DELTA ZONING BYLAW
No. 7600, 2017

Delta

Delta Zoning Bylaw No. 7600, 2017

Consolidated for Reference Purposes Only

December 15, 2023

From time-to-time, the Zoning Bylaw is amended. Please refer to the online version of the bylaw at https://delta.civicweb.net/document/177229 to ensure you are referring to the current consolidation.

Current information as to individual parcel zoning should be obtained from the Community Planning and Development Department of the City of Delta.

This document contains a consolidation of the text of the "Delta Zoning Bylaw No. 7600, 2017" and incorporating amendments pursuant to Bylaws No. 7593, 7646, 7777, 7792, 7795, 7807, 7819, 7850, 7855, 7859, 7868, 7873, 7878, 7880, 7881, 7898, 7900, 7936, 7953, 7955, 7987, 7992, 8008, 8033, 8040, 8047, 8052, 8063, 8078, 8097, 8116, 8159, 8191, 8204, 8216, 8217, 8237, 8242, 8278, 8282, 8325, 8341, and 8349.

Adopted: April 9, 2018

Delta

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PART 1 ENACTMENT

1.1 TITLE

1.1.1 This Bylaw may be cited as the “Delta Zoning Bylaw No. 7600, 2017”.

PART 2 INTERPRETATION

2.1 DEFINITIONS

2.1.1 In this Bylaw, unless the context otherwise requires:

A

Amend BL 7992, 2020

Accessible parking space means a space within a *lot, building* or *structure* for the parking of a *motor vehicle* designed to accommodate people with disabilities.

Accessory building means a *building* that

(a) is customarily used in conjunction with the *principal use* of a *lot* and may accommodate an *accessory use*,

(b) is situated on the same *lot* as the *principal use*, and

(c) does not share a common wall or roof with the *principal structure* on the *lot*.

Accessory farm residential facilities means the following *buildings*, *structures* or improvements associated with a *farm house*, *additional farm house*, or *home occupation* on a *farm*:

(a) attached or detached *garages* or carport;

(b) decorative *landscaping*;

(c) attached or detached household greenhouse or sunroom;

(d) residential-related workshop, tool and storage sheds;

(e) artificial ponds not serving *farm* drainage or irrigation needs;

(f) residential related recreation areas such as, but not limited to, swimming pools and tennis courts.

Accessory structure means a *structure* that

(a) is customarily used in conjunction with the *principal use* of a *lot* and may accommodate an *accessory use*,

(b) is situated on the same *lot* as the *principal use*, and

(c) does not share a common wall or roof with the *principal structure* on the *lot*.

Accessory use means a *use* that is

(a) customarily ancillary, subordinate and exclusively devoted to a specified *principal use*, and

(b) carried out on the same *lot* as that *principal use*.

Adaptable dwelling unit means a *dwelling unit* that is designed and constructed in compliance with the requirements for such units in the British Columbia Building Code and to facilitate future modification to fixture and counter heights.

Additional farm house

means a *single detached dwelling* or *manufactured home* on a *farm* used as a residence by

(a) one *family*, a member of which is a full time employee of the *farm*,

(b) a retired person who worked full time on the *farm* and is a member of the *family* that currently operates the *farm* located on the same *lot* as a *farm house*, or

(c) migrant farm workers.

Where the *additional farm house* existed legally prior to the adoption of Bylaw No. 6367 on May 31, 2006, it may only be used for *migrant farm worker housing* provided that all of the standards and conditions for that *use* are met.

Adult entertainment

means any of the following *uses*:

(a) the *use* of any premises for performances by *exotic dancers*;

(b) the *use* of any premises for the offering of rental, use, viewing or sale of an object (other than a contraceptive), commodity, good, material, device, machine or entertainment which is designed or intended to be used in or is a depiction of, or the provision of a service involving a sexual act;

(c) the *use* of any premises to display or sell *adult magazines* using more than 3 linear metres of shelving, being a maximum of 1 m in depth.

Adult magazine

means any pamphlet or magazine which contains a visual image or representation of nudity or depicts sexual conduct.

Adult video store

means any premises in which a person licensed as an adult film retailer under the Motion Picture Act sells or rents adult films, as defined under that Act.

Agri-tourism

means tourist activities associated with *farming* including, but not limited to, *farm* tours, special events with an agricultural theme, demonstration gardens, and promotion of events for *agricultural products*, but excluding operation of *bed and breakfast units*.

Agricultural liquid waste

means any waste by-product of *farming* that has less than 20% solids, and includes *agricultural waste water* and silage juices, but does not include

(a) food waste that is diverted from residential, commercial or institutional sources, or

(b) waste materials derived from non-agricultural operations.

Agricultural liquid waste storage facility

means lands, *buildings* or *structures* used to collect *agricultural liquid waste.*

Agricultural products

means products derived from activities numbered (a) to (g) in the definition of *farming*, excluding *agricultural solid waste*, *agricultural liquid waste* and *mushroom growing medium.*

Agricultural site area	means the total area of that portion of a *lot* that is covered by (a) all *principal buildings* and *accessory buildings* or *structures* greater than 10 m^2 in area measured to the outermost edge of exterior walls excluding *farm house*, *additional farm house* and *accessory farm residential facilities*, and (b) hard-surfaced areas such as those paved with asphaltic concrete, excluding driveways, circulation areas, staff and visitor parking areas and areas used exclusively for parking of *farm vehicles*.
Agricultural site coverage	means the percentage (%) of a *lot* covered by the *agricultural site area*.
Agricultural solid waste	means any waste by-product of *farming*, including manure, used *mushroom growing medium*, and agricultural vegetation waste, that has 20% or more solids and will not flow when piled, but does not include (a) food waste that is diverted from residential, commercial or institutional sources, (b) waste materials derived from non-agricultural operations, or (c) wood waste derived from land clearing, construction or demolition.
Agricultural solid waste storage facility	means land, *buildings* or *structures* used to contain *agricultural solid waste* or biosolids from agricultural sources, prior to its use or disposal.
Agricultural waste water	means water which contains any unwanted or used products or by-products of agriculture such as milk, fertilizers, pesticides, detergent, acids, phosphates, chlorine and manures.
Ammunition	means "ammunition" as defined in Part III of the Criminal Code.
Animal daycare	means a *use* located within a *building* which offers care for *household pets*, but excludes overnight boarding.
Animal grooming	means the provision of professional hygienic care and cleaning services to domestic animals.
Apartment building	means a residential *building* containing 3 or more *dwelling units* on a *lot*, where each *dwelling unit* has its principal access from a common entrance or hallway, while ground level *dwelling units* may have direct ground level access to the *lot*, *street* or *lane*.
Arbor	means a *structure* which has a substantially open roof, and is open on all sides except that when combined with a *fence*, in which case its lower portion may be solid up to the *maximum height* permitted for the *fence*. An *arbor* may be a freestanding *structure* or attached to another *structure*.
Arterial street	means a *street* classified as “Arterial” on Map 8 Road Hierarchy forming part of “The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985”.

Arts school — means a school carried on for training or instruction in languages and the arts, including drama, dance, painting, sculpture and photography, but excluding music, except as incidental to any of those arts activities.

Assembly hall — means premises used for the gathering of persons for religious, charitable, philanthropic, civic, cultural, or political purposes, and includes *banquet halls* and places of worship, but excludes *educational facilities*.

Attic — means the space situated wholly between the roof of a *building* and the ceiling of the uppermost *storey*, including gable ends.

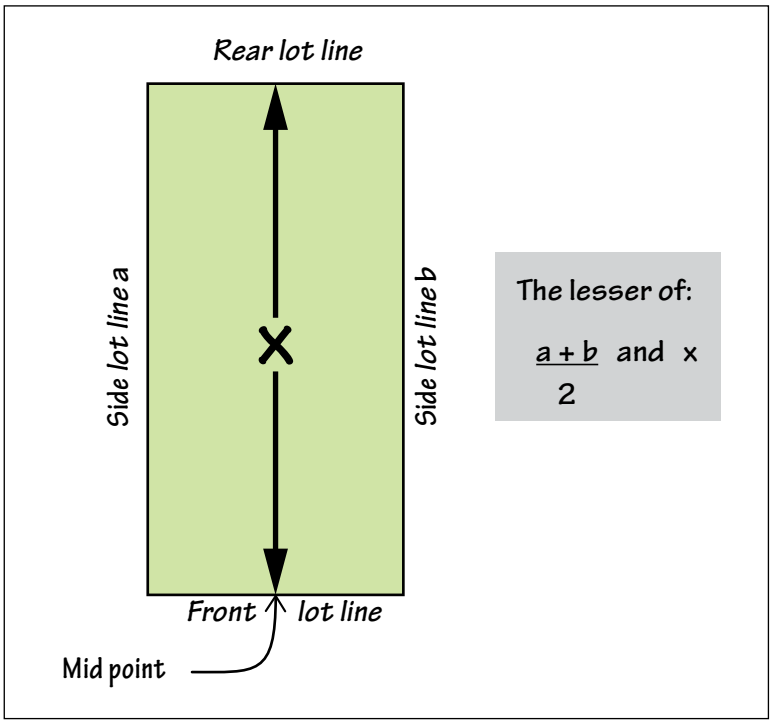
Auction room — means premises used to operate auction sale businesses, which may include an accessory retail business.

Auto detailing — means the thorough cleaning of a *motor vehicle*, both interior and exterior.

Automotive body shop — means premises used to provide structural repair or finishing services for *motor vehicles*, including painting and metal plating.

Automotive services — means a business that provides maintenance or repair services for *motor vehicles* and may include *auto detailing*, but excludes an *automotive body shop*, a *car wash* and a *service station*.

Average lot depth — unless otherwise specified in a particular *zone*, means the lesser of the average of the lengths of the side *lot lines* and the horizontal distance between the midpoint of the *front lot line* and the midpoint of the *rear lot line*.



B

Amend BL 7807, 2019	*Banquet hall*	means premises used to hold banquets, dances, meetings, weddings and similar events at which meals are served and which may be licenced to serve liquor.
	Basement	means a portion of a *building* located below the *first storey*, but does not include a *crawl space*.
	Basement access depression	means a depression that is constructed more than 0.6 m below the lesser of the *existing grade* and the *finished grade* at any point along the depression's perimeter within a *lot* for providing exterior pedestrian access to and from an *in-ground basement*.
	Bathroom	means a room containing at least one toilet, one washbasin and one bathtub or shower.
	Bed and breakfast unit	means a room occupied or intended to be occupied for the temporary accommodation of paying guests, for whom meals may also be provided as part of the paid service.
	Beehive	means an enclosed *structure* constructed for *bees* to live and raise their young.
	Bees	means the insect Apis mellifera.
	Bicycle space	means a space for the parking of one bicycle or *electric motor assisted cycle*.
	Biofuel	means liquid fuels derived from organic materials such as plant and animal matter and include ethanol, biodiesel, methanol and bio-butanol.
	Boarder	means an individual renting and occupying a *sleeping unit* whether or not they are provided with meals.
	Boat building and repair	means the *manufacturing*, servicing and mechanical or structural repair of boats and the sale, installation or servicing of related accessories and parts, and may include the temporary storage of boats.
	Boat moorage	means the attachment of a boat or other marine vessel to a wharf, dock or float, or to a mooring buoy that is anchored to the bed of a body of water.
	Bong	means a filtration device or apparatus used for *smoking* cannabis, tobacco or other herbal substances.
Amend BL 7881, 2019	*Brew pub*	means premises where beer, wine, and/or spirits, which are manufactured on site, are served and sold under appropriate licences issued by the British Columbia Liquor Control and Licensing Branch.
	Brewery	means a licensed establishment for the brewing and *manufacturing* of beer.
	Building	means any *structure*, enclosed wholly or partially by a roof or roofs, supported by walls, columns or posts and used or intended to be used for supporting or sheltering any *use* or occupancy.
	Building depth	means the greatest distance measured perpendicularly between the *building*'s exterior wall facing the *front lot line* and its exterior wall facing the *rear lot line*.
	Building envelope	means the area of a *lot* within the lines formed by all required *setbacks*.
	Building official	means a person or persons designated by the *City* as a building inspector, plumbing inspector or plan checker, and includes the supervisors of the persons holding these positions.

C

Cannabis dispensary	means a premises used for the sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for sale, barter, distribution or dispensing.
Cannabis production	means the growing, cultivation, drying, testing, packaging, storage or distribution, including barter or sale, of cannabis or any products containing or derived from cannabis.
Cannabis research and development	means the systematic research, testing, data collection and manipulation, or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include *cannabis production*.
Car wash	means a *building* or *structure* containing facilities for washing and cleaning *motor vehicles*, including tunnel *car washes*, coin-operated automatic *car washes*, and coin-operated self-service *car washes*, and may include the provision of *auto detailing* services.
Caretaker dwelling unit	means a self-contained *dwelling unit* provided on a *lot* for the accommodation of an owner or employee working on the same *lot* and includes a *dwelling unit* for the accommodation of a minister or person in a similar capacity for a place of worship on the same *lot*, but does not include a *security guard dwelling unit*.
Cash for gold	means premises used to carry on the business of purchasing gold, silver or other precious metals for credit or cash.
Cellar	means that portion of a *building* between two floor levels which (a) is partly or wholly underground, (b) has more than one-half of its height, measured from the floor to the underside of the floor system directly above, below the adjacent *finished grade* around the entire exterior of the *building*, and (c) has a height less than 1.95 m measured from the floor to the underside of the floor system directly above.
Cemetery	means premises used for the interment of human remains or memorialisation of the deceased, and may include facilities for memorial services.
Channelized stream	means a permanent or relocated watercourse that has been diverted, straightened or diked.
Charitable casino	means premises for which a gaming event licence has been issued by the Gaming Policy and Enforcement Branch of the Province of British Columbia to a charitable or religious organization, which event shall have a duration of not more than two consecutive days.

	Cheque cashing centre	means premises, other than those of a *financial institution*, used to carry on the business of cashing cheques or negotiable instruments for a fee charged or chargeable to the payee of the cheque or the payee's agent.
Amend BL 7987, 2020	*Chicken coop*	means a *structure* that is used to house *hens*, including but not limited to roosting areas, nesting boxes, and feeding areas.
Amend BL 7987, 2020	*Chicken run*	means a *structure* that is used to contain *hens*, comprised of a fenced and roofed outdoor area.
	Childcare facility	means premises used for the care of children, including group child care, preschool, family child care, occasional child care, multi-age child care, in-home multi-age child care, and child minding, all as defined, licensed and regulated under the Community Care and Assisted Living Act and Child Care Licensing Regulation B.C. Reg. 332/2007.
	City	means the City of Delta.
	Civic use	means the *use* of land, *buildings* or *structures* by the *City* or the provincial or federal government for public purposes, and includes *community centres*, fire halls, libraries, museums, city hall and police stations.
Amend BL 7795, 2018	*Club*	means a facility maintained and used by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic or veterans organization, or non-profit society, not operated primarily for pecuniary gain, and may include accessory food and beverage service, but does not include an *assembly hall*, a *private smoking club*, a *cannabis dispensary*, *cannabis production*, or *cannabis research and development*.
	Coach house	means a *dwelling unit* that is located together with a *garage* in an *accessory building* on a *lot*.
	Coffee shop	means premises used to prepare, serve and sell beverages, snacks and light meals.
	Cogeneration facility	includes the *combined heat and power engine* and all additional components needed to achieve the production and transfer of heat and electricity from the engine to the *greenhouse* or interconnection site.
	Cold storage facility	means premises used for the cooling, freezing and cold storage of perishables such as food and flowers, including *manufacturing* of ice.
	Collector street	means a *street* classified as "Collector" on Map 8 Road Hierarchy forming part of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985".
	Combined heat and power efficiency	means useful energy output by a *combined heat and power engine* divided by fuel input, based on a 100% load.
	Combined heat and power engine	means an engine that produces both electricity and thermal energy for heating or cooling from a single fuel input.

Commercial vehicle includes

(a) any *motor vehicle* having a *licensed gross vehicle weight* over 5,500 kg,

(b) any *motor vehicle* having permanently attached to it a truck or delivery body,

(c) a hearse, a limousine, a motor bus or van that is designed to carry more than 10 persons, a road building machine, a taxi, a tow *vehicle* and a tractor,

(d) any combination of truck, truck tractor, semi-trailer and trailer,

(e) a *motor vehicle* having a compression release braking system installed or employed in addition to the standard braking systems, and

(f) other *vehicles* as specified by regulation of the Lieutenant Governor in Council pursuant to the Commercial Transport Act.

Communication systems means the *use* of land, *buildings* or *structures* for the operation of radio and television broadcasting, telephone, telegraph, cable and other communication systems.

Community care facility means premises for the accommodation and care of persons who require continuing assistance due to age, medical infirmity or disability. A *community care facility* may or may not be licensed under the Community Care and Assisted Living Act.

Community centre means a multi-purpose facility that offers a variety of programs of a recreational, social, informational or instructional nature, and may include an *indoor recreation facility* or *outdoor recreation facility*.

Community garden means the non-commercial *use* of land by members of a community for the growing of fruits, vegetables, and native and ornamental plants on individual or shared plots.

Community services means services provided by a government or non-profit organization to members of the community, including counseling, support, volunteer assistance, and administration related thereto. This *use* does not include a *cannabis dispensary*, *methadone clinic* or *methadone dispensary*.

Composting means the biological and chemical decomposition of organic matter, under controlled circumstances, which includes a thermophilic phase.

Confined livestock area means an outdoor, non-grazing, non-crop area where livestock, farmed game or poultry are confined by *fences*, *structures* or topography. This includes, but is not limited to, feed lots, exercise yards, holding areas, poultry ranges, paddocks, corrals, outdoor riding arenas and turnout pens. It does not include seasonal feeding areas.

Constructed ditch means a human-made watercourse constructed for the purpose of draining or irrigating land but does not include a *surface drain*.

Construction equipment	means any equipment or device designed and intended for use in construction or material handling, including, but not limited to, air compressors, pile drivers, pneumatic and hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers and trucks, ditchers, compactors, rollers, pumps, concrete mixers, graders and other material handling equipment.
Construction services	means the *use* of land, *buildings* and *structures* for office and storage purposes for contractors offering services related to the construction of *buildings*, roads, bridges, pipelines or communications facilities, including site preparation, *landscaping* or irrigating of land.
Convenience store	means a store which sells groceries, flowers, confectioneries or other convenience items at retail, but does not include a *drug store*, *cannabis dispensary*, *methadone clinic*, *methadone dispensary* or *pharmacy*.
Cooking facilities	means equipment, devices or appliances that can be utilized to prepare a meal within a *dwelling unit* and includes a sink, countertop, gas or electric range or stove, counter-top cooking unit, or any other such culinary facility or any combination of such culinary facilities, and includes the arrangement of service lines which provide the energy source used or intended to be used to operate such facilities.
Cottage business	means offices for marine related services and professions, artists' studios, craft and artisan-based workshops, seasonal fish smokehouses, accessory sales, and rental or display of goods produced by the resident operating the *cottage business* only.
Crawl space	means that portion of a *building* which is located below the *first storey* or *basement* and has a height of not more than 1.2 m measured from the floor or surface of the ground to the underside of the floor system directly above it.
Cultural facility	means a museum, archive, gallery, library, interpretation centre, *theatre* for the performing or recorded arts or similar facility.

D

Decommission	in relation to a *secondary suite* means the removal of *cooking facilities*, including the permanent capping of gas lines, and the removal of electric range or stove receptacles and related circuit breakers and the hood fan of the range or stove and connected ventilation, that form part of a *secondary suite*.
Detention pond	means a body of water, either constructed or natural, used to store water, including storm water run-off or snowmelt, but excluding *agricultural waste water* and waste water, for later use or release into a drainage system.

Distillery	means a licensed establishment for the distilling and *manufacturing* of spirits.	
Dormer	means an architectural element that projects from below the roof ridge of the primary sloping roof surface of a *building* for the purpose of fenestration or providing a living area, or for aesthetic purposes only, and typically employs a gable or shed roof	*Amend BL 8159, 2023*
Drive-in restaurant	means premises used to prepare, sell and serve food and beverages for consumption by customers seated in *motor vehicles* parked on the premises.	
Drive-through restaurant	means premises used to prepare and sell food and beverages that are provided to customers in *motor vehicles* for consumption elsewhere.	*Amend BL 7807, 2019*
Drug store	means a retail store containing a *pharmacy* that fills a broad range of prescriptions and devotes at least 65% of its *floor area* to the display and sale of general merchandise, and health and beauty products, other than prescription drugs, and does not include a *cannabis dispensary* or *methadone dispensary*.	
Duplex dwelling	means a *building* containing 2 *dwelling units* divided horizontally or vertically, with each *dwelling unit* having a separate exterior entrance and where permitted by this Bylaw, a *secondary suite*. For a side-by-side *duplex dwelling*, the length of the common wall shall not be less than 15% of the exterior perimeter of the smaller *dwelling unit*, measured horizontally. A *single detached dwelling* with a *secondary suite* is not considered a *duplex dwelling* for the purposes of this Bylaw.	*Amend BL 8282, 2023*
Dwelling unit	means one or more *habitable rooms* containing *cooking facilities*, eating, living and sleeping areas and *bathroom* facilities, and occupied or constructed to be occupied by a person or persons living together as a single *household* unit.	

E

Education facility	means schools and other premises used for the provision of educational programs, and may include libraries, museums, and other repositories of artifacts or similar objects, but excludes *trade schools*.	
Electric motor assisted cycle	means a motor assisted cycle, as defined in the Motor Vehicle Act, that meets the criteria prescribed in the Motor Assisted Cycle Regulation B.C. Reg. 151/2002.	
Electric vehicle	means a *motor vehicle* that is powered partially or entirely by a rechargeable battery that runs an electric motor.	*Amend BL 8097, 2022*

Amend BL 8097, 2022	*Electric vehicle charger*	means a complete assembly and device for providing *Level 2 charging* power transfer to, and information exchange with, an *electric vehicle* installed at a *parking space* equipped with an *energized electric vehicle outlet* or junction box.
Amend BL 8097, 2022	*Electric vehicle energy management system*	means a system used to control the timing and rate of charging for an *electric vehicle charger* by employing monitors, communications equipment, controllers, timers and other applicable devices to enable load sharing for multiple *electric vehicles* to charge on a shared circuit simultaneously.
Amend BL 8097, 2022	*Energized electric vehicle outlet*	means a connected point in an electrical wiring installation to which sufficient current is supplied, and an outlet provided, to enable the use or installation of an *electric vehicle charger*.
	Equestrian facility	means any land, *buildings*, *structures* or improvements used for keeping horses, and may include the provision of horse boarding services, horse training and riding lessons.
	Existing grade	means the topographic elevation (in Canadian Geodetic Vertical Datum) prior to any land alteration or construction, as established on a legal survey plan prepared by a registered British Columbia land surveyor.
	Exotic dancers	means persons who give a performance during which either a substantial portion or all of their body is not covered by clothing.
	Exterior side lot line	means a *lot line*, not being the *front lot line* or *rear lot line*, common to a *lot* and a *flanking street*.

F

Family	has the same meaning as *household*.
Farm	means an area of land whose primary *use* is for *farming* and which (a) consists of one or more *lots*, all of which are operated by a *farm owner* and managed as a single business unit, and (b) is classified as a farm under the Assessment Act.
Farm home plate	means all of that portion of a *lot* including or located between a *farm house* and any additional farm house and any associated *accessory farm residential facilities*.
Farm home plate: migrant farm worker housing	means all of that portion of a *lot* which includes or is located between *migrant farm worker housing*, *outdoor amenity space*, and *accessory buildings* used solely by *migrant farm workers* for recreation or storage of their personal items.

Farm house

means a *single detached dwelling* or *mobile home* or *modular home* used for the accommodation of one *family*, a member of which operates the *farm* on the *lot* on which the *single detached dwelling*, *mobile home* or *modular home* is located.

Farm retail area

means the aggregate inside and outside *floor area* dedicated to *farm retail sales*, but does not include parking areas, driveways, office space, change rooms, lunchrooms, washrooms or areas for processing or product storage.

Farm retail sales

means the retail sale of

(a) *agricultural products*,

(b) products of *on-farm processing* and *on-farm product preparation*,

(c) manure and spent mushroom compost, and

(d) non-agricultural items

to the general public for personal or general *household* consumption.

Farm vehicle

means *motor vehicles* defined as farm vehicles in the Commercial Transport Regulations B.C. Reg. 30/78 under the Commercial Transport Act, as well as farm tractors and implements of husbandry as defined in the Motor Vehicle Act.

Farming

means the *use* of land, *buildings* or *structures* for any of the following:

Amend BL 7795, 2018

(a) growing, producing, raising or keeping animals and plants, including

(i) cannabis, only when grown in accordance with the criteria prescribed in Section 10.10.20,

(ii) apiculture,

(iii) poultry, and

(iv) the growing of mushrooms,

and the primary products of those plants or animals, but does not include the breeding of pets or operating a *kennel*;

(b) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Minister responsible for Agriculture;

(c) turf production, with approval under the Agricultural Land Commission Act, if required;

(d) raising or keeping of farmed game by a person licensed to do so under the Animal Health Act;

(e) raising or keeping of fur-bearing animals by a person licensed to do so under the Animal Health Act;

(f) raising or keeping of exotic animals prescribed by the Minister responsible for Agriculture;

(g) a British Columbia licensed *winery* or cidery, provided that the *use* is in accordance with all conditions in the Agricultural Land Commission Act and all regulations or orders pursuant thereto;

(h) the following *farm* activities to enable *uses* (a) to (g) above of the *farm* on that *lot*:

(v) clearing, draining, irrigating or cultivating land;

(vi) using farm machinery, equipment, devices, materials and *structures*;

(vii) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying;

(viii) storage of *agricultural products* and the products of *on-farm processing* and *on-farm product preparation*.

Fence — means a *structure* used as an enclosure or for screening purposes, and includes gates and walls, but excludes *retaining walls* and *arbors*.

Amend BL 8078, 2022

Film production studio — means premises used for the production of motion pictures, videos, television or sound recordings, but does not involve the presence of an audience.

Financial institution — means premises used for the operation of a chartered bank, trust company, finance company, credit union, mortgage company or investment company, but excludes drive-through facilities and *cheque cashing centres*.

Finished grade — means:

(a) the topographic elevation (in Canadian Geodetic Vertical Datum) as identified on the *lot* grading plan most recently approved by the *City*, or

(b) the *existing grade* where there is no *lot* grading plan that has been approved by the *City*.

Firearm — means a firearm as defined in Part III of the Criminal Code, excluding those devices referred to in Subsection 84(3) of the Criminal Code.

Firearms business — means the selling, bartering, warehousing, storing, distributing, repairing, maintaining or *manufacturing of ammunition* or *firearms* for gain or profit.

First storey — means the uppermost *storey* having its floor level not more than 2 m above *finished grade*.

Flanking street — means a *street*, excluding a *lane*, abutting a *lot line* which is not the *front lot line* or the *rear lot line*.

Flat roof — means a roof with a slope less than 3 vertical to 12 horizontal.

Floating home — means a *structure* located on the surface of water incorporating a floatation system and containing one *dwelling unit* only, and intended for or being used or occupied for residential purposes on the water and not for navigation.

Floor area

means the area of any floor of a *building* measured to the outside of the exterior walls and includes the area occupied by interior walls and partitions. *Floor area* of a portion of a *building* is measured from the middle of common walls to the outside of exterior walls, or between the middle of common walls where such portion is not bounded by an exterior wall.

Floor area – additional farm house

means the total combined area of all floors contained within the exterior walls of all *additional farm houses* on a *lot*, including outdoor and indoor household greenhouses and sunrooms, but excluding *cellars* with a ceiling height less than 1.95 m and attached or detached *garages* or carports to a maximum of 42 m^2 for an *additional farm house*.

Floor area – farm house

means the total combined area of all floors contained within the exterior walls of all *farm houses* on a *lot*, including outdoor and indoor household greenhouses and sunrooms, but excluding *cellars* with a ceiling height less than 1.95 m and attached or detached *garages* or carports to a maximum of 42 m^2 for a *farm house*.

Floor area – migrant farm worker housing

means the total area contained within the exterior walls of a *building* measured to the exterior sheathing excluding

(a) any common laundry, washroom or storage facility areas and mechanical rooms, and

(b) open balconies, decks, terraces and exterior steps.

Floor space ratio

unless otherwise specified in a particular *zone*, means the figure obtained when the total *gross floor area* of all *buildings* on a *lot* is divided by the *lot* area, subject to the following:

(a) certain *floor area* may be excluded from the calculation pursuant to Section 6.2.17(a);

(b) any high ceiling *floor area* shall be counted twice in the calculation pursuant to Section 6.2.17(b) for a *single detached dwelling* and a *duplex dwelling*.

Front elevation

means the elevation of a *building* or *structure*, or portion thereof, as viewed from the *front lot line*.

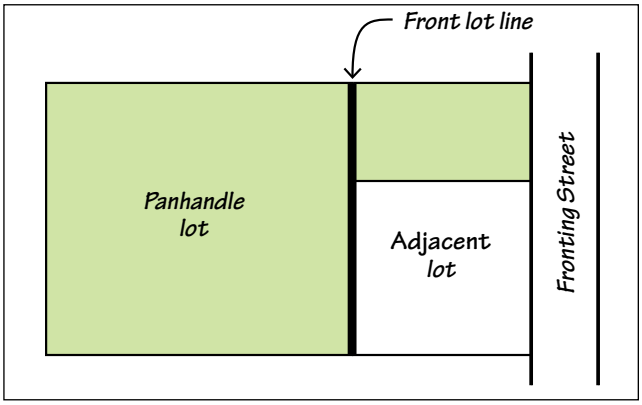
Front lot line

unless otherwise specified in a particular *zone*, means the *lot line* or *lot lines* common to a *lot* and an abutting *street* other than a *lane*, provided that:

(a) for a corner *lot*, the *lot line* or *lot lines* with the shortest dimension abutting a *street* shall be the *front lot line*;

(b) only for the purpose of siting a new dwelling in the RS and RD *zones*, the owner of a corner *lot* may choose which is the *fronting street* and which is the *flanking street*, and the *front lot line* shall be the *lot line* common to the *lot* and the chosen *fronting street*;

(c) only for the purpose of establishing the *setback* requirements on a *panhandle lot*, the *front lot line* shall be the *rear lot line* of the *lot* or *lots* situated between the f*ronting street* and the principal portion of the *panhandle lot*;



(d) for the double fronting and waterfront *lots* shaded on Schedule B, despite Subsections (a), (b) and (c), the *front lot line* shall be the *lot line* indicated on the Schedule;

(e) For waterfront lots along River Road West, the *front lot line* shall be the *lot line* closest to the River Road West right-of-way.

Fronting street — means a *street*, excluding a *lane*, adjacent to a *front lot line*.

Funeral home — means premises used for the preparation of the dead for burial or cremation and the holding of funeral services, including the display, storage and sale of caskets and other related funeral supplies, but not the cremation of human remains.

G

Gaming activity — means the *use* of land, *buildings* or *structures* for any game of chance played with cards, dice or other mechanical or electronic device or machine for money, token or anything of value, excluding:

(a) Charitable casino,

(b) Lottery tickets,

(c) Club Keno, Chaser or other electronic games of chance which are initiated by the purchase of a ticket from a Club Keno Corner located within a *liquor primary establishment* licensed by the British Columbia Liquor Control and Licensing Branch or from a lottery ticket vendor licensed by the British Columbia Lottery Corporation, and

(d) Pull tabs, only as part of a Club Keno Corner located within a *liquor primary establishment* licensed by the British Columbia Liquor Control and Licensing Branch.

Garage — means a *building*, or a portion of a *principal building* or an *accessory building*, that is used for the parking of one or more *motor vehicles* and is totally enclosed with a roof, walls, and one or more doors.

Garbage storage space	means the centralized space allocated within a *building* or *structure* or on a *lot* for communal deposit and temporary storage of garbage between collection days.	
Garden shop	means premises used for the sale of trees, plants and flowers and associated gardening and *landscaping* supplies and equipment.	
General Manager, Development	unless otherwise specified, means the *General Manager, Development* of the *City* or their delegate.	*Amend BL 8159, 2023*
General Manager, Engineering	unless otherwise specified, means the *General Manager, Engineering* of the *City* or their delegate.	*Amend BL 8159, 2023*
Golf course	means par 3, executive, pitch and putt and regulation golf courses.	
Greenhouse	means a *structure* which is covered with translucent material, used for growing plants and is of sufficient size for persons to work within.	
Greenhouse operation	means the use of a *greenhouse* on a *farm* for the purpose of growing plants.	
Gross floor area	means the total *floor area* of all *storeys* contained within the exterior walls of a *building* and includes the *floor area* of any *half storey*, any *stairwell* in each *storey*, and any *garage* that forms part of the *building*.	
Gross leasable floor area	means the total *floor area* of a *building* designed for tenant occupancy and exclusive use, including *basements* and upper floors.	

H

Half storey

means

(a) an *attic* which has a finished or unfinished floor and a *floor area* less than 50% of the *floor area* of the *storey* immediately below it,

(b) an *in-ground basement*, or

(c) a *cellar*.

Hazardous waste

means "hazardous waste" as defined in the Hazardous Waste Regulation B.C. Reg. 63/88 under the Environmental Management Act, including

(a) dangerous goods if they

(ix) are no longer used for their original purpose, and

(x) meet the criteria for Class 2, 3, 4, 5, 6, 8 or 9 of the federal dangerous goods regulations,

including those that are recycled, treated, abandoned, stored or disposed of, intended for *recycling*, treatment or disposal or in storage or transit before *recycling*, treatment or disposal,

(b) PCB wastes,

(c) biomedical wastes,

(d) wastes containing dioxin,

(e) *waste oil*,

(f) waste asbestos, waste pest control product containers and wastes containing pest control products, including wastes produced in the production of treated wood products using pest control products,

(g) leachable toxic waste,

(h) waste containing tetrachloroethylene,

(i) wastes listed in Schedule 7 of the Hazardous Waste Regulation B.C. Reg. 63/88, and

(j) waste containing polycyclic aromatic hydrocarbon,

but does not include

(k) household refuse that is collected from residential premises,

(l) domestic sewage,

(m) dangerous goods that are defective, surplus or otherwise not usable for their intended purpose and that are in the process of being returned directly to a manufacturer or supplier,

(n) asphalts and tars used in the manufacture of asphaltic concrete and roofing materials,

(o) waste wood products treated with wood preservatives or wood protection products registered under the Pest Control Products Act (Canada),

(p) *household hazardous waste* that

(xi) is removed from a return collection facility in accordance with an authorization from the owner of the return collection facility, and

(xii) is to be reused for its originally intended purpose,

(q) wood ash, or pulp mill dregs and grit, that would be hazardous waste only because they are classified under the federal dangerous goods regulations as Class 8, or

(r) waste that

(xiii) has a pH greater than or equal to 2.0 and less than or equal to 12.5, and

(xiv) would be a hazardous waste only because it is classified under the federal dangerous goods regulations as Class 8 because of pH.

Hazardous waste facility means premises used for the receiving, collecting, sorting, repackaging or transfer of *hazardous waste*.

Health care office means premises used for the provision of out-patient physical or mental health services on an out-patient basis of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature by physicians, dentists, physiotherapists, provincially licensed massage therapists, psychologists, psychiatrists, naturopaths or other health care practitioners, and includes medical laboratories, but excludes *cannabis dispensaries*, *massage parlours*, *mental health facilities, methadone clinics*, *methadone dispensaries*, *pharmacies* and *polyclinics*.

Health spa	means premises used for physical and emotional treatment of persons, and may contain fitness facilities and pool facilities, but excludes *massage parlours*.	
Hen	means a female egg-laying chicken. For the purposes of this bylaw, *hens* are included in the group referred to as poultry	*Amend BL 7987, 2021*
Highway	means a *street*, road, *lane*, bridge, or any other way intended for the use of the public, but does not include a waterway.	
Home improvement supplies	means products used for the improvement of homes and properties, including lumber, building materials, paint, flooring, hardware, plumbing materials and garden supplies and similar materials and supplies.	
Home occupation	means a business carried on as an *accessory use* to a *dwelling unit* by a person residing in the *dwelling unit*.	
Hookah	means a single or multi-stemmed device used for *smoking* cannabis, tobacco or other herbal substances, including dried fruit and vegetables.	
Hospital	means premises providing accommodation and medical care for sick, injured or infirm patients, and designated as a hospital or licensed as a private hospital under the Hospital Act.	
Hotel	means an establishment which provides accommodation to persons requiring temporary lodging while absent from their normal or permanent place of residence, which contains *(a) tourist accommodation units*, (b) a lobby, and (c) a guest registration area, and may also contain the following *accessory uses*: (a) a *coffee shop;* (b) a *restaurant*; (c) a *liquor primary establishment*; (d) a *banquet hall*; *(e) retail sales*; (f) recreation facilities.	
Household	means an individual or 2 or more persons related by blood, marriage, common law marriage or adoption or a group of not more than 4 unrelated non-transient persons living together in one *dwelling unit* as a single housekeeping unit, and includes live-in employees of the *household*.	
Household goods repair	means a business that provides repair services for consumer household products, including appliances, bicycles, computers and similar products, but excluding *motor vehicles*.	

Household hazardous waste

means a *hazardous waste* that

(a) results from any of the following activities or uses involving anything in any product category as defined in the Recycling Regulation B.C. Reg. 449/2004 under the Environmental Management Act:

(xv) a domestic activity at a residence,

(xvi) personal use, or

(xvii) a person's use in relation to their own residence,

and

(b) under a regulation of the Province of British Columbia must be accepted at a return collection facility.

Household hazardous waste facility

means premises used for the receiving, collecting, sorting, repackaging or transfer of *household hazardous waste*, but excluding storage of *household hazardous waste* for a period greater than 2 years.

Household pets

means animals or birds customarily domesticated in the Province of British Columbia, excluding horses, cattle, sheep, goats, pigs or poultry.

Household recycling and collection facility

means premises used for the collection, sorting, compaction and temporary storage of empty beverage containers, including recyclable glass, metal, plastic and polycoated cartons, and electronic equipment, but specifically excluding

(a) processing of *recyclable material* other than compaction, and

(b) collection and storage of antifreeze, flammable liquids, gasoline, lubricating oil, paints, pesticides, solvents and other hazardous materials and substances.

I

Impermeable material

means *buildings*, *structures*, asphalt, concrete, brick, stone, and wood, grouted pavers and other surfaces that prevent water from penetrating into the ground beneath.

In-ground basement

means that portion of a *building* between two floor levels which has more than 50% of its total exterior perimeter wall area, measured from the finished floor to the top of the floor system directly above it, below the lower of the *existing grade* and the *finished grade*. For the purposes of this definition, *existing grade* and *finished grade* are measured along the exterior walls of the *building*, disregarding localized depressions for driveways and walkways.

Independent school

means an independent school as defined in the Independent School Act.

Indoor amenity space	means an indoor space which is provided for the private use of owners, tenants or employees for recreational, social and cultural activities, and may include recreational, sports or fitness facilities, libraries, meeting rooms, or workshops, and not for commercial purposes. Guest rooms without *cooking facilities* may also be provided as *indoor amenity space* in multi-unit residential *zones*.
Indoor amenity space: migrant farm worker housing	means an indoor space which is provided for the private use of the *migrant farm workers* approved for that *farm*, and may be used for recreational, social and cultural activities, and not for commercial or residential purposes.
Indoor recreation facility	means an enclosed *building* used and equipped for the conduct of sports, leisure, health and fitness activities, where patrons are predominantly participants and not spectators, including, but not limited to, arenas, gymnasiums, swimming pools, curling rinks, ice rinks, bowling alleys, billiard halls, rock climbing facilities, dance, martial arts or yoga studios and indoor racquet courts, but excluding *massage parlours* and shooting ranges.
Interior side lot line	means a *lot line*, not being the *front lot line* or *rear lot line*, common to more than one *lot*, to a *lot* and a *lane*, or to a *lot* and a pedestrian or cycling path.

K

Kennel	means the use of land, *buildings* or *structures* to contain or board dogs, cats or other animals.

L

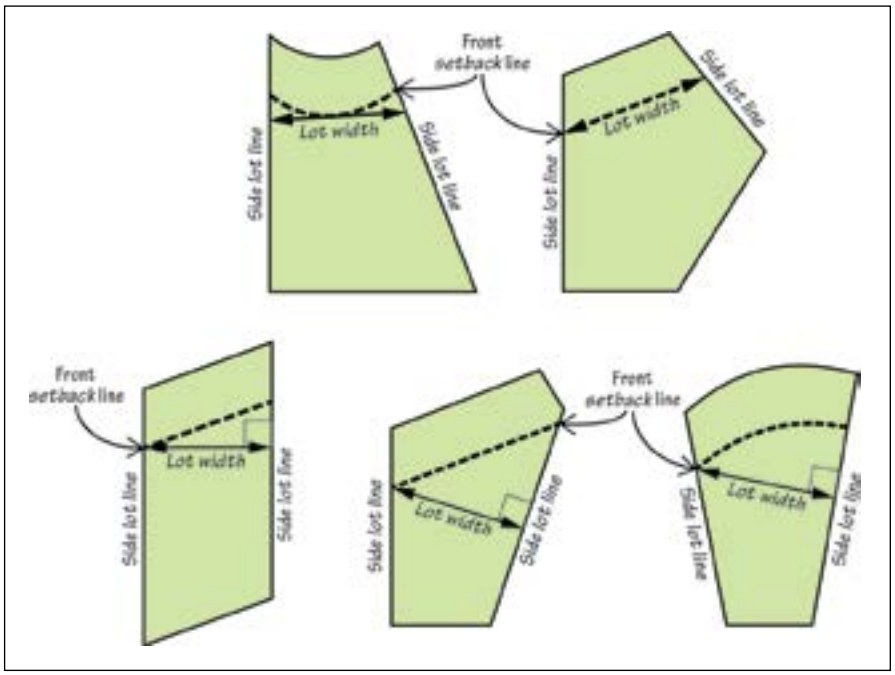
Landscaping	means any combination of trees (including existing trees and native shrubs), plant material, lawns, decorative boulders, sculptures, decorative *fences*, *arbors* and the like, arranged and maintained so as to enhance the environment and embellish the appearance of a *lot* or where required by this Bylaw to screen a *lot* or a *use* on a *lot*. This does not include *parking spaces*, aisles, driveways, walkways, other areas surfaced with *impermeable materials*, gravel or bark mulch used as a groundcover, or areas overgrown with uncontrolled weeds. The terms *landscape* and *landscaped* have a corresponding meaning to *landscaping*.	
Lane	means a narrow *highway* that provides access to an abutting *lot*, but shall not include a half road.	
Level 2 charging	means *electric vehicle* charging level as defined by SAE International's J1772 standard that requires a circuit with a minimum 40-amp 240-volt supply, with a minimum performance level of 12 kWh over an 8 hour overnight period per *electric vehicle charger*, assuming all *parking spaces* are in use by a charging *electric vehicle*.	*Amend BL 8097, 2022*
Licensed gross vehicle weight	means the gross vehicle weight for which a *vehicle* is licensed.	

Licensed net vehicle weight	means the net vehicle weight for which a *vehicle* is licensed.
Liquor primary establishment	means premises for which a liquor primary licence has been issued by the Province of British Columbia Liquor Control and Licensing Branch where the primary purpose is the service of liquor, as opposed to food, such as pubs, bars, lounges and night clubs.
Liquor store	means a retail store selling primarily wine, beer, liquor or other alcoholic beverages for consumption elsewhere, but does not include a *wine store*.
Lot	means (a) a parcel of land created by subdivision under the Land Title Act, (b) a parcel of land created by the filing in the Land Title Office of a bare land strata plan, but does not include any common property or limited common property (as those terms are defined in the Strata Property Act) associated with such parcel of land, or (c) all the land within a strata plan other than a bare land strata plan.
Lot coverage	unless otherwise specified in a particular *zone*, means the percentage (%) of a *lot* covered by all *buildings* and *structures* that extend more than 0.6 m above the ground surface, but does not include any multi-unit residential, commercial or industrial parking *structure* whether above or below the *finished grade*, up to 3 m in height, the roof of which is designed and constructed to be used as a public or private open space.
Lot line	means any line which forms the legally defined boundary of a *lot*.

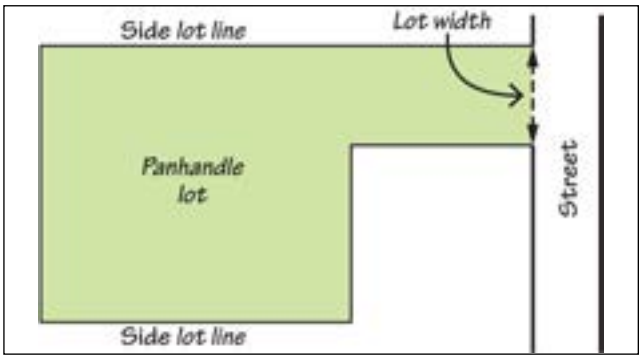
Lot width

means the horizontal distance between the side *lot lines* measured at the minimum front *setback* line except

(a) for an irregular shaped *lot*, it is the shortest distance between the 2 side *lot lines*, which adjoin each end of the minimum front *setback* line, measured in a straight line that coincides with at least one point on the front *setback* line without encroaching into the front *setback* area, and



(b) for a *panhandle lot*, it is the length of the *lot line* which is common to the *lot* and the abutting *street*.



Amend BL 7795, 2018

Low impact industry means the *manufacturing*, processing, testing, assembling, finishing or packaging of goods or materials that

(a) takes place entirely inside a *building*,

(b) does not cause glare, sound or vibration impact that exceeds the maximum amount set out in Section 6.1.5, and

(c) is not offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference,

but excluding any *cannabis production*, *cannabis research and development*, *hazardous waste facility*, *household hazardous waste facility, solid waste facility*, fat or oil rendering or refining, fish processing, leather tanning, natural gas or oil production, and processing of radioactive materials.

M

Machine shop means premises used for the shaping, fabricating, joining and repairing of materials by means of machines or tools, including the use of welding equipment.

Manufactured home means a residential *structure* containing at least one *bathroom*, manufactured as a dwelling intended to be occupied in a place other than that of its manufacture, and designed to be ready for occupancy upon arrival on the site.

Amend BL 7795, 2018

Manufacturing means the production, fabrication or processing of raw materials into finished goods or products with the use of machinery or equipment, and includes refining, packaging and distribution of products created on the premises, but excludes *cannabis production, cannabis research and development*, incineration, *power generation* and *recycling*.

Marina means premises, including the surface of water, used for the docking, launching, mooring and storage of boats and other marine vessels, as well as sale or rental of boats. It may also include ancillary facilities such as laundry and *bathroom* facilities, and marine accessories sales and rental.

Marine fuelling means a marine-based facility with fuel storage and pumping equipment used for the sale of marine fuels and lubricating oils as well as a limited range of marine boat parts, equipment and accessories.

Massage means the act of kneading, massaging, manipulating, rubbing, stimulating or touching by any means a person's body or part thereof, but does not include massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the Community Charter.

Massage parlour means any premises where a *massage* is performed, offered or solicited for a fee.

Maximum height	means (a) for the purpose of determining the *maximum height* for a landscape screen, *fence*, *arbor* or *retaining wal*l, the maximum vertical distance as specified in Part 7 of this Bylaw, and (b) for the purpose of determining the *maximum height* for a *principal structure* or an *accessory structure*, the upper limit of the *vertical building envelope* or as otherwise specified in a particular *zone* of this Bylaw.
Mental health facility	means a private mental health facility licensed under the Mental Health Act, or a provincial mental health facility designated under the Mental Health Act.
Methadone clinic	means premises used principally to prescribe or dispense methadone to persons and may include the provision of counseling and other support services to those persons.
Methadone dispensary	means premises, the primary activity of which is the selling of methadone or the filling of methadone prescriptions for persons.
Mid-roof	means the mean level between the top of the ridge of a *pitched roof* and the eaves of the roof.
Migrant farm worker	means a labourer from a country other than Canada who engages temporarily in *farm* work as a participant in either the Federal Seasonal Agricultural Worker Program or the Pilot Project for Occupations Requiring Lower Levels of Formal Training (National Occupation Classifications C and D), as amended or replaced from time to time.
Migrant farm worker housing	means a *manufactured home* or an *additional farm house* used solely for the purpose of providing cooking, sanitary and sleeping facilities for *migrant farm worker*s.
Miniature golf	means a novelty golf game played with a putter on a miniature course usually having tunnels, bridges, sharp corners and obstacles.
Mixed use residential building	means a *building* containing *dwelling units* which occupy more than 50% of the *gross floor area* of the *building*, with commercial or other non-residential *uses* occupying the lower floor or floors, but does not include *secondary residential accommodation*.
Mobile home	means a factory built *dwelling unit*, manufactured to the CAN/CSA Z240 (Mobile Home) standard, capable of being moved from place to place on an integrated chassis and where permitted by this Bylaw, placed on a foundation complying with CSA Z240.10.1 Site Preparation, Foundation and Anchoring of Manufactured Homes.
Modular home	means a manufactured *single detached dwelling* constructed to the CAN/CSA A277 (Modular Homes) standard.

Motel	means an establishment which provides accommodation to persons requiring temporary lodging while absent from their normal or permanent place of residence, which contains *(a) tourist accommodation units*, (b) a lobby, and (c) a guest registration area, and may also contain the following *accessory uses*: (a) a *coffee shop;* (b) a *restaurant*; *(c) retail sales*; (d) recreation facilities.
Motor vehicle	means a *vehicle*, not run on rails, that is designed to be self propelled or propelled by electric power obtained from overhead trolley wires or on board storage batteries, but does not include an *electric motor assisted cycle* or a *motorized wheelchair*.
Mushroom growing medium	means a composted mixture that is used or intended to be used for growing mushrooms.

N

Natural boundary of the Fraser River	means the visible high water mark of the Fraser River where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark, upon the soil of the bed of the river a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the soil itself.
Natural stream	means a watercourse that has not been created or altered by humans and perennially or intermittently contains surface water, but does not include a *channelized stream* or *constructed ditch*.
Nature park	means any area of land or tidal water which is used or intended to be used for education or conservation of the natural environment, habitats, plants, wildlife, or species at risk, and may include *structures* such as boardwalks, trails and trail signage.
Neighbourhood café	means premises used for the preparation, service and sale of food and non-alcoholic beverages to the public for immediate consumption, and includes such *uses* as a *coffee shop*, juice bar or ice cream parlour, but excludes a *restaurant*, a *drive-in restaurant* and a *drive-through restaurant*.
Non-motorized recreational equipment	means bicycles, kayaks, paddleboards, windsurfers, surfboards, rafts, tubes, hiking gear, sports equipment, and similar recreation equipment.
Nucleus colony	means a colony of not more than 5 removable frames primarily used for raising and storing queen *bees*.

Nursery	means premises used for the growing and sale of trees, plants and flowers, and sale of associated gardening and landscaping supplies and equipment, but does not include a *cannabis dispensary*, *cannabis production* or *cannabis research and development*.	*Amend BL 7795, 2018*

O

Occupancy permit	means the permission or authorization in writing by a *building official* to occupy a *building* or *structure* for the approved occupancy.
OCP designation	means the land use designation applicable to a *lot* as designated in the Future Land Use Plans forming part of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985".
Off-track betting	means the *use* of land, *buildings* or *structures* for teletheatre wagering, simulcast wagering or satellite wagering.
Office operation	means the *use* of land, *buildings* or *structures* primarily for conducting the administrative functions of a business, profession, service, industry, government or like activity, but does not include a *health care office*, *cannabis dispensary*, *methadone clinic*, *methadone dispensary* or *polyclinic*.
Official Community Plan	means "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985".
On-farm composting	means the controlled biological oxidation and decomposition, on a *farm*, of *agricultural solid waste*, manure, straw, vegetative waste, wood waste, ground paper, hog fuel, mill ends, wood chips, bark or sawdust, but excluding demolition waste, construction waste, tree stumps, branches, logs or log ends. It does not include *composting* for the purpose of or resulting from *mushroom growing medium* preparation or storage.
On-farm processing	means the transformation of *agricultural products*, on a *farm*, by processes, including mixing, smoking, drying, canning, size reduction, fermentation, or treatment by heat, cold, chemical or biological means, to increase the market value or convenience to the consumer, the preparation of feed for livestock, poultry, farmed game, or fur bearing animals located on the *farm*, and *mushroom growing medium* preparation and storage, but does not include the processing, preparation or sale of hot or cold food items for *on-site consumption*, on-farm composting and on-farm *soilless medium* production.
On-farm product preparation	means cleaning, sorting, separating, grading, packing and other methods of preparing *agricultural products* on a *farm*.
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.

Outdoor recreation facility means the *use* of land and *accessory buildings* or *structures* for sports and active recreation conducted outdoors, not including shooting ranges. Typical *uses* include tennis courts, ball fields, lacrosse boxes, athletic tracks and fields, playgrounds, swimming pools, outdoor racquet courts, *miniature golf* and lawn bowling greens.

P

Panhandle lot means a *lot* which abuts the *rear lot line* of another *lot* on the same *fronting street*, and is accessed from that *street* by a narrow strip of land.

Parallel parking space means a *parking space* located parallel to the edge of a *highway*, driveway, parking aisle or curb.

Parking space means a space within a *lot*, *building* or *structure* for the parking of a *motor vehicle*.

Parks and public open space means any area of public land which is used or intended to be used by the public for recreation purposes, and may include *community gardens* and *outdoor recreation facilities*.

Pawn shop means premises used to carry on the business of granting credit to individuals for personal, *family* or *household* purposes with

(a) security interests in consumer goods taken into possession, or

(b) consumer goods purchased under express or implied agreements or undertakings that the goods may be repurchased by the sellers.

Permitted projections means projections from the face of a *building* or portion of a *building* permitted in Section 6.2.10 of this Bylaw.

Permitted use means a *use* of land, *buildings*, *structures* or the surface of water expressly authorized by this Bylaw, including a *principal use* and an *accessory use* for a particular *zone*, and a *use* permitted by Parts 4 and 6 of this Bylaw.

Amend BL 8159, 2023

Personal services means a business that provides individualized services to a customer, including aesthetician, barbering, beauty services, dry cleaning, hairdressing, laundromat, piercing, photography, shoemaking, tailoring services, and tattooing, but excluding *massage parlours*.

Pharmacy means premises licensed as a pharmacy under the Pharmacy Operations and Drug Scheduling Act, but does not include a *cannabis dispensary* or *methadone dispensary*.

Pitched roof means a roof with a slope equal to or greater than 3 vertical to 12 horizontal.

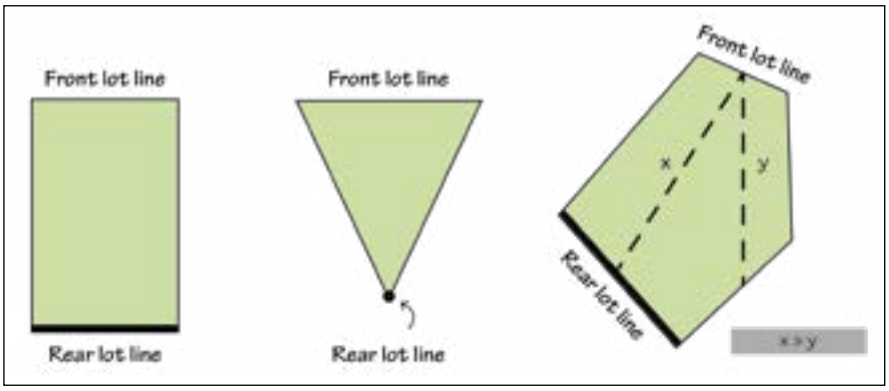
Polyclinic means an integrated medical services operation that provides a combination of services that may include *health care offices*, medical laboratories and other related medical services, together with a *pharmacy* or a *drug store*, all in one location, but excludes a *cannabis dispensary*, a *methadone clinic* and a *methadone dispensary*.

Power generation	means the *use* of land, *buildings* or *structures* for the generation of electricity or other forms of energy for distribution to users not on the property.	
Principal building	means any *building* that accommodates a *principal use*.	
Principal farm building	means any *building* that accommodates the main *use* or *uses* of a *farm*, but does not include any accessory *farm buildings*.	
Principal structure	means any *structure* that accommodates a *principal use*.	
Principal use	means a *use* specified as a *principal use* in a *zone*.	
Printing, publishing and allied industries	means an industry that carries out printing of any kind, engraving, blueprinting, duplicating, or that publishes newspapers, books, magazines or other printed material.	
Private smoking club	means a social or recreational club, whether or not operated for profit, including the premises of a fraternal organization at which attendance is limited to members of the club, and where *smoking* is done or practised, but does not include a residential *building* or any *dwelling units*.	
Public utility	means a system, work, plant, equipment or service, whether owned or operated by the *City* or by a corporation regulated under a Federal or Provincial statute, which furnishes any of the following services and facilities to or for the use of the public: (a) communication by way of telephone, optical cables or other cables; (b) public transportation by bus or railway; (c) supply and distribution of water; (d) collection and disposal of sewage or stormwater; (e) production, transmission and delivery of gas or electricity or another form of energy; (f) collection of garbage or *recyclable material*; but excludes a cogeneration facility and independent power generation.	
Purpose-built rental	means a *dwelling unit* in a multi-unit residential *building* or *mixed use residential building* that is purposely designed and built to provide rental accommodation, and that is classified as *residential rental tenure* or subject to a housing agreement or registered covenant.	*Amend BL 8204, 2022*

R

Rear lot line

means the *lot line* opposite and most distant from the *front lot line*, or the point of intersection of *side lot lines* if all *lot lines* intersect the *front lot line*. Distances shall be measured between the midpoints of the *lot lines*.



Recording studio

means premises used for rehearsing, recording and producing audio, video, radio, television, motion pictures and similar productions, and includes related audience seating areas and administrative offices.

Recreation vehicle

means a *vehicle* which is designed to provide temporary living accommodation for travel, vacation or recreational use, and may be self propelled, towed or transported.

Recreational marine vessel

means a non-commercial boat or personal watercraft.

Recyclable material

means a used product, substance or container, excluding *hazardous waste*, that:

(a) is managed as a marketable commodity by the owner or operator of a site; or

(b) is intended to be used in the manufacture of a new product.

Recycling

means the receiving, cleaning, sorting, baling, packaging, processing, treating, transfer or *composting* of *solid waste*, *recyclable material* or *hazardous waste* for the primary purpose of reselling or reusing materials which are no longer used for their originally intended purpose, but excludes

(a) auto dismantling or salvage and sale of auto parts,

(b) backyard composting,

(c) composting of waste generated on a farm for use on that farm, and

(d) storage of *solid waste* or *hazardous waste* for a period greater than 2 years.

Recycling storage space

means the centralized space located within a *building* or *structure* or on a *lot* for communal deposit and temporary storage of *recyclable material* between collection days.

