

CITY OF DELTA

BYLAW NO. 8580

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

The 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. 2750, 1977 Amendment (C.D. 423-R & 423-MS – LU009757) Bylaw No. 8580, 2026"**.
2. "Delta Zoning Bylaw No. 2750, 1977", Part 19, Comprehensive Development Zone No. 423-R, as amended is hereby further amended as follows:
 - (a) by deleting Table 1.1 under Section 1.1 and replacing it with the following:

Parcel	Permitted Principal Uses	Permitted Accessory Uses
A B C D X Y Z	'Dwelling, Single Family' 'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
E H L N P	'Dwelling, Single Family'	'Home Occupation' The Keeping of 'Household Pets'
F G J K O R	'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
S	'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets' 'Secondary Dwelling Unit'
I M Q	'Dwelling, Apartment Building' 'Mixed-Use' 'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
Parcel	Permitted Principal Uses	Permitted Accessory Uses

T W	'Dwelling, Apartment Building' 'Dwelling, Single Family' 'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
U V	'Dwelling, Apartment Building' 'Mixed-Use' 'Stacked Townhouse' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'

- (b) by adding the following definitions in Section 2.2 by inserting them in alphabetical order in the existing list of definitions under the words "In the C.D. 423-R Comprehensive Development Zone No. 423-R:":

"'Cottage Courtyard' means a development consisting of seven to twelve 'Lots' in a bare land strata, each with a 'Dwelling, Single Family', organized around a common 'Amenity, Open Space'.

'Dwelling, Purpose-built Rental' means a 'Dwelling, Apartment Building' or the residential component of a 'Mixed-Use' building that is used exclusively for rental residential accommodation and is subject to registration of a Section 219 Covenant that prohibits strata subdivision or other forms of individual unit ownership.

'Fitness Centre' means an enclosed building used and equipped for the conduct of leisure, health and fitness activities where patrons are predominantly participants and not spectators, including weightlifting and dance, martial arts or yoga studios."

- (c) by deleting the definition of 'Mixed-Use' in Section 2.2 and replacing it with the following definition:

"'Mixed-Use' means a combination of the following residential and commercial uses in one building or 'Lot'. Residential uses are permitted on all floors of the building and commercial uses are permitted on the ground floor of the building only. Permitted uses include the following:

- (a) Residential Uses
'Dwelling, Apartment Building'
'Live-Work'
'Stacked Townhouse'

- (b) Commercial Uses
 Artist's Studio
 Bakery and Confections
 Barber and Beauty Shop
 'Brew pub', only on the properties outlined in bold
 and marked "Subject Properties" on Schedule 7169-3
 Coffee Shop
 Daycare
 Drug Store
 Eating and Drinking
 Establishments Florist Shop
 Food Store
 'Fitness Centre'
 'Liquor Store'
 Meat Market
 'Office Operation'
 'Retail Trade'
 Shoe Repair Shop"

- (d) By deleting Section 3.1.A(2) and inserting the following sections below Section 3.1.A(1):

- "2. Notwithstanding Subsection 1, the minimum 'Setbacks' for 'Dwelling, Single Family' and 'Accessory Structure' in a 'Cottage Courtyard' development shall be:

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	1.5 metres	7.5 metres
Rear:	3.0 metres	0.6 metres
Side:	1.5 metres	1.0 metres
Side on a 'Flanking Street':	3.0 metres	1.8 metres

3. Notwithstanding Subsections 1 and 2, eaves and overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' areas.
4. Notwithstanding the interpretation of 'Front Lot Line' under Part 2 of this bylaw, for the purposes of determining the 'Front Lot Line' of a 'Dwelling, Cottage Courtyard,' the 'Lot' line that abuts the 'Amenity, Open Space' shall be deemed the 'Front Lot Line'. If no 'Lot' line abuts the 'Amenity, Open Space,' the owner may designate as the 'Front Lot Line' any 'Lot' line that is closest to the 'Amenity, Open Space'.

5. Notwithstanding Subsections 1 and 2, the minimum rear 'Setback' for a principal 'Structure' may be reduced to 0.6 metres where the rear 'Lot' line is abutting a private lane and notwithstanding Subsection 3, eaves and overhangs are not permitted to encroach into the 0.6 m rear setback."

(e) by deleting Section 3.1.E and replacing it with the following:

"Minimum 'Lot' Size for Subdivision:

1. Subdivision under Land Title Act:

'Lot' Area:	240 m ²
'Lot' Width – Non-Corner lots:	9.0 m
'Lot' Width – Corner Lots:	12.0 m
Average 'Lot' Depth:	20.0 m
2. Subdivision for a 'Cottage Courtyard' development under the Strata Property Act:

'Lot' Area:	150 m ²
'Lot' Width:	7 m
Average 'Lot' Depth:	13 m"

(f) by adding the following subsections at the end of Section 3.1.F:

- "3. Notwithstanding Subsection 1 or Section 901.2(a) of this bylaw, the parking required for a 'Dwelling, Cottage Courtyard' may be provided on the same 'Lot' as the dwelling it serves, on common property, or through a combination of both.
4. Notwithstanding Subsection 1 or Section 901.5(b) of this bylaw, all 'Parking Spaces' required by this Bylaw shall have minimum rectangular dimensions of 2.6 metres by 5.5 metres.
5. Notwithstanding Subsection 1 or Section 901.5(b)(ii) of this bylaw, except 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 that is more than 1.2 metres from either end of the 'Parking Space' and extends in excess of 0.3 metres in vertical height above the level of the 'Parking Space', the minimum width of such 'Parking Space' shall be 2.9 metres."

(g) by adding the following subsection at the end of Section 3.1.G:

- "5. Amenity Open Space for 'Dwelling, Cottage Courtyard':

Common 'Amenity, Open Space' shall be provided in the amount of 30 square metres per 'Dwelling Unit'."

