

Summary of Bylaw Updates

The following table summarizes pertinent updates to the Delta Development and Subdivision Standards Bylaw No. 8288:

Update	Rationale	Relevant Section in Current Bylaw
Update or add definitions for “arterial road”, “collector road”, “local road”, “industrial road”, and “rural road”, to reference the “Delta Road Classification Map” in Schedule A.	To reference the map in Attachment A, rather than the Highways Bylaw, which does not include definitions for industrial and rural roads.	Section 2.1
Update the definition for “General Manager, Engineering”.	To improve accuracy and reference the Delegation of Authority Bylaw.	Section 2.1
Update the definition for “highway” to refer to the current version of the Delta Highways Bylaw.	To ensure the definition references the most current version of the Highways Bylaw.	Section 2.1
Update “Official Community Plan” definition to refer to the 2024 version instead of the 1985 version.	To ensure the Bylaw references the most current version of the OCP.	Section 2.1
Update the definition of “parcel” to include airspace parcels.	To account for airspace parcels, as these may become more prevalent given the recent adoption of the 2024 OCP.	Section 2.1
Update the definition for “record drawing” to use the extended form for “EGBC” rather than the acronym.	To use the extended form as “EGBC” is not used elsewhere within the Bylaw.	Section 2.1
Add the definition for “sanitary sewer area boundary.”	To improve clarity by referring to the meaning used in the Delta Sewer Rates Bylaw No. 5782.	N/A

Update	Rationale	Relevant Section in Current Bylaw
Revise cash-in-lieu amount to be calculated using fixed cost per metre of frontage for 'up to six-lot (inclusive) subdivisions' instead of 'six-lot subdivisions'.	To ensure that subdivisions between one and six lots (inclusive) can utilize the cash-in-lieu amount calculated as a fixed cost per metre.	Section 5.4
Re-word section on replacement of underground utility service connections.	To clarify that service connections will need to be replaced if (1) a parcel with an existing building being created by subdivision while continue to be occupied OR (2) a building permit is issued for a construction value greater than \$250,000 and has existing services older than 25 years.	Section 5.7
Re-word section related to third-party underground ducting.	To clarify that third-party underground wiring is required in addition to conduits/ducting.	6.1(9)
Add new section noting the requirements and locations where existing third-party utility infrastructure shall be undergrounded by the Owner.	To capture changes adopted by Council at the February 10, 2025 Council Meeting that support undergrounding third-party infrastructure along key corridors, higher density areas, and master planned communities.	N/A
Remove a sentence stating that if road allowances mentioned in the Bylaw conflict with the CoDSMMCD, the Bylaw should govern.	To remove unnecessary language to reflect that the updated road cross-sections within the CoDSMMCD now account for active transportation infrastructure.	6.4

Update	Rationale	Relevant Section in Current Bylaw
Remove references to services connections for bare land strata subdivisions.	To instead note this information in the applicable utility bylaws.	7.12 and 7.17
Remove references to dates for bylaws. Added “as amended” at the end of each referenced bylaw.	To ensure the latest bylaw is referenced.	Sections 2.1, 3.3(3), 3.3(4), 4.6(1), 5.3(3), 7.12, 7.15, 7.16 and 7.17
Add Schedule B – Ladner Village Overhead Utility Undergrounding Map	To identify all roads within Ladner Village that require existing overhead utilities to be undergrounded.	N/A