

CITY OF DELTA
BYLAW NO. 8560

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

The Municipal Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "**Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ67 – LU009901) Bylaw No. 8560, 2026**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

- (a) adding the following definition to Section 2.1.1 in alphabetical order:

"Stacked Townhouse means a residential building or buildings containing two or more dwelling units arranged one above another, where each dwelling unit has a direct separate exterior entrance within 1 storey of finished grade, and the building may be comprised of several stacked dwelling units attached beside one another."

- (b) inserting "67 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ67 – LU009901) Bylaw No. 8560, 2026" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and

- (c) The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017," as amended, are hereby further amended to reflect the following rezoning:

- (i) Civic: 686 52 Street

PID: 008-779-325

Legal: Lot 141 Section 3 Township 5 New Westminster District Plan 21416

- (ii) Civic: 5236 7A Avenue

PID: 010-321-381

Legal: Lot 8 Section 3 Township 5 New Westminster District Plan 21170

Being the "Subject Properties" as shown in Schedule "8560-1" attached to and forming part of this Bylaw.

From: "Single Detached Residential (RS1)"

To: "Comprehensive Development Zone No. 67 (CDZ67)"

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 67

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a multi-unit residential *zone* and all regulations that reference a Townhouse Residential (RT) *zone* shall apply.

2. PERMITTED USES

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

PRINCIPAL USES

Townhouse

Stacked Townhouse

ACCESSORY USES

Home occupation, accessory to townhouse or stacked townhouse

3. DENSITY

Maximum Number of *dwelling units*: 50

Maximum *floor space ratio*: 0.62

4. LOT COVERAGE

Maximum *lot coverage* shall be 22%.

5. SETBACKS

- (a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front (north)	3.5 m
Interior Side (multiple)	1.5 m
Exterior Side (West)	3.0 m
Rear (south)	3.5 m

- (b) Despite Section 5(a) of this Zone and Section 6.2.10(b), Permitted Projections into Required Setbacks, unenclosed balconies shall be permitted to project into the front (north) setback and exterior side (west) setback by no more than 1.9 m.

- (c) Despite Section 5(a) of this Zone and Section 6.2.10(b), Permitted Projections into Required Setbacks, entry canopies shall be permitted to project into the rear (south) setback by no more than 1.1 m.

6. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>
<i>Maximum Storeys</i>	3
<i>Maximum height to mid-roof or the top of a flat roof</i>	10.5 m
<i>Maximum height to roof ridge for a pitched roof</i>	11.5 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

<i>Lot Area</i>	7,500 m ²
<i>Lot Width</i>	45 m
<i>Average Lot Depth</i>	165 m

8. LANDSCAPING, SCREENING AND AMENITY SPACE

Despite Section 7.3.3(b), a landscaped strip of 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 shall not be required along the lot line adjacent to the following buildings as shown in Schedule 8560-2 attached to and forming part of this Bylaw :

- North side of building 4
- West side of building 3
- East side of buildings 5 and 6

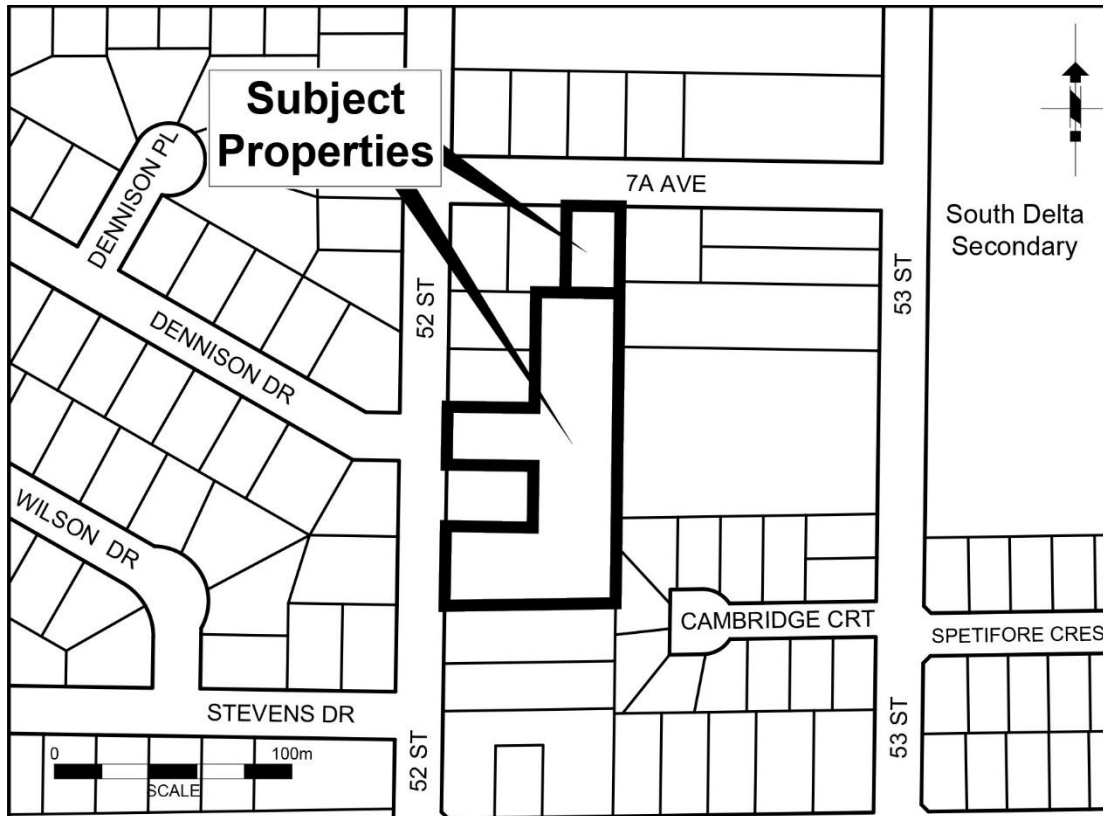
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READ A FIRST TIME	the	day of	, 2026.
READ A SECOND TIME	the	day of	, 2026.
READ A THIRD TIME	the	day of	, 2026.
FINALLY CONSIDERED AND ADOPTED	the	day of	, 202 .

