Delta Zoning Bylaw No. 7600, 2017

Consolidated for Reference Purposes Only

September 16, 2019

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, 7859 and 7878.

Adopted: April 9, 2018
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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

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.*
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<td><strong>Agricultural site area</strong></td>
<td>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 m² 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.</td>
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<td><strong>Agricultural site coverage</strong></td>
<td>means the percentage (%) of a lot covered by the agricultural site area.</td>
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<td><strong>Agricultural solid waste</strong></td>
<td>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.</td>
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<td><strong>Agricultural solid waste storage facility</strong></td>
<td>means land, buildings or structures used to contain agricultural solid waste or biosolids from agricultural sources, prior to its use or disposal.</td>
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<td><strong>Agricultural waste water</strong></td>
<td>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.</td>
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<td><strong>Ammunition</strong></td>
<td>means &quot;ammunition&quot; as defined in Part III of the Criminal Code.</td>
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<td><strong>Animal daycare</strong></td>
<td>means a use located within a building which offers care for household pets, but excludes overnight boarding.</td>
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<td><strong>Animal grooming</strong></td>
<td>means the provision of professional hygienic care and cleaning services to domestic animals.</td>
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<td><strong>Apartment building</strong></td>
<td>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.</td>
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<td><strong>Arbor</strong></td>
<td>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.</td>
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<td><strong>Arterial street</strong></td>
<td>means a street classified as &quot;Arterial&quot; on Map 8 Road Hierarchy forming part of &quot;The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985&quot;.</td>
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**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 banqueting 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.

![Diagram showing the calculation of average lot depth](image-url)
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.

Brew pub means premises where beer, which is brewed on site, is 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.
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 watchman 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.

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.

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.

Director unless otherwise specified, means the Director of Community Planning and Development of the City or his or her delegate.
Distillery means a licensed establishment for the distilling and manufacturing of spirits.

Dormer means an architectural element that projects from a 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.

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.

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. 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 for the purposes of this Bylaw.

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.

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.

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:

(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:
   (i) clearing, draining, irrigating or cultivating land;
   (ii) using farm machinery, equipment, devices, materials and structures;
   (iii) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying;
   (iv) 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.

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 m² 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 m² 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 fronting 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.
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.

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.
**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

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

   (ii) 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,

(g) 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,

(h) leachable toxic waste,

(i) waste containing tetrachloroethylene,

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

(k) waste containing polycyclic aromatic hydrocarbon,

but does not include

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

(m) domestic sewage,

(n) 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,

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

(p) waste wood products treated with wood preservatives or wood protection products registered under the Pest Control Products Act (Canada),
(q) household hazardous waste that
   (i) is removed from a return collection facility in accordance with an
       authorization from the owner of the return collection facility, and
   (ii) is to be reused for its originally intended purpose,

(r) 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

(s) waste that
   (i) has a pH greater than or equal to 2.0 and less than or equal to
       12.5, and
   (ii) 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.

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:
   (i) a domestic activity at a residence,
   (ii) personal use, or
   (iii) a person's use in relation to his or her 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.

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

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.

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 (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.
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.

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 wall, 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 workers.

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.

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.


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.

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.

Personal services means a business that provides individualized services to a customer, including aesthetcian, barbering, dry cleaning, hairdressing, laundromat, photography, shoemaking and tailoring services, 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.
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.
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.

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 watchman dwelling unit.

Secondary suite means an accessory dwelling unit that is located within a single detached dwelling, meets the BC Building Code and has been issued an occupancy permit.

Secondary suite occupancy permit means a permit issued by the Manager of Property Use & Compliance or his or her 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.

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.

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.

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.

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**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.

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**V**

**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.
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.

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.

Watchman 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 Director may, at his or her 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.

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.

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 "m²" 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".

See Section 6.2 for additional setback regulations.
PART 3  ZONES

3.1  CREATION OF ZONES

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

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<tr>
<th>Zone</th>
<th>Zone Symbol</th>
<th>Zone Delegation</th>
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<tbody>
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Amend BL 7792, 2019
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### Part 3 | Zones

#### 3.1.2 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.

#### 3.1.3 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".

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

#### 3.2 Zone Boundaries

#### 3.2.1 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.

#### 3.2.2 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
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 Director 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
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 Director 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 his or her 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.

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

1. lots being used for farming in the agriculture zones 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

(i) Keeping of not more than 4 chickens is permitted on a lot in any RS or RD zone provided that the lot abuts land zoned A1.

(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; or

3.2 located at a minimum of 7.5 m from all lot lines or 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

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.
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 at 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 restrictive 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 restrictive 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.

(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

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

   (i) the lot shall have a minimum lot width of 15 m;

   (ii) not more than one secondary suite is permitted in each single detached dwelling;

   (iii) the single detached dwelling is not occupied by boarders;

   (iv) the floor area of a secondary suite shall
(1) be a minimum of 33 m²;
(2) not exceed 90 m², and
(3) not exceed 40% of the gross floor area of the single detached 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;
(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.

(b) Prior to the issuance of a secondary suite occupancy permit, the owner of the lot shall enter into and register on the title of that lot a Section 219 restrictive covenant stating that the secondary suite shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless conditions (a)(i) through (a)(viii) are met.

(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 his or her 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 his or her 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 regardless of whether the single detached 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.
(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 m² 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.

(d) Consent in Writing

(i) Where a home occupation is permitted in a dwelling unit of a duplex, townhouse or apartment building, consent to the home occupation shall be obtained in writing from

1. 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; and
2. the occupants of adjoining dwelling units prior to the issuance of a business licence.

(ii) Where a home occupation is permitted in a secondary suite of a single detached dwelling, consent to the home occupation shall be obtained in writing from the owners of the single detached dwelling, or the manager in the case of a single detached 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 in a single detached dwelling or dwelling unit of a duplex dwelling:

1. business telephone and mailing address only of a self-employed artisan or professional;
2. 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;
3. craft making;
4. dressmaking and tailoring;
5. hairdressing and beauty services limited to 1 client at a time;
6. instruction on academics, art, dance or music limited to 2 students at any one time;
(7) office only for a sales representative who does not carry or handle goods or products offered for sale;
(8) office only for a self-employed accountant, business management consultant, contractor, designer, income tax consultant or insurance agent;
(9) repair of small household appliances and equipment;
(10) other uses that in the Director’s opinion, are similar in their impact on the residential environment to the foregoing uses.

(ii) Only the following uses are permitted as home occupations in a dwelling unit of a strata house, townhouse or apartment building:

(1) business telephone and mailing address only of a sales representative who does not carry or handle goods or products offered for sale;
(2) business telephone and mailing address only of a self-employed accountant, business management consultant, contractor, designer, income tax consultant or insurance agent;
(3) business telephone and mailing address only of a self-employed artisan or professional;

(iii) Despite Subsection (i), home occupations in each dwelling unit within a single detached dwelling that contains a secondary suite are limited to the following uses:

(1) business telephone and mailing address only of a sales representative who does not carry or handle goods or products offered for sale;
(2) business telephone and mailing address only of a self-employed artisan, accountant, business management consultant, contractor, income tax consultant or insurance agent.

(iv) 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) methadone clinic;
(11) methadone dispensary;
(12) office of a chiropractor, dental mechanic, dentist, doctor, lawyer, optometrist or other similar professional that in the Director’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;
(16) upholstery or furniture repair.

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 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 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 WATCHMAN DWELLING UNIT

(a) Unless otherwise specified in a zone, where a watchman 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 watchman 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 m² in floor area, excluding the area used for ancillary office, storage, washrooms and shipping and receiving.

6.1.17 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.

6.1.18 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

1. a drug store,

2. a stand-alone pharmacy,

3. a polyclinic containing a drug store or pharmacy, or

4. 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

1. a drug store,

2. a stand-alone pharmacy,

3. a polyclinic containing a drug store or pharmacy, or

4. a food store or department store containing a pharmacy.
6.1.19 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.

6.1.20 OUTDOOR STORAGE AND DISPLAY OF GOODS

(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;
   (iv) prior to the establishment of an area for outdoor storage and display, the owner shall submit to the Director, to his or her 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.

See Section 7.4.6 for screening regulations for storage.

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.

(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

(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.

(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 setback 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;

(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;

(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.

Legend

- Natural boundary identified on survey plan
- End points of side lot lines at the present natural boundary
- Straight line connecting end points of lot lines at present natural boundary (use to measure front setbacks)
### 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.

<table>
<thead>
<tr>
<th>Street</th>
<th>Setback from Street Centreline to Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front Lot Line (m)</td>
</tr>
<tr>
<td>LADNER</td>
<td>Crescent Drive: 57 Street to River Road</td>
</tr>
<tr>
<td></td>
<td>Ladner Trunk Road: Chilukthan Slough to Highway 17A</td>
</tr>
<tr>
<td></td>
<td>Ladner Trunk Road: Highway 17A to Anderson Place</td>
</tr>
<tr>
<td></td>
<td>River Road: Elliott Street to Highway 99</td>
</tr>
<tr>
<td></td>
<td>Westminster Avenue: full length</td>
</tr>
<tr>
<td></td>
<td>57 Street: Crescent Drive to Ladner Trunk Road</td>
</tr>
<tr>
<td>NORTH DELTA</td>
<td>Brooke Road: River Road to 84 Avenue</td>
</tr>
<tr>
<td></td>
<td>64 Avenue: Highway 91 to 11041 64 Avenue* &amp; 11685 64 Avenue* to 120 Street</td>
</tr>
<tr>
<td></td>
<td>72 Avenue: Blake Drive to 120 Street</td>
</tr>
<tr>
<td></td>
<td>96 Avenue: Dawson Crescent to 120 Street</td>
</tr>
<tr>
<td></td>
<td>116 Street: 96 Avenue to 72 Avenue</td>
</tr>
<tr>
<td></td>
<td>120 Street: 96 Avenue to Highway 10</td>
</tr>
<tr>
<td>TSAWWASSEN</td>
<td>1 Avenue: English Bluff Road to Diefenbaker Wynd</td>
</tr>
<tr>
<td></td>
<td>12 Avenue: English Bluff Road to 53A Street</td>
</tr>
<tr>
<td></td>
<td>16 Avenue: 53A Street to 56 Street</td>
</tr>
<tr>
<td></td>
<td>52 Street: Highway 17 to 12 Avenue</td>
</tr>
<tr>
<td></td>
<td>56 Street: Highway 17 to 0 Avenue</td>
</tr>
<tr>
<td>AGR**</td>
<td>Ladner Trunk Road: Anderson Place to 120 Street</td>
</tr>
</tbody>
</table>

*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 clear of any structures is provided elsewhere within the building envelope,
(c) the area of the make-up space is not less than the area of the encroachment,
(d) any dimension of the make-up space is not less than 2 m, and
(e) in the case of the RD1, RD3 and RH40 zones, the average lot depth does not exceed 35 m.
6.2.8 IN-GROUND BASEMENT

(a) Where a single detached dwelling with an in-ground basement does not satisfy the conditions for a secondary suite in Section 6.1.8 (a), the owner of the lot shall, prior to the issuance of a building permit for the single detached dwelling, enter into and register on the title of that lot a Section 219 restrictive covenant stating that no secondary suite shall be permitted.