- (h) by adding a comma after “Townhouse” and inserting “Stacked Townhouse” after the comma in Section 3.2.
- (i) by deleting “unsupported” in Section 3.2.A(2).
- (j) by adding the following subsection at the end of Section 3.2.A:
 - “5. Notwithstanding Subsection 1, the minimum rear ‘Setback’ for a principal ‘Structure’ may be reduced to 0.6 metres where the rear ‘Lot’ line is abutting a private lane. Despite Subsection 2, eaves and overhangs are not permitted to encroach into the 0.6 metre rear setback.”
- (k) by inserting the following text in Section 3.2.C after “Density” and before subsection 1:
 - “For the purposes of this Section, where density is regulated by reference to a ‘Townhouse’ use, such reference shall include a ‘Stacked Townhouse’.”
- (l) by deleting “0.2” in Section 3.2.F(2) and replacing it with “0.1”.
- (m) by adding the following subsections at the end of Section 3.2.F:
 - “4. Notwithstanding Subsection 1 or Section 901.5(b) of this bylaw, all ‘Parking Spaces’ required by this Bylaw shall have minimum rectangular dimensions of 2.6 metres by 5.5 metres.
 - 5. Notwithstanding Subsection 1 or Section 901.5(b)(ii) of this bylaw, 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 that is more than 1.2 metres from either end of the ‘Parking Space’ and extends in excess of 0.3 metres in vertical height above the level of the ‘Parking Space’, the minimum width of such ‘Parking Space’ shall be 2.9 metres.”
- (n) by amending the ‘Setbacks’ for a principal ‘Structure’ in Section 3.3.A(1) so that that the front, rear, side, and side on a ‘Flanking Street’ setbacks are 3.0 metres.
- (o) by deleting “unsupported” in Section 3.3.A(3).
- (p) by adding the following subsection at the end of Section 3.3.A:
 - “4. Notwithstanding Subsections 1 and 3, ‘Permitted Projections’ for a principal ‘Structure’ may encroach by up to 1.5 metres into the minimum side on a ‘Flanking Street’.”

(q) by adding the following subsections at the end of Section 3.3.F:

- “3. Notwithstanding Subsection 1 and Section 901.4 of this bylaw, for each ‘Dwelling, Apartment Building’ off-street parking shall be provided at the ratio of 1 parking space for residents and 0.1 parking spaces for visitors for each ‘Dwelling Unit’.
4. Notwithstanding Subsection 1 and Section 901.4 of this bylaw, for each ‘Dwelling, Purpose-built Rental’ off-street parking shall be provided at the ratio of 0.75 parking spaces for residents and 0.1 parking spaces for visitors for each ‘Dwelling Unit’.
5. Notwithstanding Subsection 1 or Section 901.5(b) of this bylaw, all ‘Parking Spaces’ required by this Bylaw shall have minimum rectangular dimensions of 2.6 metres by 5.5 metres.
6. Notwithstanding Subsection 1 or Section 901.5(b)(ii) of this bylaw, 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 that is more than 1.2 metres from either end of the ‘Parking Space’ and extends in excess of 0.3 metres in vertical height above the level of the ‘Parking Space’, the minimum width of such ‘Parking Space’ shall be 2.9 metres.
7. Notwithstanding Subsection 1 or Section 901.5(d) of this bylaw, where the total number of required ‘Parking Spaces’ exceeds 30 up to 50 percent of the total required ‘Parking Spaces’ may be provided for small car parking with each small car ‘Parking Space’ having a minimum rectangular dimension of 2.4 metres in width and 4.8 metres in length. Such spaces shall be clearly posted, easily located and convenient to use. In all other respects, the parking which is provided shall comply with the standards as set forth in Section 901.5.
8. Notwithstanding Subsection 7 or Section 901.5(d) of this bylaw, 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 that is more than 1.2 metres from either end of the ‘Parking Space’ and extends in excess of 0.3 metres in vertical height above the level of the ‘Parking Space’, the minimum width of such ‘Parking Space’ shall be 2.7 metres.”

(r) by adding the following subsection at the end of Section 3.3.G:

- “8. Covenant for ‘Dwelling, Purpose-built Rental’:

Notwithstanding any other provision of this Zone, prior to the issuance of a Building Permit for a 'Dwelling, Purpose-built Rental', the owner shall register a covenant under Section 219 of the Land Title Act in favour of the City, to the satisfaction of the General Manager of Development, which prohibits strata subdivision or any other form of individual unit ownership of the dwelling units within the building, for the life of the building."

- (s) by deleting the text in Section 3.4.A(3) and replacing it with the following:

"Notwithstanding Subsection 1, 'Permitted Projections' for a Principal 'Structure' may encroach by up to 1.5 metres into the minimum 'Setback' area for side on a 'Flanking Street' 'Setback' and by up to 0.6 metres into the minimum rear 'Setback' area."
- (t) by adding the following subsections at the end of Section 3.4.F
 - 3. Notwithstanding Subsection 1 or Section 901.4 of this bylaw, for each commercial use, off-street parking shall be provided at the ratio of 1.5 'Parking Spaces' per 100 square metres of gross leasable area except for 'Office Operations' which shall require 2 'Parking Spaces' per 100 square metres of gross leasable area, and barbers, beauty shops and 'Fitness Centres' which shall require 3 'Parking Spaces' per 100 square metres of gross leasable area.
 - 4. Notwithstanding Subsection 1 or Section 901.5(b) of this bylaw, all 'Parking Spaces' required by this Bylaw shall have minimum rectangular dimensions of 2.6 metres by 5.5 metres.
 - 5. Notwithstanding Subsection 1 or Section 901.5(b)(ii) of this bylaw, 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 that is more than 1.2 metres from either end of the 'Parking Space' and extends in excess of 0.3 metres in vertical height above the level of the 'Parking Space', the minimum width of such 'Parking Space' shall be 2.9 metres.
 - 6. Notwithstanding Subsection 1 or Section 901.5(d) of this bylaw, where the total number of required 'Parking Spaces' exceeds 30, up to 50 percent of the total required 'Parking Spaces' may be provided for small car parking with each small car 'Parking Space' having a minimum rectangular dimension of 2.4 metres in width and 4.8 metres in length. Such spaces shall be clearly posted, easily located and convenient to use. In all other respects, the parking which is provided shall comply with the standards as set forth in Section 901.5.

7. Notwithstanding Subsection 6 or Section 901.5(d) of this bylaw, 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 that is more than 1.2 metres from either end of the 'Parking Space' and extends in excess of 0.3 metres in vertical height above the level of the 'Parking Space', the minimum width of such 'Parking Space' shall be 2.7 metres."
3. "Delta Zoning Bylaw No. 2750, 1977", Part 19, Comprehensive Development Zone No. 423-MS, as amended is hereby further amended by:
- (a) inserting "Daycare" in alphabetical order in the existing list of permitted principal uses under Section 1.

READ A FIRST time the	29 th	day of	June,	2026.
READ A SECOND time the	29 th	day of	June,	2026.
READ A THIRD time the	29 th	day of	June,	2026.
FINALLY CONSIDERED AND ADOPTED the	13 th	day of	July,	2026.



