Item 8

City of Delta
COUNCIL REPORT
Regular Meeting

To:	**Mayor and Council**	File No.:	**LU007923**
From:	**Development Department**	Bylaws No.:	**7651, 7652, 7653, 7654 and 7655**
Date:	**November 9, 2023**	Application Date:	**June 29, 2016**

Tsawwassen Springs Townhouse Development at 4800 Springs Boulevard and 5133 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.)

The following report has been reviewed and endorsed by the City Manager.

- **RECOMMENDATIONS:**

A. THAT third reading of Bylaws No. 7651, 7652, 7653, 7654 and 7655 be rescinded.

B. THAT the updated Agricultural Land Commission application to exclude a total of 1.82 hectares of the properties at 4800 and 5133 Springs Boulevard from the Agricultural Land Reserve be received.

C. THAT the application for Development Variance Permit LU007923 be withdrawn as the variances are no longer required.

D. THAT Bylaws No. 7651, 7652, 7653, 7654 and 7655, the updated Agricultural Land Commission application and the Regional Growth Strategy amendment be referred to a Public Hearing.

E. THAT the requirements identified in the first and second readings Council Report dated June 7, 2017 (Attachment H) that owner needs to satisfy as a condition of final consideration and adoption and permit issuance be replaced with the following:

1. Enter into legal agreements to the satisfaction of the General Manager, Development prior to the road disposition to address the following:
    a. Statutory right-of-way for utilities, waterway maintenance and public access;
    b. Reciprocal access agreement over the entire length of the completed Springs Boulevard, to ensure practical access for all residents of the Tsawwassen Springs Community;
    c. Purchase and Sale Agreement for the disposition of the 0.236 ha portion of the 16 Avenue (Brandrith Road) road alignment identified as "ROAD TO BE CLOSED" on Plan EPP57798 to be closed; and
    d. Easement for access to the multi-use sports court and open lawn area adjacent to the north west portion of the townhouse site, for all residents of the Tsawwassen Springs Community.

2. Enter into one or more Section 219 Covenants, to the satisfaction of the General Manager, Development, to address the following:
    a. Master development agreement to address servicing requirements.
    b. Acknowledge the proximity of the site to a major highway, golf course and agricultural properties and the associated potential nuisances such as noise, light, odours, air pollution and errant golf shots from the adjacent golf course;
    c. Lot grading and geotechnical requirements;
    d. Golf course operation and maintenance requirements;
    e. Fire protection, via limiting distance;
    f. Riparian planting and maintenance over a three year period;
    g. Flood proofing; and
    h. Landscaping.
3. Provide a $1,000,000 voluntary contribution for agricultural capital works to be used toward drainage and irrigation improvement projects.
4. Provide securities based on accepted cost estimates to address the following:
    a. Landscaping on the townhouse site and adjacent amenity area to the north west of the townhouse site;
    b. Riparian planting and maintenance; and
    c. Engineering servicing.
5. Secure approval from required external agencies including Metro Vancouver, the Agricultural Land Commission, the Ministry of Agriculture and Food, and the Ministry of Transportation and Infrastructure.
6. Provide payment for the 0.236 ha closed portion of 16 Avenue at the market value of the land at the time of transfer based on an updated appraisal report.
7. Obtain a time extension from the Agricultural Land Commission to complete the conditions of approval for the Agricultural Land Reserve Non-Farm Use application noted in the Commission's decision on May 1, 2018, or apply for and obtain approval of a new application if the extension is not granted.

▪ PURPOSE:

The purpose of this report is to bring forward an updated Agricultural Land Reserve (ALR) exclusion application for the properties at 4800 and 5133 Springs Boulevard, and to present a request to rescind third reading of Bylaws No. 7651 (Attachment A), 7652 (Attachment B), 7653 (Attachment C), 7654 (Attachment D), and 7655 (Attachment E) for a 60-unit townhouse development and extension to the Tsawwassen Springs golf course. A location map and an aerial photo are provided in Attachment F and a project data table is provided in Attachment G.

▪ BACKGROUND:

At the June 27, 2017 Meeting Following the Public Hearing, Council provided third reading to the bylaws associated with this application. Subsequently, the owner's ALR exclusion application was denied by the Agricultural Land Commission (ALC).

The application includes the following bylaws:

- Bylaw No. 7651 would amend the Regional Context Statement designation of the proposed townhouse lot from 'Agricultural' to 'General Urban' in the Official Community Plan.
- Bylaw No. 7652 would amend the Official Community Plan in the following ways:
  - Changing the land use designation of 4800 Springs Boulevard in the Future Land Use Plan in Schedule A from 'Private Recreational Areas (CR)' to 'Tsawwassen Golf and Country Club (TGCC)';
  - Adding 'townhouses' to the list of permitted uses in the 'Tsawwassen Golf and Country Club (TGCC)' land use designation;
  - Changing the land use designation of 4800 Springs Boulevard in the Tsawwassen Future Land Use Plan in Schedule D.1 from 'Major Parks and Recreational Areas (P)' to 'Tsawwassen Golf and Country Club (TGCC)'; and
  - Adding 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area and amending Map IIB of the Official Community Plan accordingly.
- Bylaw No. 7653 would:
  - Rezone a portion of 4800 Springs Boulevard from C5 Private Recreation to C.D. 360-5 Comprehensive Development Zone No. 360-5;
  - Rezone the remaining portion of 4800 Springs Boulevard from C5 Private Recreation to C.D. 360-1 Comprehensive Development Zone No. 360-1; and
  - Rezone a portion of 5133 Springs Boulevard from C.D. 360-1 to C.D. 360-5.
- Bylaw No. 7654 would extend Delta's sewer area to include portions of the properties at 4800 and 5133 Springs Boulevard.
- Bylaw No. 7655 would close the remnant portion of 16 Avenue, which would be sold to the owner of the subject properties.

Other components of the application include:

- A subdivision of the property at 4800 Springs Boulevard into two lots, including a lot for the proposed townhouse development and a remainder lot as shown on Map No. 1.
- An Agricultural Land Reserve (ALR) exclusion and ALR non-farm use application, details of which are provided later in this report.
- A Regional Growth Strategy Amendment, which would be referred to Metro Vancouver following approval of the ALR applications.
- A staff delegated Development Permit for hazardous conditions, streamside protection and enhancement and design form and character.

▪ DISCUSSION:

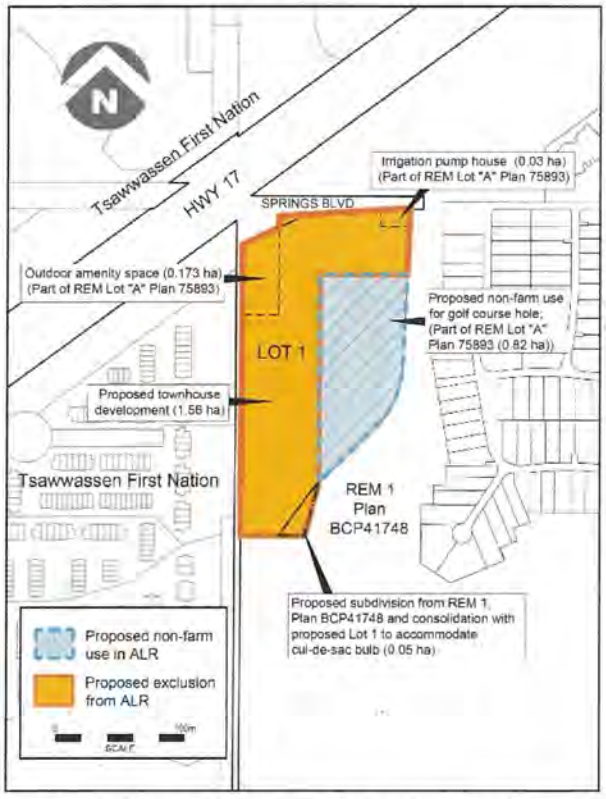
The first and second readings report (Attachment H) provides a comprehensive description of the overall project and a detailed summary of the individual components of the application. This report focuses on the updated ALR exclusion application and

updates on changes that have been made to various components of the application since 2017.

Original Agricultural Land Reserve Exclusion Application:
The original ALR exclusion application is described on page 7 of the first and second readings report (Attachment H). Details on the original ALR exclusion application and the various steps that it has gone through are provided in Attachment I. The original ALR exclusion application was denied by the Agricultural Land Commission (ALC) on July 9, 2021 and a copy of the letter and reasons for the decision are included in Attachment J.

Updated Agricultural Land Reserve Exclusion Application:
In order to move the proposal forward, the owner has updated the ALR exclusion application. Due to changes to the *Agricultural Land Commission Act*, the City of Delta is required to submit the updated application to the ALC. Before it is submitted, a Public Hearing must be held and Council would need to pass a resolution to forward the application to the ALC.

Map No. 1 – Updated ALR Exclusion



Map No. 1 highlights the different components of the ALR exclusion application. The updated application proposes to exclude a total of 1.82 ha (4.5 ac) as follows:

- a 1.77 ha (4.4 ac) portion of the property at 4800 Springs Boulevard, with 1.56 ha (3.9 ac) for townhouse use, 0.17 ha (0.4 ac) for outdoor amenity space and 0.03 ha (0.1 ac) for an irrigation pump house; and
- a 0.05 ha (0.1 ac) portion of the property at 5133 Springs to construct an emergency access turnaround bulb for the proposed townhouse development.

Staff continue to support the proposed ALR exclusion application as the agrologist reports have indicated that the subject site is unsuitable for soil-based agricultural uses.

Voluntary Contribution for Agricultural Capital Works:
Under the original application the owner proposed a voluntary contribution for agricultural capital works in the amount of $500,000 to be used toward drainage and irrigation improvements. On May 21, 2020, the owner provided a letter increasing the

amount of the voluntary contribution to $1,000,000 (Attachment K). The proposal includes directing these funds to the City of Delta who would consult with the Delta Farmers' Institute as to the proposed use. The proposed contribution would provide a significant benefit to agriculture in Delta.

Agricultural Land Reserve Inclusion Application for Property in Deroche, B.C.:
As part of the updated ALR exclusion application, the owner intends to apply to the ALC to include into the ALR a 2.6 ha (6.4 ac) portion of the property at 41069 North Nicomen Road, Deroche, BC (the Deroche Property).

The owner commissioned an Agricultural Capability Assessment of the Deroche Property from Statlu Environmental Consulting (Attachment L). The assessment concluded that most of the area to be added to the ALR is well-suited for a wide range of agricultural uses, with the exception of a small forested area where steep slope gradients limit agricultural use.

The owner engaged McTavish Resource and Management Consultants Ltd. to prepare an opinion comparing the agricultural capability and agricultural utility of the Springs Boulevard site and the Deroche Property (Attachment M). A summary of the report findings is provided in the table below:

	Deroche Property	**Springs Boulevard Site**
ALR Inclusion Area	2.6 ha (6.4 ac)	N/A (1.82 ha (4.5 ac) proposed to be excluded)
Agricultural Capability: Unimproved Improved	 Predominantly Class 2 & 3 Predominantly Class 2	 Class 3 & 4 Mix of Class 2, 3 & 4
Current Use	Active agricultural production	Vacant site surrounded by urban & recreational uses
Agricultural Utility	High - 1.4	Low - 5.7
Suitable Crops	Wide variety of crops	None (needs water management system)

The agrologist concluded that inclusion of the Deroche Property and exclusion of the Springs Boulevard site from the ALR represents a net benefit to agriculture in British Columbia. While inclusion of the Deroche Property in the ALR would not produce a benefit to agriculture in Delta, staff support the inclusion of this property in the ALR as it would serve the long term interest of preserving agricultural land in British Columbia.

Agricultural Land Reserve Non-Farm Use:
The non-farm use application was approved by the ALC on May 1, 2018, subject to several conditions (Attachment N). Since the ALR exclusion application was denied by the ALC and the project was put on hold while the applicant pursued options to appeal the decision, the owner was not able to complete the conditions of approval for the non-farm use application within the specified time.

Staff contacted the ALC to seek clarification on the status of the ALR non-farm use application. ALC staff have confirmed that the owner should submit a time extension request to the ALC explaining why they were unable to meet the three-year time frame and what they have completed up to this point. If the extension is not approved, the owner would need to apply for and obtain approval of a new non-farm use application.

Changes to Pickle Ball / Tennis Court Area:
The first and second readings report (Attachment H) noted that as part of the original development application for the Tsawwassen Springs residential community in 2007, the developer committed to providing several features for the use of all Tsawwassen Springs community residents, including two tennis courts. The first and second readings report also noted that the developer was proposing to change one of the tennis courts into a pickleball court.

The proposed tennis and pickleball courts would be in very close proximity to the townhomes resulting in noise impacts on the adjacent residents. The owner is therefore proposing to change the use of the outdoor amenity space area to a grass field and sports court with basketball hoop, as shown on the landscape plan in Attachment O.

Development Variance Permit:
The development variance permit discussed in the first and second readings report (Attachment H) included variances that are no longer required. As such Development Variance Permit LU007923 is proposed to be withdrawn.

Community Consultation:
A public notification letter regarding the proposed new ALR exclusion application was sent on October 19, 2023 and three public notice signs were installed on the site on October 20, 2023. A webpage was created for the proposed development on Let's Talk Delta on October 19, 2023. The owner hosted a Public Information Meeting on November 9, 2023 at the Tsawwassen Springs golf course clubhouse to provide existing residents with the opportunity to view and ask questions about the application.

Staff have received correspondence from 18 households, with 3 expressing support, 7 expressing opposition, 2 expressing concerns and 6 having questions. Reasons provided for supporting the application include improving the Tsawwassen Springs community and the addition of townhouses which provide more affordable housing options. Reasons provided for opposing or having concerns include traffic, pedestrian safety, need for more infrastructure and amenities, loss of ALR land and the lack of accessible friendly units.

A new Public Hearing is required for the updated ALR exclusion application. Due to the length of time that has passed since the original Public Hearing, staff recommend that the entire project be referred to a new Public Hearing in order to provide the public with the opportunity to provide comments directly to Council.

As part of the consultation for the ALR exclusion application, a copy of the application will be provided to the Tsawwassen First Nation.

Implications:

Financial Implications – The increased taxes to Delta resulting from 59 additional residences would be $118,000. The original first and second readings report (Attachment H) noted that the owner would be required to provide $622,000 to Delta for the purchase of the 2,360 m^2 (25,403 ft^2) portion of 16 Avenue abutting 4800 Springs Boulevard that is proposed to be closed. This value was based on an appraisal from 2017. Due to the length of time that has passed since the appraisal was completed and increase in land value since that time, it is recommended that the owner be required to pay the market value of the land at the time of transfer. A new appraisal would be completed prior to final consideration and adoption of the bylaws to determine the current market value.

Intergovernmental Implications – The application would require approval by the ALC and Metro Vancouver. An updated application process flow chart is provided in Attachment P.

- **CONCLUSION:**

It is recommended that third reading of Bylaws No. 7651, 7652, 7653, 7654 and 7655 be rescinded, and that the updated ALC application to exclude a total of 1.82 ha (4.5 ac) of the properties at 4800 and 5133 Springs Boulevard from the ALR be received.

It is further recommended that Bylaws No. 7651, 7652, 7653, 7654, and 7655, the requests for an ALR exclusion and non-farm use, and the Regional Growth Strategy amendment be referred to a Public Hearing.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Mike Ruskowski, Senior Planner
MR/cd

- **ATTACHMENTS:**

A. Bylaw No. 7651
B. Bylaw No. 7652
C. Bylaw No. 7653
D. Bylaw No. 7654
E. Bylaw No. 7655
F. Location Map and Aerial Photo
G. Project Data Table
H. First and Second Readings Council Report Dated June 7, 2017
I. Summary of Original Agricultural Land Reserve Exclusion Application
J. Agricultural Land Commission Decision on Original Agricultural Land Reserve Exclusion Application
K. Increase of Voluntary Contribution for Agricultural Capital Works
L. Agricultural Capability Assessment by Statlu Environmental Consulting
M. Agricultural Report by McTavish Resource and Management Consultants Ltd.
N. Agricultural Land Commission Decision on Non-Farm Use Application
O. Plan for Outdoor Amenity Area
P. Updated Application Process Flow Chart

THE CORPORATION OF DELTA

BYLAW NO. 7651

A Bylaw to amend "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985"

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 472 of the *Local Government Act*:

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as **"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Regional Context Statement Amendment for Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7651, 2017"**.

2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by changing the Regional Context Statement designation of the lands outlined in bold and marked "Subject Area" on Schedule 7651-1 from **Agricultural** to **General Urban** on the Regional Context Statement map in Section 1.8.

READ A FIRST time the **12th** day of **June, 2017.**

READ A SECOND time the **12th** day of **June, 2017.**

PUBLIC HEARING held the **27th** day of **June, 2017.**

READ A THIRD time the **27th** day of **June, 2017.**

THIRD READING EXTENSION APPROVED the **15th** day of **October, 2018.**

THIRD READING RESCINDED the day of 202 .

PUBLIC HEARING HELD the day of 202 .

READ A THIRD TIME the day of 202 .

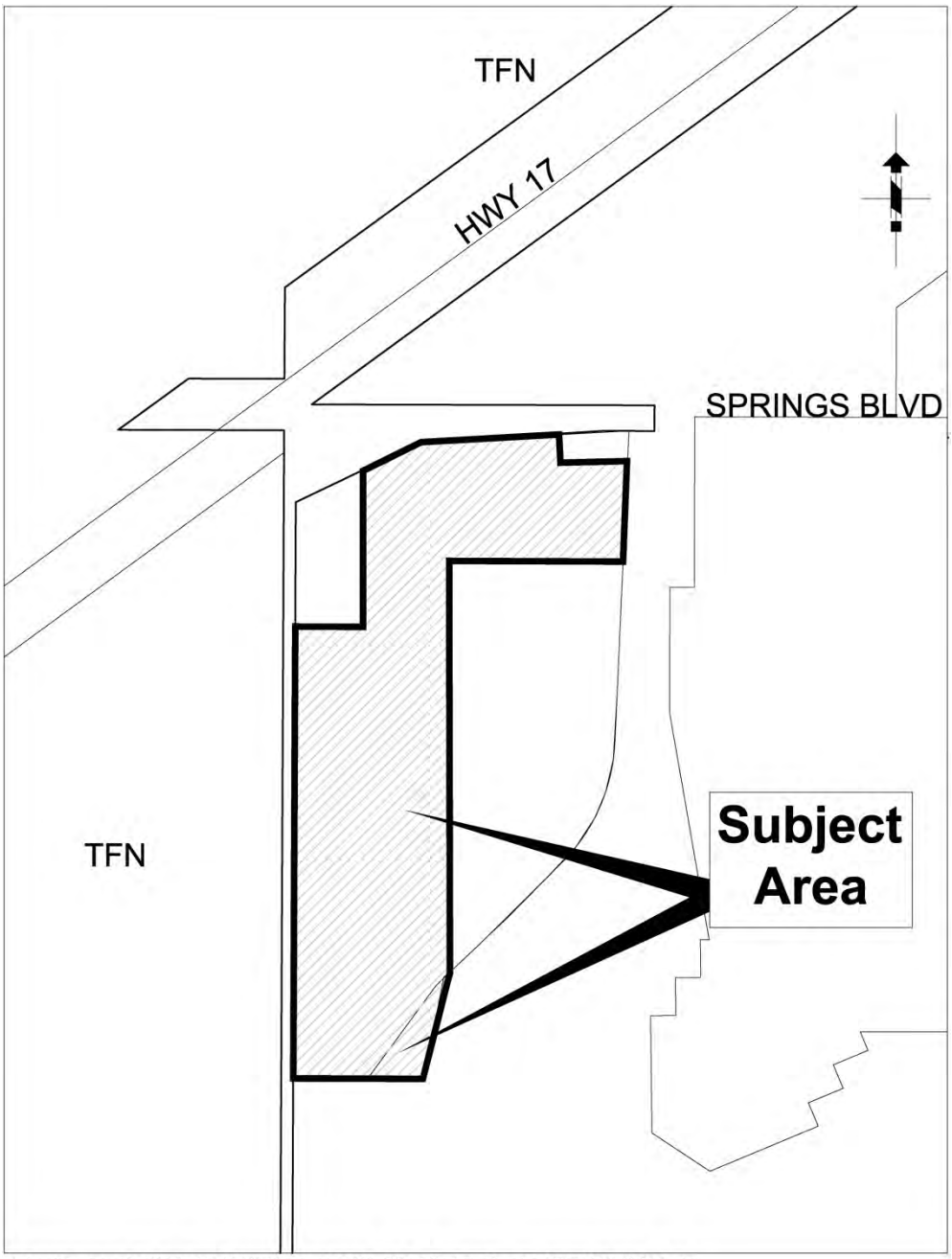
FINALLY CONSIDERED AND ADOPTED the day of 202 .

_____

George V. Harvie
Mayor

_____

Michelle Jansson, CMC
Municipal Clerk



This is Schedule 7651-1 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7651, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748,
Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7652

A Bylaw to amend "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985"

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 472 of the *Local Government Act*:

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as **"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7652, 2017".**

2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended as follows:

   (a) By changing the land use designation of the land outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw, from **Private Recreational Areas** (**CR)** to **Tsawwassen Golf and Country Club** (**TGCC)** and amending the Future Land Use Plan accordingly.

   (b) By adding to the Tsawwassen Golf and Country Club (TGCC) land use designation description in Sections 1.9.1 and 1.9.2, the word "townhouses," between the words "apartments" and "duplexes".

   (c) By replacing the map in Section 1.9.3 with the map on Schedule 7652-2.

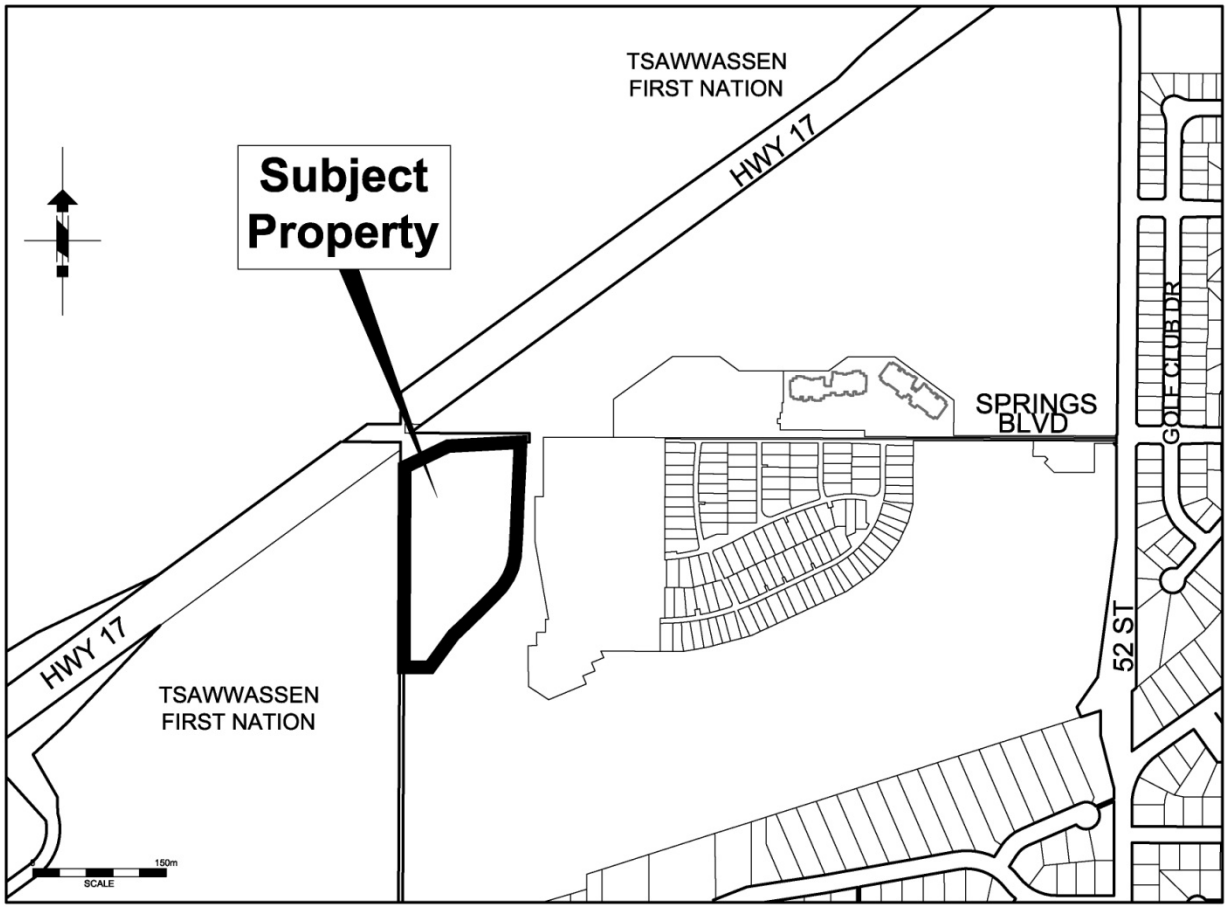
3. Schedule D.1 of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by changing the land use designation of the lands outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw, from **Major Parks and Recreational Areas** (**P)** to **Tsawwassen Golf and Country Club** (**TGCC)** and amending the Tsawwassen Future Land Use Plan and the Tsawwassen Future Land Use Plan inset on the Future Land Use Plan in Schedule A accordingly.

4. Schedule E of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by adding the lands outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw to the SD4 Tsawwassen Golf and Country Club Development Permit Area and amending Map IIB accordingly.

READ A FIRST time the	**12th**	day of	**June,**	**2017.**
READ A SECOND time the	**12th**	day of	**June,**	**2017.**
PUBLIC HEARING held the	**27th**	day of	**June,**	**2017.**
READ A THIRD time the	**27th**	day of	**June,**	**2017.**
THIRD READING EXTENSION APPROVED the	**15th**	day of	**October,**	**2018.**
THIRD READING RESCINDED the		day of		202 .
PUBLIC HEARING HELD the		day of		202 .
READ A THIRD TIME the		day of		202 .
FINALLY CONSIDERED AND ADOPTED the		day of		202 .

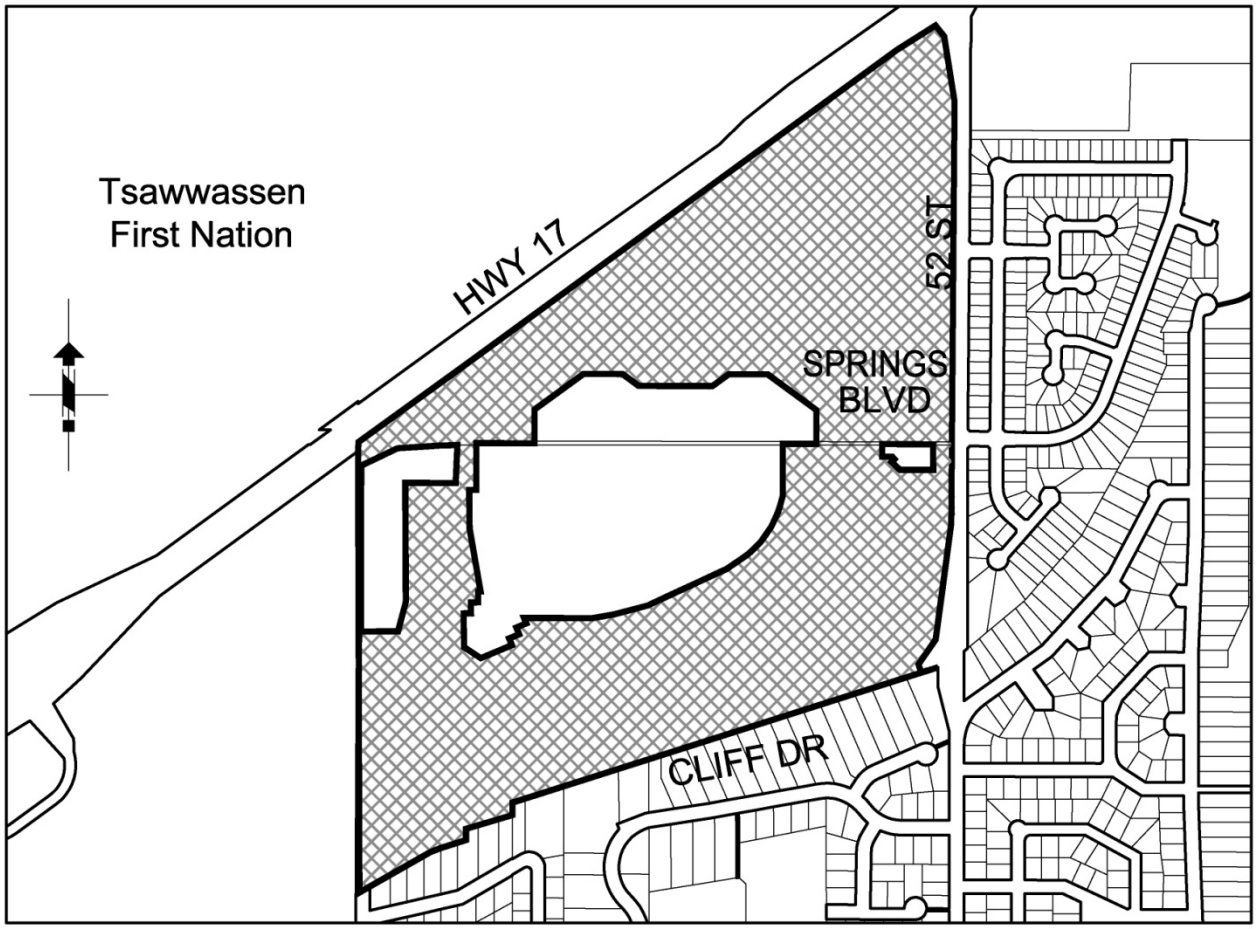
_____
George V. Harvie
Mayor

_____
Michelle Jansson, CMC
Municipal Clerk



This is Schedule 7652-1 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7652, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593



This is Schedule 7652-2 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7652, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593

THE CORPORATION OF DELTA

BYLAW NO. 7653

A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"

The Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017".**

2. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by:

   (a) Rezoning the lands shown on Schedule 7653-1 as follows:

   (i) Lands within the area outlined in bold and marked "C.D. 360-1" as C.D. 360-1 Comprehensive Development Zone No. 360-1; and
   (ii) Lands within the area outlined in bold and marked "CD 360-5" " as C.D. 360-5 Comprehensive Development Zone No. 360-5;

   and by amending the "Delta Zoning Maps" referred to in Section 301 accordingly.

   (b) inserting "360-5 Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017" in the correct numerical order in the LIST OF COMPREHENSIVE DEVELOPMENT BYLAWS in Part VIIIA; and

   (c) inserting the following zone in numerical order in Part VIIIA:

"C.D. 360-5

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 360-5

1. Permitted Uses:
Subject to the General Regulations – Residential Zones in Part VI, the following uses and no other uses shall be permitted:

Principal Uses:
'Townhouse'

Accessory Uses:
'Common Outdoor Amenity Area'
'Home Occupation'
The keeping of 'Household Pets'

2. Interpretation

Notwithstanding the definition of ‘Lot’ in Part II Interpretations General, in this zone:

‘Common Outdoor Amenity Area’ means land free of buildings, roadways and parking areas that includes recreational structures such as benches and a children’s playground apparatus.

‘Lot’ means:

a) A parcel of land created by subdivision under the *Land Title Act;*
b) A parcel of land created by the filing in the Land Title Office of a bare land strata plan, but does not include any ‘Common Property’ or ‘Limited Common Property’ (as those terms are defined in the *Strata Property Act*) associated with such parcel of land; or
c) All the land within a strata plan other than a bare land strata plan;

as the case may be.

‘Lot Line’ means any line which forms the boundary of a ‘Lot’.

‘Strata Lot’ means a parcel of land shown on a strata plan other than a bare land strata plan, but does not include any ‘Common Property’ or ‘limited common property’ (as those terms are defined in the *Strata Property Act*) associated with such parcel of land.

3. Setbacks

(a) All Principal ‘Structures’ and ‘Accessory Structures’ shall be located within the shaded area and sited in general accordance with the building footprints as shown in Schedule 7653-2.
(b) Notwithstanding Subsection (a), eaves, roof overhangs and balconies and other architectural appurtenances may encroach by up to 0.8 metres into the minimum ‘Setback’ areas on all sides.

4. Maximum ‘Height’:

	Principal ‘Structure’	Accessory ‘Structure’
Maximum ‘Storeys’	3	1
Maximum ‘Height’ to the roof ridge for a ‘Pitched Roof’ ‘structure’:	10.5 metres*	4.6 metres*
Maximum ‘Height’ to the ‘Mid-Roof’ or the top of a flat roof ‘structure’:	9.5 metres*	3.75 metres*

*Notwithstanding the definition of ‘Vertical Building Envelope’, building heights shall be measured from the two point nine (2.9) metre Geodetic Survey of Canada datum.

5. Density:
   (a) Maximum Number of 'Dwelling Units': 60
   (b) Maximum 'Floor Space Ratio': 0.58

6. Site Coverage:
   'Site Coverage' shall not exceed 35% of the area of the 'Lot'.

7. Minimum Lot Size for Subdivision:
   (a) Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

'Lot' Area:	1.5 ha

   (b) Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:

'Lot' Area:	1.5 ha
'Strata Lot' Area:	115 square metres

6. Off-Street Parking and Loading Requirements:
   Off-street parking and loading shall be provided, developed, and maintained in accordance with Sections 409, 410, 411 and Part IX Off-Street Parking Regulations of this bylaw.

7. Other Regulations:
   (a) Landscaping and Screening:
   The balance of the 'Lot' which is not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.

   (b) Common Outdoor Amenity Area':
   A 'Common Outdoor Amenity Area' at least 430 square metres in size, for the general use of residents of the subject lot, shall be provided in general accordance with the area identified in Schedule 7653-2 as 'Common Outdoor Amenity Area' and shall be maintained in good condition at all times.

   (c) Fencing:
   A 'Fence' 1.8 metres in height shall be provided between private 'Amenity, Open Space' and where a private 'Amenity, Open Space' abuts Springs Boulevard. A landscape strip of at least 1.5 metres in width, consisting of a thick hedge of hardy shrubs or evergreen trees not less than 1.2 metres in height at time of planting, and maintained in a healthy growing condition and in a neat and orderly appearance, may be substituted for a 'Fence'.

(d) Driveways:
A driveway at least 3.2 m in length shall be provided for each townhouse dwelling unit, as measured from the curb of the internal road to the garage door of the townhouse dwelling unit.

(e) Outside Storage:
The storage of goods or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.