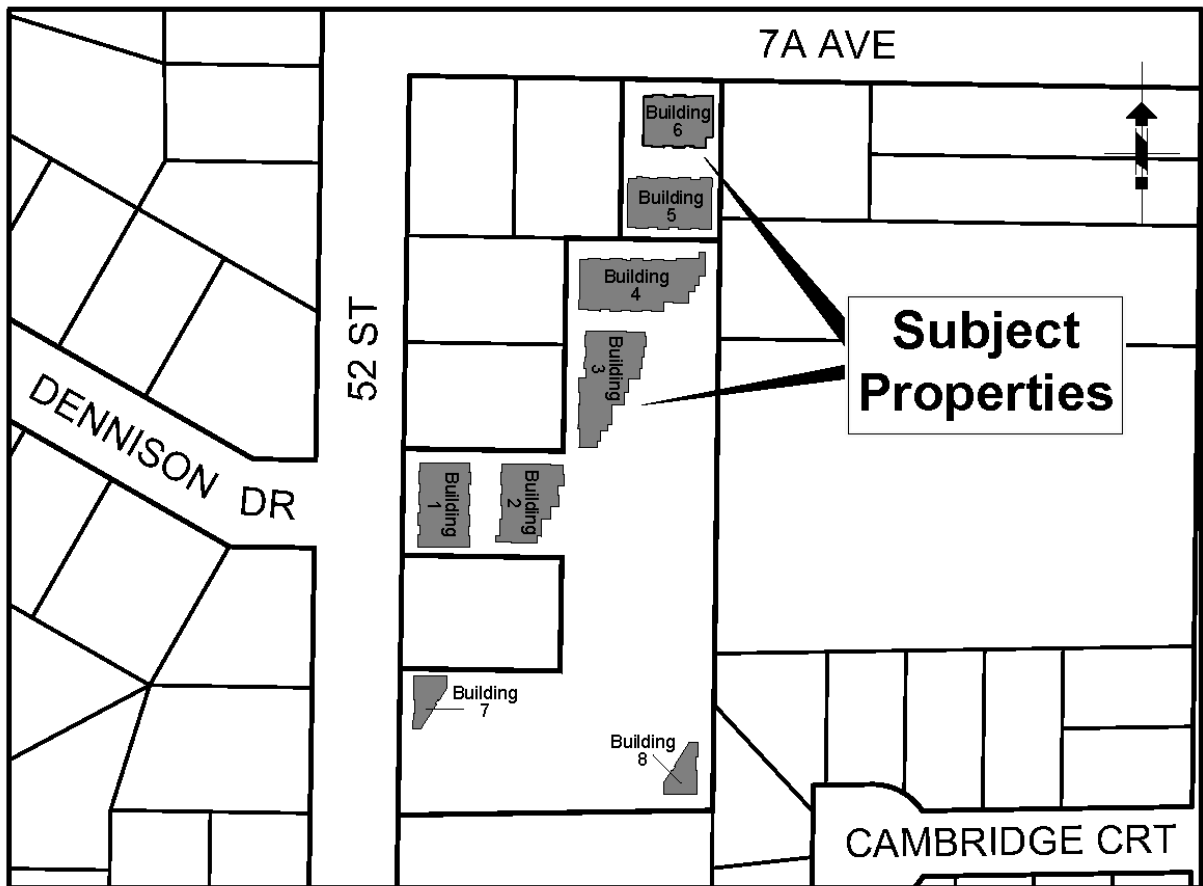
George V. Harvie
Mayor

Laurie Darcus
(*Interim*) Corporate officer

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This is Schedule "8560-1" to "Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ67 – LU009901) Bylaw No. 8560, 2026"



This is Schedule "8560-2" to "Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ67 – LU009901) Bylaw No. 8560, 2026"