



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **12100-05/8288,
C24560**

From: **Engineering Department**

Bylaw No: **8459**

Date: **February 9, 2026**

**Delta Development and Subdivision Standards Bylaw Amendment and
Engineering Design Criteria Update**

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

▪ **RECOMMENDATION:**

THAT first, second, and third readings be given to Delta Development and Subdivision Standards Bylaw No. 8288, 2024 Amendment Bylaw No. 8459, 2024.

▪ **PURPOSE:**

The purpose of this report is to present proposed amendments to the Delta Development and Subdivision Standards Bylaw No. 8288, 2024 (the "Bylaw") included as Attachment A.

▪ **BACKGROUND:**

In March 2024, Council approved the Delta Development and Subdivision Standards Bylaw No. 8288, 2024, which repealed and replaced the previous Subdivision and Development Standards Bylaw No. 7162, 2015, to simplify servicing requirements, align technical standards with current practice, and respond more effectively to evolving industry practices.

As part of the Bylaw update, Delta's engineering design standards were updated and consolidated into a standalone document, the *Engineering Design Criteria*. The General Manager, Engineering was delegated authority to update the *Engineering Design Criteria*.

▪ **DISCUSSION:**

Since the March 2024 update, amendments to other related bylaws as well as Council's direction on third-party utility requirements now necessitate revisions to this Bylaw.

Key proposed amendments include:

- Revising definitions and references to align with the 2024 Official Community Plan;
- Clarifying that the fixed cost-per-metre cash-in-lieu calculation for subdivisions applies to developments up to and including six lots; and

- Updating third-party utility undergrounding requirements in accordance with the Council resolution adopted February 10, 2025.

A detailed summary and rationale of all proposed Bylaw amendments are provided in Attachment B.

Delta has recently undertaken a full revision of the *Engineering Design Criteria*. This comprehensive update aims to address industry feedback, modernize outdated standards, and clarify technical requirements. Consultation will be undertaken with key stakeholders later this year prior to finalization.

Implications:

Financial Implications – None.

▪ **CONCLUSION:**

It is recommended that Council give first, second and third readings to Delta Development and Subdivision Bylaw No. 8288, 2024, Amendment Bylaw No. 8459, 2024 to enhance clarity, ensure consistency with related bylaws, and support future growth in Delta.



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Department submission prepared by: Heather Thicke, Engineering Services Manager
HT/ht

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Development	Tanya Mitchner	CT for TM

▪ **ATTACHMENTS:**

- A. Delta Development and Subdivision Standards Bylaw No. 8288, 2024, Amendment Bylaw No. 8459, 2024.
- B. Summary of Bylaw Updates