(f) Lighting:
Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.

(g) Overweight Vehicle Parking:
No person shall park or store, or cause to be parked or stored, any commercial vehicle, equipment, trailer or similar conveyance which exceeds a licensed gross vehicle weight of 5,500 kilograms on any lot between the hours of 9:30 p.m. and 7:00 a.m. of the following day.

(h) Surface Finish:
All parking areas and driveways shall be surfaced with asphalt concrete or permeable paving so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

9. Land Development:
Notwithstanding any other provisions of this bylaw, the uses permitted by this bylaw shall be conditional upon the immediate availability and adequacy of those municipal facilities and services hereinafter set forth to serve the parcel of land and buildings, 'Structures', and uses to be erected, placed or undertaken thereon.

No use of land and no use of any building or 'Structure' thereon shall be deemed to be authorized by this bylaw and all uses otherwise permitted by this bylaw are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

(a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015' as amended from time to time; and

(b) Construction of all highways abutting and serving the land, including

boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015', as amended from time to time."

3. Schedule 7653-1 and 7635-2 attached hereto shall form part of this bylaw.

READ A FIRST TIME the **12th** day of **June, 2017.**

READ A SECOND TIME the **12th** day of **June, 2017.**

PUBLIC HEARING HELD the **27th** day of **June, 2017.**

READ A THIRD TIME the **27th** day of **June, 2017.**

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the **28th** day of **September, 2017.**

THIRD READING EXTENSION APPROVED the **15th** day of **October, 2018.**

THIRD READING RESCINDED the day of 202 .

PUBLIC HEARING HELD the day of 202 .

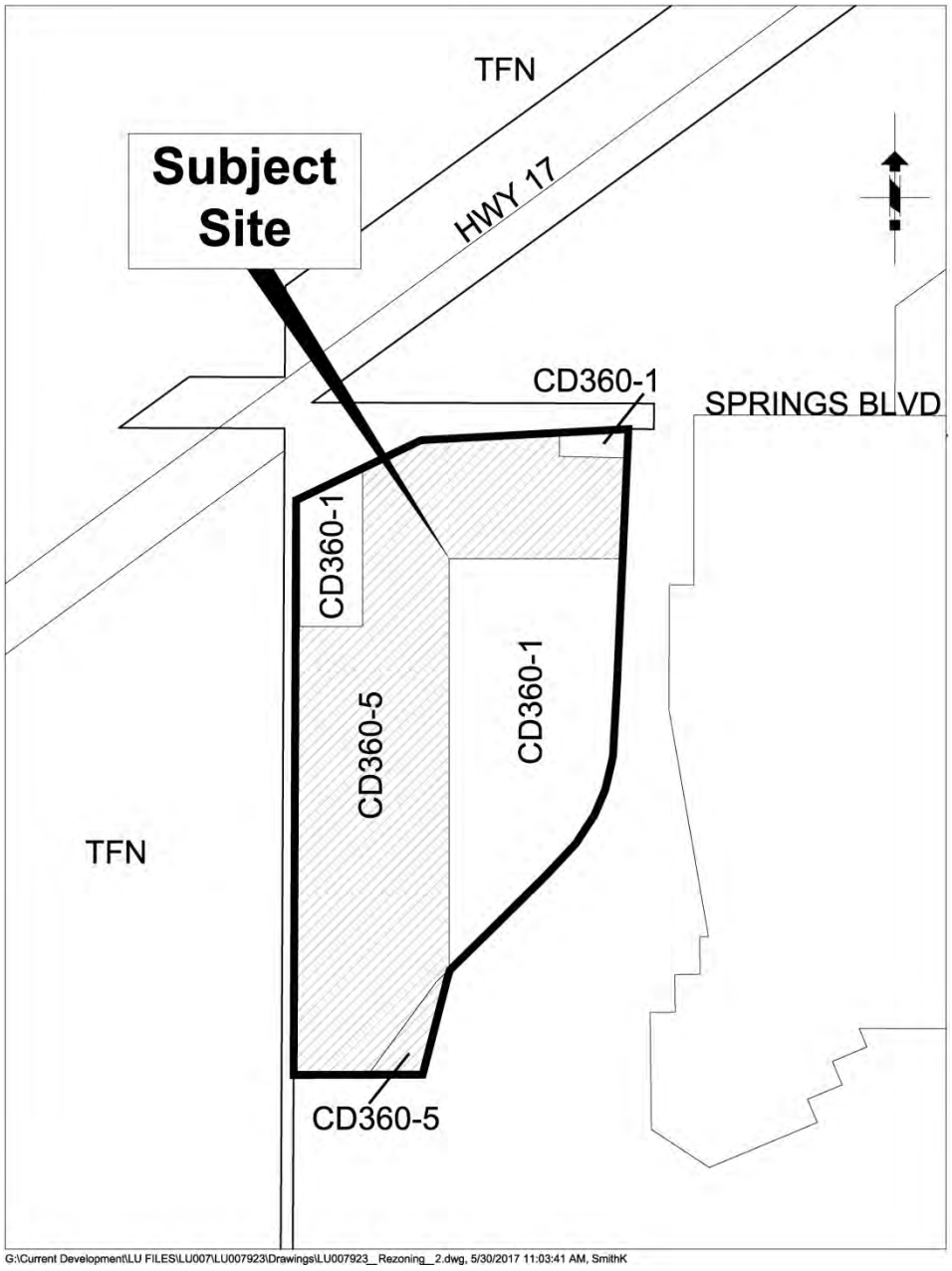
READ A THIRD TIME the day of 202 .

APPROVED BY THE MINISTRY OF AGRICULTURE the day of 202 .

FINALLY CONSIDERED AND ADOPTED the day of 202 .

_____
George V. Harvie
Mayor

_____
Michelle Jansson, CMC
Municipal Clerk

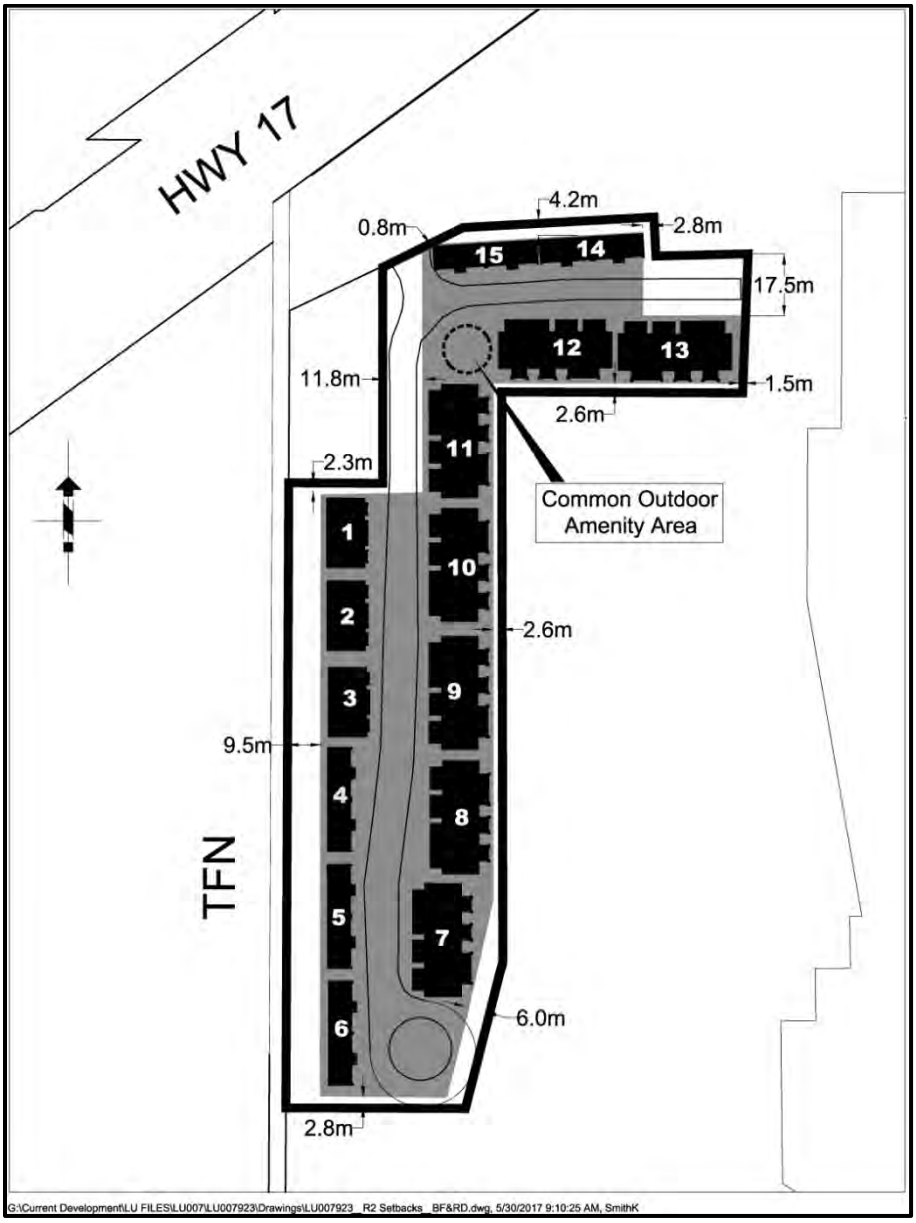


This is Schedule 7653-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748, Except Plan EPP42884



This is Schedule 7653-2 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748, Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7654

A Bylaw to extend the boundaries and area of the "Delta Sewer Area"

WHEREAS the Council of The Corporation of Delta has adopted a bylaw entitled "Delta Sewer Area Merger Bylaw No. 2551, 1976" which outlined areas specified as the "Delta Sewer Area" created for the purpose of providing a sanitary sewer system for the special benefit of the said areas;

AND WHEREAS it is deemed desirable and expedient to extend the specified area serviced by the sewer system;

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as **"Delta Sewer Area Extension and Enlargement (Tsawwassen Golf & Country Club Ltd. - LU007923) Bylaw No. 7654, 2017".**

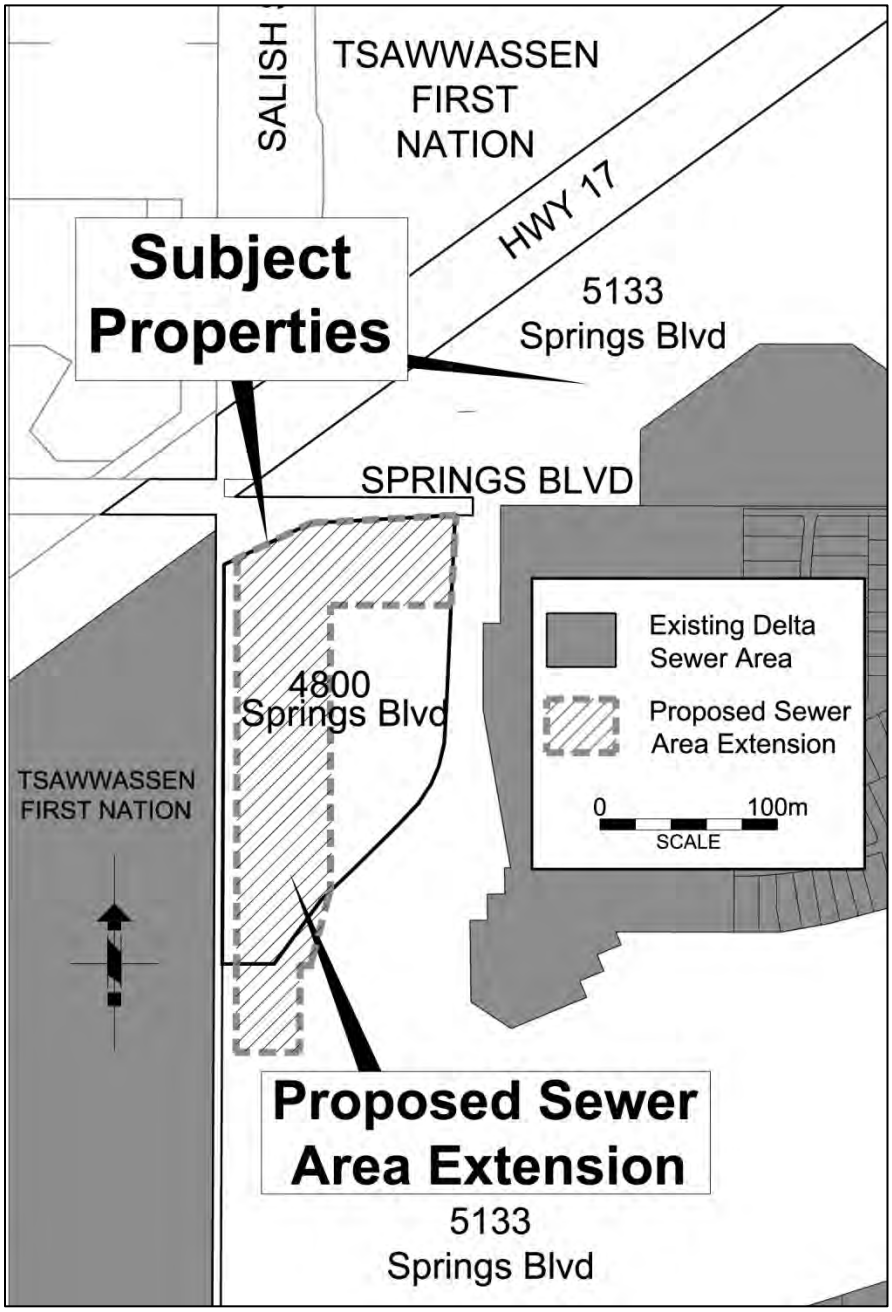
2. Any liabilities incurred, on behalf of the "Delta Sewer Area" as created by the "Delta Sewer Area Merger Bylaw No. 2551, 1976" shall be borne by all the owners of parcels of lands in the "Delta Sewer Area" as extended and enlarged by this bylaw.

3. The "Delta Sewer Area" as created by the "Delta Sewer Area Merger Bylaw No. 2551, 1976" and as extended from time to time is hereby further extended and enlarged to include the property described as "Proposed Sewer Area Extension" as shown outlined in bold on the plan attached hereto and identified as Schedule "A".

READ A FIRST time the	**12th**	day of	**June,**		**2017.**
READ A SECOND time the	**12th**	day of	**June,**		**2017.**
READ A THIRD time the	**12th**	day of	**June,**		**2017.**
THIRD READING EXTENSION APPROVED the	**15th**	day of	**October,**		**2018.**
THIRD READING RESCINDED the		day of			202 .
PUBLIC HEARING HELD the		day of			202 .
READ A THIRD TIME the		day of			202 .
APPROVED BY THE Greater Vancouver Sewer & Drainage District the		day of			202 .
FINALLY CONSIDERED AND ADOPTED the		day of,			202 .

_____
George V. Harvie
Mayor

_____
Michelle Jansson, CMC
Municipal Clerk



This is Schedule "A" to
"Delta Sewer Area Extension and Enlargement
(Tsawwassen Golf & Country Club Ltd. - LU007923)
Bylaw No. 7508, 2016"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748,
Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7655

A Bylaw to close certain portions of a public highway and cancel the dedication of such highway

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WHEREAS pursuant to Section 40 of the *Community Charter*, S.B.C. 2003, c. 26 as amended, the Council may, by Bylaw, close all or part of a highway that is vested in the municipality to some or all types of traffic and may cancel the dedication of a highway that has been or is being closed;

NOW THEREFORE the Council of The Corporation of Delta, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "**Delta Road Closure and Cancellation (Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7655, 2017"**.

2. That portion of public highway outlined in bold and marked **"**Road to be Closed**"** on the Reference Plan prepared by Watson and Barnard B.C. Land Surveyors, based on a field survey completed on January 5th, 2016, a reduced copy of which is attached hereto as Schedule "A" (the "Closed Road"), is hereby stopped up and closed to all traffic.

3. The dedication of the Closed Road is hereby cancelled and removed.

4. The Closed Road shall cease forever to be a public highway and title thereto shall be vested in The Corporation of Delta.

5. Schedule "A" attached hereto shall form part of this bylaw.

6. The Mayor and the Municipal Clerk of The Corporation of Delta are hereby authorized to execute such conveyances, deed, maps, plans, receipts and documents on behalf of The Corporation of Delta as may be necessary for the purposes aforesaid and to affix the Corporate Seal of The Corporation of Delta thereto if necessary.

READ A FIRST TIME the **12th** day of **June, 2017.**

READ A SECOND TIME the **12th** day of **June, 2017.**

PUBLIC HEARING HELD the **27th** day of **June, 2017.**

READ A THIRD TIME the **27th** day of **June, 2017.**

PUBLIC NOTICE OF INTENTION TO PROCEED posted in the public notice posting place on and since the **15th** day of **June, 2017.**

PUBLIC NOTICE OF INTENTION TO PROCEED was advertised in the North Delta Reporter and the Delta Optimist on the **15th** and **22nd** days of **June, 2017,** and on the **16th** and **21st** days of **June, 2017** respectively**.**

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the **28th** day of **September, 2017.**

THIRD READING EXTENSION APPROVED the **15th** day of **October, 2018.**

THIRD READING RESCINDED the day of 202 .

PUBLIC HEARING HELD the day of 202 .

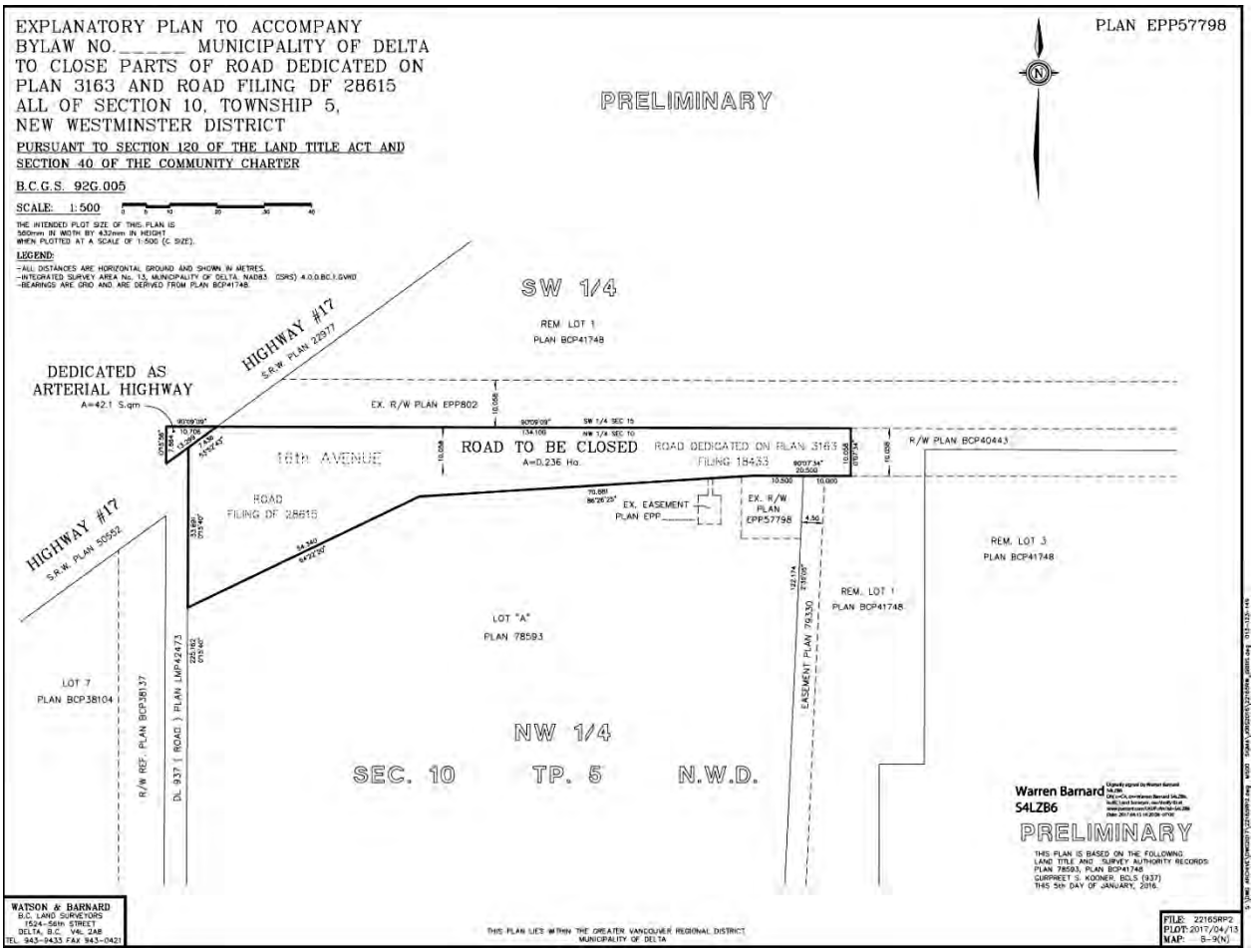
READ A THIRD TIME the day of 202 .

FINALLY CONSIDERED AND ADOPTED the day of 202 .

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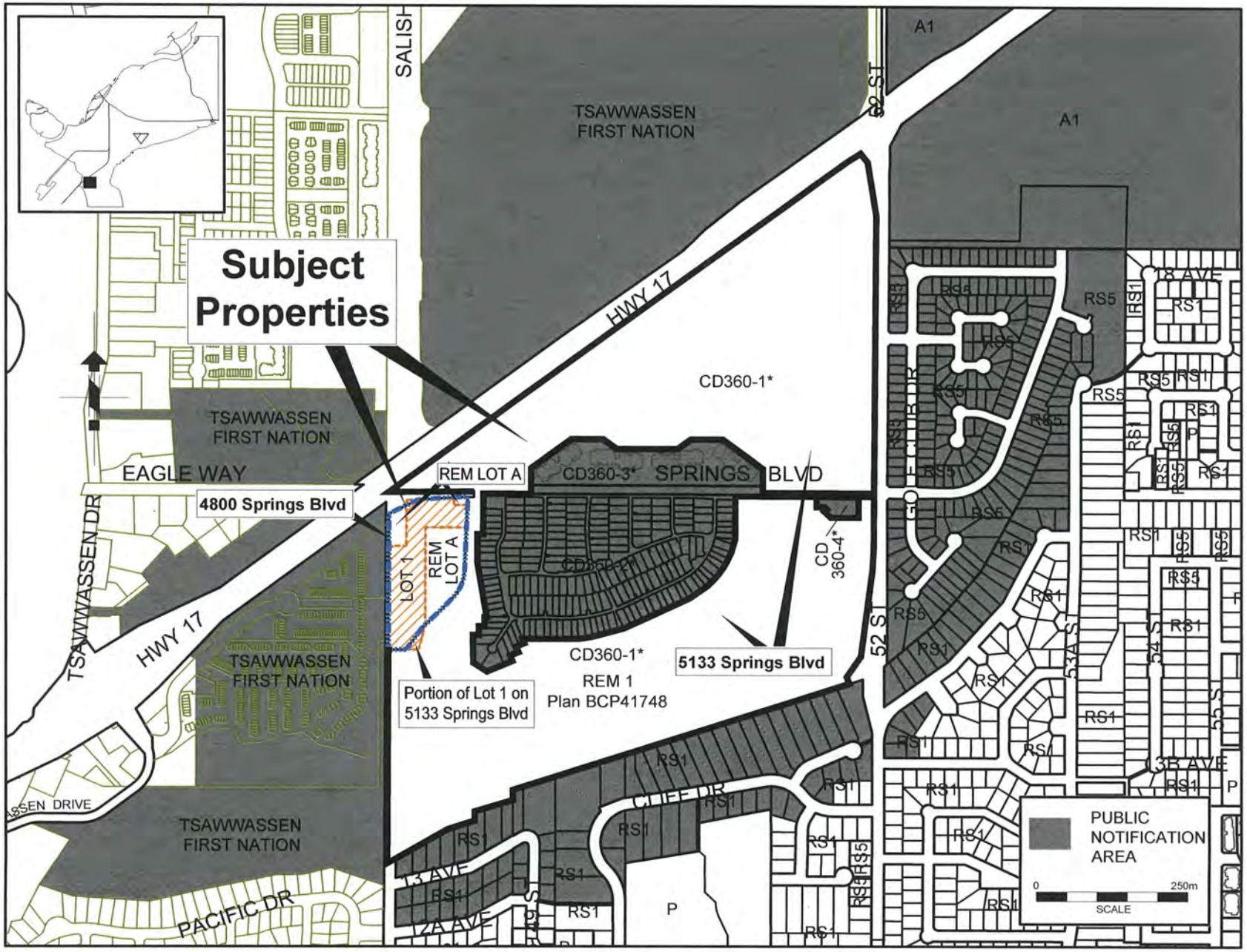
George V. Harvie
Mayor

Michelle Jansson, CMC
Municipal Clerk



This is Schedule “A” to
“Delta Road Closure and Cancellation
(Tsawwassen Golf & Country Club Ltd.) – LU007923) Bylaw No. 7655, 2017″

Location Map



Attachment F
Page 1 of 2


REM LOT A
REM LOT A
LOT 1
REM 1 Plan BCP41748
Portion of Lot 1 on 5133 Springs Blvd
5133 Springs Blvd
4800 Springs Blvd

Project Data for 4800 Springs Boulevard and a portion of 5133 Springs Boulevard (LU007923)

Owner	Tsawwassen Golf and Country Club Ltd.	
Applicant	Ross Clouston	
Application Date	June 29, 2016; ALR Exclusion Update – September 2023	
	Existing	**Proposed** (Site areas are shown on Fig. 1, on pg 3 of 3)
Agricultural Land Reserve Status	Yes	Townhouse Lot: (Areas 1 & 1a): No
		Golf Course Lot: (Area 2): Yes (Areas 2a & 2b): No
Regional Growth Strategy Designation	Agriculture	General Urban
OCP Designation: Schedule A	Private Recreational Areas (CR)	Tsawwassen Golf & Country Club (TGCC)
Schedule D.1 (Tsawwassen Area Plan)	Major Parks and Recreational Areas (P)	Tsawwassen Golf & Country Club (TGCC)
Density	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 1 dwelling; 0.4 uph (0.2 upa)	Townhouse Lot (Areas 1 & 1a): 60 dwellings; 37.3 uph (15 upa)
		Golf Course Lot: (Areas 2, 2a & 2b): N/A
	5133 Springs Boulevard (Areas 1a, 4 & 6): N/A	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): N/A
Development Permit Area	SD2 English Bluff (Tsawwassen Escarpment)	SD2 English Bluff (Tsawwassen Escarpment)
	Streamside Protection and Enhancement (SPEA)	Streamside Protection and Enhancement (SPEA)
		SD4 Tsawwassen Golf & Country Club
Zoning	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): C5 Private Recreational	Townhouse Lot (Areas 1 & 1a): CD360-5
		Golf Course Lot: (Areas 2, 2a & 2b): CD360-1
	5133 Springs Boulevard (Areas 1a, 4 & 6): CD360-1	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): CD360-1 (No Change)

	Existing	**Proposed** (Site areas are shown on Fig. 1, on pg 3 of 3)
No. of Lots	2	2 (following consolidation)
Lot Size	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 2.6 ha (6.4 ac)	Townhouse Lot (Areas 1 & 1a): 1.6 ha (4.0 ac)
		Golf Course Lot: (Areas 2, 2a & 2b): 1 ha (3.0 ac)
	5133 Springs Boulevard (Areas 1a, 4 & 6): 43.0 ha (106.3 ac)	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): 42.9 ha (106.0 ac)
	Permitted under C5 Zone (4800 Springs Blvd)	**Proposed for Lot 1 (Areas 1 & 1a):**
Maximum Building Size	N/A	Lot 1: 170.8 m^2 (1,839 ft^2)
In-Ground Basement	N/A	No
Secondary Suite	No	No
Maximum No. of Storeys	N/A	Lot 1: 3
Maximum Building Height:	N/A	Lot 1: Roof peak: 10.5 m (34 ft)* Mid-roof: 9.5 m (31 ft)*
Maximum Building Site Coverage	N/A	Lot 1: 30.8%
Maximum Impermeable Area Coverage	N/A	Lot 1: 53.6%
Off-Street Parking:	N/A	2 spaces per unit (100% enclosed) plus 17 visitor parking spaces Total: 137 spaces
Tree Retention, Removal and Replacement	**Required**	**Proposed**
Trees to be Removed: 84 in total ▪ 62 on-site trees from 4800 Springs Blvd; ▪ 19 on-site trees from 5133 Springs Blvd; ▪ 1 Delta-owned tree; and ▪ 2 trees shared with Delta. Trees to be Retained: 0 from 4800 Springs Blvd	168 on-site replacement trees based on 2 for 1 replacement	172 trees proposed in total ▪ 97 in Areas 1, 1a, 2b, 3 & 4 ▪ 75 in Area 2 Tree replacement security: $84,000 No cash-in-lieu required for replacement trees

* as measured from the 2.9 m geodetic Survey of Canada datum level

Street Trees (Private Road)	Required	Proposed
One tree for every 9 m (30 ft) of (municipal) street abutting the property	N/A	One tree for every 9 m (30 ft) is proposed along Springs Boulevard (Area 3)

Fig. 1: Site Areas

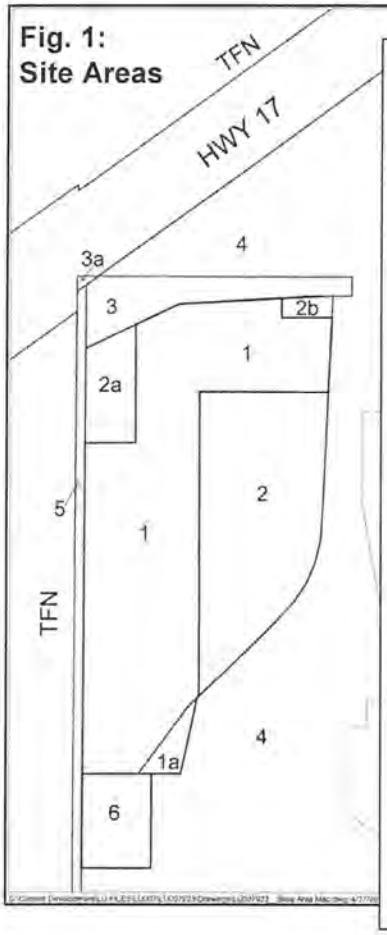


Fig. 1 Legend:

- Area 1: Townhouse Lot
- Area 1a: Southerly Turnaround
- Area 2: Golf Course Addition
- Area 2a: Outdoor Amenity Space
- Area 2b: Irrigation and Pumping Stations
- Area 3: Road Closure Area to be Purchased by Developer
- Area 3a: Road Closure Area to be dedicated as Highway
- Area 4: Existing Tsawwassen Springs Golf Course
- Area 5: Existing Road Dedication to be Retained
- Area 6: Golf Course Maintenance Building Area

E.02

The Corporation of Delta
COUNCIL REPORT
Regular Meeting

To:	**Mayor and Council**	File No.:	**LU007923**
From:	**Community Planning & Development Department**	Bylaws No.:	**7651, 7652, 7653, 7654 and 7655**
Date:	**June 7, 2017**		

Tsawwassen Springs Townhouse Development Proposal for 4800 and 5133 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.)

The following report has been reviewed and endorsed by the Chief Administrative Officer.

- **RECOMMENDATIONS:**

A. THAT first reading be given to Official Community Plan Amendment (Regional Context Statement Amendment) Bylaw No. 7651.

B. THAT Bylaw No. 7651 be confirmed as being consistent with the Current Financial Plan and the Liquid and Solid Waste Management Plans, as required by the *Local Government Act*.

C. THAT second reading be given to Bylaw No. 7651.

D. THAT first reading be given to Official Community Plan Amendment (Land Use Designation Amendment) Bylaw No. 7652.

E. THAT Bylaw No. 7652 be confirmed as being consistent with the Current Financial Plan and the Liquid and Solid Waste Management Plans, as required by the *Local Government Act*.

F. THAT second reading be given to Bylaw No. 7652.

G. THAT first and second readings be given to Zoning Amendment Bylaw No. 7653.

H. THAT first, second and third readings be given to Sanitary Sewer Area Extension Bylaw No. 7654.

I. THAT a copy of Bylaw No. 7654 be forwarded to Metro Vancouver for approval of the Sanitary Area expansion following third reading.

J. THAT first and second readings be given to Road Closure Bylaw No. 7655. This bylaw would close and cancel the dedication of a 0.236 ha portion of the 16 Avenue (Brandrith Road) road alignment outlined in bold and shown as "ROAD TO BE CLOSED" on Plan EPP57798.

K. THAT staff be instructed to carry out the transfer of a 0.236 ha portion of the 16 Avenue (Brandrith Road) road alignment identified as "ROAD TO BE CLOSED" on Plan EPP57798 to Tsawwassen Golf & Country Club Ltd. following road closure and payment of $622,000.

L. THAT Council approve the dedication of the remnant 42.1 m^2 portion of the 16 Avenue (Brandrith Road) road alignment shown as "DEDICATED AS ARTERIAL HIGHWAY" on Plan EPP57798 as Provincial Highway.

M. THAT the application for Development Variance Permit LU007923 be received.

N. THAT the application for Development Permit LU007923, for SPEA Streamside Protection and Enhancement and for protection of development from hazardous conditions, be received.

O. THAT the Provincial Agricultural Land Commission application to exclude a 1.76 ha (4.35 ac) portion of the property at 4800 Springs Boulevard from the Agricultural Land Reserve be received.

P. THAT the Provincial Agricultural Land Commission application for Non-Farm Use, for a 1.05 ha portion of the property that is proposed for the golf course, be received.

Q. THAT the request to amend the Metro Vancouver Regional Growth Strategy land use designation for portions of the properties at 4800 and 5133 Springs Boulevard be received.

R. THAT Bylaws No. 7651, 7652, 7653 and 7655, Development Variance Permit LU007923, Development Permit LU007923 and the requests for Agricultural Land Reserve exclusion and non-farm use be referred to a Public Hearing.

S. THAT the applicant satisfies the following requirements as a condition of final consideration and adoption and permit issuance:

1. Enter into one or more legal agreements to the satisfaction of the Director of Community Planning & Development prior to the disposition of the area outlined in bold and shown as "ROAD TO BE CLOSED" on Plan EPP57798 on Attachment 5, to address the following:

    a. Statutory right-of-way for utilities and public access.
    b. Statutory right-of-way for the access road for waterway maintenance.
    c. Reciprocal access agreement over the entire length of the completed Springs Boulevard, to ensure practical access for all residents of the Tsawassen Springs Community.
    d. Easement for tennis and pickleball court access for all residents of the Tsawassen Springs Community.

