

Certain lands in Delta are designated by Bylaw No. 4040 as Development Permit Areas. In some designations, the primary purpose of the Development Permit is to protect persons and property from potential risk arising from hazardous conditions or to protect environmentally sensitive land as generally noted below:

Hazardous Conditions:

Special protection or mitigative measures are required to protect development and occupants from potential flooding, slope instability and other hazards.

Environmental Sensitivity:

Special environmental characteristics are present, such as a stand of trees, creek or waterway which should be protected from development.

Please be advised that a Development Permit:

- Must be approved by Council prior to the issuance of a Building Permit in these areas, or, in the case of a subdivision, prior to the approval of the subdivision plan by the Approving Officer.
- 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The refundable portion of the Public Hearing fee is returned to the applicant if the application is withdrawn by the applicant or rejected by Council prior to a Public Hearing date being established, or if the permit application is approved by Council in a situation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 and required legal documents upon payment of legal fees by the applicant. The cost to prepare legal documents is approximately \$500 and may increase for documents which pertain to a more complex application. Examples of legal documents that may be required include, but are not limited to:



1. A section 219 Restrictive Covenant to be registered on title of the property which sets out approved construction techniques and requirements, and contains a “save harmless” clause absolving the City of Delta from all claims and damages arising from this development.
2. For areas subject to potential flooding, a Section 219 Covenant to be registered on title of the property of which sets out flood-proofing requirements and contains a “save harmless” clause absolving the Ministry of Environment, Lands and Parks, and the City of Delta from all claims and damages arising from potential flooding.

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