(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.
In-Ground Exterior Wall Area Calculation

\[(a+b+c+d+e+f)\]

Total in-ground exterior wall area \times 100 = \% of in-ground exterior wall area

Total basement exterior wall area

\((A+B+C+D+E+F)\)

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 m², 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.

(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.

(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

(a) Subject to Subsections (b) to (e) 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:

<table>
<thead>
<tr>
<th>Permitted Projection</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Interior Side Setback</th>
<th>Exterior Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior steps and ramps</td>
<td>Provided that they connect the first storey to finished grade.</td>
<td>Permitted in the required rear setback.</td>
<td>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.</td>
<td>Provided that they connect the first storey to finished grade.</td>
</tr>
<tr>
<td>Eaves and gutters</td>
<td>To no closer than 4.5 m for a principal structure or 11.3 m for an accessory structure from the front lot line.</td>
<td>To no closer than 5.5 m for a principal structure or 0.6 m for an accessory structure from the rear lot line.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>Unenclosed balconies, chimneys, porches and sundecks</td>
<td>By no more than 1.2 m and to no closer than 4.5 m for a principal structure from the front lot line.</td>
<td>By no more than 1.2 m and to no closer than 5.5 m for a principal structure from the rear lot line.</td>
<td>To no closer than 0.9 m for a principal structure from the interior side lot line.</td>
<td>To no closer than 2.8 m for a principal structure from the exterior side lot line.</td>
</tr>
<tr>
<td>Bay and box windows, hutches and fireplaces</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>Window wells (as measured to the outside of the retaining wall)</td>
<td>By no more than 1.5 m.</td>
<td>By no more than 1.5 m.</td>
<td>To no closer than 0.9 m from the interior side lot line.</td>
<td>By no more than 1.5 m.</td>
</tr>
<tr>
<td>Basement access depressions</td>
<td>N/A</td>
<td>By no more than 4 m and to no closer than 5.5 m from the rear lot line.</td>
<td>To no closer than 0.9 m from the interior side lot line.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
(b) Except for eaves and gutters, 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.
(c) A bay or box window or hutch shall not exceed 2.4 m in width.
(d) Exterior steps that are closer to the rear lot line than 5.5 m shall not exceed 1 m in width.
(e) Despite Subsection (b), unenclosed covered porches may extend across the full face of a building in the front or exterior side setback area.

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
      (1) any recessed area 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.
   (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.

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.

(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.

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*;

(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 \textit{front lot line} and \textit{rear lot line}, and joining those two \textit{maximum height} points in a straight line;

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

(f) Despite the \textit{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 \textit{mid-roof} or the top of a flat roof and 7.5 m measured to the roof ridge of a \textit{pitched roof}.

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

(i) 1.5 storeys plus a \textit{basement} other than an \textit{in-ground basement}, or

(ii) 2 storeys plus a \textit{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.

6.2.16 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;

(b) For any accessory structure greater than 20 m² to be built on a lot, the owner of the lot shall, prior to the issuance of a building permit for the accessory structure, enter into and register on title of the lot a Section 219 restrictive covenant stating that

(i) there is a maximum of 1 plumbing fixture, limited to a sink only, and

(ii) the accessory structure shall not be converted into or used as a dwelling unit or otherwise used for habitation;

(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:

<table>
<thead>
<tr>
<th>Uses</th>
<th>Floor Area Excluded</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) All uses</td>
<td>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.</td>
</tr>
<tr>
<td>(ii) Single detached dwelling and duplex dwelling uses</td>
<td>for a single detached dwelling or each dwelling unit in a duplex dwelling:</td>
</tr>
<tr>
<td></td>
<td>1) in zones other than the RS4A zone, either</td>
</tr>
<tr>
<td></td>
<td>(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</td>
</tr>
<tr>
<td></td>
<td>(1.2) the floor area of an attic which is a half storey;</td>
</tr>
<tr>
<td></td>
<td>(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 m², or the floor area of an attached or a detached garage which will accommodate only one parking space up to a maximum of 24 m², provided that such parking space meets the minimum dimensions set out in Part 8 Off-Street Parking of this Bylaw;</td>
</tr>
<tr>
<td></td>
<td>(3) the total floor area of accessory structures, other than a detached garage, up to a maximum of 20 m². This exclusion cannot be combined with the exclusion in Subsection (2) for the same structure.</td>
</tr>
<tr>
<td>(i) Uses other than single detached dwelling and duplex dwelling uses</td>
<td>(1) parking and loading areas and any area used as vehicular access and manoeuvring space for such parking or loading areas;</td>
</tr>
<tr>
<td></td>
<td>(2) any of the following common areas that are shared by occupants of the buildings:</td>
</tr>
<tr>
<td></td>
<td>(2.1) elevator shafts;</td>
</tr>
<tr>
<td></td>
<td>(2.2) indoor amenity space;</td>
</tr>
<tr>
<td></td>
<td>(2.3) laundry facilities;</td>
</tr>
<tr>
<td></td>
<td>(2.4) mechanical and electrical service rooms;</td>
</tr>
<tr>
<td></td>
<td>(2.5) garbage storage space and recycling storage space;</td>
</tr>
<tr>
<td></td>
<td>(2.6) storage facilities, including bicycle storage.</td>
</tr>
<tr>
<td>(ii) Apartment building use and mixed use</td>
<td>for adaptable dwelling units:</td>
</tr>
<tr>
<td></td>
<td>(1) the first 2 m² of each studio or 1-bedroom dwelling unit;</td>
</tr>
<tr>
<td></td>
<td>(2) the first 3 m² of each 2-bedroom or larger dwelling unit.</td>
</tr>
</tbody>
</table>
(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,

(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
(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.

(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 m²;

(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.
(c) Heat Pump Device

A heat pump device shall be permitted as an accessory structure in all zones provided that it complies with all applicable regulations pertaining to an accessory structure, and when installed on a lot in the RS and RD zones it shall be located within a rear yard and at a minimum setback of 1.5 m from any lot lines.

6.2.20 WASTE MANAGEMENT

(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:

(i) apartment building containing more than 2 dwelling units;
(ii) mixed use residential building containing more than 2 dwelling units;
(iii) secondary residential accommodation containing more than 2 dwelling units;
(iv) brew pub;
(v) coffee shop;
(vi) convenience store;
(vii) drive-through restaurant;
(viii) garden shop;
(ix) hotel;
(x) liquor primary establishment;
(xi) liquor store;
(xii) motel;
(xiii) neighbourhood café;
(xiv) office operation;
(xv) retail sales and other retail businesses;
(xvi) restaurant;
(xvii) wine store.

(b) For an apartment 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 m² 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:
       \[ (0.31 \text{ m}^2 \times \text{number of dwelling units}) + 8 \text{ m}^2 \]

(ii) within the combined space, the minimum size of the recycling storage space shall be
   (1) 5 m² 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:
       \[ (0.16 \text{ m}^2 \times \text{number of dwelling units}) + 5 \text{ m}^2 \]
(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

(ii) the approval of the Director of 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 m² for the combined garbage storage space and recycling storage space, and up to 60 m² 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 m², or 14 m² in the case of a restaurant or similar use, and the space allocation determined by the following formulae, up to 56 m²:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Garbage and Recycling Storage Space Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience store</td>
<td>0.0182 x gross leasable floor area (m²) + 3.7 m²</td>
</tr>
<tr>
<td>Garden shop</td>
<td></td>
</tr>
<tr>
<td>Liquor store</td>
<td></td>
</tr>
<tr>
<td>Retail sales and other retail businesses</td>
<td></td>
</tr>
<tr>
<td>Wine store</td>
<td></td>
</tr>
<tr>
<td>Office operation</td>
<td>0.0089 x gross leasable floor area (m²) + 3.3 m²</td>
</tr>
<tr>
<td>Brew pub</td>
<td></td>
</tr>
<tr>
<td>Coffee shop</td>
<td></td>
</tr>
<tr>
<td>Liquor primary establishment</td>
<td>0.0331 x gross leasable floor area (m²) + 6.8 m²</td>
</tr>
<tr>
<td>Neighbourhood cafe</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
</tbody>
</table>
(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$^2$:

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

(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 and 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 restrictive covenant, development permit or landscape agreement.

7.1.4  Where landscaping is required by this Bylaw, the Director 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 Director, 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 Director, plus a contingency amount up to 10% of the estimated costs. The security or a reduced amount thereof may be retained by the Director 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:
(a) 7 cm caliper measured at 300 mm above the ground for deciduous trees, and
(b) 3 m height for coniferous trees.

7.1.7  Each tree shall have a minimum of 10 m³ 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.

7.3 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.

(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.

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
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, shall be occupied by *landsaping*.

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) *landsaping* areas shall be a minimum of 6 m² in area with no dimension less than 2 m,
   (iii) trees may be grouped in larger *landsaping* areas, and
   (iv) a minimum distance of 1 m shall be provided between tree trunks and areas intended for *motor vehicles*.
   (b) Where 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).
   (c) Up to 0.75 m of the width of any *landscaped* strip or *landsaping* area may accommodate vehicle overhangs in a surface parking area in accordance with Section 8.5.6 of this Bylaw.

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, and

(d) 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 structure 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.

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.

7.6.2 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).
7.6.3 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 m² per dwelling unit of which 1 m² per dwelling unit may be devoted to a childcare facility which shall not exceed a total floor area of 3 m² per dwelling unit.
(b) For each apartment building complex of 40 dwelling units or more, at a minimum rate of 1 m² per dwelling unit or 50 m², whichever is greater.

7.7.2 OUTDOOR AMENITY SPACE FOR TOWNHOUSES AND STRATA HOUSES
(a) For townhouses and strata houses, a minimum of 15 m² of outdoor amenity space shall be provided for the private use of each dwelling unit, of which a minimum of 7.5 m² 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 m², or landscaped areas.
(b) For townhouse complexes, which have more than 10 dwelling units, a minimum of 5 m² 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 m² 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 m² per 5 employees, or
   (ii) 20 m²,
   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 m², 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.

8.2.2 For a single detached dwelling, duplex dwelling or strata house, a minimum of 50% of all required parking spaces 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.

8.2.5 Despite Section 8.5.7(a), where a building contains a secondary suite or a sleeping unit occupied by a boarder, the owner of the lot shall provide, for the exclusive use of the secondary suite occupant or boarder, 1 parking space that
(a) has unobstructed access to and from the adjacent street for motor vehicles using that parking space, and
(b) does not obstruct access to and from the adjacent street for motor vehicles using any other parking space on the lot.
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 Director of Engineering.

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 restrictive 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

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 Director considers is most similar in off-street parking demand characteristics.