2. Enter into one or more Section 219 Restrictive Covenants, to the satisfaction of the Director of Community Planning and Development, to address the following:

    a. Master development agreement covering:
        i. Road and intersection improvements, rights-of-way, street tree planting, utility servicing, and implementation of Best Management Practices in storm water management;
        ii. Water metering;
        iii. Fire hydrant maintenance;
        iv. The design and construction of on-site pedestrian/bicycle pathways;
        v. Construction traffic management plan; and
        vi. Tree replacement.
    b. Ensure that, before a Strata Subdivision Plan can be registered, the applicant will provide cash-in-lieu of park land in the amount of five percent of the value of the land;
    c. Acknowledge the proximity of the site to a major highway, golf course and agricultural properties and the associated nuisances such as noise, light, odours, air pollution and potential errant golf shots from the adjacent golf course;
    d. Lot grading and geotechnical requirements;
    e. Construction management;
    f. Golf course operation and maintenance requirements;
    g. Fire protection, via limiting distance;
    h. Prohibition of secondary suites;
    i. Riparian planting and maintenance over a three year period;
    j. Flood proofing;
    k. Landscaping; and
    l. Other agreements as identified by Council or staff.

3. Provide a $500,000 voluntary contribution for agricultural capital works to be used toward drainage and irrigation improvement projects.

4. Provide securities based on accepted cost estimates to address the following:
    a. Landscaping security in the amount of $767,000;
    b. Riparian planting and maintenance, based on an accepted cost estimate.
    c. Tree replacement security in the amount of $84,000; and
    d. Engineering security, to be determined upon receipt of the applicant's civil engineering cost estimate.

5. Secure approvals from required external agencies including Metro Vancouver, the Provincial Agricultural Land Commission, the Ministry of Agriculture and the Ministry of Transportation and Infrastructure.

T. THAT the Mayor and Municipal Clerk be authorized to sign all documents pertaining to this development.

▪ PURPOSE:

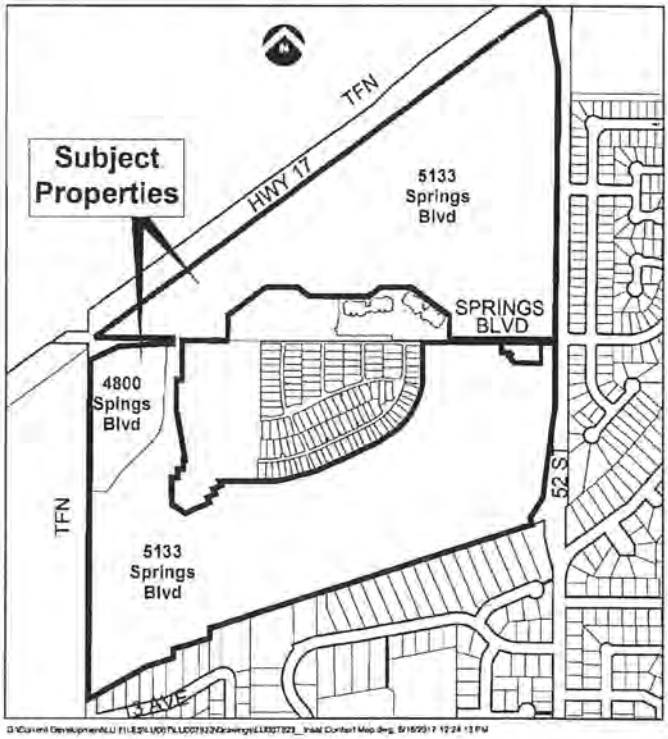
The purpose of this report is to provide an overview of the application from the Tsawwassen Golf & Country Club (TGCC) for a 60-unit townhouse development at 4800 Springs Boulevard and a 448 m^2 (4,822 ft^2) portion of the Tsawwassen Springs Golf Course at 5133 Springs Boulevard, and to present for Council's consideration Official Community Plan Amendment Bylaw No. 7651 (Attachment 1), Official Community Plan Amendment Bylaw No. 7652 (Attachment 2), Zoning Amendment Bylaw No. 7653 (Attachment 3), Sewer Area Extension Bylaw No. 7654 (Attachment 4), and Road Closure and Cancellation Bylaw No. 7655 (Attachment 5), a development variance permit and a development permit. As the subject properties are currently in the Agricultural Land Reserve, the proposal includes applications for Agricultural Land Reserve exclusion and non-farm use.

The above-noted applications seek to allow subdivision of the subject properties that would result in a new townhouse lot on approximately 1.6 ha (4 ac), with the remaining 1.05 ha (2.6 ac) being consolidated with the golf course. A location map is provided in Attachment 6 and a project data table is provided in Attachment 7. Because the subject site involves a number of sub-areas, a site area map is provided in Fig. 1 (pg 6), for easy reference to the various parts of the subject site.

▪ BACKGROUND:

Site Description and Context:

4800 Springs Boulevard is located immediately west of the existing Tsawwassen Springs golf course and residential development. While not part of the original Tsawwassen Springs development, due to it being under different ownership at the time and owned by a resident that did not wish to sell, the property was considered a likely future addition to the Tsawwassen Springs master plan, subject to a separate approval process at the time when the land could be purchased.



The property at 4800 Springs Boulevard is 2.55 ha (6.3 ac) in area, zoned C5 Private Recreational and contains a single family dwelling and accessory buildings, all of which would be demolished. The property is surrounded on three sides by a large parcel zoned C.D. 360-1, accommodating the golf course and its accessory uses. The residential areas within the Tsawwassen Springs community include apartments and detached single family dwellings, and a smaller area close to 52 Street accommodates a neighbourhood commercial building.

To the west, the subject site directly abuts Tsawwassen First Nation land. The Tsawwassen First Nation Land Use Plan identifies this as the South Neighbourhood East Precinct (Attachment 8),permitting apartment dwelling units at a density of 120 uph (48 upa), and townhouse dwelling units at a density of 40 uph (16 upa), all accessed from the west via Tsawwassen Drive. The plan also identifies a linear park along the west side of the waterway and a dedicated cycling and pedestrian connection to Tsawwassen Beach on the south side of Highway 17.

Site History:
In 2008, Council approved the original Tsawwassen Springs development application, to create a golf-centric community that incorporated detached bare land strata dwellings, apartment dwellings, modestly-scaled commercial uses and an expansion of the previously-existing golf course.

More recently, a pumping station was constructed at the northeast corner of the property at 4800 Springs Boulevard in 2016 in order to accommodate the sanitary services of the existing dwellings in the Tsawwassen Springs community, with capacity to support the proposed townhouse dwellings, if approved.

Council Policy:
Delta's Official Community Plan contains a Regional Context Statement that describes how Delta's Official Community Plan complies with the Regional Growth Strategy. The Regional Context Statement indicates that the proposed development is located within the area designated as agricultural in the Regional Growth Strategy.

The Official Community Plan designation for the property at 4800 Springs Boulevard in the Future Land Use Plan in Schedule A is Private Recreational Areas (CR), which is intended for recreational uses of a commercial nature (e.g. golf courses, ice rinks, tennis clubs, and exhibition grounds).

The Official Community Plan designation for the property at 4800 Springs Boulevard in the Tsawwassen Future Land Use Plan in Schedule D.1 is Major Parks and Recreational Areas (P), which is intended for regional, municipal and public open space, recreation and conservation areas. Specialised commercial uses may be permitted to serve the users of these areas.

The portion of 5133 Springs Boulevard that would be consolidated with the townhouse development (Area 1a, as shown on Fig. 1) is designated Tsawwassen Golf and Country Club (TGCC) in the Future Land Use Plan in Schedule A, and is designated Tsawwassen Golf and Country Club (TGCC) in the Tsawwassen Future Land Use Plan in Schedule D.1.

An Official Community Plan amendment is required to integrate the property at 4800 Springs Boulevard into the Tsawwassen Golf and Country Club (TGCC) designation in order to support the proposed townhouse development and modification of the golf course.

The following Official Community Plan policies apply to this application:

- Policy 2.1.12: Continue infrastructure improvements in neighbourhoods to promote pedestrian, bicycle and other users' safety in order to reinforce community identity, neighbourhood pride and promotion of physical activity.
- Policy 2.5.1: Recognize farming as the primary use of agricultural land.
- Policy 2.5.4: Use Agriculture Impact Assessments to quantify the impacts of a proposed development, rezoning subdivision or non-farm use on the ALR, farmed lands or lands adjacent to farmed lands. Require mitigation for possible impacts.
- Policy 2.5.7: Encourage non-soil dependent farm operations to locate in areas of poorer soils and minimize the impacts of these operations (e.g. air and light pollution).
- Policy E.8 (Tsawwassen Area Plan) encourage pedestrian and cycling connections: Pedestrian and Cycle Network – Develop a pedestrian and cycle network which links to Tsawwassen, Ladner and North Delta, local neighbourhoods, schools, and parks, the town centre, the beaches and other destinations in Tsawwassen to one another in a continuous system.
- Policy J.1 (Tsawwassen Area Plan) encourages a mix of housing types, as follows: Permit a mix of single-family, duplex, townhouse and apartments within Tsawwassen.
- Policy I.1 (Tsawwassen Area Plan) encourages retention of agricultural uses for agricultural lands north of Tsawwassen's urban areas: Limit the use of the Agricultural designated lands between the areas presently developed for urban uses and Highway 17 to agriculture only.

DISCUSSION:

Proposal:

The applicant proposes to subdivide the property at 4800 Springs Boulevard into two lots, to permit construction of 60 townhouses on Lot 1 (Areas 1 & 1a, as shown on Fig. 1), and a new hole for the Tsawwassen Springs Golf Course, a tennis court and a pickleball court on Remainder Lot A (Areas 2, 2a & 2b). A survey plan and site plan are provided in Attachment 9.

Remainder Lot A would be consolidated with the adjacent Tsawwassen Springs Golf Course. A 448 m^2 (4,822 ft^2) area directly east of the south portion of the property at 4800 Springs Boulevard (Area 1a) would be rezoned and consolidated with proposed Lot 1 and would form part of the townhouse

Fig.1: Site Areas

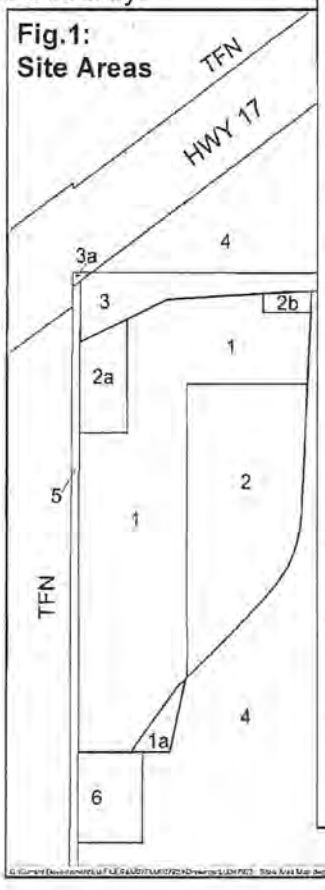


Fig.1 Legend:

Area 1:	Townhouse Lot
Area 1a:	Southerly Turnaround
Area 2:	Golf Course Addition
Area 2a:	Tennis and Pickleball Courts
Area 2b:	Irrigation and Pumping Stations
Area 3:	Road Closure Area to be Purchased by Developer
Area 3a:	Road Closure Area to be dedicated as Highway
Area 4:	Existing Tsawwassen Springs Golf Course
Area 5:	Existing Road Dedication to be Retained
Area 6:	Golf Course Maintenance Building Area

development site. Cross-sections of the proposed townhouse development are provided on Attachment 10, and an overall master plan showing the entire TGCC community, should the subject application be approved, is provided on Attachment 11.

Community Consultation:
A public notification letter about the proposal was sent on August 23, 2016, a public notice sign was installed on the site on August 29, 2016, and a Public Information Meeting was held on October 5, 2016, which was attended by approximately 13 people.

To date, seven comments have been received regarding the application, two of which opposed the development, three noted concerns and suggestions without stating opposition or support, and two had a question; six of those respondents reside in the Tsawwassen Springs Community and one resides on Spyglass Crescent. Residents with concerns regarding the proposal noted a potential increase in traffic along Springs Boulevard and at the intersection of 52 Street and Highway 17 as a result of the proposed development and included suggestions that vehicle access to the subject site be provided via Highway 17; one resident suggested connecting English Bluff Road to Highway 17 as part of the proposed development. Other residents noted a lack of publicly-accessible park area in the Tsawwassen Springs neighbourhood. Residents in opposition to the proposed development noted that the Tsawwassen Springs neighbourhood was large enough and did not warrant increased density.

Agricultural Land Reserve Exclusion:
Approval by the Provincial Agricultural Land Commission is required to exclude a 1.82 ha (4.5 ac) portion of the property at 4800 Springs Boulevard (Area 1, as shown on Fig. 1) and a 448 m^2 (4,822 ft^2) portion of the property at 5133 Spring Boulevard (Area 1a) from the Agricultural Land Reserve (Attachment 12). The applicant has provided an Agrologist's Report which indicates that the subject site is unsuitable for soil-based agricultural uses (Attachment 13). Delta has retained an Agrologist to undertake a peer review of this report and the results are in Attachment 13(b). The peer review supports the conclusions of the applicant's Agrologist.

Although the applicant's Agrologist has determined that the subject site is unsuitable for farming, the applicant proposes to provide a $500,000 agricultural amenity contribution, to be used specifically for capital works that would benefit agricultural production in Delta, in order to offset the loss of Agricultural Land Reserve land. The amenity fund would be administered by Delta and would improve agricultural infrastructure, such as drainage and pumping systems and other such improvements.

In addition to the above, the applicant proposes that the applicant's efforts to reclaim the agricultural capability of a 6.2 ha (15 ac) portion of the agricultural property at 3752 Arthur Drive also helps to offset the loss of agricultural lands from the subject application. The site at 3752 Arthur Drive, also known as Millennium Greenhouses, had been using drainage ponds at the rear of the property. In 2016, the applicant filled in the ponds under the approval of the Provincial Agricultural Land Commission using excess topsoil from the construction of Tsawwassen Springs (Attachment 14).

At the time of the original Tsawwassen Springs development application in 2008, the Tsawwassen Springs development area, excluding the golf course, was approved for Agricultural Land Reserve exclusion and the applicant had provided the following as agricultural compensation:

- 6000 60 Ave (4.3 ha; 10.6 ac) was rezoned to A1 Agriculture and transferred to Delta ownership, and a covenant was registered on title requiring that the lot be used for "active farm use under good land stewardship and no other".
- 5860 60 Ave, 6454 River Rd & 6785 62B St (52.9 ha; 130.7 ac) were subjected to a covenant registered on title requiring that only agricultural uses occur on the lots.
- 6350 River Road (7.9 ha; 19.5 ac) was subjected to a covenant registered on title requiring that the lot be used for "active farm use under good land stewardship and no other".
- $300,000 was provided for a Delta-administered Agricultural Fund that was directed to the grassland set-aside program of the Delta Farmland and Wildlife Trust under an agreement with Delta respecting the administration and conditions of the release of the funds.

Agricultural Land Reserve Non-Farm Use:
Approval by the Provincial Agricultural Land Commission is required to use proposed Remainder Lot A for golf course in Area 2 (as shown on Fig. 1), and tennis court and pickleball court use in Area 2a. The applicant's Agrologist's Report indicates that the subject area is likewise not ideal for agricultural uses and not likely to be developed for such purposes.

Regional Growth Strategy Amendment:
The property at 4800 Springs Boulevard and the portion of 5133 Springs Boulevard that would be consolidated with the townhouse development have an existing regional land use designation of 'Agricultural' (Attachment 15). A Type 2 Minor Amendment to the *Metro 2040* Regional Growth Strategy ("Greater Vancouver Regional District Bylaw No. 1136, 2010") is therefore required, in order to amend the regional land use designation for proposed Lot 1 (Areas 1 & 1a, as shown on Fig. 1) from 'Agricultural' to 'General Urban'. The area of the proposed amendment equals 2.56 ha (6.3 ac).

No changes would be needed to the regional land use designation for proposed Remainder Lot A as its current 'Agricultural' designation is consistent with the designation of the adjacent Tsawwassen Springs Golf Course property.

Official Community Plan Amendment – Regional Context Statement:
The existing Regional Context Statement identifies the property at 4800 Springs Boulevard as Agricultural. An amendment to the Regional Context Statement for a portion of the property at 4800 Springs Boulevard and a portion of the property at 5133 Springs Boulevard (Areas 1, 1a, 2a & 2b, as shown on Fig. 1) would be required.

Bylaw No. 7651 would amend the Regional Context Statement by replacing the Regional Context Statement map with a new map which would change the regional land use designation of the property at 4800 Springs Boulevard from 'Agricultural' to

'General Urban'. Staff note that the subject site is already located within the Metro Vancouver Urban Containment Boundary.

Official Community Plan Amendment:
Bylaw No. 7652 would amend the Official Community Plan by:

1. amending the Tsawwassen Golf and Country Club (TGCC) designation by adding townhouses to the list of permitted uses;
2. changing the Land Use Designation for the property at 4800 Springs Boulevard on:
   a) the Future Land Use Plan in Schedule A; and
   b) the Tsawwassen Future Land Use Plan in Schedule D.1

   to 'Tsawwassen Golf and Country Club (TGCC)', in order to permit the proposed uses; and
3. adding the property at 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area, which would regulate building form and character.

A map of existing and proposed land use designations is provided on Attachment 16.

Rezoning:
The applicant proposes to rezone the property at 4800 Springs Boulevard from C5 Private Recreational to two Comprehensive Development Zones that would correspond with the proposed subdivision:

1. Areas to be rezoned to CD 360-5 (Areas 1 & 1a, as shown on Fig. 1):

   Lot 1 would be rezoned to C.D. 360-5, in order to permit the development of 60 townhouses at a density of 34.9 uph (14 upa). The proposed siting of buildings is found in Attachment 9. Each townhouse unit is proposed to include a 2-car garage; no tandem parking is proposed. 17 visitor parking spaces, including two disability parking spaces, exceed Delta's requirement for visitor parking and are distributed throughout the proposed townhouse site.

   Buildings are proposed to be two and three storeys: buildings most adjacent to Remainder Lot A are proposed to be two storeys high, with the remaining buildings proposed at three storeys high. The proposed two-storey buildings would have a maximum roof ridge height of 8.5 m (28 ft) and mid-roof height of 7.5 m (25 ft), while the three-storey buildings would have a maximum roof ridge height of 9.9 m (32 ft) and mid-roof height of 9 m (30 ft). Building heights would be measured from the 2.9 m Geodetic Survey of Canada datum level, which is the minimum flood elevation for residential uses in this area.

   The applicant also proposes to rezone a 448 m^2 (4,822 ft^2) portion of the property at 5133 Springs Boulevard (Area 1a) from C.D. 360-1 (golf course) to the new C.D. 360-5, in order to facilitate consolidation with Lot 1 (Area 1) and have the southerly cul-de-sac bulb wholly within the townhouse site.

2. Areas to be rezoned to CD 360-1 (Areas 2, 2a & 2b, as shown on Fig. 1)

   Remainder Lot A would be rezoned to C.D. 360-1, which is an existing zone for the golf course.

   Area 2: The proposed golf course area would be an extension of the existing golf course located at 5133 Springs Boulevard, which would be consolidated with Remainder Lot A.

   Area 2a: This area would include a tennis court and a pickleball court for use by Tsawwassen Springs residents. Tennis courts are already a permitted use in CD 360-1 Zone. Because staff interpret pickleball court use as tantamount to tennis court use, an amendment is not required to accommodate pickleball court as a permitted use.

   Area 2b: The pumping and irrigation stations do not conflict with the CD360-1 zone, as Section 401.2 of "Delta Zoning Bylaw No.2750, 1977" states that utility uses are permitted in any zone.

Development Variance Permit:
The applicant is requesting a development variance permit to vary Section 901.4 in the "Delta Zoning Bylaw No. 2750, 1977" in order to reduce the required parking provision for racquet sports and tennis courts from three parking spaces per court (six parking spaces) to one parking space per court (two parking spaces). Considering that both the tennis court and the pickleball court are designated for use by Tsawwassen Golf and Country Club residents only, all of whom live within 550 m (1,804 ft) of the proposed courts; staff have no concerns about the proposed reduction in parking.

"Delta Subdivision and Development Standards Bylaw No. 7162, 2015" requires private road widths to be a minimum of 7 m (23 ft). The applicant proposes 6 m (20 ft) wide internal roads, in concordance with the internal road widths for the existing Tsawwassen Springs community to the east. Therefore, a development variance permit to vary Part 7, Section 7.17(d) of Schedule A of Bylaw No. 7162 is required to construct the internal roads within the proposed townhouse site at 6 m (20 ft) width. Staff have no concerns with the required variance, which would match the road widths of the rest of Tsawwassen Springs.

Development Permit for Protection of Development from Hazardous Conditions:
The subject properties are located within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area for hazardous conditions, although they are relatively flat. The subject site is located at least 250 m (820 ft) away from the escarpment. However, in compliance with the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area guidelines, the applicant has provided staff with a geotechnical report noting that the "use and efficient functioning of Engineering Works should not be adversely affected by any geotechnical site conditions" and that "the proposed construction of the Engineering Works should not have an adverse impact on the stability of the soil on the Lands or adjacent to the Lands or cause such soil to become susceptible to erosion, slippage, landslide, slumping or settling", providing that certain geotechnical recommendations are followed. Delta has retained

Thurber Engineering Ltd. to conduct a review the applicant's geotechnical report, which supports the report's conclusions.

The applicant has also provided a geotechnical report regarding general conditions of the site which comments on the composition of the soils of the subject site, provides the above-noted recommendations for site stripping, filling, preloading, and construction and recommends field reviews during specific phases of the site preparation and construction. A peer review of this report is not required.

Development Permit for Streamside Protection and Enhancement (SPEA):
The subject properties are within a development permit area to address Streamside Protection and Enhancement, as there is a watercourse that runs along the west property line. The northerly portion of the waterway is proposed to be culverted in order to facilitate the terminus bulb of Springs Boulevard.

The applicant has provided a report from an environmental professional which has determined that the proposed 10 m (33 ft) setback from the top of the bank of the watercourse is appropriate in this case, providing that the setback area on the east side of the waterway is restored to the report's specifications (Attachment 17) and monitored via annual inspection reports by the applicant's Qualified Environmental Professional for three years following completion of the streamside restoration. An access road for maintenance of the waterway is proposed at the request of Delta's Engineering Department, and a statutory right-of-way would be required to allow Delta Operations and environmental staff access to the water (Attachment 10).

Building Design and Landscaping:
The townhouses would be a mix of eight different unit types ranging from 131.4 m^2 (1,414 ft^2) to 170.8 m^2 (1,838 ft^2) on two and three storeys: buildings most adjacent to the golf course portion of Remainder Lot A are proposed to be two storeys high, with the remaining buildings proposed at three storeys high. The townhouse designs employ pitched roofs similar to the buildings found in the adjacent Tsawwassen Springs Development.

The architectural expression uses a mixture of traditional residential elements including gabled and hip roof forms and decorative gable brackets. A variety of horizontal and vertical board-and-batten hardi-board are proposed, reflecting designs found in the adjacent Tsawwassen Springs Development. Contrasting colour schemes are proposed for each building to avoid repetition. Articulation to the front elevations would be provided and include recesses and projections, balconies and separate entranceways. Designs for the proposed townhouses are provided in Attachment 18. Generally, the proposed landscaping is of a high calibre, and the results would be a high quality, usable and pleasing environment (Attachment 19).

The Official Community Plan amendment for this application would add the property at 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area. As a result, a development permit would be required to address the form and character of the proposed development. Issuance of Development Permits in the

SD4 Tsawwassen Golf and Country Club Development Permit Area are delegated to the Director of Community Planning and Development.

Tree Removal and Retention:
An Arborist's report indicates that none of the trees on the site are suitable for retention. The landscape plan indicates that 84 trees are proposed for removal, including:

- 62 trees on 4800 Springs Boulevard;
- 19 trees on the golf course;
- one tree located on the Delta road shown as Area 5 on Fig. 1; and
- two trees straddling the west lot line, which are shared with Delta.

The applicant is proposing to provide 172 replacement trees, four more than required under Delta's 2-for-1 requirement. The Tree Removal Plan is provided on Attachment 20.

Subdivision:
4800 Springs Boulevard would be subdivided into two lots: Lot 1 (Area 1, as shown on Fig. 1) would consist of the townhouse development, its access and accessory uses, while the remainder would be composed of the remaining non-contiguous areas, including the large golf course area in the southeast corner (Area 2), the pumping station area line (Area 2b), the tennis and pickleball courts line (Area 2a) would be consolidated with the larger golf course lot (Area 4).

The 448 m^2 (4,822 ft^2) portion of 5133 Springs Boulevard (Area 1a) would be subdivided from the golf course and consolidated with the townhouse lot. The Road Closure Area, excluding the small portion dedicated as highway (Area 3), would also be consolidated with the golf course lot (Area 4). The result would be one townhouse lot, with the remaining lands (except those dedicated as highway), consolidated with the golf course.

Road Closure for Remainder of 16 Avenue:
There is currently a 2,360 m^2 (25,403 ft^2) remnant portion of 16 Avenue road alignment, dedicated by Plans 3163 and 78593, fronting the 4800 Springs Boulevard (Area 3, as shown on Fig. 1). This area would be used to access the site and would comprise part of the proposed pedestrian and cycling path that would continue west over Tsawwassen First Nation lands to the Tsawwassen Beach Road and east to Spyglass Crescent before turning north.

The applicant has requested to purchase the portion of 16 Avenue abutting 4800 Springs Boulevard to allow the road to be included in the development site (Attachment 21). This would allow for an extension of the existing Springs Boulevard as a private road. A Road Closure Bylaw is required, and the applicant would be required to pay Delta for the road as a condition of bylaw approval. The road would not connect through to Highway 17, although the Tsawwassen Springs

master plan calls for an east-west pedestrian and cycling connection that would run roughly parallel to Highway 17.

The road closure area has been appraised at $622,000. The property at 4800 Springs Boulevard would retain legal access via the 4.7 m (15 ft) wide road dedicated by Plan LMP42473 which extends along the west side of the lot for its entire length (Area 5).

Access and Circulation:
The proposed townhouse development would be accessed from 52 Street, via an extended Springs Boulevard, as discussed below.

1. Vehicles:
   - The property at 4800 Springs Boulevard would achieve practical access via Springs Boulevard, which is a private road accessed from 52 Street. Springs Boulevard would terminate in a cul-de-sac at the entrance to the proposed townhouse site, although pedestrian and cycling linkages would continue west to Tsawwassen First Nation lands and connecting to pedestrian and transit linkages on Highway 17 and areas north. No direct vehicle access to Tsawwassen First Nation lands or Highway 17 would be provided. Curbs and bollards would prevent vehicle access to the pedestrian and cycling facilities, although maintenance and emergency vehicles would retain access via removable bollards.
   - Residents of the Tsawwassen Springs community using the tennis or pickleball courts are provided parking spaces east of the pumping station, accessed via Springs Boulevard.
   - Both the westerly and southerly bulbs provide an effective turnaround for fire trucks.
   - A maintenance right of way is proposed along the west property line, at the request of Delta's Engineering Department.
2. Pedestrians and Cyclists:
   - The applicant proposes a bike route along Springs Boulevard, including linkages to pedestrian and cycling routes to the west and north, and to the regional bike trail system, improving trail connectivity to Ladner and Tsawwassen (Attachment 22).
   - Springs Boulevard would comprise part of the regional bike network, and would therefore accommodate cyclists as well as pedestrians.
   - Pedestrian and cycling linkages that extend west into Tsawwassen First Nation lands would continue west, roughly parallel to Highway 17, to Tsawwassen Beach Road.
   - There is an at-grade signalled pedestrian highway crossing located 70 m (230 ft) northeast of the proposed dedicated pedestrian and cycling facilities.
   - Public access for pedestrians and cyclists would be secured through a public access right-of-way.

Sewer Area Extension:
The subject site is located outside of Delta's Sewer Area and Metro Vancouver's Fraser Sewerage Area. Therefore, the applicant proposes to include 1.94 ha (4.8 ac) of the subject site, comprised of the proposed townhouse development, the tennis and pickleball court area, the pumping station and a 1792.1 m^2 (19,290 ft^2) golf course maintenance area directly south of the subject site in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area (Attachment 23). The rest of Remainder Lot A would remain outside of the sewer areas. The sewer area extension amendment would require approval by the Greater Vancouver Regional District Board and the Greater Vancouver Sewerage and Drainage District Board. A Sewer Area Extension Evaluation Summary is provided on Attachment 24.

Sustainable Features:
The following is a summary of the key sustainability features for this development proposal:

- Location: The site is located along a bike and walking path that would extend to Tsawwassen Beach and is within 800 m (0.5 mi) of public transit, a regional pedestrian and cycling path and commercial services.
- Structures: The buildings would be constructed with:
  - At least 15% material comprising recycled content (as per CAN/CSO-ISO 14021-00 Environmental Labeling and Advertising Guidelines);
  - At least 20% of the value of the building materials include products harvested, manufactured and supplied within 800 km (497 mi) of the project site;
  - Finger-jointed studs, which involve re-use of wood material; and
  - Certified "environmentally friendly" framing lumber.

The applicant has provided a Green Growth Index (Attachment 25) that identifies the proposed sustainability features, in which the applicant has scored 55 out of 100. The applicant has also provided an addendum at the end of Attachment 25 providing additional rationale.

Although not specific to this application, many of Delta's sustainability measures are addressed when the subject site is considered in the context of the Tsawwassen Springs master plan. For example, a part of the original Development application for the Tsawwassen Springs residential community in 2007, the developer has committed to providing several features for the use of all Tsawwassen Springs community residents, including:

- the proposed tennis and pickleball courts; and
- a community garden and composting area, approximately 400 m2 (4,306 ft2) in size and located in the area shown as 'community gardens' on Attachment 9.

Staff note that once the above features are constructed with the proposed development, they will benefit the proposed townhouse development.

Implications:

Financial Implications – The increased taxes to Delta resulting from 59 additional residences would be $118,000, calculated using 2016 tax rates and information from BC Assessment.

Interdepartmental Implications – The applicant would be required to comply with the development regulations set out in Delta's Subdivision and Development Standards Bylaw No. 7162, 2015. Servicing requirements would be secured in a development agreement prior to final adoption. The applicant would also be required to provide water metering and to enter into flood proofing and lot grading covenants. An engineering security would be required upon receipt of a cost estimate from the applicant's civil engineer.

Intergovernmental Implications – The application was circulated to several agencies for input and a summary of their comments is provided in Attachment 26.

Advisory Committee Implications – The application was circulated to several committees for input and a summary of their comments is provided below:

- This application was reviewed by the Community Planning Advisory Committee at their November 3, 2016, Regular Meeting. The Committee supported the subject application. A copy of the Community Planning Advisory Committee minutes is provided in Attachment 27.
- This application was reviewed by the Agricultural Advisory Committee at their November 9, 2016, Regular Meeting. The Committee supported the subject application. A copy of the Agricultural Advisory Committee minutes is provided in Attachment 28.
- This application was reviewed by the Advisory Design Panel at their December 15, 2016, Regular Meeting. The Committee recommended approval of the subject application. A copy of the Advisory Design Panel minutes is provided in Attachment 29.

Process and Next Steps:

A flow chart illustrating the various steps in the processing of this application is provided in Attachment 30. Should Council give the bylaws first and second readings, a Public Hearing would be held on June 27, 2017. A Public Hearing notice would be published in the newspaper and mailed to property owners within the notification area surrounding the subject property as shown on Attachment 6. Should Council give third reading to the bylaws following a Public Hearing, Council would need to adopt a resolution to refer the Agricultural Land Reserve exclusion and Non-Farm Use requests to the Provincial Agricultural Land Commission for their consideration. If the Commission approves the exclusion and Non-Farm Use requests, the application would be brought back to Council for consideration of referral of the Regional Growth Strategy and Regional Context Statement (Bylaw No. 7651) amendments and the Sanitary Sewer Area Extension (Bylaw No. 7654) request to Metro Vancouver. The rezoning bylaw also requires approvals from the Ministry of Agriculture and the Ministry of Transportation and Infrastructure.

▪ CONCLUSION:

The subject proposal would expand the existing Tsawwassen Springs residential community by introducing 60 townhouse units, a tennis court and a pickleball court, pedestrian and cycling connections and utility stations serving the residential and golf course uses. A slight adjustment to the golf course is also proposed in the vicinity of the townhouse site

It is recommended that Official Community Plan Amendment (Regional Context Statement Amendment) Bylaw No. 7651, Official Community Amendment (Land Use Designation Amendment) Bylaw No. 7652, Zoning Amendment Bylaw No. 7653 and Road Closure Bylaw No. 7655 be given first and second readings, and that Sanitary Sewer Extension Bylaw No. 7654 be given first, second and third readings.

It is further recommended that Bylaws No. 7651, 7652, 7653 and 7655, Development Variance Permit LU007923, Development Permit LU007923, the requests for an Agricultural Land Reserve exclusion and non-farm use, and a Regional Growth Strategy amendment be referred to a Public Hearing.



Jeff Day, P.Eng.
Director of Community Planning & Development

Department submission prepared by: Robin Pallett, Planner
RP/hk

▪ ATTACHMENTS:

1. Official Community Plan (Regional Context Statement) Amendment Bylaw No. 7651
2. Official Community Plan (Land Use Designation) Amendment Bylaw No. 7652
3. Zoning Amendment Bylaw No. 7653
4. Sewer Extension Bylaw No. 7654
5. Road Closure Bylaw No. 7655
6. Location Map
7. Project Data Table
8. Excerpt from the Tsawwassen First Nation Land Use Plan
9. Survey Plan and Site Plans
10. Grading Cross-Sections
11. Tsawwassen Springs Community Master Plan
12. Proposed ALR Exclusion Map
13. Agrologist's Report: Subject Site

13(b) Peer Review of Agrologist Report

14. Agrologist's Report: Millennium Greenhouse Agricultural Rehabilitation
15. RGS Designation Map
16. OCP Land Use Designation Maps
17. SPEA Setback Plan
18. Townhouse Building Designs
19. Landscape Plan
20. Tree Removal Plan
21. Proposed Road Closure Map
22. Pedestrian and Cycling Circulation Plan
23. Proposed Sewer Area Map
24. Sewer Area Extension Evaluation Summary
25. Green Growth Index
26. Correspondence from External Agencies
27. CPAC minutes
28. AAC minutes
29. ADP minutes
30. Process Flow Chart

THE CORPORATION OF DELTA

BYLAW NO. 7651

A Bylaw to amend "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985"

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 472 of the *Local Government Act*:

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as **"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Regional Context Statement Amendment for Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7651, 2017"**.

