

**CITY OF DELTA
BYLAW NO. 8459, 2024**

*A Bylaw to amend "Delta Development and Subdivision
Standards Bylaw No. 8288, 2024"*

WHEREAS Delta Council wishes to amend the Delta Development and Subdivision Standards Bylaw No. 8288, 2024.

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

PART ONE CITATION

- 1.1 This bylaw may be cited for all purposes as **"Delta Development and Subdivision Standards Bylaw No. 8288, 2024 Amendment Bylaw No. 8459, 2024"**.

PART TWO AMENDMENTS

- 2.1 "Delta Development and Subdivision Standards Bylaw No. 8288, 2024", as amended, is hereby amended by:
- 2.2 In Part 2.1, the definition for "arterial road", delete the definition in its entirety and replace with "as defined in the "Delta Road Classification Map" in Schedule A."
- 2.3 In Part 2.1, the definition for "collector road", delete the definition in its entirety and replace with "as defined in the "Delta Road Classification Map" in Schedule A."
- 2.4 In Part 2.1, the definition for "local road", delete the definition in its entirety and replace with "as defined in the "Delta Road Classification Map" in Schedule A."
- 2.5 In Part 2.1, the definition for "Building Permit", delete "2002" and replace with "as amended".
- 2.6 In Part 2.1, the definition for "General Manager, Engineering", delete the definition in its entirety and replace with "means the person appointed by the City as head of the Department of Engineering and those persons sub-delegated by the said appointee, in accordance with the Delegation of Authority Bylaw No. 8199, as amended from time to time."

- 2.7 In Part 2.1, the definition for “highway”, delete “*Delta Highways Bylaw No. 6922, 2011*” and replace with “*Delta Highways Bylaw No. 8452, as amended*”.
- 2.8 In Part 2.1, add definitions for “industrial road” which means “as defined in the “Delta Road Classification Map” in Schedule A.”
- 2.9 In Part 2.1, add definitions for “rural road” which means “as defined in the “Delta Road Classification Map” in Schedule A.”
- 2.10 In Part 2.1, the definition for “Official Community Plan”, delete the definition in its entirety and replace with “means *City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, as amended.*”
- 2.11 In Part 2.1, the definition for “parcel”, add the following at the end of the definition “This definition does not apply to airspace parcels.”
- 2.12 In Part 2.1, the definition for “record drawing”, change “EGBC guidelines” to “Engineers and Geoscientists BC guidelines”.
- 2.13 In Part 2.1, add definitions for “sanitary sewer area boundary” which is defined as “means the areas defined in the *Delta Sewer Rates Bylaw No. 5782, as amended*, and as approved by Council and Metro Vancouver”.
- 2.14 In Section 3.3(3), delete “2017” and replace with “as amended”.
- 2.15 In Section 3.3(4), delete “1977” and replace with “as amended”.
- 2.16 In Section 4.6(1), delete “2013” and replace with “as amended”.
- 2.17 In Section 5.3(2), delete “2013” and replace with “as amended”.
- 2.18 In Section 5.4, delete the last paragraph in its entirety and replace with:

“At the discretion of the Approving Officer or General Manager, Engineering, for up to six-lot (inclusive) subdivisions the cash-in-lieu amount may be calculated using a fixed cost per metre of frontage, as prescribed in *Delta’s Consolidated Fees Bylaw No. 7273, as amended.*”

2.19 In Section 5.7, delete the section in its entirety and replace with:

“Notwithstanding Sections 3.3(3), 3.3(4) and 3.3(5), if:

- (1) a parcel being created by subdivision is occupied by a building which will continue to be occupied; or
- (2) a building permit is issued for a construction value greater than \$250,000 and the parcel is serviced by existing water, sanitary sewer, or stormwater service connections, any of which are over twenty-five years old,

then the Owner shall install new services from the property line to the utility mains according to the standards of this bylaw, with all works within a highway to be constructed by the City, at the sole cost of the Owner.”

2.20 In Section 6.1(9), delete the section in its entirety and replace with:

- “(9) underground ducting and wiring for third party utilities; and
- (10) underground installation of existing overhead third-party utility infrastructure including electrical and telecommunications adjacent to the proposed development within the highway along the frontage and flankage, if any, and all lots of the proposed subdivision, in the following areas:
- (a) Along the following key corridors / areas:
 - (i) Scott Road (Highway 10 to 96 Avenue);
 - (ii) 84 Avenue (Nordel Way to Scott Road);
 - (iii) Ladner Trunk Road (Elliott Street to 66 Street);
 - (iv) Ladner Village (as per the map in Schedule B); and,
 - (v) 56 Street (4 Avenue to Province of BC jurisdiction).
 - (b) Higher density areas with building heights at or above 6-storeys; and,
 - (c) Master planned communities.”

2.21 In Section 6.4, replace the two paragraphs at the end in its entirety and replace with:

“The classification of each roadway is as defined in Schedule A of this bylaw, the ‘Delta Road Classification Map’. The General Manager, Engineering may relax corner truncations if sight lines are sufficient and there is no demonstrated need from a transportation or cycling perspective. The General Manager, Engineering may require wider road allowances to accommodate Delta’s transportation and cycling infrastructure as noted in the CoDSMMCD and any other Council-approved transportation plans.”

