



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU008383**

From: **Development Department** Bylaw No: **7717**

Date: **November 27, 2025**

Third Reading Extension for Bylaw No. 7717 at 11067 River Road

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

A. THAT third reading of "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 7717, 2021 be extended to November 26, 2026.

B. THAT updated geotechnical and environmental studies and cost estimates and security deposits be provided prior to Final Adoption.

▪ **PURPOSE**

The purpose of this report is to refer the applicant's request for a 12 month extension of third reading of Bylaw No. 7717 (Attachment A) for the property at 11067 River Road for Council's consideration. A location map and an aerial photo are provided in Attachment B and a project data table is provided in Attachment C.

▪ **BACKGROUND:**

In 2021 Council gave first, second and third readings to Bylaw No. 7717, which would rezone the subject property from Single Family Residential 1 (RS1) to Single Detached Residential 6 (RS6) in order to permit subdivision into three lots and the development of a single family dwelling with an in-ground basement and a secondary suite on each lot.

Since the application was made, Delta has introduced Small Scale Multi-Unit Housing (SSMUH) regulations to coincide with the Province's direction to allow owners to build up to four units on each small scale residential lot, which could be in the form of a single detached dwelling, duplex, accessory dwellings or a coach house.

- First and Second Readings: September 27, 2021
- Public Hearing: October 26, 2021
- Third Reading: October 26, 2021

The Public Hearing for Bylaw No. 7717 pre-dated changes to the *Local Government Act* which prohibit Public Hearings for rezoning bylaws for residential uses consistent with the Official Community Plan.

Council Policy

It is Council policy that applications be completed within one year of third reading or referred back to the General Manager, Development for additional third reading extension requests. Under Section 31 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager, Development has the authority to approve third reading extension requests for a first time up to six months and subsequent extension requests up to a maximum of three months.

▪ DISCUSSION:

The current owners have been unable to complete the subdivision due to various delays throughout the process, including the Covid-19 pandemic, completing geotechnical report requirements, safety related restrictions on winter demolition and most recently changing market conditions and financing constraints. The owners need to execute legal documents, provide an updated subdivision plan and consultant studies and pay planning and off-site construction cost fees and securities in order to advance the application.

The General Manager, Development has approved a series of six and three month third reading extensions from October 26, 2022 to November 26, 2025 and the owners have advised that it is unlikely that the project can be completed within another three month extension due to current conditions. A request for an additional third reading extension of twelve months has been submitted by the applicant to allow more time to complete the requirements for final consideration and adoption of Bylaw No. 7717 (Attachment D). The applicant has expressed a continued commitment to completing the proposed development.

The original application contemplated a development variance permit to allow increases to maximum roof-ridge and mid-roof heights for certain lots and maintenance of a modified collector road standard. A review of whether a development variance permit is still required will be carried out later in the process and take into consideration future proposed designs in conjunction with recent Small Scale Multi-Unit Housing (SSMUH) regulations.

Development Permit LU008383 applies to this property, which is located within the Fraser River Escarpment (ND1) and the Streamside Protection and Enhancement Area (SPEA) Development Permit Areas. The permit is required to address the geotechnical hazards associated with the escarpment and to protect the natural environmental features of the site.

Approval of the development variance permit for zoning and development permit for this application is delegated to the General Manager, Development. The General Manager, Engineering has delegated authority to approve engineering variances.

Should Council approve the extension request, it is recommended that updated geotechnical and environmental assessments, including engineering construction cost estimates and security deposits be provided prior to consideration of Final Adoption and permit issuance.

Implications

Financial Implications – The proposed development would result in an increase in the tax base which would generate additional property tax revenue for Delta.

▪ **CONCLUSION:**

The applicant has requested an additional twelve month third reading extension to allow time to complete the application citing challenging market conditions. It is recommended that an additional third reading extension to Bylaw No. 7717 be given to November 26, 2026 to allow additional time to complete the requirements for final consideration and adoption. It is also recommended that updated geotechnical and environmental studies, cost estimates and security deposits be provided prior to Final Adoption.



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General Manager, Development

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AS/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 7717
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Applicant's Third Read Extension Request