Research and development	means activities related to the innovation, introduction and improvement of products and processes.	*Amend BL 8078, 2023*
Residential rental tenure	means in relation to a *dwelling unit* in a multi-unit residential *building* or *mixed use residential building*, a tenant's right to possession as a rental unit under a tenancy agreement as contemplated under the *Residential Tenancy Act*.	*Amend BL 8052, 2021*
Restaurant	means premises used to prepare, serve and sell food and beverages to the public for consumption on the premises or elsewhere, and includes a take-out restaurant, but excludes a *drive-in restaurant*, a *drive-through restaurant* and a *liquor primary establishment*.	
Retail sales	means the sale of goods, wares or merchandise to the general public for personal or household consumption, and includes department stores, food stores and *drug stores*, but excludes *convenience stores*, *garden shops*, *liquor stores*, *cannabis dispensaries*, *methadone clinics*, *methadone dispensaries*, *service stations*, stand-alone *pharmacies* and *wine stores,* and the sale of aircraft, boats, *mobile homes, modular homes*, *motor vehicles*, *recreation vehicles*, trailers and similar conveyances.	
Retaining wall	means a *structure* supported by or sunk into land to hold back soil or rock from a *building*, *structure* or area.	
Rooster	means a male chicken.	*Amend BL 7987, 2021*

S

Sanitary landfill	means a site used primarily for the storage, baling, packing, processing, treatment and disposal of *solid waste* not including *hazardous waste* other than waste asbestos.	
Secondary residential accommodation	means one or more *dwelling units* in a *building* which accommodates primarily non-residential *uses*, and does not include a *caretaker dwelling unit* or a *security guard dwelling unit*.	
Secondary suite	means an *accessory dwelling unit* that is located within a *single detached dwelling* or *duplex dwelling*, meets the BC Building Code and has been issued a *secondary suite occupancy permit*.	*Amend BL 8282, 2023*
Secondary suite occupancy permit	means a permit issued by the Manager of Property Use & Compliance or their designate, indicating that a *secondary suite* may be used or occupied.	
Self storage	means a facility that provides separate, individual storage units for rent to the general public for self service storage of personal goods, materials and equipment.	
Seniors congregate housing	means a *building* or portion of a *building* containing *dwelling units* for elderly residents and includes a communal dining area and associated kitchen, social and recreational areas, and provision of services for residents.	

	Separation distance	means an area free of any *buildings* and *structures*.
	Service station	means premises used principally for the sale of fuels, electrical energy, lubricating oils and accessories for *motor vehicles*, and may include accessory repairing and maintenance services for *motor vehicles*, but excludes an *automotive body shop*.
	Setback	means the horizontal distance from a *lot* line, or other feature specified in a regulation in this Bylaw, to the outermost projection of a *building* or *structure*, other than a *structure* or feature that is specifically permitted within a minimum *setback* area in this Bylaw.
	Shipping container	means an enclosed container originally designed for the transportation of freight, whether or not it is actually being used for such a purpose.
	Shopping centre	means a comprehensively planned commercial development providing a combination of retail shopping, *personal services* and office *uses* for the community.
	Single detached dwelling	means a detached residential *building* containing one *dwelling unit* and, where permitted by this Bylaw, a *secondary suite*. It includes a *modular home*, but excludes a *mobile home*.
	Sleeping unit	means one or more *habitable* rooms containing facilities for living and sleeping but not including *cooking facilities*, and occupied or intended to be occupied by a *boarder*, client or customer.
Amend BL 7795, 2018	*Smoking*	means holding or otherwise controlling or using a lighted cigarette, cigar, *bong*, *hookah*, pipe, activated e-cigarette as defined in the Tobacco and Vapour Products Control Act, or other device burning tobacco, cannabis or any products containing or derived from cannabis, or any other herbal substance, including dried fruits and vegetables.
Amend BL 7880, 2020	*Soil-based farming*	means the use of land for the growing of plants outdoors in soil. This includes such activities as clearing, draining, irrigating and cultivating the soils of a *lot*, using farm machines, equipment, devices and materials, as well as harvesting, storing, sorting, cleaning, grading and packaging products grown on a *lot.*
	Soilless medium	means a material that is manufactured for the growing of plants and may contain natural soils or organic compounds such as peat and bark, but excludes *mushroom growing medium*.
	Solar energy system	means a device which relies upon solar radiation as an energy source for the generation of electrical or thermal energy for on-site consumption.
	Solid waste	means dry waste or *recyclable material* from residential, commercial, industrial, institutional, demolition, land clearing or construction sources, other than *hazardous waste*, liquid waste, biomedical waste, semi-solid waste and radioactive waste.
	Solid waste facility	means premises used for the *recycling* of *solid waste* or *recyclable material* or both and excludes *sanitary landfills*.

Sports rehabilitation centre	means a facility that provides integrated therapeutic planning and rehabilitation for sports related injuries.
Stairwell	means an opening in a floor that accommodates only a flight of stairs.
Storey	means that portion of a *building*, other than a *crawl space* and a *half storey*, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A *basement* other than an *in-ground basement* is considered to be a *storey*.
Strata house	means a residential *building* for ground oriented housing containing 2 to 4 *dwelling units*. Each *building* shall have a mix of unit sizes, including at least one of each of the following: (a) a studio or 1-bedroom unit; (b) a 2- or 3-bedroom or larger unit.
Strata lot	means a parcel of land shown on a strata plan other than a bare land strata plan, but does not include any common property or limited common property (as those terms are defined in the Strata Property Act) associated with such parcel of land.
Street	has the same meaning as *highway*.
Structure	means a construction of any kind whether fixed to, supported by or sunk into land or water.
Surface drain	means a temporary or permanent trench used to drain surface water around a *farm building* or *farm structure*, or between crop rows.

T

Tandem parking	means 2 *parking spaces*, one behind the other, with a shared access to a driveway, drive aisle or *street*.
Theatre	means premises used for dramatic, musical or other live or recorded artistic performances, but excludes cinemas, movie theatres and drive-in theatres.
Tourist accommodation unit	means one or more *habitable rooms* which contain a sleeping area with *bathroom* facilities, and which may also contain *cooking facilities*, for the accommodation of the travelling public on a daily or weekly basis.
Townhouse	means a residential *building* or *buildings*, each of which contains 2 or more *dwelling units* that share one or more party walls with an adjacent *dwelling unit*, and each *dwelling unit* has a separate exterior entrance either at or near *finished grade* or from the roof deck of a parking *structure*.

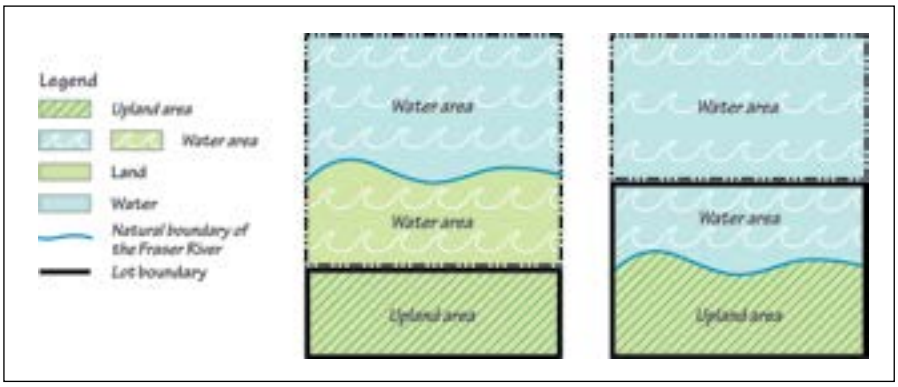
Trade school means premises used for instruction in an industrial occupation such as bricklaying, carpentry, electrical wiring, *motor vehicle* mechanics, plumbing, sheet metal work and similar occupations typically requiring a period of apprenticeship.

Transportation means the *use* of land, *buildings* or *structures* for the provision of air, water, railway, truck, bus or taxi transportation services, including repair and maintenance and services incidental to *transportation*. This *use* excludes storage, repair, cleaning, modifying and outdoor storage of *shipping containers*.

U

Underground parking means a *building* or part thereof where *parking spaces* are accommodated and the roof of which, or the finished floor next above is not more than 0.6 m above the *finished grade* of the immediately adjacent land, except for local depressions for driveways and walkways.

Upland area means all or that portion of a *lot* located inland from the *natural boundary of the Fraser River.*



Use means the purpose for which any *lot*, land, site, surface of water, *building* or *structure* is designed, arranged, intended, occupied or maintained.

Utility trailer means a *vehicle* without motive power that is commonly used for the transport of goods, materials or equipment.

V

Amend BL 7992, 2020

Van accessible parking space means an *accessible parking space* within a *lot, building* or *structure* for the parking of a *motor vehicle* with platform lifts, side ramps or other mobility assistance designed to accommodate people with disabilities.

Vehicle means a device in, on or by which a person or thing is or may be transported or drawn on a *highway*, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks, an *electric motor assisted cycle* or a motorized wheelchair.

Vertical building envelope — means a 3-dimensional space which is determined in accordance with Section 6.2.14(e) of this Bylaw and above which *buildings* and *structures* may not project.

Veterinary clinic — means premises used by one or more licensed veterinarians and associated staff to provide medical, surgical and general health care treatment of domestic animals, and may include indoor boarding during the period of treatment.

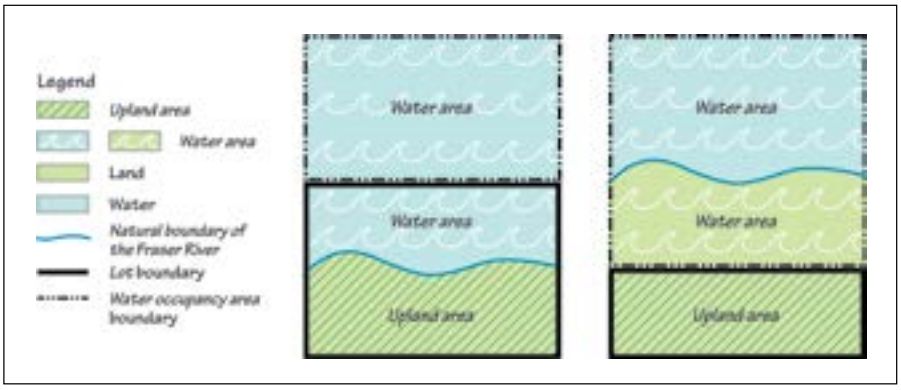
W

Warehousing, wholesaling and distribution — means the use of land, *buildings* or *structures* for the storage and distribution of goods, excluding cannabis and anything containing or derived from cannabis, in large quantities by a warehouse operator, a distributor, a manufacturer, or a supplier who sells the goods at wholesale or at retail at other locations. *Amend BL 7795, 2018*

Waste oil — means automotive lubricating oil, cutting oil, fuel oil, gear oil, hydraulic oil or any other refined petroleum based oil or synthetic oil, and any material or substance containing such oil in a total concentration greater than 3% by weight, where the oil through use, storage or handling has become unsuitable for its original purpose due to the presence of impurities or loss of original properties.

Security guard dwelling unit — means a self-contained *dwelling unit* provided on a *lot* for the accommodation of security or surveillance personnel associated with an operation located on the same *lot*, but does not include a *caretaker dwelling unit*.

Water area — means that portion of a *lot* extending from the *natural boundary of the Fraser River* to the boundary of the *lot* in the Fraser River, and any permitted *water occupancy area*, which may include land, land covered by water or both, that is owned, leased or managed by the Province of British Columbia.



Water occupancy area — means an area of land, land covered by water or both pursuant to a lease, licence or other authorization from the Province of British Columbia.

Water oriented recreation — means leisure activities on or in the water such as fishing, swimming, boating and water skiing.

Wind energy device — means a device to generate, collect, store or distribute mechanical power or electricity converted from wind.

Wine store — means a retail store that sells exclusively wine and no other alcoholic beverages for consumption elsewhere.

Winery — means a licensed establishment for the fermenting and *manufacturing* of wine.

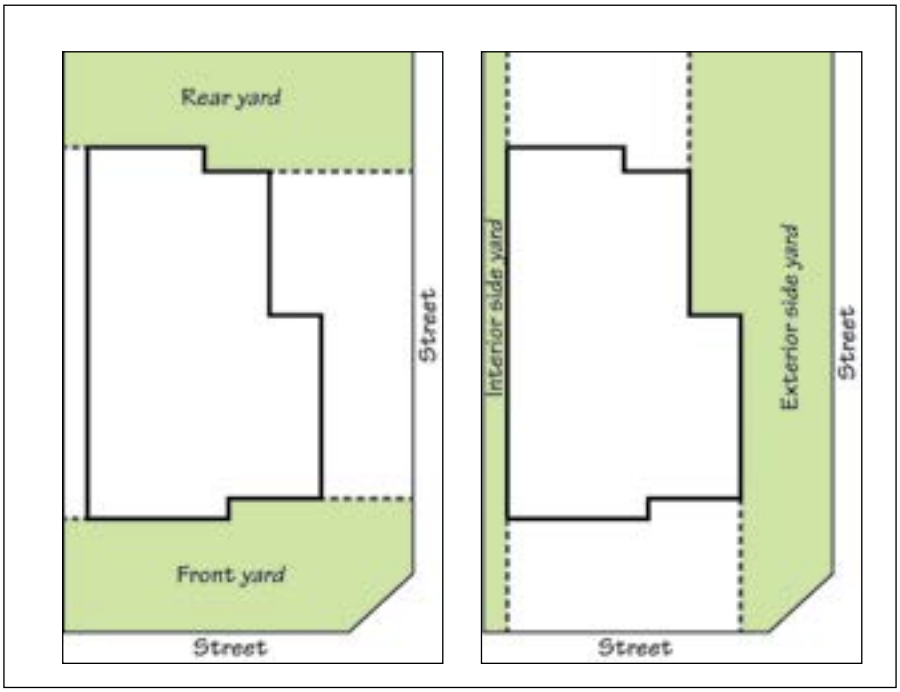
Wrecked motor vehicle — means a *motor vehicle* that

(a) is not licensed for the current year, and not situated in and enclosed by a *building*, or is not capable of being moved by its own motive power, and not situated in and enclosed by a *building*, or

(b) is reduced to parts, frames, or bodies not situated in and enclosed by a *building*.

Y

Yard — means the area of a *lot* between the *building* faces of a *principal structure* and the *lot line* opposite to those *building* faces, extending across the full width of the *lot* in the case of a front or rear *yard*, or across the full depth of the *lot* in the case of an interior or exterior side *yard*.



Z

Zone — means one of the areas into which the *City* has been divided, as specified in this Bylaw and identified in Schedule A.

2.2 INTERPRETATION PROVISIONS

2.2.1 In this Bylaw, defined terms are shown in italic type except for those in headings.

2.2.2 Despite the provisions contained in this Bylaw, the *General Manager, Development* may, at their discretion, determine the *average lot depth*, *lot width*, *front lot line*, *interior side lot line*, *exterior side lot line*, *rear lot line*, *building depth* and *vertical building envelope* for *lots* whose shape is not clearly addressed in this Bylaw. *Amend BL 8159, 2023*

2.2.3 In this Bylaw, a reference to any bylaw of the *City* is a reference to that bylaw as amended, whether amended before or after the effective date of this Bylaw.

2.2.4 A sidenote to a regulation or provision, shaded in a paintbrush format as shown in the example to the right, does not form part of this Bylaw, and must be considered to have been added for convenience of reference only.

See Section 6.2 for additional *setback* regulations

2.2.5 In this Bylaw:

(a) where "dBA" is used following a number, this shall be interpreted to mean "decibel";

(b) where "ha" is used following a number, this shall be interpreted to mean "hectares";

(c) where “kg” is used following a number, this shall be interpreted to mean “kilograms”;

(d) where "m" is used following a number, this shall be interpreted to mean "metres";

(e) where "mm" is used following a number, this shall be interpreted to mean "millimetres";

(f) where "m^2" is used following a number, this shall be interpreted to mean "square metres";

(g) where “MWe” is used following a number, this shall be interpreted to mean “mega-watts of electricity”;

(h) where “N/A” is used, this shall be interpreted to mean “not applicable”;

(i) where “RD” is used, this shall be interpreted to mean any Duplex Residential zone found in Section 12 of this Bylaw;

(j) where “RS” is used, this shall be interpreted to mean any Single Detached Residential zone found in Section 11 of this Bylaw;

(k) where "UPH" is used following a number, this shall be interpreted to mean "units per net hectare";

(l) where “%” is used following a number, this shall be interpreted to mean “percent”;

(m) where "<" is used, this shall be interpreted to mean "less than";

(n) where “>” is used, this shall be interpreted to mean “greater than”;

(o) where “≤” is used, this shall be interpreted to mean “less than or equal to”;

(p) where "≥" is used, this shall be interpreted to mean "greater than or equal to".

2.2.6 For multi-unit residential or mixed use *zones*, if the *lot* area is reduced due to road dedication, the *lot* area for the purpose of calculating density will be based on the *lot* area prior to the road dedication.

PART 3 ZONES

3.3 CREATION OF ZONES

3.3.1 The area of the *City* to which this Bylaw applies is divided into the following *zones:*

Zone	Zone Symbol	Zone Delegation
Agriculture	A1	Agriculture Zone
	A2	Golf Course and Agriculture Zone
Amend BL 7880, 2020	A3	Urban Interface Agriculture Zone
Single Detached Residential	RS1	Single Detached Residential 1 Zone
	RS2	Single Detached Residential 2 Zone
	RS3	Single Detached Residential 3 Zone
	RS4	Single Detached Residential 4 Zone
	RS4A	Single Detached Residential 4A Zone
	RS5	Single Detached Residential 5 Zone
	RS6	Single Detached Residential 6 Zone
	RS7	Single Detached Residential 7 Zone
	RSC	Single Detached Residential Coach House Zone
	RSF	Single Detached Residential Floating Home Zone
Amend BL 8282, 2023 **Duplex Residential**	RD1	Duplex/Single Detached Residential 1 Zone
	RD2	Duplex/Single Detached Residential 2 Zone
	RD3	Duplex/Single Detached Residential 3 Zone

Zone	Zone Symbol	Zone Delegation	
Multi-unit Residential	RH40	Strata House Residential 40 Zone	
	RT40	Townhouse Residential 40 Zone	
	RT50	Townhouse Residential 50 Zone	
	RT62	Townhouse Residential 62 Zone	*Amend BL 7792, 2019*
	RT76	Townhouse Residential 76 Zone	*Amend BL 7850, 2019*
	RA20	Apartment Residential 20 Zone	
	RA112	Apartment Residential 112 Zone	
	RA120	Apartment Residential 120 Zone	
	RA180R	Apartment Townhouse Residential 180 Rental Zone	*Amend BL 8052, 2021* *Amend BL 8159, 2023*
Commercial	C1	Core Commercial Zone	
	C1A	Core Commercial A Zone	
	C1C	Core Commercial Cannabis Zone	*Amend BL 8063, 2021*
	C2	Community Commercial Zone	
	C2A	Neighbourhood Commercial Zone	
	C3	Tourist Commercial Zone	
	C4	Service Station Commercial Zone	
	C4A	Service Station Commercial A Zone	
	C4B	Highway Commercial Zone	*Amend BL 7807, 2019*
	C4C	Car Wash Commercial Zone	
	C5	Private Recreation Zone	
	C5A	Limited Private Recreation Zone	
Service Commercial	CS1	Service Commercial 1 Zone	
	CS2	Service Commercial 2 Zone	
Mixed Use	MULW	Mixed Use Ladner Waterfront Zone	
	MUPGE	Mixed Use Port Guichon East Zone	

Amend BL 7873, 2019

Amend BL 7646, 2019

Zone	Zone Symbol	Zone Delegation
Industrial	I1	Low Impact Industrial Zone
	I1S	Special Low Impact Industrial Zone
	I2	Medium Impact Industrial Zone
	I2C	Medium Impact Industrial Cannabis Zone
	I3	Extraction Industrial Zone
	I4	Marine Terminal Industrial Zone
	I5	River Industrial Zone
	I6	Waterfront Industrial Zone
	I7	High Impact Industrial Zone
	I8	Airport Terminal Industrial Zone
Health Care	HC	Health Care Zone
	HS	Health Care Services Zone
Public	P	Public Use Zone
	P1A	Childcare Zone
	P1B	Community Service Zone
	P2	Public Sanitary Landfill Zone
	PR	Public Parks and Recreation Zone
	PF1	Funeral Home 1 Zone
	FS	Foreshore Zone
Comprehensive Development	CDZ	Comprehensive Development Zone

3.3.2 The location of each *zone* established by this Bylaw is shown on the Delta Zoning Maps attached as Schedule A, which forms part of this Bylaw.

3.3.3 In addition to the *zones* set out in Section 3.1.1, Schedule A indicates Comprehensive Development Zones established under the "Delta Zoning Bylaw No. 2750, 1977".

3.3.4 The Comprehensive Development Zones referred to in Section 3.1.3 are marked with an asterisk (*) on Schedule A.

3.4 ZONE BOUNDARIES

3.4.1 Where a *zone* boundary is shown in Schedule A as following a *street*, *lane* or railway line, the centreline of the *street*, *lane* or railway line shall be the *zone* boundary.

3.4.2 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated on Schedule A, the location of the *zone* boundary shall be determined by scaling from Schedule A.

PART 4 APPLICATION AND COMPLIANCE

4.1 APPLICATION

4.1.1 The regulations of this Bylaw shall apply to all lands and the surface of water within the boundaries of the *City* other than the lands and water surfaces in Comprehensive Development Zones established under "Delta Zoning Bylaw No. 2750, 1977".

4.1.2 Where more than one regulation pertaining to *setback* or height is applicable, all those regulations shall apply. Where there is a lack of consistency between two or more regulations pertaining to *setback* or height, the most stringent regulation shall apply.

4.2 COMPLIANCE

4.2.1 No person shall cause or permit land, *buildings*, *structures* or the surface of water to be used in contravention of this Bylaw, except as expressly authorized in accordance with the Local Government Act.

4.2.2 No person shall cause or permit any contravention of the provisions of this Bylaw governing the size, dimensions or siting of *uses*, *buildings* or *structures*, except as expressly authorized in accordance with the Local Government Act.

4.2.3 No person shall subdivide land in contravention of this Bylaw.

4.3 CONDITIONAL USE OF LAND

4.3.1 Land, *buildings*, *structures* and the surface of water shall be used only for the *principal uses* and *accessory uses* set out in the applicable *zone* or other *uses* permitted pursuant to Parts 4 and 6 of this Bylaw or a land use contract. Any *uses* not specifically permitted are prohibited.

4.3.2 Despite any other provisions of this Bylaw, the *uses* permitted in each *zone* shall be conditional upon

(a) the compliance with all applicable regulations as set out in Part 6 of this Bylaw,

(b) the provision of *landscaping*, screening and amenity space as set out in Part 7, off-street parking as set out in Part 8, and off-street loading as set out in Part 9 of this Bylaw, and

(c) the following services and facilities having been provided and being immediately available to and adequate for each parcel of land, including the surface of water, each *use* to be carried out thereon and each unit of every *building* or *structure* to be erected or placed thereon to the applicable standards set out in the “Delta Subdivision and Development Standards Bylaw No. 7162, 2015”:

(i) Sanitary sewer, water, on-site fire protection and drainage works;

(ii) Highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities.

4.3.3 Despite any other provisions of this Bylaw, any *accessory use* permitted in a *zone* shall be conditional upon the lawful presence and operation on the same *lot* of any permitted *principal use* in that *zone* to which the *use* is accessory.

4.3.4 Where land in a *zone* cannot be used for the *principal uses* set out in that *zone* due to the unavailability or inadequacy of services and facilities required for those *uses* under Section 4.3.2, such land may be used for the *principal uses* and *accessory uses* set out in the A1 *zone* subject to immediate availability and adequacy of city services and facilities to serve each parcel of land, each *use* to be carried out thereon and each unit of every *building* or *structure* to be erected or placed thereon. For the purpose of this section, city services and facilities mean sanitary sewer, water, on-site fire protection, drainage and *highway* works to the standards specified for the A1 *zone* as set out in the "Delta Subdivision and Development Standards Bylaw No. 7162, 2015".

4.4 LAWFUL NON-CONFORMITY

4.4.1 *Uses*, *buildings*, *structures*, *parking spaces* or loading spaces that satisfied a previous zoning bylaw under Division 5 of Part 14 of the Local Government Act but do not comply with this Bylaw may be permitted, subject to the provisions in Division 14 of Part 14 of the Local Government Act.

4.5 APPLICATIONS IN PROCESS

4.5.1 Despite the *zone* or *zones* shown on Schedule A to this Bylaw, those *lots*, including the surface of water, which are the subject of any application in process referred to in Sections 4.5.2 to 4.5.7 inclusive shall be subject to the regulations of the "Delta Zoning Bylaw No. 2750, 1977" to the extent that the regulations are directly or indirectly engaged by the application. These *lots* shall be subject to this Bylaw after the application is

(a) completed and, for a zoning amendment application, after amendments to this Bylaw have been adopted to incorporate the substance of the amendment, or

(b) otherwise closed.

4.5.2 Zoning Amendment, Land Use Contract Discharge and Heritage Bylaw Applications

The following applications shall be considered applications in process and shall continue to be processed under the "Delta Zoning Bylaw No. 2750, 1977" together with their accompanying applications, if any:

(a) a zoning amendment application if the pertinent bylaw has already received first reading prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017";

(b) a land use contract discharge application if the pertinent bylaw has already received first reading prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017";

(c) a heritage revitalization agreement application if the pertinent bylaw has already received first reading prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017".

4.5.3 Applications for Varying Zoning Bylaw Provisions

An application for a development variance permit, development permit or heritage alteration permit to vary one or more provisions of the "Delta Zoning Bylaw No. 2750, 1977" that

(a) does not involve an application referred to in Section 4.5.2, and

(b) Council has, prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017",

(i) referred to a public hearing, or

(ii) given approval for permit issuance with conditions

shall be considered an application in process and shall continue to be processed under the "Delta Zoning Bylaw No. 2750, 1977" together with its accompanying applications, if any.

4.5.4 Development Permit and Heritage Alteration Permit Applications Not Varying Zoning Bylaw Provisions

An application for a development permit or heritage alteration permit that

(a) does not involve an application referred to in Section 4.5.2 or 4.5.3, and

(b) has been received in a complete form prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017"

shall be considered an application in process and shall be processed in accordance with the "Delta Zoning Bylaw No. 2750, 1977", unless the applicant agrees in writing that the "Delta Zoning Bylaw No. 7600, 2017" should apply.

4.5.5 Subdivision Applications

An application for a subdivision of land received in a complete form prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017" shall be considered in accordance with Section 511 of the Local Government Act.

4.5.6 Building Permit Applications

Amend BL 8159, 2023

An application for a building permit shall be processed in accordance with the "Delta Zoning Bylaw No. 2750, 1977" if the applicant has submitted such request in writing to the *General Manager, Development* and the application has been received in a complete form

(a) prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017",

(b) within 2 months after adoption of the bylaw or issuance of the permit pertinent to the application processed under Section 4.5.2, 4.5.3 or 4.5.4, or

(c) within 2 months after approval of an application considered under Section 4.5.5 to subdivide the land on which the *building* would be constructed.

4.5.7 Business Licence Applications

Amend BL 8159, 2023

An application for a business licence shall be processed in accordance with the "Delta Zoning Bylaw No. 2750, 1977" if the applicant has submitted a request for such processing in writing to the *General Manager, Development* and the licence application has been received in a complete form prior to adoption of the "Delta Zoning Bylaw No. 7600, 2017".

PART 5 ENFORCEMENT

5.1 OFFENCES

5.1.1 Every person who violates any of the provisions of this Bylaw, suffers or permits any act or thing to be done in contravention of this Bylaw or neglects to do or refrains from doing any act or thing required to be done by any of the provisions of this Bylaw commits an offence and is subject, on summary conviction under the Offence Act, to the penalties imposed in Section 5.2, and each day that such violation continues shall constitute a separate offence.

5.1.2 It shall be unlawful for any person to prevent, obstruct or seek or attempt to prevent or obstruct any city officer or employee or other duly authorized person in or from the carrying out of any of their duties under this Bylaw.

5.2 PENALTIES

5.2.1 Any person who violates any of the provisions of this Bylaw shall upon summary conviction be liable to a penalty of not more than $10,000 or to imprisonment for not more than 6 months, or to both.

This Bylaw may also be enforced by means of the *City* of Delta's "Municipal Ticketing Information Bylaw No. 6639, 2007" and "Delta Bylaw Notice Enforcement Bylaw No. 7009, 2011".

PART 6 GENERAL REGULATIONS

6.1 USE OF LAND

6.1.1 USES PERMITTED IN ALL ZONES

The following *uses* are permitted in all *zones*:

(a) *civic uses*;

(b) *public utility*, provided that:

(i) the *use* is necessary on the subject *lot* for the safe and efficient operation of the utility or service,

(ii) the utility or service is available to the general public,

(iii) the site area is no smaller than the minimum size *lot* allowed under the *zone* of the subject *lot*, except that in the agricultural *zones* the minimum site area shall be 0.4 ha,

(iv) *maximum height* restrictions and minimum *setback* requirements shall be those of the *zone* in which the *use* is to be located but shall not apply to water towers, hydro transmission towers or radio transmission towers, and

(v) a *landscaped* strip at least 1.5 m wide is maintained along all the *lot lines* except where vehicular or pedestrian access is provided;

(c) *outdoor amenity space*, excluding *golf courses* and golf driving ranges;

(d) *parks and public open space*, excluding *golf courses* and golf driving ranges;

(e) off-street parking accessory to an existing *use* that is permitted by this Bylaw;

Amend BL 8159, 2023

(f) *childcare facility,* subject to the necessary approvals from Fraser Health Authority and, where appropriate, the Agricultural Land Commission. In residential and agricultural *zone*s, the *childcare facility* is limited to a *home occupation use.*

6.1.2 USES PERMITTED IN SPECIFIC ZONES

(a) Auction Rooms

Auction rooms are permitted in the C1, C1A, CS1, CS2, I1 and I2 *zones* provided the following conditions are met:

(i) only commodities for personal or *household* consumption shall be offered for auction, including but not limited to *household* appliances and *household* furniture;

(ii) despite Subsection (i), in the I1 and I2 *zones*, the commodities offered for auction may include agricultural machinery or implements, airplanes, *motor vehicles*, automotive accessories, boats, large machinery or implements, modular and prefabricated *structures*, including *mobile homes* and *modular homes*, motorcycles, trucks or any commodities of a similar nature.

(b) Charitable Casinos

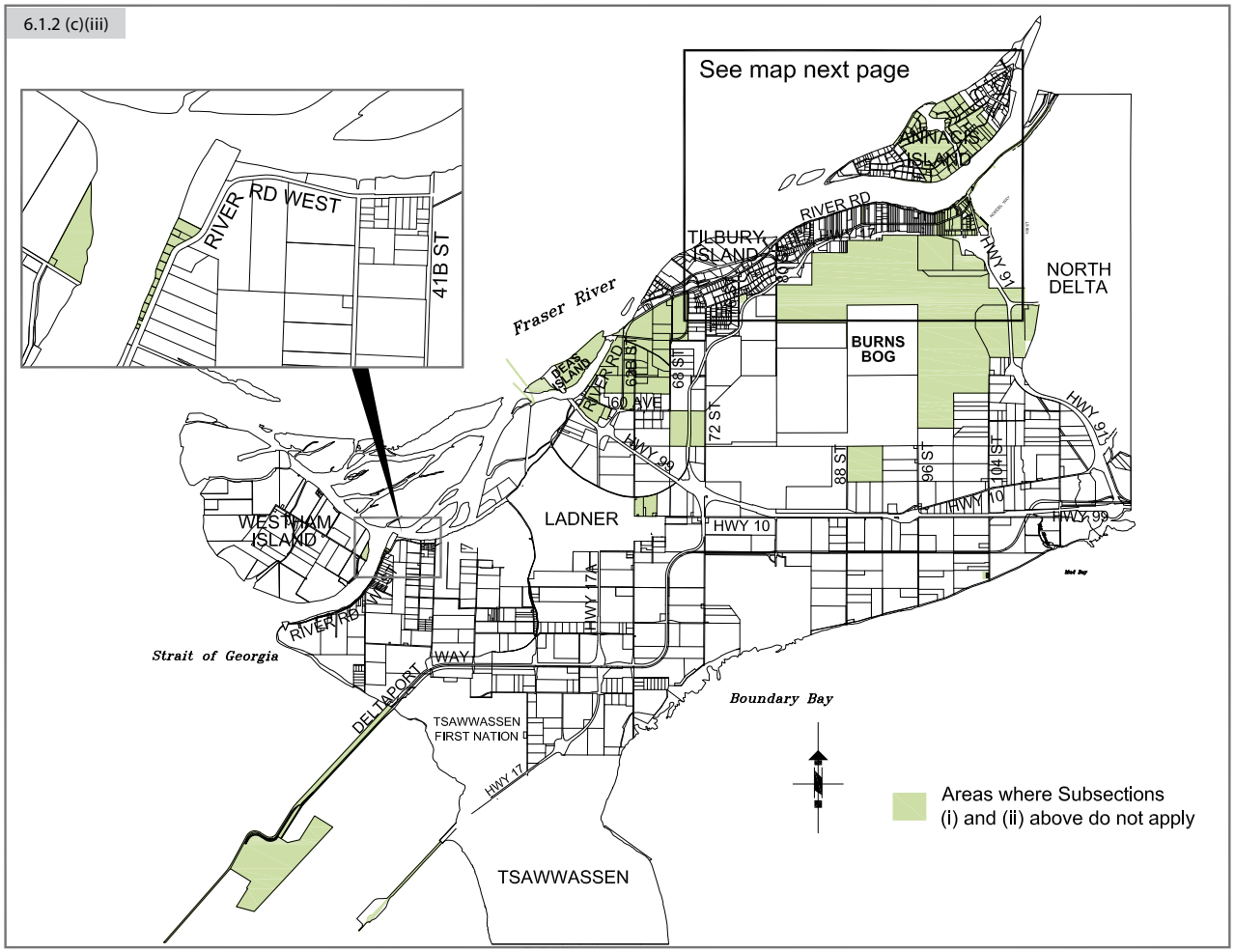
A *charitable casino* shall be permitted as an *accessory use* to an *assembly hall*, place of worship, *hotel, community centre*, government *building* and *club use* in the P, P1B, PR, C1, C1A, C3 and C5 *zones* for not more than 100 days per calendar year at any particular location.

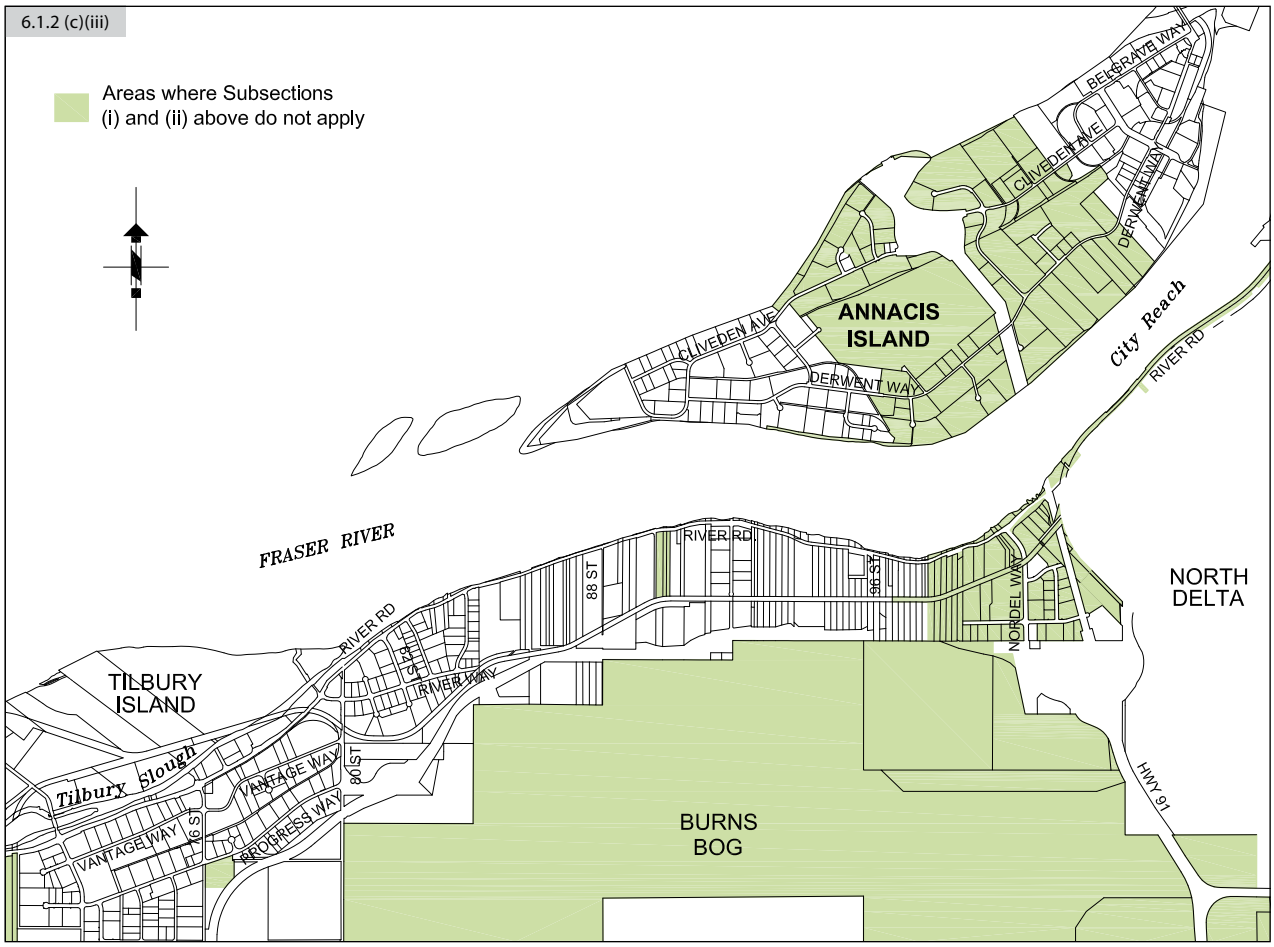
(c) Shipping Containers

(i) Unless otherwise expressly stated as a *principal use* or *accessory use*, the outdoor storage of *shipping containers* is not permitted in any *zone*.

(ii) The outdoor storage of *shipping containers* is permitted as an *accessory use* on a *lot* in all industrial *zones* provided that no more than 20 TEUs (Twenty-foot Equivalent Units) are on the *lot*.

(iii) Subsections (i) and (ii) do not apply to those industrially zoned *lots* located within the areas shown as shaded on the maps below:





(iv) In all industrial *zones* other than the I4 Zone, the outdoor storage of *shipping containers* on a *lot* shall meet the following minimum *setback* requirements:

(1) 7.5 m from a *front lot line*;

(2) 5 m from an *exterior side lot line*;

(3) 5 m from an *interior side lot line* or *rear lot line*, the *setback* from which may be reduced to 2 m if no stacking occurs;

(4) 7.5 m or the height of the *shipping containers*, whichever is greater, from any *lot line* that adjoins a *zone* which does not permit the outdoor storage of *shipping containers*.

See Section 7.4.6 for screening regulations

(v) The *use* of a *shipping container* as an *accessory structure*, including a storage unit, is permitted only on

Amend BL 7880, 2020

(1) *lots* being used for *farming* in the A1 *zone* or the Agricultural Land Reserve,

(2) *lots* being used for a public school or an *independent school*, or

(3) *lots* being used for a *civic use*

subject to compliance with all applicable regulations in the *zones* where the *lots* are located.

(d) Urban Agriculture

Amend BL 7987, 2020

(i) Keeping of not less than 2 and not more than 4 *hens* is permitted on a *lot* in any RS or RD zone subject to the following conditions:

(1) *hens* shall only be kept for personal, non-commercial use, and shall not be kept for the purposes of selling meat, eggs, manure, or other products;

(2) no *roosters* shall be permitted;

(3) a *chicken coop* and *chicken run* shall comply with the minimum setback regulations for an *accessory structure* in the applicable *zone* and Section 6.2.13(b);

(4) the *maximum height* for a *chicken coop* and *chicken run* shall be 1.8 m;

(5) the combined area of a *chicken coop* and *chicken run* shall not exceed 10 m²

(ii) The keeping of *bees* is permitted as an *accessory* use to a *single detached dwelling* or *duplex dwelling* or in any P *zone* subject to the following conditions:

(1) not more than 2 *beehives* and 2 *nucleus colonies* shall be kept on *lots* equal to or less than 1,000 m² in area;

(2) not more than 4 *beehives* and 4 *nucleus colonies* shall be kept on *lots* larger than 1,000 m² in area;

(3) each *beehive* and *nucleus colony* shall comply with one of the following siting requirements:

(3.1) raised to a minimum of 2.5 m above the *finished grade*;

(3.2) located at a minimum of 7.5 m from all *lot lines*; or

(3.3) behind a continuous *fence* or hedge of a minimum of 1.8 m in height located parallel to an adjacent property line and extending a minimum of 6 m horizontally beyond the *beehive* or *nucleus colony* in each direction.

(e) Yard and Garage Sales

Despite any other provision of this Bylaw, craft sales, yard sales and garage sales, or any combination thereof, are permitted within any RS, RD or MUPGE *zone* as an *accessory use* to a *single detached dwelling* or *duplex dwelling use* on the same *lot* on not more than three days per calendar year. This limitation does not apply to a *cottage business.*

(f) Keeping of Household Pets

(i) Subject to Subsections (ii) and (iii), keeping of *household pets* is permitted as an *accessory use* to a *dwelling unit* in a residential, commercial, mixed use, industrial or public *zone* or to a *farm house* or *additional farm house* in an agriculture *zone*.

(ii) A maximum of 2 dogs over the age of 4 months are permitted.

(iii) A maximum of 4 pigeons or game birds are permitted.

6.1.3 USES PROHIBITED IN ALL ZONES

Amend BL 7795, 2018

Unless otherwise specifically permitted in this Bylaw, the following *uses* are prohibited in all *zones*, including all Comprehensive Development *zones*:

(a) commercial manufacture or processing of *ammunition*;

(b) *gaming activity*;

(c) *cannabis dispensary*;

(d) *cannabis production;*

(e) *cannabis research and development*;

(f) *off-track betting*;

(g) use of a *vehicle*, trailer or boat as a residence.

Amend BL 7795, 2018

6.1.3A CLARIFICATION OF CANNABIS IN RELATION TO BYLAW DEFINITIONS

Despite any definition in this Bylaw

(a) unless specifically referred to, cannabis and any products containing or derived from it are deemed to be excluded from the definition of any term; and

(b) any of the activities referred to in the definitions of *cannabis dispensary, cannabis production* or *cannabis research and development* are only permitted in a *zone* where such *use* is expressly permitted.

6.1.4 USES PROHIBITED IN SPECIFIC AREAS OR ZONES

(a) Despite any other provisions of this Bylaw, the following *uses* are prohibited on any *lot,* regardless of *zone,* within the Scott Road Corridor, as set out in Schedule C to this Bylaw:

(i) *adult entertainment*;

(ii) *adult video store*;

(iii) *cash for gold*;

(iv) *cheque cashing centre*;

(v) *firearms business*;

(vi) *massage parlour*;

(vii) *pawn shop*;

(viii) *private smoking club*.

(b) Unless otherwise specifically permitted in a *zone*, collection or storage of *hazardous waste*, *household hazardous waste*, radioactive waste, semi-solid waste or *solid waste* is prohibited.

6.1.5 LIGHTING, SOUND, VIBRATIONS, EMISSIONS AND NOXIOUS USES CONTROL

(a) In all commercial, mixed use and industrial *zones*:

(i) Any lighting used to illuminate any *building* exteriors or exterior areas on a *lot* shall be so arranged that all direct rays of light illuminate only the intended *building* exteriors or exterior areas and not any adjoining premises or *street*.

(ii) Glare emanating from any source on a *lot* shall not exceed 0.5 foot candles at any point beyond any boundary of the *lot* of any time.

(iii) Sound emanating from any source on a *lot* shall not exceed 65 dBA at any point beyond any boundary at any time.

(iv) Recurrent vibration emanating from any source on a *lot* shall not exceed a particle velocity of 0.20 mm per second at any point beyond any boundary of the *lot* at any time.

(v) *Uses* which are noxious, or otherwise undesirable due to the creation of smoke, dust or other airborne particles, odour, heat or electrical or electronic interference, for the neighbourhood or any reasonable person in the vicinity of such *uses* shall not be permitted.

(b) No *use* shall be conducted in contravention of the Public Health Act.

(c) Subsections (ii), (iii), (iv) and (v) do not apply to the *farming* operations which are permitted in this Bylaw.

(d) Subsection (ii) does not apply to the crop and animal raising and *nursery uses* that are permitted in the RS2 zone.

6.1.6 OCCUPANCY OF EXISTING DWELLING DURING CONSTRUCTION OF NEW DWELLING

In the A1 and any residential *zone* other than the RSF *zone*, an owner may continue to use and occupy an existing dwelling on a *lot*, while a new dwelling is under construction on the same *lot* under a valid building permit, until the new dwelling is issued an *occupancy permit* provided that all of the following conditions are met:

(a) the owner, prior to the issuance of the building permit for the new dwelling, has executed and delivered to the *City* a Section 219 covenant

  (i) providing assurance to the *City*, including deposit of security, that the existing dwelling shall be demolished or removed, at the owner's expense, upon completion of the new dwelling,

  (ii) authorizing the *City* to cause the demolition or removal of the existing dwelling at the owner's expense if, for any reason, the owner neglects or refuses to complete the demolition or removal of the existing dwelling within 30 days after issuance of the *occupancy permit* to the new dwelling, and

  (iii) agreeing that the *City* may draw upon the security deposited to pay for the costs incurred by the *City* to cause the demolition or removal of the existing dwelling and, if the security is not sufficient to cover the costs, the owner shall pay the balance owing to the *City*, and if the balance is not paid, the *City* shall be authorized to recover the amount of the invoice from the lands in the same manner as it would be able to collect unpaid city taxes;

(b) the Section 219 covenant required in Subsection (a) shall be in a form acceptable to the *City* and registerable in the Land Title Office in priority of all charges and encumbrances which may have been registered against the title to the *lot* except those specifically approved in writing by the *City* or in favour of the *City*;

(c) the security stated in Subsection (a) shall be in a form satisfactory to the *City* and in an amount sufficient to cover all the costs of the *City* to cause the demolition or removal of the existing dwelling, including costs of administration and supervision thereof;

(d) the owner, prior to the issuance of the building permit for the new dwelling, has deposited with the *City* the security stated in Subsections (a) and (c).

6.1.7 BOARDERS

(a) A maximum of 2 *boarders* are permitted in a *single detached dwelling* provided that it does not contain a *secondary suite*.

(b) A maximum of 4 *boarders* are permitted in a *farm house* or an *additional farm house*. In any RD *zone*, a maximum of 2 *boarders* shall be permitted in each of the 2 *dwelling units* of a *duplex dwelling* provided that the *dwelling unit* does not contain a *secondary suite*. *Amend BL 7855, 2019*

(c) In the MUPGE *zone*, a maximum of 2 *boarders* are permitted in 1 *dwelling unit* only, either in the *upland area* or in the adjacent *water area*, but not in both.

6.1.8 SECONDARY SUITE

Amend BL 8282, 2023

(a) A *secondary suite* accessory to a *single detached dwelling* or *duplex dwelling* on a *lot* is permitted only when all of the following conditions are met:

Amend BL 7953, 2020

(i) (Deleted requirement for 15m minimum lot width);

(ii) not more than one *secondary suite* is permitted in each *single detached dwelling* or *dwelling unit* of a *duplex dwelling*;

Amend BL 8159, 2023

(iii) the *single detached dwelling* or *dwelling unit* of a *duplex dwelling* is not occupied by *boarders* or does not contain a *community care facility*;

Amend BL 8242, 2023

(iv) the *floor area* of a *secondary suite* shall be less than 50% of the *gross floor area* of the *single detached dwelling* or *dwelling unit* of a *duplex dwelling* excluding the *floor area* of an attached *garage*;

(v) no part of a *secondary suite* shall be located in an *attic* of the *single detached dwelling* or *dwelling unit* of a *duplex dwelling*;

(vi) 1 *parking space* shall be provided for a *secondary suite* in accordance with Part 8 of this Bylaw;

(vii) a *secondary suite* shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless

(1) a valid *secondary suite occupancy permit* has been issued for such *secondary suite*, and

(2) all conditions of the *secondary suite occupancy permit* have been and continue to be satisfied;

(viii) a *secondary suite occupancy permit* shall be posted within the *secondary suite* and be clearly visible to the occupants.

Amend BL 7855, 2019

(b) (Deleted restrictive covenant requirement for secondary suite.)

(c) A *secondary suite occupancy permit* may be revoked if it is determined that false information was provided or if changes have been made to the *secondary suite* such that, in the opinion of the Manager of Property Use & Compliance or their designate, the *secondary suite* is not suitable to occupy from a health and safety point of view.

(d) If a person *decommissions* a *secondary suite*, the decommissioning work is to be approved by the Manager of Property Use & Compliance or their designate.

(e) Following completion of the work required to *decommission* a *secondary suite*, no person shall re-establish that *secondary suite*, uncap any gas line, reinstall or replace any stove receptacle, circuit breaker, *cooking facilities* or hood fan or connect or reconnect any ventilation that formed part of a *secondary suite*.

6.1.9 STORAGE OR PARKING OF VEHICLES, BOATS AND EQUIPMENT

(a) In all *zones*, storage or parking of *vehicles*, boats and equipment shall not occupy any portion of the *landscaping* provided and maintained on a *lot*.

(b) In all *zones* except the CS2 and industrial *zones*, storage of *wrecked motor vehicles* is prohibited on any *lot*.

(c) In all residential *zones* and the MUPGE *zone*, storage or parking of *commercial vehicles* is prohibited on any *lot*.

(d) In all residential *zones* and the MUPGE *zone*, storage or parking of *construction equipment* is prohibited on any *lot*.

(e) In the RS and RD *zones*, storage or parking of *vehicles* and boats is permitted on a *lot* subject to the following conditions:

(i) it shall be limited to

(1) 3 *motor vehicles* each of which shall not exceed the following maximum weights where applicable:

(1.1) 3,000 kg in *licensed net vehicle weight*;

(1.2) 5,500 kg in *licensed gross vehicle weight*;

(2) 1 *recreation vehicle* or *utility trailer* which does not exceed 5,500 kg in *licensed net vehicle weight*, *licensed gross vehicle weight* or both, whichever applicable; and

(3) 1 boat;

(ii) it shall be wholly contained within the *lot*;

(iii) the *recreation vehicle*, *utility trailer* or boat

(1) must be licensed and registered to the owner or occupier of the *lot*, and

(2) shall be stored or parked such that it does not obstruct access to and from the adjacent *street* for *motor vehicles* using any other *parking spaces* required on the *lot*.

(f) Subsection (e)(i) shall apply to a *lot* containing a *single detached dwelling* or *duplex dwelling* regardless of whether the *single detached dwelling* or *duplex dwelling* contains a *secondary suite* or one or more *boarders*, except that 1 additional *motor vehicle* that does not exceed the maximum weights set out in Subsection (e)(i) (1) may be stored or parked on the *lot* in lieu of 1 permitted *recreation vehicle*, *utility trailer* or boat. *Amend BL 8282, 2023*

(g) Subsections (c) and (e)(i) shall not apply to any *vehicle*, trailer or similar conveyance that is parked for no more than 12 hours on a *lot* solely for the purpose of delivery of chattels, materials or services to the *lot*.

6.1.10 HOME OCCUPATIONS

The *use* of *buildings* and *structures* for *home occupations* shall satisfy all of the following provisions:

(a) Location

(i) A *home occupation* shall be completely enclosed within a *dwelling unit* to which it is accessory or within an *accessory building* of the *dwelling unit*.

(ii) A *home occupation* shall not alter the residential appearance and character of the *building* in which it is located.

(b) Floor Area

The total *floor area* used for *home occupations* shall not exceed 50 m^2 or 20% of the gross floor area of the *dwelling unit* to which it is accessory, whichever is the lesser, except for a *childcare facility* for no more than 8 children licensed under the Community Care and Assisted Living Act and the Child Care Licensing Regulation B.C. Reg. 332/2007.

(c) Operation

(i) A *home occupation* shall be conducted only by persons residing in the *dwelling unit* in which the *home occupation* is carried on.

(ii) Not more than 2 persons residing in a *dwelling unit* shall be engaged in *home occupations.*

(iii) Despite Subsection (i), where a licensed *childcare facility* for no more than 8 children is permitted in a *dwelling unit*, not more than 2 persons, at least one of whom shall be a resident of the *dwelling unit*, shall be engaged in the operation of the facility.

(iv) Not more than 1 *vehicle* associated with *home occupations* shall be parked or stored on the *lot* where the *home occupations* are carried on, and such *vehicle* shall not exceed 3,000 kg in *licensed net vehicle weight* and 5,500 kg in *licensed gross vehicle weight*, whichever applicable.

(v) A *home occupation* shall not require installation of any mechanical equipment except such as would ordinarily be used for *household* or hobby purposes.

(vi) All materials, equipment and products associated with a *home occupation* shall be stored within a *building*.

(vii) A *home occupation* shall not discharge, create or generate

(1) any offensive odours, or toxic or noxious matter or vapours,

(2) any offensive smoke, dust, noise, heat, glare or radiation,

(3) any recurrent ground vibration exceeding a particle velocity of 0.20 mm per second at any point beyond the premises in which it is located at any time,

(4) any electrical or electronic interference,

(5) a significant increase in traffic attributable to the *home occupation*, and

(6) additional parking on adjacent *streets*.

(viii) A *home occupation* shall not involve the sale of any commodity on the premises other than the principal product of a home craft.

(ix) A *home occupation* requires a business licence from the *City*.

(x) A *home occupation*, with the exception of a licensed *childcare facility*, is limited to a maximum of 2 clients at a time.

(d) Consent in Writing

Amend BL 8159, 2023

(i) Where a *home occupation* is permitted in a *dwelling unit* of a *duplex*, *townhouse* or *apartment building*, prior to the issuance of a business license, consent to the *home occupation* shall be obtained in writing from the owners of the *building*, or the manager in the case of a *building* for which the owners have designated a building manager, and in that event the manager's consent shall be accompanied by evidence in writing of such designation as the building manager.

Amend BL 8282, 2023

(ii) Where a *home occupation* is permitted in a *secondary suite* of a *single detached dwelling* or a *dwelling unit* of a *duplex dwelling*, consent to the *home occupation* shall be obtained in writing from the owners of the *single detached dwelling* or a *dwelling unit* of a *duplex dwelling*, or the manager in the case of a *single detached dwelling* or a *dwelling unit* of a *duplex dwelling* for which the owners have designated a building manager, and in that event the manager's consent shall be accompanied by evidence in writing of such designation as the building manager, prior to the issuance of a business licence.

(e) Home Occupation Uses

(i) Only the following *uses* are permitted as *home occupations:*

(1) *animal grooming*, limited to a maximum of two animals at a time, provided the *dwelling unit* is directly accessed from outside;

(2) businesses practiced entirely by phone or online;

(3) business telephone and mailing address only of a self-employed artisan or professional;

(4) *childcare facility* for no more than 8 children licensed under the Community Care and Assisted Living Act and the Child Care Licensing Regulation B.C. Reg. 332/2007;

(5) craft making;

(6) instruction on academics, art, dance or music;

(7) office only for a sales representative who does not carry or handle goods or products offered for sale;

(8) office only for an a self-employed accountant, architect, business management consultant, contractor, designer, income tax consultant, or insurance agent, lawyer, notary, planner, or similar low-impact professional services;

(9) *personal services*, except dry cleaning or laundromat;

(10) repair of small household appliances and equipment;

(11) upholstery or furniture repair;

(12) other *uses* that in the *General Manager, Development*'s opinion, are similar in their impact on the residential environment to the foregoing *uses*.

(ii) Despite Subsection (i), a *childcare facility* may only be operated in a *single detached dwelling* or *duplex dwelling* if there is no *secondary suite*, *coach house*, or *boarders* on the *lot*.

(iii) The following uses are not permitted as home occupation *uses*:

(1) *adult entertainment*;

(2) agent or distributor of goods or products manufactured or produced elsewhere for the purpose of wholesale or retail;

(3) *cannabis dispensary*;

(4) *cannabis production*;

(5) *cannabis research and development*;

(6) dance school for more than 2 students at any one time;

(7) *kennel* or stable;

(8) *machine shop*;

(9) *massage parlour*;

(10) m*ethadone clinic*;

(11) *methadone dispensary*;

(12) office of a chiropractor, dental mechanic, dentist, doctor, optometrist or other similar professional that in the *General Manager, Development*'s opinion, is similar in its impact on the residential environment to the foregoing uses;

(13) orchestra and band training and practising;

(14) real estate or land development office;

(15) salvage or repair of *motor vehicles*.

6.1.11 SECONDARY RESIDENTIAL ACCOMMODATION

Unless otherwise expressly provided for in the Bylaw, *secondary residential accommodation* shall comply with all of the following provisions:

(a) the *secondary residential accommodation* shall be contained in the same *building* as the non-residential *use*;

(b) except access thereto, a *secondary residential accommodation* use shall not be located in the 10.5 m of the ground floor of any *building* that is nearest to the *front lot line*;

(c) the total *floor area* of the *secondary residential accommodation*, including all related common areas, shall be less than 50% of the *gross floor area* of the *building* in which it is located.

6.1.12 CARETAKER DWELLING UNIT

(a) Unless otherwise specified in a *zone*, where a *caretaker dwelling uni*t is permitted, it shall be

(i) limited to 1 such *dwelling unit* per *lot*,

(ii) located within the same *building* as the *principal use*, and

(iii) limited to 90 m^2 in *floor area*.

(b) Despite Section (a) (iii), a *caretaker dwelling unit* for the accommodation of a minister or person in a similar capacity for a place of worship shall be limited to 330 m^2 in *floor area*, and may be located in an *accessory structure*.

6.1.13 SECURITY GUARD DWELLING UNIT

(a) Unless otherwise specified in a *zone,* where a s*ecurity guard dwelling unit* is permitted, it shall be:

(i) limited to 1 such *dwelling unit* per *lot*,

(ii) located within the same *building* as the *principal use*, and

(iii) limited to 50 m^2 in *floor area* or 15% of the *floor area* of the *principal building* in which it is located, whichever is the lesser.

(b) No *security guard dwelling unit* is permitted on

(i) a *lot* that is less than 2 ha in area, or

(ii) a *strata lot*.

6.1.14 ADAPTABLE DWELLING UNIT

A minimum of 20% of all single-storey units in an *apartment building* or *mixed use residential building* shall be constructed as *adaptable dwelling units*.

6.1.15 HOUSEHOLD RECYCLING & COLLECTION FACILITY

(a) Where a *household recycling and collection facility* is permitted in a commercial *zone*, it is subject to the following conditions:

(i) it shall be wholly contained within a fully enclosed *building*;

(ii) it shall not occupy more than 300 m^2 in *floor area*.

(b) Where a *household recycling and collection facility* is permitted in an industrial *zone*, it is subject to the following conditions:

(i) all collection and compaction activities shall be conducted wholly within a fully enclosed *building* or *structure*;

(ii) all *recyclable materials* shall be stored either

(1) within a *building* or *structure*, or

(2) outdoors in a storage container located in a compound secured by a *fence* not less than 1.6 m in height;

(iii) the outdoor storage compound shall not be located

(1) in the minimum front *setback* or an exterior side *setback* area, and

(2) less than 30 m from any *lot line* adjoining a *lot zoned* for a residential or health care *use*.

6.1.16 LIQUOR STORES IN COMPREHENSIVE DEVELOPMENT ZONES

Despite the terms of any Comprehensive Development *zone*, where a *liquor store* is permitted in such *zone*, it shall comply with all of the following regulations:

(a) A *liquor store* shall not be located within 1 km from another *liquor store*;

(b) A *liquor store* shall not exceed 186 m^2 in *floor area*, excluding the area used for ancillary office, storage, washrooms and shipping and receiving.