George V. Harvie
Mayor



Hanien Berg
Corporate Officer

CITY OF DELTA

BYLAW NO. 7882

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

The 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. 2750, 1977 Amendment (Amend C.D. 423-R – Brew Pubs – P19-01F) Bylaw No. 7882, 2019."**
2. "Delta Zoning Bylaw No. 2750, 1977", Part 19, Comprehensive Development Zone No. 423-R, as amended, is hereby further amended as follows:
 - (a) by adding the following definition in Section 2.2 by inserting it in alphabetical order in the existing list of definitions under the words "In the C.D. 423-R Comprehensive Development Zone No. 423-R.":

"‘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."
 - (b) by amending the definition of ‘Mixed-Use’ in Section 2.2 by inserting the following immediately after "Barber and Beauty Shop" in the existing list of Commercial Uses:

"‘Brew pub’, only on the properties outlined in bold and marked "Subject Properties" on Schedule 7169-3"
 - (c) by inserting a new Section 3.4.G 6. as follows immediately after Section 3.4.G 5. Pavement Finish:

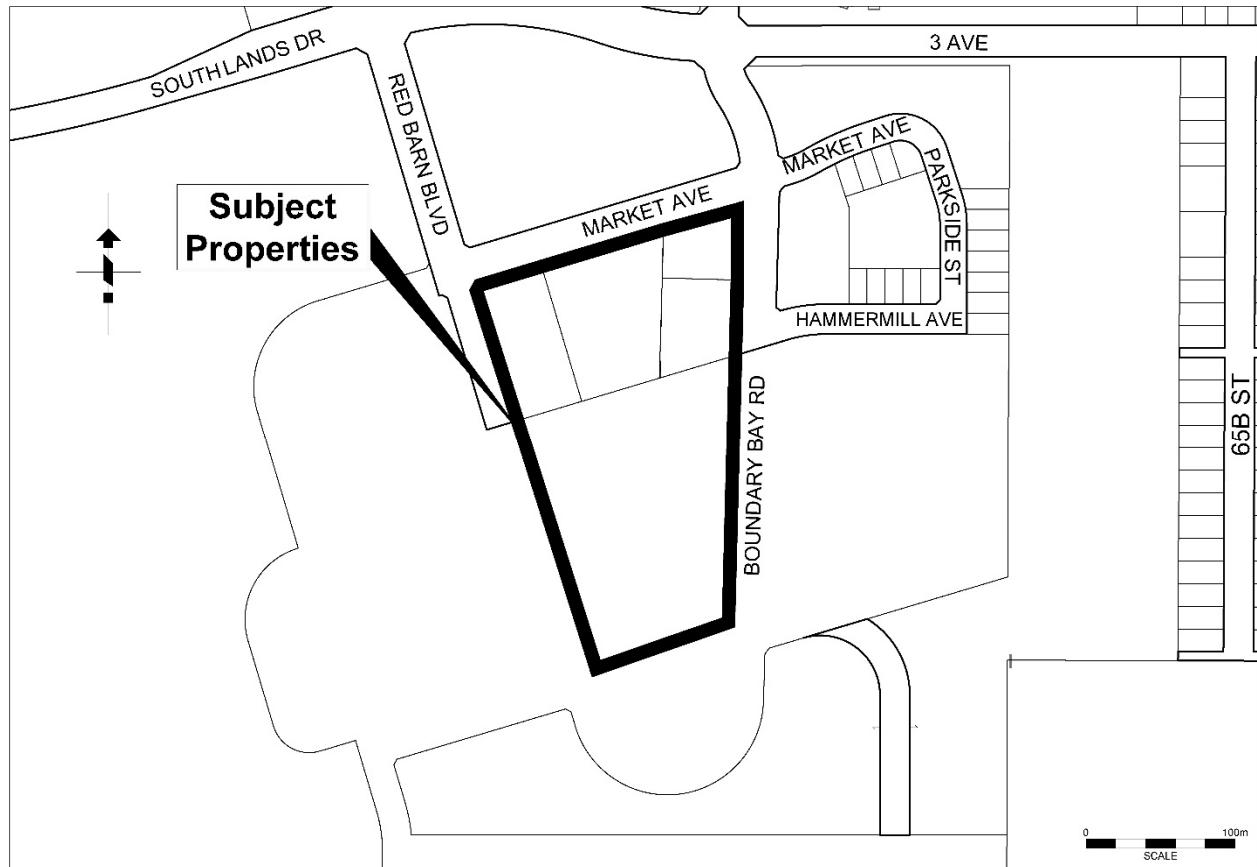
"6. Brew Pubs:

For ‘brew pubs’, the total combined ‘floor area’ for manufacturing and warehousing, wholesaling and distribution shall be limited to 250 square metres."
3. Schedule 7169-3 attached hereto shall form part of this bylaw.

READ A FIRST TIME the	7th	day of	October,	2019.
READ A SECOND TIME the	7th	day of	October,	2019.
PUBLIC HEARING held the	29th	day of	October,	2019.
READ A THIRD time the	29th	day of	October,	2019.
FINALLY CONSIDERED AND ADOPTED the	29th	day of	October,	2019.

George V. Harvie
Mayor

Robyn Anderson
City Clerk



This is Schedule 7169-3 to “Delta Zoning Bylaw No. 2750, 1977 Amendment
(Amend C.D. 423-R – Brew Pubs – P19-01F) Bylaw No. 7882, 2019”

THE CORPORATION OF DELTA

BYLAW NO. 7169

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 (Century Industries Ltd. – LU006390) Bylaw No. 7169, 2013"**.
2. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by:
 - (a) rezoning the lands shown on Schedule 7169-1 as follows:
 - (i) Lands within the area outlined in bold and marked "CD 423-R" as C.D. 423-R Comprehensive Development Zone No. 423-R;
 - (ii) Lands within the area outlined in bold and marked "CD 423-MS" as C.D. 423-MS Comprehensive Development Zone No. 423-MS;
 - (iii) Lands within the area outlined in bold and marked "CD 423-SH" as C.D. 423-SH Comprehensive Development Zone No. 423-SH; and
 - (iv) Lands within the area outlined in bold and marked "P" as P Public Use,

and by amending the "Delta Zoning Maps" referred to in Section 301 accordingly;

- (b) inserting "423 Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 423 – Century Industries Ltd. – LU006390) Bylaw No. 7169, 2013" in the correct numerical order in the LIST OF COMPREHENSIVE DEVELOPMENT BYLAWS in Part VIIIA; and
- (c) inserting the following zones in numerical order in Part VIIIA:

C.D. 423-R

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 423-R

1. Permitted Uses:

- 1.1 The land, buildings and structures within the following parcels, as shown on Schedule 7169-2, shall be used only for the uses set out in Table 1.1, subject to the conditions and requirements specified for each use in this zone.

Table 1.1

Parcel	Permitted Principal Uses	Permitted Accessory Uses
A B C D X Y Z	'Dwelling, Single Family' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
E H L N P	'Dwelling, Single Family'	'Home Occupation' The Keeping of 'Household Pets'
F G J K O R	'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
S	'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets' 'Secondary Dwelling Unit'
I M Q	'Dwelling, Apartment Building' 'Mixed-Use'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
T W	'Dwelling, Apartment Building' 'Dwelling, Single Family' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'
U V	'Dwelling, Apartment Building' 'Mixed-Use' 'Townhouse'	'Amenity, Open Space' 'Home Occupation' The Keeping of 'Household Pets'

1.2 Total Number of 'Dwelling Units'

Notwithstanding any other provisions in this zone, the total number of 'Dwelling Units' in the C.D. 423-R Comprehensive Development Zone No. 423-R shall not exceed 950.

