

THE CORPORATION OF DELTA
BYLAW NO. 4493

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

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

1. This Bylaw may be cited for all purposes as "DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (C.D. 179 - PIONEER - 88-09) BYLAW NO. 4493, 1989."
2. "Delta Zoning Bylaw No. 2750, 1977", as amended, is hereby further amended by inserting in Section 301 of Part III of "C.D. 179 - COMPREHENSIVE DEVELOPMENT ZONE 179, immediately following "C.D. 178 COMPREHENSIVE 178", by amending the "Delta Zoning Maps" referred to in Section 301 to show that parcel of land shown outlined in heavy black on Schedule 179-1 attached to and forming part of this Bylaw as being zoned "C.D. 179".
3. "Delta Zoning Bylaw No. 2750, 1977", as amended, is further amended by adding the following immediately following C.D. 178 COMPREHENSIVE DEVELOPMENT ZONE NO. 178 in Part VIIIA(1):

"PART VIIIA(1)

C.D. 179

1. ZONE: Comprehensive Development Zone No. 179
2. PERMITTED USES:
Subject to the regulations of Part VII, the following uses and no other uses shall be permitted:
 "Dwelling, Single Family House"
 "Townhouse"

- 2 -

Bylaw No. 4493, C.D. 179

2. PERMITTED USES: (Continued)

2.2 Accessory Uses:

"Home Occupation"

3. CONDITIONS AND REQUIREMENTS FOR PERMITTED USES:

- 3.1 Lot Size: Minimum - N/A
- 3.2 Lot Frontage: Minimum - N/A
- 3.3 Lot Depth: Minimum - N/A
- 3.4 Setbacks: All minimum setbacks, front, rear side and flanking street, shall be in accordance with the sketch attached hereto as Schedule 179-2 and forming part of this Bylaw.
- 3.5 Height:
 - (a) Principle structure - maximum 8.0 m or 2 storeys whichever is the lesser
 - (b) Accessory structure - maximum 4 m
- 3.6 Maximum Floorspace Ratio: 0.45
- 3.7 Maximum Total Site Coverage: 30%
- 3.8 Required Off-Street Parking: 2.5 stalls/unit (includes visitor parking) and subject to the Regulations as set out under "Parking Requirements" of Section 696 of "Delta Zoning Bylaw No. 2750, 1977"

- 3 -

Bylaw No. 4493, C.D. 179

3.9 Density: Density shall not exceed 30 units/hectare
(12 units/acre).

3.10 Amenity
Spaces:

Private Outdoor Space shall be provided at
a minimum standard of 8 m² per
residential unit with a minimum dimension
of 2 m.

Common Outdoor Space shall be provided at a
minimum standard of 12 m² per residential
unit.

4. GENERAL REGULATIONS

4.1 Landscaping: Landscaping and screening shall be provided
as set out in Section 696 of the "Delta
Zoning Bylaw No. 2750, 1977".

4.2 Land

Development: Notwithstanding any other provision of this
Bylaw, the uses permitted by this Bylaw
shall be conditional upon the immediate
availability and adequacy of those
Municipal facilities and services
hereinafter set forth to serve each parcel
of land and each unit of every building,
structure and use to be erected, placed or
carried out thereon. No use of land and no
use of any building or structure thereon
shall be deemed to be authorized by this
Bylaw, and all uses otherwise permitted by
this Bylaw are hereby prohibited unless and
until all of the following services and

- 4 -

Bylaw No. 4493, C.D. 179

4.2 Land

Development:

(continued)

facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

4.2.1

Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the Delta Subdivision Bylaw.

4.2.2.

Construction of all highways abutting and serving the lands, including boulevards, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the Delta Subdivision Bylaw.

4.3 Storage:

No storage of goods, materials or refuse outside of buildings shall be permitted, except the storage of garbage in commercial garbage containers which shall be enclosed with a decorative screen not less than 2.5 m in height."

