

**THE CORPORATION OF DELTA**

**BYLAW NO. 7507**

*A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"*

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The Municipal Council of The Corporation of Delta in open meeting assembled,  
ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "**Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 474 – MK Delta Lands Group – LU007445) Bylaw No. 7507, 2016**".
2. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by:
  - (a) inserting "474 Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 474 – MK Delta Lands Group – LU007445) Bylaw No. 7507, 2016" in the correct numerical order in the LIST OF COMPREHENSIVE DEVELOPMENT BYLAWS in Part VIIIA; and
  - (b) inserting the following zone in numerical order in Part VIIIA:

"C.D. 474

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 474

1. Definitions:

The following definitions apply to this bylaw:

|                     |  |
|---------------------|--|
| Low Impact Industry | means the manufacturing, processing, testing, assembling, finishing or packaging of goods or materials that <ol style="list-style-type: none"><li>(a) takes place entirely inside a building,</li><li>(b) does not cause glare, sound or vibration impact that exceeds the maximum amount set out in Sections 801, 802, 803 and 804, and</li><li>(c) is not offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference,</li></ol> |
|---------------------|--|

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|  |   |
|--|---|
|  | but excluding any 'household hazardous waste facility', 'solid waste facility', 'special waste', fat or oil rendering or refining, fish processing, leather tanning, natural gas or oil production, and processing of radioactive materials.    |
| Outdoor Amenity Space                          | means an open space free of roadways and parking areas, and primarily intended for the enjoyment and recreational use of the occupants of the buildings for which such space is provided.   |
| Trade School                                   | means premises for the instruction or apprenticeship in an industrial occupation such as bricklaying, carpentry, electrical wiring, motor vehicle mechanics, plumbing, sheet metal work and other similar occupations.                          |
| Warehousing<br>wholesaling and<br>distribution | means the use of land, buildings or 'structures' for the storage and distribution of goods in large quantities by a warehouse operator, a distributor, a manufacturer or a supplier who sells the goods wholesale or retail at other locations. |

1. Permitted Uses:  
Subject to the General Regulations – Industrial Zones in Part VIII, the following uses and no other uses shall be permitted within the area marked "A" on Schedule 7507-2 attached hereto and forming part of this bylaw:

*Principal Uses:*

Eating and drinking establishments

Equipment sales, repair and servicing operations

'Low Impact Industry'

Scientific, electronic and technology research and related manufacturing facilities, but excluding nuclear reactors, 'household hazardous waste facility', 'solid waste facility', fat or oil rendering or refining, fish processing, leather tanning, natural gas or oil production, the handling or processing of any 'special waste' and processing of radioactive materials

'Trade Schools'

'Transportation, Communication and Other Utilities'

'Warehousing, wholesaling and distribution'

*Accessory Uses:*

Any building, structure or use customarily accessory to a permitted use shall be permitted.

'Office Operation' accessory to a permitted use.

Outside storage accessory to a permitted use excluding eating and drinking establishments.

Retail sales accessory to a low impact industry or warehousing, wholesaling and distribution use provided such retail sales use is located in the same building as a 'permitted use' and provided the 'floor area' of the retail sales use does not exceed 10% of the gross 'floor area' of such building.

The following uses and no other uses shall be permitted within the area marked "Environmental Buffer" on Schedule 7507-2 attached hereto and forming part of this bylaw:

*Principal Uses:*

Conservation works, including related maintenance and monitoring.

2. Setbacks:

The minimum 'Setbacks' for a principal 'Structure' and an 'Accessory Structure' shall be:

|                              |            |          |
|------------------------------|------------|----------|
| Front:                       | 4.5 metres |          |
| Rear:                        | 1.5 metres | see (1)* |
| Side:                        | 4.5 metres | see (2)* |
| Side on a 'Flanking Street': | 4.5 metres |          |

(1)\* All buildings and 'structures' backing an adjoining side yard shall have a rear yard setback of not less than 3.5 m.

(2)\* Where no access by a 'highway' to the rear of the 'lot' exists, one minimum 7.5 metre side setback will be required.

3. Height of Structure:

The maximum 'height' of a principal 'structure' and an 'accessory structure' shall be 18 m measured to the top of the 'structure', except for a 'pitched roof' 'structure' for which the maximum 'height' is measured to the 'mid-roof'.

4. Off-Street Parking and Loading Requirements:

Off-street parking and loading shall be provided, developed, and maintained in accordance with Sections 409, 410, and 411 and Part IX Off-Street Parking Regulations of this bylaw. In addition to Section 902, the following regulations apply:

- (a) All loading bays must be located in the side or rear yard of the 'lot'.