1.3 Maximum Amount of Commercial Space

The total amount of commercial space in the C.D. 423-R Comprehensive Development Zone No. 423-R shall not exceed 7,432 square metres.

1.4 General Regulations

Sections 603, 604, 605, 607.5, 607.7, 608 and 610A shall apply to all residential uses in this zone. The General Regulations – Commercial Zones in Part VII shall apply to all commercial uses in this zone.

1.5 Land Development

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

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

- (a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 5100, 1994', as of December 31, 2013; and
- (b) Construction of all highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 5100, 1994', as of December 31, 2013.

2. Interpretation:

- 2.1 Notwithstanding the definition of 'Lot' in Part II Interpretations General, in the C.D. 423-R Comprehensive Development Zone No. 423-R:

'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; or
- (c) all the land within a strata plan other than a bare land strata plan as the case may be.

'Lot Line' means any line which forms the boundary of a 'Lot'.

'Strata Lot' means the individual parcels of land shown on a strata plan other than a bare land strata plan.

2.2 In the C.D. 423-R Comprehensive Development Zone No. 423-R:

'Live-Work' means the use of premises for:

- (a) a 'Dwelling Unit';
- (b) artist's studio, workshop for pottery, glass blowing or metal work and fabrication, 'Office Operation', barber or beauty shop, or 'Retail Trade'; or
- (c) any use referred to in Subsection (b) in conjunction with a 'Dwelling Unit' use.

'Mixed-Use' means a combination of the following residential and commercial uses in one building. Residential uses are permitted on all floors of the building and commercial uses are permitted on the ground floor of the building only. Permitted uses include the following:

(a) Residential Uses

'Dwelling, Apartment Building'
'Live-Work'

(b) Commercial Uses

Artist's Studio
Bakery and Confections
Barber and Beauty Shop
Coffee Shop
Daycare
Drug Store
Eating and Drinking Establishments
Florist Shop
Food Store
Meat Market
'Office Operation'

'Retail Trade'
Shoe Repair Shop

'Secondary Dwelling Unit' means a 'Dwelling Unit' which is located in an 'Accessory Structure' on a 'Lot'.

3. Conditions and Requirements for Permitted Uses:

3.1 Conditions and Requirements for 'Dwelling, Single Family' and Accessory Uses:

3.1.A Setbacks:

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

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	3.0 metres	7.5 metres
Rear:	4.5 metres	0.6 metres
Side:	1.5 metres	1.0 metres
Side on a 'Flanking Street':	3.0 metres	1.8 metres

2. Notwithstanding Subsection 1, eaves and unsupported overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' areas.

3.1.B Height:

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
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- | | | |
|--|--------------|-------------|
| 1. Maximum 'Storeys' | 2* | 1 |
| 2. Maximum height to the roof ridge for 'Pitched Roof' Building | 9.5 metres** | 4.6 metres |
| 3. Maximum height to 'Mid-roof' or the top of a flat roof building | 8 metres** | 3.75 metres |

*Excluding concealed parking areas, either underground or partially underground.

**Notwithstanding the provisions regarding 'Vertical Building Envelope' in Sections 306 and 306B, building heights shall be measured from the four

point two (4.2) metre Geodetic Survey of Canada datum level.

3.1.C Density:

1. Maximum Floor Space Ratio: 1.0
2. Maximum building site coverage: 65%
3. The maximum total 'Floor Area' of all buildings on a 'Lot', excluding any areas referred to in Sections 430.1.1, 430.1.2 and 430.3, shall be the lesser of 240 m² and the floor area derived from the maximum 'Floor Space Ratio'.

3.1.D Principal Structures on the same 'Lot':

Not more than one 'Dwelling Unit' shall be permitted on each 'Lot'.

3.1.E Minimum 'Lot' Size for Subdivision:

'Lot' Area:	240 m ²
'Lot' Width – Non-Corner Lots:	9.0 m
'Lot' Width – Corner Lots:	12.0 m
Average 'Lot' Depth:	20.0 m

3.1.F Off-Street Parking:

1. Off-street parking and loading shall be provided, developed, and maintained in accordance with Sections 409, 410, and 411 and Part IX Off-Street Parking Regulations of this bylaw.
2. Notwithstanding Subsection 1 or Section 901.4 of this bylaw, for each 'Dwelling, Single Family', one off-street parking space shall be provided in an attached or detached 'Garage' or on a parking pad.

3.1.G Other Regulations:

1. Boarders and Lodgers:

Not more than two boarders or lodgers shall be permitted in a 'Dwelling, Single Family'.

2. Overweight Vehicle Parking:

No person shall park or store or cause to be parked or stored, any commercial vehicle, equipment, trailer or similar conveyance which exceeds 5500 kilograms licenced gross vehicle weight on any 'Lot'.

3. Impermeable Area:

Not more than 80 percent of the total area of a 'Lot' may be covered by 'Impermeable Material'. This applies to 'Impermeable Material' sitting on, or projecting or suspended over, the surface of the 'Lot', and does not include swimming pools.

4. Fencing:

Notwithstanding Section 408.1(b), a 'Fence' located in a required front 'Setback' area, a required side 'Setback' area on a 'Flanking Street' or a required rear or side 'Setback' area that is adjacent to a 'P Public Use' zone, or a 'Fence' adjacent to a right-of-way for public access shall not be greater than 1.2 metres in height.

3.2 Conditions and Requirements for 'Townhouse' and Accessory Uses:

3.2.A Setbacks:

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

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	3.0 metres	7.5 metres
Rear:	4.5 metres	0.6 metres
Side:	2.0 metres	1.5 metres
Side on a 'Flanking Street':	3.0 metres	1.8 metres

2. Notwithstanding Subsection 1, eaves and unsupported overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' areas.
3. Notwithstanding Subsection 1, the minimum side setback, other than side setback on a 'Flanking Street', for a Principal 'Structure' for Parcel S on Schedule 7169-2 shall be 0.0 m.
4. Notwithstanding Subsection 1, the minimum setbacks for a 'Secondary Dwelling Unit' in an 'Accessory Structure' for Parcel S on Schedule 7169-2 shall be:

Front:	9.5 metres
Rear:	0.6 metres
Side:	1.0 metres
Side on a 'Flanking Street':	1.8 metres

3.2.B Height:

	<u>Principal 'Structure'</u>	<u>'Accessory Structure' Not Containing a 'Secondary Dwelling Unit'</u>	<u>'Accessory Structure' Containing a 'Secondary Dwelling Unit'</u>
1. Maximum 'Storeys'	3	1	2
2. Maximum height to the roof ridge for 'Pitched Roof' Building'	12 metres*	4.6 metres	9 metres*
3. Maximum height to 'Mid-roof' or the top of a flat roof building	10.5 metres*	3.75 metres	7.5 metres*

*Notwithstanding the provisions regarding 'Vertical Building Envelope' in Sections 306 and 306B, building heights shall be measured from the four point two (4.2) metre Geodetic Survey of Canada datum level.