- 5 -

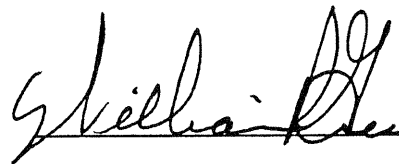
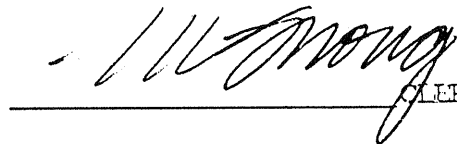
Bylaw No. 4493, C.D. 179

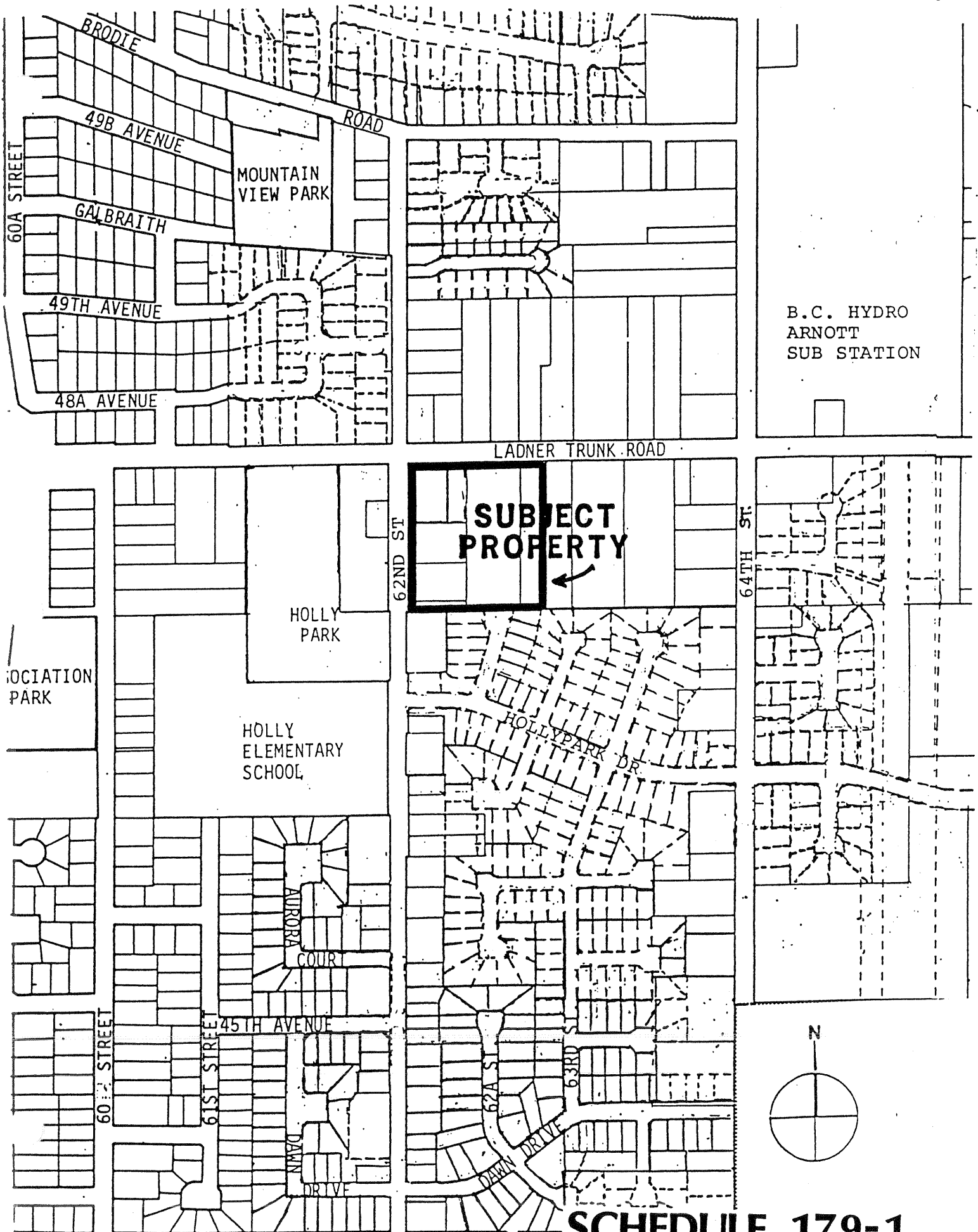
READ A FIRST TIME the 8th day of May , A.D. 19 89.

READ A SECOND TIME the 8th day of May , A.D. 19 89.

PUBLIC HEARING HELD the 30th day of May , A.D. 19 89.

READ A THIRD TIME the 5th day of June , A.D. 19 89.

RECONSIDERED AND FINALLY ADOPTED, the 2nd day of April ,
A.D. 1990 .
MAYOR
CLERK



SCHEDULE 179-1