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Parking Spaces Required</th>
<th>Number of Visitor Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGRICULTURE</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Additional farm house</em></td>
<td>2 spaces per house, PLUS 1 space per boarder, if any</td>
<td></td>
</tr>
<tr>
<td><em>Agri-tourism</em></td>
<td>3 spaces per operation</td>
<td></td>
</tr>
<tr>
<td><em>Bed and breakfast unit</em></td>
<td>1 space per unit</td>
<td></td>
</tr>
<tr>
<td><em>Boarder</em></td>
<td>1 space per boarder</td>
<td></td>
</tr>
<tr>
<td><em>Farm house</em></td>
<td>2 spaces per house, PLUS 1 space per boarder, if any</td>
<td></td>
</tr>
<tr>
<td><em>Farm retail sales</em></td>
<td>5 spaces per 100 m² of farm retail area</td>
<td></td>
</tr>
<tr>
<td><em>Kennel</em></td>
<td>1 space per employee, PLUS 2 spaces for drop-off</td>
<td></td>
</tr>
<tr>
<td><em>Winery</em></td>
<td>5 spaces per 100 m² of retail area and indoor/outdoor lounge areas, if any</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Apartment building</em></td>
<td>1.3 spaces per studio or 1-bedroom dwelling unit</td>
<td>0.2 space per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>1.5 spaces per dwelling unit with 2 or more bedrooms</td>
<td></td>
</tr>
<tr>
<td><em>Boarder</em></td>
<td>1 space per boarder</td>
<td></td>
</tr>
<tr>
<td><em>Caretaker dwelling unit</em></td>
<td>1 space per dwelling unit</td>
<td></td>
</tr>
<tr>
<td><em>Coach house</em></td>
<td>1 space per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td>2 spaces per dwelling unit, PLUS 1 space per boarder, if any</td>
<td>0.2 space per dwelling unit on a bare land strata plan</td>
</tr>
<tr>
<td>Floating home</td>
<td>2 spaces per dwelling unit</td>
<td>0.2 space per dwelling unit</td>
</tr>
<tr>
<td>Mixed use residential building</td>
<td>Same as apartment building, PLUS additional spaces as required by this Bylaw for commercial and other non-residential uses</td>
<td>Same as apartment building</td>
</tr>
<tr>
<td>Secondary residential accommodation</td>
<td>1 space per dwelling unit</td>
<td>0.2 space per dwelling unit</td>
</tr>
<tr>
<td>Secondary suite</td>
<td>1 space per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Seniors congregate housing</td>
<td>0.25 space per dwelling unit</td>
<td>0.25 space per dwelling unit</td>
</tr>
<tr>
<td>Single detached dwelling</td>
<td>2 spaces per single detached dwelling, PLUS 1 space for a secondary suite or for each boarder, if any</td>
<td>0.2 space per dwelling unit on a bare land strata plan</td>
</tr>
<tr>
<td>Strata house</td>
<td>1.6 spaces per studio or 1-bedroom dwelling unit not larger than 75 m² in floor area</td>
<td>0.2 space per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>2 spaces per dwelling unit with 2 or more bedrooms or larger than 75 m² in floor area</td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>2 spaces per dwelling unit</td>
<td>0.2 space per dwelling unit</td>
</tr>
<tr>
<td>Watchman dwelling unit</td>
<td>1 space per dwelling unit</td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal daycare</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Animal grooming</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Auction room</td>
<td>10 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Automotive body shop</td>
<td>3 spaces per vehicle service bay</td>
<td></td>
</tr>
<tr>
<td>Automotive services</td>
<td>3 spaces per vehicle service bay</td>
<td></td>
</tr>
<tr>
<td>Banquet hall</td>
<td>10 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>----------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Boat building and repair</td>
<td>3 spaces per service bay</td>
<td></td>
</tr>
<tr>
<td>Brew pub</td>
<td>Same as restaurant</td>
<td></td>
</tr>
<tr>
<td>Car wash</td>
<td>1 space per car wash bay, PLUS 1 space per 2 employees</td>
<td></td>
</tr>
<tr>
<td>Club</td>
<td>10 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Coffee shop</td>
<td>Same as restaurant</td>
<td></td>
</tr>
<tr>
<td>Convenience store</td>
<td>Same as retail sales</td>
<td></td>
</tr>
<tr>
<td>Cottage business</td>
<td>1 space per 20 m² of retail or customer service area, if any</td>
<td></td>
</tr>
<tr>
<td>Drive-through restaurant</td>
<td>7 spaces per 100 m² of gross leasable floor area up to 350 m², PLUS 9 spaces for each additional 100 m² of gross leasable floor area, PLUS a minimum of 8 vehicle queuing area in advance of each drive-through pick-up window</td>
<td></td>
</tr>
<tr>
<td>Financial institution</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Garden shop</td>
<td>3 spaces per 100 m² of gross leasable floor area, PLUS 1 space per 100 m² of outdoor display area</td>
<td></td>
</tr>
<tr>
<td>Health care office</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Health spa</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Household goods repair</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Household recycling and collection facility</td>
<td>2 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>---------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Liquor primary establishment</td>
<td>Same as restaurant</td>
<td></td>
</tr>
<tr>
<td>Liquor store</td>
<td>Same as retail sales</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td>1 space per tourist accommodation unit, PLUS additional spaces as required by this Bylaw for other facilities such as a restaurant and retail sales</td>
<td></td>
</tr>
<tr>
<td>Movie theatre</td>
<td>1 space per 5 seats</td>
<td></td>
</tr>
<tr>
<td>Neighbourhood café</td>
<td>Same as restaurant</td>
<td></td>
</tr>
<tr>
<td>Nursery</td>
<td>3 spaces per 100 m² of gross leasable floor area, PLUS 1 space per 100 m² of outdoor display area</td>
<td></td>
</tr>
<tr>
<td>Office operation</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Pharmacy</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Polyclinic</td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Rental of equipment, machinery, recreational marine vessels, or household goods other than motor vehicles</td>
<td>3 spaces per 100 m² of gross leasable floor area used for office operation, PLUS 1 space per 100 m² of gross leasable floor area for other uses</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td><strong>Restaurant, excluding drive-through restaurant and take-out restaurant</strong></td>
<td>Where gross leasable floor area, including outdoor seating areas, is</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) less than 150 m²: 4 spaces,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) 150-950 m²: 10 spaces per 100 m², and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) greater than 950 m²: 10 spaces per 100 m² up to 950 m², PLUS 14 spaces for each additional 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td><strong>Retail or rental of motor vehicles, including trucks</strong></td>
<td>3 spaces per 100 m² of gross leasable floor area for office operation, PLUS 1 space per 100 m² 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</td>
<td></td>
</tr>
<tr>
<td><strong>Retail sales and retail of other goods and products permitted in a zone, unless otherwise specified in other subsections of this Part</strong></td>
<td>10 spaces per 100 m² of retail sales area for food stores with 3 or more grocery check-out stands 3.5 spaces per 100 m² of gross leasable floor area up to 350 m² PLUS 4 spaces for each additional 100 m² of gross leasable floor area for other retail establishments</td>
<td></td>
</tr>
<tr>
<td><strong>Service station</strong></td>
<td>1 space per 2 employees, PLUS 1 space per car wash bay, if any</td>
<td></td>
</tr>
<tr>
<td><strong>Shopping centre</strong></td>
<td>4 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td><strong>Sports rehabilitation centre</strong></td>
<td>3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td><strong>Take-out restaurant</strong></td>
<td>Same as retail sales</td>
<td></td>
</tr>
<tr>
<td><strong>Taxi dispatch centre</strong></td>
<td>1 space per vehicle owned, leased or operated by the company, PLUS 3 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td><strong>Veterinary clinic</strong></td>
<td>2 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td><strong>Wine store</strong></td>
<td>Same as retail sales</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td><strong>INDUSTRIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat building and repair</td>
<td>3 spaces per service bay</td>
<td></td>
</tr>
<tr>
<td>Boat moorage</td>
<td>1 space per 2 boat docking or storage spaces</td>
<td></td>
</tr>
<tr>
<td>Brewery</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Cold storage facility</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Distillery</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Low impact industry and establishments permitted in the industrial zones, except those specifically included in other subsections in this Part</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td>See marina under the Commercial section</td>
<td></td>
</tr>
<tr>
<td>Net shed</td>
<td>1 space per net shed, PLUS 1 space per employee</td>
<td></td>
</tr>
<tr>
<td>Recording studio</td>
<td>5 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Self storage</td>
<td>1 space per 10 storage units OR 1 space per 200 m² of gross leasable floor area, whichever is the greater</td>
<td></td>
</tr>
<tr>
<td>Solid waste facility</td>
<td>5 spaces, PLUS 1 space per 150 m² of gross floor area</td>
<td></td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Parking Spaces Required</th>
<th>Number of Visitor Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Warehousing, wholesaling and distribution</strong></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td><strong>COMMUNITY, PUBLIC AND HEALTH CARE FACILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assembly hall, excluding place of worship and funeral home</td>
<td>10 spaces per 100 m(^2) of gross leasable floor area.</td>
<td></td>
</tr>
<tr>
<td>Banquet hall</td>
<td>See banquet hall under the Commercial section</td>
<td></td>
</tr>
<tr>
<td>Childcare facility</td>
<td>0.75 space per employee, PLUS 1 space per 10 children in care</td>
<td></td>
</tr>
<tr>
<td>Community care facility</td>
<td>1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees</td>
<td></td>
</tr>
<tr>
<td>Cultural facility, excluding library and theatre</td>
<td>3 spaces per 100 m(^2) of gross floor area</td>
<td></td>
</tr>
<tr>
<td>Elementary school</td>
<td>1 space per employee, PLUS 10 spaces for drop-off, PLUS 2 spaces for school bus loading and unloading</td>
<td></td>
</tr>
<tr>
<td>Funeral home and memorial service facilities</td>
<td>3 spaces per 100 m(^2) of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Health care office</td>
<td>4 spaces per 100 m(^2) of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Hospital and similar institutions</td>
<td>1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>5 spaces per 100 m(^2) of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Mental health facility</td>
<td>1 space per 4 patient beds, PLUS 1 space per medical practitioner, PLUS 1 space per 3 regular employees</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>7.5 spaces per 100 m(^2) of floor area</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>-----------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Polyclinic</td>
<td>4 spaces per 100 m² of gross leasable floor area</td>
<td></td>
</tr>
<tr>
<td>Post-secondary institution, including trade school</td>
<td>5 spaces per 100 m² of gross floor area</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Theatre</td>
<td>1 space per 5 seats</td>
<td></td>
</tr>
<tr>
<td><strong>RECREATION FACILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bowling alley</td>
<td>3 spaces per bowling lane</td>
<td></td>
</tr>
<tr>
<td>Bowling green</td>
<td>4 spaces per 6 m wide bowling lane</td>
<td></td>
</tr>
<tr>
<td>Curling rink</td>
<td>4 spaces per ice sheet</td>
<td></td>
</tr>
<tr>
<td>Golf course</td>
<td>4 spaces per tee</td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td>1 space per tee</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation facility, unless otherwise specified in other subsections of this Part</td>
<td>3 spaces per 100 m² of floor area</td>
<td></td>
</tr>
<tr>
<td>Miniature golf</td>
<td>1 space per 2 golfing holes</td>
<td></td>
</tr>
<tr>
<td>Pool or billiard hall</td>
<td>2 spaces per table</td>
<td></td>
</tr>
<tr>
<td>Race track, training ground for race horses, riding stables or equestrian centre</td>
<td>1 space per 5 stalls or seats, whichever is the greater, PLUS 10 spaces per 100 m² of standing space from which the race can be watched</td>
<td></td>
</tr>
<tr>
<td>Racquet sports including tennis courts</td>
<td>3 spaces per court, PLUS 1 space per 10 spectator seats</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Number of Parking Spaces Required</td>
<td>Number of Visitor Spaces</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Skating rink, swimming pool, gymnasium, or similar practice facilities</td>
<td>2 spaces per 100 m² of floor area, PLUS 1 space per 4 spectator seats</td>
<td></td>
</tr>
<tr>
<td>Water oriented recreation</td>
<td>For boating activities: same as marina. For activities other than boating: 3 spaces per 100 m² of gross leasable floor area used for office operation, PLUS 1 space per 100 m² of gross leasable floor area for other uses.</td>
<td></td>
</tr>
</tbody>
</table>