2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by changing the Regional Context Statement designation of the lands outlined in bold and marked "Subject Area" on Schedule 7651-1 from **Agricultural** to **General Urban** on the Regional Context Statement map in Section 1.8.

READ A FIRST time the day of , 2017.

READ A SECOND time the day of , 2017.

PUBLIC HEARING held the day of , 201 .

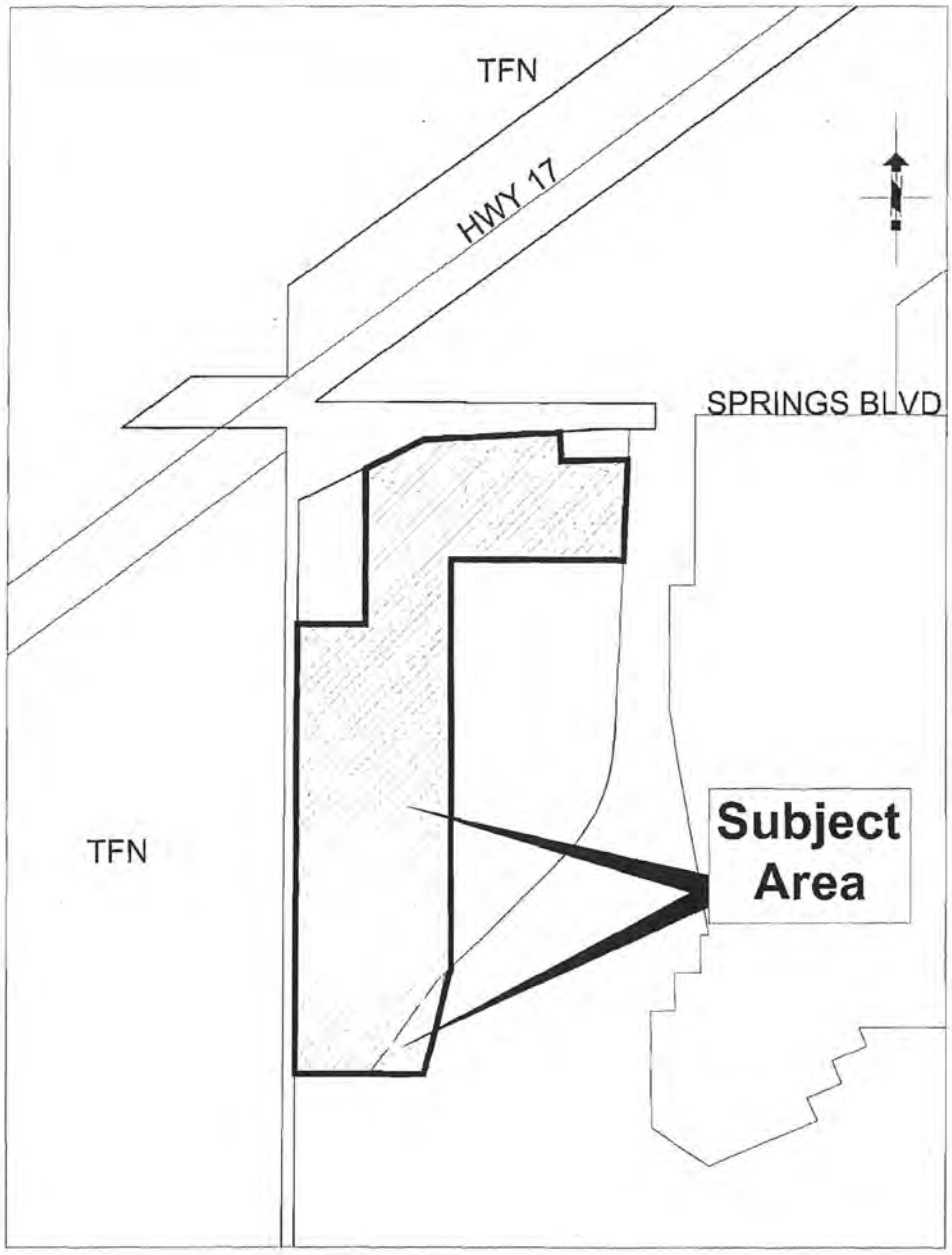
READ A THIRD time the day of , 201 .

FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

Robyn Anderson
Municipal Clerk

Bylaw No. 7651



This is Schedule 7651-1 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7651, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748,
Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7652

A Bylaw to amend "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985"

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 472 of the *Local Government Act*:

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as **"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7652, 2017".**

2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended as follows:

   (a) By changing the land use designation of the land outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw, from **Private Recreational Areas (CR)** to **Tsawwassen Golf and Country Club (TGCC)** and amending the Future Land Use Plan accordingly.

   (b) By adding to the Tsawwassen Golf and Country Club (TGCC) land use designation description in Sections 1.9.1 and 1.9.2, the word "townhouses," between the words "apartments" and "duplexes".

   (c) By replacing the map in Section 1.9.3 with the map on Schedule 7652-2.

3. Schedule D.1 of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by changing the land use designation of the lands outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw, from **Major Parks and Recreational Areas (P)** to **Tsawwassen Golf and Country Club (TGCC)** and amending the Tsawwassen Future Land Use Plan and the Tsawwassen Future Land Use Plan inset on the Future Land Use Plan in Schedule A accordingly.

4. Schedule E of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by adding the lands outlined in bold and marked "Subject Property" on Schedule 7652-1 to this bylaw to the SD4 Tsawwassen Golf and Country Club Development Permit Area and amending Map IIB accordingly.

READ A FIRST time the day of , 2017.

READ A SECOND time the day of , 2017.

PUBLIC HEARING held the day of , 201 .

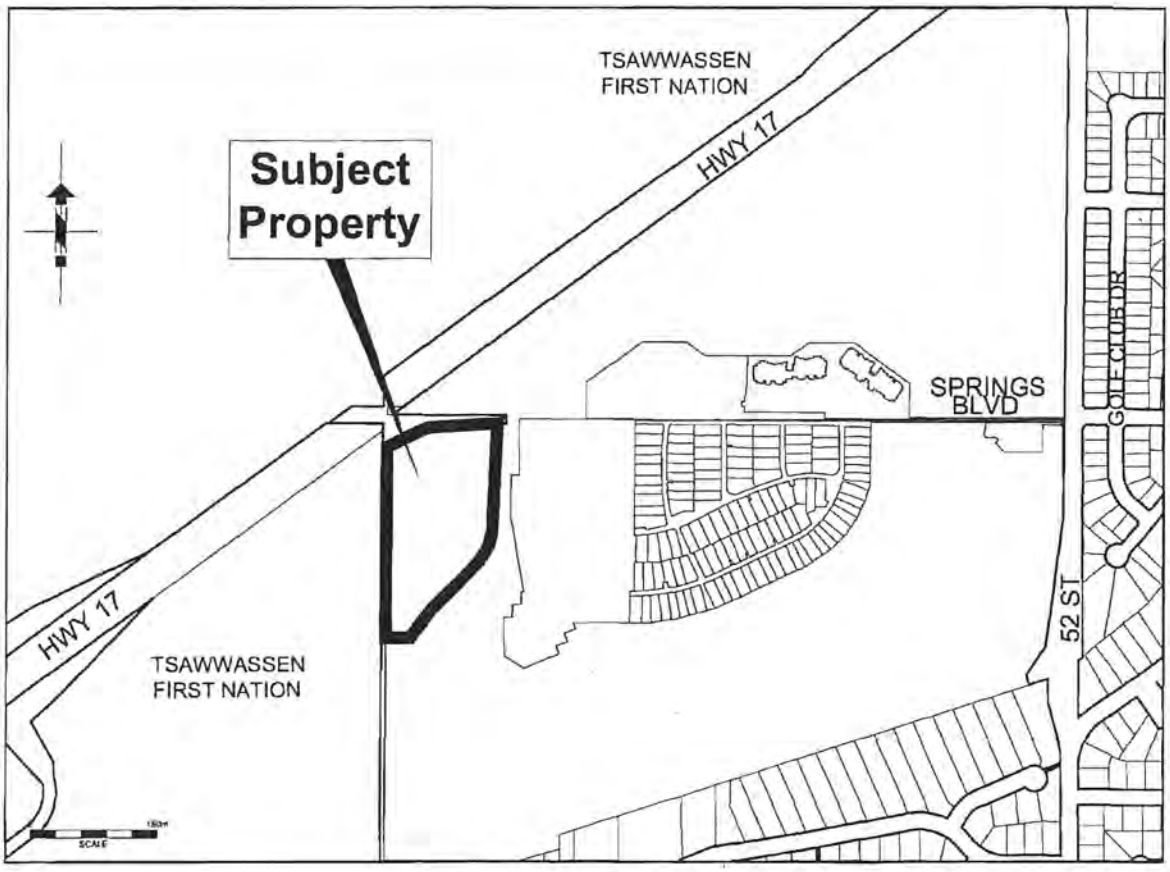
READ A THIRD time the day of , 201 .

FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

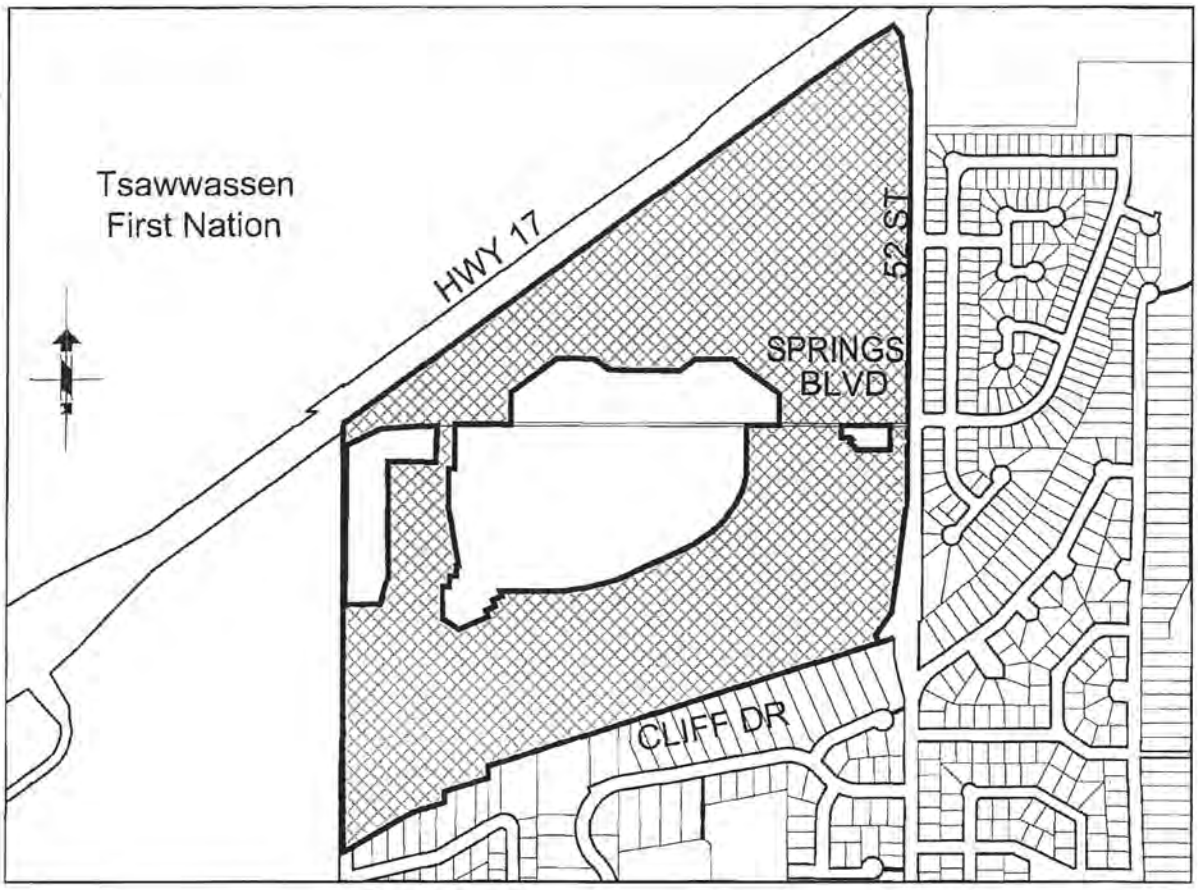
Robyn Anderson
Municipal Clerk

Bylaw No. 7652



This is Schedule 7652-1 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7652, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593



This is Schedule 7652-2 to
"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985
Amendment (Tsawwassen Golf & Country Club Ltd. – LU007923)
Bylaw No. 7652, 2017"

Legal: P.I.D.: 013-123-149
Lot A Section 10 Township 5 New Westminster District Plan 78593

THE CORPORATION OF DELTA

BYLAW NO. 7653

A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"

The Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017".**

2. "Delta Zoning Bylaw No. 2750, 1977" as amended is hereby further amended by:

   (a) Rezoning the lands shown on Schedule 7653-1 as follows:

   (i) Lands within the area outlined in bold and marked "C.D. 360-1" as C.D. 360-1 Comprehensive Development Zone No. 360-1; and
   (ii) Lands within the area outlined in bold and marked "CD 360-5" " as C.D. 360-5 Comprehensive Development Zone No. 360-5;

   and by amending the "Delta Zoning Maps" referred to in Section 301 accordingly.

   (b) inserting "360-5 Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017" in the correct numerical order in the LIST OF COMPREHENSIVE DEVELOPMENT BYLAWS in Part VIIIA; and

   (c) inserting the following zone in numerical order in Part VIIIA:

"C.D. 360-5

ZONE: COMPREHENSIVE DEVELOPMENT ZONE NO. 360-5

1. Permitted Uses:
Subject to the General Regulations – Residential Zones in Part VI, the following uses and no other uses shall be permitted:

Principal Uses:
'Townhouse'

Accessory Uses:
'Common Outdoor Amenity Area'
'Home Occupation'
The keeping of 'Household Pets'

Bylaw No. 7653

2. Interpretation

Notwithstanding the definition of 'Lot' in Part II Interpretations General, in this zone:

'Common Outdoor Amenity Area' means land free of buildings, roadways and parking areas that includes recreational structures such as benches and a children's playground apparatus.

'Lot' means:

a) A parcel of land created by subdivision under the *Land Title Act*;
b) A parcel of land created by the filing in the Land Title Office of a bare land strata plan, but does not include any 'Common Property' or 'Limited Common Property' (as those terms are defined in the *Strata Property Act*) associated with such parcel of land; or
c) All the land within a strata plan other than a bare land strata plan;

as the case may be.

'Lot Line' means any line which forms the boundary of a 'Lot'.

'Strata Lot' means a parcel of land shown on a strata plan other than a bare land strata plan, but does not include any 'Common Property' or 'limited common property' (as those terms are defined in the *Strata Property Act*) associated with such parcel of land.

3. Setbacks

(a) All Principal 'Structures' and 'Accessory Structures' shall be located within the shaded area and sited in general accordance with the building footprints as shown in Schedule 7653-2.
(b) Notwithstanding Subsection (a), eaves, roof overhangs and balconies and other architectural appurtenances may encroach by up to 0.8 metres into the minimum 'Setback' areas on all sides.

4. Maximum 'Height':

	Principal 'Structure'	Accessory 'Structure'
Maximum 'Storeys'	3	1
Maximum 'Height' to the roof ridge for a 'Pitched Roof' 'structure':	10.5 metres*	4.6 metres*
Maximum 'Height' to the 'Mid-Roof' or the top of a flat roof 'structure':	9.5 metres*	3.75 metres*

*Notwithstanding the definition of 'Vertical Building Envelope', building heights shall be measured from the two point nine (2.9) metre Geodetic Survey of Canada datum.

Bylaw No. 7653

5. Density:
   (a) Maximum Number of 'Dwelling Units': 60
   (b) Maximum 'Floor Space Ratio': 0.58

6. Site Coverage:
   'Site Coverage' shall not exceed 35% of the area of the 'Lot'.

7. Minimum Lot Size for Subdivision:
   (a) Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

'Lot' Area:	1.5 ha

   (b) Subdivision under the *Strata Property Act* other than a Bare Land Strata Plan:

'Lot' Area:	1.5 ha
'Strata Lot' Area:	115 square metres

6. Off-Street Parking and Loading Requirements:
   Off-street parking and loading shall be provided, developed, and maintained in accordance with Sections 409, 410, 411 and Part IX Off-Street Parking Regulations of this bylaw.

7. Other Regulations:
   (a) Landscaping and Screening:
   The balance of the 'Lot' which is not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped and maintained in good condition at all times.

   (b) Common Outdoor Amenity Area':
   A 'Common Outdoor Amenity Area' at least 430 square metres in size, for the general use of residents of the subject lot, shall be provided in general accordance with the area identified in Schedule 7653-2 as 'Common Outdoor Amenity Area' and shall be maintained in good condition at all times.

   (c) Fencing:
   A 'Fence' 1.8 metres in height shall be provided between private 'Amenity, Open Space' and where a private 'Amenity, Open Space' abuts Springs Boulevard. A landscape strip of at least 1.5 metres in width, consisting of a thick hedge of hardy shrubs or evergreen trees not less than 1.2 metres in height at time of planting, and maintained in a healthy growing condition and in a neat and orderly appearance, may be substituted for a 'Fence'.

(d) Driveways:
A driveway at least 3.2 m in length shall be provided for each townhouse dwelling unit, as measured from the curb of the internal road to the garage door of the townhouse dwelling unit.

(e) Outside Storage:
The storage of goods or materials outside any building is prohibited. Any storage of garbage or refuse must be in a commercial garbage container, which shall be enclosed with a decorative screen not less than 1.8 metres in height.

(f) Lighting:
Any lighting used to illuminate any parking areas shall be so arranged that all direct rays of light illuminate only the parking areas and not any adjoining premises.

(g) Overweight Vehicle Parking:
No person shall park or store, or cause to be parked or stored, any commercial vehicle, equipment, trailer or similar conveyance which exceeds a licensed gross vehicle weight of 5,500 kilograms on any lot between the hours of 9:30 p.m. and 7:00 a.m. of the following day.

(h) Surface Finish:
All parking areas and driveways shall be surfaced with asphalt concrete or permeable paving so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly disperse all surface water.

9. Land Development:
Notwithstanding any other provisions of this bylaw, the uses permitted by this bylaw shall be conditional upon the immediate availability and adequacy of those municipal facilities and services hereinafter set forth to serve the parcel of land and buildings, 'Structures', and uses to be erected, placed or undertaken thereon.

No use of land and no use of any building or 'Structure' thereon shall be deemed to be authorized by this bylaw and all uses otherwise permitted by this bylaw are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

(a) Sanitary sewer, waterworks, on-site fire protection and drainage works to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015' as amended from time to time; and

(b) Construction of all highways abutting and serving the land, including boulevards, landscaping, street lighting, underground wiring, sidewalks and transit service facilities, to the standards set out in the 'Delta Subdivision and Development Standards Bylaw No. 7162, 2015', as amended from time to time."

3. Schedule 7653-1 and 7635-2 attached hereto shall form part of this bylaw.

READ A FIRST TIME the day of , 2017.

READ A SECOND TIME the day of , 2017.

PUBLIC HEARING HELD the day of , 201 .

READ A THIRD TIME the day of , 201 .

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the day of , 201 .

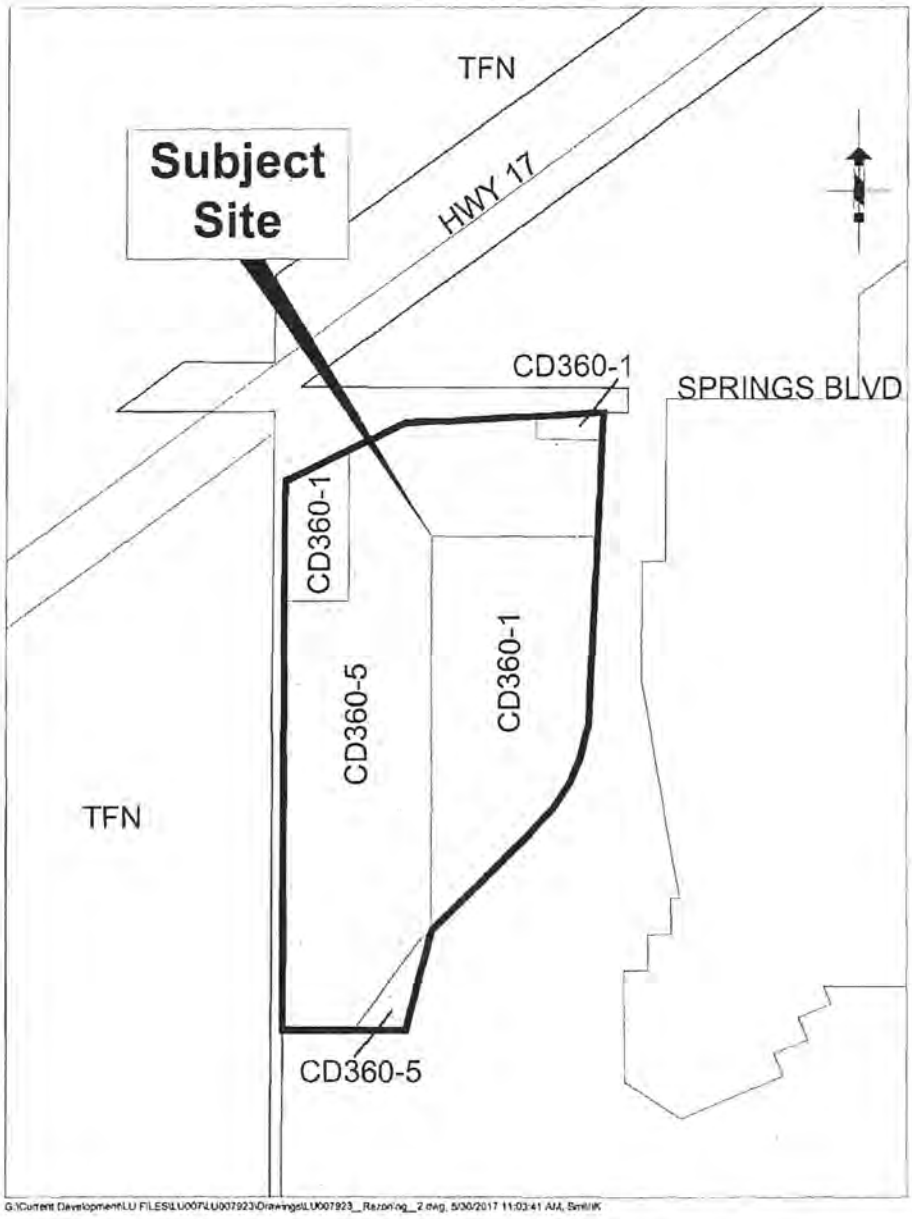
APPROVED BY THE MINISTRY OF AGRICULTURE the day of , 201 .

FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

Robyn Anderson
Municipal Clerk

Bylaw No. 7653



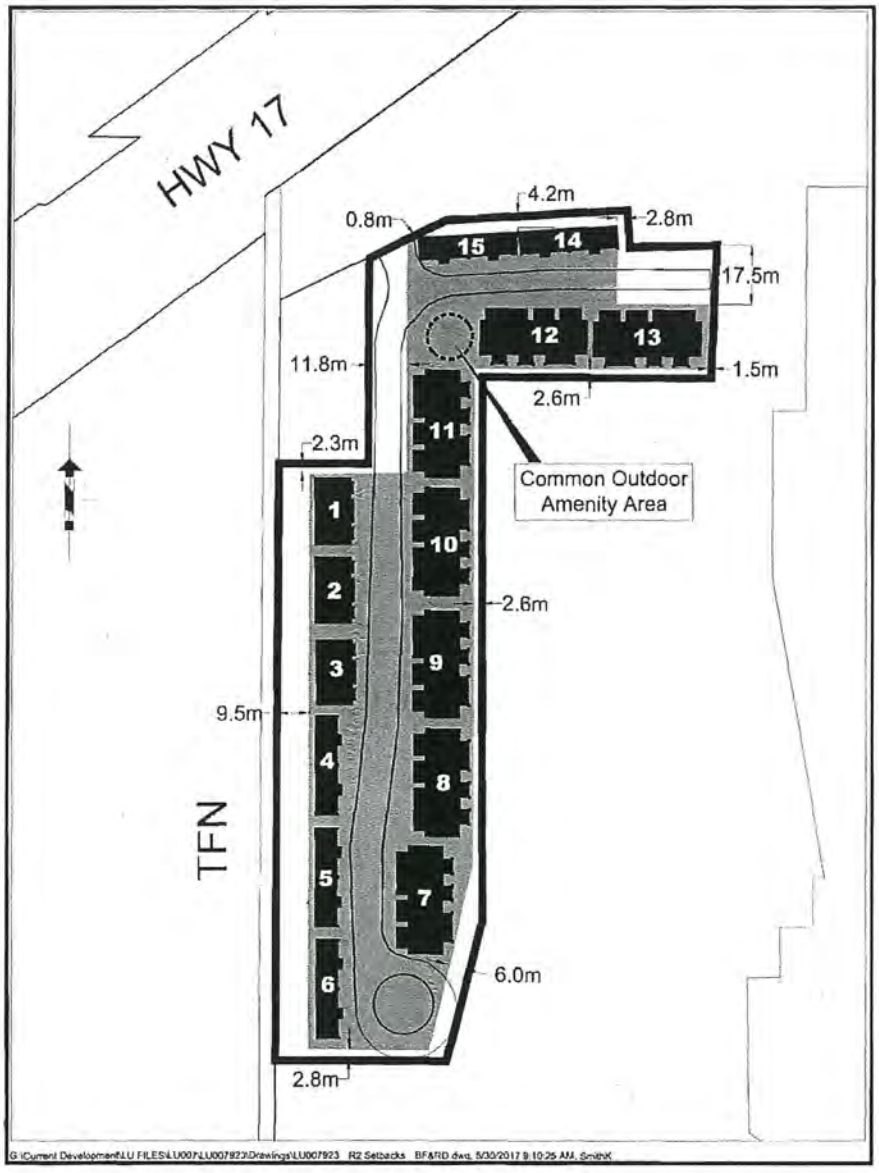
This is Schedule 7653-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748, Except Plan EPP42884

Bylaw No. 7653



This is Schedule 7653-2 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 360-5 – Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7653, 2017"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748, Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7654

A Bylaw to extend the boundaries and area of the "Delta Sewer Area"

WHEREAS the Council of The Corporation of Delta has adopted a bylaw entitled "Delta Sewer Area Merger Bylaw No. 2551, 1976" which outlined areas specified as the "Delta Sewer Area" created for the purpose of providing a sanitary sewer system for the special benefit of the said areas;

AND WHEREAS it is deemed desirable and expedient to extend the specified area serviced by the sewer system;

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as **"Delta Sewer Area Extension and Enlargement (Tsawwassen Golf & Country Club Ltd. - LU007923) Bylaw No. 7654, 2017".**

2. Any liabilities incurred, on behalf of the "Delta Sewer Area" as created by the "Delta Sewer Area Merger Bylaw No. 2551, 1976" shall be borne by all the owners of parcels of lands in the "Delta Sewer Area" as extended and enlarged by this bylaw.

3. The "Delta Sewer Area" as created by the "Delta Sewer Area Merger Bylaw No. 2551, 1976" and as extended from time to time is hereby further extended and enlarged to include the property described as "Proposed Sewer Area Extension" as shown outlined in bold on the plan attached hereto and identified as Schedule "A".

READ A FIRST time the day of , 2017.

READ A SECOND time the day of , 2017.

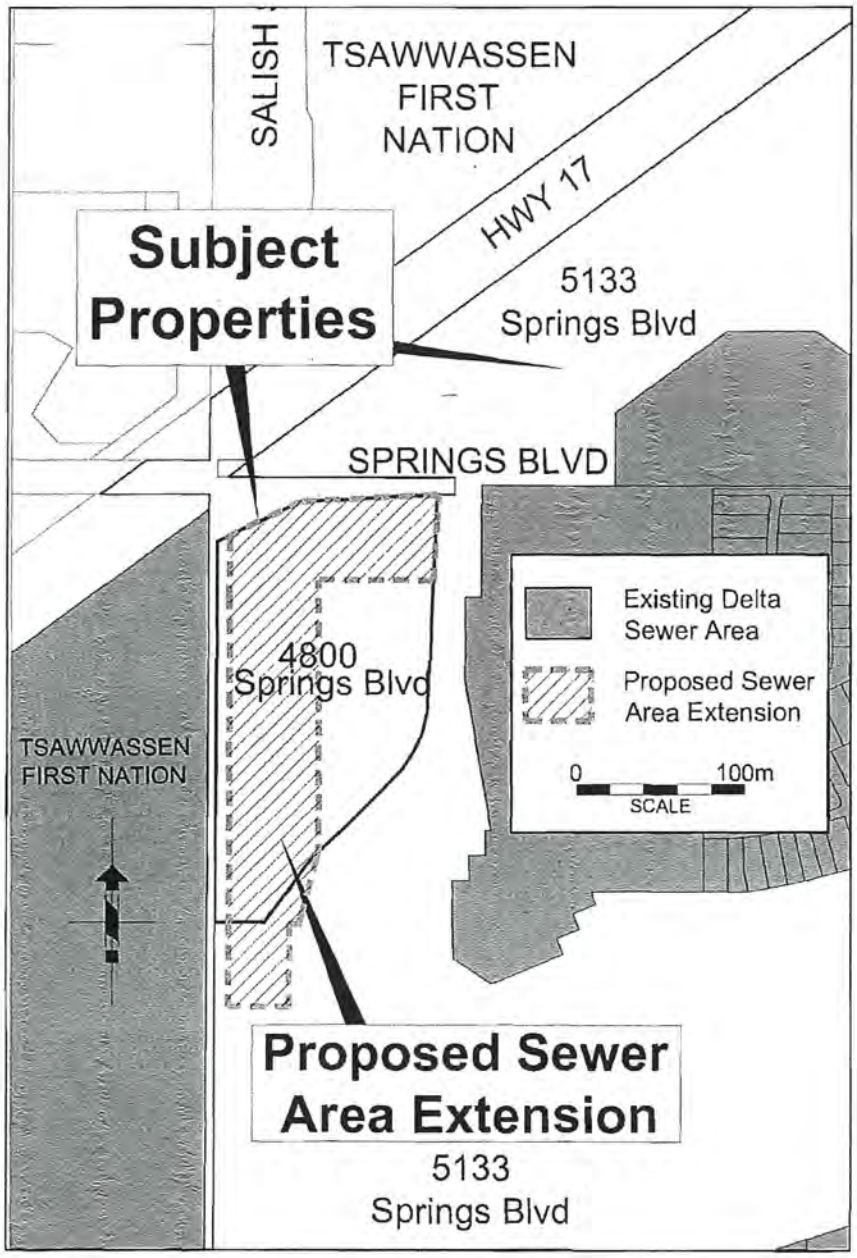
READ A THIRD time the day of , 2017.

APPROVED BY THE the Greater Vancouver Sewer & Drainage District
the day of , 201

FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

Robyn Anderson
Municipal Clerk



This is Schedule "A" to
"Delta Sewer Area Extension and Enlargement
(Tsawwassen Golf & Country Club Ltd. - LU007923)
Bylaw No. 7508, 2016"

Legal: P.I.D. 013-123-149
Lot A, Section 10, Township 5, New Westminster District Plan 78593

and

Legal: P.I.D. 028-012-241
Lot 1, Section 10 & 15, Township 5, New Westminster District Plan BCP41748,
Except Plan EPP42884

THE CORPORATION OF DELTA

BYLAW NO. 7655

A Bylaw to close certain portions of a public highway and cancel the dedication of such highway

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WHEREAS pursuant to Section 40 of the *Community Charter*, S.B.C. 2003, c. 26 as amended, the Council may, by Bylaw, close all or part of a highway that is vested in the municipality to some or all types of traffic and may cancel the dedication of a highway that has been or is being closed;

NOW THEREFORE the Council of The Corporation of Delta, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "**Delta Road Closure and Cancellation (Tsawwassen Golf & Country Club Ltd. – LU007923) Bylaw No. 7655, 2017**".

2. That portion of public highway outlined in bold and marked "Road to be Closed" on the Reference Plan prepared by Watson and Barnard B.C. Land Surveyors, based on a field survey completed on January 5th, 2016, a reduced copy of which is attached hereto as Schedule "A" (the "Closed Road"), is hereby stopped up and closed to all traffic.

3. The dedication of the Closed Road is hereby cancelled and removed.

4. The Closed Road shall cease forever to be a public highway and title thereto shall be vested in The Corporation of Delta.

5. Schedule "A" attached hereto shall form part of this bylaw.

6. The Mayor and the Municipal Clerk of The Corporation of Delta are hereby authorized to execute such conveyances, deed, maps, plans, receipts and documents on behalf of The Corporation of Delta as may be necessary for the purposes aforesaid and to affix the Corporate Seal of The Corporation of Delta thereto if necessary.

READ A FIRST TIME the day of , 2017.

READ A SECOND TIME the day of , 2017.

Public Hearing day of , 201 .

READ A THIRD TIME the day of , 201 .

Public Notice of Intention to proceed posted in the public notice posting place on and since the day of , 201 .

