

CITY OF DELTA

BYLAW NO. 8553

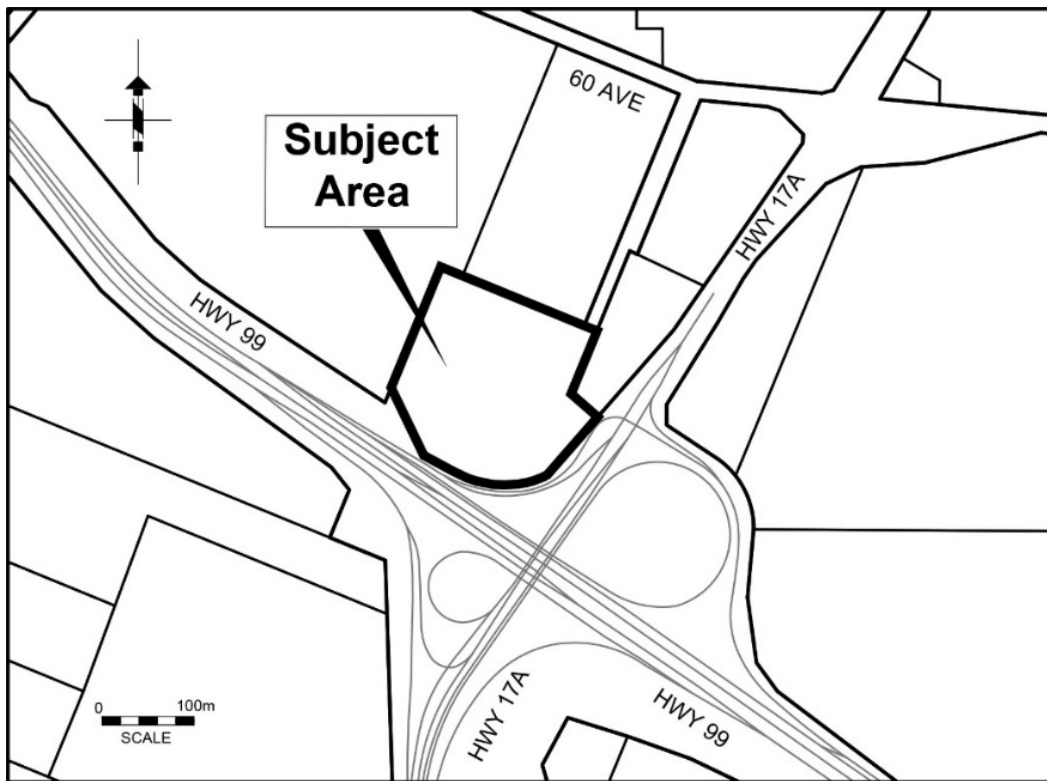
A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"

As required by the *Local Government Act*, the Council of the City of Delta posted and published notice of its intention to consider first, second and third readings of the Bylaw.

The Council of the City of Delta in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "**Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 495 - LU009905) Bylaw No. 8553, 2025.**"
2. "Delta Zoning Bylaw No. 2750, 1977", Part VIIIA, Comprehensive Development Zone No. 495, as amended, is hereby further amended as follows:
 - (a) by changing the Maximum Number of 'Transient Accommodation Units' in Section 5(a) from 124 to 193.
 - (b) by changing the Maximum Gross Floor Area in Section 5(b) from 16,000 square metres to 21,000 square metres.
 - (c) by deleting Section 8 in its entirety and replacing it with:
 - "(a) A minimum of 625 total parking spaces for Casino ('Gaming Activity'), 'Hotel', 'Banquet Hall' and 2 'Restaurant' uses, which shall include 193 reserved for 'Hotel' users and 7 accessible parking spaces.
 - (b) Notwithstanding Section 8(a), a minimum of 5 additional parking spaces shall be provided if a third 'Restaurant' is established on the lands.
 - (c) With the exception of Section 901.4, Sections 901.7(a) to 901.7(c) inclusive, all parking spaces shall be developed and maintained in accordance with Section 901 of Part IX Off-Street Parking Regulations.
 - (d) A minimum of one (1) off-street loading space.
 - (e) With the exception of Sections 902.1 to 902.3 inclusive, all loading spaces shall be developed and maintained in accordance with Section 902 of Part IX Off-Street Parking Regulations."