**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 restrictive 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

<table>
<thead>
<tr>
<th>Classes of Use</th>
<th>Occupancy Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Weekday</td>
</tr>
<tr>
<td></td>
<td>8:00am - 5:00pm</td>
</tr>
<tr>
<td>Assembly, civic or cultural</td>
<td>10% 5% 5% 100% 50% 5%</td>
</tr>
<tr>
<td>Commercial</td>
<td>90% 80% 5% 100% 70% 5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>100% 20% 5% 5% 5% 5%</td>
</tr>
<tr>
<td>Office operation</td>
<td>100% 20% 5% 5% 5% 5%</td>
</tr>
<tr>
<td>Indoor recreation facility or outdoor recreation facility</td>
<td>40% 80% 10% 80% 100% 10%</td>
</tr>
<tr>
<td>Restaurant, coffee shop, liquor primary establishment, or brew pub</td>
<td>70% 100% 10% 70% 100% 100%</td>
</tr>
<tr>
<td>Hotel or motel</td>
<td>70% 100% 100% 70% 100% 100%</td>
</tr>
</tbody>
</table>

(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.

### PROXIMITY TO FREQUENT TRANSIT NETWORK

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 15% where the building is constructed on a lot that is within 125 m of Scott Road.

### CAR SHARING PARKING

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 restrictive 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 restrictive 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 his or her 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

(c) subject to the approval of the Director of 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:

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Minimum Width of Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>90°</td>
<td>7 m</td>
</tr>
<tr>
<td>60°</td>
<td>5.3 m</td>
</tr>
<tr>
<td>55°</td>
<td>4.85 m</td>
</tr>
<tr>
<td>50°</td>
<td>4.4 m</td>
</tr>
<tr>
<td>45°</td>
<td>3.95 m</td>
</tr>
<tr>
<td>Parallel</td>
<td>3.95 m</td>
</tr>
</tbody>
</table>
8.5.3 STANDARD PARKING SPACES

A parking space required by this Bylaw shall have a minimum clear height of 2.2 m and minimum rectangular dimensions of 2.75 m by 5.5 m, except that

(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 a minimum clear height of 2.2 m and minimum dimensions of 2.4 m in width and 4.8 m in length.

(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 PARKING SPACES FOR PERSONS WITH DISABILITIES

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

(b) Where a non-residential use requires or is provided with more than 10 parking spaces, the minimum number of parking spaces designed and designated for persons with disabilities shall be provided in accordance with the requirements set out in the table below:

<table>
<thead>
<tr>
<th>Total Number of Parking Spaces</th>
<th>Minimum Number of Parking Spaces for Persons with Disabilities to be Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 - 25</td>
<td>1</td>
</tr>
<tr>
<td>26 - 50</td>
<td>2</td>
</tr>
<tr>
<td>51 - 75</td>
<td>3</td>
</tr>
<tr>
<td>76 - 100</td>
<td>4</td>
</tr>
<tr>
<td>For each additional increment of 100 spaces or portion thereof</td>
<td>1 additional parking space</td>
</tr>
</tbody>
</table>
(c) Each *parking space* for persons with disabilities shall

(i) have a minimum width of 3.7 m,
(ii) have a minimum length of 5.5 m,
(iii) have an adjacent rear access aisle with a minimum width of 2 m, where the *parking space* is provided as a *parallel parking space*,
(iv) have a minimum height clearance of 2.75 m above the *parking space* and the adjacent access aisle,
(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 *parking space* for persons with disabilities 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 being for persons with disabilities by using signs above or at the end of the *parking spaces*, or paint markings on the pavement.

(d) Despite Subsection (c)(i), the minimum width of a *parking space* for persons with disabilities may be reduced to 2.5 m provided an adjacent access aisle with a minimum width of 1.2 m, with diagonal markings or painting on the surface, is provided.

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
8.5.7 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;

(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 uses_ 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.

8.5.12 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE
(a) For all multi-unit residential or mixed use buildings with more than 6 dwelling units, a minimum of 20% of all required parking spaces shall each be provided with:
   (i) a minimum 40-amp Level 2 Alternating Current charging station for electric vehicles, or
   (ii) a rough-in electrical raceway or cable, together with an electrical panel capacity and physical space for associated equipment at the parking space and in the electrical room, required to accommodate a minimum 40-amp Level 2 Alternating Current charging station.
(b) The parking spaces required in Subsection (a) shall be separately metered and clearly identified as being for electric vehicles by signs above or at the end of the parking spaces, or paint markings on the pavement.

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 space 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.

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment building</td>
<td>1 space per dwelling unit for residents, PLUS 5 spaces per apartment building for visitors</td>
</tr>
<tr>
<td>Retail sales, liquor store, wine store, office operation, health care office, financial institution, service commercial and similar uses</td>
<td>1 space per commercial retail unit or 5 spaces per building, whichever is the greater number</td>
</tr>
<tr>
<td>Hotel and motel</td>
<td>5 spaces per establishment</td>
</tr>
<tr>
<td>Industrial</td>
<td>5 spaces per principal building</td>
</tr>
<tr>
<td>School</td>
<td>4 spaces per classroom for elementary schools</td>
</tr>
<tr>
<td></td>
<td>8 spaces per classroom for secondary schools and post-secondary institutions</td>
</tr>
<tr>
<td>Hospital and other in-patient care facilities</td>
<td>5 spaces per public entrance to a principal building</td>
</tr>
<tr>
<td>Other public uses</td>
<td>5 spaces per public entrance to a principal building</td>
</tr>
</tbody>
</table>

8.6.2 DEVELOPMENT AND MAINTENANCE STANDARDS

(a) Bicycle space dimensions shall be as follows:

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Minimum Width</th>
<th>Minimum Length</th>
<th>Minimum Vertical Clearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal</td>
<td>0.6 m</td>
<td>1.8 m</td>
<td>1.9 m</td>
</tr>
<tr>
<td>Vertical</td>
<td>0.6 m</td>
<td>1.0 m</td>
<td>1.9 m</td>
</tr>
</tbody>
</table>

(b) Bicycle spaces shall be provided in the form of lockers, racks or a combination thereof.

(c) Bicycle spaces 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.
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:

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Loading Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 space per building with more than 80 dwelling units</td>
</tr>
<tr>
<td>Non-residential</td>
<td>1 space per overhead loading door or shipping and receiving door, or 1 space per principal building, whichever is the greater number</td>
</tr>
</tbody>
</table>
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 Director of Engineering.

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
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 m², accessory to a horse riding, training and boarding facility
Soilless medium preparation and storage, accessory to farming
10.10.4  SETBACKS

(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.

<table>
<thead>
<tr>
<th></th>
<th>Front Lot Line and a Lot Line Adjacent to a Flanking Street</th>
<th>Other Lot Lines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm house</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional farm house</td>
<td></td>
<td>6 m</td>
</tr>
<tr>
<td>Accessory farm residential facilities except for decorative landscaping</td>
<td>6 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Migrant farm worker housing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(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 m².
(b) The maximum area of a farm home plate containing a farm house and an additional farm house is 5,000 m².
(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 m² 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 m² based on a ratio of 33 m² 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 m².
(b) The maximum floor area – farm house on a lot 8 ha or greater shall be 465 m².
(c) The maximum floor area – additional farm house is 180 m² if located on a lot less than 8 ha or 233 m² if located on a lot 8 ha or greater.
(d) The maximum floor area – migrant farm worker housing shall be 10 m² 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 Director, contain sufficient and appropriate rationale for recommendations made, and completed at the cost of the applicant, or

(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 m² 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 m² per farm based on 1 migrant farm worker per 1,000 m² 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 m² 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 m², 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 m³ 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 m² plus 5 m² 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 m² 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 restrictive 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.
10.10.12 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.

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
<th>COLUMN 4</th>
<th>COLUMN 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use, Building or Structure</td>
<td>Front lot line and lot line adjacent to a flanking street</td>
<td>Other lot lines</td>
<td>Property within the area outlined in the Edge Planning Area Maps</td>
<td>Migrant farm worker housing building</td>
</tr>
<tr>
<td>(i) Farm buildings, structures, or outdoor storage areas, except as provided in rows (ii) through (xvii)</td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>7.5 m except for boilers and exterior fans where setback is 15 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>(ii) Farm buildings, structures, or outdoor storage areas, including confined livestock areas, containing animals other than swine and fur-bearing animals</td>
<td>15 m</td>
<td>15 m</td>
<td>60 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(iii) Farm buildings, structures, or outdoor storage areas, including confined livestock areas, containing swine and fur-bearing animals</td>
<td>30 m</td>
<td>30 m</td>
<td>Not Permitted</td>
<td>30 m</td>
</tr>
<tr>
<td>(iv) Agricultural liquid waste storage facility</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(v) Agricultural solid waste storage facility</td>
<td>15 m</td>
<td>15 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(vi) Agricultural solid waste field storage</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>COLUMN 1: Use, Building or Structure</td>
<td>COLUMN 2: Front lot line and lot line adjacent to a flanking street</td>
<td>COLUMN 3: Other lot lines</td>
<td>COLUMN 4: Property within the area outlined in the Edge Planning Area Maps</td>
<td>COLUMN 5: Migrant farm worker housing building</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-------------------------------------------------</td>
<td>------------------</td>
<td>----------------------------------------------------------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>(vii) On-farm composting, whether inside or outside of farm buildings or structures</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(viii) Mushroom growing medium preparation and storage whether inside or outside of farm buildings or structures</td>
<td>30 m</td>
<td>30 m</td>
<td>Not Permitted</td>
<td>30 m</td>
</tr>
<tr>
<td>(ix) Soilless medium preparation</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(x) Soilless medium storage</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>(xi) Detention pond</td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>(xii) Wood waste storage</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>(xiii) Silo</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(xiv) Chemical storage</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>15 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(xv) Incinerators</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(xvi) Generator shed or cogeneration facility</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>30 m</td>
</tr>
<tr>
<td>(xvii) Migrant farm worker housing building</td>
<td>6 m</td>
<td>15 m</td>
<td>15 m</td>
<td>3 m</td>
</tr>
</tbody>
</table>

*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:

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>Natural Stream</th>
<th>Channelized Stream</th>
<th>Constructed Ditch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Feeding areas, <em>agricultural solid waste field storage facility with more than 2 weeks storage time, confined livestock area</em> 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)</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td><em>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</em> 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)</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>All other farm buildings and structures</td>
<td>15 m</td>
<td>10 m</td>
<td>5 m</td>
</tr>
</tbody>
</table>

*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 Director and contain sufficient and appropriate rationale for the recommendations made.
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:

<table>
<thead>
<tr>
<th>Use</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>20%</td>
</tr>
<tr>
<td>Nurseries, Specialty Wood Crops, and Turf Farms</td>
<td>35%</td>
</tr>
<tr>
<td>Raising of Livestock, Poultry, Game and Fur including confined livestock areas</td>
<td>35%</td>
</tr>
<tr>
<td>Mushroom Growing</td>
<td>35%</td>
</tr>
<tr>
<td>Growing of Tree, Vine, Field and Forage Crops</td>
<td>25%</td>
</tr>
</tbody>
</table>

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 m² 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 m², 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.

