



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009494**  
From: **Development Department** Bylaw No.: **8298**  
Date: **February 20, 2026**

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**Final Consideration and Adoption of Bylaw No. 8298 at 11493 86 Avenue**

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

▪ **RECOMMENDATION:**

THAT "Delta Zoning Bylaw No. 7600, 2017 Amendment Bylaw No. 8298, 2023" be finally considered and adopted.

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▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small scale residential lots. The proposed lots would each be 11.3 m (37 ft) wide with an average lot depth of 30.5 m (100 ft) and a lot area of 344 m<sup>2</sup> (3,703 ft<sup>2</sup>).

Bylaw No. 8298 (Attachment A) would rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential (RS7).

- First, Second, and Third Readings: July 10, 2023
- Third Reading Extensions: July 10, 2024, January 10, April 10, July 10 and October 10, 2025, and January 10, 2026

The owners have provided the required fees, security deposits and executed a development agreement and a covenant to address pumping. A project data table and an excerpt of the meeting minutes from the July 10, 2023 Meeting are provided as Attachments B and C, respectively.

The owners have satisfied the requirements for final consideration and adoption of Bylaw No. 8298.

Tanya Mitchner  
Acting General Manager, Development

Department submission prepared by: Emily Paterson, Planner  
EP/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8298
- B. Project Data Table
- C. Excerpt of Minutes from July 10, 2023 Regular Meeting of Council