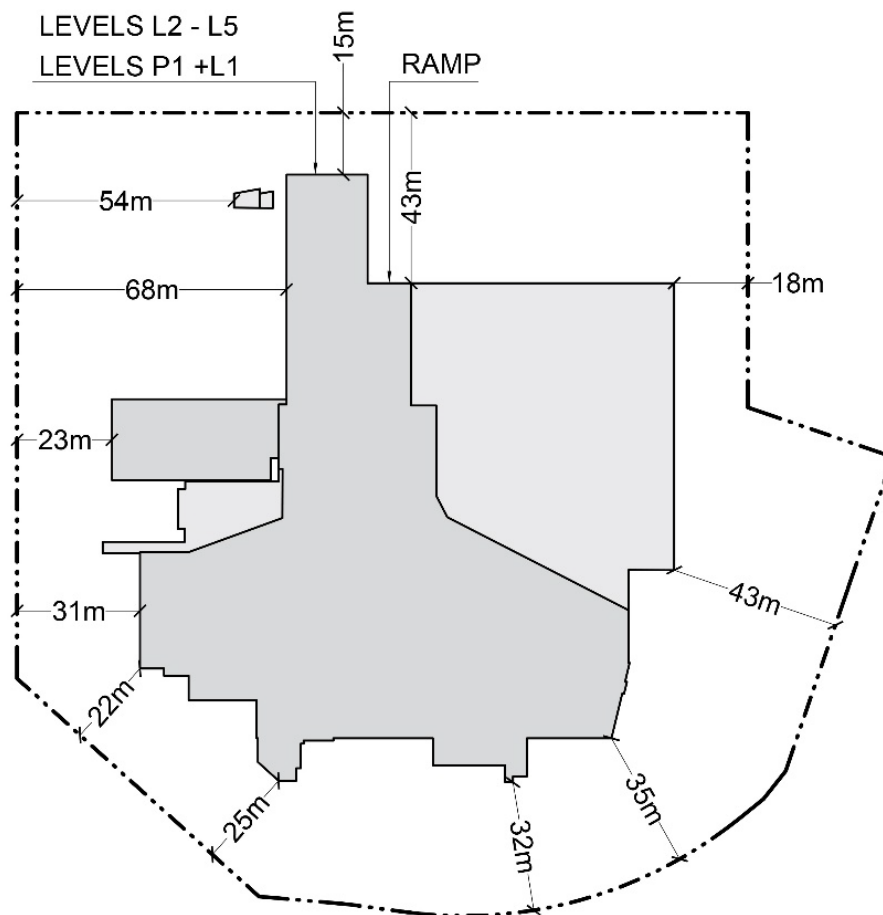
(d) by deleting Schedule 7761-1 and replacing it with:



This is Schedule 7761-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment
(C.D. 495 – Gateway Casinos & Entertainment Limited – LU008527)
Bylaw No. 7761, 2018"

Legal: PID: 032-488-726
Lot A District Lot 26 Group 2 New Westminster District Plan EPP125520

(e) by deleting Schedule 7761-2 and replacing it with:



This is Schedule 7761-2 to “Delta Zoning Bylaw No. 2750, 1977 Amendment
(C.D. 495 – Gateway Casinos & Entertainment Limited – LU008527)
Bylaw No. 7761, 2018”

Legal: PID: 032-488-726

Lot A District Lot 26 Group 2 New Westminster District Plan EPP125520

READ A FIRST time the day of , 2026.

READ A SECOND time the day of , 2026.

READ A THIRD time the day of , 2026.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT the
day of , 202 .