(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.
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 CO2 demands of the greenhouse operation on the lands.

(d) The cogeneration facility shall be used to meet the thermal, electrical and/or CO2 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.

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 shop, 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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>13.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>13.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>6 m</td>
</tr>
</tbody>
</table>

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 m².

(e) A liquor primary establishment shall only be permitted in a clubhouse larger than 232 m² 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.
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

11.10.4 DENSITY
(a) Maximum total floor area permitted on a lot shall be:
lot area \times \text{floor space ratio of 0.3} + 93 \text{ m}^2.
(b) On a lot in North Delta as identified in Schedule D, 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 330 m$^2$ and the total floor area permitted under Section 11.10.4(a).

11.10.5 LOT COVERAGE
Maximum lot coverage shall be 45%.

11.10.6 SETBACKS
Minimum setbacks shall be

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>9 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
11.10.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

11.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>4,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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)

11.20.3 ACCESSORY USES
Home occupation, accessory to a single detached dwelling
Secondary suite, accessory to a single detached dwelling

11.20.4 DENSITY
(a) Maximum total floor area permitted on a lot shall be:

\[ \text{lot area} \times \text{floor space ratio of 0.3} + 93 \text{ m}^2. \]

(b) On a lot in North Delta as identified in Schedule D, 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 330 m² and the total floor area permitted under Section 11.20.4(a).

11.20.5 LOT COVERAGE
Maximum lot coverage shall be 45%.

11.20.6 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>12 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations
11.20.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Maximum height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to mid-roof or the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><strong>Maximum height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to roof ridge for a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See *Section 6.2.14* for additional height regulations

11.20.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td>4,000 m²</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>30 m</td>
</tr>
<tr>
<td><strong>Average Lot Depth</strong></td>
<td>30 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Structure</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m</td>
</tr>
</tbody>
</table>

(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;

(iv) 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:

<table>
<thead>
<tr>
<th>Structure</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>30 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>12 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>12 m</td>
</tr>
<tr>
<td>Rear</td>
<td>12 m</td>
</tr>
</tbody>
</table>
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

11.30.4 LOT COVERAGE
Maximum lot coverage shall be 45%.

11.30.5 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>9 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

11.30.6 HEIGHT
Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations
11.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>4,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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 m² 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

11.40.4 DENSITY

(a) Maximum total floor area permitted on a lot shall be:

\[ \text{lot area} \times \text{floor space ratio of 0.25} + 125 \text{ m}^2. \]

(b) On a lot in North Delta as identified in Schedule D, 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 330 m² and the total floor area permitted under Section 11.40.4(a).

11.40.5 LOT COVERAGE

Maximum lot coverage shall be 45%.

11.40.6 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m where the structure is 1 or 1.5 storeys in height</td>
<td>1 m</td>
</tr>
<tr>
<td></td>
<td>9 m where the structure is 2 or more storeys in height</td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
11.40.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Maximum height to mid-roof or the top of a flat roof</strong></td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><strong>Maximum height to roof ridge for a pitched roof</strong></td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

11.40.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td>610 m²</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>20 m</td>
</tr>
<tr>
<td><strong>Average Lot Depth</strong></td>
<td>30 m</td>
</tr>
</tbody>
</table>

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*

11.41.4 **DENSITY**

(a) Maximum total *floor area* permitted on a *lot* shall be:

\[
\text{lot area} \times \text{floor space ratio of 0.25} + 125 \text{ m}^2.
\]

(b) On a *lot* in North Delta as identified in Schedule D, 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).

11.41.5 **LOT COVERAGE**

Maximum *lot coverage* shall be 45%.

11.41.6 **SETBACKS**

(a) Minimum *setbacks* shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong></td>
<td></td>
</tr>
<tr>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td><strong>Interior Side</strong></td>
<td></td>
</tr>
<tr>
<td>2.13 m</td>
<td>1 m</td>
</tr>
<tr>
<td><strong>Exterior Side</strong></td>
<td></td>
</tr>
<tr>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td></td>
</tr>
<tr>
<td>7.5 m where the <em>structure</em> is 1 or 1.5 <em>storeys</em> in height</td>
<td>1 m</td>
</tr>
<tr>
<td>9 m where the <em>structure</em> is 2 or more <em>storeys</em> in height</td>
<td></td>
</tr>
</tbody>
</table>

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

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Maximum height to mid-roof or the top of a flat roof</strong></td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><strong>Maximum height to roof ridge for a pitched roof</strong></td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

11.41.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td>610 m²</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>20 m</td>
</tr>
<tr>
<td><strong>Average Lot Depth</strong></td>
<td>30 m</td>
</tr>
</tbody>
</table>

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 m² 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

11.50.4 DENSITY
(a) Maximum total floor area permitted on a lot shall be:
   \[ \text{lot area} \times \text{floor space ratio of 0.25} + 125 \text{ m}^2. \]
(b) On a lot in North Delta as identified in Schedule D, 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 270 m² and the total floor area permitted under Section 11.50.4(a).

11.50.5 LOT COVERAGE
Maximum lot coverage shall be 45%.

11.50.6 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m where the structure is 1 or 1.5 storeys in height</td>
<td>1 m</td>
</tr>
<tr>
<td></td>
<td>9 m where the structure is 2 or more storeys in height</td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
11.50.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

11.50.8 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>OCP Designation</th>
<th>SFR Single Family Residential</th>
<th>Other than SFR Single Family Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>550 m²</td>
<td>460 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>16 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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

11.60.3 ACCESSORY USES

Home occupation, accessory to a single detached dwelling
Secondary suite, accessory to a single detached dwelling

11.60.4 DENSITY

(a) Maximum total floor area permitted on a lot shall be:

\[ \text{lot area} \times \text{floor space ratio of 0.5}. \]

(b) On a lot in North Delta as identified in Schedule D, 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 270 m² and the total floor area permitted under Section 11.60.4(a).

11.60.5 LOT COVERAGE

Maximum lot coverage shall be 40%.

11.60.6 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td>6.5 m on arterial and collector streets</td>
<td>12 m</td>
</tr>
<tr>
<td>5 m on streets other than arterial and collector, except</td>
<td></td>
</tr>
<tr>
<td>that the minimum setback for garages shall be 6 m unless</td>
<td></td>
</tr>
<tr>
<td>garage doors are not facing the fronting street</td>
<td></td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
</tr>
<tr>
<td>1 m</td>
<td></td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
</tr>
<tr>
<td>6.5 m</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
</tr>
<tr>
<td>1 or 1.5 storeys in height</td>
<td>1 m</td>
</tr>
<tr>
<td>9 m where the structure is 2 or more storeys in height</td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
11.60.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

11.60.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>390 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>13 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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
_Life detached dwelling_

11.70.3 ACCESSORY USES
*Home occupation*, accessory to a single detached dwelling
*Secondary suite*, accessory to a single detached dwelling

11.70.4 DENSITY
(a) Maximum total _floor area_ permitted on a _lot_ shall be:

\[ \text{lot area} \times \text{floor space ratio of 0.5}. \]

(b) On a _lot_ in North Delta as identified in Schedule D, 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 240 m² and the total _floor area_ permitted under Section 11.70.4(a).

11.70.5 LOT COVERAGE
Maximum _lot coverage_ shall be 40%.

11.70.6 SETBACKS
Minimum _setbacks_ shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong></td>
<td></td>
</tr>
<tr>
<td>6.5 m on <em>arterial</em> and <em>collector streets</em></td>
<td>12 m</td>
</tr>
<tr>
<td>5 m on streets other than <em>arterial</em> and <em>collector</em>, except that the minimum <em>setback</em> for <em>garages</em> shall be 6 m unless <em>garage</em> doors are not facing the <em>fronting street</em></td>
<td></td>
</tr>
</tbody>
</table>

| 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

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

11.70.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>335 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>11 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

Amend BL 7777, 2018

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 m² 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

11.80.4  DENSITY

(a) Maximum total floor area permitted on a lot shall be:

lot area \times floor space ratio of 0.65.

(b) On a lot in North Delta, as identified in Schedule D, 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 240 m² and the total floor area permitted under Section 11.80.4(a).

11.80.5  LOT COVERAGE

Maximum lot coverage shall be 41%.

