



City of Delta

## MEMORANDUM

**To:** Council

**From:** Steven Lan, General Manager, Engineering Department

**Date:** November 26, 2025

**Subject:** 90 Street Road Dedication – Reply to Owner’s Submissions

**File No.:** 5200-25/90 S

**CC:** Peter Weeber, City Manager  
Marcy Sangret, Deputy City Manager  
Mike Brotherston, Director, Corporate Services

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Delta received written submissions from 667895 B.C. Ltd. (the “Owner”) (Attachment A) responding to the Council Report prepared by the Engineering Department dated October 14, 2025. In the submissions, the Owner challenges the Engineering Department’s recommendation that the 4.38m wide road dedication area is required for Highway purposes. The submissions assert that the area is “unused”, “neglected”, “has never been used for traffic of any kind” and that Delta “still has not widened the road”. The submissions attach historic photographs of 90 Street.

This memorandum replies to these assertions to ensure that Council has current and accurate information regarding 90 Street’s use and state of repair.

90 Street is currently used as a highway to access the properties located at 8910 River Road and 8970 River Road (Owner’s Submissions, paragraph 17).

Historically, the Owner’s fence and pallets of materials encroached on a portion of the westernmost 4.38 m of 90 Street. Delta wrote to the Owner to provide notice that it needed to remove the fence and materials in 2016 and 2023 (Attachment B).

After the Owner removed its fence and relocated pallets of materials, Engineering was able to undertake improvements to address the condition of the roadway. Works undertaken at that time included leveling, regrading existing gravel, and installing a drainage swale on the west side of 90 Street.



Attachment C contains photographs taken during the construction of the improvements in November 2023 and photographs taken in September 2025 documenting the current condition of 90 Street and the drainage swale located along most of the western boundary of 90 St.

Attachment D contains a survey of 90 Street dated November 19, 2025. The survey shows the drainage swale installed by Delta on the westernmost portion of 90 Street, which runs approximately 300 metres of the 387.5 m length of what the Owner calls the “Unimproved Road Area” until it feeds into the drainage ditch located at the southern end of 90 Street.

The cost of the works to improve the surface, width, and drainage of 90 Street in 2023 was approximately \$30,000.

Steven Lan., P.Eng.  
General Manager, Engineering

**ATTACHMENTS:**

- A. Response from Abbotsford Concrete dated November 6, 2025
- B. Letters requesting removal of encroachments
- C. Photos of 90 Street improvements constructed by Delta
- D. Survey of Abbotsford Concrete Trespass in 2025