



THE CORPORATION OF DELTA  
LAND USE CONTRACT  
SUBDIVISION APPLICATION NO. 3103  
PHASE 14, STAGES 4 to 9

SCHEDULE "B"

Schedule of permitted land use:

Uses permitted in a SINGLE FAMILY RESIDENTIAL  
(RS-1) ZONE

Namely: "Dwelling, Single Family House"  
"Home Occupation"  
"The keeping of household pets"

Pursuant to the provisions of "Delta Zoning By-law No. 2750,  
1977" as amended.

All principal and accessory buildings and structures erected  
or placed on the land after subdivision thereof, shall meet  
the set-back, maximum height, minimum floor area, and all  
other requirements of the Single Family Residential (RS-1)  
Zone pursuant to Part VI, of "Delta Zoning By-law No. 2750,  
1977" as amended.

All trees now standing on the land will be retained, main-  
tained and preserved, except where the removal of same is  
necessary or is required for the erection of buildings, roads  
and access thereto, or for works pursuant hereto within the  
boundaries of the land or where necessary for the safety of  
buildings or of the public.

Special Provisions:

The land shall be developed and subdivided in the stages  
numbered 4 to 9 inclusive, with each said stage to be com-  
pleted as hereinbefore provided.

# PREVIOUS ZONING SETBACKS

RS1

ZONE: SINGLE FAMILY RESIDENTIAL

## Section 611

Permitted Uses: "Dwelling, single family house"  
"Home Occupation"  
The keeping of "Household Pets"

## Section 612

Setbacks: Principal Structure Accessory Structure

Front 6 metres 12 metres

Notwithstanding anything to the contrary herein contained: the front setback of properties in Timber Lots 7, 8, 9, 10, 24, 25, 26 and 27 fronting on Georgia Strait and denoted by a dotted line on Plan Section Page 14 is zero (0) metres.

Rear 6 metres 0.60 metres

Side 0.90 metres 0.60 metres

Side on a Flanking Street 3 metres 6 metres

Exception:  
rear setback Notwithstanding anything to the contrary herein contained: the rear setback may be not less than 4.5 metres at any one point provided that the average rear setback is not less than 6 metres.

## Section 613

Maximum Height of Structures: Principal Structure Accessory Structure  
8.0 metres or 2-1/2 stories, 3.75 metres or 1 storey,  
whichever is the lesser whichever is the lesser

## Section 614

Area Requirements:

Floor area No "dwelling unit" shall have less than 90 square metres of "floor area."

## Section 615

Principal Structures on the same Lot: One only "dwelling, single family house" is permitted on each lot.

**Construction**: Replacement of old deck – unsafe – (e.g.: hand railings unstable -parts of the old deck were rotten). We would like to reconstruct the new deck with the main living area at the south end because of privacy and view. This position does not affect neighbors to the south because their decks and living area are around the back and out of sight. Their house wall that is closest to our deck has 3 small windows and a door to their utility room. The construction of the new deck would not negatively affect any neighbor's view.

**Hardship**: privacy, adequate space for our table and chairs and to maximize our view. The dining area on the old deck lacked privacy. Our neighbors to the north were very visible and we could hear each others conversations. For example, if they had company, out of respect, we would not use our deck.

SCARBOROUGH DRIVE

110

11012 SCARBOROUGH DRIVE  
DELTA, BC V4C7S5

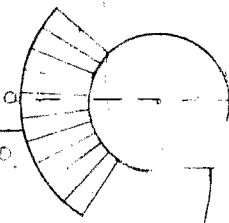
42'-0"

5'-0"

7'-6"



Above Ground Deck Lock



THESE TWO POSTS.  
ARE WITHIN THE 9 METER LINE

LOWER DECK - 18" FROM GRADE

9 METERS

LOT #21  
SCALE - 1/8" = 1'-0"