6.1.17 BREW PUBS

Amend BL 7881, 2019

Unless otherwise specified in a zone, where a *brew pub* is permitted, the total combined *floor area* for *manufacturing* and *warehousing, wholesaling and distribution* shall be limited to 250 m^2.

6.1.18 DISTRIBUTION OF PRESCRIPTION DRUGS

The dispensing, prescribing, or offering for sale of prescription drugs is prohibited except at a *drug store*, *pharmacy*, *methadone clinic*, *methadone dispensary* or *hospital*, or at the offices of a licensed physician, dentist or veterinarian.

6.1.19 DRUG STORE AND PHARMACY LOCATION

(a) A *drug store*, a stand-alone *pharmacy*, or a *polyclinic* containing a *drug store* or *pharmacy* shall be located no less than 400 m from any *lot line* of a *lot* occupied by

(i) a *drug store*,

(ii) a stand-alone *pharmacy*,

(iii) a *polyclinic* containing a *drug store* or *pharmacy*, or

(iv) a food store or department store containing a *pharmacy*.

(b) Despite the terms of any Comprehensive Development Zone, where a *pharmacy* is permitted in such *zone*, it shall be located no less than 400 m from any *lot line* of a *lot* occupied by

(i) a *drug store*,

(ii) a stand-alone *pharmacy*,

(iii) a *polyclinic* containing a *drug store* or *pharmacy*, or

(iv) a food store or department store containing a *pharmacy.*

6.1.20 VETERINARY CLINICS

Where a *veterinary clinic* is permitted, it is subject to all of the following conditions:

(a) animals may be kept overnight for medical reasons only;

(b) the boarding of animals is not permitted.

6.1.21 OUTDOOR STORAGE AND DISPLAY OF GOODS

See Section 7.4.6 for screening regulations for storage

(a) On lands in commercial *zones* where outdoor storage and display of goods and materials are permitted, the following provisions shall be complied with:

(i) except in the case of *nurseries* in the CS *zones*, the area used for outdoor storage and display shall be surfaced with a hard or permeable treatment that is durable and dust-free;

(ii) where lighting is provided, it shall be so arranged as to reflect the light onto the outside storage and display area, and away from adjoining properties and *streets*;

(iii) no areas used for off-street parking or loading required by this Bylaw shall be used for outdoor storage or display;

Amend BL 8159, 2023

(iv) prior to the establishment of an area for outdoor storage and display, the owner shall submit to the *General Manager, Development*, to their satisfaction, a sketch or survey of the lands to be used for outdoor storage and display in relation to all *buildings* or other *structures* on the same *lot*, indicating compliance with this Bylaw.

6.2 SITING, SIZE AND DIMENSIONS OF BUILDINGS AND STRUCTURES

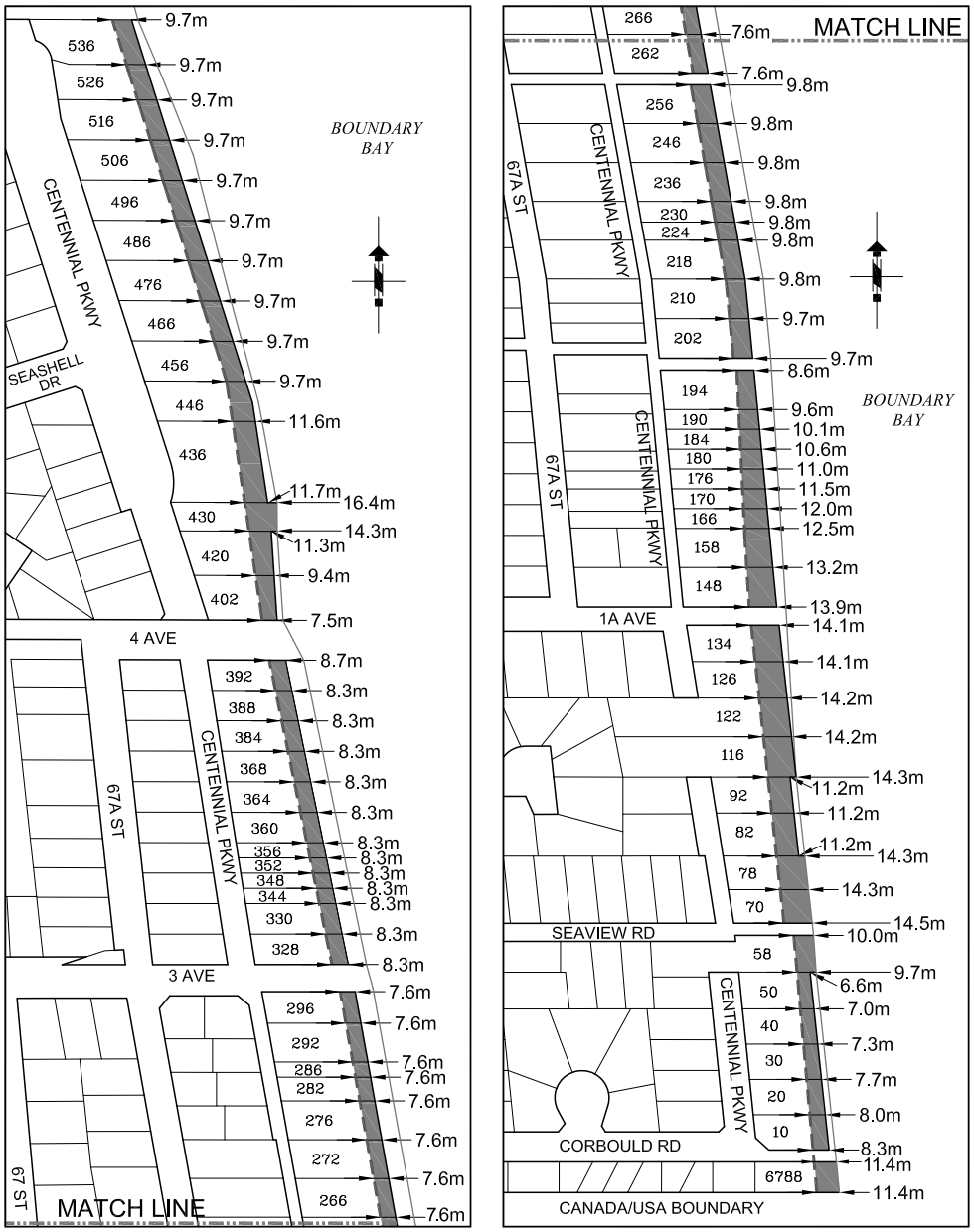
6.2.1 SETBACK REQUIREMENTS

Unless otherwise expressly provided for in this Bylaw, no part of a *building* or *structure*, except for decks not more than 0.6 m in height, as measured from *finished grade*, and *retaining walls*, shall be located closer to a *lot line* than the minimum *setbacks* specified in the relevant sections of this Bylaw.

6.2.2 WATERFRONT SETBACKS ON CENTENNIAL PARKWAY

(a) Despite any other provisions of this Bylaw, for the *lots* fronting on Boundary Bay identified on the maps below, no *building* or projection thereof, except eaves and gutters which may project by no more than 0.6 m from the *building* face, shall be permitted closer to the eastern *lot line* than the minimum *setback* determined by joining the points indicated on the side *lot lines* of each of the *lots* shown on the maps below.

6.2.2 (a)



(b) A seawall may encroach into the minimum *setbacks* specified.

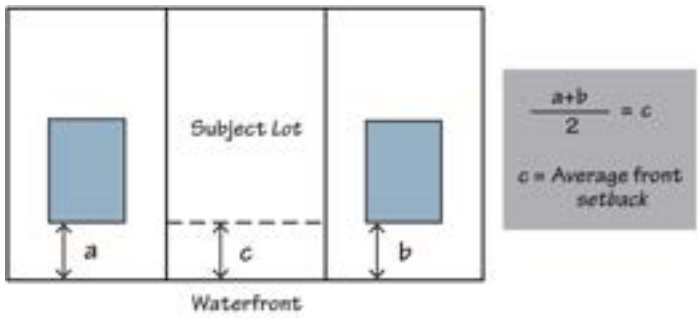
6.2.3 WATERFRONT SETBACKS ON BEACH GROVE ROAD SOUTH OF 16 AVENUE

For *principal structures* and *accessory structures* on the *lots* fronting on Boundary Bay along Beach Grove Road south of 16 Avenue, the following regulations shall apply:

(a) Despite the front *setback* specified for the RS and RD *zones*, the minimum front *setback* shall be the greater of the minimum front *setback* specified in the applicable *zone* and

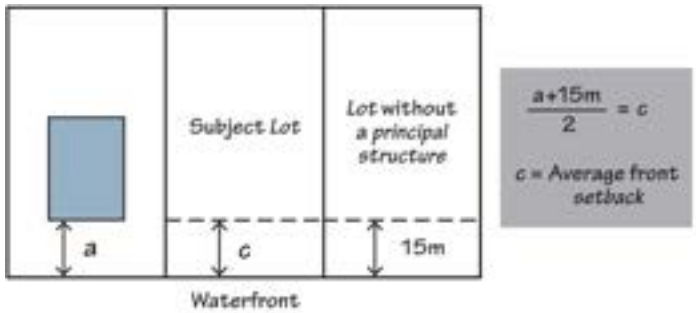
(i) where the subject *lot* is located between two *lots*, each of which is occupied by a *principal structure*, the average of the two front *setbacks* of the *principal structures* on those *lots* immediately adjacent to and on either side of the subject *lot*, and

6.2.3 (a)(i)



(ii) where the subject *lot* is located between a *lot* without a *principal structure* and a *lot* occupied by a *principal structure*, the average of the front *setback* of the *principal structure* on the occupied *lot* and 15 m.

6.2.3 (a)(ii)



(b) where the subject *lot* is located between two *lots* without a *principal structure*, the minimum front *setback* shall be as specified in the applicable *zone*;

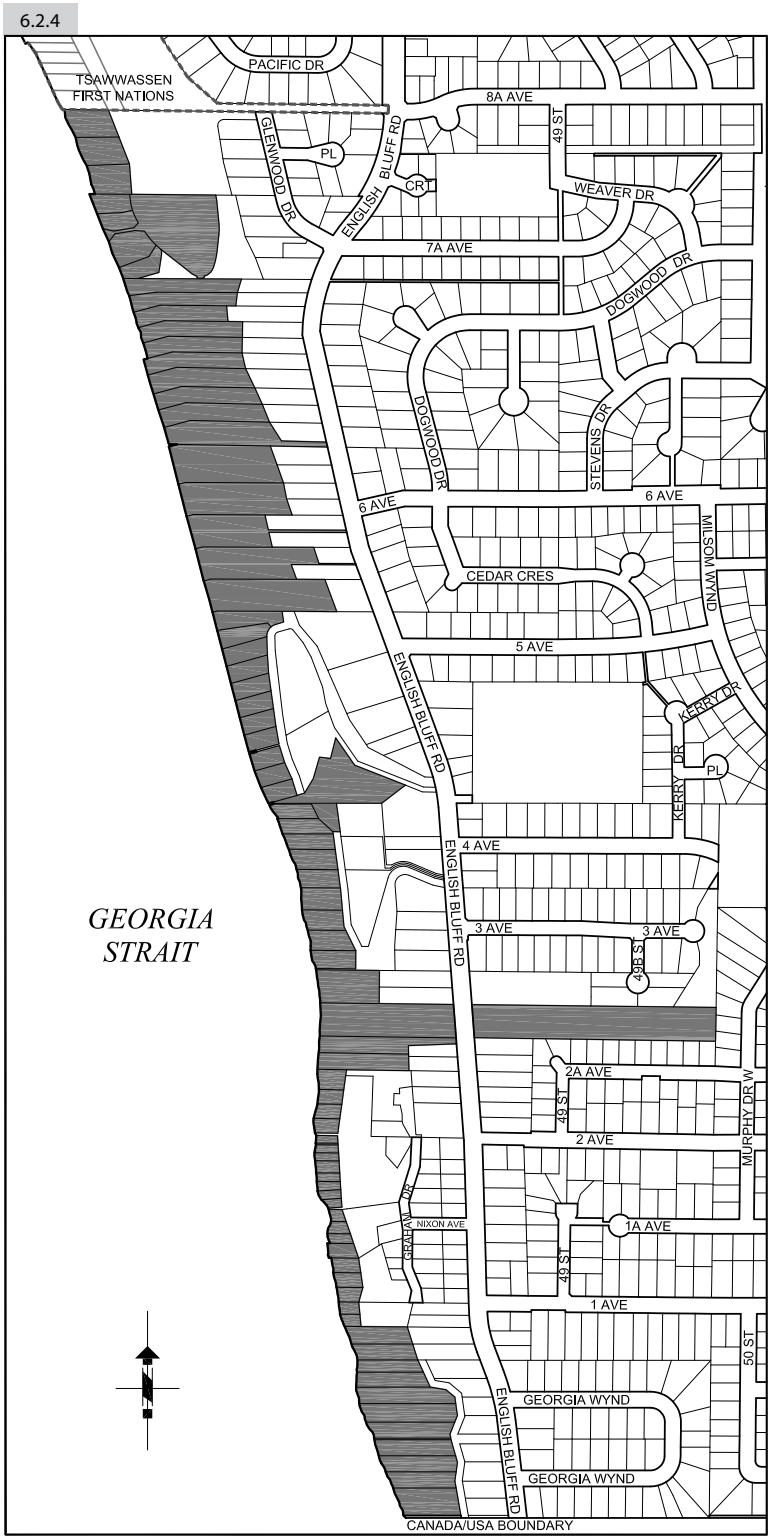
(c) where the subject *lot* is flanked by a *street* or *lane* open to vehicular traffic, the minimum front *setback* shall be as specified in the applicable *zone*;

(d) where the subject *lot* is flanked by a *street*, *lane*, alley or path which is used only for pedestrian and cyclist access, Subsection (a) or (b) shall apply, as the case may be, as if such *street*, *lane*, alley or path did not exist;

(e) A seawall may encroach into the minimum front *setback* specified.

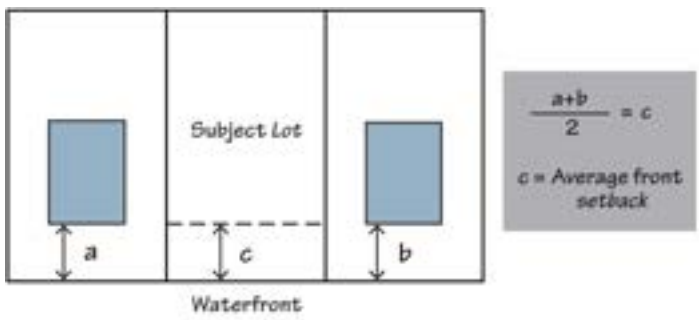
6.2.4 WATERFRONT SETBACKS FROM GEORGIA STRAIT

Despite the front *setback* specified for the RS and RD *zones*, for *principal* and *accessory structures* on the *lots* fronting on Georgia Strait shown shaded on the map below, the following regulations shall apply:



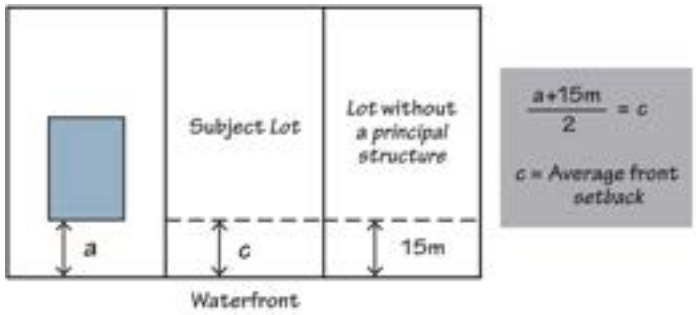
(a) where the subject *lot* is located between two *lots*, each of which is occupied by a *principal structure*, the minimum front *setbac*k shall be the average of the two front *setbacks* of the *principal structures* on those *lots* immediately adjacent to and on either side of the subject *lot*, provided that any such average which exceeds 20 m shall be deemed to be 20 m;

6.2.4 (a)



(b) where the subject *lot* is located between a *lot* without a *principal structure* and a *lot* occupied by a *principal structure*, the minimum front *setback* shall be the average of the front *setback* of the *principal structure* on the occupied *lot* and 15 m;

6.2.4 (b)



(c) where the subject *lot* is located between two *lots* without a *principal structure*, the minimum front *setback* shall be 0 m;

(d) where the subject *lot* is flanked by a *street* or *lane* open to vehicular traffic, the minimum front *setback* shall be 0 m;

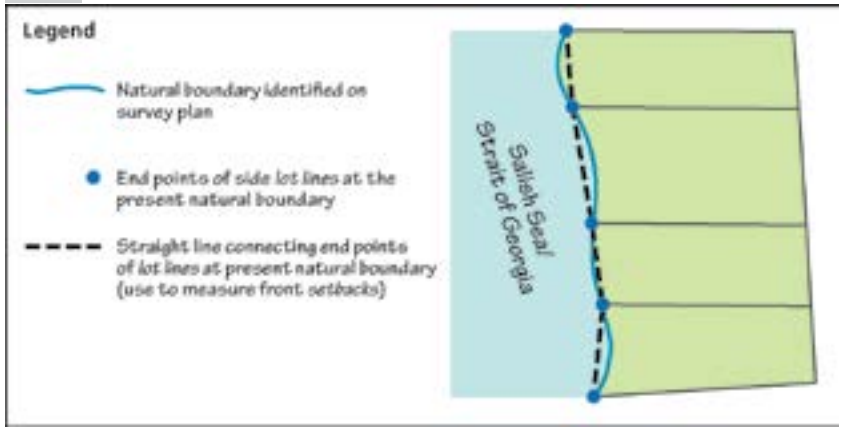
(e) where the subject *lot* is flanked by a *street*, *lane*, alley or path which is used only for pedestrian and cyclist access, Subsection (a), (b) or (c) shall apply, as the case may be, as if such *street*, *lane*, alley or path did not exist;

(f) a seawall may encroach into the minimum front *setback* specified.

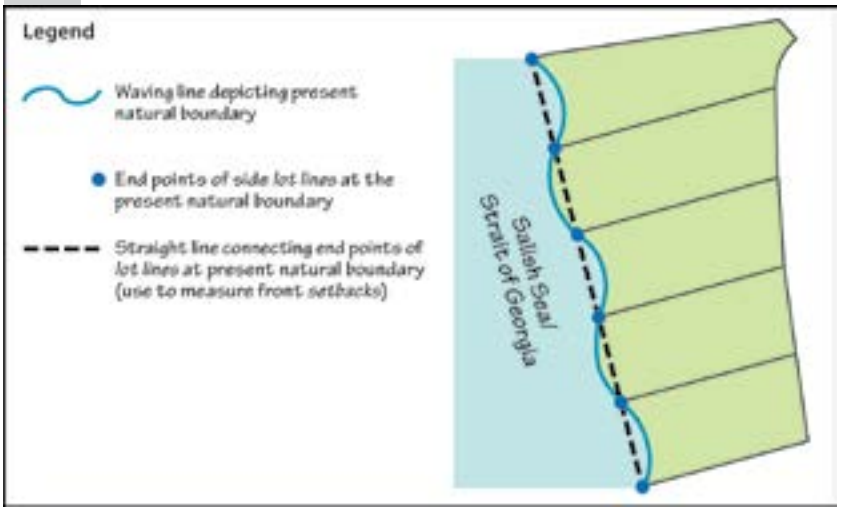
(g) for the purpose of this section, the front setback shall be measured from a straight line connecting the end points of the lot lines at the present natural boundary as defined by a Land Surveyor or, if indeterminate, the end points of the lot lines at the natural boundary identified on the survey plan upon which the land title is based.

Amend BL 7878, 2019

6.2.4(g)



6.2.4(g)



6.2.5 SPECIAL SETBACKS FROM STREET CENTRELINES

Despite any other provisions of this Bylaw, where the *front lot line* or *exterior side lot line* of a *lot* abuts a *street* listed in the table below, no *building* or projection therefrom, except eaves and gutters which may project by no more than 0.6 m from the *building* face, shall be permitted closer to the centreline of the *street* than the *setback* specified in the table below.

Amend BL 7807, 2019

Amend BL 7807, 2019

Street		*Setback* from *Street* Centreline to *Building*	
		***Front Lot Line* (m)**	***Exterior Side Lot Line*** (m)
LADNER	Crescent Drive: 57 Street to River Road	17.5	N/A
	Ladner Trunk Road: Chillukthan Slough to Highway 17A	18	18
	Ladner Trunk Road: Highway 17A to Anderson Place	21.5	18.5
	River Road: Elliott Street to Highway 99	21	16.5
	Westminster Avenue: full length	16.5	N/A
	57 Street: Crescent Drive to Ladner Trunk Road	17.5	N/A
NORTH DELTA	Brooke Road: River Road to 84 Avenue	17.5	N/A
	64 Avenue: Highway 91 to 11041 64 Avenue* & 11685 64 Avenue* to 120 Street	21	16.5
	72 Avenue: Blake Drive to 120 Street	17	16
	96 Avenue: Dawson Crescent to 120 Street	17.5	N/A
	116 Street: 96 Avenue to 72 Avenue	18.5	15.5
	120 Street: 96 Avenue to Highway 10	20	18.5
TSAWWASSEN	1 Avenue: English Bluff Road to Diefenbaker Wynd	16.5	N/A
	12 Avenue: English Bluff Road to 53A Street	17.5	14.5
	16 Avenue: 53A Street to 56 Street	17.5	N/A
	52 Street: Highway 17 to 12 Avenue	21	16.5
	56 Street: Highway 17 to 0 Avenue	19.5	16.5
AGR**	Ladner Trunk Road: Anderson Place to 120 Street	18	18

*Addresses at the time of Bylaw adoption
**Agricultural area

6.2.6 SETBACK FROM INTERNATIONAL BOUNDARY

Despite any other provisions of this Bylaw, all *structures* shall be set back from the international boundary between Canada and the United States in accordance with the International Boundary Commission Act (Canada).

6.2.7 REDUCED REAR SETBACK

Despite the minimum rear *setback* specified in the RS1 to 7, RD1, RD3 and RH40 *zones*, up to 50% of the width of a *principal structure* may encroach into the minimum rear *setback* area in such *zones* provided that

(a) the encroachment is set back not less than 6 m from the *rear lot line*,

(b) a make-up space or spaces clear of any *structures* is provided elsewhere within the *building envelope*,

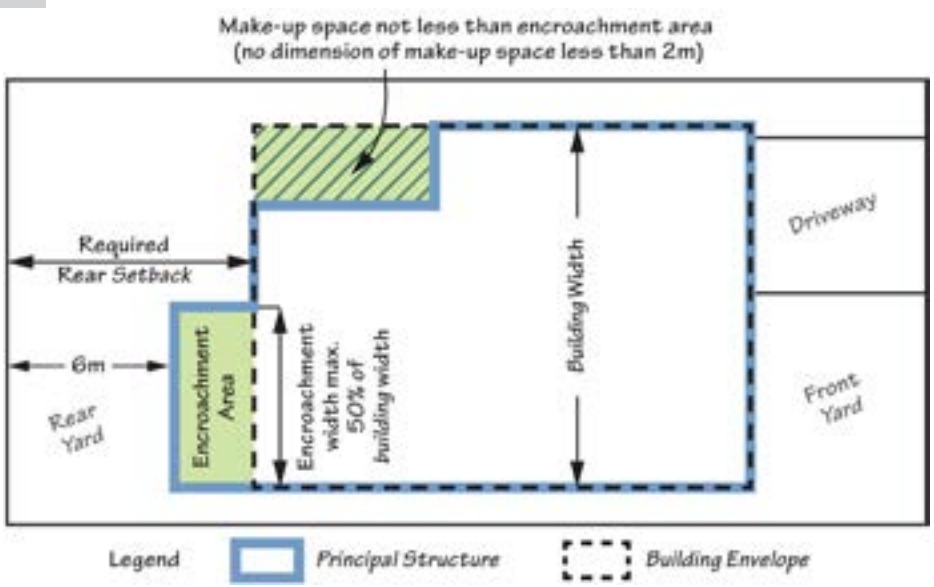
(c) the total area of the make-up space or spaces is not less than the area of the encroachment, *Amend BL 8159, 2023*

(d) any dimension of the make-up space or spaces is not less than 2 m,

(e) in the case of the RD1, RD3 and RH40 *zones*, the *average lot depth* does not exceed 35 m, and

(f) a reduced rear *setback* may not be combined with *permitted projections* under Section 6.2.10(a), except for eaves, gutters, windows wells, or a *basement access depression.*

6.2.7



6.2.8 IN-GROUND BASEMENT

Amend BL 7855, 2019

(a) (Deleted requirement for no suite restrictive covenant.)

(b) For the purposes of calculating the total *basement* exterior wall area and the percentage of in-ground exterior wall area,

(i) the wall area shall be measured from the top of the *basement* slab to the top of the floor system directly above the *basement*,

(ii) *finished grade* and *existing grade* shall be measured around the *building* along each exterior wall where it meets the ground, but disregarding localized depressions for driveways and walkways,

(iii) a *basement access depression* and any window wells below *finished grade* shall be considered to be below ground and not be taken into account in the calculation of total *basement* exterior wall area and in-ground exterior wall area, and

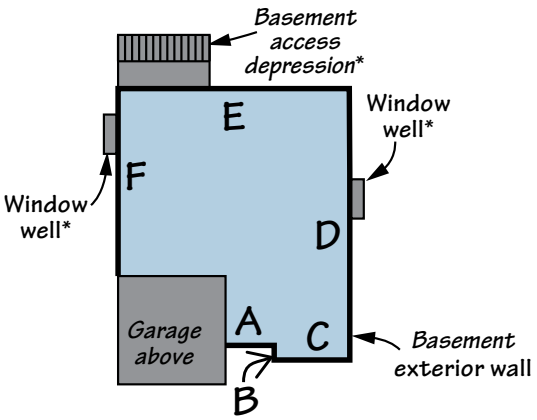
(iv) if no *basement* is proposed underneath a *garage*, the exterior wall of the *garage* and the *basement* perimeter wall below it shall be excluded from the calculation.

6.2.8 (b)

In-Ground Exterior Wall Area Calculation

$$\frac{\text{Total in-ground exterior wall area } (a+b+c+d+e+f)}{\text{Total basement exterior wall area } (A+B+C+D+E+F)} \times 100 = \%\text{ of in-ground exterior wall area}$$

Plan View

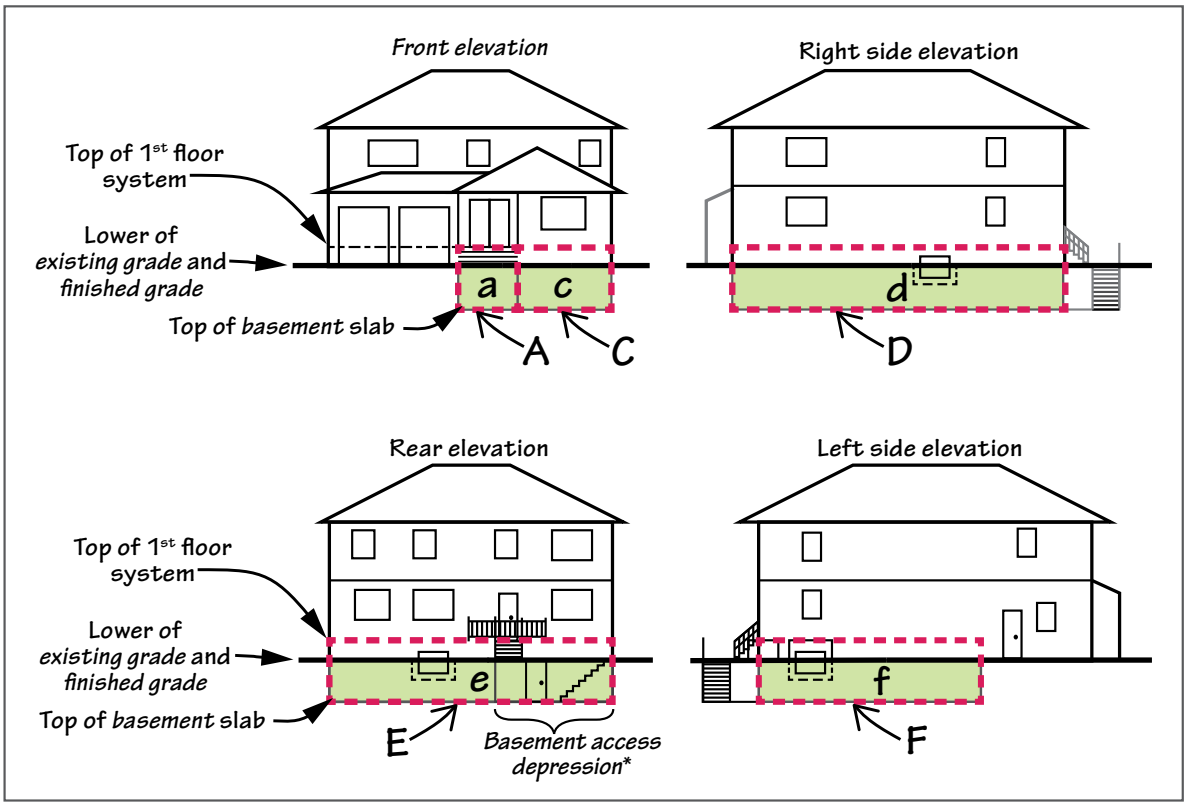


Legend

a — In-ground exterior wall area

A — Basement exterior wall area

*Basement access depression and window wells are considered to be below ground and are not taken into account in the calculation of in-ground exterior wall area and total basement exterior wall area



6.2.9 BASEMENT RELATED DEPRESSIONS

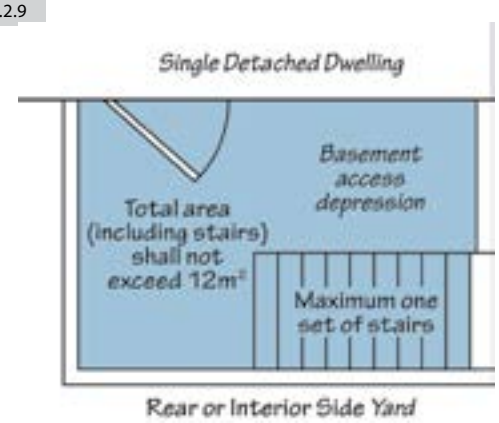
(a) Only 1 *basement access depression* is permitted per *single detached dwelling* and 1 per *dwelling unit* for a *duplex dwelling*.

(b) Only 1 set of stairs is permitted per *basement access depression*.

(c) The aggregate area of a *basement access depression* shall not exceed 12 m^2, including the stairs, measured from the interior of the required *retaining walls*.

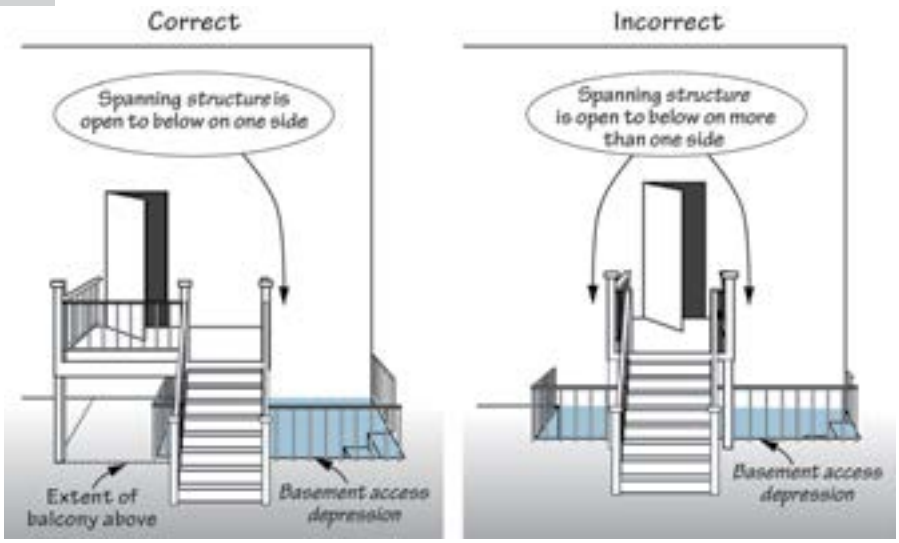
(d) A *basement access depression* is not permitted in the front or exterior side *yard*.

6.2.9



(e) Where a *basement access depression* is located below a spanning *structure* from the *first storey* to the ground level, the depression shall be located such that the spanning *structure* is open to below on only one side.

6.2.9 (e)



(f) *Basement access depression* and window wells shall be subject to the minimum *setback* provisions for the *principal structure*.

6.2.10 PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Amend BL 7936, 2021

(a) Subject to Subsections (c) to (f) in the RS1 to 7, RD and RH40 *zones*, *permitted projections* identified in the table below may encroach into a required minimum *setback* area as follows, unless otherwise specified in the particular *zone*:

Permitted Projection	**Front *Setback***	**Rear *Setback***	**Interior Side *Setback***	**Exterior Side *Setback***
Exterior steps and ramps	Provided that they connect the *first storey* to *finished grade*.	Permitted in the required rear *setback*.	To no closer than 0.9 m for a *principal structure* or 0.6 m for an *accessory structure* from the *interior side lot line*.	Provided that they connect the *first storey* to *finished grade*.
Eaves and gutters	To no closer than 4.5 m for a *principal structure* or 11.3 m for an *accessory structure* from the *front lot line*.	To no closer than 5.5 m for a *principal structure* or 0.6 m for an *accessory structure* from the *rear lot line*.	To no closer than 0.9 m for a *principal structure* or 0.6 m for an *accessory structure* from the *interior side lot line*.	To no closer than 2.8 m for a *principal structure* or 5.8 m for an *accessory structure* from the *exterior side lot line*.
Unenclosed balconies, chimneys, porches and sundecks	By no more than 1.2 m and to no closer than 4.5 m for a *principal structure* from the *front lot line.*	By no more than 1.2 m and to no closer than 5.5 m for a *principal structure* from the *rear lot line.*	To no closer than 0.9 m for a *principal structure* from the *interior side lot line*.	To no closer than 2.8 m for a *principal structure* from the *exterior side lot line*.
Bay and box windows, hutches and fireplaces	By no more than 0.6 m and to no closer than 4.5 m for a *principal structure* or 11.3 m for an *accessory structure* from the *front lot line*.	By no more than 0.6 m and to no closer than 5.5 m for a *principal structure* or 0.6 m for an *accessory structure* from the *rear lot line*.	By no more than 0.6 m and to no closer than 0.9 m for a *principal structure* or 0.6 m for an *accessory structure* from the *interior side lot line*.	By no more than 0.6 m and to no closer than 2.8 m for a *principal structure* or 5.8 m for an *accessory structure* from the *exterior side lot line*.
Window wells (as measured to the outside of the *retaining wall*)	By no more than 1.5 m.	By no more than 1.5 m.	To no closer than 0.9 m from the *interior side lot line*.	By no more than 1.5 m.
Basement access depressions	N/A	By no more than 4 m and to no closer than 5.5 m from the *rear lot line.*	To no closer than 0.9 m from the *interior side lot line*.	N/A

(b) Subject to Subsections (c) and (d), in all RT and RA *zones*, for a *principal structure*, *permitted projections* identified in the table below may encroach into a required minimum *setback* area as follows, unless otherwise specified in the particular *zone*.

Permitted Projection	**Front *Setback***	**Rear *Setback***	**Interior Side *Setback***	**Exterior Side *Setback***
Exterior steps and ramps	To no closer than 3 m, and to no closer than 2 m where the setback is less than 5 m.	To no closer than 3 m, and to no closer than 2 m where the setback is less than 5 m.	To no closer than 3 m, and to no closer than 1.2 m where the setback is less than 5 m.	To no closer than 3 m, and to no closer than 2 m where the setback is less than 5 m.
Eaves and gutters	0.6 m where the setback is less than 7.5 m and 0.9 m where the setback is 7.5 m or more.			
Unenclosed balconies, chimneys, porches and sundecks (eaves)	*1.5 m where the setback is 7.5 m or more,*			
	1.2 m where the setback is 5 m or more			
	0.9 m where the setback is 3.5 m or more			
	0.6 m where the setback is 3 m or more			
Bay and box windows, hutches, fireplaces & chimneys	0.6 m where the setback is less than 7.5 m and 0.9 m where the setback is 7.5 m or more.			

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(c) Except for eaves, gutters, window wells, and *basement access depressions* the total width of *permitted projections* measured parallel to the *building* face

(i) shall not exceed 50% of the width of the respective face of the *building* in the front, rear or exterior side *setback* areas, and

(ii) shall not exceed 35% of the width of the respective face of the *building* in the interior side *setback* area.

See Section 6.2.5 for special *setback* provisions

(d) A bay or box window or hutch shall not exceed 2.4 m in width.

(e) Exterior steps that are closer to the *rear lot line* than 5.5 m shall not exceed 1 m in width.

(f) Despite Subsection (c), unenclosed covered porches may extend across the full face of a *building* in the front or exterior side *setback* area.

(g) Eaves, gutters and stairs from the *first storey* to *finished grade* may project into *setbacks* varied through a Development Variance Permit or by the Board of Variance, provided the *permitted projections* regulations in Section 6.2.10(a) are satisfied.

6.2.11 GARAGE PROJECTIONS

(a) Front Entry Garage

(i) Except in the MUPGE *zone*, the *front elevation* of an attached *garage* shall not project forward by more than 3 m from the *front elevation* of the rest of the *single detached dwelling* or *duplex dwelling* excluding

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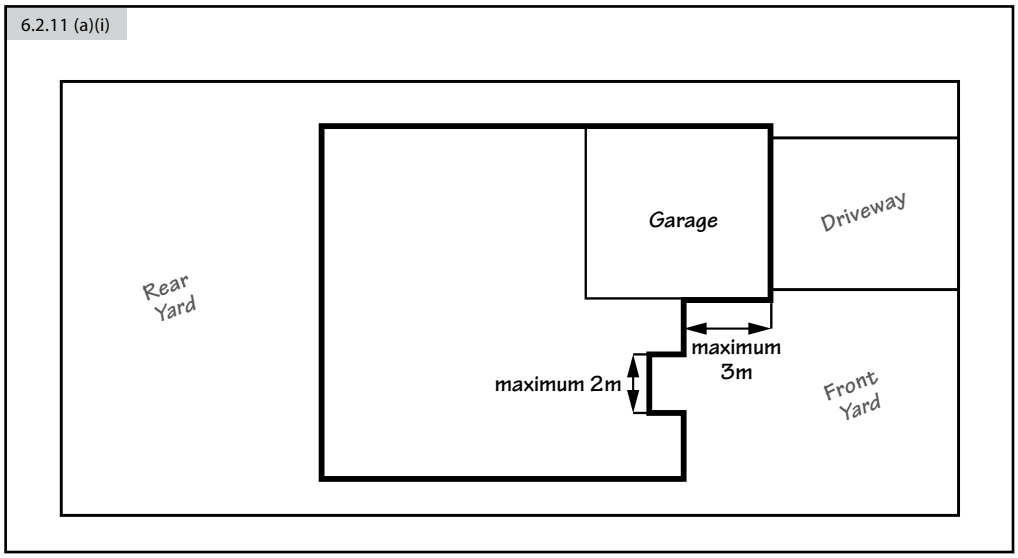
(1) any recessed area, with walls on both sides, not more than 2 m wide, and

(2) any portion of the *front elevation* which is located within the rear half of the *building depth*.



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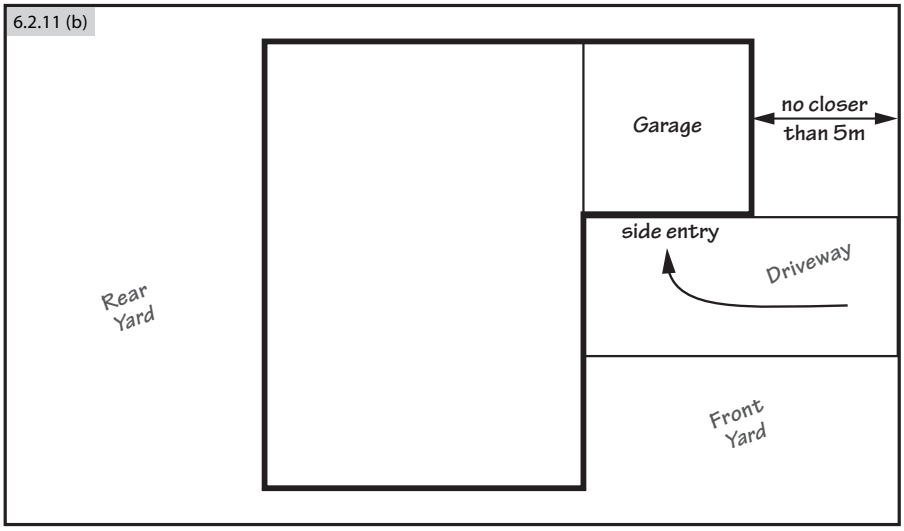
(ii) Where a required *parking space* is provided in the side *yard* immediately adjacent to an attached *garage*, that portion of the *front elevation* of the dwelling behind the *parking space* shall not be considered a *front elevation* for the purposes of Subsection (i).

(b) Side Entry Garage

(i) Subsection (a)(i) does not apply to side entry garages.

(ii) Despite the minimum *setback* specified for a *lot* in the *zone*, a side entry *garage* may project into the minimum front *setback* area to no closer than 5 m from the *front lot line* in any RS *zone* other than the RSC *zone* and in any RD *zone* other than the RD2 *zone*.

See Section 6.2.5 for special *setback* provisions



6.2.12 OUTDOOR SWIMMING POOL SITING

(a) Outdoor swimming pools shall conform to the *setback* provisions for *accessory structures* in this Bylaw.

(b) Despite Subsection (a) and Section 6.2.13(b), in a residential *zone* an outdoor swimming pool may be located within the minimum front *setback* area provided it is located not less than 1 m from any *building* or *structure*.

6.2.13 DISTANCE BETWEEN BUILDINGS

(a) Despite any other provision of this Bylaw, where vehicular access is provided between *buildings* located on a *lot* in any *zone* other than the RS, RD and MUPGE *zones*, the distance between such *buildings* shall not be less than 9 m.

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(b) In the RS and RD *zones*, the minimum horizontal distance between a *principal building* and an *accessory building* shall be 1.5 m as measured at the *building* foundations, including *basement access depressions* and windows wells.

6.2.14 HEIGHT OF BUILDINGS AND STRUCTURES

(a) Where more than one *maximum height* regulation is specified in the *zone*, including, but not limited to, maximum *storeys*, *maximum height* to *mid-roof* or the top of a *flat roof*, *maximum height* to roof ridge for a *pitched roof*, and *maximum height* to the top of the *structure*, all must be complied with.

(b) Where a mix of flat and *pitched roofs* is provided on a *structure*, the *maximum height* regulations pertaining to the *flat roof* and the *pitched roof* shall apply respectively.

(c) No part of a *building* or *structure* shall be higher than or extend outside the *vertical building envelope* except for the following and as provided in Subsection (d):

(i) chimneys;

(ii) elevator penthouses;

(iii) fire towers;

(iv) flag poles;

(v) lighting equipment;

(vi) mechanical equipment and screening thereof;

(vii) *solar energy systems*;

(viii) spires, belfries and similar architectural elements;

(ix) *stairwells*;

(x) telecommunication transmitter, antenna and receiving apparatus.

(d) The following may extend outside the *vertical building envelope* where *maximum height* is measured to the *mid-roof*:

(i) the portion of a *pitched roof* above the *mid-roof*;

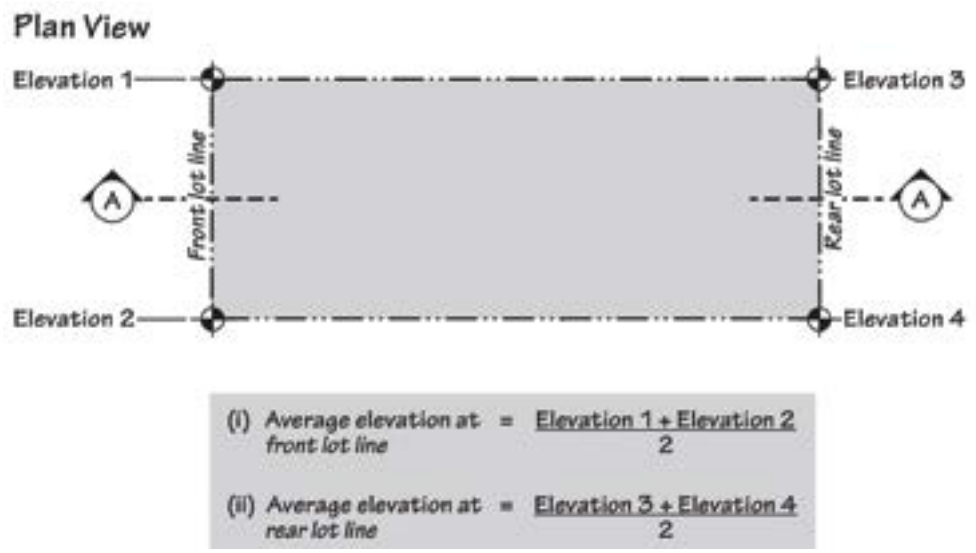
(ii) *dormers*, subject to Section 6.2.15.

(e) *Vertical building envelope* shall be determined as follows:

(i) Establish the average elevation of the *finished grade* at the *front lot line* by taking an average of the elevations at the 2 end points of the *front lot line*;

(ii) Establish the average elevation of the *finished grade* at the *rear lot line* by taking an average of the elevations at the 2 end points of the *rear lot line*;

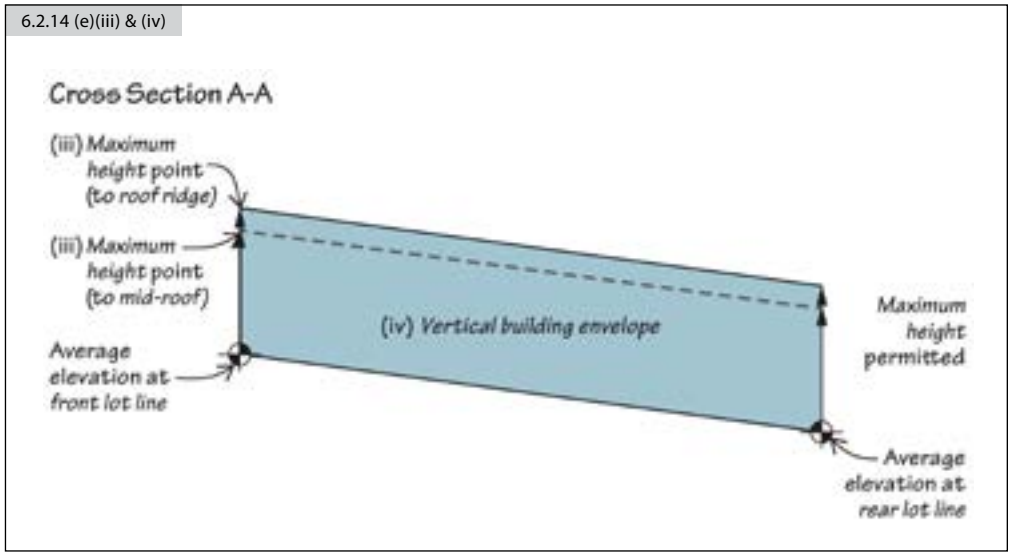
6.2.14 (e)(i) & (ii)



(iii) Determine the upper limit of the *vertical building envelope* by measuring the *maximum height* in terms of metres (m) permitted by this Bylaw from the average elevations at the *front lot line* and *rear lot line*, and joining those two *maximum height* points in a straight line;

(iv) Determine the limits of the *vertical building envelope* by extending the said straight line horizontally across the entire width of the *lot*.

6.2.14 (e)(iii) & (iv)



(f) Despite the *maximum height regulations* in any *zone*, the height of a 1-*storey* or 1.5-*storey single detached dwelling* or *duplex dwelling* shall not exceed 5.5 m measured to the *mid-roof* or the top of a *flat roof* and 7.5 m measured to the roof ridge of a *pitched roof*.

(g) Unless otherwise expressly provided for in this Bylaw, where a *zone* specifies a *maximum height* of 2.5 *storeys*, it shall be interpreted as

(i) 1.5 *storeys* plus a *basement* other than an *in-ground basement*, or

(ii) 2 *storeys* plus a *half storey*.

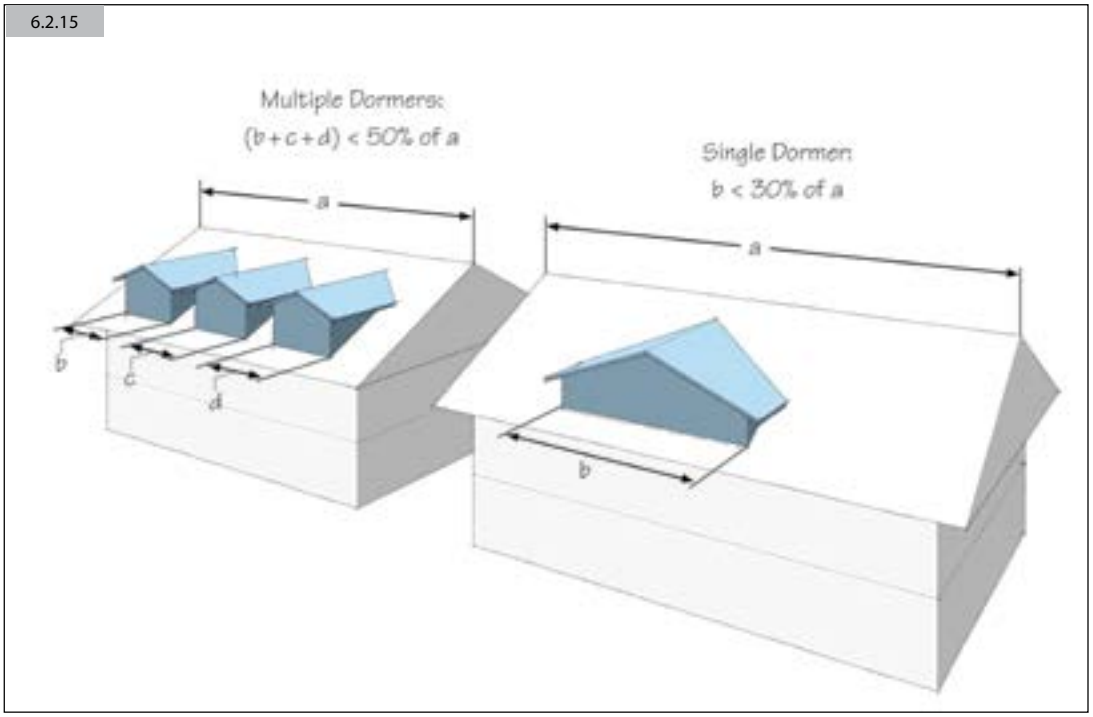
6.2.15 DORMERS

(a) In the A1, A2, RS, RD, RH40, RT40, and MUPGE *zones*, *dormers* are permitted to extend above the *maximum height* measured to the *mid-roof* provided that

(i) the width of a single *dormer* does not exceed 30% of the length of the roof face on which it is located, and

(ii) the aggregate width of multiple *dormers* does not exceed 50% of the length of the roof face on which it is located.

6.2.15



6.2.16 ACCESSORY STRUCTURES

Where an *accessory structure* is permitted on a *lot* in a RS *zone* other than RSC and RSF, or in a RD *zone*, the following regulations shall apply:

(a) A maximum of 1 plumbing fixture, limited to a sink only, is permitted in any *accessory structure* except that where a *lot* contains an outdoor in-ground swimming pool, 3 plumbing fixtures are permitted;

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(b) (Deleted restrictive covenant requirement for accessory structure over 20m^2.)

(c) A covered deck or a porch is not permitted for an *accessory structure*.

6.2.17 FLOOR SPACE RATIO AND FLOOR AREA CALCULATION

(a) Floor Area Exclusions

The following *floor area* shall be excluded in the calculation of *floor space ratio* and maximum total *floor area* permitted on a *lot* under the density regulations of a *zone*:

Uses	***Floor Area Excluded***
(i) All *uses*	*crawl space* other than *crawl space* that projects horizontally beyond the exterior walls of the *first storey* and any *crawl space* that is directly below a *garage.*
(ii) *Single detached dwelling* and *duplex dwelling uses*	for a *single detached dwelling* or each *dwelling unit* in a *duplex dwelling*: 1) in *zones* other than the RS4A *zone*, either (1.1) the *floor area* of an *in-ground basement* other than that area that projects horizontally beyond the exterior walls of the *first storey* and any area that is directly below a *garage*, or (1.2) the *floor area* of an *attic* which is a *half storey*; (2) the total *floor area* of any attached and detached *garages* which will accommodate more than one *parking space* up to a maximum of 42 m^2, or the *floor area* of an attached or a detached *garage* which will accommodate only one *parking space* up to a maximum of 24 m^2, provided that such *parking space* meets the minimum dimensions set out in Part 8 Off-Street Parking of this Bylaw; (3) the total *floor area* of *accessory structures*, other than a detached *garage*, up to a maximum of 20 m^2. This exclusion cannot be combined with the exclusion in Subsection (2) for the same *structure*.
(iii) *Uses* other than *single detached dwelling* and *duplex dwelling uses*	(1) parking and loading areas and any area used as vehicular access and manoeuvring space for such parking or loading areas; (2) any of the following common areas that are shared by occupants of the *buildings*: (2.1) elevator shafts; (2.2) *indoor amenity space*; (2.3) laundry facilities; (2.4) mechanical and electrical service rooms; (2.5) *garbage storage space* and *recycling storage space*; (2.6) storage facilities, including bicycle storage. (2.7) *stairwells* and elevator lobbies within an *underground parking structure*
(iv) *Apartment building use* and mixed use	for *adaptable dwelling units*: (1) the first 2 m^2 of each studio or 1-bedroom *dwelling unit*; (2) the first 3 m^2 of each 2-bedroom or larger *dwelling unit*.

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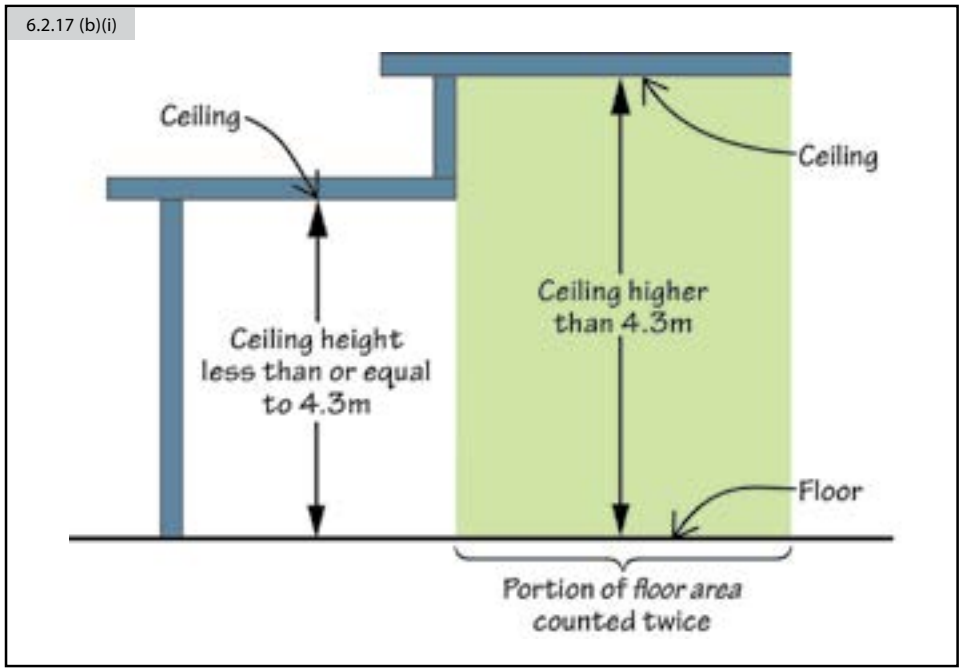
(b) High Ceiling in Single Detached and Duplex Dwellings

For a *single detached dwelling* or *duplex dwelling use*, portions of the *floor area* of the *principal structure*, other than *stairwells*, shall be counted twice in the calculation of *floor space ratio* and *maximum floor area* permitted under the density regulations of a *zone* where

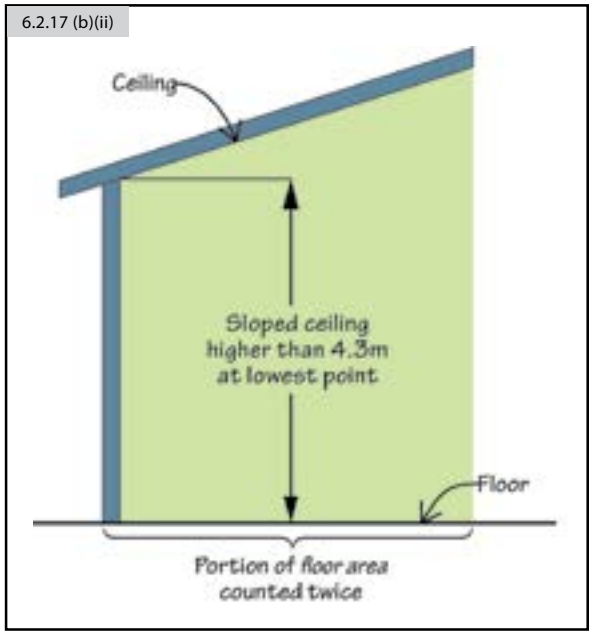
(i) in the case of a flat ceiling, the height measured from the floor to the ceiling exceeds 4.3 m,

6.2.17 (b)(i)

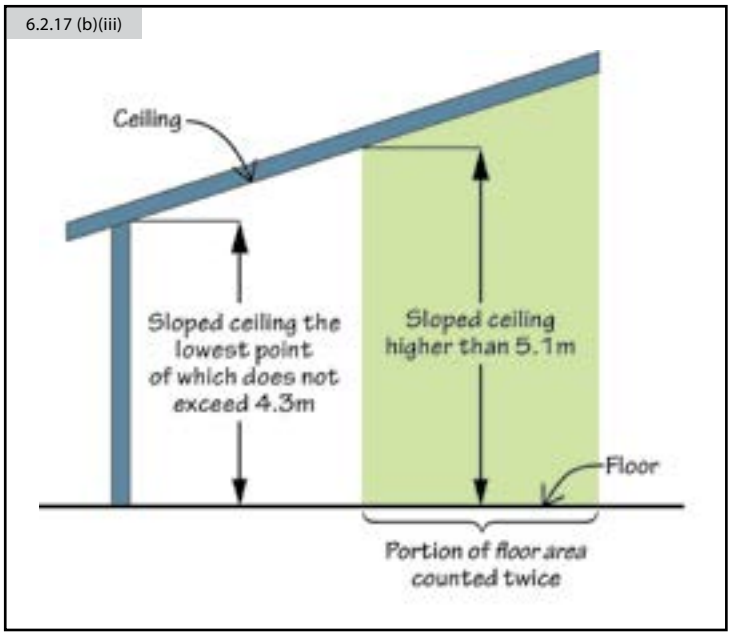


(ii) in the case of a sloped ceiling, the height measured from the floor to the ceiling exceeds 4.3 m at the lowest point of the slope, and

6.2.17 (b)(ii)



(iii) in the case of a sloped ceiling the lowest point of which does not exceed 4.3 m, the height measured from the floor to the ceiling directly above exceeds 5.1 m.