11.80.6  SETBACKS

(a) Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>4 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>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</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m for 25% of the building length and 1.5 m for the remainder of the building length</td>
</tr>
<tr>
<td>Rear</td>
<td>6.7 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Projection</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Interior Side Setback</th>
<th>Exterior Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior steps and ramps</td>
<td>Provided that they connect the first storey to finished grade</td>
<td>Permitted in the required rear setback</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>Provided that they connect the first storey to finished grade</td>
</tr>
<tr>
<td>Eaves and gutters</td>
<td>To no closer than 3.5 m from the front lot line</td>
<td>To no closer than 6.2 m from the rear lot line</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>To no closer than 0.9 m from the exterior side lot line</td>
</tr>
<tr>
<td>Unenclosed balconies, chimneys, porches and sundecks</td>
<td>To no closer than 3.5 m from the front lot line</td>
<td>By no more than 1.2 m and to no closer than 5.5 m from the rear lot line</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>No encroachment</td>
</tr>
<tr>
<td>Bay and box windows and hutches</td>
<td>To no closer than 3.5 m from the front lot line</td>
<td>To no closer than 6.2 m from the rear lot line</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>No encroachment</td>
</tr>
<tr>
<td>Window wells*</td>
<td>To no closer than 3.1 m from the front lot line</td>
<td>To no closer than 5.2 m from the rear lot line</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>No encroachment</td>
</tr>
<tr>
<td>Basement access depressions*</td>
<td>Not permitted in the required front setback</td>
<td>By no more than 4 m and to no closer than 5.5 m from the rear lot line</td>
<td>To no closer than 0.9 m from the interior side lot line</td>
<td>No encroachment</td>
</tr>
</tbody>
</table>

*as measured to the outside of the retaining wall.
(ii) For an *accessory structure*:

<table>
<thead>
<tr>
<th>Permitted Projection</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Interior Side Setback</th>
<th>Exterior Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior steps and ramps</td>
<td>Provided that they connect the first storey to finished grade</td>
<td>To no closer than 0.9 m from the <em>rear lot line</em></td>
<td>No encroachment</td>
<td>Provided that they connect the first storey to finished grade</td>
</tr>
<tr>
<td>Eaves and gutters</td>
<td>To no closer than 24 m from the <em>front lot line</em></td>
<td>To no closer than 0.6 m from the <em>rear lot line</em></td>
<td>To no closer than 0.6 m from the <em>interior side lot line</em></td>
<td>To no closer than 0.9 m from the <em>exterior side lot line</em></td>
</tr>
<tr>
<td>Unenclosed balconies, chimneys, porches and sundecks</td>
<td>To no closer than 24.4 m from the <em>front lot line</em></td>
<td>To no closer than 0.9 m from the <em>rear lot line</em></td>
<td>To no closer than 0.6 m from the <em>interior side lot line</em></td>
<td>No encroachment</td>
</tr>
<tr>
<td>Bay and box windows and hutches</td>
<td>To no closer than 24.4 m from the <em>front lot line</em></td>
<td>To no closer than 0.9 m from the <em>rear lot line</em></td>
<td>To no closer than 0.6 m from the <em>interior side lot line</em></td>
<td>No encroachment</td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>2.5</td>
<td>2</td>
</tr>
<tr>
<td><strong>Maximum height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to mid-roof or the</td>
<td>8.3 m</td>
<td>7.3 m</td>
</tr>
<tr>
<td>top of a flat roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>to roof ridge for a</td>
<td>10.8 m</td>
<td>9.8 m</td>
</tr>
<tr>
<td>pitched roof</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

11.80.8 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>330 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>10 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>33 m</td>
</tr>
</tbody>
</table>

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 m².
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

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.

11.90.7 HEIGHT
(a) Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

(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.

See Section 6.2 for additional setback regulations

See Section 6.2.14 for additional height regulations
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 restrictive 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 m² 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.
PART 12 DUPLICATE RESIDENTIAL ZONES

12.10 RD1: DUPLICATE 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

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

12.10.4 DENSITY

(a) For a single detached dwelling use:
   i) Maximum total floor area permitted on a lot shall be:
      \[ \text{lot area} \times \text{floor space ratio of 0.25} + 93 \text{ m}^2 \]
   ii) On a lot in North Delta as identified in Schedule D, 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 330 \( \text{m}^2 \) and the total floor area permitted under Section 12.10.4(a)(i).

(b) For a duplex dwelling use:
   i) Maximum total floor area permitted on a lot shall be:
      \[ \text{lot area} \times \text{floor space ratio of 0.3} + 93 \text{ m}^2 \]
   ii) On a lot in North Delta as identified in Schedule D, 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 370 \( \text{m}^2 \) and the total floor area permitted under Section 12.10.4(b)(i).

12.10.5 MINIMUM LOT SIZE FOR A DUPLICATE DWELLING

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>836 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

12.10.6 LOT COVERAGE

Maximum lot coverage shall be 40%.
### 12.10.7 SETBACKS

Minimum *setbacks* shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong></td>
<td></td>
</tr>
<tr>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td><strong>Interior Side</strong></td>
<td></td>
</tr>
<tr>
<td>Where <em>building depth</em> does not exceed 18 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Where <em>building depth</em> exceeds 18 m</td>
<td>1.5 m for that portion of the <em>building</em> that does not exceed 18 m, and 3 m for that portion of the <em>building</em> that exceeds 18 m</td>
</tr>
<tr>
<td><strong>Exterior Side</strong></td>
<td></td>
</tr>
<tr>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td><strong>Rear where average lot depth does not exceed 35 m</strong></td>
<td>7.5 m</td>
</tr>
<tr>
<td>Where <em>building height</em> is 1 or 1.5 storeys</td>
<td>7.5 m plus 0.6 m for each additional 1 m of the <em>average lot depth</em> that exceeds 35 m</td>
</tr>
<tr>
<td>Where <em>building height</em> is 2 or more storeys</td>
<td>9 m plus 0.6 m for each additional 1 m of the <em>average lot depth</em> that exceeds 35 m</td>
</tr>
<tr>
<td><strong>Rear where average lot depth exceeds 35 m</strong></td>
<td></td>
</tr>
<tr>
<td>Where <em>building height</em> is 1 or 1.5 storeys</td>
<td>7.5 m plus 0.6 m for each additional 1 m of the <em>average lot depth</em> that exceeds 35 m</td>
</tr>
<tr>
<td>Where <em>building height</em> is 2 or more storeys</td>
<td>9 m plus 0.6 m for each additional 1 m of the <em>average lot depth</em> that exceeds 35 m</td>
</tr>
</tbody>
</table>

See [Section 6.2](#) for additional *setback* regulations.
12.10.8 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
</tr>
</tbody>
</table>

12.10.9 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>836 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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

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

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

12.20.4  DENSITY
(a) Maximum total floor area permitted on a lot shall be:
\[ \text{lot area} \times \text{floor space ratio of 0.25} + 93 \text{ m}^2 \text{ for a single detached dwelling use}. \]
(b) Maximum total floor area permitted on a lot shall be:
\[ \text{lot area} \times \text{floor space ratio of 0.3} + 93 \text{ m}^2 \text{ for a duplex dwelling use}. \]

12.20.5  MINIMUM LOT SIZE FOR A DUPLEX DWELLING

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>836 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

12.20.6  LOT COVERAGE
Maximum lot coverage shall be 40%.
12.20.7 SETBACKS

(a) Maximum and minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Maximum 41 m from the <em>rear lot line</em> measured along and perpendicular to the northern <em>lot line</em>, but no closer than 7.5 m to the seawall</td>
<td>Maximum 41 m from the <em>rear lot line</em>, measured along and perpendicular to the northern <em>lot line</em>, but no closer than 7.5 m to the seawall</td>
</tr>
<tr>
<td></td>
<td>Where building depth does not exceed 18 m</td>
<td>Where building depth exceeds 18 m</td>
</tr>
<tr>
<td></td>
<td>Minimum 1.5 m</td>
<td>Minimum 1.5 m for that portion of the <em>building</em> that does not exceed 18 m, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>minimum 1.5 m plus 0.5 m for each additional 2 m of that portion of the <em>building</em></td>
</tr>
<tr>
<td></td>
<td></td>
<td>that exceeds 18 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>Minimum 1.5 m</td>
<td>Minimum 1 m</td>
</tr>
<tr>
<td></td>
<td>Where building depth exceeds 18 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum 3.5 m</td>
<td>Minimum 6.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>Minimum 1 m for an attached <em>garage</em> or workshop of a maximum height of 1.5 <em>storeys</em>, and minimum 7.5 m for any habitable rooms</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>1 m</td>
<td></td>
</tr>
</tbody>
</table>

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

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

12.20.9 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>4,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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

12.30.3 ACCESSORY USES

Home occupation, accessory to a duplex dwelling or a single detached dwelling
Secondary suite, accessory only to a single detached dwelling

12.30.4 DENSITY

(a) For a single detached dwelling use:
   (i) Maximum total floor area permitted on a lot shall be:
       \[ \text{lot area} \times \text{floor space ratio of 0.25} + 93 \text{ m}^2. \]
   (ii) On a lot in North Delta as identified in Schedule D, 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 330 m$^2$ and the total floor area permitted under Section 12.30.4(a)(i).

(b) For a duplex dwelling use:
   (i) Maximum total floor area permitted on a lot shall be:
       \[ \text{lot area} \times \text{floor space ratio of 0.3} + 93 \text{ m}^2. \]
   (ii) On a lot in North Delta as identified in Schedule D, 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 370 m$^2$ and the total floor area permitted under Section 12.30.4(b)(i).

12.30.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>836 m$^2$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

12.30.6 LOT COVERAGE

Maximum lot coverage shall be 40%.
12.30.7 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
</tr>
<tr>
<td></td>
<td>1.5 m for that portion of the <em>building</em> that does not exceed 18 m, and 3 m for that portion of the <em>building</em> that exceeds 18 m</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>9 m</td>
</tr>
<tr>
<td></td>
<td>9 m plus 0.6 m for each additional 1 m of the <em>average lot depth</em> that exceeds 35 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
12.30.8 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Maximum height to mid-roof or the top of a flat roof</strong></td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><strong>Maximum height to roof ridge for a pitched roof</strong></td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

12.30.9 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td>4,000 m²</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>30 m</td>
</tr>
<tr>
<td><strong>Average Lot Depth</strong></td>
<td>30 m</td>
</tr>
</tbody>
</table>

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

13.10.4 DENSITY

(a) Maximum floor space ratio shall be 0.3 plus 135 m².

(b) Maximum units per hectare (UPH) shall be

(i) 40 UPH provided that a minimum of 10 UPH are dwelling units under 75 m² in floor area, or

(ii) 30 UPH if fewer than 10 UPH are dwelling units under 75 m² in floor area.