5. Other Regulations:

(a) Bicycle Parking

Bicycle parking shall be provided in accordance with the following regulations:

- (i) Minimum number of bicycle parking spaces per principal building: 5
- (ii) Bicycle parking spaces shall be located so as to not obstruct pedestrian or vehicular movement, and not be placed in fire zones, 'vehicle' 'parking spaces', 'outdoor amenity areas', loading areas or other areas where unobstructed access is required.
- (ii) Bicycle parking spaces shall be arranged to ensure the safe and convenient circulation of bicycles.
- (iv) Bicycle parking spaces shall be provided in the form of lockers, racks or a combination thereof.

(b) Landscaping and Screening:

The balance of the 'lot' which is not occupied by buildings, parking areas, driveways and pedestrian walkways shall be landscaped and maintained in good condition at all times. In addition to Section 805, the following regulations apply:

- (i) Along the developed portion of each side of the site which abuts a public 'highway', a continuous landscape strip not less than 2.5 m in width shall be provided.
- (ii) Within a surface parking area:
  - a) One tree for each 6 parking stalls shall be planted;
  - b) Landscaping areas shall be a minimum of 6.0 m<sup>2</sup> in area with no dimension less than 2.0 m;
  - c) Trees may be grouped in larger landscaping areas; and
  - d) A minimum separation distance of 1.9 m shall be provided between tree trunks and paved areas intended for motor 'vehicles'.

- (iii) Where a surface parking area abuts an interior side or rear lot line, a landscaped strip at least 2.0 m in width, which includes one deciduous tree for each 9.0 m of linear distance shall be provided along the lot line. The trees required in this section may also be counted as the trees required in subsection (ii) above.
  - (iv) Up to 0.75 m of the width of any landscaped strip or landscaping area may accommodate vehicle overhangs in a surface parking area in accordance with Section 901(5)(e).
- (d) Common Outdoor Amenity Space
  - (i) Common 'outdoor amenity space' shall be provided as follows:
    - a) 1.0 m<sup>2</sup> per 5 employees, or
    - b) 20.0 m<sup>2</sup>, whichever is greater.
  - (ii) Common 'outdoor amenity space' shall:
    - a) be available to all employees of the development,
    - b) have no dimension less than 3.0 m, no area less than 10.0 m<sup>2</sup>, and no slope greater than 5%, and
    - c) accommodate pedestrian amenities, recreational space for leisure activities normally carried out outdoors and landscaping.
- (e) Truck Parking
  - Truck parking is only permitted accessory to a primary permitted use.
- (f) Lighting:
  - Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.
- (g) Surface Finish:
  - All parking areas and driveways shall be surfaced with an asphalt or concrete paving so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

6. Land Development:

Notwithstanding any other provisions of this bylaw, the uses permitted by this bylaw shall be conditional upon the immediate availability and adequacy of those municipal facilities and services hereinafter set forth to serve the parcel of land and buildings, 'Structures', and uses to be erected, placed or undertaken thereon.

No use of land and no use of any building or 'Structure' thereon shall be deemed to be authorized by this bylaw and all uses otherwise permitted by this bylaw are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- (a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015' as amended from time to time; and
  - (b) Construction of all highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015', as amended from time to time."
3. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by rezoning the lands as shown outlined in bold and marked "Subject Property" on Schedule 7507-1 attached hereto and forming part of this bylaw as C.D. 474 Comprehensive Development Zone No. 474 and by amending the "Delta Zoning Maps" referred to in Section 301 accordingly.
4. Schedules 7507-1 and 7507-2 attached hereto shall form part of this bylaw.

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READ A FIRST time the **20<sup>th</sup>** day of **June,** **2016.**  
READ A SECOND time the **20<sup>th</sup>** day of **June,** **2016.**  
PUBLIC HEARING held the **26<sup>th</sup>** day of **July,** **2016.**  
READ A THIRD time the **26<sup>th</sup>** day of **July,** **2016.**  
THIRD READING EXTENSION APPROVED the **24<sup>th</sup>** day of **July,** **2017.**  
THIRD READING EXTENSION APPROVED the **15<sup>th</sup>** day of **October,** **2018.**  
THIRD READING EXTENSION APPROVED the **16<sup>th</sup>** day of **December,** **2019.**  
THIRD READING EXTENSION APPROVED the **6<sup>th</sup>** day of **April,** **2020.**  
THIRD READING EXTENSION APPROVED the **9<sup>th</sup>** day of **August,** **2021.**  
THIRD READING EXTENSION APPROVED the **7<sup>th</sup>** day of **February,** **2022.**  
THIRD READING EXTENSION APPROVED the **16<sup>th</sup>** day of **November,** **2022.**  
APPROVED BY THE MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE the **14<sup>th</sup>** day of **February,** **2023.**  
THIRD READING EXTENSION APPROVED the **6<sup>th</sup>** day of **June,** **2023.**  
THIRD READING EXTENSION APPROVED the **30<sup>th</sup>** day of **November,** **2023.**  
THIRD READING EXTENSION APPROVED the **3<sup>rd</sup>** day of **September,** **2024.**  
THIRD READING EXTENSION APPROVED the **15<sup>th</sup>** day of **September,** **2024.**  
FINALLY CONSIDERED AND ADOPTED the day of ,202 .