6.2.18 MAXIMUM IMPERMEABLE AREA

(a) In the RS1 to 7, RSC and RD *zones*, not more than 60% of the total area of the *lot* shall be covered by *impermeable material*, excluding swimming pools.

(b) That portion of an eave which is deeper than 0.6 m shall be considered to be *impermeable material* .

6.2.19 ALTERNATIVE ENERGY DEVICES

(a) Solar Energy System

(i) A *solar energy system* shall be permitted in the A1 *zone* provided that it is located only on the *farm home plate* or on the roof of a *structure*.

(ii) A *solar energy system* shall be permitted in all *zones* other than the A1 *zone* provided that it meets the *maximum height* and minimum *setback* regulations for an *accessory structure* specified in the applicable *zone* if it is not attached to a *building*.

(b) Wind Energy Device

Unless otherwise provided for in this Bylaw, a *wind energy device* shall be permitted on a *lot* in an industrial *zone* only, and shall comply with all of the following regulations:

(i) the *lot* shall have a minimum *lot* area of 1,250 m^2;

(ii) not more than 1 *wind energy device* shall be located on the *lot*;

(iii) the highest position of any blades or rotational device of the *wind energy device* shall not exceed 20 m measured from the *finished grade*;

(iv) the minimum *setback* from any *lot line* of the *lot* shall be 125% of the height of the *wind energy device* measured from the *finished grade* to the highest point of the device including the highest position of the blades or rotational device.

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(c) Heat Pump Device and Air Conditioner

A heat pump device or air conditioner shall be permitted in all *zone*s, and when installed on a *lot* in the RS and RD zones it shall be at a minimum *setback* of 1.5 m from any *lot line*s.

6.2.20 WASTE MANAGEMENT

Amend BL 7807, 2019

(a) On all *lots* in a multi-unit residential, commercial or mixed use *zone*, a combined area to accommodate a *garbage storage space* and a *recycling storage space* shall be provided in accordance with Subsections (b) to (i) for any *building* containing any of the following *uses*:

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(i) *apartment building* containing more than 2 *dwelling units*;

(ii) *townhouse* containing more than 2 *dwelling units*

(iii) *mixed use residential building* containing more than 2 *dwelling units*;

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(iv) *secondary residential accommodation* containing more than 2 *dwelling units*;

(v) *brew pub*;

(vi) *coffee shop*;

(vii) *convenience store*;

(viii) *drive-through restaurant*;

(ix) *garden shop*;

(x) *hotel*;

(xi) *liquor primary establishment*;

(xii) *liquor store*;

(xiii) *motel*;

(xiv) *neighbourhood café*;

(xv) *office operation*;

(xvi) *retail sales* and other retail businesses;

(xvii) *restaurant*;

(xviii) *wine store*.

(b) For an a*partment building*, *townhouse*, *mixed use residential building* or *secondary residential accommodation*, the following regulations shall apply:

(i) the minimum size of the combined *garbage storage space* and *recycling storage space* shall be

(1) 9.5 m^2 for a *building* containing not more than 20 *dwelling units*, or

(2) the space allocation determined by the following formula for a *building* containing more than 20 *dwelling units*:

(0.31 m^2 x number of *dwelling units*) + 8 m^2

(ii) within the combined space, the minimum size of the *recycling storage space* shall be

(1) 5 m^2 for a *building* containing not more than 20 *dwelling units*, or

(2) the space allocation determined by the following formula for a *building* containing more than 20 *dwelling units*:

(0.16 m^2 x number of *dwelling units*) + 5 m^2

(c) Despite Subsections (a) and (b), for a *townhouse* with access which meets the "Subdivision and Development Standards Bylaw No. 7162, 2015" for private roads, city collection of garbage, recycling and food waste from individual units is available subject to,

(i) the provision of adequate space to accommodate 3 individual containers within each garage for temporary storage between collection days and adequate external space for temporary storage on collection days, and

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(ii) the approval of the *General Manager, Engineering*.

(d) For a *hotel* or *motel,* the minimum *garbage storage space* and *recycling storage space* requirements provided in Subsection (b) shall apply, based on the number of *tourist accommodation units* in lieu of *dwelling units*, up to 101 m^2 for the combined *garbage storage space* and *recycling storage space*, and up to 60 m^2 for the *recycling storage space*.

(e) For a *building* containing any *retail sales*, *office operation*, *restaurant* or similar *uses*, the following regulations shall apply:

(i) the minimum size of the combined *garbage storage space* and *recycling storage space* shall be the greater of 10 m^2, or 14 m^2 in the case of a *restaurant* or similar *use*, and the space allocation determined by the following formulae, up to 56 m^2:

Use	**Minimum *Garbage* and *Recycling Storage Space* Allocation**
Convenience store *Garden shop* *Liquor store* *Retail sales* and other retail businesses *Wine store*	0.0182 x *gross leasable floor area* (m^2) + 3.7 m^2
Office operation	0.0089 x *gross leasable floor area* (m^2) + 3.3 m^2
Brew pub *Coffee shop* *Liquor primary establishment* *Neighbourhood cafe* *Restaurant*	0.0331 x *gross leasable floor area* (m^2) + 6.8 m^2

(ii) within the combined space, the minimum size of the *recycling storage space* shall be the greater of 5 m^2, or 9 m^2 in the case of a *restaurant* or similar *use*, and the space allocation determined by the following formulae, up to 40 m^2:

Use	Minimum *Recycling Storage Space* Allocation
Convenience store *Garden shop* *Liquor store* *Retail sales* and other retail businesses *Wine store*	0.014 x *gross leasable floor area* (m^2) + 3 m^2
Office operation	0.007 x *gross leasable floor area* (m^2) + 3 m^2
Brew pub *Coffee shop* *Liquor primary establishment* *Neighbourhood cafe* *Restaurant*	0.030 x *gross leasable floor area* (m^2) + 7 m^2

(f) For a *lot* containing a mix of *uses* specified in Subsection (a), the required minimum size of the *garbage storage space* and *recycling storage space* shall be the aggregate of the minimum *garbage storage space* and *recycling storage space* required for each *use*. If future *uses* are unknown at the time of application for a building permit, the highest requirement shall apply.

(g) All *recycling storage spaces* shall only be used for the purpose of depositing and collecting *recyclable material a*nd not be used for the storage of garbage or household items.

(h) The location of any *garbage storage space* and *recycling storage space* shall

(i) be centralized on the same *lot* as the *use* or *uses* that it serves,

(ii) be accessible to all occupants on the *lot* that it serves,

(iii) be in an area such that noise and odour impacts to occupants on the *lot* and adjacent *lots* are minimized,

(iv) be at ground level, on the *first storey* or on no more than one *storey* below the *finished grade*, and

(v) not block any vehicular or pedestrian access, *parking spaces*, fire exits or public rights-of-ways.

(i) The design of any *garbage storage space* and *recycling storage space* shall:

(i) allow each garbage storage container and recycling storage container to be individually accessible so as to be removed and replaced without having to reposition other containers,

(ii) ensure that no horizontal width or depth is less than 2 m, and

(iii) provide an entry point of no less than 1.5 m in width for *buildings* containing over 25 *dwelling units* and for all commercial *buildings* and *mixed use residential buildings*.

6.3 SUBDIVISION

6.3.1 SUBDIVISION APPROVAL

(a) No *lot* created by subdivision of land shall be smaller in area or have a smaller *lot width* or *average lot depth* than the *minimum lot size* for subdivision set out in the applicable section of this Bylaw.

(b) Despite Subsection (a) or the minimum *lot* size regulations set out in this Bylaw, the Approving Officer may approve a plan which dedicates a portion of a *lot* to the *City* for public purposes or creates a parcel of land that is to be transferred to the *City* concurrently with the deposit of the plan in the Land Title Office.

(c) Despite Subsection (a), for a subdivision containing not less than 10 *lots* in the RS and RD *zones*, the minimum *lot width* and minimum *average lot depth* requirements may be reduced by not more than 10% of the requirements for not more than 10% of the *lots* in the subdivision.

PART 7 LANDSCAPING, SCREENING AND AMENITY SPACE

7.1 GENERAL LANDSCAPE REGULATIONS

7.1.1 The regulations of Section 7.1 shall apply to all *zones* except land used for *farming* in agriculture *zones*, or in the Agricultural Land Reserve.

7.1.2 All portions of a *lot* not covered by *buildings*, *structures*, parking areas, open storage areas and circulation areas shall be *landscaped*.

7.1.3 *Landscaping* as required by this Bylaw shall be completed within 3 months of the date of issuance of the *occupancy permit* for a development unless otherwise specified in a Section 219 covenant, development permit or landscape agreement.

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7.1.4 Where *landscaping* is required by this Bylaw, the *General Manager, Development* may, as a condition of a building permit for any *building* or *structure* to be constructed on a *lot*, require the owner of that *lot* to enter into a landscape agreement with terms established by the *General Manager, Development*, including the requirement of a security. The amount of the security shall be based on estimated material and labour costs to install the *landscaping* in accordance with a landscape plan approved by the *General Manager, Development*, plus a contingency amount up to 10% of the estimated costs. The security or a reduced amount thereof may be retained by the *General Manager, Development* to ensure proper maintenance of the *landscaping* for a period of 12 months. The security may be drawn upon by the *City* should the owner fail to install or maintain the *landscaping* as the case may be. If the security is not sufficient to cover the costs incurred by the *City* to complete or maintain the *landscaping*, the owner shall pay the balance owing to the *City*. If the balance is not paid, the *City* shall be authorized to recover the amount outstanding from the lands in the same manner as it would be able to collect unpaid city taxes.

7.1.5 All *landscape* installations shall meet or exceed the current edition of the British Columbia Landscape Standard published by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association.

7.1.6 The minimum size of trees at time of planting required under this Bylaw shall be:

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(a) 7 cm caliper measured 1.4 metres above the base of the tree for deciduous trees, and

(b) 3 m height for coniferous trees.

7.1.7 Each tree shall have a minimum of 10 m^3 of growing medium.

7.1.8 New planting shall consist of native or water-conserving plant material which is hardy and appropriate for the location specified.

7.1.9 New planting shall exclude invasive plant species designated as such from time to time by the Invasive Species Council of British Columbia.

7.1.10 Existing *landscaping* or natural vegetation being retained shall be protected during construction.

7.1.11 *Landscaping* provided on a *lot* shall be maintained in good condition at all times by the owner of the *lot* following the BC Landscape Standard. Maintenance shall include appropriate irrigation with particular attention paid to adequate watering during the establishment period to ensure survival of any newly planted areas.

7.2 VISIBILITY ADJACENT TO INTERSECTIONS AND STREETS

7.2.1 In all *zones* and despite any other provision of this Bylaw:

(a) at an intersection, within the area bounded by the *lot lines* adjoining a *street* and a line drawn to connect the *lot lines* at a distance of 8 m from their point of intersection:

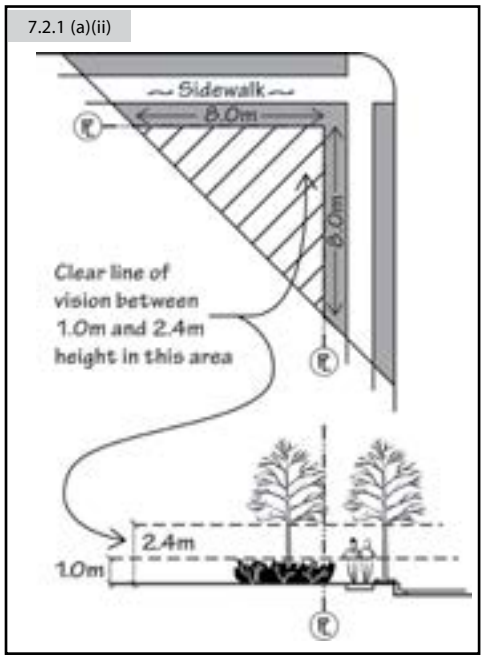
(i) no *structure* other than a permitted *principal structure* shall be erected to a height greater than 1 m, and

(ii) no *landscaping* shall be maintained or allowed to grow so as to obstruct the line of vision between the height of 1 m and 2.4 m as measured from the top of the adjacent curb, or if there is not a curb, the top of the pavement at the edge of the street.

(b) Subsection (a) does not apply to *lanes*.

(c) no *landscaping* shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic control device or sign on a *street.*

7.2.1 (a)(ii)



7.3 LANDSCAPING IN RESIDENTIAL ZONES

7.3.1 FRONT YARD LANDSCAPING

(a) In the RS and RD *zones* other than RSF, not less than 50% of the front *yard* shall be occupied by *landscaping*. Porches and verandas are not considered front *yard* area for the purpose of determining front *yard landscaping*. Artificial turf may be used to fulfill this requirement, provided that it is a permeable product that allows water to penetrate into the ground beneath. *Amend BL 8159, 2023*

(b) On a *lot* where the minimum front *yard landscaping* requirement specified in Subsection (a) cannot be met without reducing the width of the only driveway providing a required access to and from the *street*, the minimum requirement may be reduced but only to the extent required to permit a driveway not exceeding 6 m in width.

(c) Subsections (a) and (b) do not apply to *lots* with a *front lot line* abutting Georgia Strait or Boundary Bay.

7.3.2 For each new single detached or duplex residential *lot* created through subdivision, 1 tree is required to be planted and maintained within the front *setback* area, and on corner *lots*, 1 additional tree is required to be planted and maintained within the exterior side *setback* area. Where 1 or more existing trees are retained in either of these locations, a new tree is not required. Replacement trees required by a tree replacement plan can be used to fulfill this requirement. *Amend BL 8159, 2023*

7.3.3 In a *strata house*, *townhouse* or apartment residential *zone* which abuts a single detached or duplex residential *zone*, the following shall be provided along any common *lot line* to the rear of the front *setback* area:

(a) a *fence,* 1.8 m in height, nearest the *lot line*, and

(b) a *landscaped* strip, at least 1.5 m 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.

7.4 LANDSCAPING AND SCREENING IN COMMERCIAL, MIXED USE, INDUSTRIAL, HEALTH CARE AND PUBLIC ZONES

7.4.1 *Landscaping* shall cover not less than 5% of the developed *lot* area in commercial, industrial, health care, public and mixed use *zones* other than MULW and MUPGE.

7.4.2 STREET FRONTAGES

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The portion of a *lot* which is within 2.5 m of a *front* or *exterior side lot line* and is not occupied by a *building*, or vehicular or pedestrian access to the *lot* from a *street*, shall be occupied by *landscaping* consisting of a variety of plant material.

7.4.3 ABUTTING ZONES FOR RESIDENTIAL AND HEALTH CARE USES

(a) For a *lot* abutting any *lot* zoned for a residential or health care use, the following shall be provided along any common *lot lines* to the rear of the front *setback* area:

(i) where the *building* is set back more than 1.5 m,

(1) a solid *fence*, 1.8 m in height, and

(2) a *landscaped* strip, at least 1.5 m in width, consisting of a variety of plant material, except for a surface parking area in which case Section 7.4.4(b) applies;

(ii) where the *building* is set back 1.5 m or less, a solid *fence* 1.8 m in height, except where a *building* is situated on a common *lot line*.

7.4.4 SURFACE PARKING AREAS

(a) Within a surface parking area:

(i) one tree for each 6 *parking spaces* shall be provided,

(ii) *landscaping* areas shall be a minimum of 6 m^2 in area with no dimension less than 2 m,

(iii) trees may be grouped in larger *landscaping* areas, and

(iv) a minimum distance of 1 m shall be provided between tree trunks and areas intended for *motor vehicles*.

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(b) Where a surface parking area or drive aisle leading to a surface parking area abuts an *interior side lot line* or *rear lot line*, a *landscaped* strip at least 2 m in width, which includes at least 1 deciduous tree for each 9 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 (i). Properties that share access and/or loading are exempt from this requirement.

(c) 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 8.5.6 of this Bylaw.

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(d) Replacement trees required by a tree replacement plan can be used to fulfill this requirement.

7.4.5 GARBAGE CONTAINER SCREENING

(a) Where garbage containers, including recycling bins, are stored outside a *principal building* or an *accessory building*, the following shall be provided:

(i) a minimum *setback* of 3 m from any abutting *lot line* of a *lot* zoned for residential *use*;

(ii) subject to Section 7.5, a solid *fence* with a height of 1.8 m or equivalent to the height of the garbage container, but in no case more than 2.4 m in height, to screen the garbage container on all sides;

(iii) where visible from a *street*, *lane* or public walkway, in addition to a solid *fence* as specified in Subsection (ii), a *landscaped* strip at least 1.5 m in width, consisting of a variety of plant material.

(b) Garbage containers shall not be stored within the front or exterior side *setback* area of any *lot*.

7.4.6 OUTDOOR STORAGE, LOADING AND TRUCK YARD SCREENING

(a) Where an unenclosed outdoor storage area, loading area or truck yard is permitted and is adjacent to an *interior side* or a *rear lot line* of any other *zone* where such area or yard is not permitted, it shall be screened by

(i) a solid *fence* not exceeding 2.4 m in height, and

(ii) a *landscaped* strip at least 1.5 m 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, maintained to provide a screen not less than 2.4 m in height installed along the *lot line*.

(b) No display or storage of materials shall be piled higher than the screen within 5 m of the screen, or within 90 m of any *lot* zoned for residential *use*.

7.5 FENCES

7.5.1 In a residential *zone* other than the RD2 *zone*:

(a) a *fence* with a *maximum height* of 1.2 m may be located anywhere on a *lot*,

(b) a *fence* with a *maximum height* of 1.8 m may be located to the rear of the minimum front *setback* specified for a *principal structure* in the *zone*,

(c) an *arbor* with a *maximum height* of 2.4 m may be located anywhere on a *lot*,

(d) despite Subsection (a), a *fence* with a *maximum height* of 1.5 m is permitted to enclose a swimming pool. On *lots* identified in Schedule B as a waterfront *lot*, a *fence* that encloses a swimming pool in the front *yard* must not obstruct the visibility of the pool or its occupants, and *Amend BL 8159, 2023*

(e) despite Subsection (b), where a *fence* is located along a *lot line* that abuts a *zone* other than a residential *zone*, the *maximum height* of the *fence* along that *lot line* only may be increased to 2.4 m provided that it is located to the rear of the minimum front *setback* specified for a *principal structure* in the *zone*.

7.5.2 In the RD2 *zone*,

(a) a *fence* with a *maximum height* of 0.9 m may be located in the front *setback* area,

(b) a *fence* with a *maximum height* of 1.8 m may be located to the rear of the front *setback* area,

(c) despite Subsection (a), a *fence* with a *maximum height* of 1.5 m is permitted to enclose a swimming pool, provided that the *fence* does not obstruct the visibility of the pool or its occupants, and

(d) an *arbor* with a *maximum height* of 2.4 m may be located to the rear of the front *setback* area.

7.5.3 A barbed wire *fence* shall not be permitted on any *lot* zoned for residential *use*, or on any *lot line* abutting a residential *zone*.

7.5.4 In all *zones* other than residential and MUPGE,

(a) a *fence* with a *maximum height* of 1.2 m may be located anywhere on the *lot*, and

(b) a *fence* with a *maximum height* of 2.4 m may be located within the area of the *lot* to the rear of the minimum front *setback* area.

7.5.5 Despite Section 7.5.4, in industrial, agriculture, health care, private recreational and public *zones*, chain link *fencing* with a *maximum height* of 3.75 m is permitted.

7.5.6 In all *zones* other than MUPGE, a *fence* which exceeds the height limitations specified in Sections 7.5.1 through 7.5.5 inclusive shall comply with the *maximum height* and minimum *setback* specified for a *principal structur*e in the *zone* within which it is located.

7.5.7 The height of a *fence* or an *arbor* shall be determined by measuring from the *finished grade* every 2 m along the length of the *fence* or *arbor* at the base of the *fence* or *arbor* except where they are on *retaining walls*, in which case Section 7.6.2 shall apply.

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7.5.8 A noise attenuation *fence* or wall constructed by the *City* or other level of government as part of a *public utility* or *highway* improvement is exempt from the height and location regulations described in Section 7.5.

7.6 RETAINING WALLS

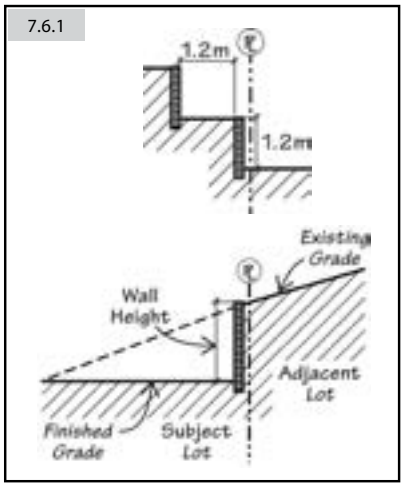
7.6.1 RETAINING WALL HEIGHT

On any lands zoned for residential or health care *use*,

(a) a *retaining wall*, except when required to be constructed as a condition of subdivision approval, shall not exceed a height of 1.2 m measured from the *finished grade* of the lower ground, and where more than one *retaining wall* is constructed, there shall be at least a 1.2 m horizontal separation between them, and

(b) Despite Subsection (a), a *retaining wall* may be higher than 1.2 m, measured from the *finished grade*, where the *finished grade* of the subject *lot* is lower than the *existing grade* of the adjacent *lot* or *street* that is being retained.

7.6.1



7.6.2 HEIGHT OF FENCES ON RETAINING WALLS

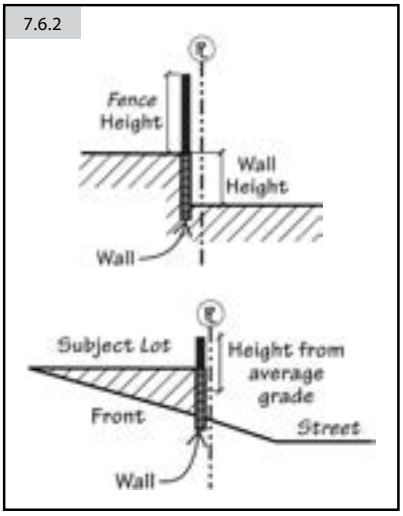
The following regulations apply to all *zones*:

(a) The height of a *fence* when combined with a *retaining wall* shall be measured from the *finished grade* on the higher side of the *retaining wall*, except along the *front lot line* or *exterior side lot line* where the subject *lot* is higher than an abutting *street*;

(b) Where the subject *lot* is higher than an abutting *street*, the height of a *fence* when combined with a *retaining wall* along the *front lot line* or *exterior side lot line* shall be measured from the average of the *finished grade* on each side of the *retaining wall* along the length of the *retaining wall*;

(c) Any portion of a *retaining wall* which projects above the surface of the ground that it supports shall be considered a *fence* and be subject to Sections 7.5 and 7.6.2(a).

7.6.2



7.6.3 MATERIALS

(a) On any lands zoned for residential or health care *use*:

(i) the use of concrete blocks larger than 30 cm in height and 60 cm in width for a *retaining wall* is prohibited on the *street* frontage, and

(ii) any block style *retaining walls* on a *street* frontage shall be limited to:

(1) blocks equal to or less than 30 cm in height and 60 cm in width, and

(2) blocks that incorporate design elements or surfaces with a decorative finish treatment to reduce visual impacts on the streetscape.

7.7 INDOOR AND OUTDOOR AMENITY SPACE

7.7.1 COMMON INDOOR AMENITY SPACE FOR RESIDENTIAL USES

Common *indoor amenity space* shall be provided as follows:

(a) For each *townhouse* complex of 100 *dwelling units* or more, at a minimum rate of 2 m^2 per *dwelling unit* of which 1 m^2 per *dwelling unit* may be devoted to a *childcare facility* which shall not exceed a total *floor area* of 3 m^2 per *dwelling unit*.

(b) For each *apartment building* complex of 40 *dwelling units* or more, at a minimum rate of 1 m^2 per *dwelling unit* or 50 m^2, whichever is greater.

7.7.2 OUTDOOR AMENITY SPACE FOR TOWNHOUSES AND STRATA HOUSES

(a) For *townhouses* and *strata houses*, a minimum of 15 m^2 of *outdoor amenity space* shall be provided for the private *use* of each *dwelling unit,* of which a minimum of 7.5 m^2 shall be ground level usable space with no dimension less than 2.5 m and may include patio surfaces, grass or pathways at the same level. The balance of the *outdoor amenity space* may include decks or balconies with a minimum dimension of 1.8 m and a minimum area of 5.5 m^2, or *landscaped* areas.

(b) For *townhouse* complexes, which have more than 10 *dwelling units*, a minimum of 5 m^2 of common *outdoor amenity space* per *dwelling unit* shall be provided in addition to *outdoor amenity space* for private *use*.

(c) Common *outdoor amenity space* shall:

(i) be available to all residents of the development,

(ii) have no dimension less than 6 m and no slope greater than 5%, and

(iii) accommodate pedestrian amenities, *community gardens* or recreational space for leisure activities normally carried out outdoors and *landscaping*.

7.7.3 COMMON OUTDOOR AMENITY SPACE FOR APARTMENTS

(a) For *apartment buildings*, a minimum of 6 m^2 of common *outdoor amenity space* per *dwelling unit* shall be provided.

(b) Common *outdoor amenity space* shall:

(i) be available to all residents of the development,

(ii) have no dimension less than 6.0 m and no slope greater than 5%, and

(iii) accommodate pedestrian amenities, *community gardens* or recreational space for leisure activities normally carried out outdoors and *landscaping*.

7.7.4 COMMON OUTDOOR AMENITY SPACE FOR INDUSTRIAL USES

(a) For industrial *uses,* minimum common *outdoor amenity space* shall be provided as follows:

(i) 1 m^2 per 5 employees, or

(ii) 20 m^2,

whichever is greater.

(b) Common *outdoor amenity space* shall:

(i) be available to all employees of the development,

(ii) have no dimension less than 3 m, no area less than 10 m^2, and no slope greater than 5%, and

(iii) accommodate pedestrian amenities, recreational space for leisure activities normally carried out outdoors and *landscaping*.

PART 8 OFF-STREET PARKING

8.1 GENERAL REQUIREMENTS

8.1.1 Off-street *parking spaces* and *bicycle spaces* shall be provided and maintained in accordance with the requirements and standards of this Part for all *uses*, *buildings* and *structures* permitted by this Bylaw on a *lot*.

8.1.2 *Parking spaces* and *bicycle spaces* required by this Bylaw shall be constructed and available for use at the time of issuance of an *occupancy permit* and at all times thereafter.

8.1.3 Where a *building* or *structure* has insufficient *parking spaces* or *bicycle spaces* on the effective date of this Bylaw to conform to the requirements herein, additional *parking spaces* or *bicycle spaces* shall be provided for any *building* addition or change of *use* in accordance with this Part.

8.1.4 *Parking spaces* and *bicycle spaces* required in accordance with this Bylaw shall not be used for

(a) the storage of goods, equipment, construction materials or any other thing,

(b) the parking or storage of boats, *recreation vehicles*, trailers or unlicensed *vehicles*, or

(c) the parking or storage of *vehicles* used for rent, gain, display or sale.

8.1.5 *Underground parking* facilities may be located anywhere on a *lot*, provided that no part of any *underground parking structure* shall be situated above *finished grade* in any minimum *setback* area for a *principal structure*.

8.2 SPECIFIC REQUIREMENTS FOR RESIDENTIAL USES

8.2.1 For residential *uses* other than *floating homes*, the required *parking spaces* and *bicycle spaces* shall be provided on the same *lot* as the *uses*.

Amend BL 8242, 2023

8.2.2 For a *single detached dwelling*, *duplex dwelling* or *strata house*, a minimum of 50% of all required *parking spaces* for the principal *dwelling unit* shall be contained within a *garage*.

8.2.3 For a *secondary suite* to be permitted in a *single detached dwelling*, a minimum of 2 *parking spaces*, not including the *parking space* required for the *secondary suite*, shall be contained within a *garage*.

8.2.4 Despite Sections 8.2.2 and 8.2.3, a *secondary suite* shall be permitted in a *single detached dwelling* with only one of the required *parking spaces* contained within a *garage* provided that the *single detached dwelling* was constructed on or before July 26, 2010 and all other requirements pertaining to a *secondary suite* have been met.

Amend BL 7953, 2020

8.2.5 (Deleted requirement for an unabstructed access to and from the adjacent street for motor vehicles using that parking space or any other parking space.)

8.2.6 Where a *building* or *structure* contains a *secondary suite* or a *sleeping unit* occupied by a *boarder*, the owner of the *lot* shall post a notice within the *secondary suite* or *sleeping unit* to identify where the required *parking space* for the *secondary suite* occupant or *boarder* is located on the *lot,* and such notice shall be clearly visible for the occupant or *boarder* at all times.

8.2.7 In any residential *zone* except the RSC *zone*, for a *single detached dwelling* or *duplex dwelling*, a driveway or *parking space* shall not be located within 1 m of any *lot line* except for that part of a driveway access that abuts a *street* as approved by the *General Manager, Engineering*. *Amend BL 8159, 2023*

8.2.8 For a *townhouse* or an *apartment building*, no surface *parking spaces* for visitors are permitted

(a) within a required front *setback* area, and

(b) within 1 m of any *building*.

8.3 SPECIFIC REQUIREMENTS FOR NON-RESIDENTIAL USES

8.3.1 Except for residential *uses*, required *parking spaces* or a portion thereof may be provided on a *lot* within 160 m of the *building*, *structure* or *lot* for which they are required, provided a Section 219 covenant is registered in favour of the *City* requiring that the *lot* or a portion thereof shall be used solely for the purpose of providing the required parking and an easement is registered on the *lot* or a portion thereof in favor of the owner of the *lot* that requires the parking.

8.3.2 The following *parking spaces* must be provided free of charge:

(a) all *parking spaces* required by Section 8.4.2 in connection with a *hospital*;

(b) all *parking spaces* provided at a park-and-ride facility;

(c) all *parking spaces* on lands zoned P, P1B and PR.

8.4 CALCULATION OF REQUIRED PARKING SPACES

8.4.1 CALCULATION RULES

For the calculation of the required number of *parking spaces*,

(a) where *gross leasable floor area* is used as a unit of measurement, it shall include the *floor area* of *accessory buildings* and *basements*, except where they are used for parking or mechanical rooms,

(b) where the number of bedrooms in a *dwelling unit* is used as a unit of measurement, a den shall be considered a bedroom,

(c) where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work at any time of the day or night in a particular *building* or for a particular *use* during any season of the year,

(d) where seating accommodation is used as a unit of measurement and such accommodation consists of benches, pews, booths and the like, each 0.5 m of width of such seating accommodation shall be counted as 1 seat,

(e) where a *building*, *structure* or *lot* accommodates more than one *use*, the total *parking space* requirement shall be the sum of the requirement for each individual *use*, except that in the case of a *shopping centre*, the *parking space* requirement for *shopping centre* shall apply regardless of the *uses* within the *shopping centre*,

(f) a pro rata basis shall be applied, unless otherwise specified, and

(g) any fraction less than one-half shall be disregarded, and any fraction of one-half or greater shall be considered equivalent to 1.

8.4.2 REQUIRED PARKING SPACES

Amend BL 8159, 2023

Parking spaces shall be provided in accordance with the minimum requirements set out in the table below. In the case of a *use* not specifically mentioned in the table, the requirement shall be the same as that for a *use* that the *General Manager, Development* considers is most similar in off-street parking demand characteristics.

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
AGRICULTURE		
Additional farm house	2 spaces per house, PLUS 1 space per *boarder*, if any	
Agri-tourism	3 spaces per operation	
Bed and breakfast unit	1 space per unit	
Boarder	1 space per *boarder*	
Farm house	2 spaces per house, PLUS 1 space per *boarder*, if any	
Farm retail sales	5 spaces per 100 m^2 of *farm retail area*	
Kennel	1 space per employee, PLUS 2 spaces for drop-off	
Winery	5 spaces per 100 m^2 of retail area and indoor/outdoor lounge areas, if any	
RESIDENTIAL		
Apartment building	1.3 spaces per studio or 1-bedroom *dwelling unit* 1.5 spaces per *dwelling unit* with 2 or more bedrooms Despite the above, 1 space per *dwelling unit* of *purpose-built rental*	0.1 space per *dwelling unit*
Boarder	1 space per *boarder*	
Caretaker dwelling unit	1 space per *dwelling unit*	
Coach house	1 space per *dwelling unit*	
Duplex dwelling	2 spaces per *dwelling unit*, PLUS 1 space for a *secondary suite* or per *boarder*, if any	0.2 space per *dwelling unit* on a bare land strata plan
Floating home	2 spaces per *dwelling unit*	0.2 space per *dwelling unit*

Amend BL 8204, 2022

Amend BL 8159, 2023

Amend BL 8242, 2023

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Mixed use residential building	Same as *apartment building,* PLUS additional spaces as required by this Bylaw for commercial and other non-residential *uses*	Same as *apartment building*
Secondary residential accommodation	1 space per *dwelling unit*	0.2 space per *dwelling unit*
Secondary suite	1 space per *dwelling unit*	
Seniors congregate housing	0.25 space per *dwelling unit*	0.25 space per *dwelling unit*
Single detached dwelling	2 spaces per *single detached dwelling*, PLUS 1 space for a *secondary suite* or for each *boarder*, if any	0.2 space per *dwelling unit* on a bare land strata plan
Strata house	1.6 spaces per studio or 1-bedroom *dwelling unit* not larger than 75 m^2 in *floor area* 2 spaces per *dwelling unit* with 2 or more bedrooms or larger than 75 m^2 in *floor area*	0.2 space per *dwelling unit*
Townhouse	2 spaces per *dwelling unit*	0.2 space per *dwelling unit* for 6 *dwelling units* or greater
Security guard dwelling unit	1 space per *dwelling unit*	
COMMERCIAL		
Animal daycare	3 spaces per 100 m^2 of *gross leasable floor area*	
Animal grooming	3 spaces per 100 m^2 of *gross leasable floor area*	
Auction room	10 spaces per 100 m^2 of *gross leasable floor area*	
Automotive body shop	3 spaces per *vehicle* service bay	
Automotive services	3 spaces per *vehicle* service bay	
Banquet hall	10 spaces per 100 m^2 of *gross leasable floor area*	
Boat building and repair	3 spaces per service bay	
Brew pub	Same as *restaurant*	
Car wash	1 space per *car wash* bay, PLUS 1 space per 2 employees	
Club	10 spaces per 100 m^2 of *gross leasable floor area*	

Amend BL 8159, 2023

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Coffee shop	Same as *restaurant*	
Convenience store	Same as *retail sales*	
Cottage business	1 space per 20 m^2 of retail or customer service area, if any	
Drive-through restaurant	7 spaces per 100 m^2 of *gross leasable floor area* up to 350 m^2, PLUS 9 spaces for each additional 100 m^2 of *gross leasable floor area*, PLUS a minimum of 8 vehicle queuing area in advance of each drive-through pick-up window	
Financial institution	3 spaces per 100 m^2 of *gross leasable floor area*	
Garden shop	3 spaces per 100 m^2 of *gross leasable floor area*, PLUS 1 space per 100 m^2 of outdoor display area	
Health care office	3 spaces per 100 m^2 of *gross leasable floor area*	
Health spa	3 spaces per 100 m^2 of *gross leasable floor area*	
Hotel	1 space per *tourist accommodation unit*, PLUS additional spaces as required by this Bylaw for other facilities such as *banquet hall*, *liquor primary establishment*, *restaurant* and *retail sales*	
Household goods repair	3 spaces per 100 m^2 of *gross leasable floor area*	
Household recycling and collection facility	2 spaces per 100 m^2 of *gross leasable floor area*	
Liquor primary establishment	Same as *restaurant*	
Liquor store	Same as *retail sales*	
Marina	1 space per 2 boats offered for rent, PLUS 1 space per 2 boat docking or storage spaces, PLUS 20 spaces per 6 m of boat launching ramp	
Motel	1 space per *tourist accommodation unit*, PLUS additional spaces as required by this Bylaw for other facilities such as a *restaurant* and *retail sales*	
Movie theatre	1 space per 5 seats	

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Neighbourhood café	Same as *restaurant*	
Nursery	3 spaces per 100 m^2 of *gross leasable floor area*, PLUS 1 space per 100 m^2 of outdoor display area	
Office operation	3 spaces per 100 m^2 of *gross leasable floor area*	
Personal services	3 spaces per 100 m^2 of *gross leasable floor area*	
Pharmacy	3 spaces per 100 m^2 of *gross leasable floor area*	
Polyclinic	3 spaces per 100 m^2 of *gross leasable floor area*	
Rental of equipment, machinery, *recreational marine vessels*, or household goods other than *motor vehicles*	3 spaces per 100 m^2 of *gross leasable floor area* used for *office operation*, PLUS 1 space per 100 m^2 of *gross leasable floor area* for other *uses*	
Restaurant, excluding *drive-through restaurant* and take-out restaurant	Where *gross leasable floor area*, including outdoor seating areas, is (a) less than 150 m^2: 4 spaces, (b) 150-950 m^2: 10 spaces per 100 m^2, and (c) greater than 950 m^2: 10 spaces per 100 m^2 up to 950 m^2, PLUS 14 spaces for each additional 100 m^2 of *gross leasable floor area*	
Retail or rental of *motor vehicles*, including trucks	3 spaces per 100 m^2 of *gross leasable floor area* for *office operation*, PLUS 1 space per 100 m^2 of *gross leasable floor area* and outdoor area used for *vehicle* display or storage, PLUS 3 spaces per *vehicle* service bay, PLUS 0.8 spaces per rental *vehicle*	
Retail sales and retail of other goods and products permitted in a *zone*, unless otherwise specified in other subsections of this Part	10 spaces per 100 m^2 of *retail sales* area for food stores with 3 or more grocery check-out stands 3.5 spaces per 100 m^2 of *gross leasable floor area* up to 350 m^2 PLUS 4 spaces for each additional 100 m^2 of *gross leasable floor area* for other retail establishments	
Service station	1 space per 2 employees, PLUS 1 space per *car wash* bay, if any	

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Shopping centre	4 spaces per 100 m² of *gross leasable floor area*	
Sports rehabilitation centre	3 spaces per 100 m² of *gross leasable floor area*	
Take-out restaurant	Same as *retail sales*	
Taxi dispatch centre	1 space per *vehicle* owned, leased or operated by the company, PLUS 3 spaces per 100 m² of *gross leasable floor area*	
Veterinary clinic	2 spaces per 100 m² of *gross leasable floor area*	
Wine store	Same as *retail sales*	
INDUSTRIAL		
Boat building and repair	3 spaces per service bay	
Boat moorage	1 space per 2 boat docking or storage spaces	
Brewery	5 spaces per 100 m² of retail area and indoor/outdoor lounge areas, if any, PLUS additional spaces as required by this Bylaw for *low impact industry*	
Cold storage facility	3 spaces per 100 m² of *gross leasable floor area* used for *office operation*, PLUS 1 space per 200 m² *gross leasable floor area* for other *uses*, PLUS 1 space per *vehicle* owned, leased or operated by the business on the *lot*	
Distillery	5 spaces per 100 m² of retail area and indoor/outdoor lounge areas, if any, PLUS additional spaces as required by this Bylaw for *low impact industry*	
Low impact industry and establishments permitted in the industrial *zones*, except those specifically included in other subsections in this Part	3 spaces per 100 m² of *gross leasable floor area* used for *office operation* and retail, if any, PLUS 1 space per 100 m² of *gross leasable floor area* for other *uses*, PLUS 1 space per *vehicle* owned, leased or operated by the business on the *lot*	
Marina	See *marina* under the Commercial section	
Net shed	1 space per net shed, PLUS 1 space per employee	
Recording studio	5 spaces per 100 m² of *gross leasable floor area*	

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Self storage	1 space per 10 storage units OR 1 space per 200 m^2 of *gross leasable floor area*, whichever is the greater	
Solid waste facility	5 spaces, PLUS 1 space per 150 m^2 of *gross floor area*	
Warehousing, wholesaling and distribution	3 spaces per 100 m^2 of *gross leasable floor area* used for *office operation* and retail, if any, PLUS 1 space per 200 m^2 *gross leasable floor area* for other *uses*, PLUS 1 space per *vehicle* owned, leased or operated by the business on the *lot*	
COMMUNITY, PUBLIC AND HEALTH CARE FACILITIES		
Assembly hall, excluding place of worship and *funeral home*	10 spaces per 100 m^2 of *gross leasable floor area.*	
Banquet hall	See *banquet hall* under the Commercial section	
Childcare facility	0.75 space per employee, PLUS 1 space per 10 children in care	
Community care facility	1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees	
Cultural facility, excluding library and *theatre*	3 spaces per 100 m^2 of *gross floor area*	
Elementary school	1 space per employee, PLUS 10 spaces for drop-off, PLUS 2 spaces for school bus loading and unloading	
Funeral home and memorial service facilities	3 spaces per 100 m^2 of *gross leasable floor area*	
Health care office	4 spaces per 100 m^2 of *gross leasable floor area*	
Hospital and similar institutions	1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees	
Library	5 spaces per 100 m^2 of *gross leasable floor area*	
Mental health facility	1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees	

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Place of worship	7.5 spaces per 100 m^2 of *floor area*	
Polyclinic	4 spaces per 100 m^2 of *gross leasable floor area*	
Post-secondary institution, including *trade school*	5 spaces per 100 m^2 of *gross floor area*	
Secondary school	1 space per employee, PLUS 1 space per 10 Grades 11 and 12 students, PLUS 10 spaces for drop-off, PLUS 2 spaces for school bus loading and unloading	
Theatre	1 space per 5 seats	
RECREATION FACILITIES		
Bowling alley	3 spaces per bowling lane	
Bowling green	4 spaces per 6 m wide bowling lane	
Curling rink	4 spaces per ice sheet	
Golf course	4 spaces per tee	
Golf driving range	1 space per tee	
Indoor recreation facility, unless otherwise specified in other subsections of this Part	3 spaces per 100 m^2 of *floor area*	
Miniature golf	1 space per 2 golfing holes	
Pool or billiard hall	2 spaces per table	
Race track, training ground for race horses, riding stables or equestrian centre	1 space per 5 stalls or seats, whichever is the greater, PLUS 10 spaces per 100 m^2 of standing space from which the race can be watched	
Racquet sports including tennis courts	3 spaces per court, PLUS 1 space per 10 spectator seats	

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Skating rink, swimming pool, gymnasium, or similar practice facilities	2 spaces per 100 m^2 of *floor area*, PLUS 1 space per 4 spectator seats	
Water oriented recreation	For boating activities: same as *marina*. For activities other than boating: 3 spaces per 100 m^2 of *gross leasable floor area* used for *office operation*, PLUS 1 space per 100 m^2 of *gross leasable floor area* for other *uses*.	

8.4.3 JOINT USE PARKING

(a) Required *parking spaces* for non-residential *uses* for 2 or more *buildings*, *structures* or *lots* may be provided jointly in the same parking facilities in accordance with Subsections (b) and (c).

(b) The joint use of the *parking spaces* shall require the registration of a Section 219 covenant in favour of the *City* and an access easement on the *lot* or *lots* securing the right of joint use of the *parking spaces* prior to the commencement or expansion of any *use* as determined by the issuance of an *occupancy permit* or a business licence.

(c) The joint use of the *parking spaces* shall be calculated in accordance with the following steps:

(i) Determine the parking requirements for each *use* separately according to Sections 8.4.1 and 8.4.2;

(ii) Multiply the parking requirements for each *use* by the percentage in each occupancy period column in the following table;

(iii) Sum up the parking requirements for each occupancy period column;

(iv) Find the largest sum, which shall be the joint use parking requirement.

Classes of *Use*	Occupancy Period					
	Weekday			Weekend		
	8:00am –5:00pm	5:00pm– 12:00am	12:00am – 8:00am	8:00am –5:00pm	5:00pm– 12:00am	12:00am – 8:00am
Assembly, civic or cultural	10%	5%	5%	100%	50%	5%
Commercial	90%	80%	5%	100%	70%	5%
Industrial	100%	20%	5%	5%	5%	5%
Office operation	100%	20%	5%	5%	5%	5%
Indoor recreation facility or *outdoor recreation facility*	40%	80%	10%	80%	100%	10%
Restaurant, coffee shop, liquor primary establishment, or *brew pub*	70%	100%	10%	70%	100%	100%
Hotel or *motel*	70%	100%	100%	70%	100%	100%

(d) Any joint use parking agreements may be cancelled provided that

(i) all *parking spaces* required for any existing or new *uses* on the *lot* or *lots* are provided in accordance with Section 8.4.2, and

(ii) the covenant and easement required under Subsection (b) are discharged.

Amend BL 8204, 2022

8.4.4 PROXIMITY TO FREQUENT TRANSIT NETWORK

For all multi-unit residential *buildings* or mixed use *buildings* with 3 or more *dwelling units* and all commercial *buildings*, the required minimum number of *parking spaces* shall be reduced by 20% where the *building* is constructed on a *lot* that is within 125 m of Scott Road.

8.4.5 CAR SHARING PARKING

For all multi-unit residential *buildings* or mixed use *buildings* with more than 8 *dwelling units*, *parking spaces* for car sharing programs may be provided in accordance with the following provisions:

(a) A maximum of 5% of the total *parking spaces* required, excluding required visitor *parking spaces*, may be designated for the sole use by car sharing programs;

(b) Each car sharing *parking space* shall be counted as equivalent to 1.5 required *parking spaces*;

(c) Car sharing *parking spaces* shall be clearly marked by using signs above or at the end of the *parking spaces*, or paint markings on the pavement;

(d) Registration of a Section 219 covenant in favour of the *City* stating that the *parking spaces* are for car sharing purposes only is required;

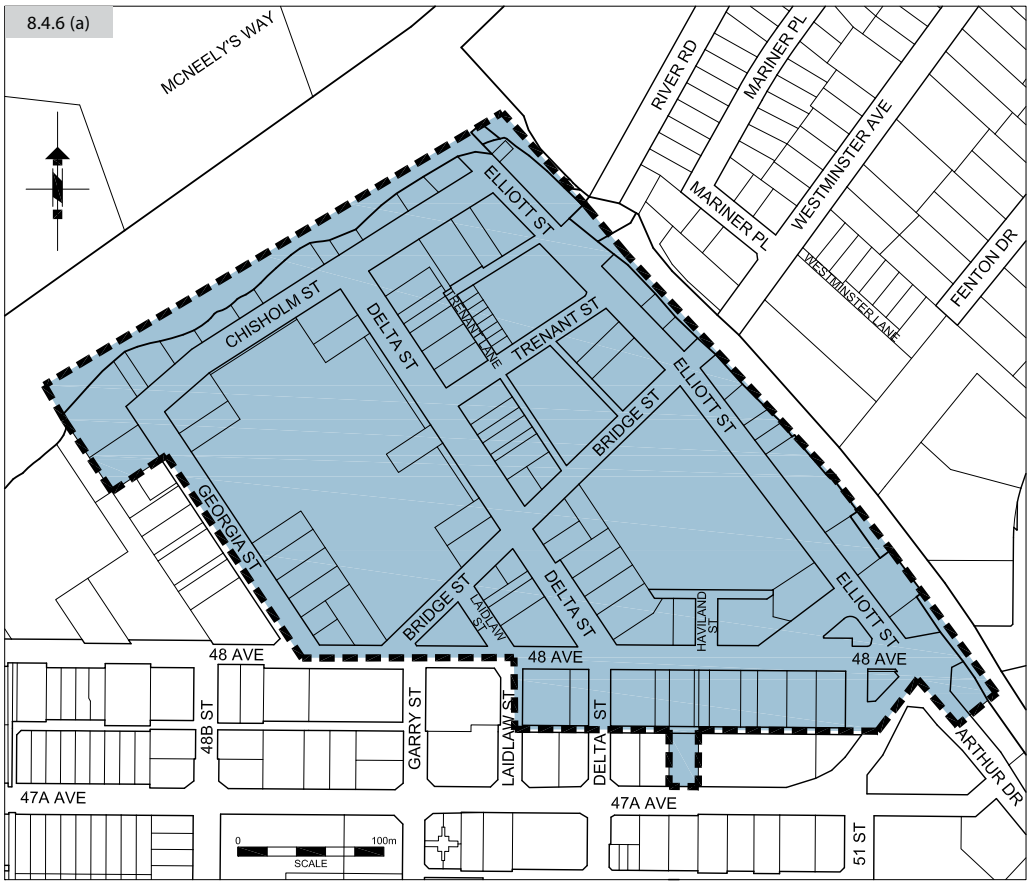
(e) Registration of a Section 219 covenant and a statutory right of way in favour of the *City* for public access to, from and over the car sharing *parking spaces* is required;

(f) Provision of a letter of agreement between the developer and a car share operator demonstrating the car share operator's intent to use the car sharing *parking space* is required;

(g) Where parking requirement reduction is applied under both Section 8.4.4 and Section 8.4.5, the car sharing reduction shall be calculated before the frequent transit network proximity reduction.

8.4.6 CASH-IN-LIEU OF PARKING SPACES

(a) An owner of a *lot*, *building* or *structure* within the Ladner core area, shown on the map below, may at their option, pay to the *City* cash-in-lieu of providing the required *parking spaces* for non-residential *uses* in the amount set out in the "Consolidated Fees Bylaw No. 7273, 2013", or the amount set out in the "Delta Off-Street Parking Facilities Bylaw No. 3293, 1981", whichever is the higher.



(b) The parking cash-in-lieu funds shall be deposited into the Delta Off-Street Parking Reserve Fund established under the "Delta Off-Street Parking Facilities Bylaw No. 3293, 1981".

8.4.7 MOTORCYCLE AND SCOOTER PARKING

For all commercial or public *buildings*, motorcycle and scooter parking may be provided in accordance with the following conditions:

(a) A maximum of 5% of the total parking requirement may be met by providing spaces for the use of motorcycles or scooters;

(b) Each motorcycle or scooter *parking space* shall be counted as 0.5 of a required *parking space*;

(c) Motorcycle and scooter *parking spaces* shall be clearly marked by using signs above or at the end of the *parking spaces*, or paint markings on the pavement;

(d) Motorcycle and scooter *parking spaces* shall have minimum dimensions of 1.4 m in width and 2.4 m in length.

8.5 DEVELOPMENT AND MAINTENANCE STANDARDS

8.5.1 DRIVEWAY ACCESS

Driveway access from *streets* or *lanes* to all *parking spaces* shall be,

(a) for parking areas of not more than 6 *parking spaces*, by a driveway not less than 3 m in width, which shall be widened to a minimum width of 4 m where it intersects with a *street* or *lane* subject to the "Delta Subdivision and Development Standards Bylaw No. 7162, 2015",

(b) for parking areas of more than 6 *parking spaces*, by 2 driveways not less than 3 m each in width in a one-way configuration or a two-way driveway not less than 6 m in width, which may be narrowed to a minimum width of 4 m where it intersects with a *street* or *lane* subject to the "Delta Subdivision and Development Standards Bylaw No. 7162, 2015", and

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(c) subject to the approval of the *General Manager, Engineering*.

8.5.2 WIDTH OF AISLES

The aisles leading to *parking spaces* and providing access from each *parking space* to a driveway, *street* or *lane* shall be established according to the standards below:.

Angle of Parking	Minimum Width of Aisle
90^0	7 m
60^0	5.3 m
55^0	4.85 m
50^0	4.4 m
45^0	3.95 m
Parallel	3.95 m

8.5.3 STANDARD PARKING SPACES

A *parking space* required by this Bylaw shall have minimum rectangular dimensions of 2.75 m by 5.5 m, except that *Amend BL 8159, 2023*

(a) minimum dimensions for a parallel *parking space* shall be 2.4 m by 6.7 m,

(b) where a side of a *parking space* abuts a wall, a column, a pillar, a tree, a *fence*, a pole or other obstruction or part thereof extending in excess of 0.3 m in vertical height above the level of the *parking space*, the minimum width of such *parking space* shall be 3 m, and

(c) where a *parking space* abuts a pedestrian walkway, an area of ground cover or a *landscaped* open space greater than 1 m in width that contains no plants, vegetation, *structures* or other features taller than 0.3 m, the minimum width of such *parking space* shall be 2.4 m.

8.5.4 SMALL CAR PARKING SPACES

(a) For *uses* other than *single detached dwellings*, *duplex dwellings*, *strata houses* and *townhouses*, up to 25% of the total required *parking spaces, including a maximum of 25% of visitor parking spaces,* may be provided for small car parking where the total number of required *parking spaces* exceeds 30.

(b) Each small car *parking space* shall have minimum dimensions of 2.4 m in width and 4.8 m in length. *Amend BL 8159, 2023*

(c) Where a side of a small car *parking space* abuts a wall, a column, a pillar, a tree, a *fence*, a pole or other obstruction or part thereof extending in excess of 0.3 m in vertical height above the level of the small car *parking space*, the minimum width of such small car *parking space* shall be 2.7 m.

(d) Small car *parking spaces* shall be clearly marked "Small Car" by using signs above or at the end of the *parking spaces*, or paint markings on the pavement.

8.5.5 ACCESSIBLE PARKING SPACES

Amend BL 7992, 2020

(a) For 50% of required a*daptable dwelling units*, a minimum of 1 *accessible parking space* per unit shall be provided in accordance with the dimensions and standards in this Part.

(b) Where a *townhouse* use includes *adaptable dwelling units*, a minimum of 1 *accessible parking space* per *adaptable dwelling unit* shall be provided.

(c) Where a non-residential *use* or visitor parking for a residential *use* requires or is provided with more than 10 *parking spaces*, the minimum number of *accessible parking spaces* shall be provided in accordance with the requirements set out in the table below:

Total Number of *Parking Spaces*	**Minimum Number of *Accessible Parking Spaces* to be Included**
11 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
For each additional increment of 100 spaces or portion thereof	1 additional *accessible parking space*

(d) Each *accessible parking space* shall have a minimum width of 2.5 m.

(e) Each *van accessible parking space* shall have a minimum width of 3.4 m.

(f) *Accessible parking spaces* and *van accessible parking spaces* shall

(i) have a minimum length of 5.5 m,

(ii) have an adjacent access aisle, marked with diagonal lines painted on the surface, with a minimum width of 1.5 m, which may be shared between two spaces,

(iii) have a minimum length of 6.7 m and an adjacent rear access aisle with a minimum width of 2 m where provided as a *parallel parking space*,

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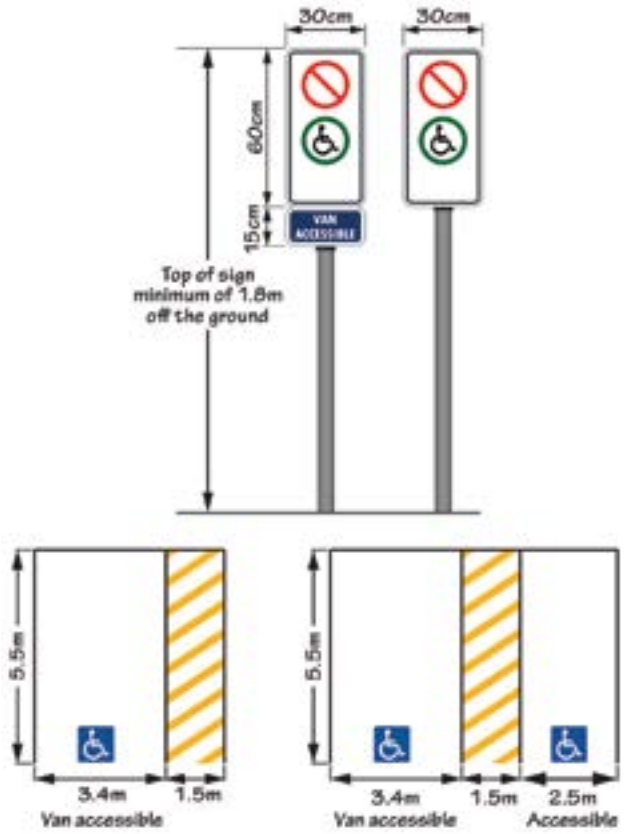
(iv) (deleted requirement for minimum clear height)

(v) have a hard, level and slip resistant surface,

(vi) be located to provide the shortest possible accessible route to the main entrance of the *building* for which the *accessible parking space* is required,

(vii) for multi-unit commercial and industrial *buildings*, be located in a central location on an accessible route to minimize the distance travelled to *building* entrances, and

(viii) be clearly identified as *accessible parking spaces* or *van accessible parking spaces* by using signs above or at the end of the *parking spaces* at a minimum height of , and paint markings on the pavement.



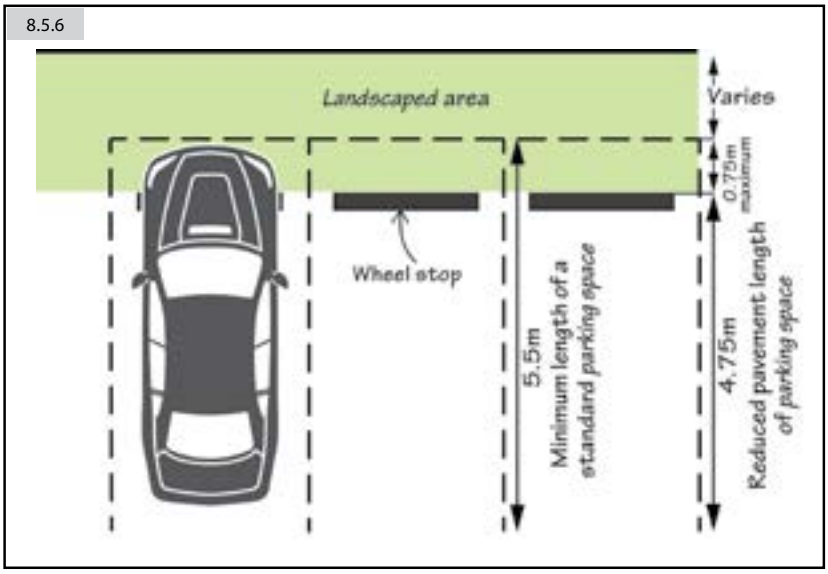
(g) A minimum of 50% of required *accessible parking spaces* shall be *van accessible parking spaces*.

8.5.6 PARKING SPACE OVERHANG

Up to 0.75 m of the length of a *parking space* may hang over an internal or perimeter *landscaped* area or walkway provided that a wheel stop or curb is provided to ensure no greater overhang.

See Section 8.5.10 for additional parking area regulations

8.5.6



8.5.7 TANDEM PARKING

Tandem parking shall not be permitted, except for the following:

(a) for a *single detached dwelling* or a *dwelling unit* in a *duplex dwelling* provided that

(i) only one such *parking space* is enclosed, and

(ii) the second *parking space* is wholly contained in a driveway that has a minimum length of 6 m;

See Section 8.2 for residential parking requirements

(b) for a *dwelling unit* in a *strata house* or *townhouse* provided that

(i) at least one such *parking space* is enclosed, and

(ii) access to both *parking spaces* shall be provided from a roadway internal to the *strata house* or *townhouse* complex, and not directly from a *street*.

8.5.8 VISITOR PARKING SPACES

(a) Visitor *parking spaces* shall be provided not more than 100 m from the front door to any ground-oriented *dwelling unit* or an entry door to other type of residential *building* that they serve.

(b) Visitor parking areas, or signs giving directions to them, shall be visible upon entry to the *lot*.

(c) Visitor parking areas or signs shall be clearly marked "Visitor Parking Only" by using signs above or at the end of the *parking spaces*, or paint markings on the pavement.

(d) Visitor *parking spaces* shall be located completely clear of travel lanes of the internal roadways on the *lot*.

