

Certain lands in Delta are designated by Bylaw No. 4040 as Development Permit Areas. These lands exhibit one or more special characteristics as indicated in the respective bylaw or plan and require consideration of any one or more of the following:

Heritage:

Heritage Value: An archaeological or heritage value has been declared on the site under the *Heritage Conservation Act* and must be considered when development is proposed.

Revitalization:

Revitalization Potential: Where redevelopment can contribute to the upgrading of a commercial area designated by the Ministry of Municipal Affairs.

Form and Character:

Desired Form and Character: Where Council has established objectives and guidelines for the design of commercial, industrial or multi-family residential development. A Development Permit cannot vary the use or density of the land from that permitted in the "Delta Zoning Bylaw No. 7600, 2017".

Prior to submitting a formal Development Permit application, you are advised to discuss the proposal with the Community Planning & Development Department.

Application Requirements:

Please see the handout titled "[Land Use and Development Application Requirements](#)" for a listing of required submissions. Additional information may be requested by staff or other agencies.

Processing Procedures:

The refundable portion of the Public Hearing fee is returned to the applicant if the application is withdrawn by the applicant or rejected by Council prior to a Public Hearing date being established, or if the permit application is approved by Council in a situation where a Public Hearing is not required.

Following submission of the application:

- The Community Planning & Development Department refers the application to other municipal departments, government agencies and advisory bodies.
- Upon receipt of all comments from staff, government agencies and advisory bodies, a final report is prepared by the Community Planning & Development Department with recommendations to Council.
- Council considers the Development Permit application and may issue the permit, authorize a Public Hearing, or reject the application.
- Following the Public Hearing, Council may approve or reject the Development Permit application.
- The City Solicitor will be instructed to draft the Permit upon payment of legal fees by the applicant.

Guidelines for Architectural Submissions:

The guidelines for architectural submissions can be viewed [here](#).

This brochure is intended as a general guide only and is not to be regarded as a right to developmental approval if the steps indicated are followed. If you have any questions about your Development Permit application, please contact the Community Planning & Development Department at (604) 946-3380 for assistance.