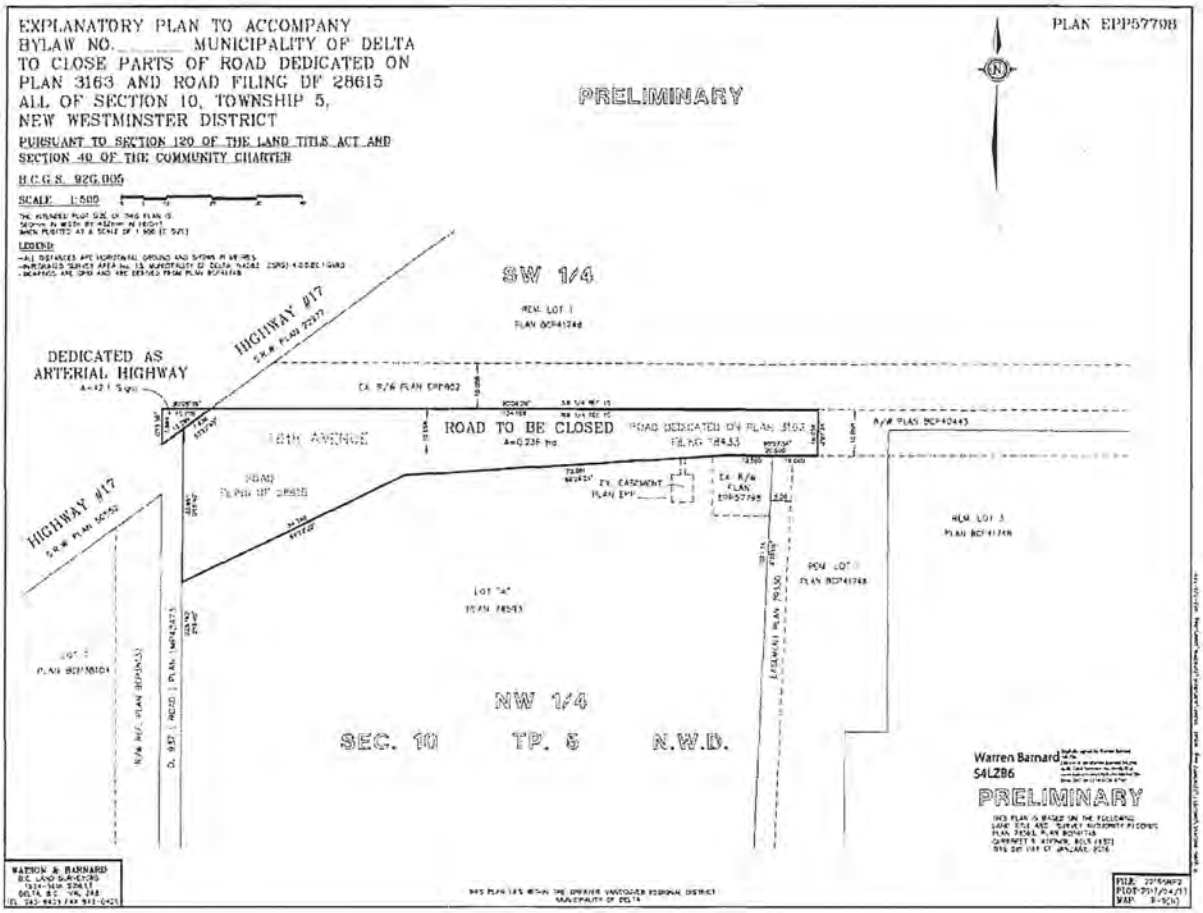
Public Notice of Intention to proceed advertised in the Newspaper on the day of , 201 , and on the day of , 201 .

FINALLY CONSIDERED AND ADOPTED the day of , 201 .

Lois E. Jackson
Mayor

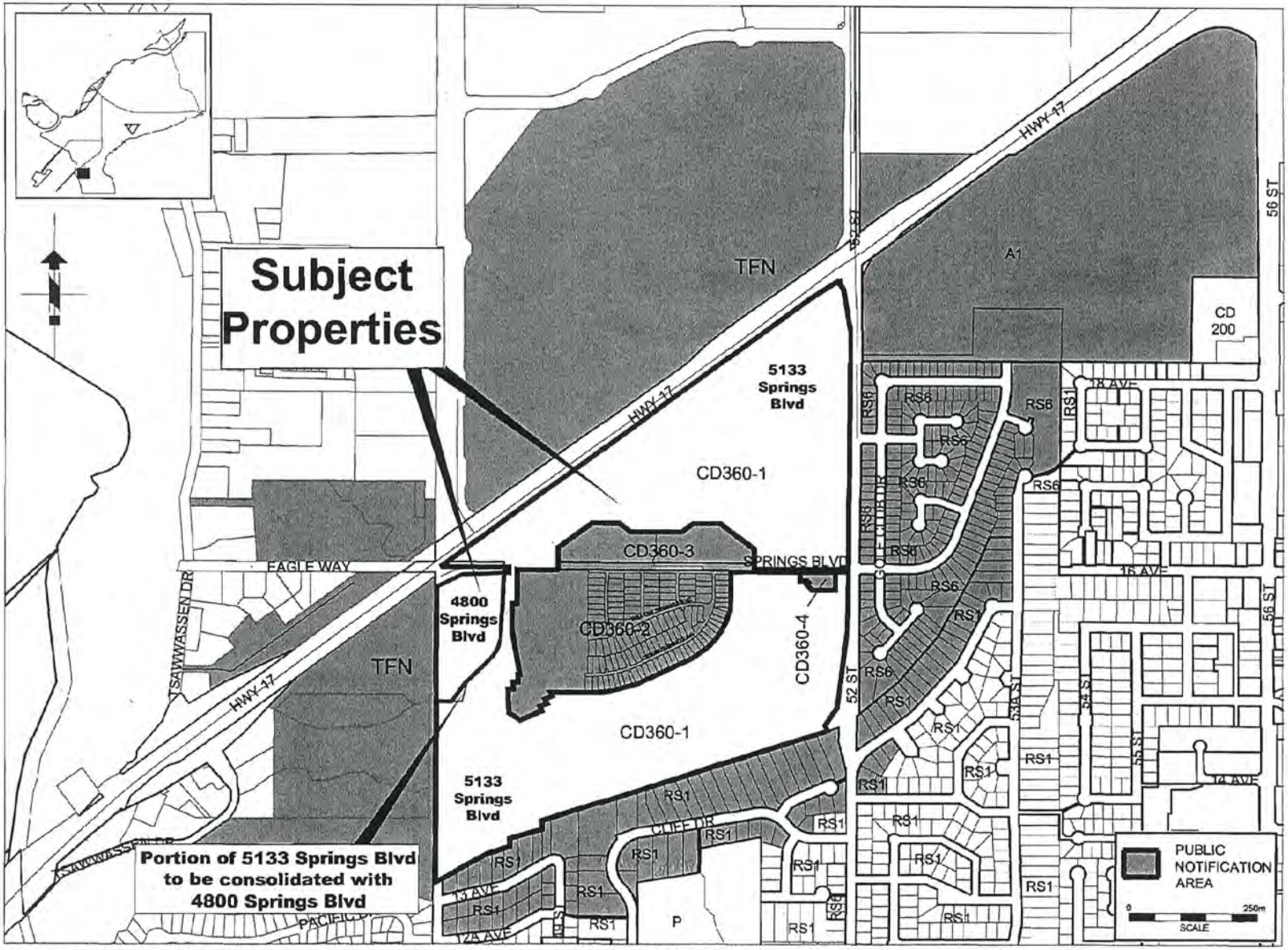
Robyn Anderson
Municipal Clerk

Bylaw No. 7655



This is Schedule "A" to
"Delta Road Closure and Cancellation
(Tsawwassen Golf & Country Club Ltd.) – LU007923) Bylaw No. 7655, 2017"

Location Map



G:\Current Development\LU FILES\LU007\LU007923\Drawings\LU007923_Consolidation_portion of 5133 Springs w 4800 Springs.dwg, 5/4/2017 3:01:22 PM, SmithK

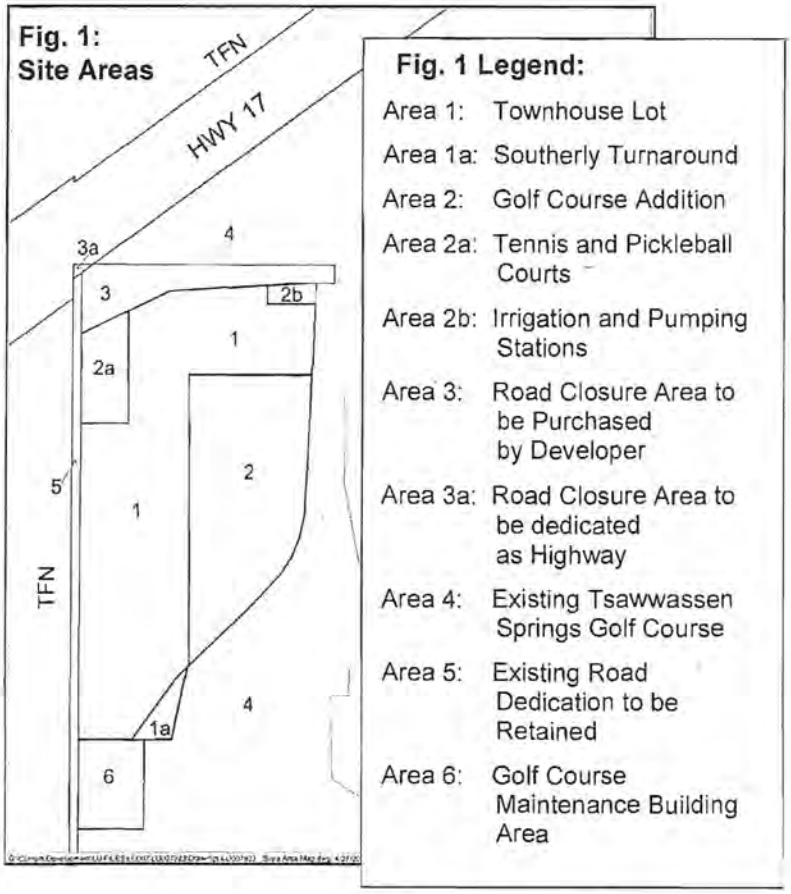
Project Data for 4800 Springs Boulevard and a portion of 5133 Springs Boulevard (LU007923)

Owner	Tsawwassen Golf and Country Club Ltd.	
Applicant	Ross Clouston	
Application Date	June 29, 2016	
	Existing	**Proposed** (Site areas are shown on Fig. 1, on pg 3 of 3)
Agricultural Land Reserve Status	Yes	Townhouse Lot: (Areas 1 & 1a): No
		Golf Course Lot: (Areas 2, 2a & 2b): Yes
Regional Growth Strategy Designation	Agriculture	General Urban
OCP Designation: Schedule A	Private Recreational Areas (CR)	Tsawwassen Golf & Country Club (TGCC)
Schedule D.1 (Tsawwassen Area Plan)	Major Parks and Recreational Areas (P)	Tsawwassen Golf & Country Club (TGCC)
Maximum Allowable Density	N/A	N/A
Density	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 1 dwelling; 0.4 uph (0.2 upa)	Townhouse Lot (Areas 1 & 1a): 60 dwellings; 34.9 uph (14 upa)
		Golf Course Lot: (Areas 2, 2a & 2b): N/A
	5133 Springs Boulevard (Areas 1a, 4 & 6): N/A	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): N/A
Development Permit Area	SD2 English Bluff (Tsawwassen Escarpment)	SD2 English Bluff (Tsawwassen Escarpment)
	Streamside Protection and Enhancement (SPEA)	Streamside Protection and Enhancement (SPEA)
		SD4 Tsawwassen Golf & Country Club
Zoning	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): C5 Private Recreational	Townhouse Lot (Areas 1 & 1a): CD360-5
		Golf Course Lot: (Areas 2, 2a & 2b): CD360-1
	5133 Springs Boulevard (Areas 1a, 4 & 6): CD360-1	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): CD360-1 (No Change)

	Existing	**Proposed** (Site areas are shown on Fig. 1, on pg 3 of 3)
No. of Lots	2	2 (following consolidation)
Lot Size	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 2.8 ha (6.9 ac)	Townhouse Lot (Areas 1 & 1a): 1.6 ha (4.0 ac)
		Golf Course Lot: (Areas 2, 2a & 2b): 1.25 ha (3.0 ac)
	5133 Springs Boulevard (Areas 1a, 4 & 6): 43.0 ha (106.3 ac)	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): 42.9 ha (106.0 ac)
	Permitted under C5 Zone (4800 Springs Blvd)	**Proposed for Lot 1 (Areas 1 & 1a):**
Maximum Building Size	N/A	Lot 1: 170.8 m^2 (1,839 ft^2)
In-Ground Basement	N/A	No
Secondary Suite	No	No
Maximum No. of Storeys	N/A	Lot 1: 3
Maximum Building Height:	N/A	Lot 1: Roof peak: 10.5 m (34 ft)* Mid-roof: 9.5 m (31 ft)*
Maximum Building Site Coverage	N/A	Lot 1: 30.8%
Maximum Impermeable Area Coverage	N/A	Lot 1: 53.6%
Off-Street Parking:	N/A	2 spaces per unit (100% enclosed) plus 17 visitor parking spaces Total: 137 spaces
Tree Retention, Removal and Replacement	**Required**	**Proposed**
Trees to be Removed: 84 in total ▪ 62 on-site trees from 4800 Springs Blvd; ▪ 19 on-site trees from 5133 Springs Blvd; ▪ 1 Delta-owned tree; and ▪ 2 trees shared with Delta. Trees to be Retained: 0 from 4800 Springs Blvd	168 on-site replacement trees based on 2 for 1 replacement	172 trees proposed in total ▪ 97 in Areas 1, 1a, 2b, 3 & 4 ▪ 75 in Area 2 Tree replacement security: $84,000 No cash-in-lieu required for replacement trees

* as measured from the 2.9 m geodetic Survey of Canada datum level

Street Trees (Private Road)	Required	Proposed
One tree for every 9 m (30 ft) of (municipal) street abutting the property	N/A	One tree for every 9 m (30 ft) is proposed along Springs Boulevard (Area 3)



Tsawwassen First Nation: South Neighbourhood Plan - East Precinct **(Excerpt)**

Figure 9: Illustrative Site Plan - East Precinct



PLAN OF TOPOGRAPHY SHOWING PROPOSED
SUBDIVISION OF A PORTION OF LOT A, PLAN 78593,
SECTION 10, AND A PORTION OF LOT 1, PLAN BCP41748
EXCEPT: PLAN EPP42884, SECTIONS 10 AND 15,
ALL OF TOWNSHIP 5, NEW WESTMINSTER DISTRICT

B.C.G.S. 92G.005

SCALE: 1:500

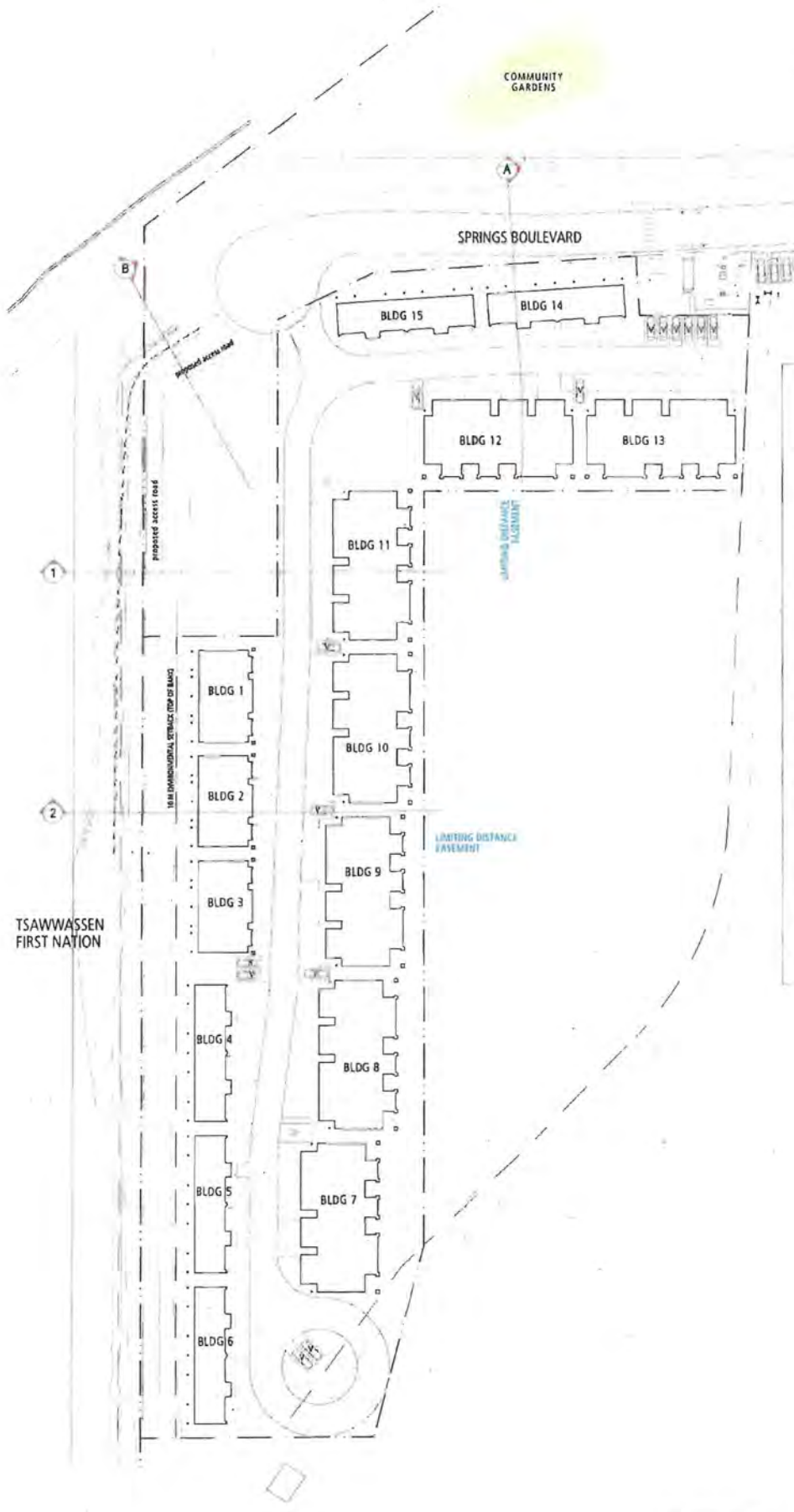
CIVIC ADDRESSES: #4000 SPRINGS BOULEVARD



WATSON & BARNARD
B.C. LAND SURVEYORS
1524-56th STREET
DELTA, B.C. V4L 2A8
TEL. 943-9433 FAX 943-0421

DATED THIS 25th DAY OF JULY 2015
Warren Barnard
54LZB6
WARREN E. BARNARD (BCLS)

FILE 21SSPTS.DWG
PLOT 2015/07/24
MAP C-001



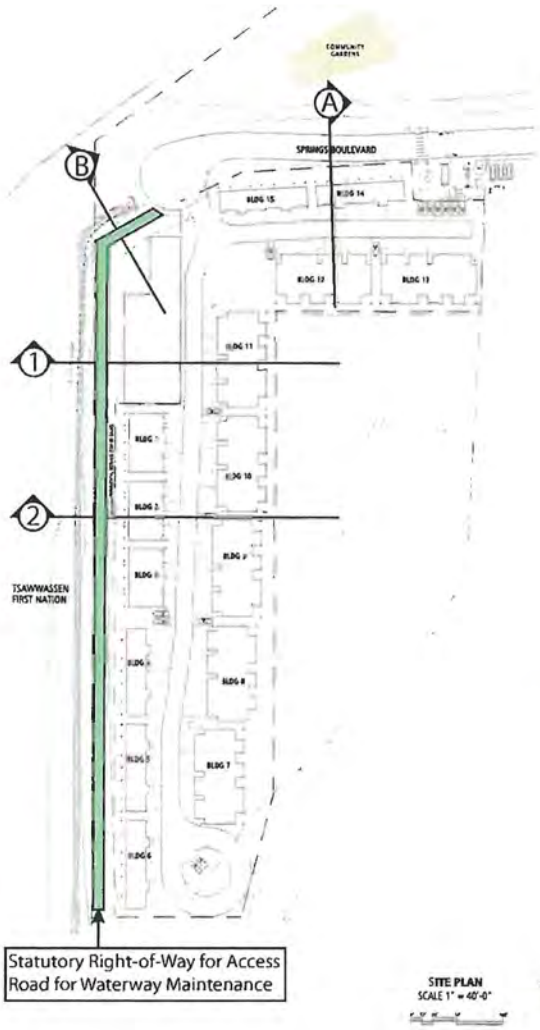
SITE DATA

Civic adress				4800 Springs Boulevard
ORIGINAL Site Area				25,579 sm (2.56 ha)
NET Site Area				15,550 sm (1.55 ha)
Unit count				60
Proposed Density				38.5 upha
FAR Calculation:				
14 A1	x	170 sm	=	2,378 sm
14 A2	x	171 sm	=	2,392 sm
10 C1	x	134 sm	=	1,340 sm
10 C2	x	134 sm	=	1,340 sm
6 D1	x	131 sm	=	788 sm
6 D2	x	132 sm	=	788 sm
60 Units				9,026 sm
Total Net Floor Area				9,026 sm
Proposed FAR				0.580
Building Footprint				5,619 sm
Proposed Building Coverage				35.9 %
Total Impermeable Area				10,310 sm
Front Yard				3.0 m
Side Yard				3.0 m
Rear Yard				3.0 m
Child play area				388 sm (6.5 sm/Unit)
Parking Requirements				
Residential 2 cars/unit for 60 units				120
Visitor 0.2 cars/unit for 60 units				12
Total Required				132
HC car Stall Provided (In addition)				2

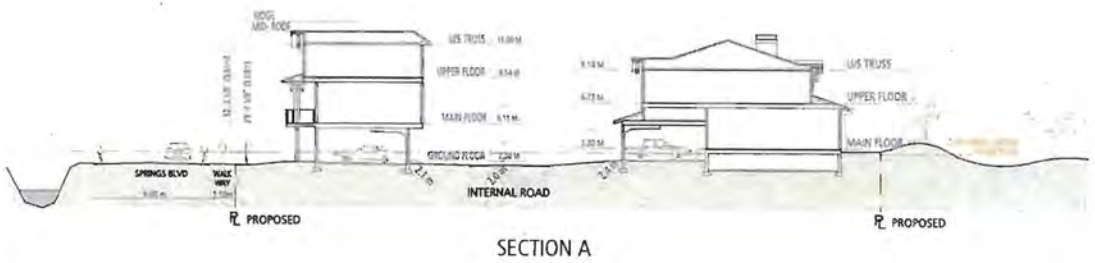
SITE PLAN
SCALE 1" = 40'-0"

0' 12' 25' 50' 100'

Site Grading Cross Sections and Statutory Right-of-Way for Waterway Maintenance



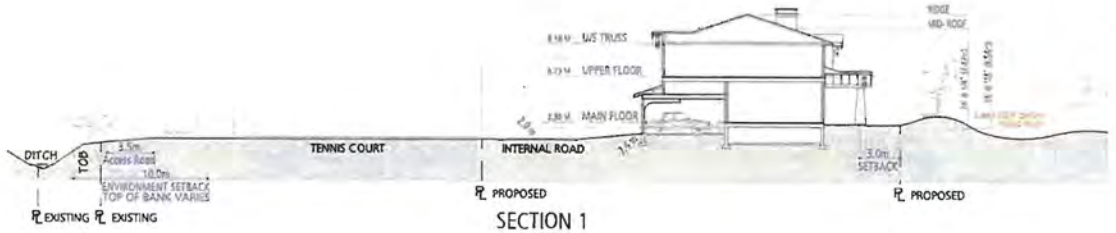
SITE PLAN
SCALE 1" = 40'-0"



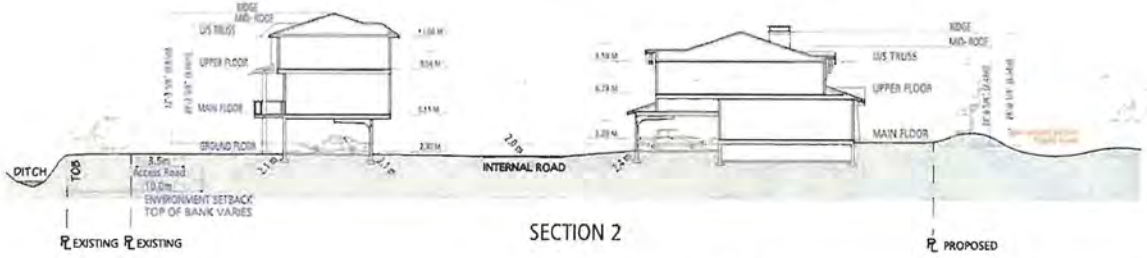
SECTION A



SECTION B



SECTION 1

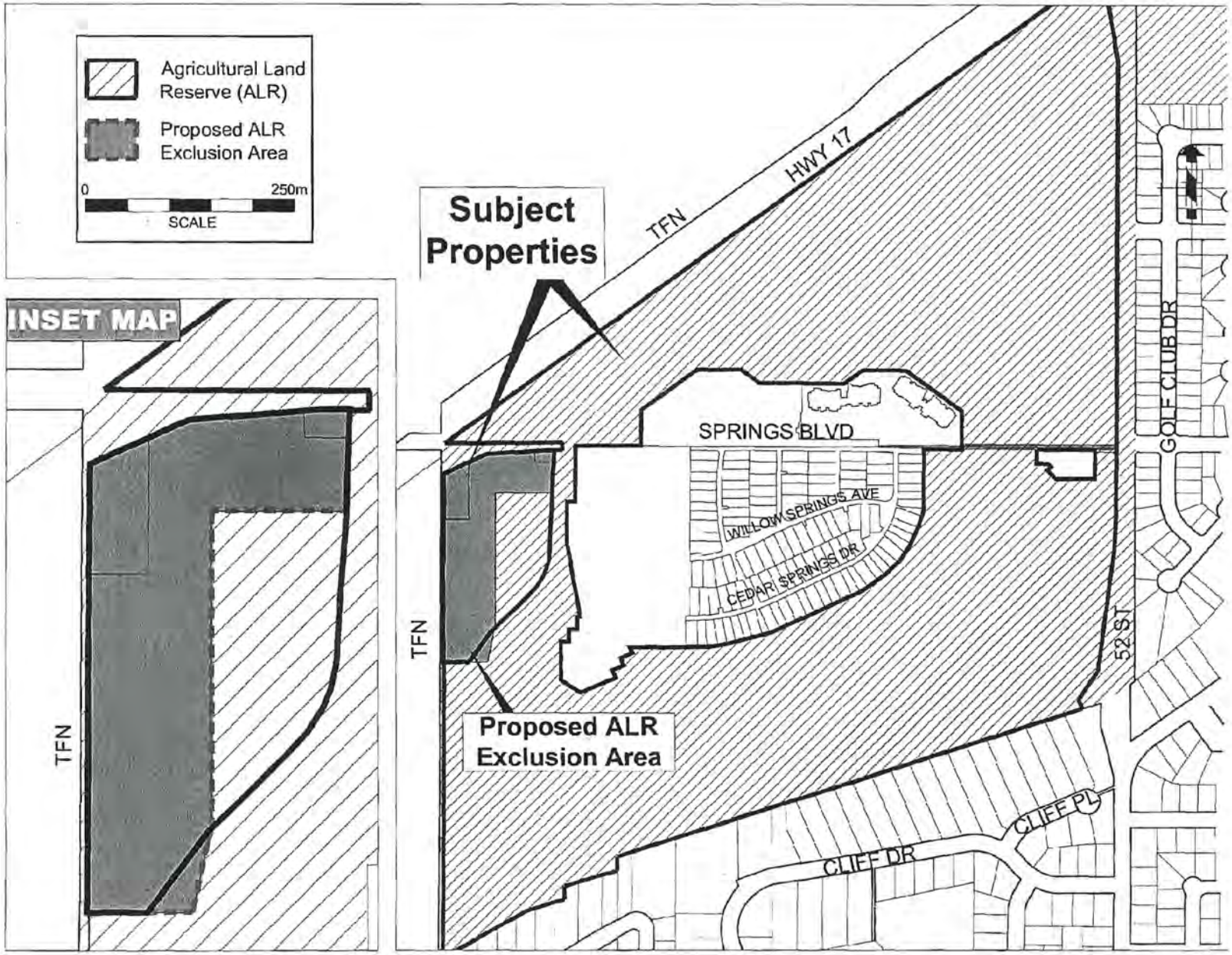


SECTION 2

Tsawwassen Springs Community Master Plan



Proposed ALR Exclusion Map



C&F LAND RESOURCE CONSULTANTS LTD.
4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca

May 16, 2017

Mr. Ron Toigo
Shato Holdings Ltd.
300 - 4088 Cambie Street
Vancouver, B.C. V5Z 2X8

Dear Mr. Toigo:

Re: Addendum to May 21, 2016 Agricultural Capability Assessment for 4800 Springs Boulevard, Delta, B.C.

This addendum is intended to reflect physical changes to the subject property and a change in the areas proposed for development which have occurred in the intervening period since our May 21, 2016 report was prepared.

1. **Changes to Proposed Development** (see Attached "Revised Site Plan")

a) The site plan for the proposed development has changed as follows:

i) The area proposed for exclusion on the Gibbs Property has changed from 1.4 hectares to 1.75 hectares which includes 1.56 hectares for townhouse development, 0.17 hectares for tennis and pickle ball courts and 0.02 hectare for a sewer pump station as well as a small triangular are of 0.05 hectare on Remnant 1, Plan BCP 41748.

ii) This small triangular area of 0.05 hectare, part of the Tsawwassen Springs Golf Course parcel, is proposed for exclusion to accommodate a cul-de-sac turn around bubble at the south end of the townhouse access road. This parcel would be consolidated with the townhouse parcel.

iii) The remaining area of the Gibbs Property is proposed for construction of an additional golf hole with an area of 0.82 hectares. This parcel would remain in the ALR and be consolidated with Rem 1, Plan BCP41748.

iv) In summary, the revised total area proposed for exclusion from the ALR is 1.80 hectares. Some 0.82 hectares are proposed for non-farm use as a golf course hole.

2. **Physical Changes to Site**

a) The area noted as Soil Unit II on Figure 3.2 of our May 21, 2016 report formerly consisted of a pile of historic imported fill several metres high. Most of this material was removed from the site in the summer of 2016 to bring the grade to an elevation consistent with the surrounding area. There was no evidence of native soil exposed when the fill was removed. The revised agricultural capability for this unit noted as Unit II on Figure 4.2 is revised from 80%5WDF - 20% 7T to a rating of 5WDF.

Subsequently, in early 2017, a thin layer of gravel was spread over the exposed base clay fill area to provide a temporary parking area for construction workers at the Tsawwassen Springs development. The intent is to remove the gravel in the event that the application to use this area for an expanded golf hole is refused by the ALC. The current capability with the gravel cover is "A" which would revert to 5WDF if the gravel is removed.

b) Some of the fill from unit II was spread on a low lying area of Unit I immediately south of the former pile. This area has been re-seeded with grass. The capability remains the same as before, 5WDF.

c) A small, 0.05 hectare triangular parcel lying within Remnant 1, Plan LMP41748 which is part of the Tsawwassen Springs golf course property is proposed for exclusion to accommodate a cul-de-sac turn around bubble. This parcel is currently part of the paved access road from Brandrith Road to the golf course maintenance yard and the road occupies about half the area of the parcel. The remainder of the parcel is consistent with the soils found on the Gibbs property Unit I. An agricultural capability rating for this parcel of 50% "A" and 50% 5WDF was applied.

3. **Changes to May 21, 2016 Report**

a) The report now includes a small parcel in the adjacent Rem 1, Plan LMP41748 of +/- 0.05 hectare which increases the total project area to +/-2.62 hectares as compared to +/-2.6 hectares as noted in paragraph 7.1 and Table 4.3.4.

b) The area proposed for exclusion is now +/-1.8 hectares as compared to the May 21 report as stated in paragraph 7.6 as 1.4 hectares. The area now proposed for golf course use within the ALR is 0.82 hectares as compared to 1.2 hectares in the May 21 report.

c) While the total area involved has increased by 2% from 2.6 to 2.62 hectares and the area proposed for exclusion has increased from 1.4 to 1.8 hectares; the overall impact of these changes on the agricultural suitability of this area is minimal due to the severely compromised imported fill soil conditions.

d) Therefore the conclusions reached in the May 21, 2016 report are not subject to amendment.

Yours very truly,
C&F LAND RESOURCE CONSULTANTS LTD.

Per: B M French

Brian M. French, P.Ag.

PXXXXX

100

REVISED SITE PLAN FOR GIBBS & REM1, PL LMP41748

REM. LOT 1
PLAN BCP41748

Scale: 1:1,000 metric

HIGHWAY #17
R/W PLAN 50552

16th AVENUE
(BRANDRITH ROAD)

ROAD FILING
DF 28615

90°09'09"
104.340

86°28'06"
91.589

90°7'34"
104.83

REM. LOT "A"
PLAN 78593

Proposed sewer pump station 0.017 ha

Proposed townhouse from Parkhouse

8.541

64°23'56" 31.680

93.736

67.548

0°0'34"

31.883

2°35'05"

REM. LOT "A"
PLAN 78593
0.173 ha

Tennis Court + Pickle ball Courts 0.173 ha.

90°7'34"
28.663

88.021
90°7'34"

/W PLAN BCP47672

LOT 7
PLAN BCP 38104

0°15'29" 225.188

PROP. LOT 1
PLAN EPPXXXXX
1.56 ha

Proposed townhouse development 1.56 ha

161.222
0°0'34"

REM. LOT "A"
PLAN 78593

Proposed non-farm use for golf course hole; consolidate with REM1, Pl. BCP41748 0.82 ha

R/W PLAN BCP 38137

TSAWWASSEN INDIAN RESERVE

177.382

EASEMENT PLAN 79330

REM 1
PLAN BCP41748

14°3'47"

49.680
90°00'08"

REM. LOT 1
PLAN BCP41748
0.05 ha

Proposed exclusion from REM1, Plan BCP41748 to be consolidated with Proposed Lot 1 to accommodate cul-de-sac bulb

NW 1/4 SEC 10
TP 5 NWD

LOT A
PLAN EPP23872

R/W PLAN BCP 38137

LOT 4
PLAN BCP 38104

D.L. 169 GP. 2

D.L. 937 PLAN LMP 42473

0°15'29" 354.286

Proposed exclusion from ALR
Proposed non-farm use in ALR
Proposed lot consolidation

C&F LAND RESOURCE CONSULTANTS LTD.
4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca

May 21, 2016

Mr. Ron Toigo
Shato Holdings Ltd.
300 - 4088 Cambie Street
Vancouver, B.C. V5Z 2X8

Dear Mr. Toigo:

Re: Assessment of Agricultural Capability for 4800 Springs Boulevard, Delta, B.C.

1. INTRODUCTION

1.1 Terms of Reference

You have requested us to carry out a soil survey, agricultural capability and agricultural suitability assessment of the above noted property.

1.2 Qualifications and Field Protocols

A soils on site inspection of the subject lands and a review of surrounding lands was carried out on April 21, 2016 and this report summarizes the findings. The fieldwork and reporting was carried out by Brian M. French, P.Ag. an agricultural soil specialist with 38 years of professional experience and fully qualified to carry out soil survey and land capability classification. A resume of experience is included as Appendix A.

This report has been prepared under procedures and guidelines of the Canadian System for Soil Classification, Publication 1646 (1978) and the Land Capability Classification for Agriculture in British Columbia, M.O.E. Manual 1 (April 1983).