8.5.9 PARKING STRUCTURE

When parking is provided within a *structure*, except for *farming*, breeding pets or *kennels* and permitted *accessory use*s related thereto,

(a) the entrance ramp to the *structure* shall have a maximum grade of 2% for the first 6 m from the *street* frontage *lot line*,

(b) the internal ramp area shall have a maximum grade of 15%,

(c) the *parking space* areas shall have a maximum grade of 8%, and

(d) all grade transitions shall be gradual.

8.5.10 PARKING AREAS

(a) Except for a *single detached dwelling* or *duplex dwelling use*, all parking areas shall be clearly marked and shall include necessary protection features such as wheel stops to ensure parked *motor vehicles* are contained within the parking area.

(b) All parking areas for more than 4 *motor vehicles* shall be surfaced with a permanent hard surface of asphalt, concrete, permeable or porous pavement, open-jointed pavers, interlocking paving stones, or similar hard surface treatment so as to provide a surface that is durable and dust-free, and shall be so graded and drained as to eliminate sheet flow of drainage water onto sidewalks, public rights of way or abutting property.

8.5.11 LIGHTING

Any lighting used to illuminate any parking area or *structure* shall be so arranged that all direct rays of light fall upon such parking area or *structure*, and not on any adjoining premises.

Amend BL 8097, 2022

8.5.12 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE

The following regulations apply to all residential *zones* and residential *uses* in a *mixed use residential building*:

(a) For a *single detached dwelling* or a *duplex dwelling*, a minimum of one *parking space* per *dwelling unit* shall be provided with an *energized electric vehicle outlet* or *electric vehicle charger*. Accessory *dwelling units*, such as *secondary suites* or *coach houses*, are exempt.

(b) For an *apartment building* or *mixed use residential building*, 100% of residential *parking spaces* shall be provided with an *electric vehicle charger* or a dedicated e*nergized electric vehicle outlet*.

(i) Where an *electric vehicle energy management system* is provided within a common parking *structure* or area, each *parking space* connected to the *electrical vehicle energy management system* shall be on a common branch circuit shared with adjacent *parking spaces* to enable load sharing.

(c) For a *townhouse* with individual garages for each *dwelling unit*, charging infrastructure shall be provided in accordance with Subsection (a); and for a *townhouse* with parking within a common parking *structure* or area, charging infrastructure shall be provided in accordance with Subsection (b).

(d) Visitor *parking spaces* are exempt from Subsections 8.5.12(b) and 8.5.12(c).

8.5.13 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE FOR NON-RESIDENTIAL USES

Amend BL 8097, 2022

The following regulations apply to all commercial and industrial *zones* and commercial *uses* in a *mixed use residential building*:

(a) 20% of the total number of *parking spaces* constructed for commercial *uses* shall be provided with an *electric vehicle charger* or a dedicated *energized electric vehicle outlet*.

(b) 5% of the total number of *parking spaces* constructed for industrial *uses* shall be provided with an *electric vehicle charger* or a dedicated *energized electric vehicle outlet*.

(c) *Parking spaces* for *electric vehicles* and equipped with an *electric vehicle charger* shall be identified using signage and paint markings on the pavement as intended for use for *electric vehicle* charging only.

(d) Where an *electric vehicle energy management system* is provided, each *parking space* connected to the *electrical vehicle energy management system* shall be on a common branch circuit shared with adjacent *parking spaces* to enable load sharing.

8.6 BICYCLE PARKING

8.6.1 CALCULATION OF REQUIRED BICYCLE SPACES

(a) Where a *building*, *structure* or *lot* accommodates more than one *use*, the total *bicycle spac*e requirements shall be the sum of the requirement for each individual *use*.

(b) For the purpose of determining the required number of *bicycle spaces*, any fraction less than one-half shall be disregarded, and any fraction of one-half or greater shall be considered equivalent to 1.

(c) The minimum number of *bicycle spaces* required for a *use* shall be calculated according to the table below.

Use	**Number of *Bicycle Spaces***
Apartment building	1 space per *dwelling unit* for residents, PLUS 5 spaces per *apartment building* for visitors
Retail sales, liquor store, wine store, office operation, health care office, financial institution, service commercial and similar uses	1 space per commercial retail unit or 5 spaces per *building*, whichever is the greater number
Hotel and *motel*	5 spaces per establishment
Industrial	5 spaces per *principal building*
School	4 spaces per classroom for elementary schools 8 spaces per classroom for secondary schools and post-secondary institutions
Hospital and other in-patient care facilities	5 spaces per public entrance to a *principal building*
Other public *uses*	5 spaces per public entrance to a *principal building*

8.6.2 DEVELOPMENT AND MAINTENANCE STANDARDS

(a) *Bicycle space* dimensions shall be as follows:

Type of Space	Minimum Width	Minimum Length	Minimum Vertical Clearance
Horizontal	0.6 m	1.8 m	1.9 m
Vertical	0.6 m	1.0 m	1.9 m

(b) *Bicycle spaces* shall be provided in the form of lockers, racks or a combination thereof.

(c) *Bicycle space*s shall be located

(i) close to the main entrance of the *building* for which the *bicycle spaces* are provided,

(ii) close to elevators or parking entry if they are located within a parking *structure*,

(iii) so as not to obstruct pedestrian or vehicular movement, and

(iv) outside any *vehicle parking spaces*, loading areas, fire zones or other areas where unobstructed access is required.

(d) *Bicycle spaces* shall be arranged to ensure the safe and convenient circulation of bicycles.

(e) *Bicycle spaces* shall be provided on a 24 hours per day basis for every day or portion thereof where a *use* is in operation, whether the *use* is in operation in whole or in part.

(f) *Bicycle spaces* for residents shall be provided in the form of a secured waterproof bicycle locker, secured bicycle room, or other secured area within a *building*, complete with bicycle racks.

(g) Secured bicycle storage areas shall be separated from *garbage storage space*, *recycling storage space* and other storage areas.

Amend BL 8097, 2022

Amend BL 8159, 2023

(h) Resident bicycle storage areas shall include a minimum of one electrical outlet for every four required *bicycle spaces* to facilitate charging of *electric motor assisted cycles*.

PART 9 OFF-STREET LOADING

9.1 GENERAL REQUIREMENTS

9.1.1 Off-street loading spaces shall be provided and maintained in accordance with the requirements and standards of this Part for all *uses, buildings* and *structures* permitted by this Bylaw on a lot.

9.1.2 Loading spaces required by this Bylaw shall be constructed and available for use at the time of issuance of an *occupancy permit* and at all times thereafter.

9.1.3 Where a *building* or *structure* has insufficient loading spaces on the effective date of this Bylaw to conform to the requirements herein, additional loading spaces shall be provided for any *building* addition or change of *use* in accordance with this Part.

9.2 REQUIRED LOADING SPACES

9.2.1 Loading spaces shall be provided in accordance with the minimum requirements set out in the table below:

Use	**Number of Loading Spaces Required**
Residential	1 space per *building* with more than 80 *dwelling units*
Non-residential	1 space per overhead loading door or shipping and receiving door, or 1 space per *principal building*, whichever is the greater number

9.3 DEVELOPMENT AND MAINTENANCE STANDARDS

9.3.1 The location of all points of ingress and egress to a loading area shall be subject to the approval of the *General Manager, Engineering*. *Amend BL 8159, 2023*

9.3.2 All loading areas, including the loading spaces and the maneuvering space therefor, shall be wholly contained within the *lot* which they serve.

9.3.3 Loading spaces shall not be located within the required minimum front or side *setback* area, nor closer than 8 m from the nearest point of intersection of any two *streets*, including *lanes*.

9.3.4 All loading spaces shall have a minimum clear height of 4.5 m and minimum rectangular dimensions of 2.75 m by 9 m.

9.3.5 All loading areas shall be provided with adequate curbs, bollards or other similar devices in order to ensure loading *vehicles* are contained within such areas.

9.3.6 Each loading space shall be surfaced with a permanent hard surface of asphalt, concrete, permeable or porous pavement, open-jointed pavers, interlocking paving stones, or similar hard surface treatment so as to provide a surface that is durable and dust-free, and shall be so graded and drained as to eliminate flow of drainage water onto sidewalks, public rights of way or abutting property.

9.3.7 Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light fall upon the loading area and not on any adjoining premises.

9.3.8 All loading spaces for commercial and residential *uses* shall be clearly identified for use as a loading space only by using signs above or at the end of the loading space, or paint markings on the pavement.

PART 10 AGRICULTURE ZONES

10.10 A1: AGRICULTURE ZONE

10.10.1 INTENT

This *zone* is intended for *farming*, breeding pets, *kennels* and related *uses*.

10.10.2 PRINCIPAL USES

Breeding pets

Farming

Kennel

10.10.3 ACCESSORY USES

Accessory farm residential facilities, accessory to a *farmhouse* or *additional farm house,*

Additional farm house, accessory to *farming*

Agricultural liquid waste storage facility, accessory to *farming*

Agricultural solid waste storage facility, accessory to *farming*

Agri-tourism, accessory to *farming*

Bed and breakfast operation with a maximum of 3 *bed and breakfast units*, accessory to a *farm house*

Co-generation facility, accessory to a *greenhouse operation*

Farm house, accessory to *farming*, breeding pets or *kennel*

Farm retail sales, accessory to *farming*

Home occupation, accessory to a *farm house* or *additional farm house*

See Section 6.1.10 for *home occupation* regulations

Horse riding, training and boarding with a maximum of 40 permanent stalls but not including a racetrack licensed by the Province of British Columbia, accessory to *farming*

Keeping of *household pets*, accessory to a *farm house* or *additional farm house*

Migrant farm worker housing, accessory to *farming*

Office space, change rooms, lunchrooms, washrooms, storage and product preparation areas, accessory to any *principal use*

On-farm composting, accessory to *farming*

On-farm processing, accessory to *farming*

On-farm product preparation, accessory to *farming*

Retail shop for equestrian-related goods that has a maximum retail *floor area* of 50 m^2, accessory to a horse riding, training and boarding facility

Soilless medium preparation and storage, accessory to *farming*

10.10.4 SETBACKS

See Section 10.10.12 and Section 10.10.13 for additional *setback* regulations

(a) The regulations for *setbacks* as set out in this Section shall be reviewed and amended to be consistent with setbacks established by the Provincial Minister responsible for Agriculture when such guidelines are established.

(b) *Farm houses*, *additional farm houses, accessory farm residential facilities* and *migrant farm worker housing* shall be no closer in horizontal distance to the *front lot line* or a *lot line* adjacent to a *flanking street* or other *lot lines* than the distance specified in the table below. The *front lot line* and *flanking street setbacks* in the table apply to the closer of either the dedicated or the constructed *street*, *lane* or *highway*.

	Front Lot Line* and a *Lot* Line Adjacent to a *Flanking Street	**Other *Lot Lines***
Farm house	6 m	15 m
Additional farm house		
Accessory farm residential facilities* except for decorative *landscaping		
Migrant farm worker housing		

(c) No *building* or *outdoor amenity space* used for *migrant farm worker housing* shall be located closer than 30 m from the nearest exterior wall of a *dwelling unit* on another *lot*. Where this *setback* cannot be provided because of the existing configuration of *farm buildings* or the size of the *lot*, *landscape* screening as set out below can be used instead.

(d) *Landscape* screening used in lieu of the 30 m *setback* described above shall be

(i) located between the *migrant farm worker housing* and the *dwelling unit* in question,

(ii) located at least 6 m from the nearest wall of the *building* used for *migrant farm worker housing*,

(iii) a minimum length equivalent to the longest side of the *building* used for *migrant farm worker housing*,

(iv) a minimum width of 1.5 m, and

(v) comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 m in height and maintained in a healthy growing condition.

10.10.5 HEIGHT

Maximum height of a *farm house*, *additional farm house* or *accessory farm residential facilities* shall not exceed 2.5 *storeys* measured from *finished grade*.

10.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

(a) The minimum *lot size* that may be created by subdivision is 8 ha subject to approval under the Agricultural Land Commission Act if applicable.

(b) Subsection (a) shall not apply to a home site severance in accordance with the Agricultural Land Commission Act, Policy No. 11 March 2003.

10.10.7 FARM HOME PLATE AND FARM HOME PLATE – MIGRANT FARM WORKER HOUSING

(a) The maximum area of a *farm home plate* containing one *farm house* is 3,600 m^2.

(b) The maximum area of a *farm home plate* containing a *farm house* and an *additional farm house* is 5,000 m^2.

(c) Where a *farm home plate* and *farm home plate - migrant farm worker housing* are located on the same parcel of land, they shall be located so as to minimize loss of productive agricultural land.

(d) The maximum area of a *farm home plate - migrant farm worker housing* is 1,400 m^2 except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted up to 4,300 m^2 based on a ratio of 33 m^2 per worker.

(e) (i) The maximum depth of a *farm home plate* is 60 m measured from a dedicated or constructed *street*.

(ii) The maximum depth of a *farm home plate – migrant farm worker housing* where it does not adjoin a *farm home plate*, is 60 m measured from a dedicated or constructed *street*.

(iii) Where a *farm home plate* and *farm home plate - migrant farm worker housing* are adjoining and located on the same *lot*, their maximum combined depth is 100 m measured from a dedicated or constructed *street*.

(iv) In Subsections (i) through (iii), distance shall be measured to the closer of either the dedicated or the constructed *fronting street,* abutting *street*, *lane* or *highway*.

(f) The rear face of a *farm house*, *additional farm house*, *accessory farm residential facilities* or *migrant farm worker housing* shall not be located within 10 m of the rear of the *farm home plate*. For the purposes of this section, the rear face of any *farm house*, *additional farm house, accessory farm residential facilities* or *migrant farm worker housing* faces the *lot line* opposite the *front lot line*.

(g) The sewerage septic tank for a dwelling on a *farm home plate* shall be located on the *farm home plate*.

(h) The sewerage septic tank for *migrant farm worker housing* shall be located on the same *farm home plate – migrant farm worker housing* as the *migrant farm worker housing* that it serves.

(i) Subsections (a) through (f) shall not apply to any *farm house*, *additional farm house* or *accessory farm residential facilities* constructed prior to the adoption of "Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005". For greater certainty, after the adoption of "Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005", any *farm house*, *additional farm house* or *accessory farm residential facilities* shall be located on the same *farm home plate*, unless varied by a Development Variance Permit.

(j) A Development Variance Permit may be considered in order to vary Subsections (a) through (h).

10.10.8 AREA OF A FARM HOUSE, ADDITIONAL FARM HOUSE OR MIGRANT FARM WORKER HOUSING

(a) The maximum *floor area – farm house* on a *lot* less than 8 ha shall be 330 m^2.

(b) The maximum *floor area – farm house* on a *lot* 8 ha or greater shall be 465 m^2.

(c) The maximum *floor area – additional farm house* is 180 m^2 if located on a *lot* less than 8 ha or 233 m^2 if located on a *lot* 8 ha or greater.

(d) The maximum *floor area – migrant farm worker housing* shall be 10 m^2 per approved* *migrant farm worker*. If the *building* to be used exceeds the maximum allowable floor area per worker or per *farm* unit, the excess area must be made inaccessible to the workers.

*Approved by the recognized Federal Government program under which the workers are hired.

(e) The regulations set out in relation to maximum floor area and numbers of workers shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing* established by the Provincial Minister responsible for Agriculture and as amended from time to time.

(f) An *additional farm house* may only be used as *migrant farm worker housing* where the *additional farm house* legally existed prior to the adoption of Bylaw No. 6367 on May 31, 2006.

10.10.9 ADDITIONAL FARM HOUSE

(a) Not more than one *additional farm house* is permitted on any *lot*.

(b) An *additional farm house* is only permitted if

(i) it is occupied by a retired person who worked full-time on the *farm* and is a member of the *family* that currently operates the *farm* and written approval of the Agricultural Land Commission has been obtained, or

(ii) it is occupied by *migrant farm workers* only, and the *additional farm house* used for *migrant farm worker housing* shall meet the standards of this Zoning Bylaw, the Public Health Act and the Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC, as amended or replaced from time to time, or

(iii) (1) it is occupied by a full-time *farm* employee who is required for the *farm* operation and who provides a net benefit to the existing *farm* operation, and

(2) the additional *farm house* is sited so as not to have a negative effect on the existing *farm* operation, and

(3) the net benefit of every additional *farm house* is supported by a report prepared by a Professional Agrologist, to be retained by the *City*, who is a full member of the British Columbia Institute of Agrologists describing

(3.1) the established level of *farm* operation,

(3.2) detailed agricultural rationale of the necessity for a full-time *farm* employee living in the *additional farm house*,

(3.3) an assessment of the impacts on the *farm* operation of the proposed *additional farm house*, and

(3.4) such report to be prepared to a standard acceptable to the *General Manager, Development*, contain sufficient and appropriate rationale for recommendations made, and completed at the cost of the applicant, or *Amend BL 8159, 2023*

(4) written approval of the Agricultural Land Commission has been obtained.

(c) A building permit for an *additional farm house* shall not be unreasonably withheld.

10.10.10 MIGRANT FARM WORKER HOUSING

(a) *Migrant farm worker housing* shall only be permitted where all of the following criteria are met:

(i) the *lot* is located in the Agricultural Land Reserve and has *farming* as a permitted *use*;

(ii) the *lot* is classified as a *farm* under the Assessment Act;

(iii) the *farm* on which the *migrant farm workers* are employed is no less than 8 ha in area;

(iv) the *lot* on which the *migrant farm worker housing* is located is no less than 4 ha in area.

(b) For *migrant farm worker housing*, the following conditions apply:

(i) all *migrant farm worker housing* shall meet the standards in the Health Act and the Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC, as amended or replaced from time to time;

(ii) not more than one *farm home plate - migrant farm worker housing* is permitted per *farm*;

(iii) any new *building* for *migrant farm worker housing* shall be a *manufactured home* and may only be placed on a temporary foundation or footings;

(iv) if a *lot* contains 2 or more existing permanent dwellings, only one can be used for *migrant farm worker housing*;

(v) the total *floor area – migrant farm worker housing* shall not exceed 420 m^2 per *farm* except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted a maximum of 1,300 m^2 per *farm* based on 1 *migrant farm worker* per 1,000 m*2* of *principal farm building*. This limit shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing*, established by the Provincial Minister responsible for Agriculture and as amended from time to time;

(vi) not more than 42 *migrant farm workers* per *farm* are permitted except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted 1 *migrant farm worker* per 1,000 m^2 of *principal farm building floor area*, to a maximum of 130 workers per *farm*. This limit shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing* established by the Provincial Minister responsible for Agriculture and as amended from time to time.

(vii) The minimum *floor area* per *migrant farm worker* in *migrant farm worker housing* is 7.44 m^2, which includes living and sleeping areas but does not include

(1) any common laundry, washroom or storage areas and mechanical rooms, or

(2) open balconies, decks, terraces and exterior steps.

(viii) The minimum volume per *migrant farm worker* is 8.5 m^3 per person in the sleeping area of any *migrant farm worker housing*.

(ix) *Outdoor amenity space* shall be provided on the same *farm home plate – migrant farm worker housing* as the *migrant farm worker housing* at a minimum standard of 50 m^2 plus 5 m^2 per *migrant farm worker*. Where the *outdoor amenity space* is subject to inundation by water or is otherwise unsuitable for leisure use, a deck or similar *structure* shall be provided at the minimum standard noted above. This requirement shall be reviewed and amended to be consistent with *migrant farm worker housing* guidelines when such guidelines are established by the Provincial Minister responsible for Agriculture.

(x) Where a *farm* accommodates more than 20 *migrant farm workers*, *indoor amenity space – migrant farm worker housing* may also be provided in a mobile, manufactured *building* to a maximum of 50 m^2 in floor area. This *building* shall be separate from the *building(s)* which contain workers' sleeping areas but included on the *farm home plate – migrant farm worker housing*. This space may include one enclosed bathroom with a toilet and sink but may not include any other plumbing fixtures or wall partitions. Provision of *indoor amenity space – migrant farm worker housing* is optional and may only be provided in addition to the minimum requirement for *outdoor amenity space*.

(xi) Prior to occupancy of the *migrant farm worker housing* and annually thereafter, the operator of a *farm* shall deposit a statutory declaration with the *City*, verifying

(1) the dates of proposed occupancy,

(2) the number of *migrant farm worker housing* approved for that *farm* in an employment confirmation provided through the Federal Migrant Agricultural Farm Worker Program or Pilot Project for Occupations Requiring Lower Levels of Formal Training, as amended or replaced from time to time,

(3) that the housing complies with all applicable city regulations,

(4) that the housing has been inspected by an Inspector recommended by the Western Agriculture Labour Initiative (W.A.L.I.) and certified as being in compliance with the Guidelines for the Provision of Housing for Seasonal Agricultural Workers in BC, as amended or replaced from time to time,

(5) that there is available by telephone 24 hours a day a person who is fluent in English and who may be contacted by phone 24 hours a day, to answer enquiries from the *City* as to occupancy of *migrant farm worker housing* on the *farm*,

(6) that the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration,

(7) that the *migrant farm worker housing* is covered by insurance for the dwelling, and

(8) that the *migrant farm worker housing* shall be occupied only by workers hired through the Federal Migrant Agricultural Farm Worker Program or the Pilot Project for Occupations Requiring Lower Levels of Formal Training for that *farm*.

Documentation shall be provided to support the statements made in the statutory declaration.

(xii) *Migrant farm worker housing* shall not be occupied except during the time periods identified in the statutory declaration.

(xiii) The owner of the *lot* on which the *migrant farm worker housing* is located shall register on the title of that lot a Section 219 covenant against the title stating that

(1) the accommodation shall only be used for the accommodation of full-time *migrant farm workers* hired for that *farm* through the Federal programs specified in this Bylaw,

(2) the accommodation shall only be used during the periods of time approved by the Federal program under which the workers are hired,

(3) the *manufactured home* used for *migrant farm worker housing* shall be removed, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted,

(4) an *additional farm house* used for *migrant farm worker housing* shall be removed or converted to a non-residential *use*, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted,

(5) a minimum financial security, equal to the cost to remove a *manufactured home* or to demolish or convert an *additional farm house* as the case may be, shall be provided to Delta. This security may be drawn upon by the *City* should the owner fail to remove, demolish or convert the *migrant farm worker housing* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted,

(6) a new estimated cost prepared by a qualified contractor to remove, demolish or convert, as appropriate, the *migrant farm worker housing* shall be provided to Delta every 5 years and the financial security deposited with Delta adjusted accordingly,

(7) if the security is not sufficient to cover the costs incurred by the *City*, the owners shall pay the balance owing to the *City*, and if the balance is not paid, the *City* shall be authorized to recover the amount of the invoice from the lands in the same manner as it would be able to collect unpaid city taxes,

(8) the owner shall provide Delta with current contact information for a person who is fluent in English and who may be contacted by phone 24 hours a day, to answer enquiries from the *City* as to occupancy of *migrant farm worker housing* on the *farm*,

(9) the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration, and

(10) the operator of the *farm* shall indemnify and save Delta harmless for any loss or damage suffered as a result of Delta exercising any rights or enforcing any obligations in the covenant.

(xiv) The operator of the *farm* shall provide to Delta a minimum financial security, equal to the cost to remove a *manufactured home* or to demolish or convert an *additional farm house* as the case may be, which may be drawn upon by the *City* should the owner fail to remove, demolish or convert the *migrant farm worker housing* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted.

10.10.11 SPECIAL REQUIREMENTS IN EDGE PLANNING AREA* (NON-RESIDENTIAL FARM USE)

(a) Despite Sections 10.10.2 and 10.10.3, the following *uses*, *buildings* and *structures* are not permitted in the Edge Planning Area shown on the Edge Planning Area Maps:

(i) breeding pets;

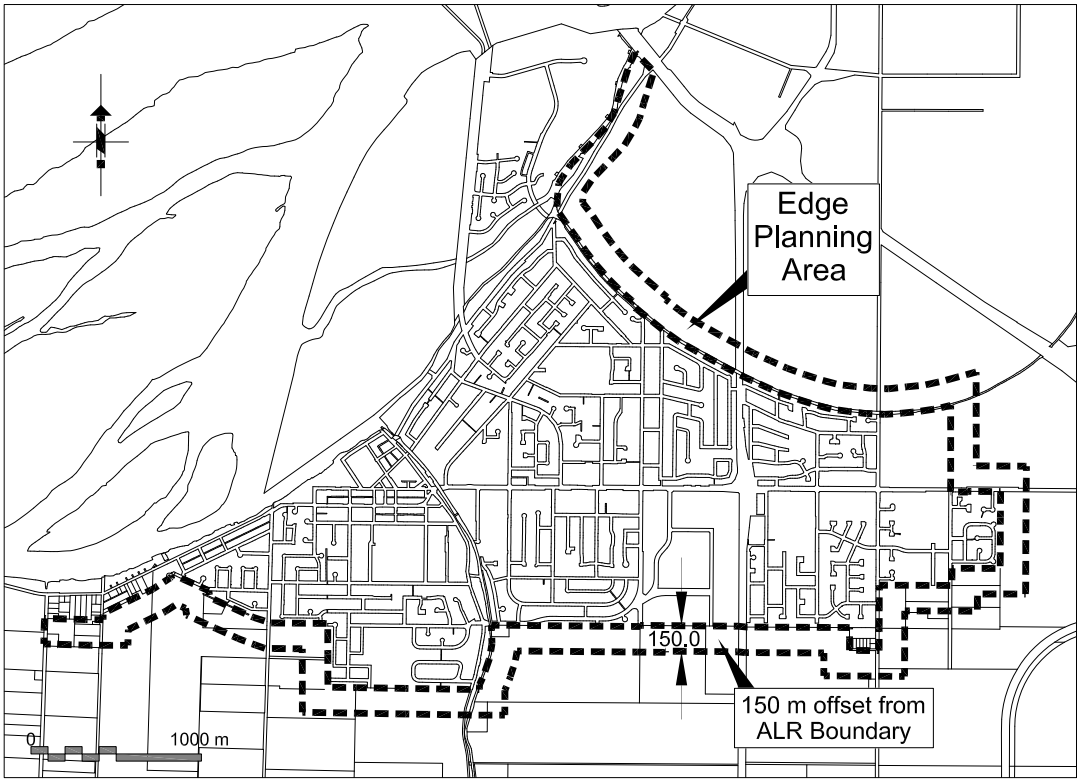
(ii) *kennel*;

(iii) raising and keeping of swine and fur bearing animals;

(iv) *buildings*, *structures* and outdoor areas containing *mushroom growing medium* or where *mushroom growing medium* is prepared or stored.

*The regulations set out in this section shall be reviewed and amended to be consistent with Edge-Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.

10.10.11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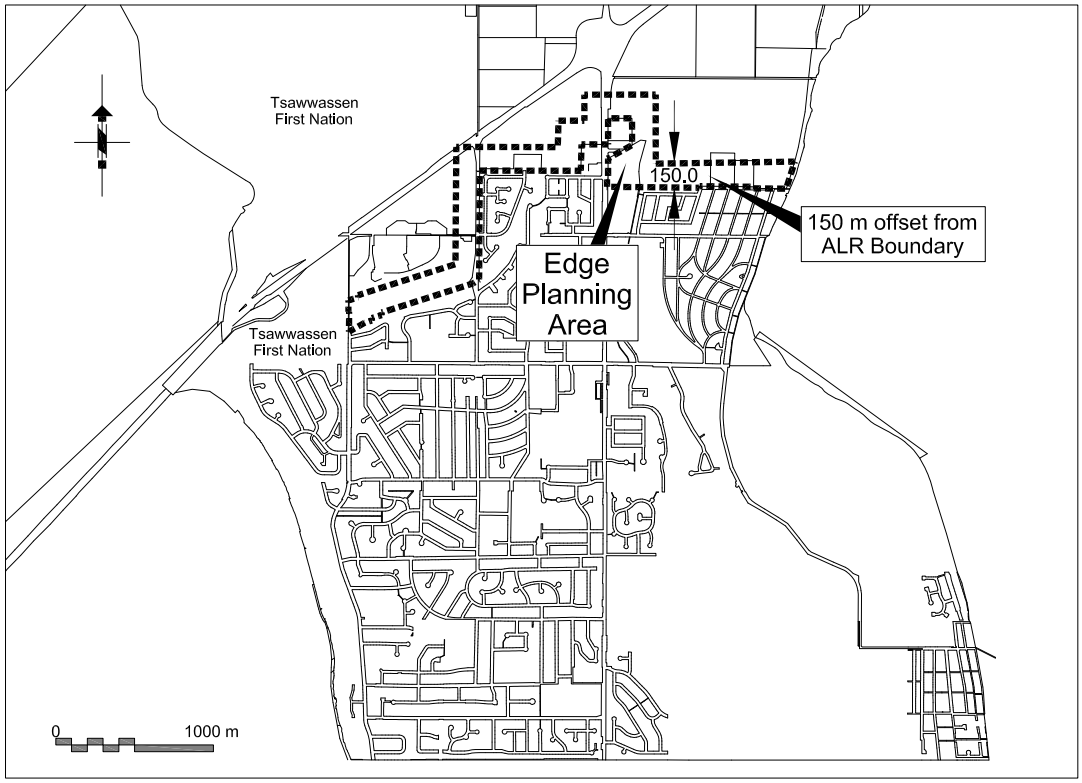
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10.10.12 SETBACKS: NON-RESIDENTIAL FARM USE AND MIGRANT FARM WORKER HOUSING*

(a) The *uses*, *buildings* and *structures* set out in Column 1 shall be no closer in horizontal distance to the *lot lines* in Columns 2, 3 and 4 or to any point of a *building* used for *migrant farm worker housing* in Column 5 than the distance specified in those columns. The *front lot line* and *lot line* adjacent to *flanking street* setbacks in Column 2 applies to the *fronting streets* and abutting *streets*, *lanes* or *highways*. Column 4 applies in place of Column 2 or 3 for *lot lines* along the ALR boundary in the Edge Planning Area shown on the Edge Planning Area Maps.

(b) The following *front lot line* and *flanking street* setbacks apply to a *fronting street*, *abutting street*, *lane* or *highway*. Where there is no dedicated *street* in place, distance shall be measured to the closer of either the dedicated or the constructed *street*, *lane* or *highway*.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Use, Building* or *Structure	***Front lot line* and *lot line* adjacent to a *flanking street***	**Other *lot lines***	**Property within the area outlined in the Edge Planning Area Maps**	***Migrant farm worker housing building***
(i) *Farm buildings*, *structures*, or outdoor storage areas, except as provided in rows (ii) through (xvii)	7.5 m	4.5 m	7.5 m except for boilers and exterior fans where setback is 15 m	7.5 m
(ii) *Farm buildings*, *structures*, or outdoor storage areas, including *confined livestock areas*, containing animals other than swine and fur-bearing animals	15 m	15 m	60 m	30 m
(iii) *Farm buildings*, *structures*, or outdoor storage areas, including *confined livestock areas*, containing swine and fur-bearing animals	30 m	30 m	Not Permitted	30 m
(iv) *Agricultural liquid waste storage facility*	30 m	30 m	30 m	30 m
(v) *Agricultural solid waste storage facility*	15 m	15 m	30 m	30 m
(vi) *Agricultural solid waste* field storage	30 m	30 m	30 m	30 m

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Use, Building* or *Structure	***Front lot line* and *lot line* adjacent to a *flanking street***	**Other *lot lines***	**Property within the area outlined in the Edge Planning Area Maps**	***Migrant farm worker housing building***
(vii) *On-farm composting*, whether inside or outside of *farm buildings* or *structures*	30 m	30 m	30 m	30 m
(viii) *Mushroom growing medium* preparation and storage whether inside or outside of *farm buildings* or *structures*	30 m	30 m	Not Permitted	30 m
(ix) *Soilless medium* preparation	15 m	15 m	15 m	30 m
(x) *Soilless medium* storage	7.5 m	7.5 m	7.5 m	7.5 m
(xi) *Detention pond*	7.5 m	4.5 m	4.5 m	4.5 m
(xii) Wood waste storage	7.5 m	7.5 m	7.5 m	7.5 m
(xiii) Silo	30 m	30 m	30 m	30 m
(xiv) Chemical storage	7.5 m	7.5 m	15 m	30 m
(xv) Incinerators	30 m	30 m	30 m	30 m
(xvi) Generator shed or *cogeneration facility*	15 m	15 m	15 m	30 m
(xvii) *Migrant farm worker housing building*	6 m	15 m	15 m	3 m

*The regulations set out in Columns 4 and 5 shall be reviewed and amended to be consistent with Edge Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.

10.10.13 ADDITIONAL SEPARATION DISTANCE – NON-RESIDENTIAL FARM USE*

(a) The uses, activities, buildings, and structures set out in Column 1 shall be no closer in horizontal distance to a natural stream, a channelized stream or a constructed ditch than the distance specified below:

COLUMN 1	Separation Distance to a:		
	Natural Stream	Channelized Stream	Constructed Ditch
Seasonal Feeding areas, *agricultural solid waste* field storage facility with more than 2 weeks storage time, *confined livestock area* with more than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg)	30 m	30 m	30 m
Agricultural solid waste storage facility, *agricultural liquid waste storage facility*, chemical storage, compost storage, *composting*, incinerator, silo, wood waste storage, mushroom barn, *confined livestock area* with less than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg)	15 m	15 m	15 m
All other *farm buildings* and *structures*	15 m	10 m	5 m

*The regulations set out in the table above shall be reviewed and amended to be consistent with Streamside Protection Guidelines established by the Province of British Columbia when such guidelines are established.

(b) A Development Variance Permit may be used to vary the setbacks in Subsection (a) if supported by a report documenting the impacts of a reduced setback. The report shall be prepared at the cost of the applicant by a qualified environmental professional as defined in the Riparian Areas Regulation B.C. Reg. 376/2004, as amended from time to time. The report shall be prepared to a standard acceptable to the *General Manager, Development* and contain sufficient and appropriate rationale for the recommendations made. *Amend BL 8159, 2023*

10.10.14 MAXIMUM AGRICULTURAL SITE COVERAGE – NON-RESIDENTIAL FARM USE

The *agricultural site coverage* associated with the following *uses* shall not exceed the percentage (%) set out opposite thereto:

Apiculture	20%
Nurseries, Specialty Wood Crops, and Turf Farms	35%
Raising of Livestock, Poultry, Game and Fur including *confined livestock areas*	35%
Mushroom Growing	35%
Growing of Tree, Vine, Field and Forage Crops	25%

10.10.15 AGRICULTURAL PRODUCTS AND MUSHROOM GROWING MEDIUM STORAGE, PROCESSING AND PREPARATION

(a) A minimum of 50% of the total volume of the *agricultural products* or *mushroom growing medium* stored on a *lot* or processed or prepared by *on-farm processing* or *on-farm product preparation* on a *lot*

(i) must be consumed as animal feed or used in the production of mushrooms, on a *farm* owned or operated by the owner or lessee of the *lot*, or

(ii) must have been harvested, grown, raised, or produced on a *farm* owned or operated by the owner or lessee of the *lot*.

10.10.16 AGRICULTURAL WASTE MANAGEMENT AND ON-FARM COMPOSTING

(a) Using, storing, and managing *agricultural solid waste* and *agricultural liquid waste* must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992 established by the Agricultural Waste Control Regulation B.C. Reg. 131/92 of the Environmental Management Act.

(b) All *on-farm composting*, including but not limited to mushroom and manure composting, must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992, established by the Agricultural Waste Control Regulation B.C. Reg. 131/92 of the Environmental Management Act, and the Organic Matter Recycling Regulation B.C. Reg. 18/2002 of the Environmental Management Act. *Mushroom growing medium* preparation and storage shall comply with the Mushroom Composting Pollution Prevention Regulation B.C. Reg. 413/98 of the Environmental Management Act.

(c) Despite the above, where *on-farm composting* takes place within the Edge Planning Area identified on the Edge Planning Area Maps in Section 10.10.11, the following regulations apply:

(i) Compost shall be maintained in a manner that allows aerobic decomposition;

(ii) Impermeable surfaces shall be required for all storage;

(iii) The total volume of compost production on site, including mixed and finished compost, shall be limited to 100 m^3 at any one time.

(d) Where more than 50% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from on the *farm*, then 100% of the finished compost may be distributed or sold off the *farm*.

(e) Where less than 50% but more than 1% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from on the *farm*, then up to 50% of the finished compost may be distributed or sold off the *farm*.

(f) Where 100% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from off the *farm*, then 100% of the finished compost must be used on that *farm* and shall not be distributed or sold off the *farm*.

10.10.17 FARM RETAIL SALES*

(a) Despite Sections 10.10.2 and 10.10.3, *farm retail sales* shall only be permitted on a *lot* assessed as a farm pursuant to the Assessment Act.

(b) Where all of the products offered for sale are produced on the *farm* on which the *farm retail sales* are taking place, the size of the *farm retail area* shall not be limited, but the location is subject to all applicable siting and setback provisions.

(c) Where any of the products offered for sale are not produced on the *farm* on which the *farm retail sales* are taking place,

(i) a *farm retail area* shall not exceed 300 m^2, and

(ii) a minimum of 50% of the *farm retail area* shall be limited to product produced on that *farm*.

*The regulations set out in this section shall be reviewed and amended to be consistent with amendments to any policies on farm retail uses established by the Provincial Minister responsible for Agriculture when such policies are amended.

10.10.18 VEHICLE STORAGE, PARKING AND LOADING

(a) Nothing in the regulations of this section shall be interpreted so as to restrict the parking, storage or number of *farm vehicles*.

(b) For each *farm house* or *additional farm house*, overnight parking of a maximum of 6 *recreation vehicles* is permitted. For the purposes of this section, *recreation vehicles* include only *utility trailers* not exceeding 5,500 kg *licensed gross vehicle weight*, pleasure boats, motor homes and towable campers, all of which shall be uninhabited and are kept primarily for other than gain, rent or sale.

See Part 8 for additional parking regulations

(c) The storage or parking of any *wrecked motor vehicles* is prohibited unless

(i) they are within an enclosed *building* or obscured from view from any *lot line*, or

(ii) they are

(1) considered farm tractors or implements of husbandry under the Motor Vehicle Act, or

(2) trucks over 5,500 kg *licensed gross vehicle weight* which are considered farm vehicles as defined in the Commercial Transport Regulations B.C. Reg. 30/78 of the Commercial Transport Act, and are kept for the purpose of salvaging parts to repair or maintain other farm tractors, implements of husbandry as defined in the Motor Vehicle Act, or farm vehicles as defined in the Commercial Transport Regulations B.C. Reg. 30/78 of the Commercial Transport Act on that *farm*.

See Part 9 for loading regulations

10.10.19 CRITERIA FOR COGENERATION FACILITY IN THIS ZONE

(a) The *combined heat and power engine* must be fueled by natural gas.

(b) The *combined heat and power engine* must be sized to be commensurate with the heat demand of the *greenhouse operation*.

(c) The hours of operation of the *cogeneration facility* shall be determined by the thermal, electrical and/or CO_2 demands of the *greenhouse operation* on the lands.

(d) The *cogeneration facility* shall be used to meet the thermal, electrical and/or CO_2 requirements for cultivation and production of *agricultural products* within the *greenhouse operation* on the lands.

(e) The *combined heat and power engine* capacity must not exceed 1 MWe/ha of land in *greenhouse* crop production on the *farm* operation. A *combined heat and power engine* with a capacity up to 1.5 MWe/ha is permitted if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

(f) The *combined heat and power engine* must operate with an efficiency of at least 80%.

(g) The *farm* must have capacity to store excess heat generated by the *combined heat and power engine* for beneficial use by the *greenhouse operation*.

(h) The *combined heat and power engine* operation must meet emission standards established by Metro Vancouver or as required in the Environmental Management Act or appropriate successor legislation.

(i) The *cogeneration facility* shall be disconnected from its natural gas fuel supply if it cannot be demonstrated that the criteria noted above are being met.

Amend BL 7795, 2018

10.10.20 CRITERIA FOR GROWING OF CANNABIS AS A FARMING USE

The growing of cannabis shall only be permitted as a *farming* use where the following criteria are met:

(a) the *lot* is located in the Agricultural Land Reserve and in a zone in which *farming* is a permitted use;

(b) all federal and provincial licenses, permits and approvals have been obtained for such growing; and

(c) such growing occurs outdoors in a field or inside a *structure* that

(i) has a base consisting entirely of soil, or

(ii) was, before July 13, 2018,

(1) constructed for the purpose of growing crops inside it, or

(2) under construction for the purpose referred to in Section 10.10.20(c)(ii)(1), if that construction

(2.1) was being carried out in accordance with all applicable authorizations and enactments, and

(2.2) continues without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

10.20 A2: GOLF COURSE AND AGRICULTURE ZONE

10.20.1 INTENT

This *zone* is intended for *golf courses* in addition to *farming*, breeding pets, *kennels* and related *uses*.

10.20.2 PRINCIPAL USES

Breeding pets, subject to compliance with all applicable regulations in Section 10.10

Farming, subject to compliance with all applicable regulations in Section 10.10

Golf course, subject to Section 10.20.8(a)

Kennel, subject to compliance with all applicable regulations in Section 10.10

10.20.3 ACCESSORY USES

Clubhouse, which may contain a pro shop, accessory to a *golf course*, subject to Sections 10.20.8(c) and (d)

*Coffee sho*p, accessory to a *golf course*, subject to Sections 10.20.8(f) and (g)

Driving ranges, practice tees and practice greens, accessory to a *golf course*

Liquor primary establishment, accessory to a *golf course*, subject to Section 10.20.8(e)

Restaurant, accessory to a *golf course*, subject to Sections 10.20.8(f) and (g)

Storage *buildings*

Uses accessory to breeding pets, *farming* and *kennels* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

10.20.4 SETBACKS FOR GOLF COURSES

Minimum *setbacks* for *accessory buildings* shall be:

Front	6 m
Interior Side	13.5 m
Exterior Side	13.5 m
Rear	6 m

10.20.5 HEIGHT

Maximum height of a clubhouse or other *accessory buildings* for a *golf course* shall be the lesser of 2.5 *storeys* and 8 m measured to *mid-roof* or the top of a *flat roof*.

10.20.6 MINIMUM LOT SIZE FOR SUBDIVISION

The minimum *lot* area of a *lot* which may be created by subdivision is 8 ha.

10.20.7 LANDSCAPING

(a) Along any boundary of a *golf course* that adjoins an A1 *zone* or a dike, a *landscaped* buffer which is not less than 6 m in width, consisting of a dense hedge of shrubs or evergreen trees not less than 1.2 m in height and which may include a ditch, walkway or bicycle path, shall be installed and maintained.

(b) Along any boundary of a *golf course* that adjoins a *lot* zoned for residential or health care *uses*, a *fence* not less than 1.8 m in height or a *landscaped* strip not less than 1.5 m in width, consisting of a dense hedge of shrubs or evergreen trees not less than 1.2 m in height, shall be provided and maintained.

10.20.8 OTHER REGULATIONS

(a) A *golf course* shall only be permitted on a *lot* not less than 56 ha in *lot* area.

(b) No outside storage of goods, materials or garbage shall be permitted in connection with a *golf course*.

(c) Not more than 1 clubhouse shall be permitted on each *golf course*.

(d) The maximum *gross floor area* of a clubhouse shall be 1,393 m^2.

(e) A *liquor primary establishment* shall only be permitted in a clubhouse larger than 232 m^2 in *floor area*.

(f) A *coffee shop*, a *restaurant* and a *liquor primary establishment* shall only be located within a clubhouse.

(g) The maximum total *floor area* devoted to a *coffee shop*, a *restaurant* and a *liquor primary establishment*, if any, shall be 40% of the *gross floor area* of the clubhouse.

10.30 A3: URBAN INTERFACE AGRICULTURE ZONE

Amend BL 7880, 2020

10.30.1 INTENT

This *zone* is intended for *soil-based farming* and related *uses.*

10.30.2 PRINCIPAL USES

Soil-based farming, subject to Section 10.30.10

10.30.3 ACCESSORY USES

Accessory farm residential facilities, accessory to a *farm house*

Farm house, accessory to *soil-based farming*

Home occupation, accessory to a *farm house*

Keeping of *household pets*, accessory to a *farm house*

Office space, change rooms, lunchrooms, washrooms, storage and product preparation areas, accessory to *soil-based farming*

On-farm processing, accessory to *soil-based farming*

On-farm product preparation, accessory to *soil-based farming*

See Section 6.1.10 for *home occupation* regulations

10.30.4 SETBACKS

(a) Minimum *setbacks* shall be:

	Farm house	*Accessory farm residential facilities*	Non-residential *farm buildings* and *structures* or outdoor storage
Front	6 m	6 m	30 m
Interior Side	15 m	15 m	30 m
Exterior Side	15 m	15 m	30 m
Rear	15 m	15 m	30 m

(b) For the property at 5761 6 Avenue (PID 030-641-764), the *front lot line* shall be the west *lot line* which abuts 6 Avenue.

10.30.5 HEIGHT

(a) *Maximum height* shall be:

		Principal Structure	*Accessory Structure*
Farm house	Maximum *Storeys*	2.5	1
	Maximum height to *mid-roof* or top of a *flat roof*	8 m	3.75 m
	Maximum height to roof ridge for a *pitched roof*	9.5 m	4.6 m
Non-residential *farm building* or *structure*	*Maximum height* to *mid-roof* or top of a *flat roof*	8.5 m	n/a
	Maximum height to roof ridge for a *pitched roof*	10 m	n/a

(b) For the purpose of this *zone, maximum height* for a *farm house* shall be measured from the minimum flood elevation as established by the *City*.

10.30.6 MINIMUM LOT SIZE FOR SUBDIVISION

Subdivision is not permitted in this *zone*.

10.30.7 FARM HOME PLATE AND FARM HOUSE

(a) The maximum area of a *farm home plate* is 3,600 m².

(b) The maximum depth of a *farm home plate* is 60 m measured from a dedicated or constructed road.

(c) A maximum of one *farm house* is permitted for *farm use*.

(d) A *farm house* shall be located on the *farm home plate*.

(e) The rear face of a *farm house* or *accessory farm residential facilities* shall not be located within 10 m of the rear of the *farm home plate*.

(f) The maximum *floor area – farm house* on a *lot* less than 8 ha shall be 330 m².

(g) The maximum *floor area – farm house* on a *lot* greater than 8 ha shall be 465 m².

(h) The sewerage septic tank for a *farm house* shall be located on the *farm home plate*.

10.30.8 NON-RESIDENTIAL FARM USE

(a) Non-Residential Farm Buildings

(i) A maximum of 1 non-residential *building* is permitted for *farm use*.

(ii) The maximum *floor area* of a *building* for any non-residential *farm use* shall be 1,000 m².

(b) Agricultural Product Processing and Preparation

100% of the total volume of the *agricultural products* stored on a *lot* or processed or prepared by *on-farm processing* or *on-farm product preparation* on a *lot* must have been harvested, grown, raised, or produced on a *farm* owned or operated by the owner or lessee of the *lot*.

10.30.9 STORAGE AND PARKING OF VEHICLES AND BOATS

(a) Outside, overnight parking shall be limited to *vehicles* for personal use and *farm vehicles*.

(b) Storage of *farm vehicles* and overnight parking of *farm vehicles* is only permitted if it is accessory to a *farm operation* that is permitted on the *lot*.

(c) For a *farm house*, overnight parking of a combined maximum of 2 of the following is permitted:

(i) *recreation vehicle* which does not exceed 5,500 kg in *licensed net vehicle weight*, *licensed gross vehicle weight* or both, whichever applicable;

(ii) *utility trailer* which does not exceed 5,500 kg in *licensed net vehicle weight*, *licensed gross vehicle weight* or both, whichever applicable; or

(iii) boat,

all of which shall be uninhabited and kept primarily for other than gain, rent or sale.

(d) Despite Section 6.1.9(b), the storage of a *wrecked motor vehicle* is permitted when

(i) it is a *farm vehicle*,

(ii) it is kept only for the purpose of salvaging parts to repair or maintain *farm vehicles* which are currently in operation on the *farm*, and

(iii) it is stored within an enclosed *building*.

10.30.10 OTHER REGULATIONS

(a) Any lighting used to illuminate any *building* exterior or exterior areas on a *lot* shall be so arranged that all direct rays of light illuminate only the intended *building* exteriors or exterior areas and not any adjoining premises or *street*.

(b) Glare emanating from any source on the *lot* shall not exceed 0.5 foot candles at any point beyond any boundary of the *lot* at any time.

(c) Recurrent vibration emanating from any source on a *lot* shall not exceed a particle velocity of 0.20 mm per second at any point beyond any boundary of the *lot* at any time.

(d) The following are prohibited:

(i) *additional farm house* or *migrant farm worker housing*;

(ii) *greenhouses* of any size;

(iii) livestock or game *farming*, raising or keeping animals of any kind, or breeding pets or operating a *kennel*;

(iv) *equestrian facilities*;

(v) *farm retail sales*;

(vi) growing or producing turf or mushrooms, cannabis, hemp or any products containing or derived from cannabis or hemp;

(vii) alcohol production;

(viii) intensive cultivation of specialty wood crops or specialty fibre crops;

(ix) aquaculture as defined in the *Fisheries Act*;

(x) any kind of *manufacturing* operation;

(xi) construction or placement of silos and incinerators;

(xii) using, storing, and managing *agricultural solid waste* and *agricultural liquid waste*;

(xiii) *on-farm composting*, including but not limited to mushroom and manure *composting*;

(xiv) firing of bird-scaring cannons or other similar noise-producing devices.

PART 11 SINGLE DETACHED RESIDENTIAL ZONES

11.10 RS1: SINGLE DETACHED RESIDENTIAL 1 ZONE

11.10.1 INTENT

This *zone* is intended for single detached housing in lower density residential areas.

11.10.2 PRINCIPAL USES

Single detached dwelling

11.10.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.10.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2.

Amend BL 8325, 2023

(b) Deleted North Delta house size regulation

11.10.5 LOT COVERAGE

Maximum *lot* coverage shall be 45%.

11.10.6 SETBACKS

Minimum *setbacks* shall be

	Principal Structure	*Accessory Structure*
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

See Section 6.2 for additional *setback* regulations

11.10.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

11.10.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot.*

11.20 RS2: SINGLE DETACHED RESIDENTIAL 2 ZONE

11.20.1 INTENT

This *zone* is intended for single detached housing and limited *nursery* and crop and animal raising *uses* in lower density residential areas.

11.20.2 PRINCIPAL USES

Single detached dwelling

Nursery, subject to Section 11.20.9(b)

Raising of crops and animals, subject to Section 11.20.9(c)

See Section 6.1.10 for *home occupation* regulations

11.20.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.8 for *secondary suite* regulations

11.20.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2.

Amend BL 8325, 2023

(b) Deleted North Delta house size regulation

11.20.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.20.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
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

Amend BL 8159, 2023

See Section 6.2 for additional *setback* regulations

11.20.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.20.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

11.20.9 OTHER REGULATIONS

(a) A maximum of 1 *single detached dwelling* shall be permitted on each *lot*.

(b) The establishment and operation of a *nursery* shall be subject to the following regulations:

(i) a *nursery* is permitted on a *lot* only if the *lot width* is not less than 54 m;

(ii) no sale of trees, plants or flowers or associated gardening or *landscaping* supplies shall be permitted;

(iii) despite Section 11.20.6, minimum *setbacks* for *structures* accommodating a *nursery*, including *greenhouses*, shall be:

	Structure
Front	12 m
Interior Side	3 m
Exterior Side	6.5 m
Rear	3 m

(iv) no sales display shall be permitted within the required minimum front *setback* and exterior side *setback* specified in Subsection (iii).

(c) The raising of crops and animals shall be permitted subject to the following regulations:

(i) no minks, foxes, pigs, ducks or more than 3 dogs shall be permitted;

(ii) no growing of mushrooms shall be permitted;

(iii) on a *lot* of 0.2 ha or more in area, chinchillas and rabbits shall be permitted;

Amend BL 7987, 2020

(iv) despite Section 6.1.2(d)(i), on a *lot* of 0.2 ha or more in area, 1 horse or 1 cow or 1 goat or 1 sheep or 12 poultry and the keeping of offspring to the age of one year, except the offspring of poultry, shall be permitted;

(v) for each 0.4 ha that a *lot* area exceeds 0.2 ha, an additional one horse or one cow or 1 goat or 1 sheep or 12 poultry and the keeping of offspring to the age of one year, except the offspring of poultry, shall be permitted;

(vi) despite Section 11.20.6, minimum *setbacks* for *structures* housing animals shall be:

	Structure
Front	30 m
Interior Side	12 m
Exterior Side	12 m
Rear	12 m

11.30 RS3: SINGLE DETACHED RESIDENTIAL 3 ZONE

11.30.1 INTENT

This *zone* is intended for single detached housing on small *lots* in the vicinity of Georgia Strait.

11.30.2 PRINCIPAL USES

Single detached dwelling

11.30.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.30.4 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.30.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
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

See Section 6.2 for additional *setback* regulations

11.30.6 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

11.30.8 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot*.

11.40 RS4: SINGLE DETACHED RESIDENTIAL 4 ZONE

11.40.1 INTENT

This *zone* is intended for single detached housing on *lots* at least 610 m^2 in area.

11.40.2 PRINCIPAL USES

Single detached dwelling

11.40.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.40.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 125 m^2.

(b) Deleted North Delta house size regulation

Amend BL 8325, 2023

11.40.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.40.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m	12 m
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	7.5 m where the *structure* is 1 or 1.5 *storeys* in height	1 m
	9 m where the *structure* is 2 or more *storeys* in height	

See Section 6.2 for additional *setback* regulations

11.40.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.40.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	610 m^2
Lot Width	20 m
Average Lot Depth	30 m

11.40.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot.*

11.41 RS4A: SINGLE DETACHED RESIDENTIAL 4A ZONE

11.41.1 INTENT

This *zone* is intended for *single detached housing* of a smaller size on *lots* at least 610 m² in area.

11.41.2 PRINCIPAL USES

Single detached dwelling

11.41.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.41.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 125 m².

(b) The maximum *gross floor area* of all *buildings*, less the applicable *floor area* exclusions pursuant to Section 6.2.17(a) plus any high ceiling *floor area* counted twice pursuant to Section 6.2.17(b), shall be the lesser of 232.25 m² and the total *floor area* permitted under Section 11.41.4(a)

Amend BL 8325, 2023

11.41.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.41.6 SETBACKS

(a) Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	6.5 m	12 m
Interior Side	2.13 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	7.5 m where the *structure* is 1 or 1.5 *storeys* in height	1 m
	9 m where the *structure* is 2 or more *storeys* in height	

See Section 6.2 for additional *setback* regulations

(b) Despite the minimum interior side *setback* specified in Subsection (a), for any *principal structure* which was approved for construction prior to January 1, 2005, the minimum interior side *setback* shall be 1.5 m.

11.41.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.41.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	610 m^2
Lot Width	20 m
Average Lot Depth	30 m

11.41.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot.*

11.50 RS5: SINGLE DETACHED RESIDENTIAL 5 ZONE

11.50.1 INTENT

This *zone* is intended for single detached housing on *lots* at least 460 m^2 in area.

11.50.2 PRINCIPAL USES

Single detached dwelling

11.50.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.50.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 125 m^2.

(b) Deleted North Delta house size regulation

Amend BL 8325, 2023

11.50.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.50.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m	12 m
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	7.5 m where the *structure* is 1 or 1.5 *storeys* in height	1 m
	9 m where the *structure* is 2 or more *storeys* in height	

See Section 6.2 for additional *setback* regulations

11.50.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.50.8 MINIMUM LOT SIZE FOR SUBDIVISION

	OCP Designation	
	SFR Single Family Residential	**Other than SFR Single Family Residential**
Lot Area	550 m^2	460 m^2
Lot Width	16 m	15 m
Average Lot Depth	30 m	30 m

See Section 2.1 for the definition of *OCP Designation*

11.50.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot.*

11.60 RS6: SINGLE DETACHED RESIDENTIAL 6 ZONE

11.60.1 INTENT

This *zone* is intended for single detached housing on *lots* at least 390 m² in area.

11.60.2 PRINCIPAL USES

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

11.60.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.8 for *secondary suite* regulations

11.60.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.5.

(b) The maximum *gross floor area* of all *buildings*, less the applicable *floor area* exclusions pursuant to Section 6.2.17(a) plus any high ceiling *floor area* counted twice pursuant to Section 6.2.17(b), shall be the lesser of 275 m² and the total *floor area* permitted under Section 11.60.4(a). *Amend BL 8325, 2023*

11.60.5 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

11.60.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m on *arterial* and *collector streets*	12 m
	5 m on streets other than *arterial* and *collector*, except that the minimum *setback* for *garages* shall be 6 m unless *garage* doors are not facing the *fronting street*	
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	7.5 m where the *structure* is 1 or 1.5 *storeys* in height	1 m
	9 m where the *structure* is 2 or more *storeys* in height	

See Section 6.2 for additional *setback* regulations

11.60.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.60.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	390 m^2
Lot Width	13 m
Average Lot Depth	30 m

11.60.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot.*

11.70 RS7: SINGLE DETACHED RESIDENTIAL 7 ZONE

11.70.1 INTENT

This *zone* is intended for single detached housing on *lots* at least 335 m² in area.

11.70.2 PRINCIPAL USES

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

11.70.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.8 for *secondary suite* regulations

11.70.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.5.

(b) The maximum *gross floor area* of all *buildings*, less the applicable *floor area* exclusions pursuant to Section 6.2.17(a) plus any high ceiling *floor area* counted twice pursuant to Section 6.2.17(b), shall be the lesser of 250 m² and the total *floor area* permitted under Section 11.70.4(a)

Amend BL 8325, 2023

11.70.5 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

11.70.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m on *arterial* and *collector streets*	12 m
	5 m on streets other than *arterial* and *collector*, except that the minimum *setback* for *garages* shall be 6 m unless *garage* doors are not facing the *fronting street*	
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	7.5 m where the *structure* is 1 or 1.5 *storeys* in height	1 m
	9 m where the *structure* is 2 or more *storeys* in height	

See Section 6.2 for additional *setback* regulations

11.70.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.70.8 MINIMUM LOT SIZE FOR SUBDIVISION

Amend BL 7777, 2018

Lot Area	335 m^2
Lot Width	11 m
Average Lot Depth	30 m

11.70.9 OTHER REGULATIONS

A maximum of 1 *single detached dwelling* shall be permitted on each *lot*.

11.80 RSC: SINGLE DETACHED RESIDENTIAL COACH HOUSE ZONE

11.80.1 INTENT

This *zone* is intended for single detached housing with *coach houses* on *lots* at least 330 m^2 in area.

11.80.2 PRINCIPAL USES

Single detached dwelling

11.80.3 ACCESSORY USES

Coach house, accessory to a *single detached dwelling*

Home occupation, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

11.80.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.65.

(b) Deleted North Delta house size regulation

Amend BL 8325, 2023

11.80.5 LOT COVERAGE

Maximum *lot coverage* shall be 41%.