3.2.C Density:

1. On a 'Lot' where a 'Townhouse' use is permitted, the maximum 'Floor Space Ratio' shall be 1.0.
2. Notwithstanding Subsection 1, the maximum 'Floor Space Ratio' for Parcels K, O and R on Schedule 7169-2 shall be 0.8.
3. On a 'Lot' where a 'Townhouse' use is permitted, the maximum number of units per hectare shall be 44.5.
4. Notwithstanding Subsection 3, the maximum number of units per hectare for Parcel S on Schedule 7169-2 shall be 86.
5. Notwithstanding Subsection 3, the maximum number of units per hectare for Parcels K, O and R on Schedule 7169-2 shall be 30.

3.2.D Site Coverage:

Maximum 'Site Coverage' shall not exceed 65 percent of the area of the 'Lot', excluding concealed parking areas, either underground or partially underground.

3.2.E Minimum 'Lot' Size for Subdivision:

1. Subdivision under the *Land Title Act* or the Bare Land Strata Regulations under the *Strata Property Act*:
 - (a) 'Lot' area: 330 square metres
 - (b) 'Lot' width: 11 metres
 - (c) Average 'Lot' depth: 30 metres
2. Notwithstanding Subsection 1, the minimum 'Lot' Size for subdivision under the *Land Title Act* or the Bare Land Strata Regulations under the *Strata Property Act* for Parcel S on Schedule 7169-2 shall be:
 - (a) 'Lot' area: 120 square metres
 - (b) 'Lot' width: 5.8 metres
 - (c) Average 'Lot' depth: 20 metres
3. Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:
 - (a) 'Strata Lot' area: 50 square metres
 - (b) Notwithstanding Subsection (a), the minimum 'Strata Lot' area for Parcels K, O and R on Schedule 7169-2 shall be 70 square metres.

3.2.F Off-Street Parking:

1. Off-street parking shall be provided, developed, and maintained in accordance with Sections 409, 410, 411 and Part IX Off-Street Parking Regulations of this bylaw.
2. Notwithstanding Subsection 1 and Section 901.4 of this bylaw, off-street parking for parcels other than Parcel S on Schedule 7169-2 shall be provided at the ratio of 1.5 parking spaces for residents and 0.2 parking spaces for visitors for each 'Dwelling Unit', and such parking spaces shall be located in an attached or detached 'Garage' or on a parking pad.
3. Notwithstanding Subsection 1 and Section 901.4 of this bylaw, the minimum number of parking spaces required for Parcel S on Schedule 7169-2 shall be 2 parking spaces per 'Dwelling Unit', plus 1 parking space per 'Secondary Dwelling Unit'. The required parking spaces shall be located in an attached or detached 'Garage' or on a parking pad.

3.2.G Other Regulations:

1. Amenity Open Space:

'Amenity, Open Space' shall be provided in the amount of 3.0 square metres per 'Dwelling Unit' on each 'Lot'. Such space may include amenities such as

sitting areas, outdoor swimming pools, play areas and vegetable garden patches.

2. Landscaping and Screening:

The balance of the 'Lot' which is not occupied by buildings, parking area, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.

3. Fencing:

Notwithstanding Section 408.1(b), a 'Fence' located in a required front 'Setback' area, a required side 'Setback' area on a 'Flanking Street' or a required rear or side 'Setback' area that is adjacent to a 'P Public Use' zone, or a 'Fence' adjacent to a right-of-way for public access shall not be greater than 1.2 metres in height.

4. Outside Storage:

The storage of good or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.

5. Lighting:

Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.

6. Pavement Finish:

All parking areas and driveways shall be surfaced with concrete, asphalt or pervious paving material so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

7. Overweight Vehicle Parking:

No person shall park or store or cause to be parked or stored, any commercial vehicles, equipment, trailer or similar conveyance which exceeds 5,500 kilograms licenced gross vehicle weight on any 'Lot'.

8. Floor Area for 'Secondary Dwelling Unit':

A 'Secondary Dwelling Unit' shall have a floor area not less than 25 square

metres and not more than 40 square metres.

3.3 Conditions and Requirements for 'Dwelling, Apartment Building' and Accessory Uses:

3.3.A Setbacks:

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

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	6.0 metres	7.5 metres
Rear:	6.0 metres	1.5 metres
Side:	4.5 metres	1.5 metres
Side on a 'Flanking Street':	6.0 metres	1.5 metres

2. Notwithstanding Subsection 1, the minimum 'Setback' for concealed parking areas, either underground or partially underground, shall be 0 metres from all 'Lot Lines'.
3. Notwithstanding Subsection 1, eaves and unsupported overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' areas.

3.3.B Height:

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
--	------------------------------	------------------------------

- | | | |
|--|---------------|---------------|
| 1. Maximum 'Storeys' | 3* | 1 |
| 2. Maximum height to the roof ridge for 'Pitched Roof' Building | 13.0 metres** | 4.6 metres** |
| 3. Maximum height to 'Mid-roof' or the top of a flat roof building | 11.5 metres** | 3.75 metres** |

*Excluding concealed parking areas, either underground or partially underground.

**Notwithstanding the provisions regarding 'Vertical Building Envelope' in Sections 306 and 306B, building heights shall be measured from the four point two (4.2) metre Geodetic Survey of Canada datum level.

3.3.C Density:

1. On a 'Lot' where a 'Dwelling, Apartment Building' is permitted, the maximum 'Floor Space Ratio' shall be 1.5.
2. On a 'Lot' where a 'Dwelling, Apartment Building' is permitted, the maximum number of units per hectare shall be 123.5.

3.3.D Site Coverage:

Maximum 'Site Coverage' shall not exceed 60 percent of the area of the 'Lot', excluding concealed parking areas, either underground or partially underground.

3.3.E Minimum 'Lot' Size for Subdivision:

1. Subdivision under the *Land Title Act* or the Bare Land Strata Regulations under the *Strata Property Act*:
 - (a) 'Lot' area: 1,100 square metres
 - (b) 'Lot' width: 30 metres
 - (c) Average 'Lot' depth: 30 metres
2. Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:
'Strata Lot' area: 40 square metres

3.3.F Off-Street Parking Requirements:

1. Off-street parking shall be provided, developed and maintained in accordance with Part IX Off-Street Parking Regulations of this bylaw.
2. No person shall park or store, or cause to be parked or stored any commercial vehicles, equipment, trailer or similar conveyance which exceeds, 5,500 kilograms licensed gross vehicle weight on any 'Lot'.