Soil conditions were determined by digging a series of test pits exposed with a mini excavator within the subject lands. The pits were dug or exposed to a depth which penetrated the unweathered parent material or at least the1.2 metre effective depth of cultivation and rooting in the Delta area. A total of seven test pits were exposed on the subject property.

This report has nine sections: Introduction, Location and Land Use, Soils, Agricultural Capability, Agricultural Suitability, Impact Analysis and Summary of Findings.

2. Location and Land Use

2.1 Subject Property (See Figure 2.1(a), 1:1,000 scale Air Photo and Subject Lands Location

Map and Figure 2.1(b): ALR map).

The subject property is an irregular shape with an area of +/-2.6 hectares. The land use is rural residential with one residence and some outbuildings.

2.2 Zoning

The Corporation of Delta zoning is C-5, Private Recreation. The property is in the ALR.

2.3 Surrounding Land Use

North: Tsawwassen Golf & Country Club, in the ALR;
East: Tsawwassen Golf & Country Club, in the ALR and Tsawwassen Spring housing development, out of ALR
West: Tsawwassen First Nation, vacant land proposed for housing development not in ALR;
South: Tsawwassen Golf & Country Club, in the ALR.

3. SOILS

3.1 Ministry of Environment 1:20,000 Mapping

The Ministry of Environment Soils of Langley - Vancouver Map Area, RAB Bulletin 18 1:25,000 scale mapping on Mapsheet #7 shows a complex of Tsawwassen and Spetifore Series. Tsawwassen soils are developed from coarse textured recent marine deposits. Tsawwassen soils are severely limited by low water holding capacity and nutrient content. Spetifire Soils are developed form medium textured deltaic deposits and are limited by high water tables and saline conditions.

It should be noted that the MOE mapping for the subject property and the former Tsawwassen Golf Club lands does not represent the conditions as found on these lands when it was operated as the former golf course. None of the land lying south of the former Brandrith Road (16th Avenue) ROW (now Springs Boulevard) had native soils at the surface as mapped by the MOE and all had been subject to significant modification by import of fill and sculpting for the golf course.

3.2 Current On Site Inspection (Figure 3.2)

Seven soil pits were excavated with a mini excavator. Detailed on site inspection and survey at 1:1,000 scale identified three soil units on the property the subject of this report. Field notes are included in Appendix B. Photographs of the soil pits and associated landscapes are included in Appendix C.

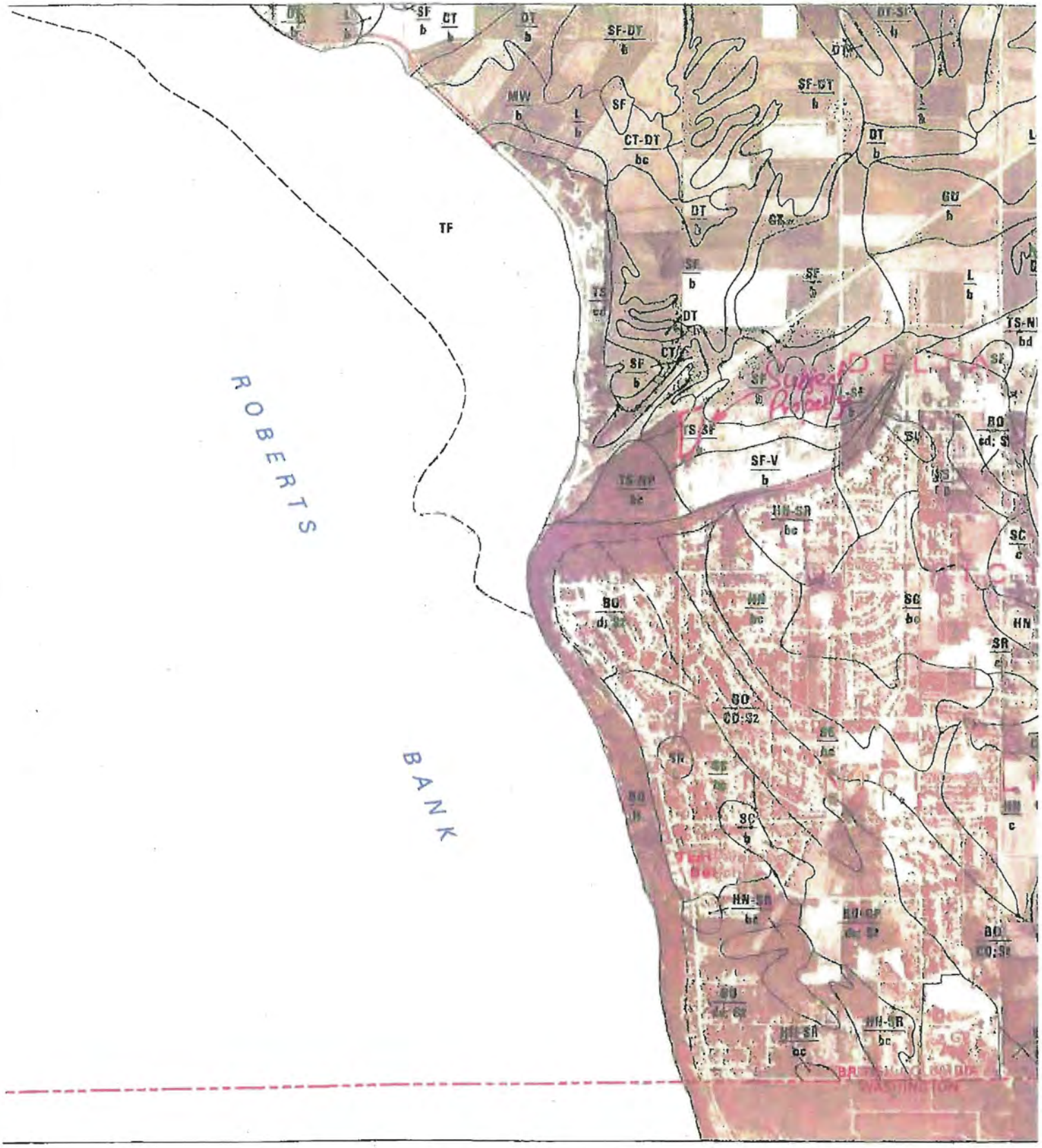


Figure 2.1(a): 1:1,000 scale Air Photo of Subject Property

Figure 2.1(b): ALR Map (not to scale)



Figure 3.1: MOE 1:25,000 scale Soil Map



3.2.1 Soil Unit I

Unit I was the dominant soil on the property and occupied +/-1.50ha or 57.7% of the area on the subject lands and was developed from historic imported random subsoil soil fill 60 to 125cm thick overlying buried native soils. The topography was near level with slight undulations. The vegetation was wild grasses, sedges and buttercups.

A typical soil profile was exposed at Soil Pit #7 and was described as follows:

C	0 - 100cm	grey brown sandy loam common fill; roots to 15cm; clear boundary to:
IICg	100 - 115cm	blue grey silty clay, native; massive; no roots; clear boundary to:
IIIC	115 - 125cm+	variegated native sand; saturated, water table at 110cm; no roots.

3.2.2 Soil Unit II

Unit II occupied +/-0.80 ha or 30.8% of the subject area. Unit II was developed from historic imported random subsoil fill up to six metres thick.

A typical soil profile was exposed at Soil Pit # 2 and was described as follows:

C	0 - 30cm	brownish grey silty clay fill; common stones; massive; few roots to 15cm depth; fairly clear boundary to:
IIC	30 - 60cm+	grey mixed texture imported fill; common stones, no roots.

3.2.3 Soil Unit III

Unit III occupied +/-0.26ha or 10% of the subject area containing the single dwelling, outbuildings and curtilage. No soil descriptions were deemed necessary on these disturbed, built up and non-native soil areas.

4. Agricultural Capability

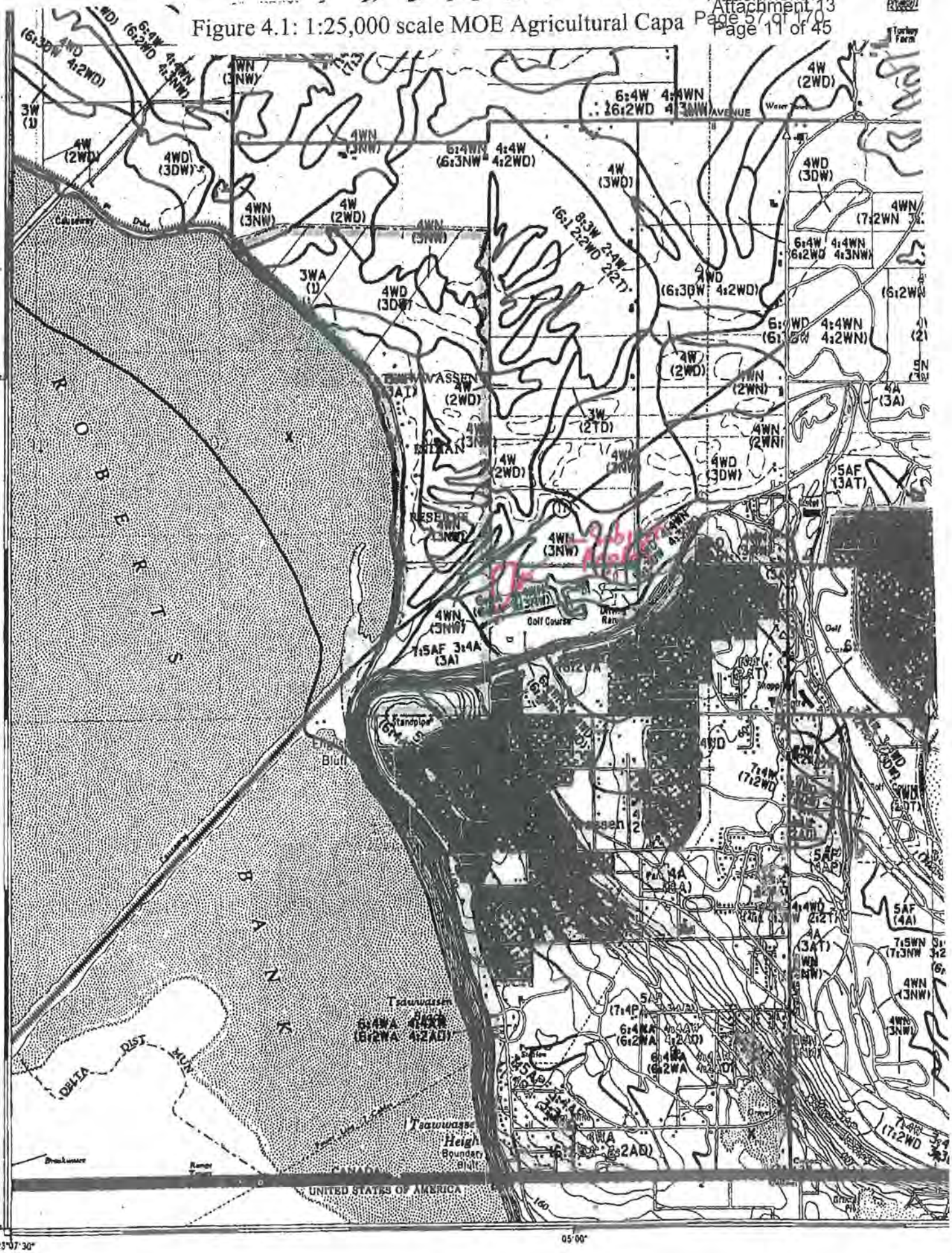
4.1 Ministry of Environment Mapping

The MOE 1:25,000 scale mapping for agricultural capability rated the site as a complex of 60% Class 4A - 40% Class 4WN improvable with irrigation and drainage to 60% Class 2A - 40% Class 3NW. This is despite the sol description which says the Tsawwassen soil is "severely limited by low water holding capacity and nutrient content"



Figure 3.2: 1:1,000 scale Current Soil Mapping

Figure 4.1: 1:25,000 scale MOE Agricultural Capa



As noted in 3.1 above, the MOE soil survey and the agricultural capability ratings as noted in 4.1 and applied based on that soil survey do not represent the current and historic conditions associated with the former golf course and subject property conditions.

Detailed On Site Interpretation (Figure 4.2)

Unimproved and improved agricultural capability ratings were applied to the soil units identified on the property. Landscape and climate factors were integrated into the ratings. The Ministry of Environment Land Capability Classification for Agriculture in British Columbia (MOE Manual 1) was used to assign ratings. Excerpts of MOE Manual 1 are included in Appendix D.

4.2.1 Unit I

Soil unit I was severely limited by the imported subsoil fill which had been placed on the property during initial golf course construction in the 1960's. No native soil was exposed in any of the five soil pits exposed within this unit. Normal mapping practice would rate this area as"A"Anthropic or modified by the actions of man however since the entire unit was covered with imported fill, a rating of 5WDF was applied to reflect the severe drainage, rooting depth and fertility restrictions. Improvement would be very difficult with these variable imported fill soils with mixed stoniness and asphalt contamination. Therefore no improved rating was applied.

4.2.3 Unit II

Soil Unit II was severely limited by the imported subsoil fill ans steep sideslopes at the edge of the fill. A complex rating of 80% Class 5WDF - 20% Class 7T was applied without any potential for improvement.

4.2.2 Unit III

Soil Unit III was the area occupied by the dwellings, outbuildings, driveways and curtilage. These areas were rated "Anthropic" symbol "A" to designate areas modified by the activities of man to the point where the natural condition could not be returned with on site materials. Soil bound agriculture would be impractical.

4.3.4 Summary of Agricultural Capability

The agricultural capability of the property is summarized in the Table below.



Figure 4.2: 1:1,000 scale Current Agricultural Capability Map

AGRICULTURAL CAPABILITY CLASS	UNIMPROVED CAPABILITY (HA)	IMPROVED CAPABILITY (HA)	UNIMPROVED %	IMPROVED %
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	0	0	0	0
5	2.18	2.18	83.8	83.8
7	0.16	0.16	6.2	6.2
Anthropic	0.26	0.26	10.0	10.0
TOTAL	**2.60**	**2.60**	**100**	**100**

4.3 Comparison of MOE and Current Ratings

The current ratings applied to this property differ substantially from the MOE ratings due to the fact the filled area was apparently not taken into account in the MOE ratings.

5. AGRICULTURAL SUITABILITY

Agricultural suitability is a further interpretation of soil, climate and agricultural capability information to include local conditions as applied to specific crops and non-soil based agricultural uses.

5.1 Soil Bound Uses

The suitability for soil bound uses considers growing annual and perennial crops which are climatically suited to this region in the context of the significant soil based limitations found on the property. Severely restricted drainage, rooting depth and low fertility are the principal limitations to soil bound agriculture. There are no soil bound crops apart from rough, unimproved pasture which are suitable for this property.

Extensive livestock use would be very limited due to the wet winter soil conditions. Forage production would be severely limited by the poor soil conditions.

5.2 Non-Soil Bound Agricultural Uses

Non-soil bound agricultural uses include greenhouses, intensive livestock (poultry, hog and feedlot) production, mushroom production and horticultural pot nursery production.

These non-soil bound uses do not depend on growing in the native soil medium but they

do required a solid, well drained level surface on which to establish the necessary buildings and infrastructure. Pot nursery production is somewhat more tolerant of non-level sites but still requires a solid, well drained surface. The area occupied by Units I and II could support pot nursery but the wet winter conditions would require placement of a trafficable lift on roads. Any of the intensive livestock or mushroom operations would be precluded by the surrounding urban and recreational uses.

6. IMPACT ANALYSIS

6.1 Impact of Agricultural Development of Subject Lands on Surrounding Lands

There is no current agricultural activity on this property nor is there any evidence or any historic agricultural use. Were an attempt made to develop this site for agricultural use for pasture, the only practical crop, the impact on surrounding lands would be minimal. The impact on local agricultural production would be negligible.

6.2 Potential Impact of development for Townhouses on the North and West Boundaries and a Golf Course Hole on the East on Local and Regional Agricultural Productive Capacity

The subject lands are not now nor have they in the past contributed anything to agricultural productivity. It is very unlikely that this property would be developed for any sort of agricultural use in the future and therefore there would not be any impact on regional agricultural production in either case.

6.3 Potential of Development of the Subject Lands for Impact on Surrounding Agricultural Operations

There are no agricultural operations near this property. Adjacent properties are golf course, residential or land slated for residential development on the TFN lands to the west.

6.4 Precedent of Exclusion and Non-Farm use for a Golf Hole for Triggering Future Applications

This property is unique and isolated by the previous decisions of the Commission to allow the Tsawwassen Springs golf course and housing development and the exclusion of the neighboring Tsawwassen First Nation lands.

7. SUMMARY AND CONCLUSIONS

7.1 Some 2.18 hectares or 83.8% of the 2.6 hectares on the subject lands have a Class 5 unimprovable capability. The remainder, 0.42 hectares or 16.2% is Class 7 or anthropic.

7.2 This property is severely constrained for soil bound agricultural production by the impact of historic subsoil importation, circa 1966, which has created very poor drainage, rooting depth and fertility issues. Improvement to these limitations by normal farm management practices would be impractical.

7.3 The MOE Soil and agricultural capability mapping published in 1980 does not represent the actual conditions on the site circa 1966 when fill had been placed. The actual soil survey work may have been carried out prior to the filling taking place as this was a very long term mapping project.

7.4 Intensive soil bound cultivation for annual crops would be impractical due to the severe soil imitations found on this site. Passive use as pasture would be problematic and result in very poor quality forage as noted during the current survey. Livestock rearing depending on on-site forage would be marginal due to the very limited land area and expected low quality forage.

7.5 Non-soil bound agricultural uses such as greenhouses, mushroom barns, feedlot or pot nursery use would be challenged by the wet soil conditions and surrounding urban and recreational uses.

7.6 Exclusion of some 1.4 hectares of the property for townhouse development and use of the remaining 1.2 hectares for expansion of the adjacent golf course would not have an agricultural impact on any adjacent property or have a negative impact on regional agricultural productivity. This property is essentially non-arable.

C & F LAND RESOURCE CONSULTANTS LTD.

Per:

Brian M. French, P.Ag.

File:\4800 Springs Blvd Report-05-21-2016

APPENDIX A:
RESUME OF EXPERIENCE, BRIAN M. FRENCH, P.A.G

BRIEF RESUME OF EXPERIENCE
Brian M. French, P.Ag.

Business Address: **C&F Land Resource Consultants Ltd.**
4383 Happy Valley Road
Victoria, B.C. Canada V9C 3Z3
Tel: (250) 474-5072; Fax: (250) 474-5073
E-mail: cflrc@shaw.ca

Education: B.Sc.(Agriculture) , Honours Soil Science, 1971
Professional Affiliation: Member, B.C. Institute of Agrologists

Professional Experience:

- 3 years as Staff Agrologist with Agricultural Land Commission responsible for technical support to the Commission and staff, attendance to E.L.U.C. hearings, participated in ALR fine tuning reviews;

- 4 years as consultant to the ministry of Lands, Parks and Housing carrying out major reviews of crown land suitability for agricultural leases in Omineca and Cariboo regions;

- 22 years as a soils and land use consultant with a broad spectrum of clients including the Agricultural Land Commission, provincial government, municipal government, Municipal Insurance Association, R.C.M.P. major crimes unit, utility companies, major corporations and individuals. Projects completed include many individual parcel agricultural capability assessments; comprehensive land use plans (Maple Ridge Rural Land Use Plan for ALC); technical mediation (Six Mile Ranch ALR exclusion issue for Ministry of Agriculture); Utility Corridor issues (B.C. Gas Surrey-Langley 42" pipeline project and many other sewer, water and drainage projects for G.V.R.D., F.V.R.D. and others); forensic soil and land use services (technical assistance to RCMP-Vancouver Police Joint Task Force on Picton pig farm sites in Port Coquitlam); agricultural land infrastructure development for drainage, greenhouse development, irrigation and leveling.

- Drainage design and supervision including gravel pit and soil dumpsite storm water management plans; agricultural land drainage; urban rain garden soil specification and analysis of water flow in soils.

- Golf course and sports field development and technical services (design, construction and management for various clients including Vancouver Parks Board, Coquitlam Parks Board, Saanich Parks & Recreation, Oak Bay Parks, Shawnigan Lake School);

- Aggregate industry development and reclamation services; responsible for exploration, permitting, preparation of plans, monitoring of work, supervision of rehabilitation and closure. Major clients include Lafarge Canada, Fraser Valley

Aggregates, Imperial Paving, Columbia Bitulithic as well as several smaller companies throughout B.C.;

- Soil and inert industrial landfill services; responsible for permitting, preparation of operating and rehabilitation plans, monitoring of works, reporting and closure. Involved in numerous significant operations;

- Composting industry services including development of plans to conform to the Organic Matter Recycling Regulation and municipal bylaws; monitoring and closure plans.

Brian French, P.Ag.

March 1, 2016

APPENDIX B

FIELD NOTES

Field Notes for 4800 Springs Boulevard, Delta, B.C.

April 21, 2016

Pit #1: Side cut on north fill berm; wild grass vegetation, slope 50%. Exposed material from top of berm to toe. All clay fill with some stones.

Pit #2: on level fill area in north of property. Bare ground, rutted from equipment traffic.

Pit #3: South of main fill pile, sparse wild grass and sedges, level topography with slopes less than 2%.

Cg	0 - 30cm	grey, mottled silty clay fill, occasional stones; fairly common roots; clear boundary to:
C	30 - 100cm	mixed fill with asphalt and stones; water table at 90cm; fairly clear boundary to:
IIC	100 - 130cm+	sand and gravel, appears to be native, saturated.

Pit #4: Southeast of Pit #3; sparse wild grass and sedges; level topography with slopes less than 2%.

C1	0 - 30cm	variegated sandy fill, fairly common roots, fairly clear boundary to:
C2	30 - 60cm	brown clay fill, massive, hard; no roots; clear boundary to:
IIAp	60 - 120cm	buried native fine loamy sand surface soil; dense, massive; no roots; fairly clear boundary to:
IIC	120 - 150cm	buried native very fine sand to silt, massive, dense; no roots.

Pit#5: in SW corner of north field; wild grasses, buttercups, level topography with slopes less than 2%.

C	0 - 120cm+	brown sandy loam to loamy sand common fill, common broken asphalt and rocks; roots to 15cm depth.

Pit #6: west end of south field; buttercups vegetation; level topography.

C	0 - 115cm+	brown sandy loam to silty clay loam common fill, very common stones; roots to 15cm.

Pit #7: east centre of south field; level topography.

C	0 - 100cm	grey brown sandy loam common fill; roots to 15cm; clear boundary to:
IICg	100 - 115cm	blue grey clay, native; massive; no roots; clear boundary to:
III C	115 - 125cm	variegated native sand; saturated, water table at 110cm; no roots.

APPENDIX C

PHOTOGRAPHS

PLATE 1: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016

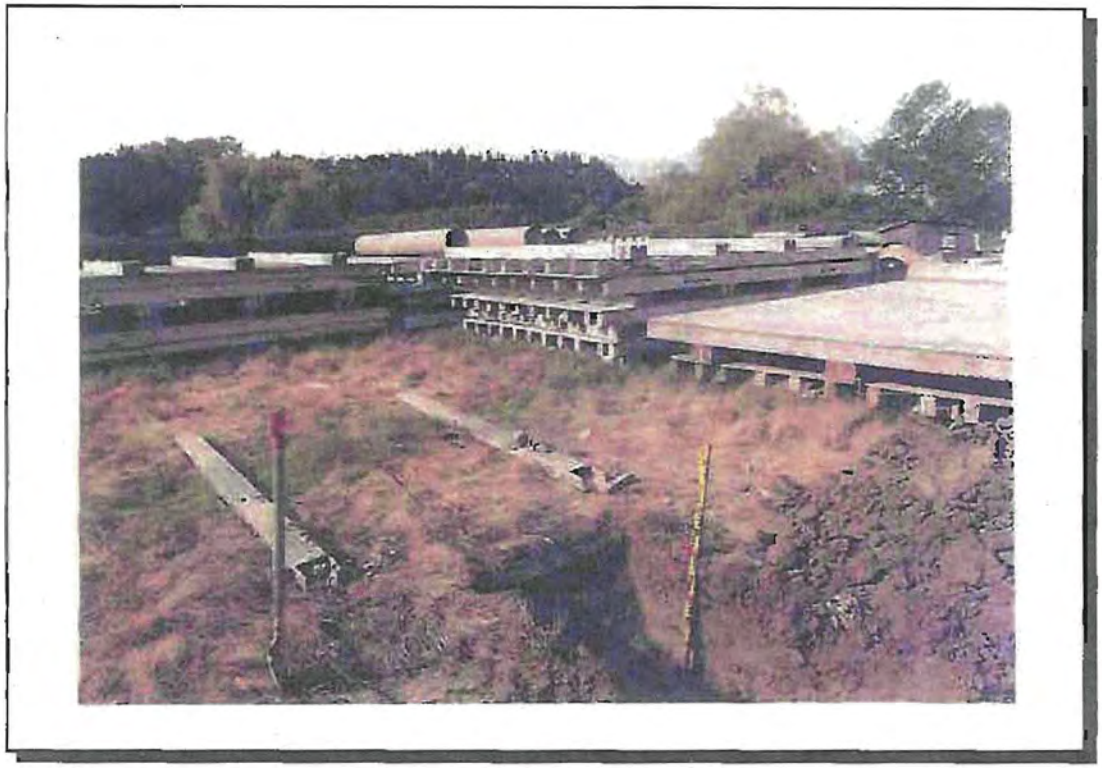


1(a): Landscape at Soil Pit #1



1b):Soil Pit #1, common clay fill, some stones

PLATE 2: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016



2(a): Landscape at Soil Pit #2



2b):Soil Pit #2, 30cm clay fill over mixed common fill

PLATE 3: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016



3(a): Landscape at Soil Pit #3



3b):Soil Pit #3, 30cm clay fill over mixed fill with asphalt

PLATE 4: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016



4(a): Landscape at Soil Pit #4

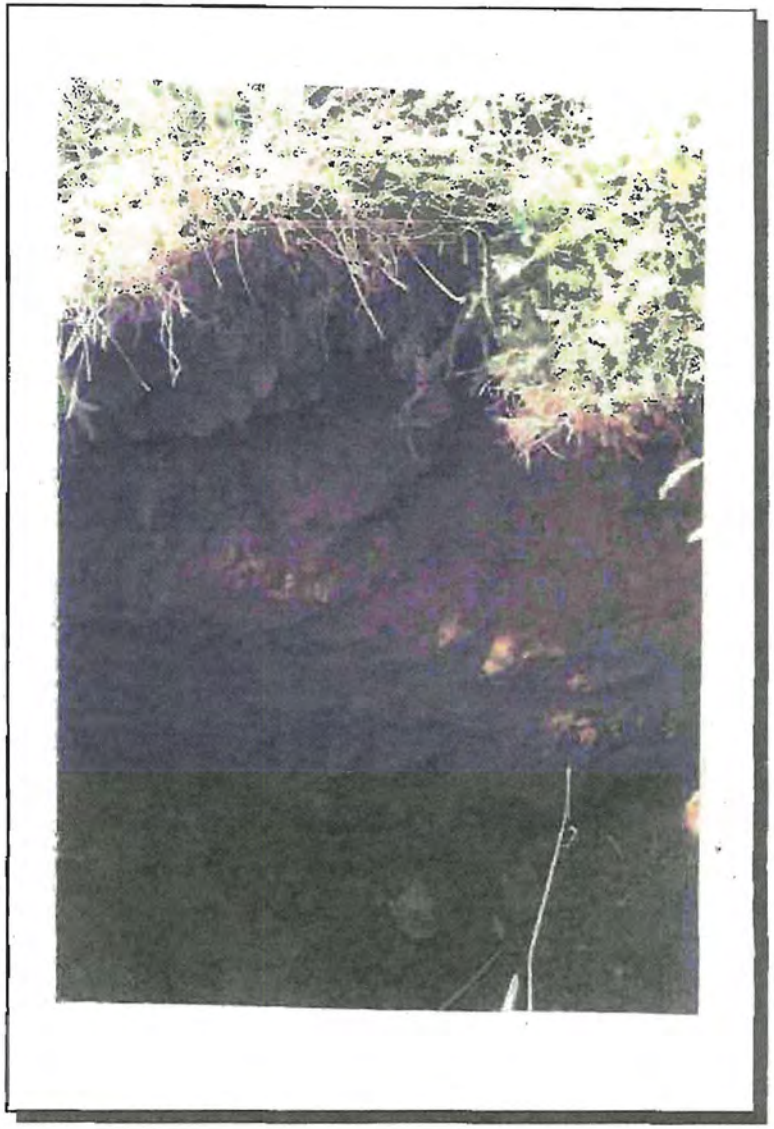


4b):Soil Pit #4, 30cm sandy fill over 60 cm fill over native

PLATE 5: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016



5(a): Landscape at Soil Pit #5



5b):Soil Pit #5, 120cm brown SL to LS fill, asphalt & stones

PLATE 6: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016



6(a): Landscape at Soil Pit #6



6b):Soil Pit #6, 115cm brown common fill, stones

PLATE 7: 4800 SPRINGS BOULEVARD, DELTA, B.C.: April 21, 2016

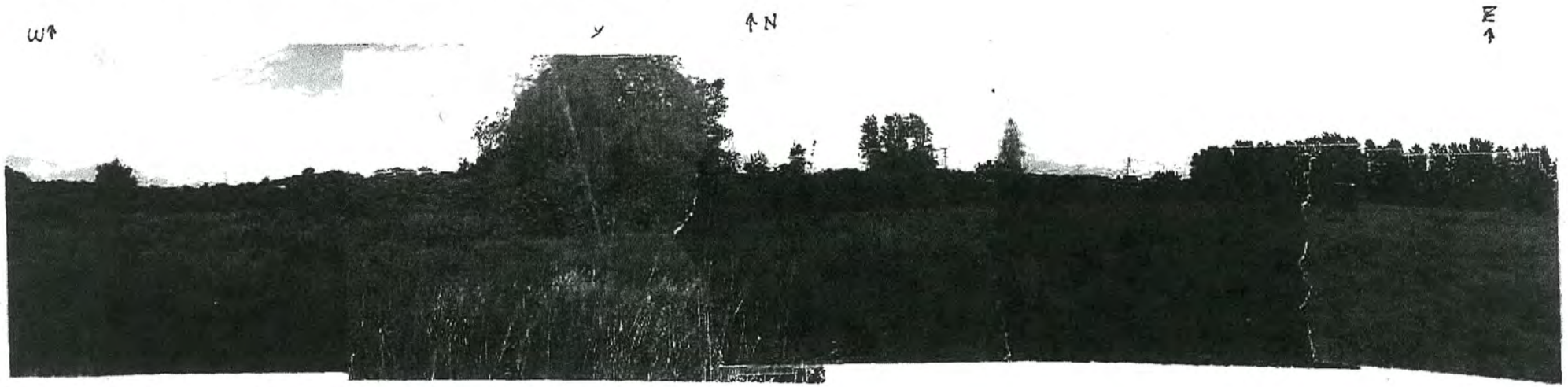


7(a): Landscape at Soil Pit #7



7b):Soil Pit #7, 115cm grey sandy loam common fill/native sa...

PLATE 8: 4800 SPRINGS BOULEVARD: April 21, 2016



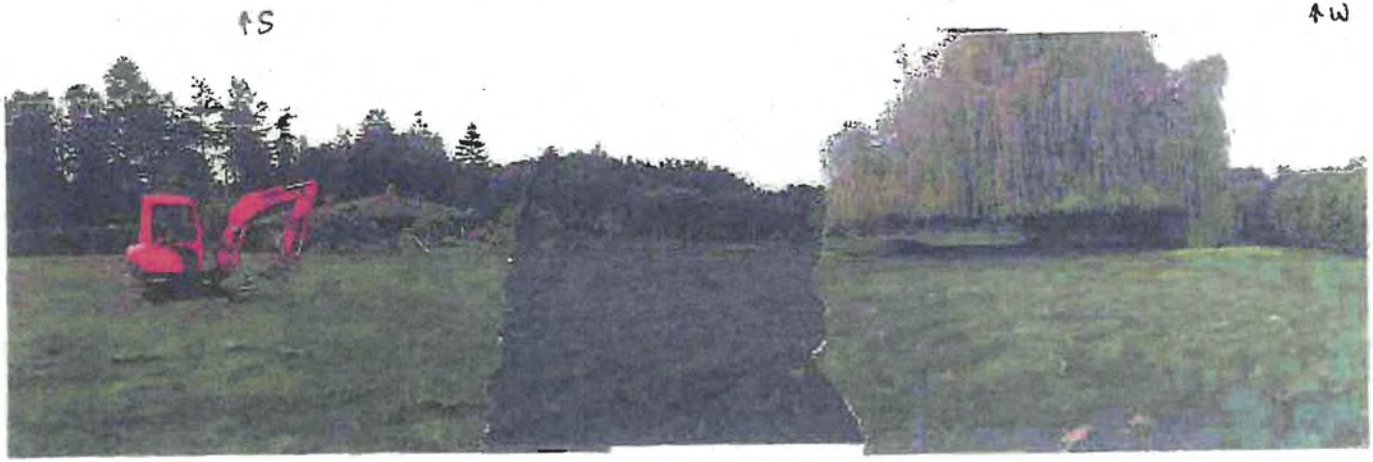
Pan view of north portion of site



PLATE 9: 4800 SPRINGS BOULEVARD: April 21, 2016



Pan view of south portion of site



APPENDIX D

EXCERPTS FROM MOE MANUAL 1

LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE IN BRITISH COLUMBIA

MOE MANUAL 1

Ministry of Environment
Surveys and Resource Mapping Branch
and
Ministry of Agriculture and Food
Soils Branch

Kelowna, British Columbia
April, 1983

4. LAND CAPABILITY CLASSES FOR MINERAL SOILS

The capability class, the broadest category in the classification, is a grouping of lands that have the same relative degree of limitation or hazard for agricultural use. The intensity of the limitation or hazard becomes progressively greater from Class 1 to Class 7. The seven land capability classes for mineral soils are defined and described as follows.

CLASS 1 LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTICES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields or slightly smaller range of crops compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTICES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation.

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTICES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 4 lands are not significant limitations to these crops. (Refer to Chapter 10).

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial forage crops and specially adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). Productivity of these suited crops may be high. Class 5 lands can be cultivated and some can be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops. (Refer to Chapter 10).

CLASS 6 LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND/OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock (i.e. cattle and sheep) and is not arable in its present condition. Land is

placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.