11.80.6 SETBACKS

(a) Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	4 m	25 m
Interior Side	1.5 m except that when a *lot* has two *interior side lot lines*, one interior side *setback* may be reduced to 1.2 m, in which case no projections are permitted except for eaves and gutters to no closer than 0.9 m from the *interior side lot line*	1 m
Exterior Side	3.5 m for 25% of the *building* length and 1.5 m for the remainder of the *building* length	1.5 m
Rear	6.7 m	1.5 m

See Section 6.2 for additional *setback* regulations

(b) Subject to Subsections (c) to (g), *permitted projections* identified in the table below may encroach into the required minimum *setback* areas as follows:

(i) For a *principal structure*:

Permitted Projection	**Front *Setback***	**Rear *Setback***	**Interior Side *Setback***	**Exterior Side *Setback***
Exterior steps and ramps	Provided that they connect the *first storey* to *finished grade*	Permitted in the required rear *setback*	To no closer than 0.9 m from the *interior side lot line*	Provided that they connect the *first storey* to *finished grade*
Eaves and gutters	To no closer than 3.5 m from the *front lot line*	To no closer than 6.2 m from the *rear lot line*	To no closer than 0.9 m from the *interior side lot line*	To no closer than 0.9 m from the *exterior side lot line*
Unenclosed balconies, chimneys, porches and sundecks	To no closer than 3.5 m from the *front lot line*	By no more than 1.2 m and to no closer than 5.5 m from the *rear lot line*	To no closer than 0.9 m from the *interior side lot line*	No encroachment
Bay and box windows and hutches	To no closer than 3.5 m from the *front lot line*	To no closer than 6.2 m from the *rear lot line*	To no closer than 0.9 m from the *interior side lot line*	No encroachment
Window wells*	To no closer than 3.1 m from the *front lot line*	To no closer than 5.2 m from the *rear lot line*	To no closer than 0.9 m from the *interior side lot line*	No encroachment
*Basement access depressions**	Not permitted in the required front *setback*	By no more than 4 m and to no closer than 5.5 m from the *rear lot line*	To no closer than 0.9 m from the *interior side lot line*	No encroachment

*as measured to the outside of the *retaining wall*.

(ii) For an *accessory structure*:

Permitted Projection	**Front *Setback***	**Rear *Setback***	**Interior Side *Setback***	**Exterior Side *Setback***
Exterior steps and ramps	Provided that they connect the *first storey* to *finished grade*	To no closer than 0.9 m from the *rear lot line*	No encroachment	Provided that they connect the *first storey* to *finished grade*
Eaves and gutters	To no closer than 24 m from the *front lot line*	To no closer than 0.6 m from the *rear lot line*	To no closer than 0.6 m from the *interior side lot line*	To no closer than 0.9 m from the *exterior side lot line*
Unenclosed balconies, chimneys, porches and sundecks	To no closer than 24.4 m from the *front lot line*	To no closer than 0.9 m from the *rear lot line*	To no closer than 0.6 m from the *interior side lot line*	No encroachment
Bay and box windows and hutches	To no closer than 24.4 m from the *front lot line*	To no closer than 0.9 m from the *rear lot line*	To no closer than 0.6 m from the *interior side lot line*	No encroachment

(c) The total width of *permitted projections* measured parallel to the *building* face

(i) shall not exceed 33% of the width of the respective face of the *building* at the front, rear or exterior side, and

(ii) shall not exceed 25% of the width of the respective face of the *building* at the interior side.

(d) A bay or a box window or a hutch shall not exceed a length of 2.4 m.

(e) Exterior steps that encroach closer than 5.5 m to the *rear lot line* shall not exceed 0.9 m in width.

(f) Despite Subsection (c),

(i) eaves and gutters may extend across the full face of the *building*, and

(ii) unenclosed covered porches may extend across the full face of a *building* in the front *setback* area.

(g) No *permitted projection* shall encroach onto, into or over any easement or statutory right of way.

11.80.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	2
Maximum height to *mid-roof* or the top of a *flat roof*	8.3 m	7.3 m
Maximum height to roof ridge for a *pitched roof*	10.8 m	9.8 m

See Section 6.2.14 for additional height regulations

11.80.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	330 m^2
Lot Width	10 m
Average Lot Depth	33 m

11.80.9 OFF-STREET PARKING

A minimum of 50% of all required off-street *parking spaces* shall be contained within a *garage*.

See Part 8 for additional parking regulations

11.80.10 OTHER REGULATIONS

(a) A maximum of 1 *single detached dwelling* and 1 *coach house* shall be permitted on each *lot*.

(b) A *garage* shall only be contained within an *accessory building*.

(c) The maximum *gross floor area* of an *accessory building*, including a *garage*, shall be 110 m^2.

11.90 RSF: SINGLE DETACHED RESIDENTIAL FLOATING HOME ZONE

11.90.1 INTENT

This *zone* is intended for *floating homes*.

11.90.2 PRINCIPAL USES

Floating home

11.90.3 ACCESSORY USES

Home occupation, accessory to a *floating home*

See Section 6.1.10 for *home occupation* regulations

11.90.4 DENSITY

Maximum density shall be 1 *floating home* per *water area*.

11.90.5 WATER COVERAGE

Total water coverage of any *floating homes* and moorage walkways (fixed or floating) shall not exceed 45% of the *water area* below the *natural boundary of the Fraser River*.

11.90.6 SETBACKS

For a *principal structure* or an *accessory structure* on the *water area* below the *natural boundary of the Fraser River*, a minimum *setback* of 1.5 m shall be provided from all sides of the area other than the side abutting or opposite to the *natural boundary of the Fraser River*.

See Section 6.2 for additional *setback* regulations

11.90.7 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) The *maximum height* of a *floating home* shall be measured from the lower of

(i) the top of the floating foundation of the *floating home*, and

(ii) 0.6 m above the level of the water.

(c) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.90.8 OFF-STREET PARKING

Required parking for *permitted uses* within the *water area* shall be provided on the adjoining *upland area*, and such right of joint use of the *upland area* shall be evidenced by a Section 219 covenant registered in the Land Title Office in favour of the *City*.

See Part 8 for additional parking regulations

11.90.9 OTHER REGULATIONS

(a) A minimum distance of 3 m of open water is required between the floats or walls of adjacent *floating homes*.

(b) A minimum distance of 3 m is required between the floats or walls of *floating homes* on opposite sides of a moorage walkway.

(c) A *floating home* shall have a direct and clear emergency or fire fighting access of a minimum width of 6 m to open water.

(d) A minimum of 1 *habitable room* within a *floating home* shall overlook an unobstructed area which

(i) has a minimum width of 4.5 m measured horizontally at right angles to the exterior wall of the room, and

(ii) extends across the full length of the exterior wall of the room.

(e) An *outdoor amenity space* in a minimum amount of 4.5 m^2 per *floating home* shall be provided on the *upland area*.

(f) The balance of the *upland area* not occupied by *buildings*, parking areas, driveways and pedestrian ways shall be *landscaped* and maintained in good condition at all times.

(g) Sanitary sewer and water facilities shall be connected to city services where available and where not available an alternative to such facilities shall be approved by the Fraser Health Authority.

Amend BL 8159, 2023

(h) For the purpose of this *zone*, *habitable room* means a room used either for cooking, eating, sleeping or other human occupancy including a bathroom, but excluding utility rooms, workrooms, furnace rooms and storage rooms.

PART 12 DUPLEX RESIDENTIAL ZONES

Amend BL 8282, 2023

12.10 RD1: DUPLEX/SINGLE DETACHED RESIDENTIAL 1 ZONE

12.10.1 INTENT

This *zone* is intended for duplex and single detached housing on larger *lots*.

12.10.2 PRINCIPAL USES

Duplex dwelling

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

12.10.3 ACCESSORY USES

Home occupation, accessory to a *duplex dwelling* or a *single detached dwelling*

Secondary suite, accessory only to a *single detached dwelling* or *duplex dwelling*

See Section 6.1.8 for *secondary suite* regulations

12.10.4 DENSITY

(a) For a *single detached dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

(b) For a *duplex dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

12.10.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.10.6 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

12.10.7 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	6.5 m		12 m
Interior Side	Where *building depth* does not exceed 18 m	1.5 m	1 m
	Where *building depth* exceeds 18 m	1.5 m for that portion of the *building* that does not exceed 18 m, and 3 m for that portion of the *building* that exceeds 18 m	
Exterior Side	3.5 m		6.5 m
Rear where *average lot depth* does not exceed 35 m	Where building height is 1 or 1.5 storeys	7.5 m	1 m
	Where building height is 2 or more storeys	9 m	
Rear where *average lot depth* exceeds 35 m	Where building height is 1 or 1.5 storeys	7.5 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	1 m
	Where building height is 2 or more storeys	9 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	

See Section 6.2 for additional *setback* regulations

12.10.8 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

12.10.9 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.10.10 OTHER REGULATIONS

A maximum of 1 *duplex dwelling* or 1 *single detached dwelling* shall be permitted on each *lot*.

12.20 RD2: DUPLEX/SINGLE DETACHED RESIDENTIAL 2 ZONE

Amend BL 8282, 2023

12.20.1 INTENT

This *zone* is intended for *duplex* and *single detached housing* on waterfront *lots* in Beach Grove, developed in a manner which complements the area and preserves waterfront views for these *lots*.

12.20.2 PRINCIPAL USES

Duplex dwelling

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

12.20.3 ACCESSORY USES

Home occupation, accessory to a *duplex dwelling* or a *single detached dwelling*

Secondary suite, accessory only to a *single detached dwelling* or *duplex dwelling*

See Section 6.1.8 for *secondary suite* regulations

Amend BL 8282, 2023

12.20.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 93 m^2 for a *single detached dwelling use*.

(b) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2 for a *duplex dwelling use*.

12.20.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.20.6 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

12.20.7 SETBACKS

(a) Maximum and minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	Maximum 41 m from the *rear lot line* measured along and perpendicular to the northern *lot line*, but no closer than 7.5 m to the seawall		Maximum 41 m from the *rear lot line*, measured along and perpendicular to the northern *lot line*, but no closer than 7.5 m to the seawall
Interior Side	Where building depth does not exceed 18 m	Minimum 1.5 m	Minimum 1 m
	Where building depth exceeds 18 m	Minimum 1.5 m for that portion of the *building* that does not exceed 18 m, and minimum 1.5 m plus 0.5 m for each additional 2 m of that portion of the *building* that exceeds 18 m	
Exterior Side	Minimum 3.5 m		Minimum 6.5 m
Rear	Minimum 1 m for an attached *garage* or workshop of a maximum height of 1.5 *storeys*, and minimum 7.5 m for any habitable rooms		1 m

See Section 6.2 for additional *setback* regulations

(b) For the purpose of this *zone*, "building depth" means the greatest distance, measured parallel to the northern *lot line*, between the *building*'s exterior wall facing the *front lot line* and its exterior wall facing the *rear lot line*.

(c) For the purpose of this *zone*, "*habitable room*" means a room used either for cooking, eating, sleeping or other human occupancy including a *bathroom*, but excluding utility rooms, workrooms, furnace rooms and storage rooms.

(d) Despite Section 6.2.10, no *permitted projections* shall be allowed within the front *setback* area in this *zone*.

12.20.8 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

12.20.9 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

12.20.10 OTHER REGULATIONS

A maximum of 1 *duplex dwelling* or 1 *single detached dwelling* shall be permitted on each *lot*.

12.30 RD3: DUPLEX/SINGLE DETACHED RESIDENTIAL 3 ZONE

12.30.1 INTENT

This *zone* is intended for single detached housing, and on larger *lots*, duplex housing.

12.30.2 PRINCIPAL USES

Duplex dwelling

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

12.30.3 ACCESSORY USES

Home occupation, accessory to a *duplex dwelling* or a *single detached dwelling*

Amend BL 8282, 2023

Secondary suite, accessory only to a *single detached dwelling* or *duplex dwelling*

See Section 6.1.8 for *secondary suite* regulations

12.30.4 DENSITY

(a) For a *single detached dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

(b) For a *duplex dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

12.30.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.30.6 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

12.30.7 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	6.5 m		12 m
Interior Side	Where *building depth* does not exceed 18 m	1.5 m	1 m
	Where *building depth* exceeds 18 m	1.5 m for that portion of the *building* that does not exceed 18 m, and 3 m for that portion of the *building* that exceeds 18 m	
Exterior Side	3.5 m		6.5 m
Rear where *average lot depth* does not exceed 35 m	Where *building* height is 1 or 1.5 storeys	7.5 m	1 m
	Where *building* height is 2 or more storeys	9 m	
Rear where *average lot depth* exceeds 35 m	Where *building* height is 1 or 1.5 *storeys*	7.5 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	1 m
	Where *building* height is 2 or more *storeys*	9 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	

See Section 6.2 for additional *setback* regulations

12.30.8 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	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

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

12.30.9 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

12.30.10 OTHER REGULATIONS

A maximum of 1 *duplex dwelling* or 1 *single detached dwelling* shall be permitted on each *lot*.

PART 13 MULTI-UNIT RESIDENTIAL ZONES

13.10 RH40: STRATA HOUSE RESIDENTIAL 40 ZONE

13.10.1 INTENT

This *zone* is intended for *strata house* developments which are similar in appearance to single detached housing.

13.10.2 PRINCIPAL USES

Strata house

13.10.3 ACCESSORY USES

Home occupation, accessory to *strata house*

See Section 6.1.10 for *home occupation* regulations

13.10.4 DENSITY

(a) Maximum *floor space ratio* shall be 0.3 plus 135 m^2.

(b) Maximum units per hectare (UPH) shall be

(i) 40 UPH provided that a minimum of 10 UPH are *dwelling units* under 75 m^2 in *floor area*, or

(ii) 30 UPH if fewer than 10 UPH are *dwelling units* under 75 m^2 in *floor area*.

13.10.5 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

13.10.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	6.5 m		12 m
Interior Side	1.5 m		1 m
Exterior Side	3.5 m		6.5 m
Rear where *average lot depth* does not exceed 35 m	Where *building* height is 1 or 1.5 storeys	7.5 m	1 m
	Where *building* height is 2 or more storeys	9 m	
Rear where *average lot depth* exceeds 35 m	Where *building* height is 1 or 1.5 *storeys*	7.5 m plus 0.65 m for each additional 1 m of the *average lot depth* that exceeds 35 m	1 m
	Where *building* height is 2 or more *storeys*	9 m plus 0.65 m for each additional 1 m of the *average lot depth* that exceeds 35 m	

See Section 6.2 for additional *setback* regulations

13.10.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	9 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	11.5 m	4.6 m

See Section 6.2.14 for additional height regulations

13.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

13.10.9 OTHER REGULATIONS

A maximum of 4 *dwelling units* shall be permitted in each *strata house*.

13.20 RT40: TOWNHOUSE RESIDENTIAL 40 ZONE

13.20.1 INTENT

This *zone* is intended for *townhouse* developments at a maximum density of 40 UPH.

13.20.2 PRINCIPAL USES

Townhouse

13.20.3 ACCESSORY USES

(deleted *Childcare facility)*

Home occupation, accessory to *townhouse*

Indoor amenity space, accessory to *townhouse*

See Section 6.1.10 for *home occupation* regulations

Amend BL 8159, 2023

13.20.4 DENSITY

Maximum density shall be 40 UPH.

13.20.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

13.20.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	5 m	6 m
Interior Side	3 m	1 m
Exterior Side	5 m	5 m
Rear	5 m	1 m

See Section 6.2 for additional *setback* regulations

13.20.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	8 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	9.5 m	4.6 m

See Section 6.2.14 for additional height regulations

13.20.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

Amend BL 8159, 2023

13.20.9 (deleted OTHER REGULATIONS *childcare facility* floor area)

13.21 RT50: TOWNHOUSE RESIDENTIAL 50 ZONE

13.21.1 INTENT

This *zone* is intended for *townhouses* or a combination of *townhouses* and low rise *apartment buildings* developed at a maximum density of 50 UPH.

13.21.2 PRINCIPAL USE

Townhouse

Townhouse in combination with *apartment building*

See Section 6.1.14 for *adaptable dwelling unit* regulations

13.21.3 ACCESSORY USE

Home occupation, accessory to *apartment building*

Home occupation, accessory to *townhouse*

Indoor amenity space, accessory to a *principal use*

See Section 6.1.10 for *home occupation* regulations

13.21.4 DENSITY

Maximum density shall be 50 UPH.

13.21.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

13.21.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	7.5 m	7.5 m
Interior Side	7.5 m	7.5 m
Exterior Side	7.5 m	7.5 m
Rear	7.3 m	7.3 m

See Section 6.2 for additional *setback* regulations

13.21.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2	1
Maximum height to *mid-roof* or the top of a *flat roof*	8 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	9.5 m	4.6 m

See Section 6.2.14 for additional height regulations

13.21.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1.5 ha
Lot Width	80 m
Average Lot Depth	150 m

13.22 RT62: TOWNHOUSE RESIDENTIAL 62 ZONE

Amend BL 7807, 2019

13.22.1 INTENT

This *zone* is intended for *townhouse* developments at a maximum density of 62 UPH.

13.22.2 PRINCIPAL USES

Townhouse

13.22.3 ACCESSORY USES

(deleted Childcare facility)

Home occupation, accessory to *townhouse*

Indoor amenity space, accessory to *townhouse*

See Section 6.1.10 for *home occupation* regulations

Amend BL 8159, 2023

13.22.4 DENSITY

(a) Maximum density shall be 62 UPH.

(b) Maximum *floor space ratio* shall be 1.0.

13.22.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

13.22.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	5 m	5 m
Interior Side	3 m	1 m
Exterior Side	5 m	5 m
Rear	5 m	1 m

See Section 6.2 for additional *setback* regulations

13.22.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	11 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	13 m	4.6 m

See Section 6.2.14 for additional height regulations

13.22.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

Amend BL 8159, 2023

13.22.9 (deleted OTHER REGULATIONS *childcare facility* floor area)

13.24 RT76: TOWNHOUSE RESIDENTIAL 76 ZONE

Amend BL 7850, 2019

13.24.1 INTENT

This *zone* is intended for *townhouse* developments at a maximum density of 76 UPH.

13.24.2 PRINCIPAL USES

Townhouse

13.24.3 ACCESSORY USES

(deleted *Childcare facility)*

Home occupation, accessory to *townhouse*

Indoor amenity space, accessory to *townhouse*

See Section 6.1.10 for *home occupation* regulations

Amend BL 8159, 2023

13.24.4 DENSITY

(a) Maximum density shall be 76 UPH.

(b) Maximum *floor space ratio* shall be 1.2.

13.24.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

13.24.6 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	3.5 m	3.5 m
Interior Side	3 m	1 m
Exterior Side	3.5 m	3.5 m
Rear	3.5 m	1 m

See Section 6.2 for additional *setback* regulations

13.24.7 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	11 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	13 m	4.6 m

See Section 6.2.14 for additional height regulations

13.24.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

Amend BL 8159, 2023

13.24.9 (deleted OTHER REGULATIONS *childcare facility* floor area)

13.30 RA20: APARTMENT RESIDENTIAL 20 ZONE

13.30.1 INTENT

This *zone* is intended for low rise apartment developments at a maximum density of 20 UPH.

13.30.2 PRINCIPAL USES

Apartment building

Single detached dwelling, subject to compliance with all the provisions of the RS4 zone in Section 11.40

See Section 6.1.14 for *adaptable dwelling unit* regulations

13.30.3 ACCESSORY USES

Secondary suite, accessory only to a *single detached dwelling*

Home occupation, accessory to any *principal use*

Indoor amenity space, accessory to *apartment building*

See Section 6.1.8 for *secondary suite* regulations

See Section 6.1.10 for *home occupation* regulations

13.30.4 DENSITY

Maximum density shall be 20 UPH.

13.30.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	7.5 m		12 m
Interior Side	Where *building depth* does not exceed 30 m	4.5 m	1 m
	Where *building depth* exceeds 30 m	4.5 m for that portion of the *building* that does not exceed 30 m, and 4.5 m plus 0.4 m for each additional 2 m of that portion of the *building* that exceeds 30 m	

See Section 6.2 for additional *setback* regulations

	Principal Structure	*Accessory Structure*
Exterior Side	4.5 m	4.5 m except where an immediately adjacent *lot* to the rear fronts the *flanking street* in which case the minimum *setback* shall be 7.5 m
Rear	7.5 m	1 m

13.30.6 HEIGHT

Maximum height shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

13.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,100 m^2
Lot Width	30 m
Average Lot Depth	30 m

13.32 RA112: APARTMENT RESIDENTIAL 112 ZONE

13.32.1 INTENT

This *zone* is intended for low-rise apartment developments at a maximum density of 112 UPH.

13.32.2 PRINCIPAL USES

Apartment building

See Section 6.1.14 for *adaptable dwelling unit* regulations

13.32.3 ACCESSORY USES

(deleted *Childcare facility)*

Home occupation, accessory to *apartment building*

Indoor amenity space, accessory to *apartment building*

Amend BL 8159, 2023

See Section 6.1.10 for *home occupation* regulations

13.32.4 DENSITY

Maximum density shall be 112 UPH.

13.32.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	7.5 m		12 m
Interior Side	Where *building depth* does not exceed 30 m	4.5 m	1 m
	Where *building depth* exceeds 30 m	4.5 m for that portion of the *building* that does not exceed 30 m, and 4.5 m plus 0.4 m for each additional 2 m of that portion of the *building* that exceeds 30 m	

See Section 6.2 for additional *setback* regulations

	Principal Structure	*Accessory Structure*
Exterior Side	4.5 m	4.5 m except where an immediately adjacent *lot* to the rear fronts the *flanking street* in which case the minimum *setback* shall be 7.5 m
Rear	7.5 m	1 m

13.32.6 HEIGHT

Maximum height shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

13.32.7 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

Amend BL 8159, 2023

13.32.8 (deleted OTHER REGULATIONS *childcare facility* floor area)

13.33 RA120: APARTMENT RESIDENTIAL 120 ZONE

13.33.1 INTENT

This *zone* is intended for low rise apartment developments at a maximum density of 120 UPH.

13.33.2 PRINCIPAL USE

Apartment building

See Section 6.1.14 for *adaptable dwelling unit* regulations

13.33.3 ACCESSORY USES

(deleted *Childcare facility)*

Home occupation, accessory to *apartment building*

Indoor amenity space, accessory to *apartment building*

See Section 6.1.10 for *home occupation* regulations

Amend BL 8159, 2023

13.33.4 DENSITY

Maximum density shall be 120 UPH.

13.33.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	7.5 m		12 m
Interior Side	Where *building depth* does not exceed 30 m	4.5 m	1 m
	Where *building depth* exceeds 30 m	4.5 m for that portion of the *building* that does not exceed 30 m, and 4.5 m plus 0.4 m for each additional 2 m of that portion of the *building* that exceeds 30 m	

See Section 6.2 for additional *setback* regulations

	Principal Structure	*Accessory Structure*
Exterior Side	4.5 m	4.5 m except where an immediately adjacent *lot* to the rear fronts the *flanking street* in which case the minimum *setback* shall be 7.5 m
Rear	7.5 m	1 m

13.33.6 HEIGHT

(a) For *lots* in Tsawwassen which have an *OCP designation* of MDR Medium Density Residential, *maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	11 m	3.75 m

See Section 6.2.14 for additional height regulations

(b) For all other *lots*, *maximum height* shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	4	1
Maximum height to *mid-roof* or the top of a *flat roof*	17 m	3.75 m

13.33.7 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

13.33.8 (deleted OTHER REGULATIONS *childcare facility* floor area)

Amend BL 8159, 2023

Amend BL 8159, 2023
Amend BL 8052, 2021

13.45 RA180R: APARTMENT TOWNHOUSE RESIDENTIAL 180 RENTAL ZONE

13.45.1 INTENT

This *zone* is intended for low to mid rise apartment and townhouse developments limited to *Rental residential tenure* at a maximum density of 180.

13.45.2 PRINCIPAL USE

Apartment building limited to *Residential rental tenure*

Townhouse limited to *Residential rental tenure*

Seniors congregate housing

13.45.3 ACCESSORY USES

Amend BL 8159, 2023

(deleted *Childcare facility)*

Home occupation, accessory to *apartment building*

Indoor amenity space, accessory to *apartment building*

See Section 6.1.10 for *home occupation* regulations

13.45.4 DENSITY

(a) Maximum density shall be 180 UPH.

(b) Maximum *floor space ratio* shall be 2.0.

13.45.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	Storey 1–4 7.5 m on arterial streets 5.0 m on streets other than arterials	12 m
	Storey 5 – 6: 7.5 m	
Interior Side	7.5m	1 m
Exterior Side	Storey 1–4 7.5 m on arterial streets 5.0 m on streets other than arterials	7.5 m except where the flanking street also provides the frontage for an immediately adjacent lot in which case accessory structures shall be located no closer than 12 m from the exterior side lot line.
	Storey 5–6: 7.5 m	
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

13.45.6 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	4	1
Maximum height to *mid-roof* or the top of a *flat roof*	17 m	3.75 m

See Section 6.2.14 for additional height regulations

13.45.7 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	2,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

13.45.8 (deleted OTHER REGULATIONS *childcare facility* floor area)

Amend BL 8159, 2023

PART 14 COMMERCIAL ZONES

14.10 C1: CORE COMMERCIAL ZONE

14.10.1 INTENT

This *zone* is intended for a wide range of commercial and service *uses* in addition to limited residential *uses* serving a larger community.

14.10.2 PRINCIPAL USES

Animal daycare

Animal grooming

Assembly hall

Auction rooms

Brew pub

Amend BL 8159, 2023

(deleted Childcare facility)

Club

Coffee shop

Convenience store

Cultural facility

Education facility

Financial institution

Garden shop

Health care office

Hotel

Household goods repair

Household recycling and collection facility

Indoor recreation facility

Liquor primary establishment

Liquor store, subject to Section 14.10.7(a)

Movie theatre

Office operation

Personal services

Pharmacy

Polyclinic

Restaurant

Retail sales

Sale of *motor vehicles,* subject to Section 14.10.7(b)

Secondary residential accommodation

Veterinary clinic

Wine store

See Section 6.1.2(a) for *auction rooms* regulations

See Section 6.1.17 for *brew pub* regulations

See Section 6.1.15 for *household recycling and collection facility* regulations

See Section 6.1.19 for *drug store* and *pharmacy* location regulations

14.10.3 ACCESSORY USES

Outdoor display of goods, accessory to:

Convenience store

Garden shop

Retail sales

Rental of *motor vehicles*, accessory to a *hotel*

See Section 6.1.21 for additional outdoor display regulations

14.10.4 SETBACKS

Minimum *setbacks* shall be:

		Principal Structure	***Accessory Structure***
Front		0 m	12 m
Interior Side	For *storeys* not containing residential *uses*	0.0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m
	For *storeys* containing residential *uses*	4.5 m	3 m
Exterior Side		0 m	12 m
Rear	For *storeys* not containing residential *uses*	0.0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m
	For *storeys* containing residential *uses*	4.5 m	3 m

See Section 6.2 for additional *setback* regulations

14.10.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 11 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 300 m^2.

14.10.7 OTHER REGULATIONS

(a) A *liquor store*

(i) shall not be located more than 200 m from 56 Street, 120 Street (Scott Road) or Ladner Trunk Road,

(ii) shall only be permitted in a *hotel*, a *shopping centre*, or a freestanding *building* in or contiguous to a *shopping centre*,

(iii) shall not be located within 1 km from another *liquor store*, and

(iv) shall not exceed 186 m^2 in *floor area*, excluding the area used for ancillary offices, storage, washrooms, and shipping and receiving.

(b) The sale of *motor vehicles* shall be entirely contained within a *building*.

14.11 C1A: CORE COMMERCIAL A ZONE

14.11.1 INTENT

This *zone* is intended for a wide range of commercial and service *uses* in addition to limited residential *uses* serving a larger community.

14.11.2 PRINCIPAL USES

Animal grooming

Assembly hall

Auction room

Club

Coffee shop

Cultural facility

Education facility

Financial institution

Garden shop

Health care office

Hotel

Household goods repair

Household recycling and collection facility

Indoor recreation facility

Liquor primary establishment

Liquor store, subject to Section 14.11.7(a)

Manufacturing, limited only to commodities which are exclusively sold retail on the premises

Office operation

Personal services

Pharmacy

Polyclinic

Repair and installation of automotive glass

Rental of small tools

Restaurant

Retail sales

Secondary residential accommodation

Veterinary clinic

Wine store

See Section 6.1.2(a) for *auction rooms* regulations

See Section 6.1.15 for *household recycling and collection facility* regulations

See Section 6.1.19 for *drug store* and *pharmacy* location regulations

14.11.3 ACCESSORY USES

Rental of *motor vehicles*, accessory to a *hotel*

14.11.4 SETBACKS

Minimum *setbacks* for a *principal structure* or an *accessory structure* shall be:

Front	0 m
Interior Side	0.0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 1.5 m
Exterior Side	1.5 m
Rear	1.5 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be ½ the height of the *building* or *structure*

See Section 6.2 for additional *setback* regulations

14.11.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 10.75 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.11.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 300 m^2.

14.11.7 OTHER REGULATIONS

(a) A *liquor store*:

(i) shall not be located more than 200 m from 56 Street, 120 Street (Scott Road) or Ladner Trunk Road;

(ii) shall only be permitted in a *hotel*, a *shopping centre*, or a freestanding *building* in or contiguous to a *shopping centre*;

(iii) shall not be located within 1 km from another *liquor store*; and

(iv) shall not exceed 186 m^2 in *floor area*, excluding the area used for ancillary offices, storage, washrooms, and shipping and receiving;

(b) No storage of goods or materials shall be permitted outside a *building*.

14.12 C1C: CORE COMMERCIAL CANNABIS ZONE

Amend BL 8063, 2021

14.12.1 INTENT

This *zone* is intended for a wide range of commercial *uses*, including a *cannabis dispensary*, and service uses in addition to limited residential uses serving a larger community.

14.12.2 PRINCIPAL USES

All *uses* permitted in the C1 Core Commercial Zone

Cannabis dispensary

The aforesaid uses shall be subject to all the regulations, conditions and requirements of the C1 Core Commercial Zone.

14.12.3 ACCESSORY USES

All *accessory uses* permitted in the C1 Core Commercial Zone.

The aforesaid *accessory uses* shall be subject to all the regulations, conditions and requirements of the C1 Core Commercial Zone.

14.20 C2: COMMUNITY COMMERCIAL ZONE

14.20.1 INTENT

This *zone* is intended for a range of commercial and service *uses* serving a community of several neighbourhoods.

14.20.2 PRINCIPAL USES

Animal daycare

Animal grooming

Coffee shop

Health care office

Household goods repair

Household recycling and collection facility

Office operation

Personal services

Restaurant

Retail sales, subject to Section 14.20.7

Secondary residential accommodation

See Section 6.1.15 for *household recycling and collection facility* regulations

14.20.3 ACCESSORY USES

Outdoor display of goods, accessory to *retail sales*

See Section 6.1.21 for additional outdoor display regulations

14.20.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	5 m	12 m
Interior Side	0.0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m
Exterior Side	3 m	12 m
Rear	6 m	3 m

See Section 6.2 for additional *setback* regulations

14.20.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 8 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.20.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 230 m^2.

14.20.7 OTHER REGULATIONS

The maximum *floor area* for a *retail sales use*, other than a food store and a *drug store*, shall be 140 m^2 not including any ancillary storage or office space.

14.21 C2A: NEIGHBOURHOOD COMMERCIAL ZONE

14.21.1 INTENT

This *zone* is intended for small scale commercial *uses*, serving a local neighbourhood in a residential context.

14.21.2 PRINCIPAL USES

Convenience store

Neighbourhood café

Office operation

Single detached dwelling

14.21.3 ACCESSORY USES

Dwelling unit, accessory to a *convenience store*, subject to Section 14.21.9(e) and (i)

Home occupation, accessory to a *single detached dwelling*

Outdoor display of goods, accessory to *convenience store*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.21 for additional outdoor display regulations

14.21.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

Lot Area x *Floor Space Ratio* of 0.25 + 125 m^2.

Amend BL 8325, 2023

(b) Deleted North Delta house size regulation

14.21.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

14.21.6 SETBACKS

(a) Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m	12 m
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	9 m except where the building does not exceed 1.5 storeys in height, in which case the minimum *setback* shall be reduced to 7.5 m	

See Section 6.2 for additional *setback* regulations

(b) Despite the minimum rear *setback* specified in Subsection (a), where a *single detached dwelling* is the *principal use* on the *lot*, the reduced rear setback provision in Section 6.2.7 may apply.

14.21.7 HEIGHT

Maximum height shall be:

See Section 6.2.14 for additional height regulations

	***Principal Structure* containing**			***Accessory Structure***
	commercial uses only	**commercial uses and an accessory *dwelling unit***	**a *single detached dwelling* only**	
Maximum *Storeys*	1	2.5	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	4.6 m	8 m	8 m	3.75 m
Maximum height to the roof ridge for a *pitched roof*	6 m	10.5 m	9.5 m	4.6 m

14.21.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	610 m^2
Lot Width	20 m
Average Lot Depth	30 m

14.21.9 OTHER REGULATIONS

(a) The maximum number of *dwelling units* shall be 1 per *lot*.

(b) The total *floor area* for any *convenience store*, *neighbourhood café*, and *office operation uses* on a *lot* shall not exceed 140 m^2 in *floor area*.

(c) A *neighbourhood café* shall be limited to 20 seats.

(d) A *convenience store* shall only be located on the *first storey* and shall be oriented to the *street*.

(e) A *dwelling unit* accessory to a *convenience store* shall be located in the same *building* as the *convenience store*.

(f) An *office operation* shall only be located on the *first storey*.

(g) No storage of goods or materials shall be permitted outside a *building*.

(h) Not more than 60% of the total area of the *lot* shall be covered by *impermeable material*.

(i) Despite Section 8.4.2, for a *convenience store*, 3 *parking spaces* are required for customer parking, 1 *parking space* is required for employee parking, and 1 additional *parking space* is required for an accessory *dwelling unit*, if any.

(j) No person shall park or store, or cause to be parked or stored, any *commercial vehicle*, equipment, trailer or similar conveyance which exceeds a *licenced gross vehicle weight* of 5,500 kg on any *lot* between the hours of 9:30 p.m. and 7:00 a.m. of the following day.

(k) Despite Part 9, no off-street loading facilities shall be required in this *zone*.

(l) Signs shall not be illuminated between 10:00 p.m. and 7:00 a.m.

14.30 C3: TOURIST COMMERCIAL ZONE

14.30.1 INTENT

This *zone* is intended for *hotels*, *motels* and related facilities outside core commercial areas.

14.30.2 PRINCIPAL USES

Coffee shop

Hotel

Motel

Restaurant

14.30.3 ACCESSORY USES

Rental of *motor vehicles*, accessory to a *hotel* or *motel*

14.30.4 DENSITY

(a) Maximum *floor space ratio* shall be 0.45.

(b) Despite Subsection (a), where the required off-street parking, or portion thereof, is provided underground, the maximum *floor space ratio* may be increased by an amount determined in accordance with the following formula:

$$\frac{\text{Number of spaces provided underground}}{\text{Total number of } \textit{parking spaces} \text{ required}} \times 0.55$$

But in no case shall the maximum floor space ratio exceed 1.

14.30.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	6 m	12 m
Interior Side	1.5 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m
Exterior Side	6 m	12 m
Rear	6 m	3 m

See Section 6.2 for additional *setback* regulations

14.30.6 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be:

Maximum *storeys*	3
Maximum height	12 m measured to the top of a *structure*, except for a *pitched roof structure* for which the *maximum height* shall be measured to the *mid-roof*

See Section 6.2.14 for additional height regulations

14.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m^2

14.30.8 OTHER REGULATIONS

No storage of goods or materials shall be permitted outside a *building*.

14.40 C4: SERVICE STATION COMMERCIAL ZONE

14.40.1 INTENT

This *zone* is intended for gas stations and automobile maintenance and repair facilities.

14.40.2 PRINCIPAL USES

Automotive services, subject to Section 14.40.7(a)

Sale of *motor vehicles* and accessories

Service station

14.40.3 ACCESSORY USES

Car wash, accessory to *automotive services* or a *service station*

Convenience store, accessory to a *service station*

Rental of *motor vehicles*, accessory to *automotive services* or a *service station*, subject to Section 14.40.7(b)

14.40.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	**Pump Island Canopy**	***Accessory Structure***
Front	6 m	3 m	6 m
Interior Side	0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m
Exterior Side	3 m	3 m	3 m
Rear	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m

See Section 6.2 for additional *setback* regulations

14.40.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 8 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.40.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m^2.

14.40.7 OTHER REGULATIONS

(a) All *motor vehicle* repair work shall be carried out entirely within a *building*.

(b) For rental of *motor vehicles*,

(i) the *lot* on which the *use* is located shall have a minimum *lot* area of 2,400 m^2,

(ii) the total number of rental *motor vehicles* shall not exceed 4 on the *lot*, and

(iii) each rental *motor vehicle* shall not exceed 5,500 kg in *licensed gross vehicle weight*, *licensed net vehicle weight* or both, whichever is applicable.

(c) No storage of goods or materials shall be permitted outside a *building*.

14.41 C4A: SERVICE STATION COMMERCIAL A ZONE

14.41.1 INTENT

This *zone* is intended for gas stations which may include *restaurant* services, and automobile maintenance and repair facilities.

14.41.2 PRINCIPAL USES

Automotive services, subject to Section 14.41.7(a)

Sale of *motor vehicles* and accessories

Service station

14.41.3 ACCESSORY USES

Car wash, accessory to *automotive services* or a *service station*

Coffee shop, accessory to a *service station*

Convenience store, accessory to a *service station*

Drive-through restaurant, accessory to a *service station*

Rental of *motor vehicles*, accessory to *automotive services* or a *service station*, subject to Section 14.41.7(b)

Restaurant, accessory to a *service station*

14.41.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Pump Island Canopy***	***Accessory Structure***
Front	6 m	3 m	6 m
Interior Side	0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m
Exterior Side	3 m	3 m	3 m
Rear	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m

See Section 6.2 for additional *setback* regulations

14.41.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 8 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.41.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m^2.

14.41.7 OTHER REGULATIONS

(a) All *motor vehicle* repair work shall be carried out entirely within a *building*.

(b) For rental of *motor vehicles*,

(i) the *lot* on which the *use* is located shall have a minimum *lot* area of 2,400 m^2,

(ii) the total number of rental *motor vehicles* shall not exceed 4 on a *lot*, and

(iii) each rental *motor vehicle* shall not exceed 5,500 kg in *licensed gross vehicle weight*, *licensed net vehicle weight* or both, whichever is applicable.

(c) No storage of goods or materials shall be permitted outside a *building*.

14.42 C4B: HIGHWAY COMMERCIAL ZONE

Amend BL 7807, 2019

14.42.1 INTENT

This site specific *zone* is intended for highway oriented commercial uses on the lot described below:

Parcel Identifier: 009-206-213
Legal Description: Lot 1 Section 33 Township 3 and of Section 4 Township 4 New Westminster District Plan 24717
Address: 9341 Ladner Trunk Road

14.42.2 PRINCIPAL USES

Automotive services, subject to Section 14.41.7(a)

Coffee shop

Construction services

Convenience store

Drive-through restaurant

Restaurant

Sale of *motor vehicles* and accessories

Service station

14.42.3 ACCESSORY USES

Car wash, accessory to *automotive services* or a *service station*

14.42.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Pump Island Canopy*	*Accessory Structure*
Front	6 m	3 m	6 m
Interior Side	0 m	3 m	0 m
Exterior Side	3 m	3 m	3 m
Rear	1.5 m	3 m	13.5 m

See Section 6.2 for additional *setback* regulations

14.42.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 8 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.42.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m^2.

14.42.7 OTHER REGULATIONS

(a) All *motor vehicle* repair work shall be carried out entirely within a *building*.

(b) No storage of goods or materials shall be permitted outside a *building*.

14.45 C4C: CAR WASH COMMERCIAL ZONE

14.45.1 INTENT

This *zone* is intended for stand-alone *car wash* facilities.

14.45.2 PRINCIPAL USE

Car wash

14.45.3 SETBACKS

Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	6 m
Interior Side	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m
Exterior Side	3 m
Rear	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m

See Section 6.2 for additional *setback* regulations

14.45.4 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 6 m measured to the top of the *structure,* except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.45.5 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m^2.

14.45.6 OTHER REGULATIONS

No storage of goods or materials shall be permitted outside a *building.*

14.50 C5: PRIVATE RECREATION ZONE

14.50.1 INTENT

This *zone* is intended for a range of indoor and outdoor recreation facilities.

14.50.2 PRINCIPAL USES

Assembly hall

Club

Community centre

Golf course

Equestrian facility

Indoor recreation facility

Outdoor recreation facility

Rental of *recreational marine vessels*

14.50.3 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	6 m	12 m
Interior Side	60% of the *building* height measured to the top of a *building* plus 40% of the *building depth* that exceeds 15 m	1 m
Exterior Side	3 m	3 m
Rear	6 m	1 m

See Section 6.2 for additional *setback* regulations

14.50.4 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 550 m^2.

14.50.5 OTHER REGULATIONS

No storage of goods or materials shall be permitted outside a *building*.

14.51 C5A: LIMITED PRIVATE RECREATION ZONE

14.51.1 INTENT

This *zone* is intended for a limited range of *indoor recreation facilities* and related services.

14.51.2 PRINCIPAL USES

Health spa

Indoor recreation facility

14.51.3 ACCESSORY USES

Coffee shop, accessory to an *indoor recreation facility*

Liquor primary establishment, accessory to an *indoor recreation facility*

Restaurant, accessory to an *indoor recreation facility*

Sales or rentals of sports equipment, accessory to an *indoor recreation facility*

Sports rehabilitation centre, accessory to an *indoor recreation facility*

14.51.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6 m	12 m
Interior Side	6 m	6 m
Exterior Side	6 m	6 m
Rear	6 m	1 m

See Section 6.2 for additional *setback* regulations

14.51.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 15 m measured to the top of the *structure,* except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

14.51.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 2 ha.

14.51.7 OTHER REGULATIONS

(a) No storage of goods or materials shall be permitted outside a *building*.

(b) Despite Section 7.4.2, *landscaping* shall cover not less than 10% of the *lot*.

14.60 CS1: SERVICE COMMERCIAL 1 ZONE

14.60.1 INTENT

This *zone* is intended for a range of service commercial *uses*.

14.60.2 PRINCIPAL USES

Animal daycare

Animal grooming

Auction room

Automotive services

Brew pub

Coffee shop

Cold storage facility

Construction services

Education facility

Garden shop

Household goods repair

Household recycling and collection facility

Liquor primary establishment

Nursery

Office operation

Personal service

Rental of:

- *Motor vehicles*
- *Non-motorized recreational equipment*
- Small tools

Restaurant

Sale of:

- *Agricultural products* and horticultural products
- *Home improvement supplies*
- *Motor vehicles* and accessories
- *Non-motorized recreational equipment* and accessories

Self storage

Trade school

Veterinary clinic

See Section 6.1.17 for *brew pub* regulations

See Section 6.1.15 for *household recycling and collection facility* regulations

14.60.3 ACCESSORY USES

Caretaker dwelling unit, accessory to any *principal use* in this *zone*

Outdoor storage and display of goods, accessory to:

Construction services

Garden shop

Nursery

Rental of bicycles, *motor vehicles,* or small tools

Sale of *agricultural products* and horticultural products, bicycles and accessories*, home improvement supplies,* or *motor vehicles* and accessories

See Section 6.1.21 for additional outdoor display regulations

14.60.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	6 m	12 m
Interior Side	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m
Exterior Side	3 m	12 m
Rear	3 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 6 m	3 m

See Section 6.2 for additional *setback* regulations

14.60.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be:

Maximum *storeys*	2
Maximum height	8 m measured to the top of a *structure*, except for a *pitched roof structure* for which the *maximum height* shall be measured to the *mid-roof*

See Section 6.2.14 for additional height regulations

14.60.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 550 m^2.

14.65 CS2: SERVICE COMMERCIAL 2 ZONE

14.65.1 INTENT

This *zone* is intended for a wide range of service commercial *uses*.

14.65.2 PRINCIPAL USES

Animal daycare
Animal grooming
Auction room
Automotive body shop
Automotive services
Boat building and repair
Brew pub
Coffee shop
Cold storage facility
Construction services
Education facility
Garden shop
Household goods repair
Household recycling and collection facility
Liquor primary establishment
Machine shop
Nursery
Office operation
Personal services
Rental of:
- *Motor vehicles*
- *Non-motorized recreational equipment*
- *Recreational marine vessels*
- Small tools

Restaurant
Sale of:
- *Agricultural products* and horticultural products
- Fishing and marine supplies
- *Home improvement supplies*
- *Motor vehicles* and accessories
- *Non-motorized recreational equipment* and accessories
- *Recreational marine vessels*

Self storage
Trade school
Veterinary clinic

See Section 6.1.2(a) for *auction rooms* regulations

See Section 6.1.17 for *brew pub* regulations

See Section 6.1.15 for *household recycling and collection facility* regulations

14.65.3 ACCESSORY USES

Caretaker dwelling unit, accessory to any *principal use*

Outdoor storage and display of goods, accessory to:

Construction services

Garden shop

Nursery

Rental of bicycles*, motor vehicles, recreational marine vessels* or small tools

Sale of *agricultural products* and horticultural products, bicycles and accessories, fishing and marine supplies, *home improvement supplies, motor vehicles* and accessories, or *recreational marine vessels*

See Section 6.1.21 for additional outdoor display regulations

14.65.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	0 m	12 m
Interior Side	0 m except where abutting a *lot* zoned for residential or health care *use* in which case the minimum *setback* shall be 3 m	3 m
Exterior Side	0 m	12 m
Rear	3 m	3 m

See Section 6.2 for additional *setback* regulations

14.65.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be:

Maximum *storeys*	2
Maximum height	8 m measured to the top of a *structure*, except for a *pitched roof structure* for which the *maximum height* shall be measured to the *mid-roof*

See Section 6.2.14 for additional height regulations

14.65.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 550 m^2.

PART 15 MIXED USE ZONES

15.10 MULW: MIXED USE LADNER WATERFRONT ZONE

15.10.1 INTENT

This *zone* is intended for a mix of commercial, service, recreational, and limited residential *uses* to create a vibrant, people oriented waterfront.

15.10.2 PRINCIPAL USES

Amend BL 7881, 2019

See Section 6.1.17 for brew pub regulations

Animal daycare

Animal grooming

Boat building and repair

Boat moorage

Brew pub

Coffee shop

Cultural facility

Education facility

Household goods repair

Indoor recreation facility

Liquor primary establishment

Liquor store, subject to Section 15.10.8(f)

Machine shop

Marina

Secondary residential accommodation, subject to Section 15.10.8(d)

Net shed

Office operation

Personal services

Restaurant

Retail sales

Rental of:

- Machinery and equipment
- *Non-motorized recreational equipment*
- *Recreational marine vessels*

Sale of:

- *Agricultural products*
- *Home improvement supplies*
- Horticultural products
- Fishing and marine supplies
- *Non-motorized recreational equipment*
- *Recreational marine vessels*

Veterinary clinic

Water oriented recreation

Wine store, subject to Section 15.10.8(f)

15.10.3 ACCESSORY USES

Outdoor display of goods, accessory to:

Retail sales

Sale of:

Agricultural products

Home improvement supplies

Horticultural products

Fishing and marine supplies

Non-motorized recreational equipment

Recreational marine vessels

15.10.4 SETBACKS

Minimum *setbacks* for a *principal structure* and an *accessory structure* in the *upland area* and *water area* shall be as follows:

(a) *Upland area*:

Front	0 m
Interior Side	0 m
Exterior Side	
Rear or natural high water mark of the Fraser River, whichever is closer to the *front lot line*	0 m

See Section 6.2 for additional *setback* regulations

(b) *Water area:*

Front or natural high water mark of the Fraser River, whichever is closer to the *front lot line*	0 m
Interior Side	0 m
Exterior Side	
Rear	0 m

For the purpose of this *zone*, the *front lot line* shall be the *lot line* closest to Chisholm Street.

15.10.5 HEIGHT

(a) *Maximum height* for a *principal structure* and an *accessory structure* in the *upland area* shall be:

Maximum *storeys*	2.5
Maximum height to roof ridge for a *pitched roof* or the top of a *flat roof*	10 m

See Section 6.2.14 for additional height regulations

(b) *Maximum height* for a *principal structure* and an *accessory structure* in the *water area* shall be:

Maximum *storeys*	2.5
Maximum height to roof ridge for a *pitched roof* or the top of a *flat roof*	10 m

For the purpose of this *zone*, *maximum height* within the *upland area* and the *water area* shall be measured from the 4.1 m Geodetic Survey of Canada datum level or the average elevation of the two extreme points of the *front lot line*, whichever is greater.

15.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	500 m^2
Lot Width	24 m

15.10.7 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as follows:

See Part 8 for additional parking regulations

(a) 2.3 spaces per 100 m^2 of *gross floor area* for non-residential *uses*;

(b) 1 space per *dwelling unit* plus 0.2 space per *dwelling unit* for visitor parking;

(c) 1 loading space per *lot* unless there is a publicly accessible loading space within 75 m of the *lot*;

(d) All parking and loading spaces shall be developed and maintained in accordance with Sections 8 and 9 with the exception of Subsections 8.4.2, 9.1.1, 9.1.3, 9.2, 9.3.2, 9.3.3 and 9.3.5.

15.10.8 OTHER REGULATIONS

(a) Public access from the *street* to the harbour shall be provided at a minimum of every 45 m and at least one per *lot*. The public access shall be provided at the dike elevation (ground

level), between *buildings*, through a *building*, or within a *side setback* area where permitted, and must be a minimum of 2.5 m in width.

(b) Public access along the *front lot line* of the *upland area* and the *rear lot line* of the *water area* shall be provided and shall be a minimum of 3 m in width.

(c) Any outside storage of garbage must be in a commercial garbage container, which shall be enclosed entirely.

(d) Despite Section 6.1.11(b), no *secondary residential accommodation* shall be permitted on the ground floor of any *building*, except access thereto.

(e) No *education facility* or *office operation* shall be permitted on the ground floor of any *building*.

(f) A *liquor store* or a *wine store* shall not exceed 42 m^2 in *floor area*, excluding that area used for ancillary office, storage, washrooms, and shipping and receiving.

(g) Fencing is prohibited in this *zone*.

15.20 MUPGE: MIXED USE PORT GUICHON EAST ZONE

15.20.1 INTENT

This *zone* is intended primarily for residential *uses* in addition to fish boat and small craft moorage and *cottage business*, reflecting the area's diverse history and character.

15.20.2 PRINCIPAL USES

Boat moorage

Floating home

Single detached dwelling

15.20.3 ACCESSORY USES

Boat repair, accessory to *boat moorage*, a *floating home* or a *single detached dwelling*

Cottage business, accessory to a *floating home* or a *single detached dwelling*

Net shed, accessory to *boat moorage*

15.20.4 DENSITY

(a) Maximum number of *dwelling units* and *floor space ratio* shall be as follows:

	Upland Area	***Water Area***
Maximum Number of *Dwelling Units*	1 *single detached dwelling*	1 *floating home*
Maximum *Floor Space Ratio*	0.5	0.5

For the purpose of this *zone*, *floor space ratio* for the *upland area* and *water area* shall be calculated using the area of the *upland area* and *water area* respectively rather than the *lot* area as the denominator.

(b) The maximum total *floor area* of all *garages* located in the *upland area* which does not also contain a *single detached dwelling* shall be 84 m^2.

(c) Subject to Subsection (d), density transfers from the *upland area* to the *water area* shall be permitted as follows:

(i) despite the maximum number of *dwelling units* specified in Subsection (a), the maximum number of *floating homes* permitted in the *water area* may be increased to 2 when no *single detached dwelling* is located in the *upland area*;

(ii) despite the maximum *floor space ratio* specified in Subsection (a), the maximum *gross floor area* permitted in the *water area* may be increased by the same amount as a decrease in the maximum *gross floor area* otherwise permitted in the *upland area*, but in this case the maximum *floor space ratio* in the *water area* shall not exceed 0.75.

(d) Density transfers provided in Subsection (c) shall be permitted only when all of the following conditions are satisfied:

(i) the area of the *lot* within the *upland area* is less than 400 m^2;

(ii) the applicant provides written evidence of an occupancy interest for the area in which the additional *floating home* will be located;

(iii) the owner of the *lot* who is transferring density rights must consent to the density transfer in writing, and enter into a Section 219 covenant, to be registered against the title of the *lot*, to

(1) limit the number and size of any *single detached dwelling* and other *structures* to be constructed on the *lot* to the decreased number and size resulting from the density transfer referred to in Subsection (c), and

(2) release the *City* and its elected officials, officers and employees from any claims resulting from the density transfer, the reduction in permitted density or *lot coverage* for the *upland area*, and the reduction in the value of the *lot*.

15.20.5 LOT COVERAGE

(a) For the purpose of this *zone*, "lot coverage" means the percentage (%) of the *upland area* or *water area*, as the case may be, covered by all *buildings* and *structures* more than 0.6 m above the surface of the ground or water.

(b) Maximum lot coverage in the *upland area* shall be 40%.

(c) Maximum lot coverage in the *water area* shall be 40%.

(d) Despite Subsection (c) and subject to Subsection (e), the maximum lot coverage in the *water area* may be increased by the same amount as a decrease in the area covered by *buildings* and *structures* otherwise permitted under the maximum lot coverage in the *upland area*, but in this case the maximum lot coverage in the *water area* shall not exceed 65%.

(e) An increase in maximum lot coverage in the *water area* under Subsection (d) shall be permitted only when a density transfer is undertaken under Section 15.20.4(c).

15.20.6 SETBACKS

Minimum *setbacks* in the *upland area* and *water area* shall be as follows:

See Section 6.2 for additional *setback* regulations

(a) *Upland area*:

	Principal Structure		***Accessory Structure***	
	where *average lot depth* ≤ 12 m	where *average lot depth* > 12 m	where a *single detached dwelling* is located in the *upland area*	where no *single detached dwelling* is located in the *upland area*
Front	1.5 m	4.0 m except an attached *garage* shall be further set back at least 1.0 m from the actual front *setback* of the *principal structure*	5.0 m	5.0 m
Interior Side	5.0 m total, minimum 1.5 m per side	5.0 m total, minimum 1.5 m per side	Follow the setback line established by the dwelling	3.0 m
Exterior Side				
Rear or *natural boundary of the Fraser River*, whichever is closer to the *front lot line*	0.0 m	0.0 m	0.0 m	0.0 m

For the purpose of this *zone*,

(i) the *front lot line* shall be the *lot line* closest to the River Road West right-of-way, and

(ii) "average lot depth" in the *upland area* means the horizontal distance between the *front lot line* and the *rear lot line* or the *natural boundary of the Fraser River* where the *rear lot line* is below the current *natural boundary of the Fraser River.* Where the horizontal distance is not consistent across the *lot*, it shall be calculated as half the sum of the length of the *side lot lines* to either the *rear lot line* or the *natural boundary of the Fraser River,* whichever is the shorter.

(b) *Water area*:

	Principal Structure		***Accessory Structure***	
	located below the *natural boundary of the Fraser River*	located above the *natural boundary of the Fraser River*	located below the *natural boundary of the Fraser River*	located above the *natural boundary of the Fraser River*
Sides abutting or opposite to the *natural boundary of the Fraser River*	0.0 m	N/A	0.0 m	0.0 m
Other sides	1.5 m	N/A	1.5 m	Same as the minimum interior side and exterior side *setback* for an *accessory structure* in the *upland area*

15.20.7 HEIGHT

(a) *Maximum height* in the *upland area* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	1.5	1.0
Maximum height to *mid-roof* or the top of a *flat roof*	5.5 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	7.5 m	4.6 m

See Section 6.2.14 for additional height regulations

(b) For the purpose of this *zone*, *maximum height* within the *upland area* shall be measured from the 3.5 m Canadian Geodetic Vertical Datum elevation or the *existing grade*, whichever is greater.

(c) *Maximum height* in the water area shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	2.5	1.0
Maximum height to *mid-roof* or the top of a *flat roof*	8.0 m	3.75 m
Maximum height to roof ridge for a *pitched roof*	9.5 m	4.6 m

(d) For the purpose of this *zone*, "2.5 *storeys*" means a *building* not more than 3 *storeys* in height, the top *storey* of which has a *floor area* equal to or less than 50% of the *floor area* of the *storey* directly below.

(e) For the purpose of this *zone*, *maximum height* for a *floating home* within the *water area* shall be measured from the lower of

(i) the top of the floating foundation for the *floating home*, and

(ii) 0.6 m above the level of the water.

15.20.8 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	20 m
Average Lot Depth	30 m

15.20.9 OFF-STREET PARKING

Required parking for *permitted uses* within the *water area* shall be provided on the adjoining *upland area*, and such right of joint use of the *upland area* shall be evidenced by a Section 219 covenant registered in the Land Title Office in favour of the *City*.

See Part 8 for additional parking regulations

15.20.10 OTHER REGULATIONS

(a) Any activities involving boat building, including major or structural repairs, additions, sand blasting, grinding, spray painting, welding, application of bottom paint, or any other repair work which involves hauling the boat out of water shall not be permitted.

(b) For the purpose of this *zone*, a *cottage business* shall be considered a *home occupation* and subject to Section 6.1.10 except Subsection 6.1.10(b).

(c) The total *floor area* used for *cottage businesses* shall not exceed 20% of the *gross floor area* of any *dwelling unit*.

(d) Sale of products accessory to a *cottage business* shall be

(i) fully contained within the same *building* as the *cottage business*, and

(ii) limited to a *floor area* not exceeding 25 m^2 or 10% of the *gross floor area* of the *dwelling unit*, whichever is the lesser,

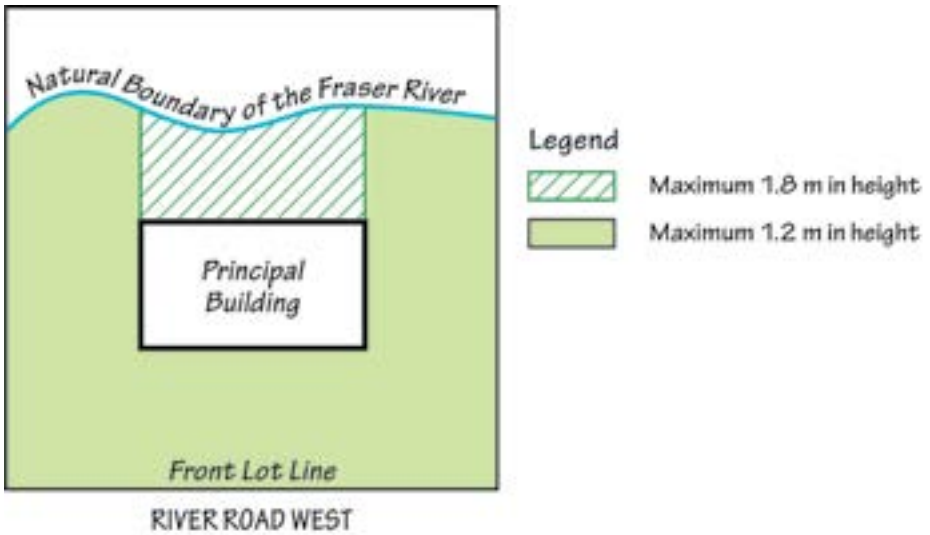
and the *floor area* limit referred to in Subsection (ii) shall include any *floor area* open to the public in relation to the sale of products.

(e) A *fence*, wall or *landscaping* shall not exceed

(i) 1.2 m in height on those portions of a *lot* shown shaded in green in the figure below, and

(ii) 1.8 m in height on those portions of a *lot* shown hatched in the figure below.

15.20.10 (e)(ii)



(f) Areas within any interior side *setback* shall be kept free of *buildings* and *structures* to allow unencumbered emergency or fire fighting access.

(g) A minimum distance of 3.0 m of open water is required between the floats or walls of adjacent *floating homes*.

(h) A minimum distance of 3.0 m is required between the floats or walls of *floating homes* on opposite sides of a moorage walkway.

(i) A *floating home* shall have direct and clear emergency or fire fighting access of a minimum width of 6.0 m to open water.

(j) A minimum of 1 habitable room within a *floating home* shall overlook an unobstructed area which

(i) has a minimum width of 4.5 m measured horizontally at right angles to the exterior wall of the room, and

(ii) extends across the full length of the exterior wall of the room.