3.3.G Other Regulations:

1. Amenity Open Space:

'Amenity, Open Space' shall be provided in the amount of 1.5 square metres per 'Dwelling Unit' on each 'Lot'. Such space may include amenities such as sitting areas, outdoor swimming pools, play areas and vegetable garden patches.

2. Landscaping and Screening:

The balance of the 'Lot' which is not occupied by buildings, parking area, driveways and pedestrian ways shall be landscaped and maintained in good

condition at all times.

3. Fencing:

Notwithstanding Section 408.1(b), a 'Fence' located in a required front 'Setback' area, a required side 'Setback' area on a 'Flanking Street' or a required rear or side 'Setback' area that is adjacent to a 'P Public Use' zone, or a 'Fence' adjacent to a right-of-way for public access shall not be greater than 1.2 metres in height.

4. Outside Storage:

The storage of good or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.

5. Lighting:

Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.

6. Pavement Finish:

All parking areas and driveways shall be surfaced with concrete, asphalt or pervious material so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

7. Floor Area for Dwelling Unit:

No 'Dwelling Unit' shall have less than 35 square metres of floor area.

3.4 Conditions and Requirements for Mixed-Use and Accessory Uses:

3.4.A Setbacks:

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

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	0 metres	7.5 metres
Rear:	3.0 metres	1.5 metres
Side:	0 metres	1.5 metres
Side on a 'Flanking		

Street': 3.0 metres 1.5 metres

2. Notwithstanding Subsection 1, the minimum 'Setback' for concealed parking areas, either underground or partially underground, shall be 0 metres from all 'Lot Lines'.
3. Notwithstanding Subsection 1, eaves and unsupported overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' area for side on a 'Flanking Street' setback only.

3.4.B <u>Height:</u>	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
1. Maximum 'Storeys'	3*	1
2. Maximum height to the roof ridge for 'Pitched Roof' Building	13.0 metres**	4.6 metres**
3. Maximum height to 'Mid-roof' or the top of a flat roof building	11.5 metres**	3.75 metres**

*Excluding concealed parking areas, either underground or partially underground.

**Notwithstanding the provisions regarding 'Vertical Building Envelope' in Sections 306 and 306B, building heights shall be measured from the four point two (4.2) metre Geodetic Survey of Canada datum level.

3.4.C Density:

1. On a 'Lot' where a mixed-use use is permitted, the maximum 'Floor Space Ratio' shall be 2.5.
2. On a 'Lot' where a mixed-use use is permitted, the maximum number of units per hectare shall be 148.
3. The maximum size for an individual commercial unit shall be 1,200 square metres.

3.4.D Site Coverage:

Maximum 'Site Coverage' shall not exceed 90 percent of the area of the 'Lot', excluding concealed parking areas, either underground or partially underground.

3.4.E Minimum 'Lot' Size for Subdivision:

1. Subdivision under the *Land Title Act* or the Bare Land Strata Regulations

under the *Strata Property Act*:

- (a) 'Lot' area: 450 square metres
- (b) 'Lot' width: 15 metres
- (c) Average 'Lot' depth: 30 metres

- 2. Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:
'Strata Lot' area: 35 square metres

3.4.F Off-Street Parking Requirements:

- 1. Off-street parking shall be provided, developed and maintained in accordance with Part IX Off-Street Parking Regulations of this bylaw.
- 2. No person shall park or store, or cause to be parked or stored any commercial vehicles, equipment, trailer or similar conveyance which exceeds, 5,500 kilograms licensed gross vehicle weight on any 'Lot'.

3.4.G Other Regulations:

- 1. Landscaping and Screening:

The balance of the 'Lot' which is not occupied by buildings, parking area, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.

- 2. Fencing:

Notwithstanding Section 408.1(b), a 'Fence' located in a required front 'Setback' area, a required side 'Setback' area on a 'Flanking Street' or a required rear or side 'Setback' area that is adjacent to a 'P Public Use' zone, or a 'Fence' adjacent to a right-of-way for public access shall not be greater than 1.2 metres in height.

- 3. Outside Storage:

The storage of good or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.

- 4. Lighting:

Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.

5. Pavement Finish:

All parking areas and driveways shall be surfaced with concrete, asphalt or pervious material so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

C.D. 423-MS

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 423-MS

1. Permitted Uses:

Permitted Principal Uses:

Art Galleries
'Assembly Hall'
Community Centres
Community Gardens
Cultural Exhibits and Activities
'Dwelling, Boarding House'
'Dwelling, Single Family'
Eating and Drinking Establishments
Educational and Training Activities
Farmers Market
'Farming'
Park
Public Buildings
Public Parking
Recreational Facilities

Permitted Accessory Uses:

Storage Facility accessory to 'Farming'

2. Setbacks:

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

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
Front:	6 metres	6 metres
Rear:	6 metres	6 metres
Side:	6 metres	6 metres
Side on a 'Flanking Street':	6 metres	6 metres

(c) Notwithstanding Subsection (a), eaves and unsupported overhangs for a Principal 'Structure' may encroach by up to 0.6 metres into the minimum 'Setback' areas.

3. Height of Structures:

	<u>Principal 'Structure'</u>	<u>'Accessory Structure'</u>
(a) Maximum 'Storeys'	3	1
(b) Maximum height to the roof ridge for 'Pitched Roof' Building	18.5 metres*	10.5 metres*
(c) Maximum height to 'Mid-roof' or the top of a flat roof building	15 metres*	8.5 metres*

*Notwithstanding the provisions regarding 'Vertical Building Envelope' in Sections 306 and 306B, building heights shall be measured from the four point two (4.2) metre Geodetic Survey of Canada datum level.

4. Density:

Maximum Number of 'Dwelling Units': 1

5. Site Coverage:

Maximum 'Site Coverage' shall not exceed 20% of the area of the 'Lot'.

6. Minimum Lot Size for Subdivision:

The minimum 'Lot' size that may be created by subdivision under the *Land Title Act* is two point two (2.2) hectares.

7. Off-Street Parking and Loading Requirements:

(a) Off-street parking shall be provided, developed and maintained in accordance with Part IX Off-Street Parking Regulations of this bylaw.

(b) Notwithstanding Section 901.4, not less than 40 off-street parking spaces shall be provided in this zone.

(c) No person shall park or store, or cause to be parked or stored any commercial vehicles, equipment, trailer or similar conveyance which exceeds, 5,500 kilograms licensed gross vehicle weight on any 'Lot'.

