

Rezoning Application Guide

Multi-Family Residential, Commercial, Mixed-Use Commercial/Residential, Recreational, Institutional, Golf Courses and Text Amendments



The current Official Community Plan (OCP), adopted in 1986, is a statement of broad objectives and policies regarding the form, character and intensity of existing and future land use and servicing requirements for Delta.

If your proposed rezoning application does not comply with the OCP, then an OCP amendment application will be required which may proceed concurrently with your rezoning application.

The “Delta Zoning Bylaw No. 7600, 2017” and Zoning Map complement Delta’s OCP.

The City is divided into designated zones on the Zoning Map, which regulates the use of land. If your proposal does not meet the requirements of the “Delta Zoning Bylaw No. 7600, 2017” and Zoning Map, then you must submit a Rezoning Application.

Prior to submitting a formal rezoning application, you are advised to discuss your 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:

- Following receipt of a satisfactory application and payment of the necessary fees, the application will be acknowledged in writing.
- The applicant must erect a sign on the subject property in accordance with municipal specifications (attached) not more than 10 days after submitting the rezoning application, to advise the public of the proposed rezoning.
- The public notice sign must be removed not later than 10 days following the Public Hearing.
- The Community Planning & Development Department will circulate the proposal to other municipal departments, Committees of Council and other agencies, where necessary. Most multiple family and commercial applications will be referred to the Design Panel for comment.
- Prior to or after receiving comments, staff may contact you to discuss any issues which arise during the review process.
- Upon receipt of all comments a staff report will be submitted to Council with a recommendation.
- The staff report to Council is available to the applicant on the Friday before the Council Meeting and is considered privileged information until it is received by Council at the Regular Meeting.
- Council may either give First and Second Readings to the Zoning Amendment Bylaw or may refer, table or refuse the application for valid reasons.
- After the Zoning Amendment Bylaw receives First and Second Readings, it will be advertised in a local newspaper and a Public Hearing will be held to permit persons whose property may be affected to discuss the application.
- Following the Public Hearing, Council will consider the Zoning Amendment Bylaw for Third Reading.



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The logo for Delta, featuring the word "Delta" in a serif font with a stylized blue and white graphic element to the right.

- There may be a number of requirements to be completed prior to consideration of the bylaw for Final Adoption, and these will be set out in a “Third Reading Letter” to the applicant.
- The rezoning process normally requires approximately three months to complete. Complex and controversial applications and projects that require Provincial involvement (e.g. Ministry of Municipal Affairs and Housing regarding floodproofing regulations and Ministry of Transportation and Infrastructure regarding access, etc.) may extend the processing time.

This information is meant as a general guide only and is not regarded as the right to development approval if the above steps indicated are followed. If you have any questions about this rezoning procedure, please contact the Community Planning & Development Department at 604-946-3380.



Application Centre, Community Planning & Development

Contact Us: 604-946-3380 or CPD@delta.ca

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