(k) For the purpose of this *zone,* "habitable room" means a room used either for cooking, eating, sleeping or other human occupancy, but excluding *bathrooms,* utility rooms, workrooms, furnace rooms and storage rooms.

PART 16 INDUSTRIAL ZONES

16.10 I1: LOW IMPACT INDUSTRIAL ZONE

16.10.1 INTENT

This *zone* is intended for low impact industrial *uses* in addition to limited commercial and service commercial *uses*.

16.10.2 PRINCIPAL USES

Auction room

Automotive body shop

Automotive services

Brewery or distillery

Card/Key lock refueling facilities

Coffee shop

Cold storage facility

Construction services

Convenience store, subject to Section 16.10.6(a)

Courier and delivery services

Farming, subject to compliance with all applicable regulations in Section 10.10

Financial institution

Household goods repair

Household or commercial moving services

Household recycling and collection facility

Laundry and dry cleaning services

Low impact industry

Machine shop

Office operation

Printing, publishing and allied industries

Recording studio

Rental or repair of:

- Machinery and heavy equipment
- Modular and prefabricated *structures*, including *mobile homes* and *modular homes*
- *Recreational marine vessels*
- *Recreation vehicles* and *trailers*

Restaurant

See Section 6.1.2(a) for *auction rooms* regulations

See Section 6.1.15 for *household recycling and collection facility* regulations

Sale of:

Agricultural products and horticultural products

Building and construction supplies

Camping and sporting goods

Furniture and fixtures

Household appliances

Machinery and heavy equipment

Modular and prefabricated *structures*, including *mobile homes* and *modular homes*

Recreation vehicles and trailers

Recreational marine vessels

Tires, wheels and accessories

Scientific research and testing laboratory, excluding nuclear reactors

Self storage

Taxi dispatch office, parking and maintenance of taxis

Trade school

Veterinary clinic

Warehousing, wholesaling and distribution

16.10.3 ACCESSORY USES

Indoor amenity space, accessory to a *principal use* other than *farming* or *kennel*

Lounge, accessory to a *brewery* or *distillery*, subject to Section 16.10.6(b)

Food services and recreation facilities primarily intended for the use of employees, except as accessory to *farming*

Retail, accessory to a *brewery*, *distillery*, *low impact industry*, *printing*, *publishing and allied industry*, or *warehousing, wholesaling and distribution use*, subject to Section 16.10.6(c)

Uses accessory to *farming* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

Security guard dwelling unit, accessory to a *principal use* other than *farming*

See Section 6.2.13 for *Security guard dwelling unit* regulations

16.10.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	7.5 m
Interior Side	0 m where a hard surfaced *highway* at least 9 m wide provides vehicular access to the rear of a *lot*, but where no such *highway* access exists, 7.5 m on one side
Exterior Side	4.5 m except where a *lot* abuts River Road in which case the minimum *setback* shall be equal to the height of the *building* or *structure*, but in no case less than 7.5 m
Rear	1.5 m except where a *lot* backs onto an interior *side lot line* of an adjoining *lot* in which case the minimum *setback* shall be 3.5 m

See Section 6.2 for additional *setback* regulations

(b) Despite Subsection (a), where a *lot* abuts a *lot* zoned for residential or health care *use*, the minimum interior side, exterior side and rear *setbacks* shall be equal to the height of the *building* or *structure*, but in no case be less than 7.5 m.

16.10.5 HEIGHT FOR USES OTHER THAN FARMING

Maximum height of a *principal structure* and an *accessory structure* shall be 15 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

16.10.6 OTHER REGULATIONS

(a) A *convenience store* shall not exceed 140 m^2 in *floor area*.

(b) A lounge accessory to a *brewery* or *distillery* shall:

(i) be located within the same *building* as the *principal use*; and

(ii) occupy a *floor area* not exceeding 125 m^2 or 10% of the *floor area* of the *principal use*, whichever is the lesser.

(c) Retail accessory to a *brewery*, *distillery*, *low impact industry*, *printing*, *publishing and allied industry* or *warehousing, wholesaling and distribution use* shall:

(i) exclude the retail of drugs listed in Schedules I, IA, II, III and IV of the Drug Schedules Regulation B.C. Reg. 9/98 under the Pharmacy Operations and Drug Scheduling Act,

(ii) be located within the same *building* as the *principal use*, and

(iii) occupy a *floor area* not exceeding 10% of the *floor area* of the *principal use*.

16.15 I1S: SPECIAL LOW IMPACT INDUSTRIAL ZONE

16.15.1 INTENT

This *zone* is intended for river and agriculture oriented industrial *uses* of low impact in addition to limited service commercial *uses* along the riverfront.

16.15.2 PRINCIPAL USES

Boat building and repair

Boat moorage

Construction services

Farming, subject to compliance with all applicable regulations in Section 10.10

Household recycling and collection facility

Net shed

Processing of *agricultural products*

Rental or repair of agricultural machinery and equipment

Rental and sale of:

- Fishing and marine supplies
- *Non-motorized recreational equipment*
- *Recreational marine vessels*

Sale of:

- Agricultural machinery and equipment
- *Agricultural products* and horticultural products

Veterinary clinic

See Section 6.1.15 for *household recycling and collection facility* regulations

Amend BL 7807, 2019

16.15.3 ACCESSORY USES

Uses accessory to *farming* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

16.15.4 SETBACKS FOR USES OTHER THAN FARMING

Minimum *setbacks* shall be:

(a) *Upland area*:

See Section 6.2 for additional *setback* regulations

	Principal Structure		***Accessory Structure***
	where *average lot depth* ≤ 30 m	where *average lot depth* > 30 m	
Front	4.5 m	7.5 m	7.5 m
Interior Side	5 m total, minimum 1.5 m per side		3 m
Exterior Side	0 m		0 m
Rear or *natural boundary of the Fraser River*, whichever is closer to the *front lot line*	0 m		0 m

For the purpose of this *zone*:

(i) for the *lots* along River Road West, the *front lot line* shall be the *lot line* closest to the River Road West right-of-way, and

(ii) "*average lot depth*" in the *upland area* means the horizontal distance between the *front lot line* and the *rear lot line* or the *natural boundary of the Fraser River* where the *rear lot line* is submerged in the water of the Fraser River. Where the horizontal distance is not consistent across the *lot*, it shall be calculated as half the sum of the length of the *side lot lines* to either the *rear lot line* or the *natural boundary of the Fraser River,* whichever is the shorter.

(b) *Water area*:

	Principal Structure		***Accessory Structure***	
	located below the natural boundary of the Fraser River	located above the natural boundary of the Fraser River	located below the natural boundary of the Fraser River	located above the natural boundary of the Fraser River
Sides abutting or opposite to the *natural boundary of the Fraser River*	0 m	N/A	0 m	0 m
Other sides	1.5 m	N/A	1.5 m	3 m

16.15.5 HEIGHT FOR USES OTHER THAN FARMING

Maximum height of a *principal structure* and an *accessory structure* shall be 8 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 for additional height regulations

16.20 I2: MEDIUM IMPACT INDUSTRIAL ZONE

16.20.1 INTENT

This *zone* is intended for low to medium impact industrial *uses* and a limited range of commercial and service commercial *uses*.

16.20.2 PRINCIPAL USES

All *uses* permitted in the I1 Low Impact Industrial Zone

Abattoir

Communication systems

Drive-in theatre, subject to Section 16.20.6(a)

Fish processing

Golf course

Kennel, subject to compliance with all applicable regulations in Section 10.10

Log storage

Manufacturing, including *biofuel* production, but excluding leather tanning and petroleum oil and natural gas, radioactive materials, cement, asphalt and tar production and processing

Recycling of solid waste, excluding all forms of organic *composting* and *recycling*, and subject to Section 16.20.6 (b) and (c)

Rental of *motor vehicles*

Ship yard

Towing and storage facilities, excluding dismantling, salvaging of parts or sale thereof

Transportation

16.20.3 ACCESSORY USES

Indoor amenity space, accessory to a *principal use* other than *farming* or *kennel*

Sale of goods lawfully manufactured or stored on the *lot*, subject to Section 16.20.6(d)

Uses accessory to *farming* and *kennel* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

Security guard dwelling unit, accessory to a *principal use* other than *farming* or *kennel*

See Section 6.2.13 for *Security guard dwelling unit* regulations

16.20.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	7.5 m
Interior Side	0 m where a hard surfaced *highway* at least 9 m wide provides vehicular access to the rear of a *lot*, but where no such *highway* access exists, 7.5 m on one side
Exterior Side	4.5 m except where a *lot* abuts River Road in which case the minimum *setback* shall be equal to the height of the *building* or *structure*, but in no case less than 7.5 m
Rear	1.5 m except where a *lot* backs onto an interior *side lot line* of an adjoining *lot* in which case the minimum *setback* shall be 3.5 m

See Section 6.2 for additional *setback* regulations

(b) Despite Subsection (a), where a *lot* adjoins a *lot zoned* for residential or health care *use*, the minimum interior side, exterior side and rear *setbacks*, shall be equal to the height of the *principal building* or *structure,* but in no case be less than 7.5 m.

16.20.5 HEIGHT

No *maximum height* for a *principal structure* or an *accessory structure* for any *use* except *farming* and *kennel* and permitted *accessory uses* thereto in which case the regulations in Section 10.10 shall apply.

See Section 6.2.14 for additional height regulations

16.20.6 OTHER REGULATIONS

(a) For drive-in theatres,

(i) screens shall be located and constructed so that the picture shown thereon is not visible from a *highway*, and

(ii) space for *motor vehicles* waiting for entrance to a drive-in theatre shall be provided so that at least 30% of the vehicular capacity of the drive-in theatre can be accommodated in waiting areas off the travelled portion of the *highway*.

(b) Any *recycling* shall be carried out within a totally enclosed *building*.

(c) *Solid waste* shall be stored or located within a totally enclosed *building*.

(d) Sale of goods lawfully manufactured or stored on the *lot* shall:

(i) exclude the sale of drugs listed in Schedules I, IA, II, III and IV of the Drug Schedules Regulation B.C. Reg. 9/98 under the Pharmacy Operations and Drug Scheduling Act,

(ii) be located within the same *building* as the *principal use*, and

(iii) occupy a *floor area* not exceeding 20% of the *floor area* of the *principal use*.

16.21 I2C: MEDIUM IMPACT INDUSTRIAL CANNABIS ZONE

Amend BL 7873, 2019

16.21.1 INTENT

This *zone* is intended for low to medium impact industrial *uses* and a limited range of commercial and service commercial *uses* as well as *cannabis production* and *cannabis research and development uses*.

16.21.2 PRINCIPAL USES

All *uses* permitted in the I1 Low Impact Industrial Zone

Abattoir

Cannabis production

Cannabis research and development

Communication systems

Drive-in theatre, subject to Section 16.21.6(a)

Fish processing

Golf course

Kennel, subject to compliance with all applicable regulations in Section 10.10

Log storage

Manufacturing, including *biofuel* production, but excluding leather tanning and petroleum oil and natural gas, radioactive materials, cement, asphalt and tar production and processing

Recycling of solid waste, excluding all forms of organic *composting* and *recycling*, and subject to Section 16.21.6 (b) and (c)

Rental of *motor vehicles*

Ship yard

Towing and storage facilities, excluding dismantling, salvaging of parts or sale thereof

Transportation

16.21.3 ACCESSORY USES

Indoor amenity space, accessory to a *principal us*e other than *farming* or *kennel*

Sale of goods lawfully manufactured or stored on the *lot*, subject to Section 16.21.6(d)

Uses accessory to *farming* and *kennel* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

Security guard dwelling unit, accessory to a *principal use* other than *farming* or *kennel*

See Section 6.2.13 for *Security guard dwelling unit* regulations

16.21.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	7.5 m
Interior Side	0 m where a hard surfaced *highway* at least 9 m wide provides vehicular access to the rear of a *lot*, but where no such *highway* access exists, 7.5 m on one side
Exterior Side	4.5 m except where a *lot* abuts River Road in which case the minimum *setback* shall be equal to the height of the *building* or *structure*, but in no case less than 7.5 m
Rear	1.5 m except where a *lot* backs onto an interior *side lot line* of an adjoining *lot* in which case the minimum *setback* shall be 3.5 m

See Section 6.2 for additional *setback* regulations

(b) Despite Subsection (a), where a *lot* adjoins a *lot zoned* for residential or health care *use*, the minimum interior side, exterior side and rear *setbacks*, shall be equal to the height of the *principal building* or *structure,* but in no case be less than 7.5 m.

16.21.5 HEIGHT

No *maximum height* for a *principal structure* or an *accessory structure* for any *use* except *farming* and *kennel* and permitted *accessory uses* thereto in which case the regulations in Section 10.10 shall apply.

See Section 6.2.14 for additional height regulations

16.21.6 OTHER REGULATIONS

(a) For drive-in theatres,

(i) screens shall be located and constructed so that the picture shown thereon is not visible from a *highway*, and

(ii) space for *motor vehicles* waiting for entrance to a drive-in theatre shall be provided so that at least 30% of the vehicular capacity of the drive-in theatre can be accommodated in waiting areas off the travelled portion of the *highway*.

(b) Any *recycling* shall be carried out within a totally enclosed *building*.

(c) *Solid waste* shall be stored or located within a totally enclosed *building*.

(d) Sale of goods lawfully manufactured or stored on the *lot* shall:

(i) exclude the sale of drugs listed in Schedules I, IA, II, III and IV of the Drug Schedules Regulation B.C. Reg. 9/98 under the Pharmacy Operations and Drug Scheduling Act,

(ii) be located within the same *building* as the *principal use*, and

(iii) occupy a *floor area* not exceeding 20% of the *floor area* of the *principal use*.

(e) For *cannabis production* and *cannabis research and development uses*,

(i) *use* must be carried out within a totally enclosed *building,*

(ii) any *accessory uses* must be located within the same *building* as the *principal use*,

(iii) the *retail sales* of cannabis or any products containing or derived from cannabis is prohibited, and

(iv) emission or escape of odours, pollens or other airborne particles from the building containing the use shall not be permitted.

16.30 I3: EXTRACTION INDUSTRIAL ZONE

16.30.1 INTENT

This *zone* is intended for sand, gravel and peat extraction and related processing.

16.30.2 PRINCIPAL USES

Asphalt and concrete mixing

Commercial extraction of sand, gravel and peat

Farming, subject to compliance with all applicable regulations in Section 10.10

Kennel, subject to compliance with all applicable regulations in Section 10.10

Primary processing and packaging of peat

Sand and gravel crushing and screening

Sand and gravel stockpiling, aggregate separation and blending

16.30.3 ACCESSORY USES

Office operation, except as accessory to *farming* or *kennel*, subject to Section 16.30.6(d)

Outdoor storage, accessory to a *principal use* other than *farming* or *kennel*, subject to Section 16.30.6(e)

Uses accessory to *farming* and *kennel* as permitted in the A1 *zone* and subject to compliance with all applicable regulations in Section 10.10

Security guard dwelling unit, accessory to a *principal use* other than *farming* or *kennel*

See Section 6.2.13 for *Security guard dwelling unit* regulations

16.30.4 SETBACKS FOR USES OTHER THAN FARMING

Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	30 m
Interior Side	30 m
Exterior Side	30 m
Rear	30 m

See Section 6.2 for additional *setback* regulations

16.30.5 HEIGHT

No *maximum height* for any *use* except for *farming* and *kennel* and permitted *accessory uses* thereto in which case the regulations in Section 10.10 shall apply.

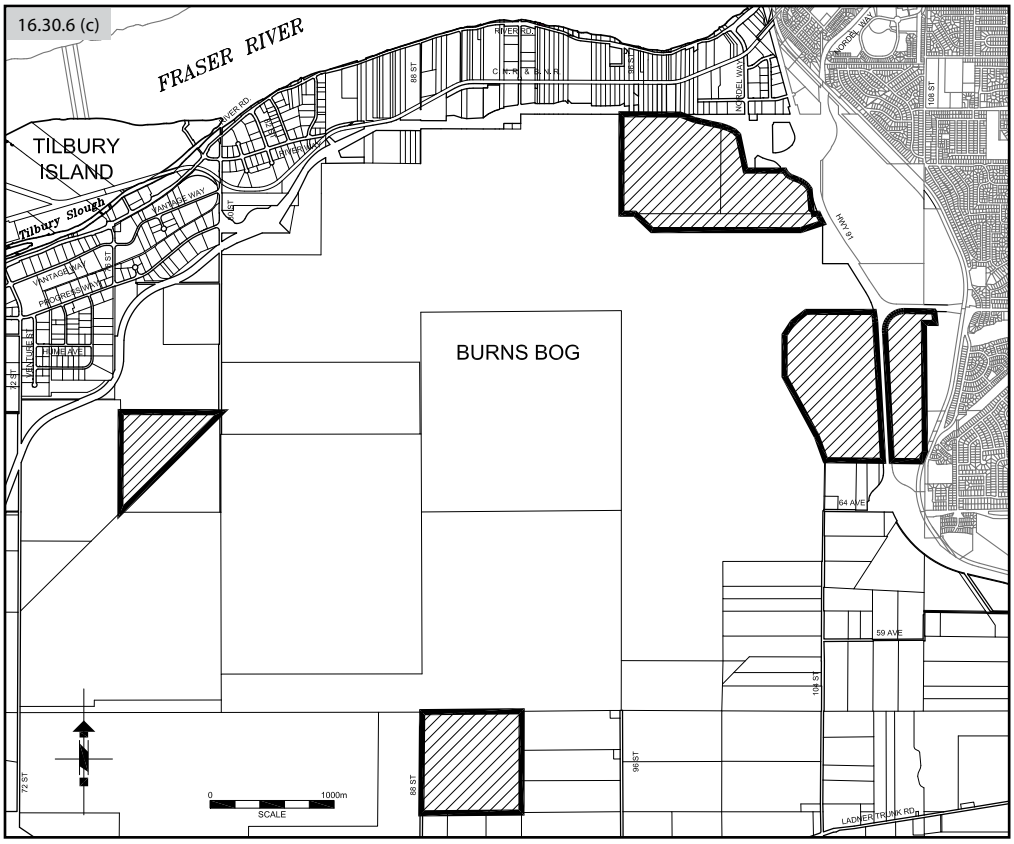
See Section 6.2.14 for additional height regulations

16.30.6 OTHER REGULATIONS

(a) No pit or quarry which involves blasting shall be located closer than 450 m from the boundary of any *lot zoned* for residential or health care *uses*.

(b) No pit or quarry shall be located closer than 90 m from the boundary of any *lot zoned* for residential or health care *uses*.

(c) All excavations shall be kept adequately drained and fenced or backfilled. This does not apply to those areas hatched and outlined in bold on the map below.



(d) *Office operation* accessory to a *principal use* shall have a maximum *gross floor area* of 370 m^2.

(e) Outdoor storage accessory to a *principal use* shall have a maximum area of 930 m^2.

16.40 I4: MARINE TERMINAL INDUSTRIAL ZONE

16.40.1 INTENT

This *zone* is intended for marine transportation and related *uses*.

16.40.2 PRINCIPAL USES

Ferry terminal

Marine transportation loading and unloading facilities

Outdoor storage of *shipping containers*

See Section 6.1.2(c) for outdoor storage of *shipping containers* regulations

16.40.3 ACCESSORY USES

Any *use* customarily accessory to a *principal use*

Security guard dwelling unit, accessory to a *principal use*

See Section 6.2.13 for *Security guard dwelling unit* regulations

16.50 I5: RIVER INDUSTRIAL ZONE

16.50.1 INTENT

This *zone* is intended for limited industrial and recreation *uses* in the river.

16.50.2 PRINCIPAL USES

Fishing

Log storage

Water oriented recreation

Water transport

16.50.3 ACCESSORY USES

Any *use* customarily accessory to a *principal use*

16.60 I6: WATERFRONT INDUSTRIAL ZONE

16.60.1 INTENT

This *zone* is intended for marine oriented industrial and service *uses* along the waterfront.

16.60.2 PRINCIPAL USES

See Section 6.1.17 for *brew pub* regulations

Boat moorage

Boat building and repair

Brew pub

Coffee shop

Fish processing

Liquor primary establishment

Machine shop

Marina

Marine fire protection and coast guard services

Marine fuelling

Marine research laboratories

Marine taxi, towing and tugboat services and installations

Restaurant

Rental and sale of:

- Fishing and marine supplies
- *Non-motorized recreational equipment*
- *Recreational marine vessels*

Water oriented recreation

Yacht club

16.60.3 ACCESSORY USES

Any *use* customarily accessory to a *principal use*

Caretaker dwelling unit, accessory to *marina* or an establishment for the sale or rental of *non-motorized recreational equipment* or *recreational marine vessels*, subject to Section 16.60.6(a).

Office operation, accessory to *marina*

Sale of fish products, accessory to fish processing, subject to Section 16.60.6(b)

16.60.4 SETBACKS

Minimum *setbacks* for a *principal structure* and an *accessory structure* in the *upland area* and *water area* shall be:

(a) *Upland area*:

Front	2 m
Interior Side	3 m
Exterior Side	3 m
Rear or *natural boundary of the Fraser River*, whichever is closer to the *front lot line*	0 m

See Section 6.2 for additional *setback* regulations

For the purposes of this *zone*, the *front lot line* shall be the *lot line* abutting a *highway*.

(b) *Water area*:

Sides abutting or opposite to the *natural boundary of the Fraser River*	0 m
Other sides	2 m

16.60.5 HEIGHT

Maximum height for a *principal structure* and an *accessory structure* shall be:

	Located on upland	Located on or above water
Maximum *Storeys*	2	N/A
Maximum height to *mid-roof* or the top of a *flat roof*	8 m	6 m above the level of the water

See Section 6.2.14 for additional height regulations

16.60.6 OTHER REGULATIONS

(a) A maximum of 1 *caretaker dwelling unit* shall be permitted for the purposes of safety and fire protection on either the *upland area* or the *water area* accommodating the *marina* or an establishment for the sale or rental of *non-motorized recreational equipment* or *recreational marine vessels*.

(b) Retail of fish products accessory to fish processing shall occupy a *floor area* not exceeding 10% of the *floor area* of the *principal use*.

16.70 I7: HIGH IMPACT INDUSTRIAL ZONE

16.70.1 INTENT

This *zone* is intended for high impact industrial *uses*.

16.70.2 PRINCIPAL USES

Leather tanning

Manufacturing, subject to Section 16.70.5 and limited to:

- Portland cement
- Natural gas and petroleum products
- Asphalt
- Fertilizer and chemical products, excluding radioactive materials

16.70.3 ACCESSORY USES

Any *use* customarily accessory to a *principal use*

Security guard dwelling unit, accessory to a *principal use*

Service or utility *building* or *structure*, subject to Section 16.70.5(c)

See Section 6.2.13 for *Security guard dwelling unit* regulations

Amend BL 8159, 2023

16.70.4 SETBACKS

Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

	Principal Structure	*Accessory Structure*
Front	30 m	7.5 m
Interior Side	30 m	4.5 m where a hard surfaced *highway* at least 9 m wide provides vehicular access to the rear of the *lot*, but where no *highway* access exists, 7.5 m on one side
Exterior Side	30 m	4.5 m
Rear	30 m	4.5 m, or 7.5 m if abutting a side *lot line*

See Section 6.2 for additional *setback* regulations

Amend BL 8159, 2023

16.70.5 OTHER REGULATIONS

(a) *Manufacturing* shall not include the burning of new and used materials, other than natural gas, for the purpose of disposing of those materials.

(b) *Structures* used for the storage of materials related to *principal uses* shall meet the *setbacks* of a *principal structure*.

Amend BL 8159, 2023

(c) Service or utility *building* or *structure* means a *building* or *structure* that:

(i) is customarily used in conjunction with the *principal use* of a *lot* and may accommodate an *accessory use*, such as a sub-station, generator, security *building*, electrical *building*, or instrumentation *building*

(ii) is situated on the same *lot* as the *principal use*, and

(iii) does not share a common wall or roof with the *principal structure* on the *lot*.

16.80 I8: AIRPORT TERMINAL INDUSTRIAL ZONE

16.80.1 INTENT

This *zone* is intended for airport and aviation related *uses* and business park *uses*.

Amend BL 8078, 2023

16.80.2 PRINCIPAL USES

Airport terminal

Aviation training

Aviation-related *trade schools*

Manufacture, assembly and service of aeronautical components and related equipment

Offices and services customarily associated with airport and for airport uses

Rental of *motor vehicles*

Sale, rental and maintenance services for aircraft and related equipment

Scientific, electronic, technological *research and development* and related *manufacturing* facilities

Storage and service of aircraft and airside *vehicles*, including fuel and related facilities

In addition to the above *uses*, the following *uses* are permitted in the area hatched and outlined in bold on the map below:

Coffee shop

Cold storage facility

Film production studio

Financial Institutions

Liquor primary establishment

Manufacture and assembly of:

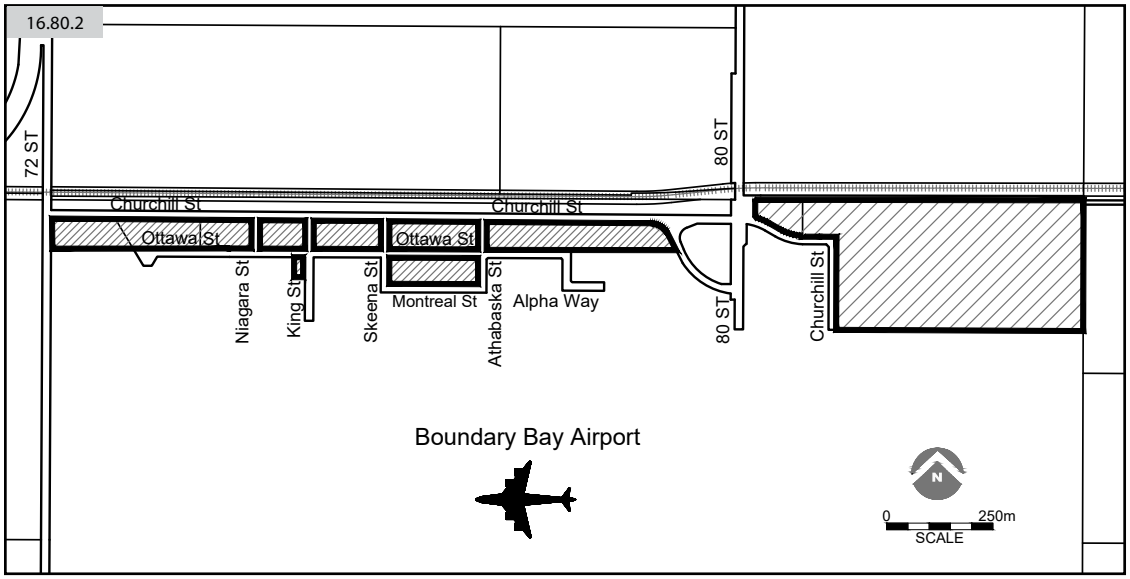
- Bio-based building materials and structures
- Information communication technology components and related equipment, not including batteries
- Furniture or related non-electrical fixtures, not including stone, concrete or marble furniture

Office operation

Restaurant

Scientific, research and testing laboratory, not including under this *zone* nuclear reactor

Warehousing, wholesaling and distribution



16.80.3 ACCESSORY USES

Any *use* customarily accessory to a *principal use*

(Deleted *Watchman dwelling unit*, accessory to a *principal use*) *Amend BL 8078, 2023*

Retail, accessory to *warehousing, wholesaling and distribution* subject to Section 16.80.6(c).

16.80.4 SETBACKS

Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	7.5 m
Interior Side	0 m where a hard surfaced *highway* at least 9 m in width provides vehicular access to the rear of a *lot*, but where no such *highway* access exists, 7.5 m on one side
Exterior Side	4.5 m
Rear	1.5 m except where a *lot* backs onto an interior *side lot line* of an adjoining *lot* in which case the minimum *setback* shall be 3.5 m

See Section 6.2 for additional *setback* regulations

16.80.5 HEIGHT

Maximum height of a *principal structure* and an *accessory structure* shall be 16 m measured to the top of the *structure*, except for a *pitched roof structure* for which *maximum height* is measured to the *mid-roof*.

See Section 6.2.14 and the Boundary Bay Airport Zoning Regulations under the Aeronautics Act (Canada) for additional height regulations

16.80.6 OTHER REGULATIONS

(a) Garbage and other wastes edible to birds shall not be stored or left open to attract birds or other animals hazardous to aircraft safety.

(b) Despite the sound provisions contained in Section 6.1.5, flying and landing of aircraft shall be permitted.

(c) Retail accessory to *warehousing, wholesaling and distribution* shall occupy a *floor area* not exceeding 20% of the *floor area* of the *principal use*.

Amend BL 8078, 2023

(d) Where a sub-lease boundary has been established, *setbacks* for *principal structures* and *accessory structures* shall be measured from the sub-lease boundaries. For the purpose of interpreting all other regulations under Parts 6, 7, 8 and 9, the sub-lease area shall be treated the same as a *lot*.

PART 17 HEALTH CARE ZONES

17.10 HC: HEALTH CARE ZONE

17.10.1 INTENT

This *zone* is intended for community care and mental health facilities in addition to *hospitals*.

17.10.2 PRINCIPAL USES

Community care facility

Hospital

Mental health facility

17.10.3 ACCESSORY USES

Coffee shop, accessory to a *hospital*

Methadone clinic, accessory to a *hospital*, subject to Section 17.10.7

Methadone dispensary, accessory to a *hospital*, subject to Section 17.10.7

Restaurant, accessory to a *hospital*

17.10.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	7.5 m	12 m
Interior Side	4.5 m	1 m
Exterior Side	4.5 m	7.5 m
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

17.10.5 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

17.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	825 m^2
Lot Width	22 m

17.10.7 OTHER REGULATIONS

A *methadone clinic* and a *methadone dispensary* shall only be located within a *hospital*.

17.50 HS: HEALTH CARE SERVICES ZONE

17.50.1 INTENT

This *zone* is intended for health care services in addition to general office *uses*.

17.50.2 PRINCIPAL USES

Health care office

Office operation

Polyclinic

17.50.3 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	7.5 m	12 m
Interior Side	4.5 m	1 m
Exterior Side	4.5 m	7.5 m
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

17.50.4 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

17.50.5 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	825 m^2
Lot Width	22 m

PART 18 PUBLIC ZONES

18.10 P: PUBLIC USE ZONE

18.10.1 INTENT

This *zone* is intended for public facilities and *uses*, including assembly, public services, and *community services*.

18.10.2 PRINCIPAL USES

Assembly hall

Cemetery

Amend BL 8159, 2023

(deleted *Childcare facility)*

Civic use

Community services

Cultural facility

Education facility

Hospital

Nature park

Parks and public open space

18.10.3 ACCESSORY USES

Caretaker dwelling unit, accessory to a *cemetery*, *civic use*, *nature park, parks and public open space* or *place of worship*

See Section 6.1.12 for *caretaker dwelling unit* regulations

Coffee shop, accessory to a *civic use, cultural facility, hospital* or *parks and public open space*

Community garden, accessory to an *assembly hall, civic use, cultural facility, education facility* or *parks and public open space*

Health care office, accessory to a *civic use*

Methadone clinic, accessory to a *hospital*, subject to Section 18.10.6

Methadone dispensary, accessory to a *hospital*, subject to Section 18.10.6

Restaurant, accessory to a *civic use, cultural facility, hospital* or *parks and public open space*

Sports rehabilitation centre, accessory to a *civic use*

18.10.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	7.5 m	12 m
Interior Side	4.5 m	1 m
Exterior Side	4.5 m	7.5 m
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

18.10.5 HEIGHT

Maximum height shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

18.10.6 OTHER REGULATIONS

A *methadone clinic* and a *methadone dispensary* shall only be located within a *hospital*.

Amend BL 8159, 2023

18.11 (deleted P1A: CHILDCARE ZONE)

18.12 P1B: COMMUNITY SERVICE ZONE

18.12.1 INTENT

This *zone* is intended for public facilities, parks and facilities providing instruction in languages and the arts.

18.12.2 PRINCIPAL USES

Arts school

Assembly hall

Parks and public open space

18.12.3 ACCESSORY USES

Caretaker dwelling unit, accessory to *assembly hall* or *parks and public open space*

See Section 6.1.12 for *caretaker dwelling unit* regulations

18.12.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	7.5 m	12 m
Interior Side	4.5 m	1 m
Exterior Side	4.5 m	4.5 m
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

18.12.5 HEIGHT

Maximum height shall be:

	Principal Structure	*Accessory Structure*
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

18.20 P2: PUBLIC SANITARY LANDFILL ZONE

18.20.1 INTENT

This *zone* is intended for public *sanitary landfills* and waste facilities.

18.20.2 PRINCIPAL USES

Sanitary landfill

Solid waste facility

18.20.3 ACCESSORY USES

Amend BL 7807, 2019

Ancillary office use, accessory to a *sanitary landfill*

Household hazardous waste facility

Management of landfill gas, accessory to a *sanitary landfill*

18.20.4 SETBACKS

(a) Minimum *setbacks* for a *principal use*, a *principal structure*, an *accessory use* and an *accessory structure* shall be:

Front	35 m
Interior Side	35 m
Exterior Side	35 m
Rear	35 m

See Section 6.2 for additional *setback* regulations

(b) Despite Subsection 18.20.4(a), the minimum *setbacks* for a *principal use*, a *principal structure*, an *accessory use* and an *accessory structure* shall be increased to 500 m from any *lot line* that adjoins a *lot* zoned for a residential or health care *use* as a *principal use*.

18.20.5 HEIGHT

(a) *Maximum height* to the top of a *principal structure* and an *accessory structure* shall be 12.5 m.

(b) *Maximum height* to the top of a waste or material pile shall be 40 m measured in accordance with the *vertical building envelope*.

18.30 PR: PUBLIC PARKS AND RECREATION ZONE

18.30.1 INTENT

This *zone* is intended for park, recreation and cultural facilities in addition to *restaurant* services.

18.30.2 PRINCIPAL USES

Coffee shop

Community centre

Cultural facility

Indoor recreation facility

Liquor primary establishment

Nature park

Outdoor recreation facility

Parks and public open space

Public parking

Restaurant

Water oriented recreation

18.30.3 ACCESSORY USES

Caretaker dwelling unit, accessory to *nature park* or *parks and public open space*

(deleted *Childcare facility)*

Community garden, accessory to *community centre* or *cultural facility*

Sports rehabilitation centre, accessory to a *community centre*

See Section 6.1.12 for *caretaker dwelling unit* regulations

Amend BL 8159, 2023

18.30.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	7.5 m	12 m
Interior Side	4.5 m	1 m
Exterior Side	4.5 m	4.5 m
Rear	7.5 m	1 m

See Section 6.2 for additional *setback* regulations

18.30.5 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	9.2 m	3.75 m

See Section 6.2.14 for additional height regulations

18.35 PF1: FUNERAL HOME 1 ZONE

18.35.1 INTENT

This site specific *zone* is intended for a *funeral home* and related services on the *lot* described below:

Parcel Identifier: 005-561-973

Legal Description: Lot 1146 District Lot 116 Group 2 New Westminster District Plan 57155

5329 Ladner Trunk Road (address at the time of Bylaw adoption)

18.35.2 PRINCIPAL USES

Funeral home

18.35.3 ACCESSORY USES

Caretaker dwelling unit, accessory to a *funeral home*

See Section 6.1.12 for *caretaker dwelling unit* regulations

18.35.4 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	***Accessory Structure***
Front	7 m	12 m
Interior Side	11 m	1 m
Exterior Side	3 m	6.5 m
Rear	7 m	1 m

See Section 6.2 for additional *setback* regulations

18.35.5 HEIGHT

Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2	1
Maximum height to *mid-roof* or the top of a *flat roof*	6 m	3.75 m

See Section 6.2.14 for additional height regulations

18.35.6 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,500 m^2
Lot Width	34 m
Average Lot Depth	43 m

18.40 FS: FORESHORE ZONE

18.40.1 INTENT

This *zone* is intended for limited recreation *uses* in the water, in addition to *boat moorage*.

18.40.2 PRINCIPAL USES

Boat moorage

Water oriented recreation

18.40.3 ACCESSORY USES

Boat storage, accessory to *boat moorage* or *water oriented recreation*, subject to Section 18.40.5

18.40.4 HEIGHT

Maximum *height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	N/A	1
Maximum height to *mid-roof* or the top of a *flat roof*	N/A	5.5 m
Maximum height to roof ridge for a *pitched roof*	N/A	7.5 m

See Section 6.2.14 for additional height regulations

For the purpose of this *zone*, *maximum height* shall be measured from the lower of

(a) the top of the floating foundation for the *structure*, and

(b) 0.6 m above the level of the water.

18.40.5 OTHER REGULATIONS

(a) No *structures* other than piers and boat storage sheds shall be permitted in this *zone*.

(b) Boat storage sheds shall be limited to a maximum area of 40 m^2 per pier.

PART 19 COMPREHENSIVE DEVELOPMENT ZONES

19.1 INTENT

These *zones* are intended to regulate development of an area encompassing one or more *uses*, based on a comprehensive development plan.

19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS

The following amendment bylaws were adopted by the Delta City Council to create Comprehensive Development Zones:

Comprehensive Development Zone No.	Amendment Bylaw
CDZ1	1 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ1 – 1059636 B.C. Ltd. [Sandhu] and Orca Site Developments Ltd. – LU008128) Bylaw No. 7646, 2018 (Adopted May 13, 2019)
CDZ2	2 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ2 – Janda Industries Inc. – LU007858) Bylaw No. 7593, 2018 (Adopted April 8, 2019)
CDZ4	4 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ4 – Realco Holdings [Scottsdale] Ltd. – LU008668) Bylaw No. 7819, 2018 (Adopted June 10, 2019)
CDZ5	5 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ5 Sandhu – LU008890) Bylaw No. 7859, 2019 (Adopted September 16, 2019)
CDZ6	6 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ6 – 1151191 BC Ltd. – LU008730) Bylaw No. 7868, 2019 (Adopted April 6, 2020)
CDZ8	8 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ8 – THA Investment Ltd. – LU008683) Bylaw No. 7898, 2019. (Adopted December 13, 2021)
CDZ10	10 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ10 – Smid – LU008927) Bylaw No. 7900, 2019 (Adopted July 20, 2020)
CDZ14	14 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ14 – Penmat Mana JV (Delta) Ltd. – LU009043) Bylaw No. 8033, 2021 (Adopted March 28, 2022)
CDZ15	15 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ15 – Lloyd Investments Ltd. – LU009102) Bylaw No. 8040, 2021 (Adopted November 22, 2021)
CDZ17	17 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ17 – Village Farms International Inc. – LU009139) Bylaw No. 8047, 2021 (Adopted March 7, 2022)

Comprehensive Development Zone No.	Amendment Bylaw
CDZ19	19 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ19 – LU009629) Bylaw No. 8349, 2023 (Adopted December 4, 2023) 19 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ19 – LU009115) Bylaw No. 8116, 2022 (Adopted September 25, 2023)
CDZ24	24 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ24 – LU009451) Bylaw No. 8191, 2022 (Adopted December 12, 2022)
CDZ25	25 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ25 – LU009302) Bylaw No. 8217, 2023 (Adopted December 11, 2023)
CDZ26	26 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ26 – LU009449) Bylaw No. 8216, 2023 (Adopted April 24, 2023)
CDZ31	31 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ31 – LU009504) Bylaw No. 8278, 2023 (Adopted July 10, 2023)
CDZ43	43 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ43 – LU009615) Bylaw No. 8341, 2023 (Adopted October 23, 2023)

Amend BL 7646, 2018

CDZ1: COMPREHENSIVE DEVELOPMENT ZONE NO. 1

1. PERMITTED USES:

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

PRINCIPAL USES

Apartment building

ACCESSORY USES

Home occupation, accessory to *apartment building*

2. DENSITY

(a) Maximum Number of *Dwelling Units*: 24

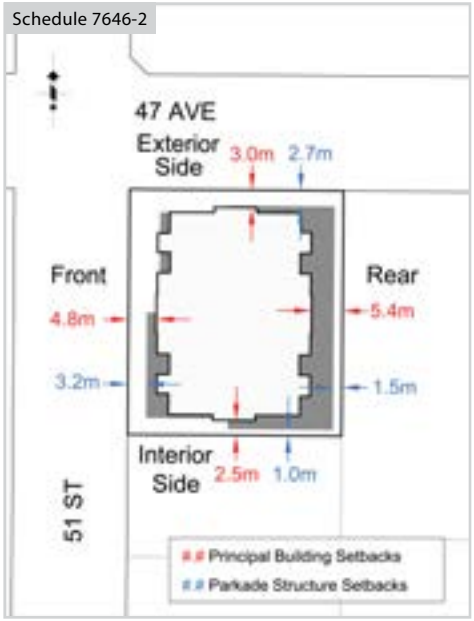
(b) Maximum *Floor Space Ratio*: 1.7

3. LOT COVERAGE

Maximum *lot coverage* shall be 80%.

4. SETBACKS

(a) No *principal structure* and no parkade *structure* shall be sited closer to the *lot lines* than the minimum *setbacks* shown on Schedule 7646-2.



(b) Despite Section 4(a) of this zone:

(i) main entry canopy *structure* attached to a *principal structure* may encroach into the required front *yard* by no more than 2.3 metres.

(ii) eaves of *principal structure* may encroach into the required front, rear, interior side and exterior side *setback* areas by no more than 0.5 m.

(iii) eaves of main entry canopy *structure* may encroach into the required front, rear, interior side and exterior side *setback* areas by no more than 3 m.

(iv) balconies attached to a *principal structure* may encroach into the required front, rear, interior side and exterior side *setback* areas by no more than 1.5 m.

(v) terraces attached to a *principal structure* may encroach into the required front, rear, interior side and exterior side *setback* areas by no more than 1.65 m.

5. HEIGHT

Maximum height shall be:

	Principal Structure
Maximum *Storeys*	4
Maximum height to *mid-roof* or the top of a *flat roof*	14 m
Maximum height to top of an outdoor amenity *flat roof*	16 m

6. MINIMUM LOT SIZE FOR SUBDIVISION

(a) Subdivision under the Land Title Act or Bare Land Strata Regulations under the Strata Property Act:

Lot Area	1,500 m^2
Lot Width	40 m
Average Lot Depth	35 m

(b) Subdivision under the Strata Property Act other than a Bare Land Strata Plan:

Strata Lot Area	81 m^2

7. LANDSCAPING, SCREENING AND AMENITY SPACE

(a) Despite Section 7.3, a *landscaped* strip, at least 1 m in width, consisting of a thick hedge of shrubs not less than 1.8 m in height shall be provided along and common *lot line* to the rear of a front *setback* area.

8. OFF-STREET PARKING

Despite Section 4.3.2(b) and Part 8 Off-Street Parking, the minimum number of *parking spaces* per unit required in this zone is 1.16.

Amend BL 7593, 2018

CDZ2: COMPREHENSIVE DEVELOPMENT ZONE NO. 2

1. APPLICATION OF THIS ZONE

For the purposes of Part 6, Part 7 and Part 8 of "Delta Zoning Bylaw No. 7600, 2017", 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 "Delta Zoning Bylaw No. 7600, 2017" Section 4.3 Conditional Uses of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Boat moorage

Floating home

Single detached dwelling

ACCESSORY USES

Boat repair, accessory to *boat moorage*, a *floating home* or a *single detached dwelling*

Net shed, accessory to *boat moorage*

3. DENSITY

Maximum density shall be as follows:

		Upland Area	***Water Area***
Maximum Number of *Dwelling Units*		1 *single detached dwelling*	1 *floating home*
Maximum *Floor Space Ratio*	Lot 38	0.71	0.5
	Lot 39	0.73	0.5
	Lot 40	0.73	0.5
	Lot 41	0.76	0.5
	Lot 42	0.74	0.5

4. LOT COVERAGE

(a) For the purpose of this *zone*, "lot coverage" means the percentage (%) of the *upland area* or *water area*, as the case may be, covered by all *buildings* and *structures* more than 0.6 m above the surface of the ground or water.

(b) Maximum lot coverage in the *upland area* shall be 40%.

(c) Maximum lot coverage in the *water area* shall be 40%.

5. SETBACKS

Minimum *setbacks* in the *upland area* and *water area* shall be as follows:

(a) *Upland Area*

	Principal Structure		***Accessory Structure***
	Lots 38, 39 & 40	Lots 41 & 42	
Front	7.5 m	4.5 m	7.5 m
Rear or *natural boundary of the Fraser River,* whichever is closer to the *front lot line*	0 m	0 m	0 m
Interior side	1.5 m	2.8 m	3 m

For the purpose of this *zone*, *front lot line* shall be the *lot* line closest to the River Road West right-of-way.

(b) *Water Area*

	Principal Structure		***Accessory Structure***	
	located below the *natural boundary of the Fraser River*	located below the *natural boundary of the Fraser River*	located below the *natural boundary of the Fraser River*	located below the *natural boundary of the Fraser Riverz*
Sides abutting or opposite to the *natural boundary of the Fraser River*	0 m	N/A	0 m	0 m
Other sides	1.5 m	N/A	1.5 m	3 m

6. HEIGHT

(a) *Maximum height* in the *upland area* shall be:

		Principal Structure	***Accessory Structure***
Maximum *Storeys*	All Lots	3	1
Maximum height to *mid-roof* or the top of a *flat roof*	Lot 38	6.5 m	1.75 m
	Lot 39	6.8 m	
	Lot 40	6.4 m	
	Lots 41 & 42	6.6 m	
Maximum height to the roof ridge for *pitched roof*	Lot 38	8.9 m	2.6 m
	Lot 39	9.5 m	
	Lot 40	8.9 m	
	Lots 41 & 42	9.3 m	

For the purpose of this *zone*, *maximum height* within the *upland area* shall be measured from the 5.5 m Canadian Geodetic Vertical Datum elevation or the *existing grade*, whichever is greater.

(b) Despite the *maximum height* in the *upland area*, the *maximum height* of a rooftop patio, including its railings and posts, shall be 8.6 m, as measured from the 5.5 m Canadian Geodetic Vertical Datum elevation or the *existing grade*, whichever is greater.

(c) *Maximum height* in the *water area* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	8.0 m	3.75 m
Maximum height to the roof ridge for *pitched roof*	9.5 m	4.6 m

For the purpose of this *zone*, *maximum height* for a *floating home* within the *water area* shall be measured from the lower of:

(i) the top of the floating foundation for the *floating home*, and

(ii) 0.6 m above the level of the water.

(d) USES ON THE GROUND STOREY
The first *storey* shall be used for garage, mechanical equipment, pedestrian access and storage purposes only, all of which must be accessory to the *single detached dwelling*.

(e) FRONT YARD LANDSCAPING
Despite "Delta Zoning Bylaw No. 7600, 2017" Section 7.3.1(a), not less than 30% of the front yard shall be occupied by *landscaping*.

(f) DORMERS
Despite "Delta Zoning Bylaw No. 7600, 2017" Sections 6.2.15(a)(i) and (ii), the width of a single *dormer*, or the aggregate width of multiple *dormers*, shall not be restricted.

(g) MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,000 m^2
Lot Width	20 m
Average Lot Depth	30 m

(h) OFF-STREET PARKING

(i) Despite "Delta Zoning Bylaw No. 7600, 2017" Section 8.4.2, off-street parking shall be provided as follows:

(1) Two *parking spaces* per *single detached dwelling*, located in an attached *garage*; and

(2) One *parking space* per *floating home*.

(ii) Required parking for *permitted uses* within the *water area* shall be provided on the adjoining *upland area*, and such right of joint use of the *upland area* shall be evidenced by a Section 219 covenant registered in the Land Title Office in favour of the City.

CDZ4: COMPREHENSIVE DEVELOPMENT ZONE NO. 4

Amend BL 7819, 2018

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*.

2. PERMITTED USES:

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

PRINCIPAL USES

Apartment building

ACCESSORY USES

Home occupation, accessory to apartment building

Indoor amenity space, accessory to apartment building

3. DENSITY

Maximum density shall be as follows:

Maximum Number of *Dwelling Units*	188
Maximum *Floor Space Ratio*	2.2 for the west portion
	3.0 for the east portion
	2.4 for the overall site

4. SETBACKS

(a) Minimum setbacks shall be:

	Principal Structure
Front	7.5 m
Interior Side	4.5 m
Rear	7.5 m

(b) Despite Section 4(a), eaves of the *principal structure* may encroach into the required front, rear and interior side *setback* by no more than 0.6 metres.

(c) Despite Section 4(a) and Section 8.1.5 of Part 8 Off-Street Parking, any portion of a parking *structure* more than 0.6 m above the *finished grade* may encroach into a required *setback* area to no closer than 1.4 metres from an *interior side lot line*.

5. HEIGHT

Maximum height shall be:	***Principal Structure***
Maximum *Storeys*	6
Maximum height to *mid-roof* or the top of a *flat roof*	22 m

6. MINIMUM LOT SIZE FOR SUBDIVISION

Subdivision under the Strata Property Act other than a Bare Land Strata Plan:

Strata Lot Area	81 m^2

Amend BL 7859, 2019

CDZ5: COMPREHENSIVE DEVELOPMENT ZONE NO. 5

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 or RS1 to 7 *zones* shall apply.

Subject to Part 6, Part 7 and Part 8, all of the regulations of the Single Detached Residential 5 (RS5) Zone shall apply except for the following:

Despite subsections 11.50.4(a) and 11.50.40(b), the maximum total *floor area* permitted on a *lot* shall be 330 m^2.

CDZ6: COMPREHENSIVE DEVELOPMENT ZONE NO. 6

Amend BL 7868, 2019

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* or RS1 to 7 *zones* shall apply.

2. PERMITTED USES:

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

PRINCIPAL USES

Single detached dwelling

ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

3. DENSITY

Maximum *Gross Floor Area:*

Lot 1	350 m²
Lot 2	317 m²
Lot3	317 m²
Lot 4	354 m²

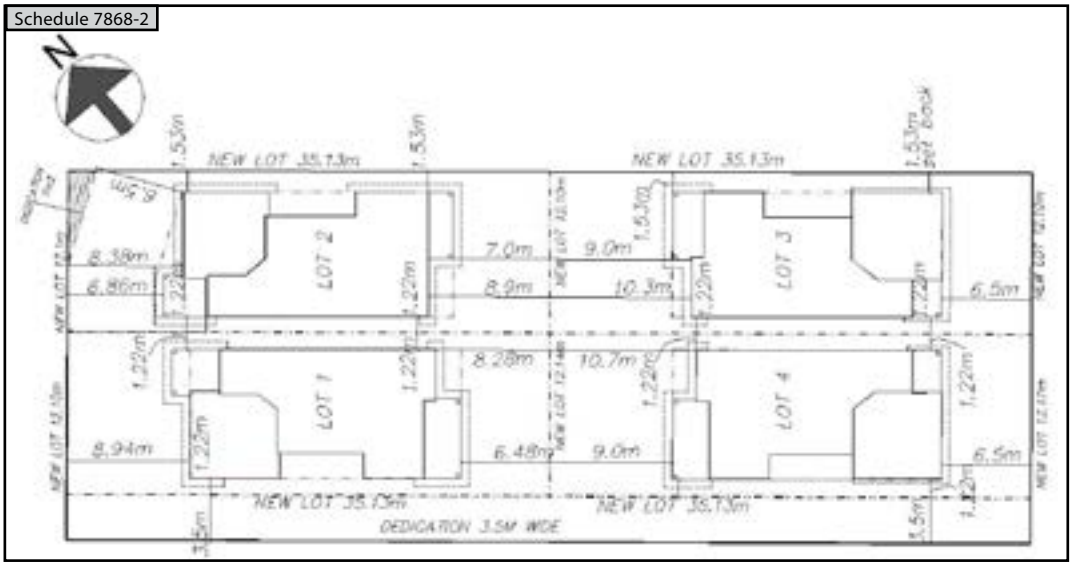
4. LOT COVERAGE

Maximum *lot* coverage shall be 42%.

5. SETBACKS

(a) Minimum *setbacks* for a *principal structure* shall be as shown on Schedule 7868-2.

Schedule 7868-2



(b) Despite Section 5(a) of this *zone* and Section 6.2.10(a) "*Permitted Projections* Into Required *Setbacks*" in "Delta Zoning Bylaw No. 7600, 2017", eaves and gutters may project up to 0.7 m into any *setback* area, but to no closer than 0.5 m from the side property line.

(c) Minimum *setbacks* for an *accessory structure* shall be:

	Accessory Structure
Front	12 m
Interior Side	1 m
Exterior Side	6.5 m
Rear	1 m

6. HEIGHT

Maximum height shall be:	***Single Detached Dwelling***
Maximum *Storeys*	2 1/2
Maximum height to *mid-roof* or the top of a *flat roof*	9.5 m
Maximum height to *mid-roof* or the top of a *flat roof*	8.0 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

Subdivision under the Land Title Act:

Lot Area	Lot 1: 424 m² Lot 2: 417 m² Lot 3: 424 m² Lot 4: 425 m²
Lot Width	12 m
Average Lot Depth	35 m

PART 20 SEVERABILITY AND REPEAL OF PREVIOUS BYLAW

20.1 SEVERABILITY

If any part, section, subsection, clause, phrase or *zone* of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

20.2 REPEAL OF PREVIOUS BYLAW

20.2.1 "Delta Zoning Bylaw No. 2750, 1977", including all schedules and amendments thereto, is hereby repealed, EXCEPT THAT the Bylaw shall remain in full force for and continue to apply to

(a) all *lots* that are subject to

(i) a Comprehensive Development Zone established under that Bylaw, or

(ii) a land use contract, that incorporates by reference any provisions of that Bylaw, and

(b) the *lots* including the surface of water referred to in Section 4.5.1 to the extent indicated in that Section.

20.2.2 For convenience only, the Comprehensive Development Zones referred to in Sections 20.2.1(a)(i) are shown on Schedule A to this Bylaw.

20.2.3 The Comprehensive Development Zones referred to in Section 20.2.2 are marked with an asterisk (*) on Schedule A to this Bylaw.

PART 21 ADOPTION DATE

READ A FIRST time the	**4th**	day of	**December**,	**2017**.
READ A SECOND time the	**4th**	day of	**December**,	**2017**.
PUBLIC HEARING held the	**30th**	day of	**January**,	**2018**.
READ A THIRD time the	**19th**	day of	**February**,	**2018**.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	**16th**	day of	**March**,	**2018**.
FINALLY CONSIDERED AND ADOPTED the	**9th**	day of	**April**,	**2018**.