8. Other Regulations:

(a) Landscaping and Screening:

The balance of the 'Lot' which is not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.

- (b) Fencing:
Notwithstanding Section 408.1(b), a 'Fence' located in a required front 'Setback' area, a required side 'Setback' area on a 'Flanking Street' or a required rear or side 'Setback' area that is adjacent to a 'P Public Use' zone, or a 'Fence' adjacent to a right-of-way for public access shall not be greater than 1.2 metres in height.
- (c) Outside Storage:
The storage of goods or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.
- (d) Lighting:
Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.
- (e) Overweight Vehicle Parking:
No person shall park or store, or cause to be parked or stored, any commercial vehicle, equipment, trailer or similar conveyance which exceeds a licensed gross vehicle weight of 5,500 kilograms on any lot between the hours of 9:30 p.m. and 7:00 a.m. of the following day.
- (f) Surface Finish:
All parking areas and driveways shall be surfaced with an asphalt, concrete or pervious material so as to provide a surface that is durable and shall be so graded and drained as to properly disperse all surface water.

9. Interpretation:

Notwithstanding the definition of 'Lot' in Part II Interpretations General, in this zone:

'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; or
 - (c) all the land within a strata plan other than a bare land strata plan
- as the case may be.

'Lot Line' means any line which forms the boundary of a 'Lot'.

'Strata Lot' means the individual parcels of land shown on a strata plan other than a bare land strata plan.

10. Land Development:

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

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

- (a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 5100, 1994', as of December 31, 2013; and
 - (b) Construction of all highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 5100, 1994', as of December 31, 2013.
-

C.D. 423-SH

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 423-SH

1. Permitted Uses:

Permitted Principal Uses:

‘Dwelling, Single Family’

‘Farming’

Permitted Uses Accessory to ‘Dwelling, Single Family’:

‘Home Occupation’ (see also Section 8(a) of this zone)

The keeping of ‘Household Pets’

Permitted Uses Accessory to ‘Farming’:

‘Agri-tourism’

Horse riding, training and boarding with a maximum of 40 permanent stalls but not including a race track licensed by the Province of B.C.

Retail shop for equestrian-related goods that has a maximum retail ‘Floor Area’ of 50 square metres accessory to a horse riding, training and boarding facility

Storage Facility

2. Setbacks:

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

	<u>Principal ‘Structure’</u>	<u>‘Accessory Structure’</u>
Front:	15 metres	15 metres
Rear:	15 metres	15 metres
Side:	6 metres	6 metres
Side on a ‘Flanking Street’:	6 metres	6 metres

3. Maximum Height of 'Structures':

- (a) The maximum height for a 'Dwelling, Single Family' shall not exceed 2 ½ storeys as defined in Section 607(1), measured from the finished grade.
- (b) The maximum height for an 'Accessory Structure' shall be 12 metres, measured from the finished grade.

4. Density:

- (a) Maximum Number of 'Dwelling, Single Family': 3
- (b) Maximum gross floor area for a 'Dwelling, Single Family': 140 square metres
- (c) Notwithstanding Subsection (b), one 'Dwelling, Single Family' can have a maximum gross floor area up to 235 square metres.
- (d) Notwithstanding Subsection (b), one 'Dwelling, Single Family' can have a maximum gross floor area up to 375 square metres.

5. Site Coverage:

Maximum 'Site Coverage' shall not exceed 20% of the area of the 'Lot'.

6. Minimum Lot Size for Subdivision:

The minimum 'Lot' size that may be created by subdivision under the *Land Title Act* is two point four (2.4) hectares.

7. 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) Off-street parking shall be provided as per Part IX and Section 410 of this Bylaw.
- (c) Overnight parking of a maximum of three recreational vehicles is permitted. For the purposes of this section, recreational vehicles include only utility trailers not exceeding 5,500 kilograms 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.

(d) 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 property line; or

(ii) they are:

(a) considered farm tractors or implements of husbandry under the *Motor Vehicle Act*, as amended from time to time;

(b) trucks over 5,500 kilograms licensed gross vehicle weight which are considered farm vehicles as defined in the *Commercial Transport Act* as amended from time to time;

and are kept for the purposes of salvaging parts to repair or maintain other farm tractors, implements of husbandry as defined in the *Motor Vehicle Act*, as amended from time to time or farm vehicles as defined in the 'Commercial Transport Regulation' of the *Commercial Transport Act* as amended from time to time on that farm.

(e) Off-Street loading spaces shall be provided as per Part IV, Section 409 and 411 and Part IX, Section 902.

8. Other Regulations:

(a) 'Home Occupations':

The provisions of Section 603 'Home Occupations' apply to this zone except Sections 603.8.

(b) Borders and Lodgers:

Not more than two boarders or lodgers shall be permitted in a 'Dwelling, Single Family'.

9. Interpretation:

Notwithstanding the definition of 'Lot' in Part II Interpretations General, in this zone:

'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; or

- (c) all the land within a strata plan other than a bare land strata plan
as the case may be.

‘Lot Line’ means any line which forms the boundary of a ‘Lot’.

‘Strata Lot’ means the individual parcels of land shown on a strata plan other than a bare land strata plan.

10. Land Development:

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

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

- (a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the ‘Delta Subdivision and Development Standards Bylaw No. 5100, 1994’, as of December 31, 2013; and
- (b) Construction of all highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the ‘Delta Subdivision and Development Standards Bylaw No. 5100, 1994’, as of December 31, 2013.”

3. Schedules 7169-1 and 7169-2 attached hereto shall form part of this bylaw.

READ A FIRST time the **29th** day of **July, 2013.**

READ A SECOND time the **29th** day of **July, 2013.**

PUBLIC HEARING held the **28th, 29th and 30th** day of **October** and the **1st, 2nd and 8th** day of **November, 2013.**