CLASS 7 LAND IN THIS CLASS HAS NO CAPABILITY FOR ARABLE CULTURE OR SUSTAINED NATURAL GRAZING.

All classified areas not included in Classes 1 to 6 are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural forage for sustained grazing by domestic livestock due to climate and resulting unsuited natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on the maps. Some unimproved Class 7 lands can be improved by draining, diking and/or irrigation.

AWSC (upper 50 cm)	Definitive Soil Texture	Best Improved Rating
>60 mm	sandy loam or finer	1
45-60 mm	loamy sand to coarse sandy loam	2A
25-44 mm	sand to coarse loamy sand	3A
10-24 mm	very gravelly sand	5A
<10 mm	gravel	no improvement

Adverse climate (C): This subclass is used on a subregional or local basis and is derived from 1:100 000 scale "Climatic Capability for Agriculture" maps (see "Thermal Limitations" pg. 43). It indicates thermal limitations to agricultural capability including the adverse affect on plant growth during the growing season by minimum temperatures near freezing and/or insufficient heat units, and/or, extreme minimum winter temperatures which injure or kill dormant or near dormant fruit trees.

Improvement of adverse climate due to thermal limitations is not considered practical. The Improved Rating is equivalent to the Unimproved Rating.

Undesirable soil structure and/or low perviousness (D): This subclass is used for soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements. Also included are soils which have insufficient aeration, absorb and distribute water slowly, or have the depth of rooting zone restricted by conditions other than wetness (high water table) or consolidated bedrock or permafrost.

The guidelines suggested for class designations are based on texture, structure, consistence, permeability (hydraulic conductivity of disturbed samples in the laboratory) and depth to root restricting layer. These restricting layers may include clay enriched horizons, compact soil parent materials, cemented horizons, horizons with massive structure, or horizons with weak structure and firm to very firm consistency. Soils with good tilth in the upper 25 cm may be rated one class better than the guidelines indicate. Tilth

is the physical condition of soil as related to its ease of tillage, fitness as a seedbed, and impedance to seedling emergence and root penetration.

CLASS 1 : A root restricting layer does not occur within 75 cm of the mineral soil surface, and the upper 25 cm has a non-sticky wet consistence and a texture usually coarser than silty clay loam, and permeability is usually greater than 1.0 cm/hr in the upper 100 cm.

CLASS 2D: A root restricting layer occurs within 50 to 75 cm of the mineral soil surface, or the upper 25 cm has a slightly sticky wet consistence and usually has a texture of silty clay loam, clay loam or sandy clay, or the slowest permeability is usually 0.5 to 1.0 cm/hr in the upper 100 cm.

CLASS 3D: A root restricting layer occurs within 25 to 50 cm of the mineral soil surface, or the upper 25 cm has a sticky wet consistence and usually has a texture of silty clay or clay, or the slowest permeability is usually 0.15 to 0.5 cm/hr in the upper 100 cm.

CLASS 4D: A root restricting layer occurs within 25 cm of the mineral soil surface, or the upper 25 cm has a very sticky wet consistence and usually has a texture of heavy clay, or the slowest permeability is usually less than 0.15 cm/hr in the upper 100 cm.

Some features of undesirable soil structure and/or low perviousness are improvable to varying degrees (amelioration of soil texture, deep ploughing or blading to break-up root restricting layers); others, such as strongly cemented horizons, are not. The Improved Rating for this subclass, if indicated, should be determined on the basis of past experience with improving comparable soils. If such experience is not available no improvement is assumed and the Improved Rating is equivalent to the Unimproved Rating.

sheet, rill or wind erosion, and/or the area is dissected by moderately deep to deep gullies with small areas of intact soil between the gullies. Improvements are not feasible and farm machinery cannot be reasonably or safely operated. Class 6 land in its present condition provides sustained natural grazing for domestic livestock but Class 7 land does not.

Erosion is usually a continuing limitation. It is often practical to reduce the affect of present erosion but improvement of the effects of past erosion is not considered. The Improved Rating is equivalent to the Unimproved Rating.

Fertility (F): Soils with this subclass are those limited by fertility characteristics that are either correctable with constant and careful use of fertilizers and/or other soil amendments, or are difficult to correct in a feasible way. The limitations may be due to lack of available nutrients, inadequate (low) cation exchange capacity or nutrient holding ability, high acidity or alkalinity, high levels of carbonates, the presence of toxic elements or compounds, or high fixation of plant nutrients. The limitations are assessed on the rooting zone depth (upper 50 cm of mineral soil) unless otherwise stated. Limitations due to salinity are not considered in this subclass.

CLASS 1 : Soils are well supplied with nutrients easily and continuously available to plants. Fertility status neither restricts the range or productivity of a wide range of crops.

CLASS 2F: Includes both, soils with minor fertility limitations in the upper 50 cm, such as minor nutrient imbalances, inadequate exchange capacity or nutrient holding ability, or moderate acidity or alkalinity, and/or soils with moderate to severe fertility problems below the 50 cm depth. Fertility status does not restrict the range of crops, but routine additions of fertilizer and/or other soil

amendments are required to maintain productivity for a wide range of crops (Improved Rating is Class 1).

CLASS 3F: Includes soils with moderate nutrient imbalances, low cation exchange capacity or nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops, but moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops (Improved Rating is Class 1).

CLASS 4F: Includes soils with severe nutrient imbalances, very low cation exchange capacity or nutrient holding ability, very high acidity or alkalinity, very high levels of carbonates and/or high fixation of plant nutrients. Fertility status significantly restricts the range of crops, but with intensive and judicious applications of fertilizers and/or other soil amendments, productivity for a wide range of crops is attainable. (Improved Rating is Class 1, or Class 2F if improvement results in lower crop yields than common for Class 1 lands).

CLASS 5F: Includes soils with very severe nutrient imbalances, extreme acidity or alkalinity and/or extremely high levels of carbonates. Fertility status restricts the range of crops to perennial forages or other specially adapted crops such as cranberries. With very intensive, closely controlled and carefully monitored applications of fertilizers and/or other soil amendments, these soils are improvable in crop range, climate permitting. If expected crop range upon improvement is wide the Improved Rating is 2F, otherwise 3F.

CLASS 6F: Soils in which the very poor fertility status is unsuited for agricultural crops and is impractical to improve with feasible management practices. Specially adapted native plant species are present which are suitable for grazing by domestic livestock.

CLASS 7F: Soils which contain elements or compounds toxic to vegetation, or support plants poisonous to animals which cannot be removed with feasible management practices.

Inundation (I): This subclass includes soils where overflow by streams, lakes or marine tides causes crop damage or restricts agricultural use. The following criteria based on relative hazard or increasing limitation to plant growth are suggested for class designation.

CLASS 1 : Soils are not subject to damaging overflow.

CLASS 2I: Soils are subject to occasional, very brief (1 day) inundation during the growing period causing slight crop damage, or the occurrence of winter inundation causing high water tables affecting only deep-rooted perennial crops.

CLASS 3I: Soils are subject to frequent, brief (2 days) overflow during the growing period causing minor crop damage but no crop loss, and/or are flooded until mid-spring forcing late seeding and adversely affecting perennial crops during the winter months.

CLASS 4I: Soils are subject to either frequent or extended overflow during the growing period causing moderate crop damage and occasional crop loss, or are flooded until late spring preventing seeding in some years.

CLASS 5I: Soils are subject to frequent overflow of extended duration (7 days or more) during the growing period or are flooded until early summer making the land suitable only for perennial forage crops and/or improved pasture. Effective grazing period is longer than 10 weeks.

CLASS 6I: Extended flooding (>6 weeks) and/or very frequent overflow during

CLASS 4T: Simple slopes varying from 16 to 20% or complex slopes varying from 11 to 15%. Note that in areas which are climatically suitable for growing tree fruits and grapes, a CLASS 4 level Topograghy limitation may not be considered a significant limitation to these crops. (Refer to Chapter 10).

CLASS 5T: Simple slopes varying from 21 to 30% or complex slopes varying from 16 to 30%. Note that in areas which are climatically suitable for growing tree fruits and grapes, a CLASS 5 level Topography limitation may not be considered a significant limiation to these crops. (Refer to Chapter 10).

CLASS 6T: Slopes, either simple or complex, varying from 31 to 60% and the land in its present condition provides sustained natural grazing for domestic livestock.

CLASS 7T: Slopes, either simple or complex, greater than 30%. The land in its present condition is not useable for either arable agriculture or sustained natural grazing by domestic livestock.

Improvement of topographic limitations is considered impractical. The Improved Rating is equivalent to the Unimproved Rating.

Excess water (W): This subclass applies to soils for which excess free water, other than from inundation (flooding), limits their use for agriculture. The excess water occurs because of imperfect to very poor drainage due to high water tables, seepage, or runoff from surrounding areas. The following guidelines for class designation are suggested.

CLASS 1 : Crop damage due to excess water is not a factor.

CLASS 2W: Occasional occurrence of excess water during the growing period causing slight crop damage, or the occurrence of excess water during

the winter months adversely affecting deep rooted perennial crops. Water level is rarely, if ever, at the surface and excess water is within the upper 50 cm for only short periods (less than 2 weeks) during the year.

CLASS 3W: Occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Water level is near the soil surface until mid-spring forcing late seeding, or the soil is poorly and in some cases imperfectly drained, or the water level is less than 20 cm below the soil surface for a continuous maximum period of 7 days during the growing period.

CLASS 4W: Frequent or continuous occurrence of excess water during the growing period causing moderate crop damage and occasional crop loss. Water level is near the soil surface during most of the winter and/or until late spring preventing seeding in some years, or the soil is very poorly drained.

CLASS 5W: Frequent or continuous occurrence of excess water during the growing period making the land suitable for only perennial forage crops, and/or improved pasture. Water level is near the soil surface until early summer, or the maximum period the water level is less than 20 cm below the soil surface is 6 weeks during the growing period, or the soil is very poorly drained, commonly with shallow organic surface layers. Effective grazing period is longer than 10 weeks.

CLASS 6W: Continuous occurrence of excess water during the growing season with an effective natural grazing period of 5 to 10 weeks. The water level is at or above the soil surface except for a short period in mid-summer.

CLASS 7W: Under water most of the growing season; not useable for agriculture.

Water control (ditching or tiling) will generally improve this limitation by at least one class depending on landscape position, and source and type of excess water. The Improved Rating should be assessed on a site specific basis, using regional experience from comparable soils in the area which have been improved. Note that lands with Unimproved Ratings of 6W or 7W can sometimes be improved by draining.

Permafrost (Z): The presence of a cryic (permanently frozen) layer is a severe limitation to agricultural production. In addition to maintaining undesirable cold soil temperatures, drainage problems are complicated when permafrost is present in the upper 150 cm. If permafrost occurs below 150 cm depth from the soil surface, and its depth is unaffected by cultivation, it poses a less severe limitation to agricultural production than it would if it occurred above 150 cm. Because of limited experience regarding the effect of this limitation on agricultural use, partial guidelines for permafrost conditions are suggested as follows.

CLASS 4Z: Permafrost occurs below 150 cm from the soil surface during the growing season and does not interfere with crop production.

CLASS 6Z: Permafrost occurs within 150 cm of the soil surface during the growing season. The land in its present condition provides sustained natural grazing for domestic livestock.

CLASS 7Z: Permafrost occurs within 150 cm of the soil surface during the growing season. The land in its present condition is not useable for either arable agriculture or sustained natural grazing by domestic livestock.

Improvement of permafrost conditions is assumed impractical. The Improved Rating is equivalent to the Unimproved Rating.

Professional Agrologist Review

of C&F Land Resource Consultants Ltd. Agricultural Capacity Assessment for 4800 Springs Boulevard, Delta, BC

Prepared for:

The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C., V4K 3E2

Prepared by:
EBB Environmental Consulting Inc.

Professional Agrologist Review

Of C&F Land Resource Consultants Ltd. Agricultural Capability Assessment for 4800 Springs Boulevard, Delta, BC.

PREPARED FOR

The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C., V4K 3E2

SUBMITTED

2 June 2017

PREPARED BY

EBB Environmental Consulting Inc.
PO Box 18180 1215C 56th Street
Delta, British Columbia, V4L 2M4
Phone: 604-943-3209
Fax: 604-948-3273
Toll-Free: 1-877-943-3209
Website: www.ebbconsulting.ca
Email: enquiry@ebbconsulting.ca

PRINCIPAL CONTACT

Oliver Busby, MBA, PAg, RPBio
Office: 604-943-3209
Email: gbusbyt@ebbconsulting.ca

EBB Environmental Consulting Inc.

Document Limitations and Certification

This Professional Agrologist Review was prepared for the Corporation of Delta (Delta) by EBB Environmental Consulting Inc. (EBB) for the proposed development at 4800 Springs Boulevard, Delta, BC. The material contained herein reflects the consulting team's best judgement in light of the information available to the time of preparation. It is intended to be used solely in relation to the Project as described above. Use of such documentation, whether in whole or in part, by third parties and/or for purposes other than the Project as herein described is not permitted and warranted.

Respectfully submitted;

EBB Environmental Consulting Inc.

Originally Signed

Oliver Busby, MBA, RPBio, PAg
Principal
EBB Environmental Consulting Inc.
I certify that the work described herein fulfills standards acceptable of a Professional Agrologist

EBB Environmental Consulting Inc.

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EBB Environmental Consulting Inc.

1 Introduction

At the request of the Corporation of Delta (Delta) EBB Environmental Consulting Inc. (EBB) conducted a peer review of an Agricultural Capability Assessment prepared by C&F Land Resource Consultants Ltd. (C&F) for the proposed development at 4800 Springs Boulevard, Delta, BC (the Subject Property). This peer review has been prepared by Oliver Busby, MBA, PAg, RPBio. A field assessment was completed on 31 May 2017.

2 Methodology

2.1 Field Assessment

A field assessment was completed to independently verify the soil descriptions and property conditions. Three soil pits were established within the property to document the existing soil conditions and to verify the C&F assessment.

2.2 Report Review

The Agricultural Capacity Assessment and associated supporting documents, as provided by Delta, were reviewed to determine consistency and appropriateness of impact analysis on the Subject Property and to independently verify the findings and conclusions presented within the assessment.

The following documents were considered for the peer review:

Table 1. List of documents reviewed for the professional agrologist peer review.

List of Reviewed Documents			
Document No.	**Title**	**Author**	**Date**
1	Assessment of Agricultural Capability for 4800 Springs Boulevard, Delta, BC	C&F Land Resource Consultants Ltd	22 May 2016
2	Addendum to May 21, 2016 Assessment of Agricultural Capabilily for 4800 Springs Boulevard, Delta, BC.	C&F Land Resource Consultants Ltd	16 May 2017
3	Survey Plan of Existing Topographic Features	Watson & Barnard, BC Land Surveyors.	6 Aug 2015
4	Revised Site Plan for Gibbs & REMI PL LMP41748	Unattributed	Undated

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3 Results

3.1 Site Description

Field observations confirm that the Subject Property is not currently being utilized for agricultural purposes, and has been left untouched. Land alterations, associated with the removal of the fill pile, infill of depressions, and construction of a temporary gravel parking pad are clear. The Subject Property is surrounded by several non-agricultural activities, including:

- North – Golf course infrastructure, highway infrastructure, commercial waterslides, Tsawwassen Mills Mall, commercial parking lot.
- West – Ongoing preloading within Tsawwassen First Nation lands.
- South – Golf course.
- East – Condominium development.

Figures 1 and 2 show the current activities ongoing within the Subject Property, and Figure 3 shows the surrounding land uses.



Figure 1. Panoramic view of the northern section of the Subject Property, looking south.



Figure 2. Panoramic view of the northern section of the Subject Property, looking north.

EBB Environmental Consulting Inc.



Figure 3. Description of land uses surrounding the Subject Property.

3.2 Soil Descriptions

Three soil test pits within the Subject Property were established to verify soil descriptions. Descriptions of test pit locations within C&F's report were not sufficient to replicate specific pit locations, as such, tests pits were established in new locations. Furthermore, several of the original tests pits were located within the northern section of the property, which at the time of the survey was a gravel parking lot for the adjacent condominium construction. Subsequently, no test pits were established within this area. Test pits were hand dug in central locations within the soil units to minimize the effects from adjacent Soil Units or land uses. Test soil pits were located; south of the hedgerow occupying the middle of the Subject Property; between the hedgerow and the gravel parking lot; and, along the remaining fill pile within the northwestern corner of the Subject Property. Overall, observations from the soil in Soil Units I and II was consistent with observations presented by C&F. Key differences in findings relate to observed rooting depths and drainage within Soil Unit II. EBB's observations indicted that the bulk of observed roots occurred at 20 cm depth with decreased root observations to 85 cm depth, indicative of relatively unrestricted rooting, whereas C&F indicated that rooting was restricted to 15 cm. Drainage restrictions were not apparent within Soil Unit I, as no evidence of ponding of water (i.e., areas devoid of vegetation, surface fracturing) were observed within the Subject Property, with the exception of a small area adjacent to the gravel pad. This ponding was attributed to the decreased permeability of the adjacent gravel pad resulting in overland flows. Soil textures were indicative of soils that are moderately well to well drained, though likely restricted by the underlying silty clay during prolonged field saturation.

Comparative observations soil units I and II are summarised in Tables 2 and 3.

Table 2. Summary of comparative soil observations within Soil Unit I.

Comparison of Soil Descriptions – Soil Unit I		
Soil Characteristic	**C&F**	**EBB**
Cover	Wildgrasses, sedges and buttercups	Canada thistle, American vetch, Himalayan blackberry, buttercup, graminoids.
Topography	Near level with slight undulations	Near level with slight undulations
Horizon 1 Texture	Grey-brown sandy loam	Grey-brown sandy loam
Horizon 2 Texture	Blue-grey silty clay	Blue-grey silty clay
Horizon 3 Texture	Variegated native sand	Sand
Soil Drainage	Poor	Moderately Well

EBB Environmental Consulting Inc.

Comparison of Soil Descriptions – Soil Unit I		
Soil Characteristic	**C&F**	**EBB**
Rooting Depth	15 cm	50% of Roots: 20 cm 95% of Roots: 85 cm
Watertable Depth	110 cm	100 cm
Unimproved Agricultural Capability Rating	5_{WDF}	5_{F}
Main Limitations for Agriculture	Severe drainage, rooting depth and fertility restrictions	Fertility

Table 3. Summary of comparative soil observations within Soil Unit II.

Comparison of Soil Descriptions – Soil Unit II		
Soil Characteristic	**C&F**	**EBB**
Cover	Unreported	Exposed soils, Himalayan blackberry, graminoids. birch, red alder
Topography	Near level with slight undulations	Near level with slight undulations
Horizon 1 Texture	Brownish-grey silty clay	Brownish-grey silty clay
Horizon 2 Texture	Grey mixed-textured fill	Grey mixed-textured fill
Soil Drainage	Poor	Poor
Rooting Depth	15 cm	20 cm
Watertable Depth	n/a	n/a
Unimproved Agricultural Capability Rating	5_{WDF}	5_{WDF}
Main Limitations for Agriculture	Severe drainage, rooting depth and fertility restrictions.	Drainage, rooting depth and fertility.

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4 Assessment of Agricultural Suitability and Impact Analysis

4.1 Agricultural Suitability

4.1.1 Soil Bound Agricultural Uses

C&F indicated in their assessment that soil bound uses, including growing annual/perennial crops and pasture for livestock, were not feasible on the Subject Property due to the soil limitations. Measures to remediate the soil would be extensive and not financially feasible to remove the imported fill and replace with agriculturally capable soil.

Given the anthropogenic alterations to the soil and the associated soil limitations, EBB agrees with the C&F's assessment of the limited suitability of the Subject Property to support soil bound agricultural uses.

4.1.2 Non-Soil Bound Agricultural Uses

C&F indicated several non-soil bound agricultural uses that the Subject Property could be utilized for, including greenhouses, livestock, mushroom production, and horticultural pot nursery production. Of these, both greenhouses and horticultural pot nurseries are operations that are feasible on the Subject Property, all remaining are excluded due to the surrounding residential complexes and recreational uses.

Given the location and quality of the property horticultural pot nursery could succeed but would be greatly challenged by access through adjoining commercial and residential areas. The utilization of this parcel for industrial scale greenhouses is not ideal due to the limited size of the parcel that would not allow for optimal production or future expansion, conflicts with neighbouring residential properties (light pollution affecting the properties directly above and adjacent), and limited access for commercial traffic required for greenhouse operations. Overall, the location of the Subject Property adjacent to residential and recreational properties severely restricts the ability of non-soil farming activities to operate at a sustainable level.

4.2 Impact Analysis

The overall intent of C&F's Agricultural Capability Assessment is to ascertain the impact of agricultural activities or their exclusion on the local and regional agricultural productivity. EBB reviewed the rationales provided by C&F, and have provided comments in Table 4.

Table 4. Review and comment on C&F impact analysis.

Review of Impact Analysis

Assessment Variable	Impact	Comments
Impact of agricultural development of subject lands on surrounding lands	Negligible	**Agree.** All surrounding land uses are non-agricultural.
Potential impact of the proposed non-agricultural development on local and regional agricultural productive capability	None	**Agree.** As the Subject Property has not been utilized for agricultural operations for a lengthy period, the development of the property would not result in an immediate loss of agricultural productivity. Furthermore, given the limited area of the Subject Property, any contributions of agricultural operations would be limited.
Potential of development to impact surrounding agricultural operations	None	**Agree.** A review of the Subject Property and current aerial imagery indicate that no agricultural operations occur within the immediate vicinity of the Subject Property.

5 Conclusions

EBB has conducted a thorough professional review of the Agricultural Capability Assessment prepared by C&F Land Resource Consultants Ltd. and has concluded that:

- The Subject Property is a small, isolated parcel surrounded by non-agricultural uses, which limits the overall viability of farming operations on the property;
- The farmable land within the Subject Property is restricted by several limiting factors, including fertility, drainage, and rooting depths;
- While slight variations in the limitations within Soil Unit I exist between C&F and EBB, the overall impact to the agricultural capability of the Subject Property remained unchanged;
- The conclusions presented by C&F are representative of the conditions as observed by EBB; and,
- C&F's overall conclusion, that the exclusion of 1.8 hectares of land within the Subject Property would not have a negative impact on local or regional agricultural productivity, is accurate.

C&F LAND RESOURCE CONSULTANTS LTD.
4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca

March 1, 2017

TGCC Management LLP
c/o Talisman Homes Ltd.
#300 - 4088 Cambie Street
Vancouver, B.C. V5Z 2X8
Attention: Mr. Ross Clouston, P.Eng.

Dear Mr. Clouston:

Re: Agricultural Benefit Provided by Rehabilitation of Debilitated Site at Millennium Greenhouse, 3752 Arthur Drive, Delta, B.C.

You have requested a review of the works carried out by TGCC Management LLP and Talisman Homes Ltd. (TGCC/Talisman) to effect rehabilitation of the debilitated portion of the Millennium Greenhouse site at the east end of the property. This land had been subject to excavation of soil from the eastern end apparently to provide an elevated base for the construction of greenhouse buildings on the western portion of the property. This depressional area filled with water for extended periods of the year and was rendered non-arable. Significant volumes of end of season tomato vines with polypropylene support strings attached were deposited in the western portion of the excavated area and partially covered with imported random soil fill. A significant volume of greenhouse vine waste was deposited on the area lying east of the previously filled area and a large volume of debris, metal scrap, and polyethylene grow bags were scattered around the previously filled area.

The Corporation of Delta and the Agricultural Land Commission (ALC) expressed concerns with these activities and were interested in seeing the site remediated. The Corporation of Delta approached TGCC/Talisman to see if an arrangement could be made to raise the excavated grade with surplus soil resulting from the decommissioning of the old Tsawwassen Golf Course commensurate with the ongoing housing development at Tsawwassen Springs. In addition, it was necessary to remove the exposed vines and string to a legal dumpsite prior to any importation of soil. An agreement was reached between the parties involved and TGCC/Talisman undertook to carry out the cleanup and grade restoration works at its own expense.

Brian French, P.Ag. was retained by TGCC/Talisman to provide working conditions and oversee the work. The cleanup work was extensive and the waste materials were loaded onto trucks and hauled to a legal dumpsite for disposal. The vines which were buried by the owner were not exposed or removed. After cleanup, the filled area over the buried vines was graded level with available soil materials on the site. Some minor re-grading will be carried out on the north edge in the spring to deal with a low spot.

The soil from the former golf course had a significant stoniness component which would be incompatible with the type of annual crop farming typically carried on in Delta. Brian prepared a soil remediation plan which would resolve the stoniness issue and provide a minimum depth of

cultivatable, stone free soil at least 0.9 metres thick. The imported soil was laid down in lifts no greater than 0.3m and then treated with a lifting shank cultivator to bring larger stones to the surface where they were removed with a bobcat loader equipped with a screened bucket. The rocks were piled and later removed from the site. After the cultivator treatment, the site was subjected to grinding with a two passes with a Seppi renovator which grinds any stones to a gravel size or less. When the grinding was completed on the first lift, two more lifts were successively brought in and subjected to the same treatment as the first lift. The site was finish graded level with a gentle slope from west to east. A cover crop was seeded by a local farmer to provide protection over winter. Some re-grading may be required in the spring to address minor settlement and ponding issues.

Two aerial photographs of the site area attached hereto showing the former and rehabilitated site. The depressional area and area with debris are shown on the former photograph. The depressional area covered 5.8 hectares and the debris area covered 4.2 hectares. The final condition photograph taken on December 7, 2016 shows the filled area of 6.15 hectares and the leveled former debris area of 3.85 hectares. In total, 10.0 hectares were rehabilitated. Photographs of the soil rehabilitation process are attached hereto.

I have been advised by TGCC/Talisman that in excess of $1,000,000 was expended to complete this rehabilitation work. This is more than 6.6 times the $150,000 security bonding applied by the ALC and it would have suffered a shortfall of about $850,000 if any attempt had been made to enforce the approval and effect rehabilitation with this inadequate bonding amount. The cost of removal of the vines and debris alone was well over $200,000. An even more serious impediment to effecting this rehabilitation; without the unique opportunity offer by TGCC/Talisman; is the scarcity of good topsoil available for large rehabilitation jobs like this. Some 80,000m3 of soil was required to resolve the depressional grade issue. Typical waste soil in the lower mainland is glacial till which is unsuitable for agricultural purposes due to stones and its highly compactible nature. Topsoil from construction sites is in high demand by landscape topsoil producers and it would be very difficult to secure this volume of topsoil or non-stony, permeable subsoil for this project.

The cooperative effort by TGCC/Talisman, the Corporation of Delta and the ALC enabled this problematic issue to be resolved at no cost to the land owner, the municipality or the ALC and resulted in the rehabilitation of 6.15 hectares to a high agricultural standard and cleanup of an unsightly area covered with debris. TGCC/Talisman was able to move excess soil from its site at Tsawwassen Springs in a way that was beneficial to agriculture. In the end, all the parties involved benefitted from this project and 6.15 hectares of formerly debilitated land has been added to the agricultural land base in Delta. I understand that the land owner will lease this land to a local crop farmer.

Yours very truly,
C&F LAND RESOURCE CONSULTANTS LTD.

per: 

Brian M. French, P.Ag.

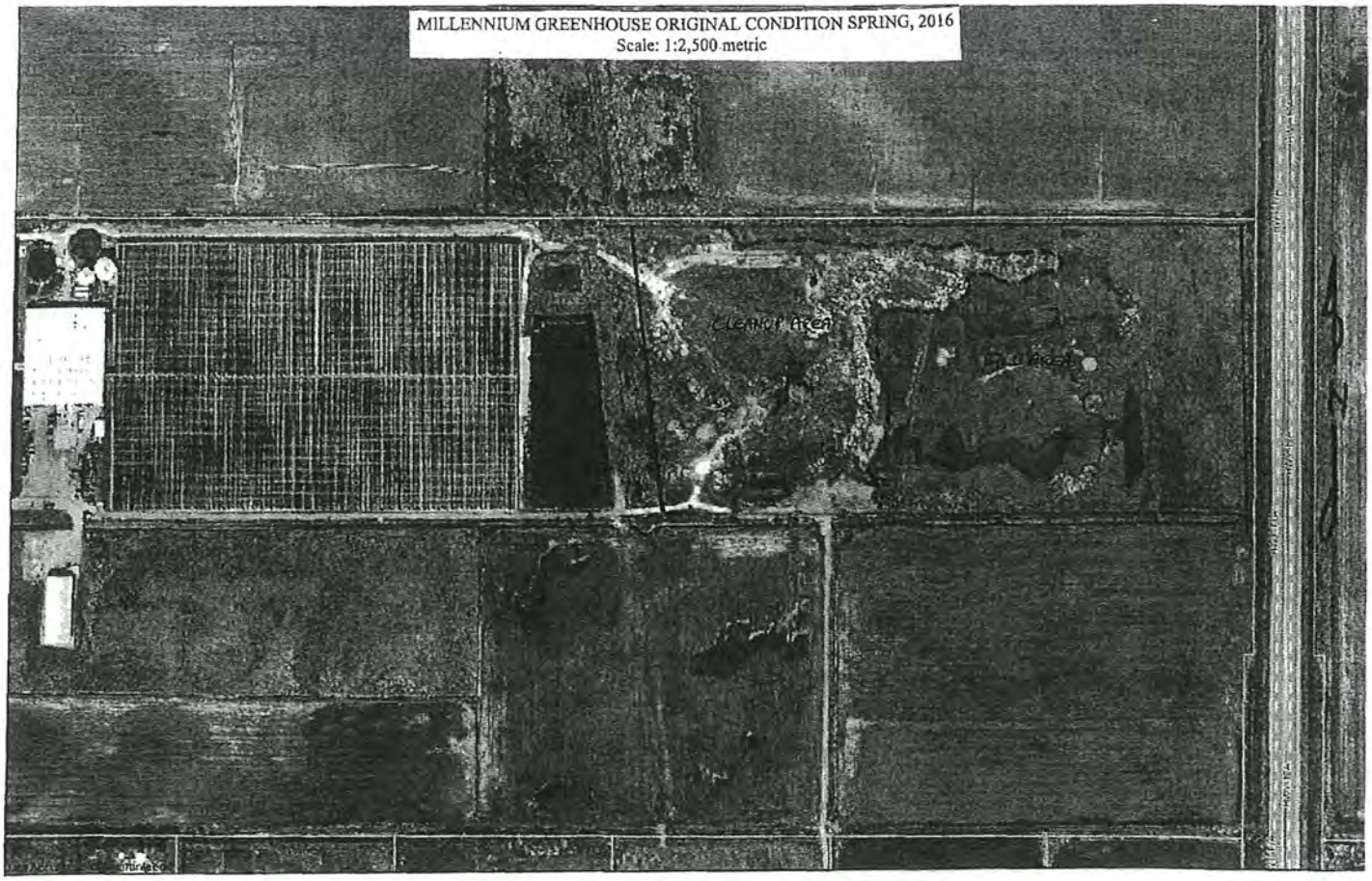
MILLENNIUM GREENHOUSE SOIL REHABILITATION - 2016



Seppi soil renovator in action

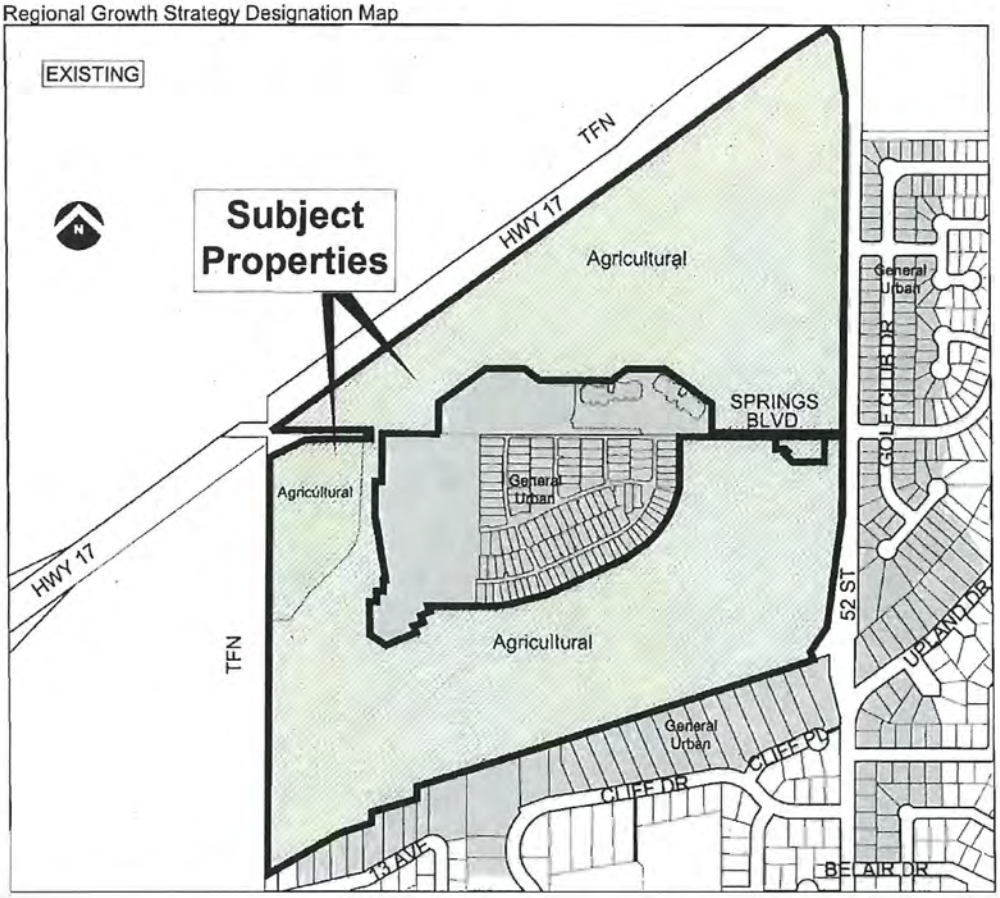


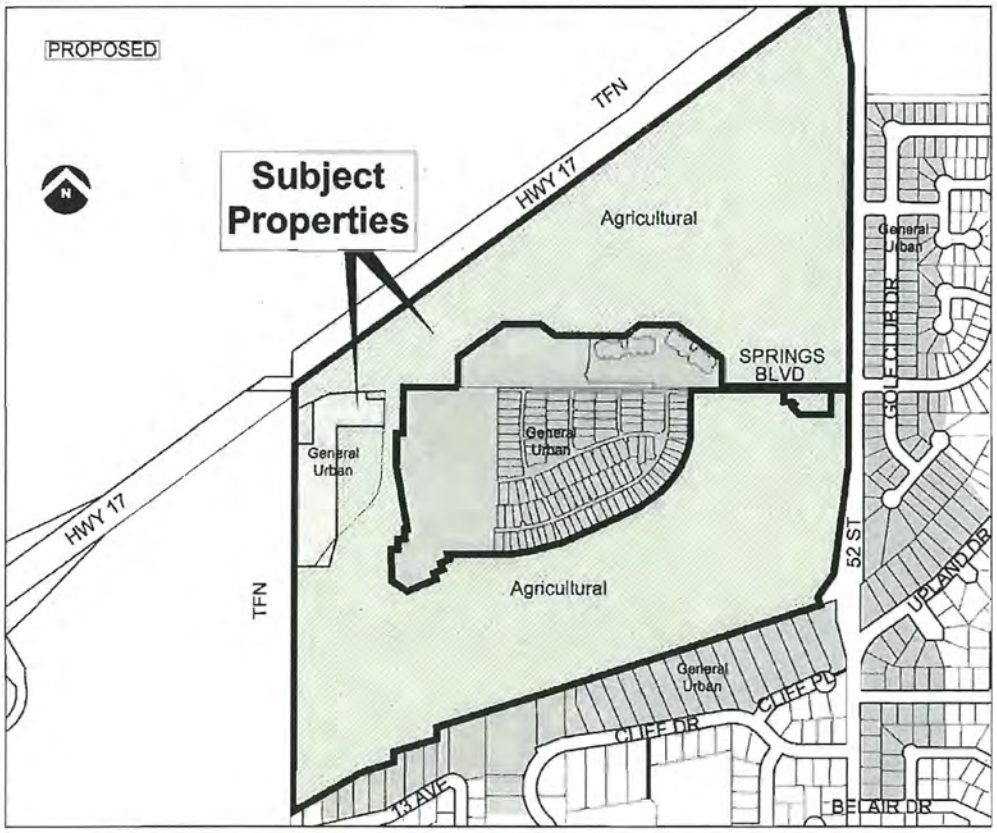
Soil condition after one pass of Seppi soil renovator, stones gone