"Lois E. Jackson"

Lois E. Jackson
Mayor

"Robyn Anderson"

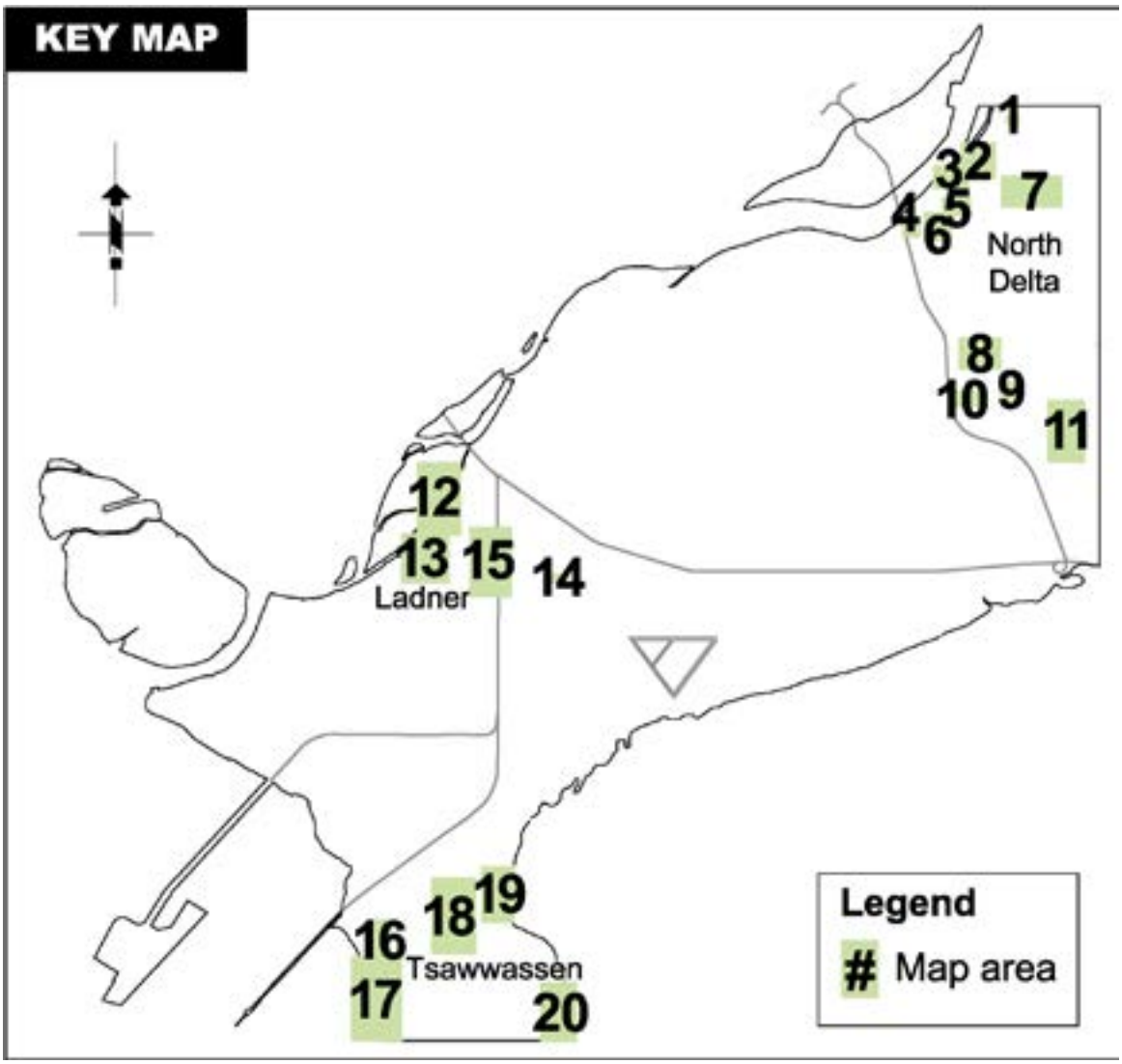
Robyn Anderson
City Clerk

PART 22 SCHEDULES

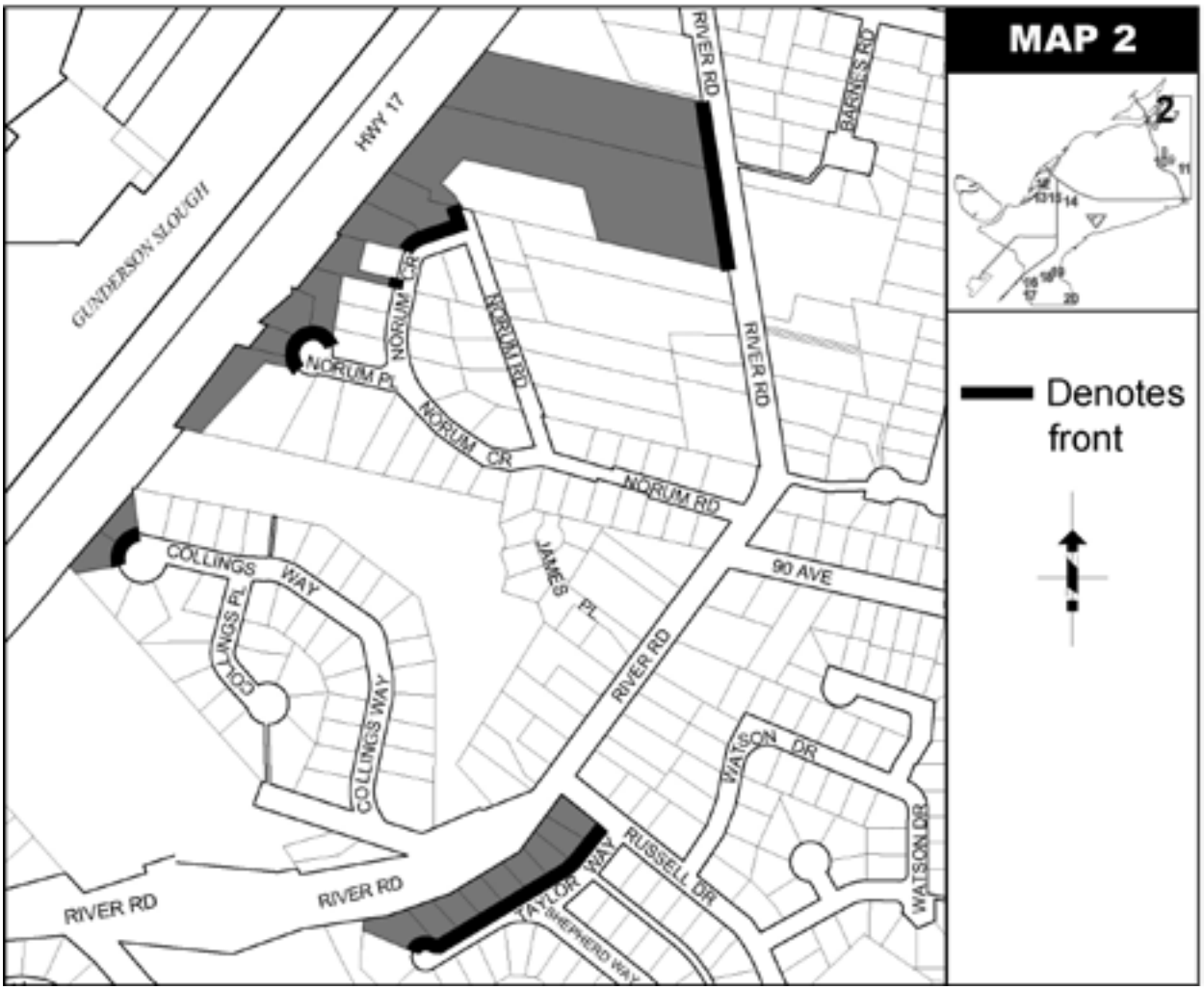
22.1 SCHEDULE A: ZONING MAPS

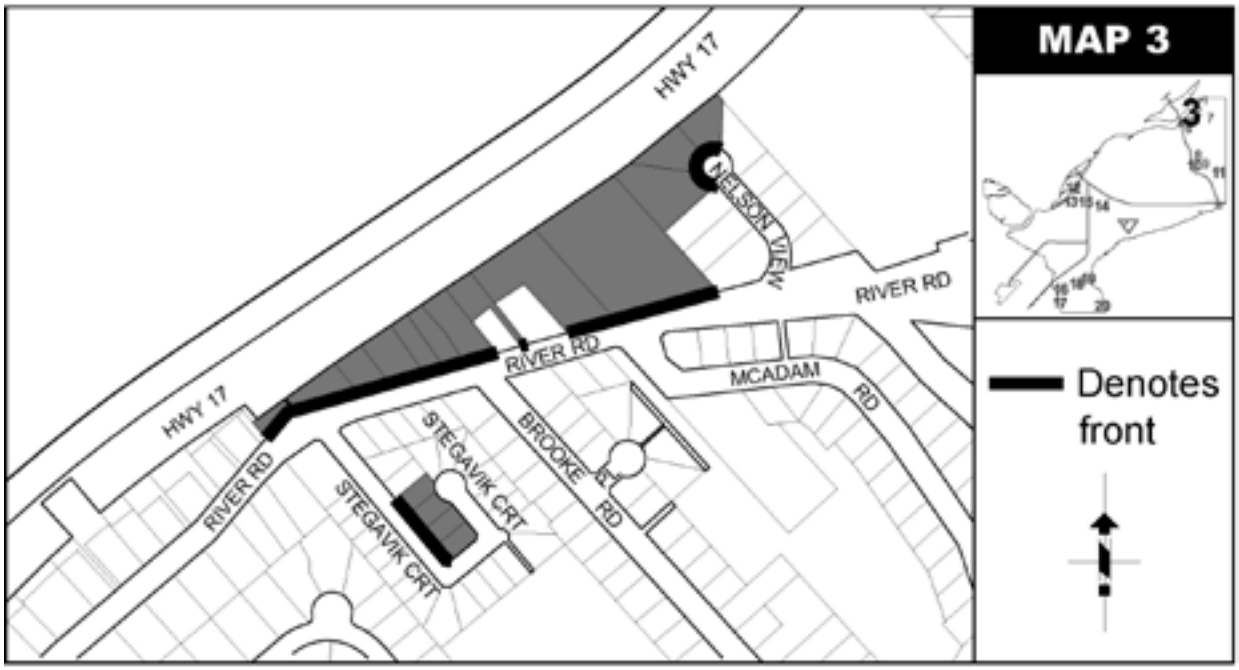
Current information as to individual parcel zoning should be obtained from the Community Planning and Development Department of the City of Delta.

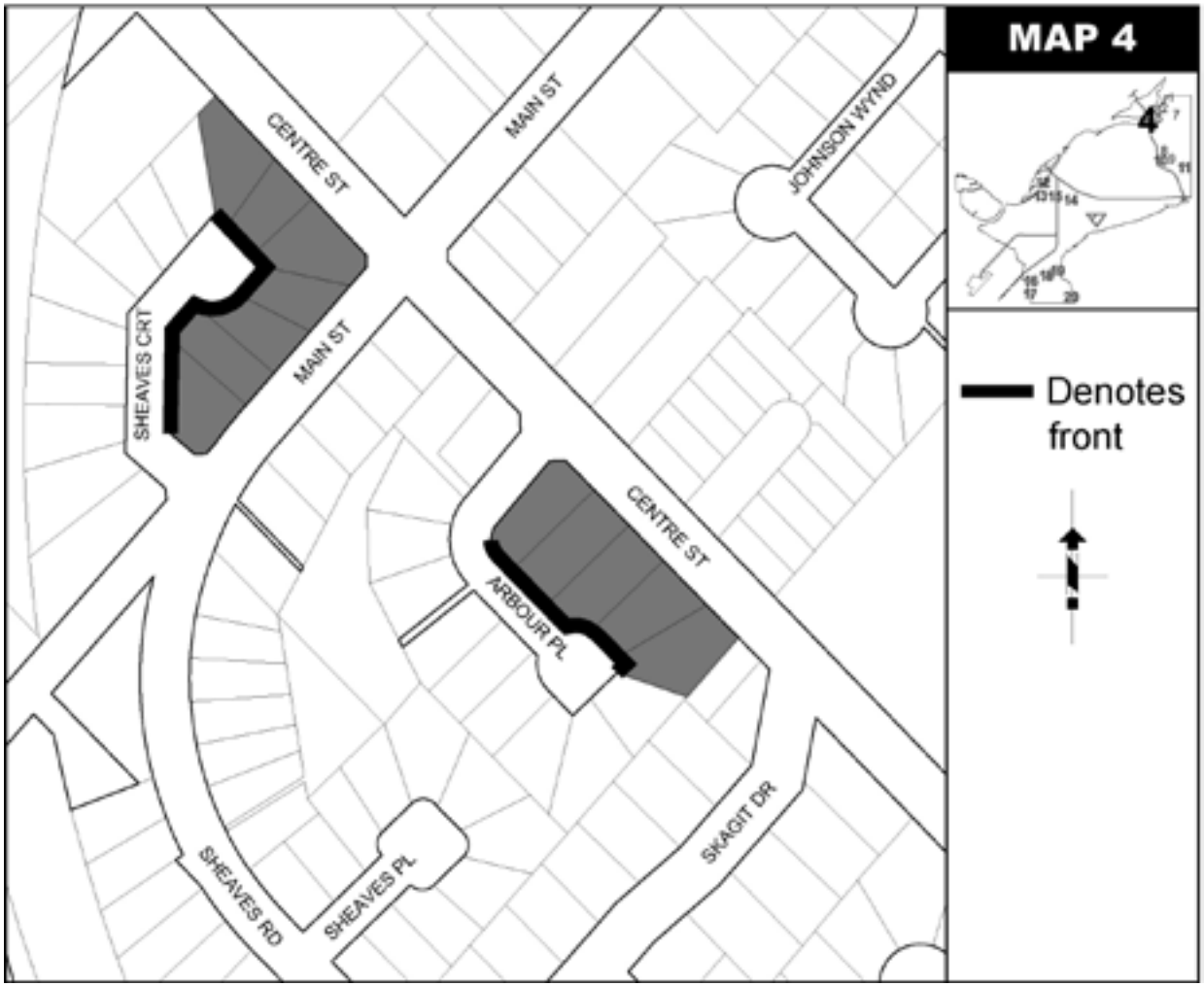
22.2 SCHEDULE B:
FRONT LINES OF DOUBLE FRONTING AND WATERFRONT LOTS



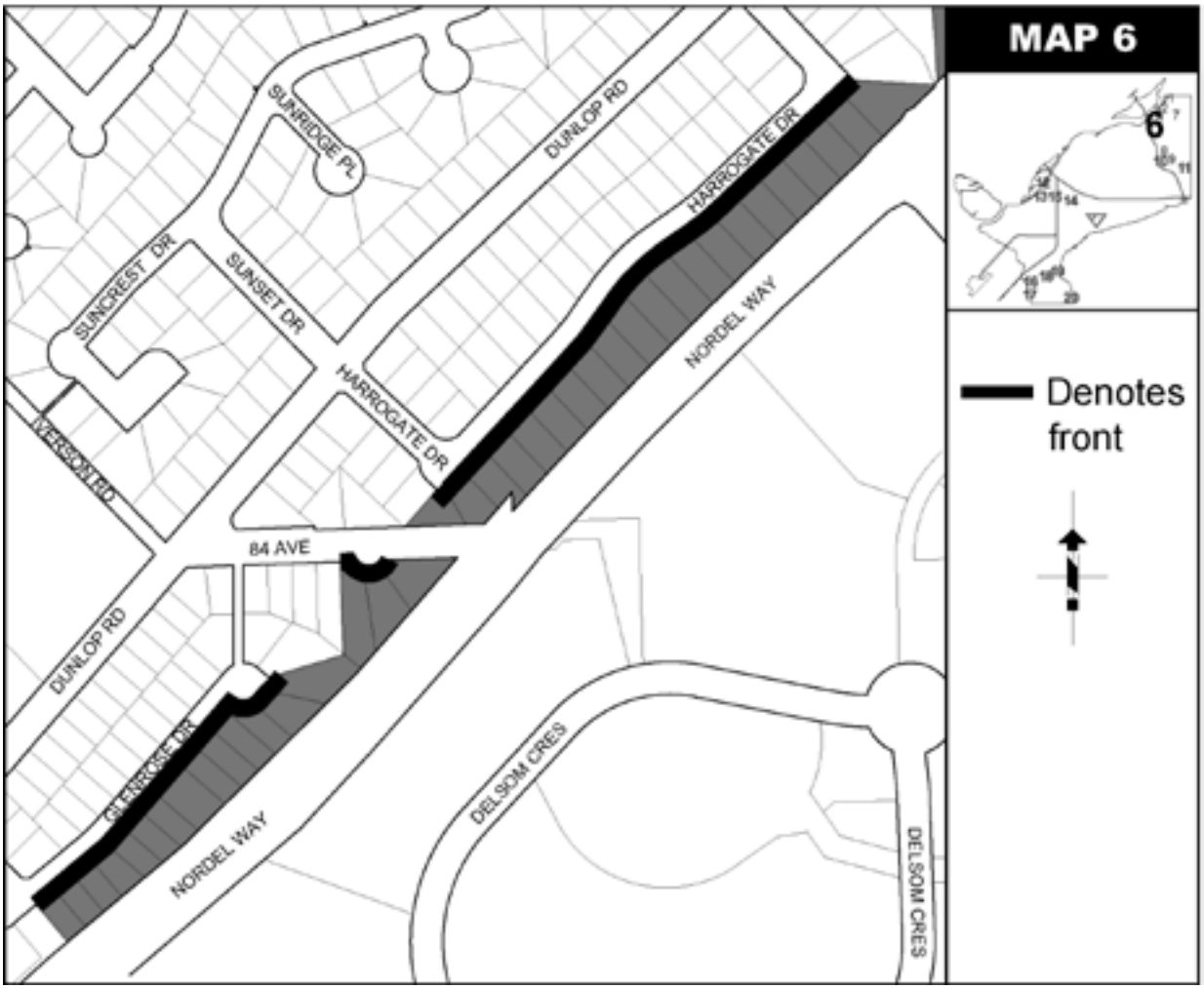
MAP 1
1
96 AVE
113A ST
114 ST
DAWSON CRES
95A AVE
95 AVE
Denotes front


MAP 2
2
HWY 17
GUNDERSON SLOUGH
RIVER RD
BARNES RD
NORUM CR
NORUM PL
NORUM RD
COLLINGS WAY
COLLINGS PL
JAMES PL
90 AVE
WATSON DR
RUSSELL DR
TAYLOR WAY
SHEPHERD WAY
Denotes front


MAP 3
3
Denotes front
HWY 17
HWY 17
NELSON VIEW
RIVER RD
RIVER RD
RIVER RD
MCADAM RD
STEGAVIK CRT
STEGAVIK CRT
BROOKE PL
RD


MAP 4
4
Denotes front
CENTRE ST
MAIN ST
JOHNSON WYND
SHEAVES CRT
MAIN ST
CENTRE ST
ARBOUR PL
SKAGIT DR
SHEAVES RD
SHEAVES PL

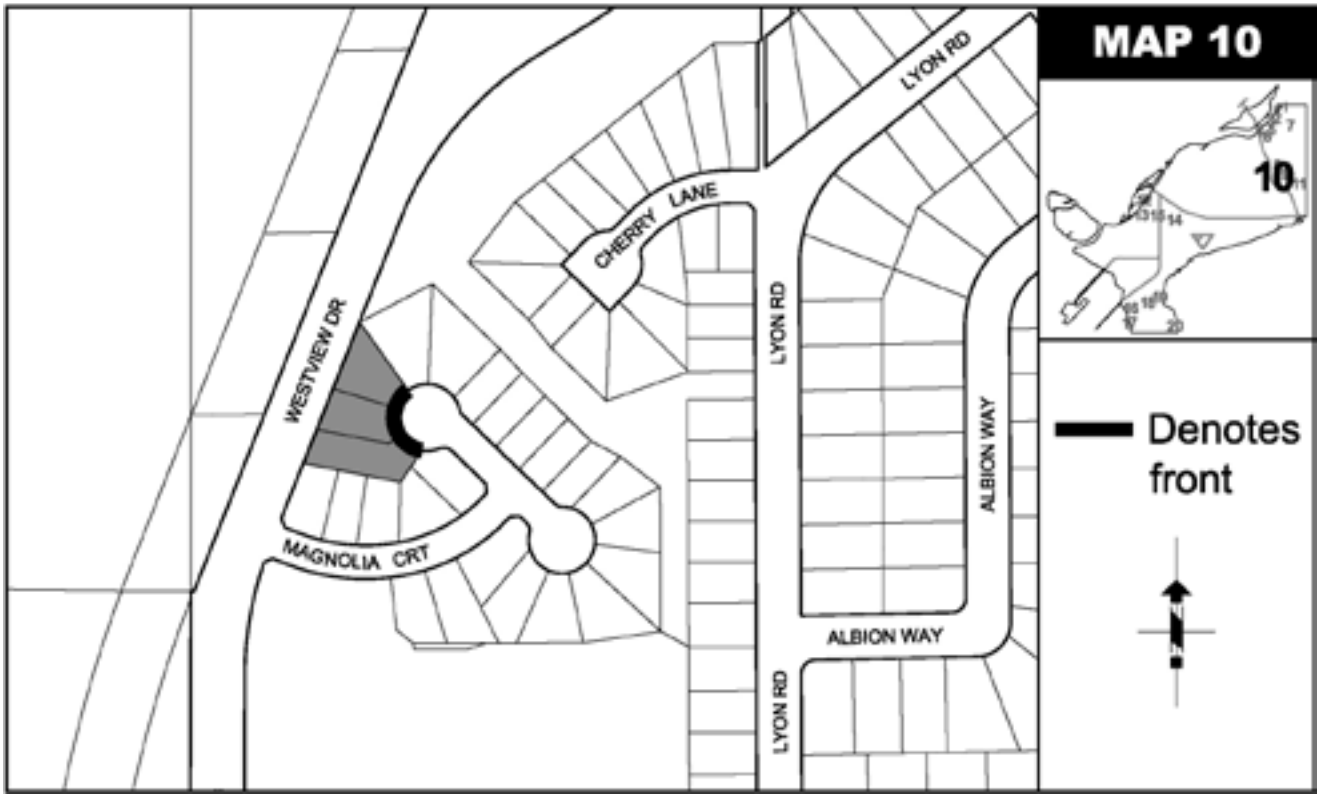
MAP 5
DELCREST DR
DELCOURT CRES
DELNOVA DR
DUNLOP RD
DONCASTER CRES
BYRON RD
BROOKE RD
NORDEL WAY
HARROGATE DR
85B AVE
85A AVE
Denotes front

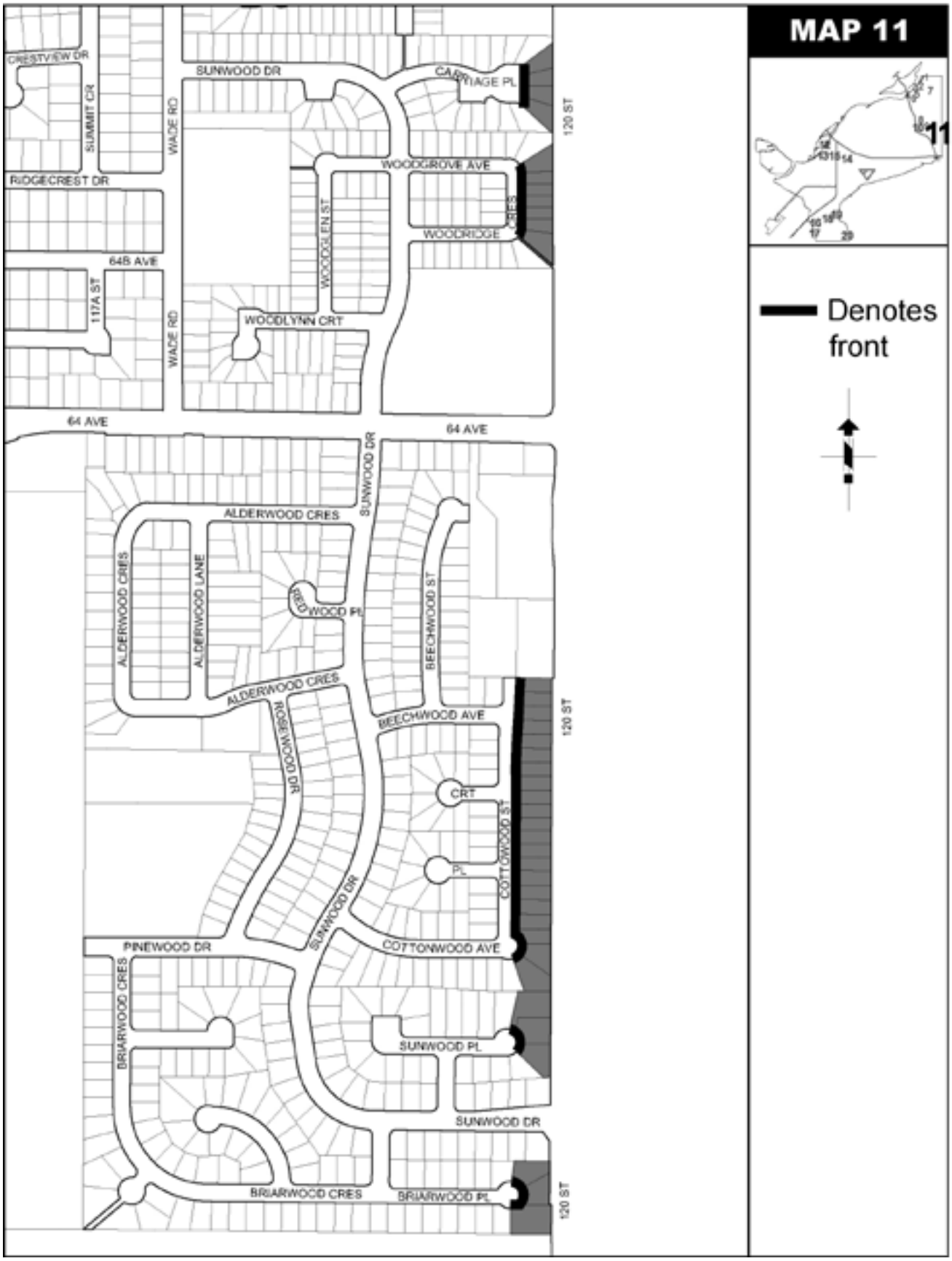

MAP 6
SUNRIDGE PL
DUNLOP RD
HARROGATE DR
SUNCREST DR
SUNSET DR
NORDEL WAY
IVERSON RD
84 AVE
GLENROSE DR
DELSOM CRES
Denotes front

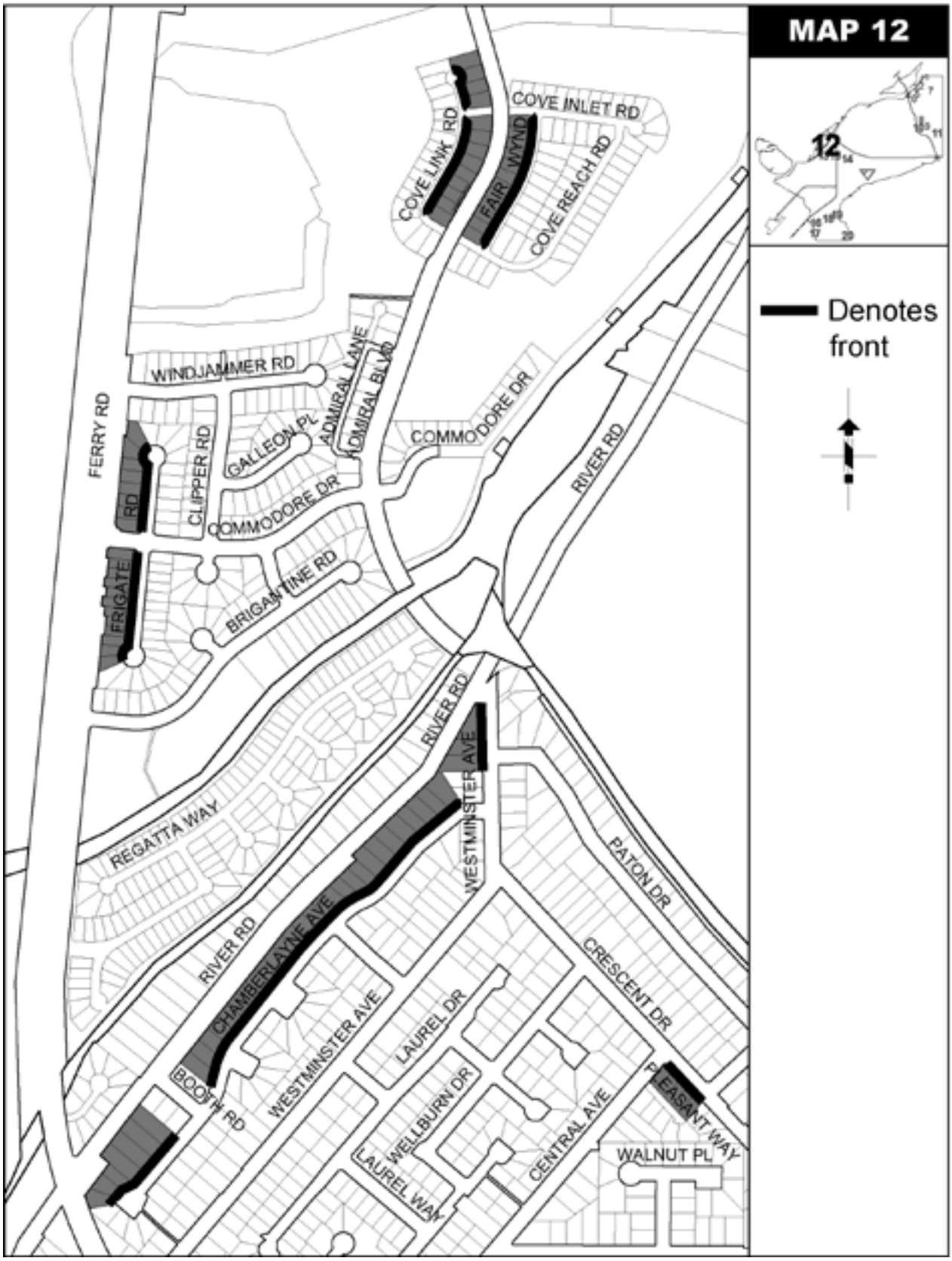
MAP 7
89 AVE
88A AVE
88 AVE
87A AVE
87 AVE
86A AVE
NORDEL WAY
MITCHELL WAY
112A ST
113 ST
114 ST
115 ST
116 ST
117 ST
117A ST
118 ST
118A ST
Denotes front

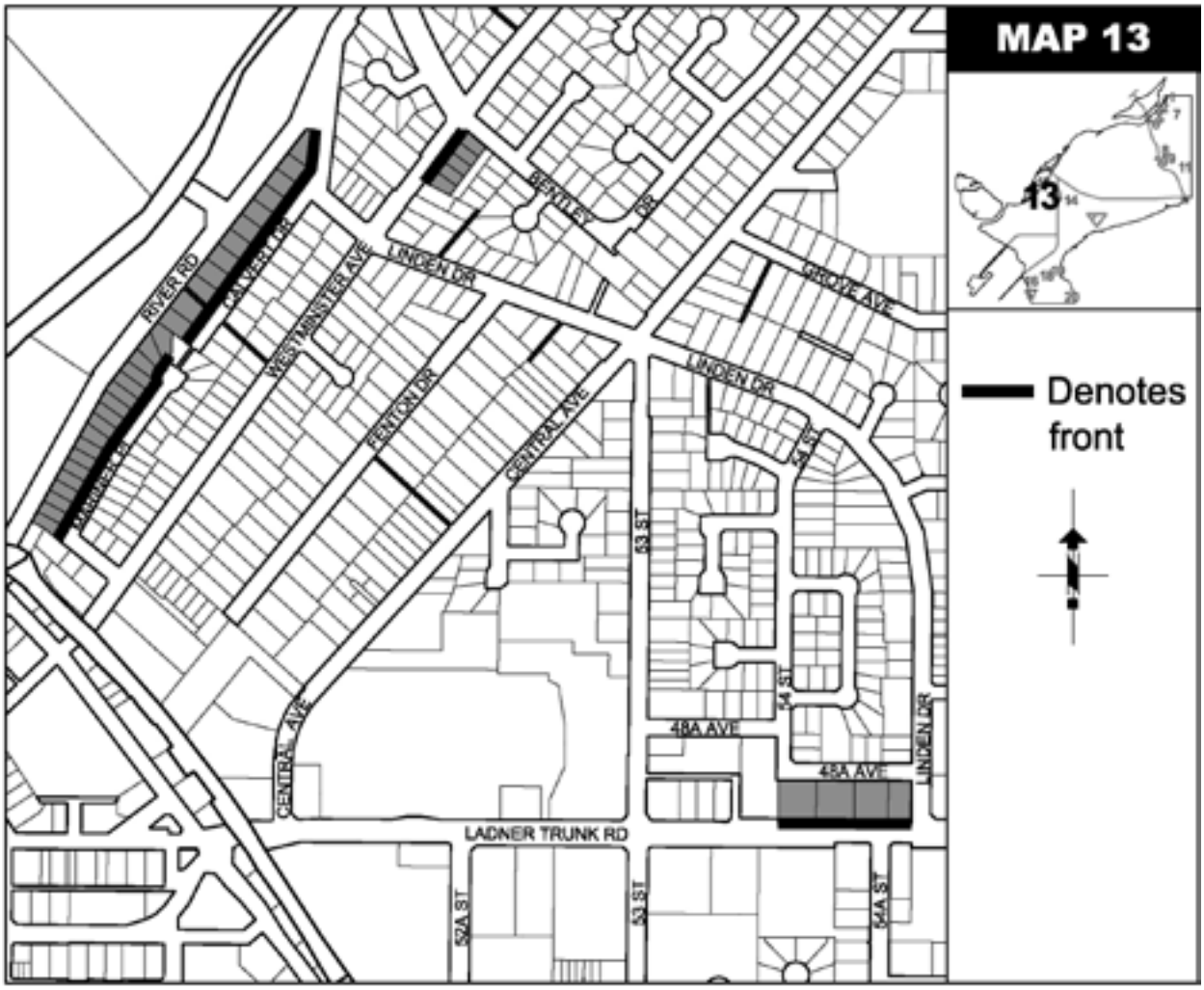
MAP 8
72 AVE
72A AVE
112 ST
BLAKE RD
YORK CR
YORK CRES
YORK PL
WESTVIEW DR
CANYON CRES
SOUTHRIDGE RD
PROSPECT DR
UPPER CANYON RD
WESTRIDGE PL
Denotes front

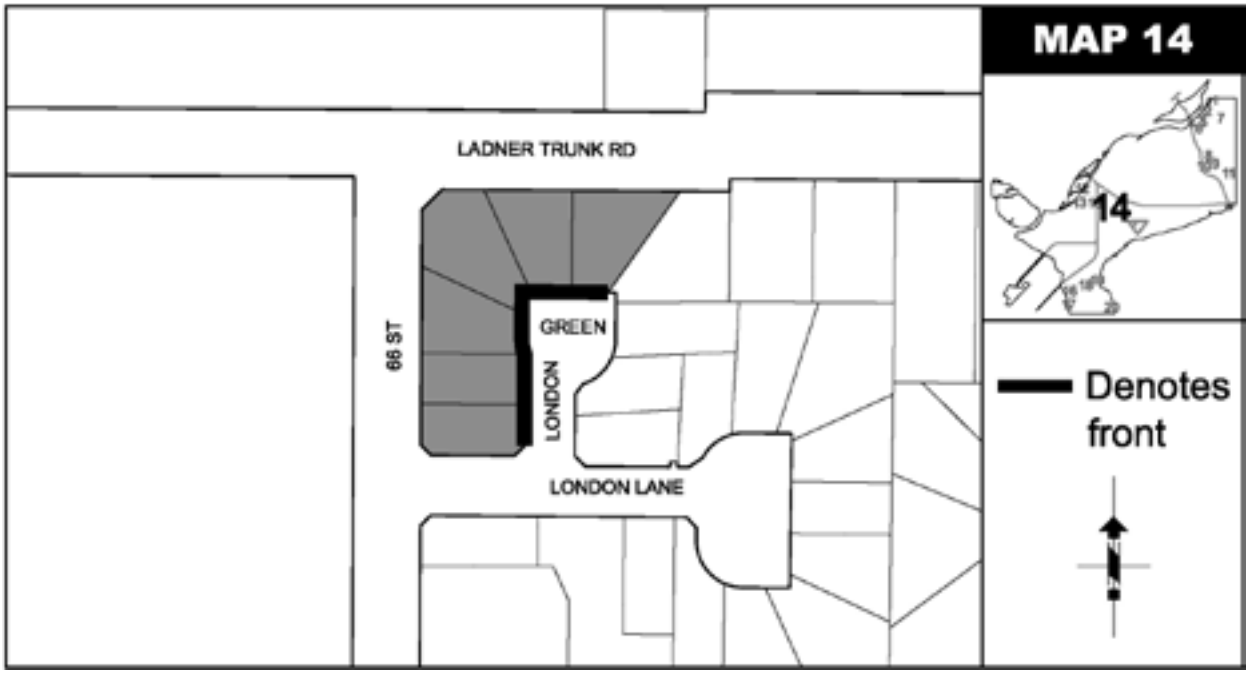
MAP 9
HUFF BLVD
NORTHVIEW CRES
NORTH VIEW PL
RYALL CRES
RYALL PL
BOND BLVD
KEMPSON CRES
RYALL CRES
9
Denotes front

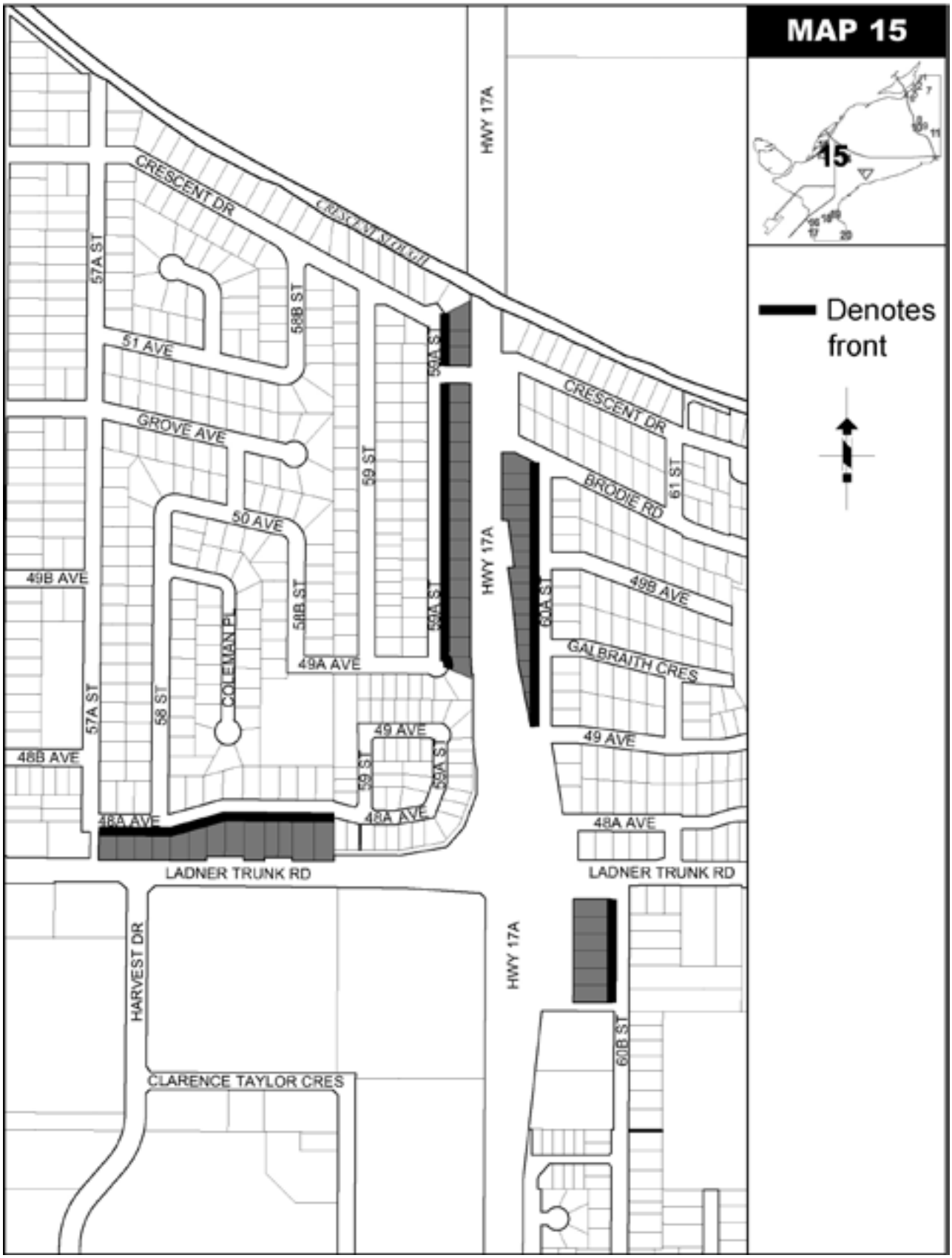

MAP 10
LYON RD
CHERRY LANE
LYON RD
WESTVIEW DR
ALBION WAY
MAGNOLIA CRT
ALBION WAY
LYON RD
10
Denotes front

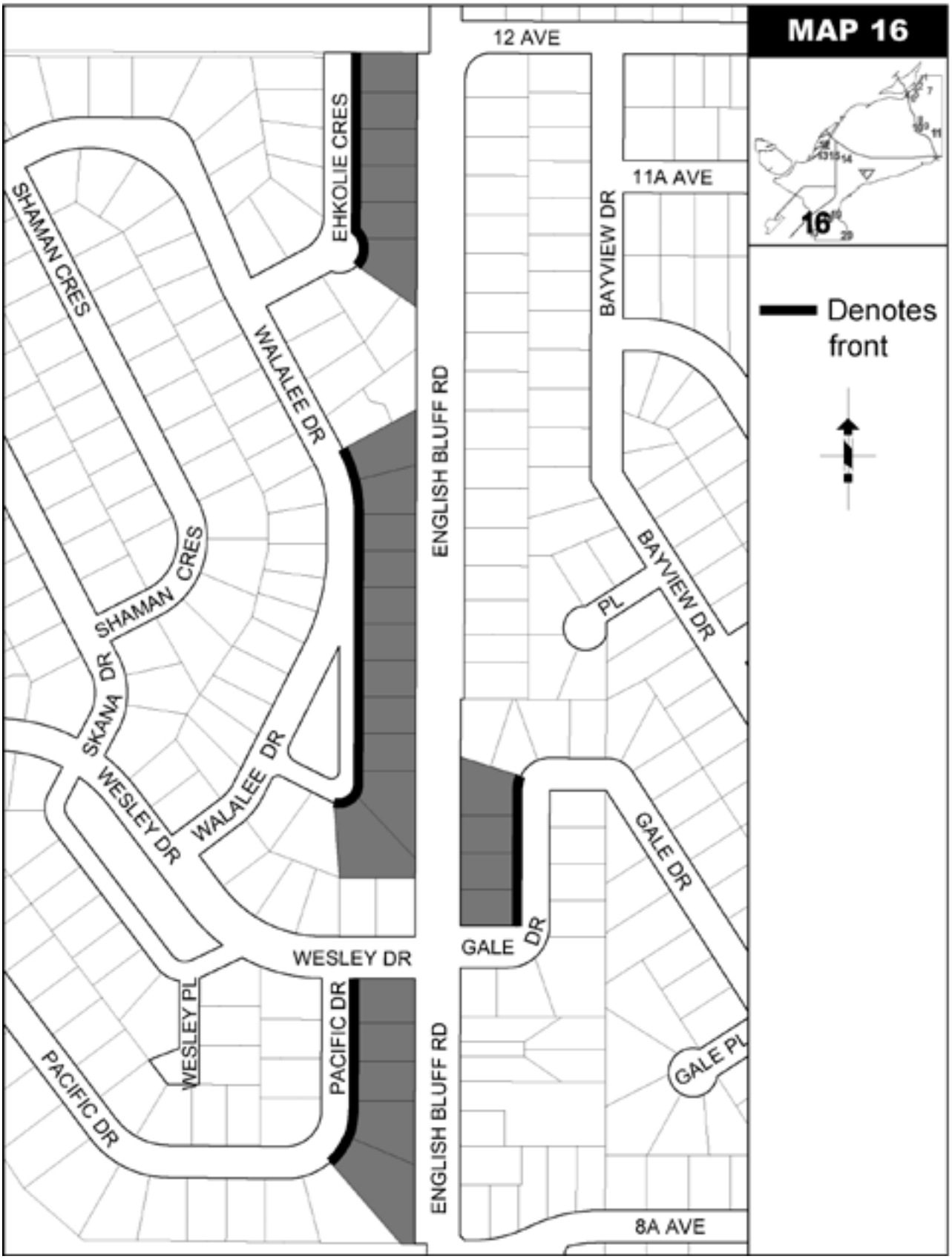

MAP 11
Denotes front
CRESTVIEW DR
SUMMIT CR
WADE RD
SUNWOOD DR
CARRIAGE PL
120 ST
WOODGROVE AVE
RIDGECREST DR
WOODGLEN ST
WOODRIDGE
64B AVE
117A ST
WOODLYNN CRT
64 AVE
ALDERWOOD CRES
ALDERWOOD LANE
REDWOOD PL
BEECHWOOD ST
ROSEWOOD DR
BEECHWOOD AVE
CRT
COTTONWOOD ST
PL
COTTONWOOD AVE
PINEWOOD DR
BRIARWOOD CRES
SUNWOOD PL
BRIARWOOD PL


MAP 12
12
Denotes front
COVE INLET RD
COVE LINK RD
FAIR WYND
COVE REACH RD
WINDJAMMER RD
ADMIRAL LANE
ADMIRAL BLVD
COMMODORE DR
FERRY RD
CLIPPER RD
GALLEON PL
COMMODORE DR
RIVER RD
FRIGATE RD
BRIGANTINE RD
RIVER RD
WESTMINSTER AVE
REGATTA WAY
PATON DR
CHAMBERLAYNE AVE
RIVER RD
CRESCENT DR
WESTMINSTER AVE
LAUREL DR
BOOTH RD
WELLBURN DR
PEASANT WAY
CENTRAL AVE
WALNUT PL
LAUREL WAY


MAP 13
13
Denotes front
RIVER RD
CALVERT DR
WESTMINSTER AVE
LINDEN DR
BERKLEY DR
GROVE AVE
FENTON DR
CENTRAL AVE
53 ST
54 ST
48A AVE
49A AVE
LADNER TRUNK RD
52A ST
53 ST
54A ST


MAP 14
14
Denotes front
LADNER TRUNK RD
66 ST
GREEN
LONDON
LONDON LANE


MAP 15
15
Denotes front
HWY 17A
CRESCENT DR
CRESCENT DR
57A ST
58B ST
51 AVE
59A ST
GROVE AVE
59 ST
50 AVE
49B AVE
58B ST
59A ST
COLEMAN PL
49A AVE
57A ST
58 ST
49 AVE
48B AVE
59 ST
59A ST
48A AVE
48A AVE
LADNER TRUNK RD
CRESCENT DR
61 ST
BRODIE RD
60A ST
49B AVE
GALBRAITH CRES
49 AVE
48A AVE
LADNER TRUNK RD
HARVEST DR
60B ST
CLARENCE TAYLOR CRES


MAP 16
12 AVE
11A AVE
8A AVE
EHKOLIE CRES
SHAMAN CRES
WALALEE DR
ENGLISH BLUFF RD
BAYVIEW DR
BAYVIEW DR
PL
SHAMAN CRES
SKANA DR
WESLEY DR
WALALEE DR
GALE DR
GALE DR
GALE PL
WESLEY DR
WESLEY PL
PACIFIC DR
PACIFIC DR
ENGLISH BLUFF RD
16
Denotes front

MAP 17
17
Denotes front
GLENWOOD PL
49 ST
WEAVER DR
7A AVE
DOGWOOD DR
ENGLISH BLUFF RD
DOGWOOD DR
STEVENS DR
6 AVE
6 AVE
CEDAR CRES
WILSON WYND
5 AVE
ENGLISH BLUFF RD
KERRY DR
4 AVE
3 AVE
49B ST
2A AVE
49 ST
2 AVE
2 AVE
ENGLISH BLUFF RD
MURPHY DR N
1A AVE
GRAHAM DR
49 ST
1 AVE
GEORGIA WYND
50 ST
GEORGIA WYND
STRAIT OF GEORGIA

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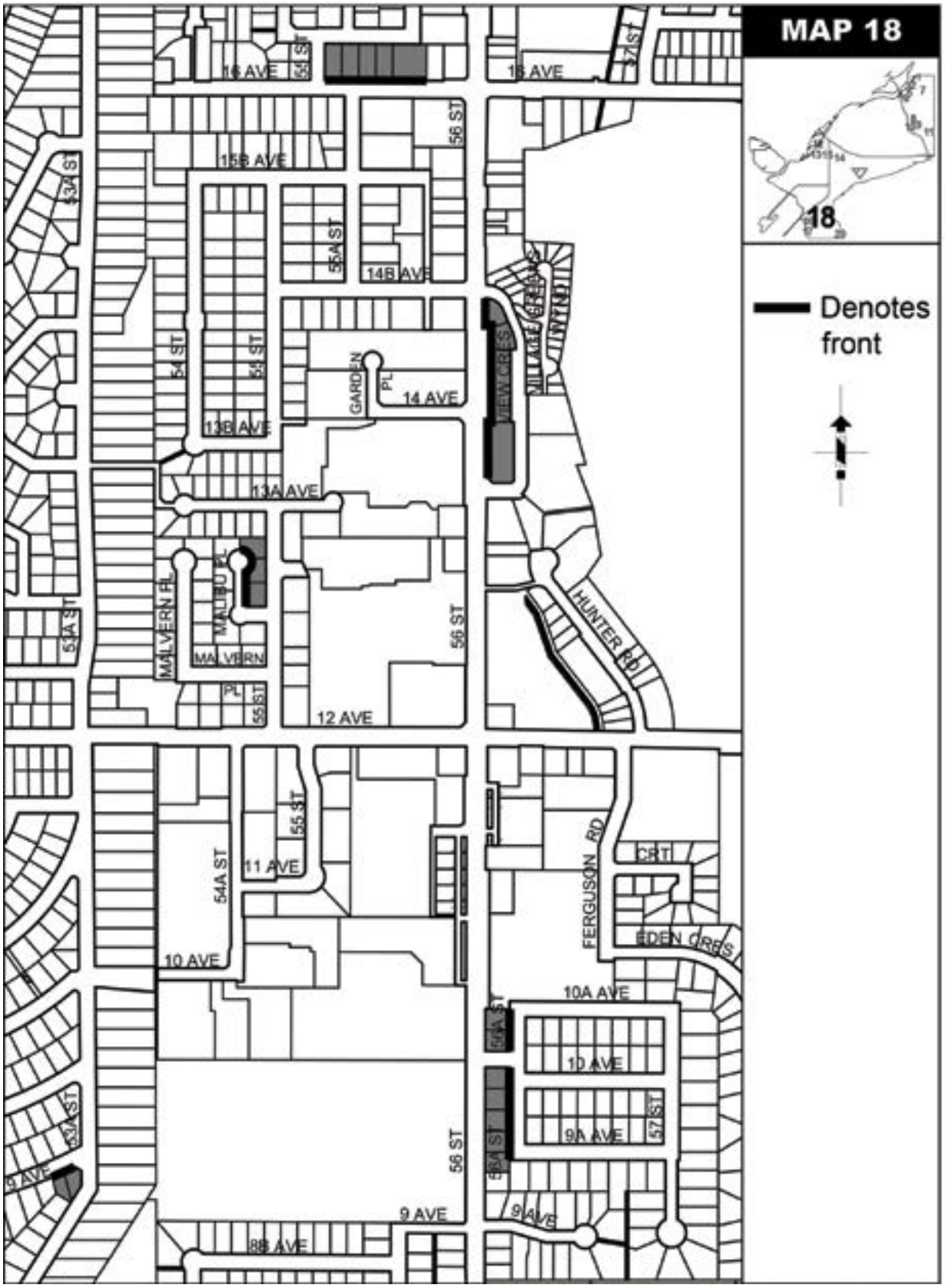
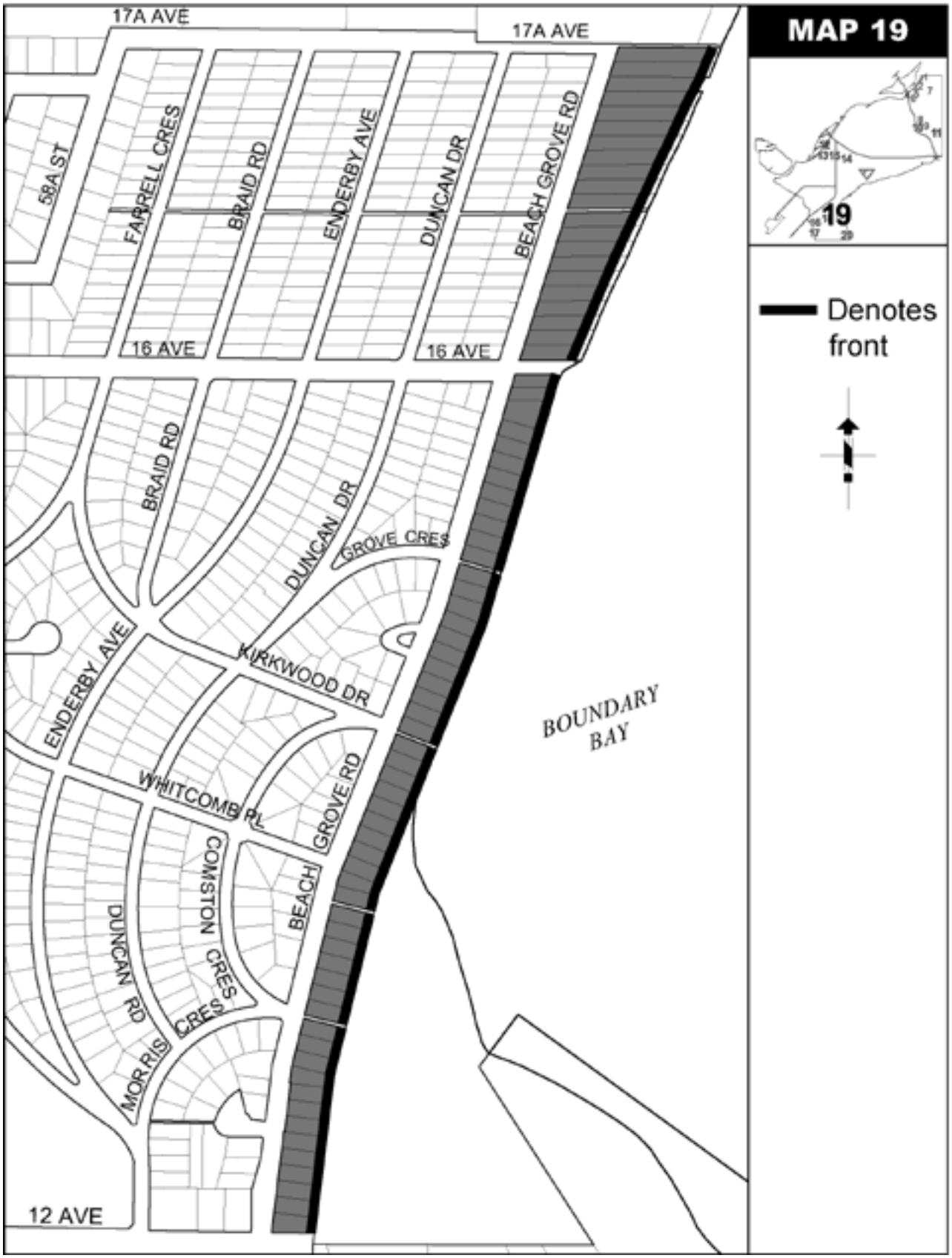
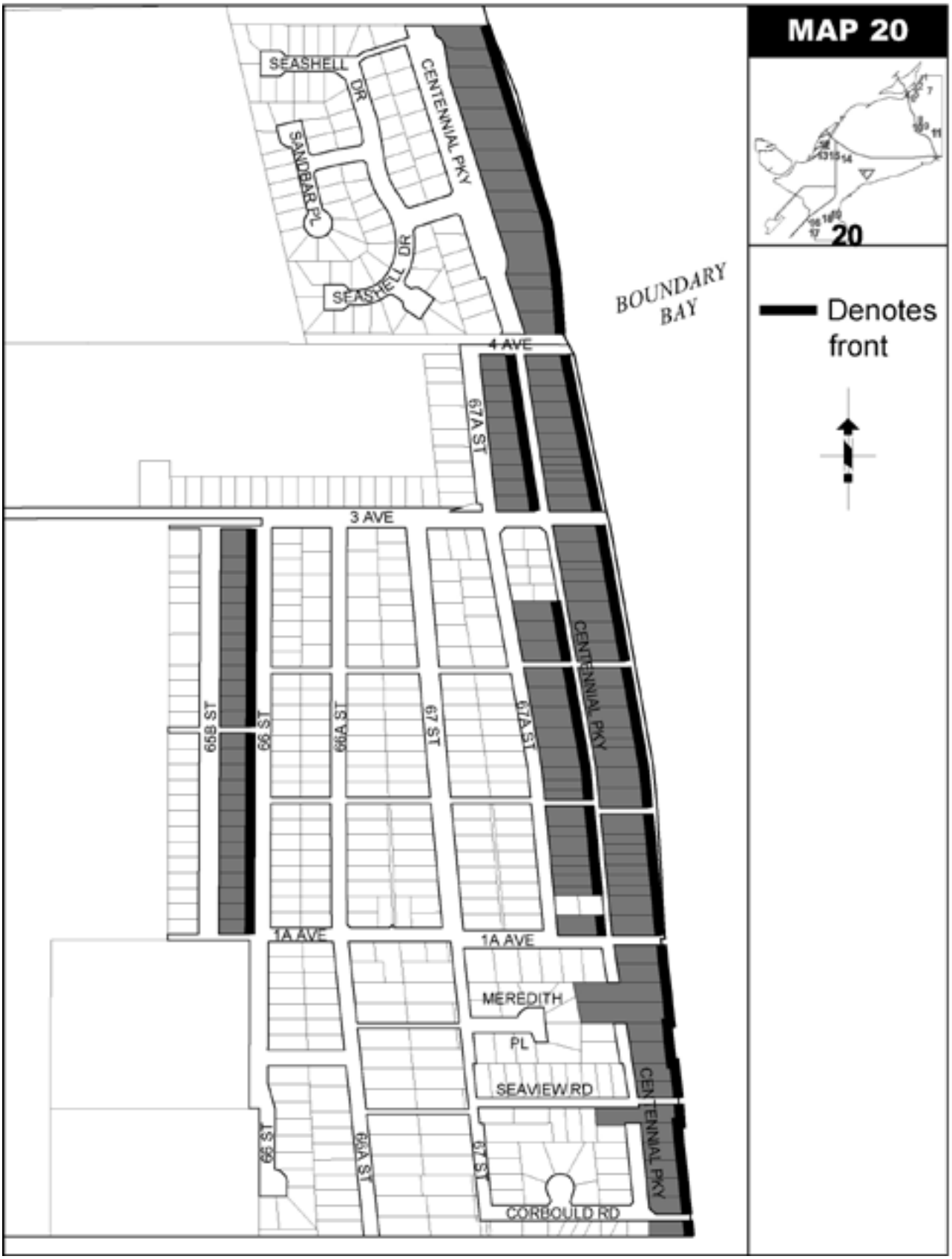
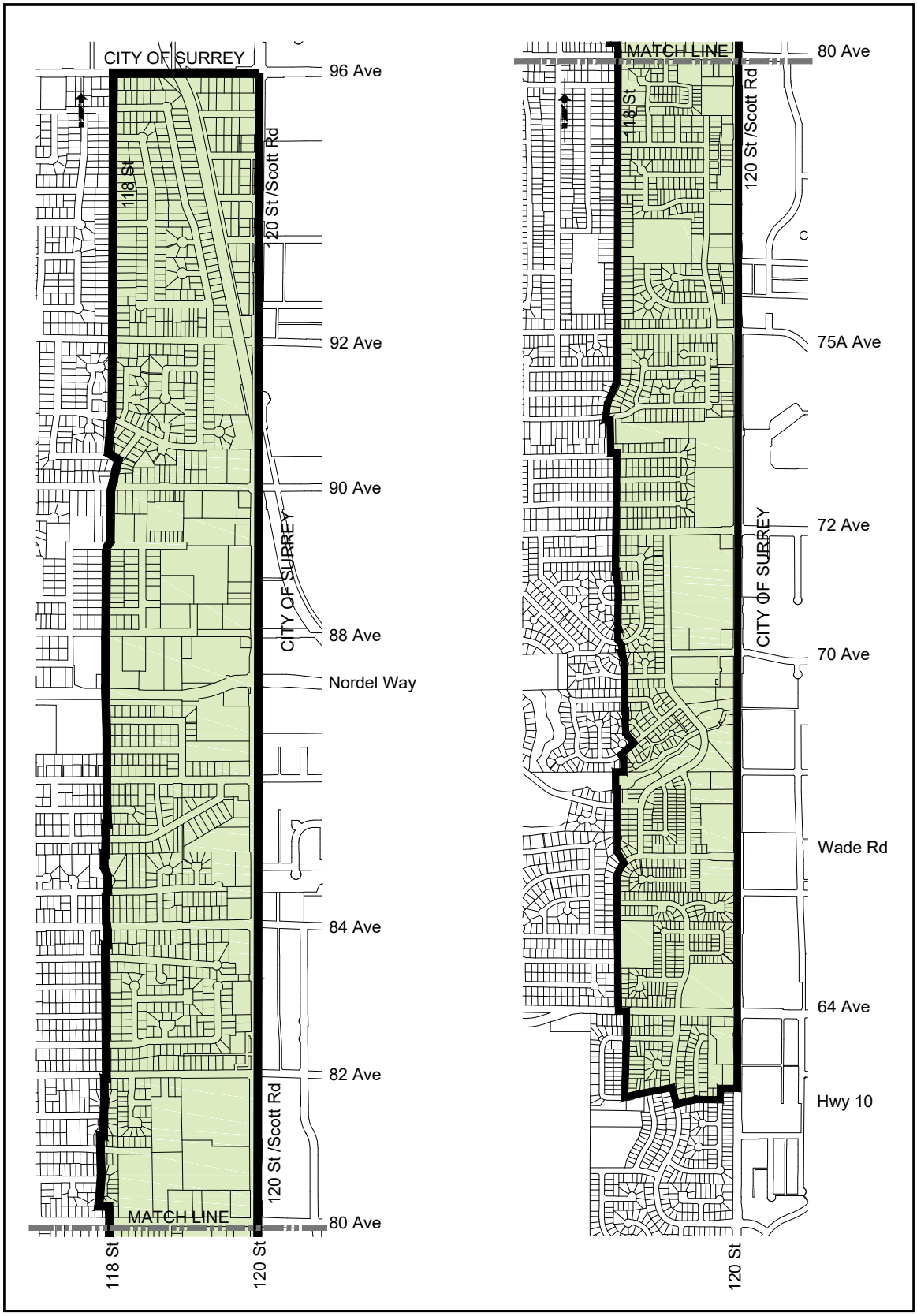



MAP 19
17A AVE
17A AVE
58A ST
FARRELL CRES
BRAID RD
ENDERBY AVE
DUNCAN DR
BEACH GROVE RD
16 AVE
16 AVE
BRAID RD
DUNCAN DR
GROVE CRES
ENDERBY AVE
KIRKWOOD DR
WHITCOMB PL
GROVE RD
COMSTON CRES
BEACH
DUNCAN RD
MORRIS CRES
12 AVE
BOUNDARY BAY
19
Denotes front


MAP 20
20
Denotes front
BOUNDARY BAY
SEASHELL DR
SANDBAR PL
SEASHELL DR
CENTENNIAL PKY
4 AVE
67A ST
3 AVE
65B ST
66 ST
66A ST
67 ST
67A ST
CENTENNIAL PKY
1A AVE
1A AVE
MEREDITH PL
SEAVIEW RD
CENTENNIAL PKY
66 ST
66A ST
67 ST
CORBOULD RD

22.3 SCHEDULE C: SCOTT ROAD CORRIDOR