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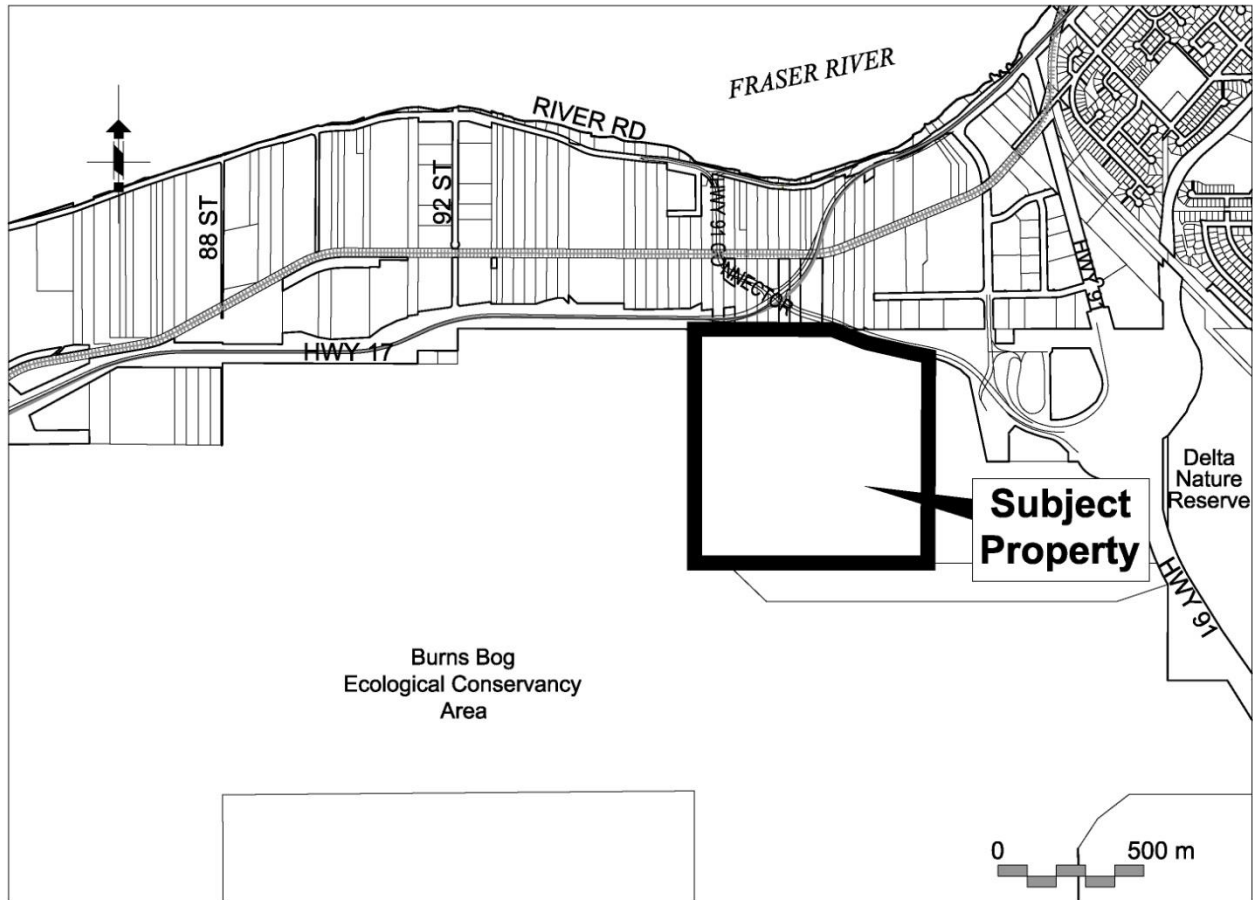
George V. Harvie  
Mayor

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Michelle Jansson, CMC  
City Clerk