13.10.5 LOT COVERAGE

Maximum lot coverage shall be 40%.
13.10.6 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6.5 m</td>
</tr>
<tr>
<td></td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.5 m</td>
</tr>
<tr>
<td></td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3.5 m</td>
</tr>
<tr>
<td></td>
<td>6.5 m</td>
</tr>
</tbody>
</table>

Rear where average lot depth does not exceed 35 m:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Where building height is 1 or 1.5 storeys</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Where building height is 2 or more storeys</td>
<td>9 m</td>
</tr>
</tbody>
</table>

Rear where average lot depth exceeds 35 m:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Where building height is 1 or 1.5 storeys</td>
<td>7.5 m plus 0.65 m for each additional 1 m of the average lot depth that exceeds 35 m</td>
</tr>
<tr>
<td>Where building height is 2 or more storeys</td>
<td>9 m plus 0.65 m for each additional 1 m of the average lot depth that exceeds 35 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
13.10.7 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>11.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

13.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>836 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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
Childcare facility, accessory to townhouse, subject to Section 13.20.9
Home occupation, accessory to townhouse
Indoor amenity space, accessory to townhouse

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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>5 m</td>
<td>5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>5 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations
13.20.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th>Maximum Storeys</th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.5</td>
<td>1</td>
</tr>
</tbody>
</table>

*Maximum height to mid-roof or the top of a flat roof*

| 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*

| 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

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>2,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

13.20.9 OTHER REGULATIONS

*A childcare facility* shall not exceed a total *floor area* of 3 m² per *dwelling unit*. 
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

13.21.3  ACCESSORY USE
Home occupation, accessory to apartment building
Home occupation, accessory to townhouse
Indoor amenity space, accessory to a principal use

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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.3 m</td>
<td>7.3 m</td>
</tr>
</tbody>
</table>

See Section 6.1.14 for adaptable dwelling unit regulations

See Section 6.2 for additional setback regulations
13.21.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td><em>Maximum height to mid-roof or the top of a flat roof</em></td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><em>Maximum height to roof ridge for a pitched roof</em></td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

13.21.8 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>1.5 ha</td>
</tr>
<tr>
<td>Lot Width</td>
<td>80 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>150 m</td>
</tr>
</tbody>
</table>
13.22 RT62: TOWNHOUSE RESIDENTIAL 62 ZONE

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
Childcare facility, accessory to townhouse, subject to Section 13.22.9
Home occupation, accessory to townhouse
Indoor amenity space, accessory to townhouse

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>5 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
13.22.7 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Storeys</strong></td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td><strong>Maximum height to mid-roof or the top of a flat roof</strong></td>
<td>11 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td><strong>Maximum height to roof ridge for a pitched roof</strong></td>
<td>13 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

13.22.8 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>2,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

13.22.9 OTHER REGULATIONS

*Childcare facility* shall not exceed a total *floor area* of 3.0 m² per *dwelling unit*. 
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

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*

13.30.4 DENSITY

Maximum density shall be 20 UPH.

13.30.5 SETBACKS

Minimum *setbacks* shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Where <em>building depth</em> does not exceed 30 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4.5 m for that portion of the <em>building</em> that does not exceed 30 m, and</td>
</tr>
<tr>
<td></td>
<td>4.5 m plus 0.4 m for each additional 2 m of that portion of the <em>building</em> that exceeds 30 m</td>
</tr>
</tbody>
</table>
### Exterior Side

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5 m</td>
<td></td>
<td>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</td>
</tr>
</tbody>
</table>

### Rear

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.5 m</td>
<td>1 m</td>
<td></td>
</tr>
</tbody>
</table>

#### 13.30.6 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9.2 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

#### 13.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>1,100 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>
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

13.32.3 ACCESSORY USES
Childcare facility, accessory to apartment building, subject to Section 13.32.8
Home occupation, accessory to apartment building
Indoor amenity space, accessory to apartment building

13.32.4 DENSITY
Maximum density shall be 112 UPH.

13.32.5 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>Where building depth does not exceed 30 m</td>
</tr>
<tr>
<td></td>
<td>Where building depth exceeds 30 m</td>
</tr>
</tbody>
</table>

See Section 6.1.14 for adaptable dwelling unit regulations
See Section 6.2 for additional setback regulations
13.32.6 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
</tr>
<tr>
<td>Maximum height</td>
<td>9.2 m</td>
</tr>
<tr>
<td>to mid-roof or the</td>
<td>3.75 m</td>
</tr>
<tr>
<td>top of a flat roof</td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

13.32.7 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>2,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

13.32.8 OTHER REGULATIONS

A childcare facility shall not exceed a total floor area of 3 m² per dwelling unit.
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*

13.33.3 ACCESSORY USES

*Childcare facility*, accessory to *apartment building*, subject to Section 13.33.8

*Home occupation*, accessory to *apartment building*

*Indoor amenity space*, accessory to *apartment building*

13.33.4 DENSITY

Maximum density shall be 120 UPH.

13.33.5 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>4.5 m</td>
</tr>
<tr>
<td>where building depth does not exceed 30 m</td>
<td>where building depth exceeds 30 m</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
</tbody>
</table>

See Section 6.1.14 for adaptable dwelling unit regulations

See Section 6.2 for additional setback regulations
### Exterior Side

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
<td>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</td>
</tr>
</tbody>
</table>

| 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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>11 m</td>
<td>3.75 m</td>
</tr>
</tbody>
</table>

(b) For all other lots, maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>17 m</td>
<td>3.75 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.
13.33.7 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>2,000 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>30 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

13.33.8 OTHER REGULATIONS

A childcare facility shall not exceed a total floor area of 3 m² per dwelling unit.
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
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
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

14.10.4 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0 m</td>
<td>12 m</td>
</tr>
<tr>
<td><strong>Interior Side</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For storeys not</td>
<td>0.0 m except where</td>
<td>3 m</td>
</tr>
<tr>
<td>containing residential</td>
<td>abutting a lot</td>
<td></td>
</tr>
<tr>
<td>uses</td>
<td>zoned for residential or health care use in which case the minimum setback shall be 3 m</td>
<td></td>
</tr>
<tr>
<td>For storeys containing</td>
<td>4.5 m</td>
<td>3 m</td>
</tr>
<tr>
<td>residential uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Side</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0 m</td>
<td>12 m</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For storeys not</td>
<td>0.0 m except where</td>
<td>3 m</td>
</tr>
<tr>
<td>containing residential</td>
<td>abutting a lot</td>
<td></td>
</tr>
<tr>
<td>uses</td>
<td>zoned for residential or health care use in which case the minimum setback shall be 3 m</td>
<td></td>
</tr>
<tr>
<td>For storeys containing</td>
<td>4.5 m</td>
<td>3 m</td>
</tr>
<tr>
<td>residential uses</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Section 6.1.20 for additional outdoor display regulations
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 m².

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 m² 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

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:

<table>
<thead>
<tr>
<th>Front</th>
<th>0 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side</td>
<td>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</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>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</td>
</tr>
</tbody>
</table>

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 m².

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 m² 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.
14.20 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

14.20.3 ACCESSORY USES
Outdoor display of goods, accessory to retail sales

14.20.4 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>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</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Rear</td>
<td>6 m</td>
<td>3 m</td>
</tr>
</tbody>
</table>

See Section 6.1.20 for additional outdoor display regulations

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.*

14.20.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum lot area for subdivision shall be 230 m².

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 m² 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 6.1.20 for additional outdoor display regulations

14.21.4 DENSITY

(a) Maximum total floor area permitted on a lot shall be:
   Lot Area × Floor Space Ratio of 0.25 + 125 m².
(b) On a lot in North Delta as identified in Schedule D:
   (i) 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 330 m² and the total floor area permitted under Section 14.21.4(a), and
   (ii) the gross floor area of the principal structure, plus any high ceiling floor area counted twice pursuant to Section 6.2.17(b), plus any detached garage floor area, shall not exceed:
      (1) 402 m² where there is only one enclosed parking space provided, and
      (2) 420 m² where there is more than one enclosed parking space provided.

14.21.5 LOT COVERAGE

Maximum lot coverage shall be 45%.
14.21.6 SETBACKS

(a) Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure containing</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>commercial uses only</td>
<td>commercial uses and an accessory dwelling unit</td>
</tr>
<tr>
<td>Maximum Storeys</td>
<td>1</td>
<td>2.5</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>4.6 m</td>
<td>8 m</td>
</tr>
<tr>
<td>Maximum height to the roof ridge for a pitched roof</td>
<td>6 m</td>
<td>10.5 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

See Section 6.2.14 for additional height regulations
14.21.8 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>610 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>20 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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 m² 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:

\[
\frac{\text{Number of spaces provided underground}}{\text{Total number of parking spaces required}} \times 0.55
\]

But in no case shall the maximum floor space ratio exceed 1.

14.30.5 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>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</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>6 m</td>
</tr>
<tr>
<td>Rear</td>
<td>6 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
14.30.6 HEIGHT

*Maximum height of a principal structure and an accessory structure shall be:*

<table>
<thead>
<tr>
<th>Maximum storeys</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height</td>
<td>12 m measured to the top of a structure, except for a <em>pitched roof structure</em> for which the <em>maximum height</em> shall be measured to the <em>mid-roof</em></td>
</tr>
</tbody>
</table>

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 m²

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Pump Island Canopy</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 3 m</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
</tr>
</tbody>
</table>

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.*

14.40.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m².

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 m²;
   
   (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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Pump Island Canopy</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
<td>3 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 3 m</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>3 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
<td>3 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
<td>3 m</td>
</tr>
</tbody>
</table>

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.*

14.41.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum *lot* area for subdivision shall be 900 m².

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 m²;

(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

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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Pump Island Canopy</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
<td>3 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m</td>
<td>3 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>3 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Rear</td>
<td>1.5 m</td>
<td>3 m</td>
<td>13.5 m</td>
</tr>
</tbody>
</table>

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 m².
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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m</td>
</tr>
<tr>
<td></td>
<td>except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m</td>
</tr>
<tr>
<td></td>
<td>except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 6 m</td>
</tr>
</tbody>
</table>

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 m².

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
</tr>
<tr>
<td></td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>60% of the building height measured to the top of a building plus 40% of the building depth that exceeds 15 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
</tr>
<tr>
<td></td>
<td>3 m</td>
</tr>
<tr>
<td>Rear</td>
<td>6 m</td>
</tr>
<tr>
<td></td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

14.50.4  MINIMUM LOT SIZE FOR SUBDIVISION

Minimum lot area for subdivision shall be 550 m².

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>6 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>6 m</td>
</tr>
<tr>
<td>Rear</td>
<td>6 m</td>
</tr>
</tbody>
</table>

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
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

14.60.4 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m except where abutting a <em>lot</em> zoned for residential or health care <em>use</em> in which case the minimum <em>setback</em> shall be 6 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m except where abutting a <em>lot</em> zoned for residential or health care <em>use</em> in which case the minimum <em>setback</em> shall be 6 m</td>
<td>3 m</td>
</tr>
</tbody>
</table>

14.60.5 HEIGHT

*Maximum height of a principal structure and an accessory structure* shall be:

<table>
<thead>
<tr>
<th>Maximum storeys</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height</td>
<td>8 m measured to the top of a structure, except for a <em>pitched roof structure</em> for which the maximum height shall be measured to the mid-roof</td>
</tr>
</tbody>
</table>

14.60.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum lot area for subdivision shall be 550 m².
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
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

14.65.4 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>0 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m except where abutting a lot zoned for residential or health care use in which case the minimum setback shall be 3 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>0 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Rear</td>
<td>3 m</td>
<td>3 m</td>
</tr>
</tbody>
</table>

14.65.5 HEIGHT

Maximum height of a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th>Maximum storeys</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height</td>
<td>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</td>
</tr>
</tbody>
</table>

14.65.6 MINIMUM LOT SIZE FOR SUBDIVISION

Minimum lot area for subdivision shall be 550 m².
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

Animal daycare
Animal grooming
Boat building and repair
Boat moorage
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:**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>0 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td></td>
</tr>
<tr>
<td>Rear or natural high water mark of the Fraser River, whichever is closer to the front lot line</td>
<td>0 m</td>
</tr>
</tbody>
</table>

(b) **Water area:**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front or natural high water mark of the Fraser River, whichever is closer to the front lot line</td>
<td>0 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>0 m</td>
</tr>
<tr>
<td>Rear</td>
<td>0 m</td>
</tr>
</tbody>
</table>

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:*

<table>
<thead>
<tr>
<th>Maximum storeys</th>
<th>2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Maximum height to roof ridge for a pitched roof or the top of a flat roof</em></td>
<td>10 m</td>
</tr>
</tbody>
</table>

(b) *Maximum height for a principal structure and an accessory structure in the water area shall be:*

<table>
<thead>
<tr>
<th>Maximum storeys</th>
<th>2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Maximum height to roof ridge for a pitched roof or the top of a flat roof</em></td>
<td>10 m</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>500 m$^2$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>24 m</td>
</tr>
</tbody>
</table>

15.10.7 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as follows:

(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 m² 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:

<table>
<thead>
<tr>
<th></th>
<th>Upland Area</th>
<th>Water Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Number of Dwelling Units</td>
<td>1 single detached dwelling</td>
<td>1 floating home</td>
</tr>
<tr>
<td>Maximum Floor Space Ratio</td>
<td>0.5</td>
<td>0.5</td>
</tr>
</tbody>
</table>

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 m².