2.22 In Section 7.2, delete the section in its entirety and replace with:

“The requirements for new water, sanitary sewer and drainage service connections shall be in accordance with the *Water Service Bylaw No. 7441*, as amended, *Delta Sanitary Sewer Use Regulation and Connection Charge Bylaw No. 5783*, as amended, and the *Delta Storm Sewers Regulation and Connection Charge Bylaw No. 5786*, as amended.”

2.23 In Section 7.12, delete in its entirety.

2.24 In Section 7.15, delete “1977” and replace with “as amended”.

2.25 In Section 7.16, delete “2014” and replace with “as amended”.

2.26 In Section 7.17, delete in its entirety.

PART THREE SEVERABILITY CLAUSE

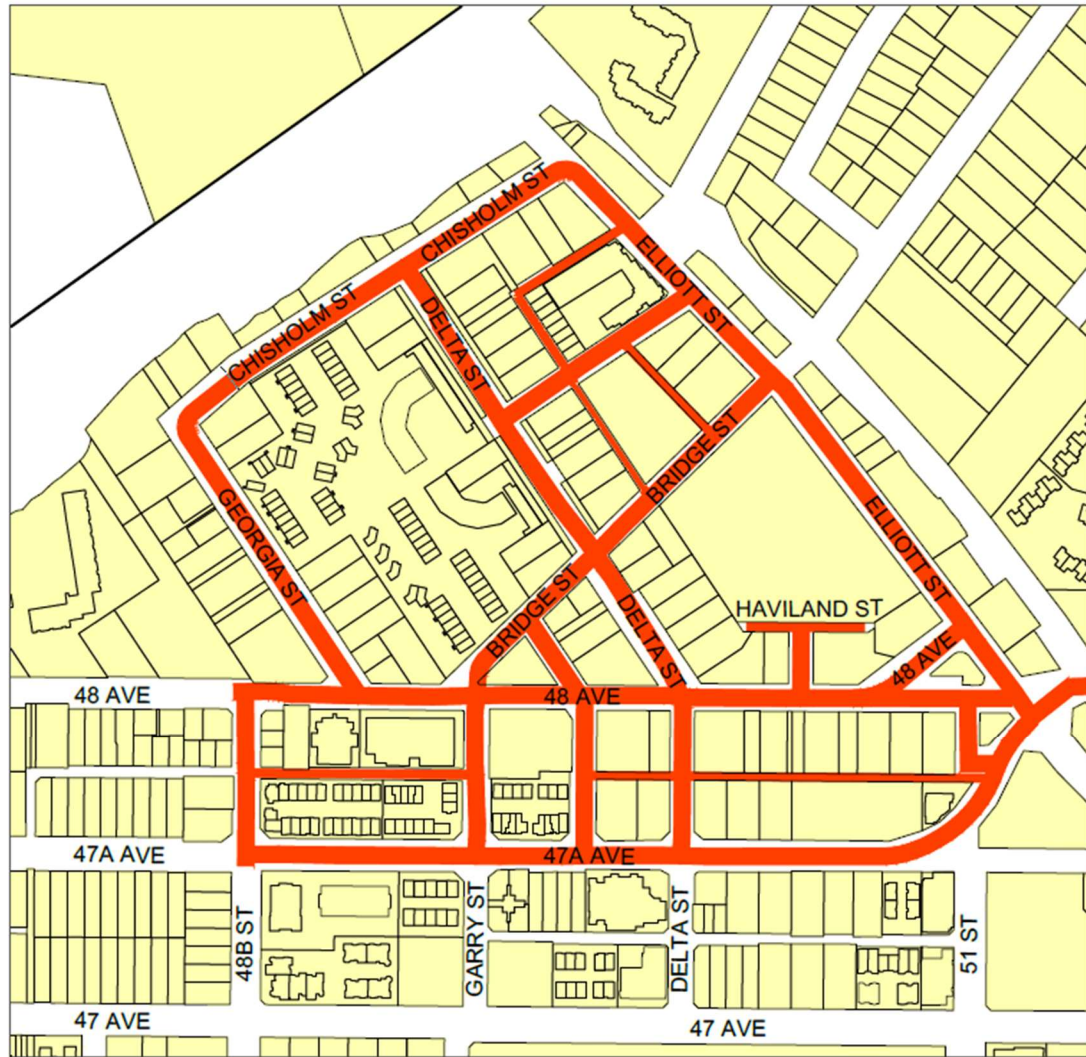
3.1 If any portion of this Bylaw is found by a court of competent jurisdiction to be invalid, the invalid portion is to be severed, and the remainder is to remain valid and enforceable.

PART FOUR SCHEDULE


4.1 The following Schedule is hereby added as follows:

- (1) Schedule “B” - Ladner Village Overhead Utility Undergrounding Map, Bylaw No. 8288, 2024.

Schedule "B" Ladner Village Overhead Utility Undergrounding Map Bylaw No. 8288



LEGEND

-  THIRD PARTY DISTRIBUTION OVERHEAD LINES TO BE LOCATED UNDERGROUND FOR AREAS INDICATED IN RED AND FOR ANY DEVELOPMENT FRONTAGE ZONED FOR 6-STOREYS OR MORE