READ A THIRD time the **8th** day of **November, 2013.**

THIRD READING EXTENSION approved the **14th** day of **July, 2014.**

THIRD READING EXTENSION approved the **14th** day of **September, 2015.**

THIRD READING EXTENSION approved the **30th** day of **May, 2016.**

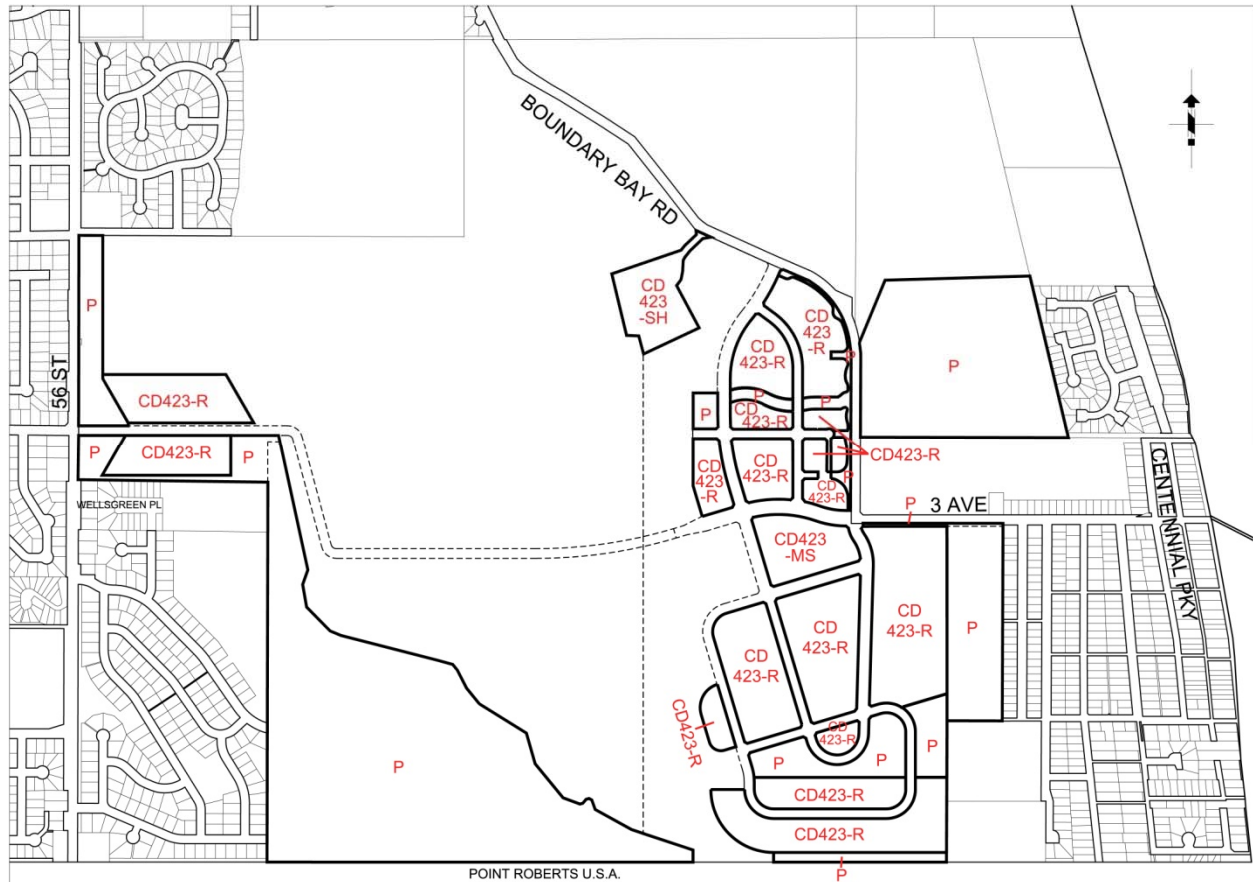
FINALLY CONSIDERED AND ADOPTED the **11th** day of **July, 2016.**

“Sylvia Bishop”

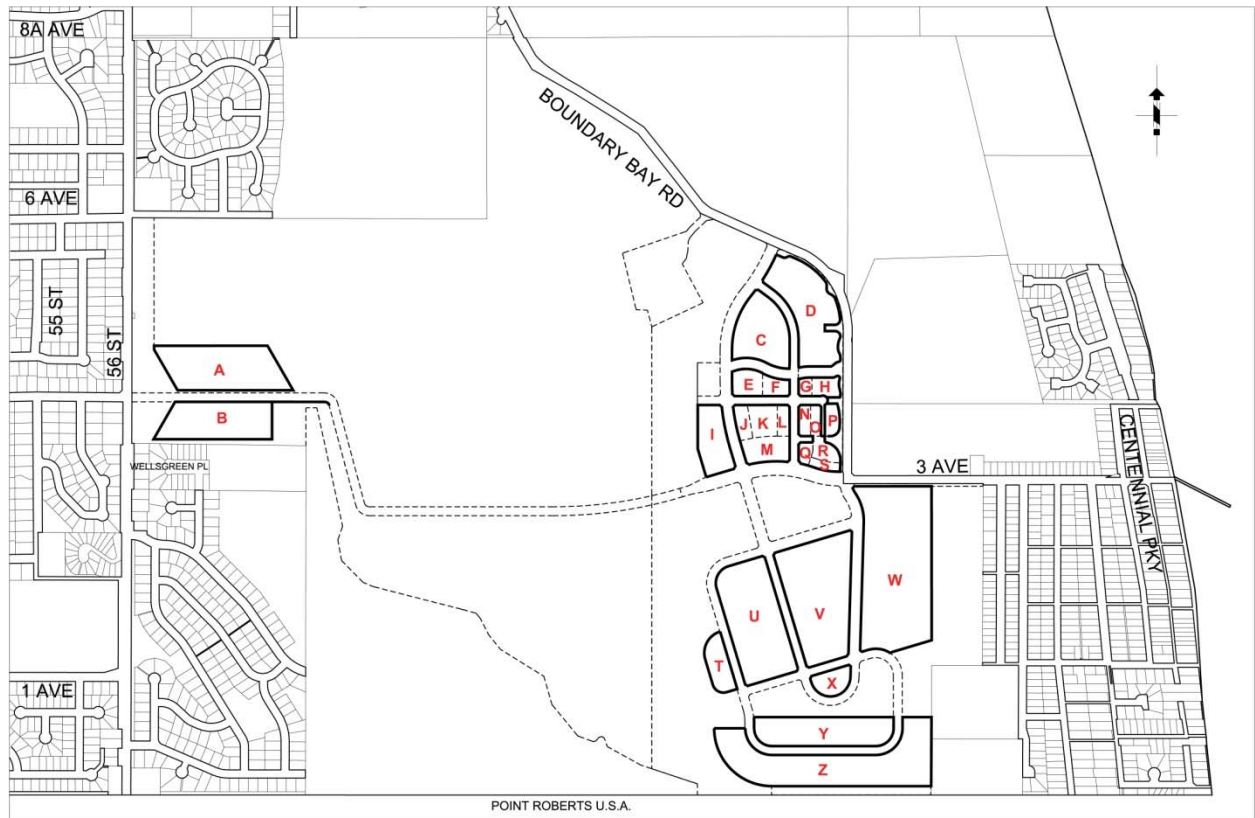
Sylvia Bishop
Acting Mayor

“Michelle Jansson”

Michelle Jansson
Acting Municipal Clerk



This is Schedule 7169-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment
(Century Industries Ltd. – LU006390)
Bylaw No. 7169, 2013"



This is Schedule 7169-2 to "Delta Zoning Bylaw No. 2750, 1977
Amendment (Century Industries Ltd. – LU006390)
Bylaw No. 7169, 2013"