2)

To: Comprehensive Development Zone 65 (CDZ65)

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

"COMPREHENSIVE DEVELOPMENT ZONE NO. 65

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential townhouse *zone* and all regulations that reference an RT *zone* shall apply.

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

PRINCIPAL USES

*Townhouse*

ACCESSORY USES

*Home occupation, accessory to a townhouse*

3. DENSITY  
(a) Maximum *density* shall be 88 UPH  
(b) Maximum *floor space ratio*: 1.25

4. LOT COVERAGE  
Maximum *lot coverage* shall be 55%.

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

	<i>Principal Structure</i>
Front	3.5 m
Interior Side (North)	3 m
Interior Side (South)	3 m
Rear	4.5 m

- (b) Despite Section 6.2.10(b), Permitted Projections Into Required Setbacks, architectural features shall be permitted to project into the front *setback* by no more than 0.3 m.
- (c) Despite Section 6.2.13(a), where vehicular access is provided between buildings, the distance of such *buildings* shall not be less than 7.1 m at *finished* grade, and the distance between projections from such *buildings* above *finished* grade shall not be less than 6.1 m.

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6. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>
<i>Maximum Storeys</i>	3
<i>Maximum height to mid-roof or the top of a flat roof</i>	10.5 m
<i>Maximum height to roof ridge for a pitched roof</i>	12.5 m

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>	1,500 m <sup>2</sup>
<i>Lot Width</i>	30 m
<i>Average Lot Depth</i>	30 m

8. LANDSCAPING, SCREENING AND AMENITY SPACE

- (a) Despite Section 7.3.3(b), a *landscaped* strip, at least 1.1m in width, consisting of a thick hedge of shrubs not less than 1.8 m in height at time of planting and additional lower scale plant material, shall be planted along the north and south *lot* lines to the rear of the front *setback* area.
- (b) Despite Section 7.7.2(b), no common outdoor amenity space shall be required.

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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.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT the  
day of                    , 2026.

FINALLY CONSIDERED AND ADOPTED the            day of                    , 202 .

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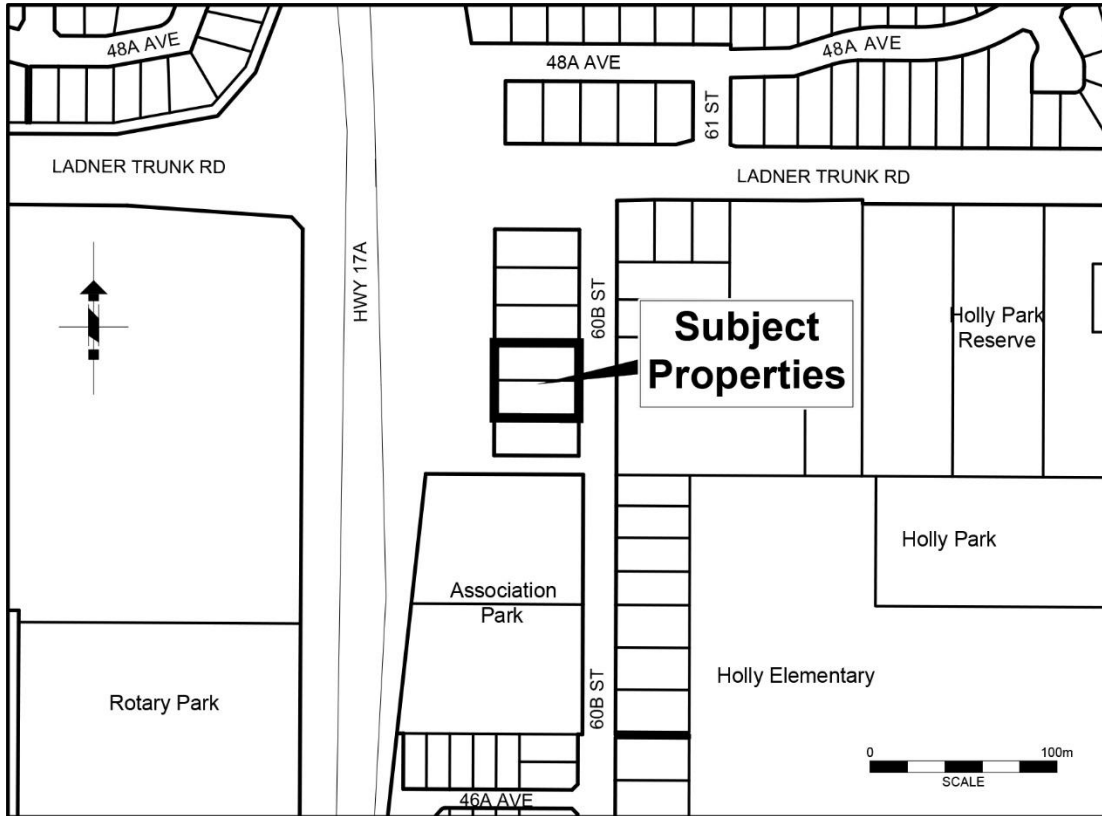
George V. Harvie  
Mayor

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Laurie Darcus  
(Interim) Corporate Officer

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This is Schedule 8565-1 to “Delta Zoning Bylaw No. 7600, 2017 Amendment  
(CDZ65 – LU009770)  
Bylaw No. 8565, 2026”