(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 m²;

(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 restrictive 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:

(a) Upland area:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>where average lot depth ≤ 12 m</td>
<td>where average lot depth &gt; 12 m</td>
</tr>
<tr>
<td>Front</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>5.0 m total, minimum 1.5 m per side</td>
</tr>
<tr>
<td>Interior Side</td>
<td>5.0 m total, minimum 1.5 m per side</td>
</tr>
<tr>
<td>Rear or natural boundary of the Fraser River, whichever is closer to the front lot line</td>
<td>0.0 m</td>
</tr>
</tbody>
</table>

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:**

<table>
<thead>
<tr>
<th>Sides abutting or opposite to the natural boundary of the Fraser River</th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>located below the natural boundary of the Fraser River</td>
<td>0.0 m</td>
<td>N/A</td>
</tr>
<tr>
<td>located above the natural boundary of the Fraser River</td>
<td>0.0 m</td>
<td>0.0 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>1.5</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>5.5 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8.0 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>9.5 m</td>
</tr>
</tbody>
</table>

(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

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>4,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>20 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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 restrictive covenant registered in the Land Title Office in favour of the City.

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 m² 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.

(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
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

Watchman dwelling unit, accessory to a principal use other than farming
16.10.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum setbacks for a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>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</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>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</td>
</tr>
<tr>
<td>Rear</td>
<td>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</td>
</tr>
</tbody>
</table>

(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.

16.10.6 OTHER REGULATIONS

(a) A convenience store shall not exceed 140 m² 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 m² 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.

See Section 6.2 for additional setback regulations

See Section 6.2.14 for additional height regulations
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

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:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>where average lot depth ≤ 30 m</td>
</tr>
<tr>
<td>Front</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>5 m total, minimum 1.5 m per side</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>0 m</td>
</tr>
<tr>
<td>Rear or natural boundary of the Fraser River, whichever is closer to the front lot line</td>
<td>0 m</td>
</tr>
</tbody>
</table>

Amend BL 7807, 2019

See Section 6.2 for additional setback regulations
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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>located below the</td>
<td>located above the</td>
<td>located below the</td>
</tr>
<tr>
<td>natural boundary</td>
<td>natural boundary</td>
<td>natural boundary</td>
</tr>
<tr>
<td>of the Fraser River</td>
<td>of the Fraser River</td>
<td>of the Fraser River</td>
</tr>
<tr>
<td>Sides abutting or</td>
<td>0 m</td>
<td>0 m</td>
</tr>
<tr>
<td>opposite to the</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>natural boundary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>of the Fraser River</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other sides</td>
<td>1.5 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>

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

Watchman dwelling unit, accessory to a principal use other than farming or kennel
16.20.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum setbacks for a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>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</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>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</td>
</tr>
<tr>
<td>Rear</td>
<td>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</td>
</tr>
</tbody>
</table>

(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.

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.
16.30 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
Watchman dwelling unit, accessory to a principal use other than farming or kennel

16.30.4 SETBACKS FOR USES OTHER THAN FARMING

Minimum setbacks for a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>30 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>30 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>30 m</td>
</tr>
<tr>
<td>Rear</td>
<td>30 m</td>
</tr>
</tbody>
</table>

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 m².

(e) Outdoor storage accessory to a principal use shall have a maximum area of 930 m².
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

16.40.3 ACCESSORY USES
Any use customarily accessory to a principal use
Watchman dwelling unit, accessory to a principal use
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

- 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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>2 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Rear or natural boundary of the Fraser River, whichever is closer to the front lot line</td>
<td>0 m</td>
</tr>
</tbody>
</table>

For the purposes of this zone, the front lot line shall be the lot line abutting a highway.
(b) Water area:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sides abutting or opposite to the natural boundary of the Fraser River</td>
<td>0 m</td>
</tr>
<tr>
<td>Other sides</td>
<td>2 m</td>
</tr>
</tbody>
</table>

16.60.5 HEIGHT
Maximum height for a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th></th>
<th>Located on upland</th>
<th>Located on or above water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>6 m above the level of the water</td>
</tr>
</tbody>
</table>

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
Watchman dwelling unit, accessory to a principal use

16.70.4 SETBACKS
Minimum setbacks for a principal structure and an accessory structure shall be:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>30 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>30 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>30 m</td>
</tr>
<tr>
<td>Rear</td>
<td>30 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

16.70.5 OTHER REGULATIONS
Manufacturing shall not include the burning of new and used materials, other than natural gas, for the purpose of disposing of those materials.
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.

16.80.2 PRINCIPAL USES

Airport terminal
Aviation training and trade schools
Manufacture, assembly and service of aeronautical components and related equipment
Offices and services customarily associated with airport and for airport uses
Sale, rental and maintenance services for aircraft and related equipment
Scientific, electronic, technological research and related manufacturing facilities
Storage and service of aircraft and 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
Financial Institutions
Liquor primary establishment
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

Watchman dwelling unit, accessory to a principal use

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0 m</td>
</tr>
<tr>
<td></td>
<td>7.5 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>1.5 m</td>
</tr>
<tr>
<td></td>
<td>3.5 m</td>
</tr>
</tbody>
</table>

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.

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.
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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.
17.10.5 HEIGHT

*Maximum height* shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9.2 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations

17.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>825 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations.

17.50.4 **HEIGHT**

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9.2 m</td>
<td>3.75 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations.

17.50.5 **MINIMUM LOT SIZE FOR SUBDIVISION**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>825 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>22 m</td>
</tr>
</tbody>
</table>
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
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
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

See Section 6.1.12 for caretaker dwelling unit regulations
18.10.4 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

18.10.5 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9.2 m</td>
<td>3.75 m</td>
</tr>
</tbody>
</table>

18.10.6 OTHER REGULATIONS

A methadone clinic and a methadone dispensary shall only be located within a hospital.
18.11 P1A: CHILDCARE ZONE

18.11.1 INTENT
This zone is intended for childcare facilities.

18.11.2 PRINCIPAL USES
Childcare facility

18.11.3 DENSITY
Maximum total floor area on a lot shall be
Lot area x floor space ratio of 0.25 + 125 m².

18.11.4 LOT COVERAGE
Maximum lot coverage shall be 45%.

18.11.5 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>6.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>1.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3.5 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>9 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

18.11.6 HEIGHT
Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2.5</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>8 m</td>
<td>3.75 m</td>
</tr>
<tr>
<td>Maximum height to the roof ridge for a pitched roof</td>
<td>9.5 m</td>
<td>4.6 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations
18.11.7  MINIMUM LOT SIZE FOR SUBDIVISION

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>610 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>20 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>30 m</td>
</tr>
</tbody>
</table>

18.11.8  OTHER REGULATIONS

A maximum of 1 principal building shall be permitted on each lot.
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
See Section 6.2 for additional setback regulations
See Section 6.2.14 for additional height regulations

18.12.4 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>4.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.2 for additional setback regulations

18.12.5 HEIGHT
Maximum height shall be:

<table>
<thead>
<tr>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>9.2 m</td>
</tr>
</tbody>
</table>

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
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:

<table>
<thead>
<tr>
<th>Part</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>35 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>35 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>35 m</td>
</tr>
<tr>
<td>Rear</td>
<td>35 m</td>
</tr>
</tbody>
</table>

(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
- Childcare facility, accessory to a community centre
- Community garden, accessory to community centre or cultural facility
- Sports rehabilitation centre, accessory to a community centre

18.30.4 SETBACKS
Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4.5 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7.5 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.1.12 for caretaker dwelling unit regulations
See Section 6.2 for additional setback regulations
18.30.5 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th>Maximum Storeys</th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

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

18.35.4 SETBACKS

Minimum setbacks shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Interior Side</td>
<td>11 m</td>
<td>1 m</td>
</tr>
<tr>
<td>Exterior Side</td>
<td>3 m</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>7 m</td>
<td>1 m</td>
</tr>
</tbody>
</table>

See Section 6.1.12 for caretaker dwelling unit regulations

18.35.5 HEIGHT

Maximum height shall be:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>6 m</td>
<td>3.75 m</td>
</tr>
</tbody>
</table>

See Section 6.2.14 for additional height regulations
### 18.35.6 MINIMUM LOT SIZE FOR SUBDIVISION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>1,500 m²</td>
</tr>
<tr>
<td>Lot Width</td>
<td>34 m</td>
</tr>
<tr>
<td>Average Lot Depth</td>
<td>43 m</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th></th>
<th>Principal Structure</th>
<th>Accessory Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Storeys</td>
<td>N/A</td>
<td>1</td>
</tr>
<tr>
<td>Maximum height to mid-roof or the top of a flat roof</td>
<td>N/A</td>
<td>5.5 m</td>
</tr>
<tr>
<td>Maximum height to roof ridge for a pitched roof</td>
<td>N/A</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

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 m² 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:

<table>
<thead>
<tr>
<th>Comprehensive Development Zone No.</th>
<th>Amendment Bylaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDZ1</td>
<td>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)</td>
</tr>
<tr>
<td>CDZ2</td>
<td>2 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ2 – Janda Industries Inc. – LU007858) Bylaw No. 7593, 2018 (Adopted April 8, 2019)</td>
</tr>
<tr>
<td>CDZ4</td>
<td>4 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ4 – Realco Holdings [Scottsdale] Ltd. – LU008668) Bylaw No. 7819, 2018 (Adopted June 10, 2019)</td>
</tr>
<tr>
<td>CDZ5</td>
<td>5 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ5 Sandhu – LU008890) Bylaw No. 7859, 2019 (Adopted September 16, 2019)</td>
</tr>
</tbody>
</table>
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

KEY MAP

Legend
#
Map area

North Delta
Ladner
Tsawwassen
22.3 SCHEDULE C: SCOTT ROAD CORRIDOR
22.4 SCHEDULE D: NORTH DELTA