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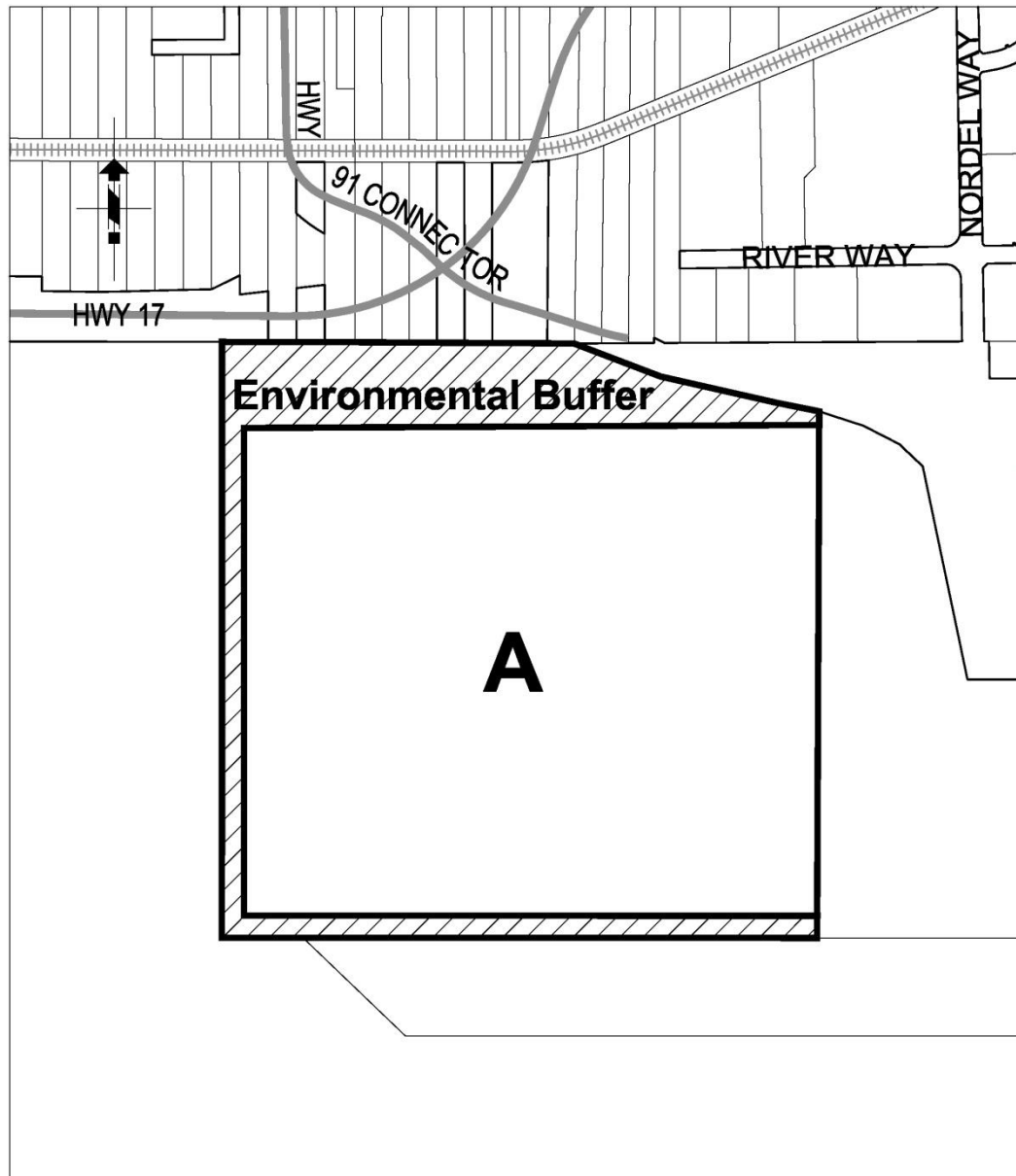
This is Schedule 7507-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment  
(C.D. 474 – MK Delta Lands Group – LU007445)  
Bylaw No. 7507, 2016"

Legal:  
P.I.D.: 000-915-025  
Lot 4 District Lot 437 Group 2  
New Westminster District Plan 1180 Except Plan EPP375



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This is Schedule 7507-2 to "Delta Zoning Bylaw No. 2750, 1977 Amendment  
(C.D. 474 – MK Delta Lands Group – LU007445)  
Bylaw No. 7507, 2016"

Legal:  
P.I.D.: 000-915-025  
Lot 4 District Lot 437 Group 2  
New Westminster District Plan 1180 Except Plan EPP375