MILLENNIUM GREENHOUSE ORIGINAL CONDITION SPRING, 2016
Scale: 1:2,500 metric

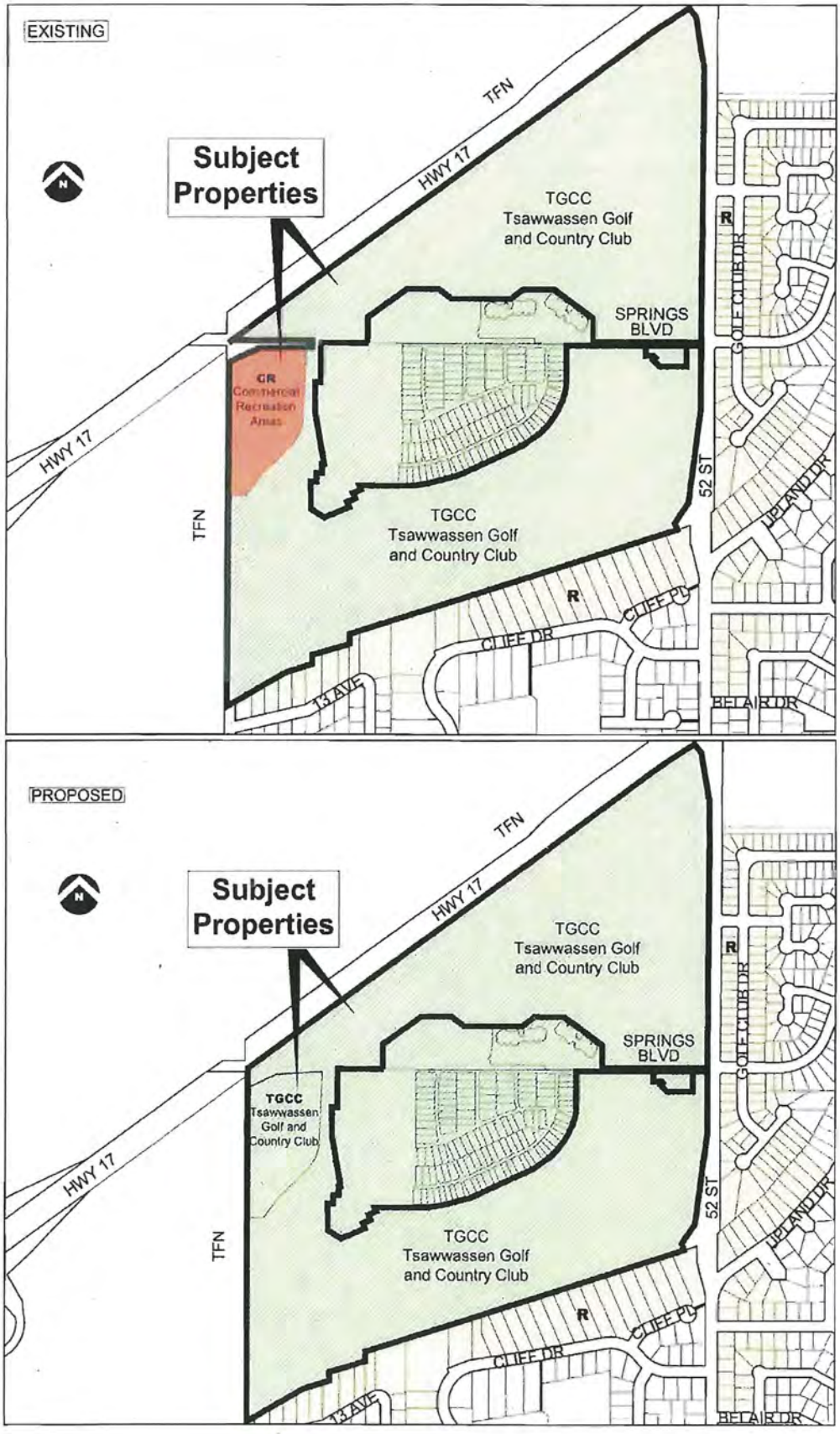

MILLENNIUM GREENHOUSE FINAL CONDITION DECEMBER 2016
Scale 1:2,500 metric

Regional Growth Strategy Designation Map

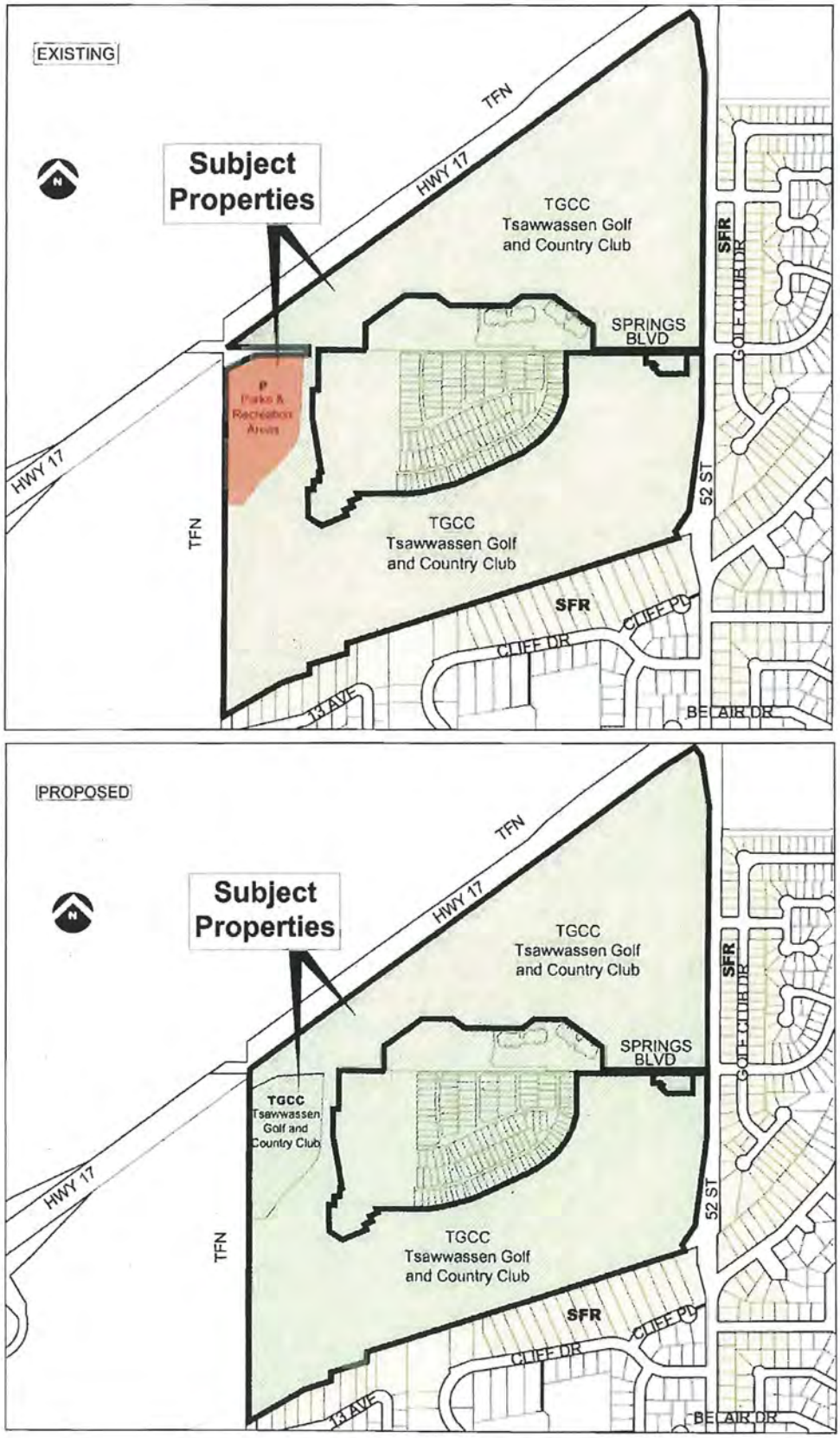




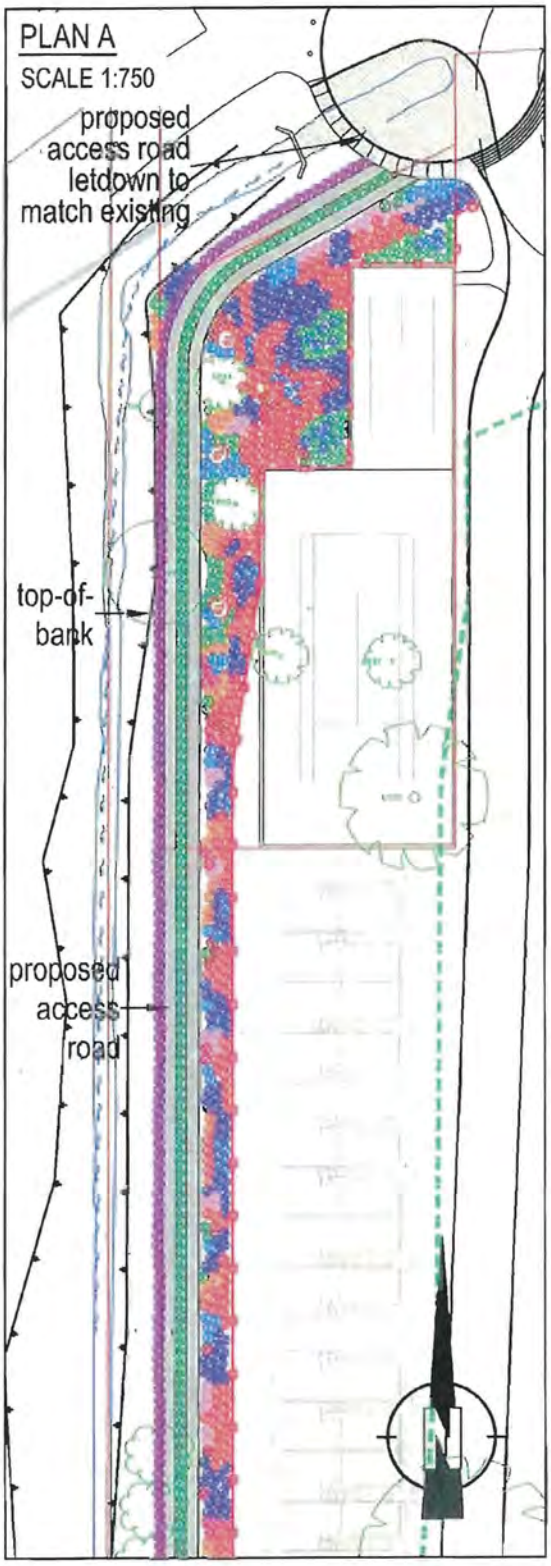
OCP Land Use Designation Maps



OCP Land Use Designation Maps



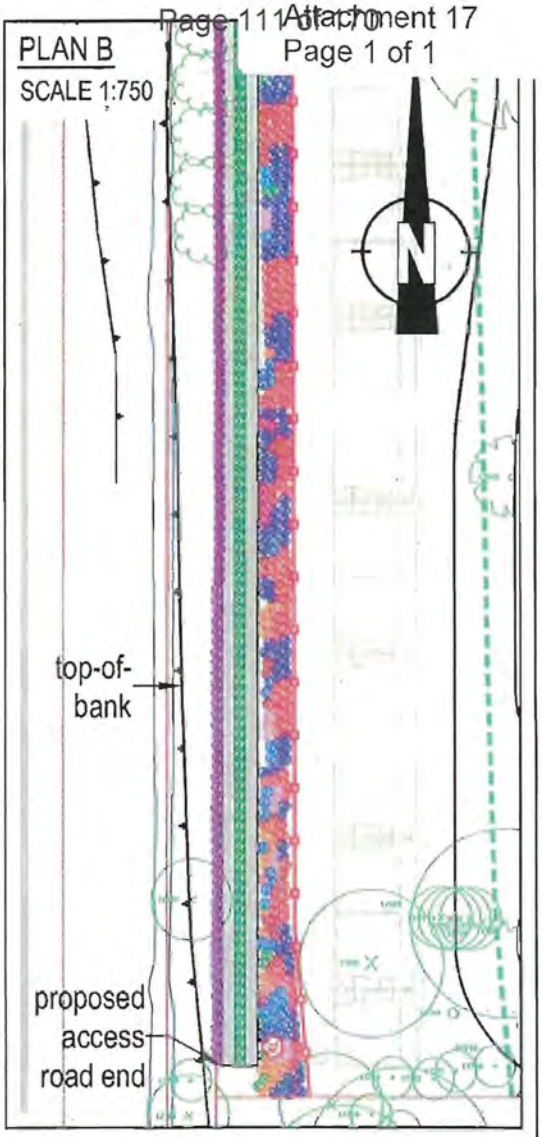
PLAN A
SCALE 1:750



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	NUMBER
Tp	western redcedar	4
	baldhip rose	316
	beaked hazelnut	50
	black hawthorn	55
	Nootka rose	245
	oceanspray	64
	red elderberry	35
	red-osier dogwood	22
	salmonberry	64
	snowberry	342
	thimbleberry	309

PLAN B
SCALE 1:750



LOCATION
SCALE 1:7500



REFERENCE DRAWINGS

1. Email: 2108-01 Draft sept 22 2016 AEE Apr 4 2017 for Ian Whyte.dwg. Received April 05, 2017; Active Earth Engineering Ltd.
2. Email: 16-09-08_Site Plan.dwg. Received September 15, 2016; Active Earth Engineering Ltd.
3. 2004 Ortho Photograph From Metro Vancouver.

ACTIVE EARTH ENGINEERING LTD.	envirowest consultants inc. Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2 office: 604-944-0302 facsimile: 604-944-0307 www.envirowest.ca	LANDSCAPE PLAN
TSAWWASSEN SPRINGS Delta, BC	DESIGN — DRAWN: SCM — CHECKED: IWW — REVISION: 00 — REVISION DATE: — SCALE: As Shown — DATE: May 11, 2017 — DRAWING NUMBER: FIGURE 2	

DATE: 2017-05-11 - 10:38am
PATH: \\ENV-FS-RAlpha\Envirowest Files\2017\Delta-Lazner\2108-01\AutoCAD\Final\FIGURE 2.dwg
LAYOUT: Figure 2

EXTERIOR FINISHES SCHEDULE (YELLOW)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2b	HARDIEPLANK LAP SIDING	SHERWIN WILLIAMS- SW6089 GROUNDED
3	HARDIE BOARD AND BATTEN	COLORPLUS TUSCAN GOLD
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
BUILDING 1
SCALE 3/16" = 1'-0"

TSAWWASSEN SPRINGS TOWNHOUSES
4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (TAUPE)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS MONTEREY TAUPE
3	HARDIE BOARD AND BATTEN	COLORPLUS TIMBER BARK
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
BUILDING 2
SCALE 3/16" = 1'-0"

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for TGCC MANAGEMENT LLP

EXTERIOR FINISHES SCHEDULE (GREEN)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2a	HARDIEPLANK LAP SIDING	COLORPLUS MOUNTAIN SAGE
2b	HARDIEPLANK LAP SIDING	COLORPLUS CHESTNUT BROWN
3	HARDIE BOARD AND BATTEN	COLORPLUS MOUNTAIN SAGE
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BRDWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

- ELEVATIONS
BUILDING 3
SCALE 3/16" = 1'-0"

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for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (TAUPE)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS MONTEREY TAUPE
3	HARDIE BOARD AND BATTEN	COLORPLUS TIMBER BARK
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS RON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
BUILDING 4
SCALE 3/16" = 1'-0"

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EXTERIOR FINISHES SCHEDULE (GREEN)

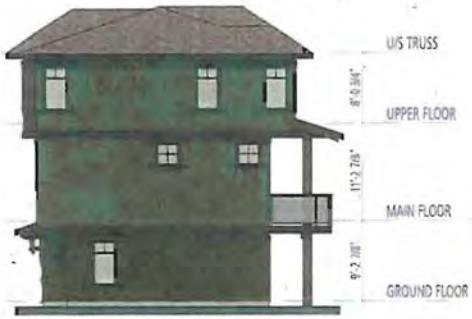
1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS CHESTNUT BROWN
3	HARDIE BOARD AND BATTEN	COLORPLUS MOUNTAIN SAGE
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



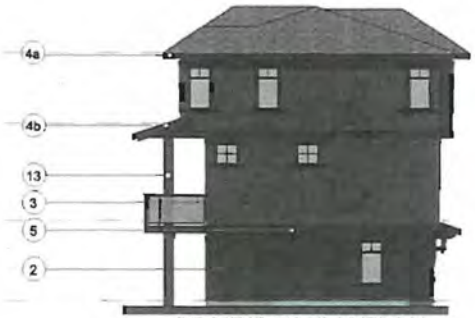
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
BUILDING 5
SCALE 3/16" = 1'-0"

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for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (YELLOW)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS IRON GRAY
3	HARDIE BOARD AND BATTEN	COLORPLUS TUSCAN GOLD
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
BUILDING 6
SCALE 3/16" = 1'-0"

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4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (BLUE)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS EVENING BLUE
3	HARDIESHINGLE SIDING	COLORPLUS BOOTHBAY BLUE
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAMS	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS
BUILDING 7, 10
SCALE 3/16" = 1'-0"

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EXTERIOR FINISHES SCHEDULE (YELLOW)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2a	HARDIEPLANK LAP SIDING	COLORPLUS IRON GRAY
2b	HARDIEPLANK LAP SIDING	COLORPLUS TUSCAN GOLD
3	HARDIE BOARD AND BATTEN	COLORPLUS TUSCAN GOLD
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

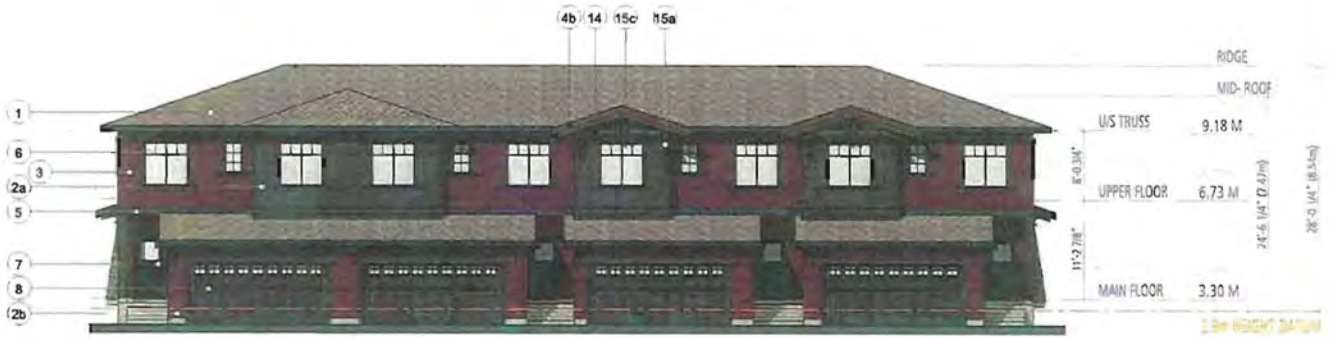
ELEVATIONS
BUILDING 8, 12
SCALE 3/16" = 1'-0"

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4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (RED)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2a	HARDIEPLANK LAP SIDING	COLORPLUS IRON GRAY
2b	HARDIEPLANK LAP SIDING	COLORPLUS TRADITIONAL RED
3	HARDIESHINGLE SIDING	COLORPLUS TRADITIONAL RED
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAMS	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS
BUILDING 9, 11
SCALE 3/16" = 1'-0"

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4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

EXTERIOR FINISHES SCHEDULE (RED)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2a	HARDIEPLANK LAP SIDING	COLORPLUS IRON GRAY
2b	HARDIEPLANK LAP SIDING	COLORPLUS TRADITIONAL RED
3	HARDIESHINGLE SIDING	COLORPLUS TRADITIONAL RED
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAMS	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATIONS
BUILDING 14
SCALE 3/16" = 1'-0"

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4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

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EXTERIOR FINISHES SCHEDULE (TAUPE)

1	TIMBERLINE, FIBERGLASS ASPHALT SHINGLES	WEATHERED WOOD
2	HARDIEPLANK LAP SIDING	COLORPLUS MONTEREY TAUPE
3	HARDIE BOARD AND BATTEN	COLORPLUS TIMBER BARK
4a	WOOD FASCIA	TO MATCH COLORPLUS IRON GRAY
4b	WOOD FASCIA	TO MATCH COLORPLUS CHESTNUT BROWN
5	WOOD TRIM	TO MATCH COLORPLUS IRON GRAY
6	VINYL WINDOWS	BLACK
7	SOLID-CORE EXTERIOR DOOR	BLACK
8	GARAGE DOOR	TO MATCH COLORPLUS IRON GRAY
9	VINYL SOFFIT	BEIGE
10	ALUMINUM RAILING WITH GLASS PANELS	BLACK
11	CULTURED STONE:	PALERMO DEL MARE LEDGESTONE (CSV-499401)
12	CULTURED STONE: CONCRETE CAPSTONES	TAUPE
13	WOOD POST	TO MATCH COLORPLUS CHESTNUT BROWN
14	WOOD BEAM	TO MATCH COLORPLUS CHESTNUT BROWN
15a	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15b	WOOD BRAKET	TO MATCH COLORPLUS CHESTNUT BROWN
15c	WOOD BRAKET	TO MATCH COLORPLUS IRON GRAY



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATIONS
BUILDING 15
SCALE 3/16" = 1'-0"

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STEETSCAPE SPRINGS BULEVARD



YARDSCAPE GOLF COURSE



YARDSCAPE WEST

EXTERNAL STREETSCAPES
SCALE 1" = 20'-0"

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INTERNAL STREETSCAPE WEST



INTERNAL STREETSCAPE EAST

EXTERNAL STREETSCAPES
SCALE 1" = 20'-0"

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24



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



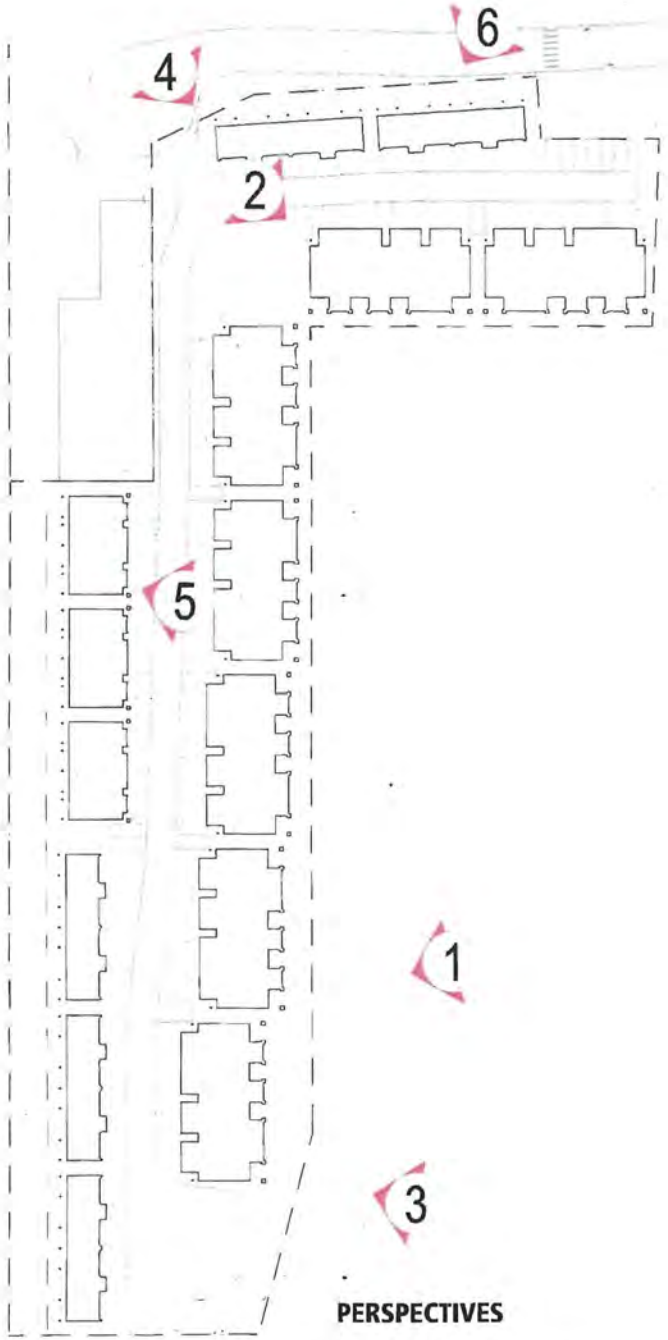
VIEW 6

PERSPECTIVES

TSAWWASSEN SPRINGS TOWNHOUSES

4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

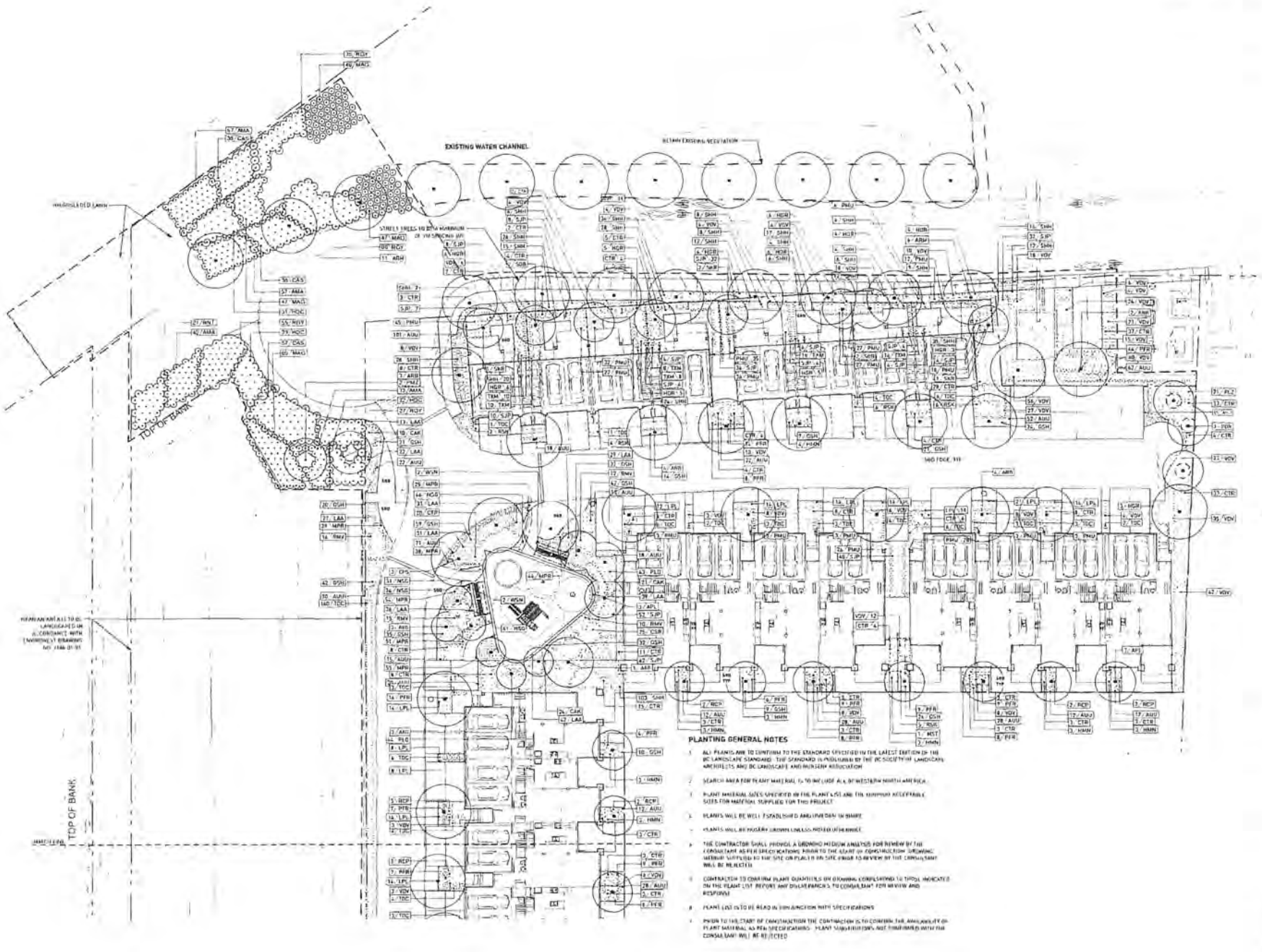
25



PERSPECTIVES

TSAWWASSEN SPRINGS TOWNHOUSES
4800 SPRINGS BLVD
for TGCC MANAGEMENT LLP

25a

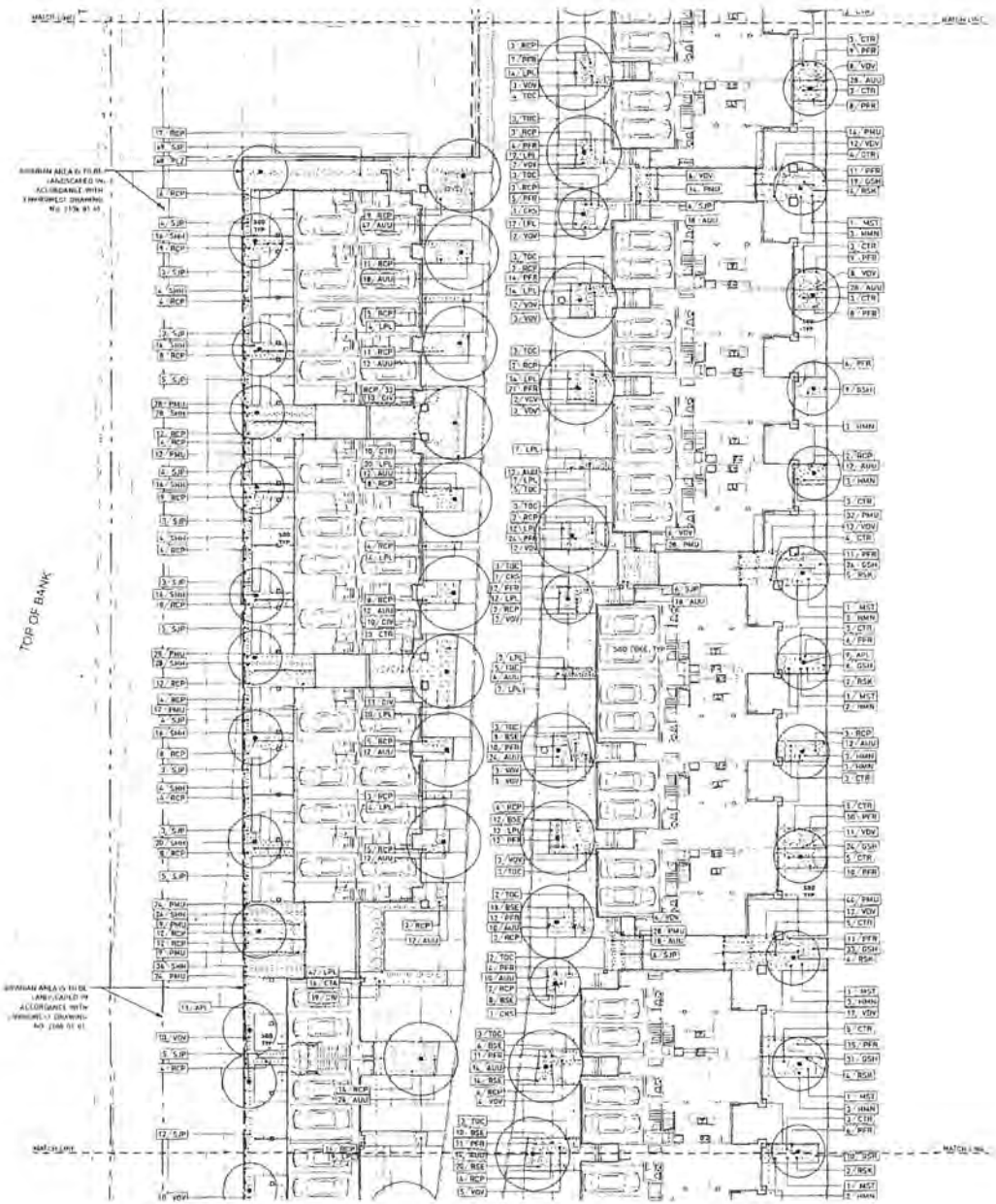


PWL partnership

Tsawwassen Springs Townhouses

Planting Plan

L3.01



PWL partnership

Tsawwassen Springs Townhouses

Planting Plan

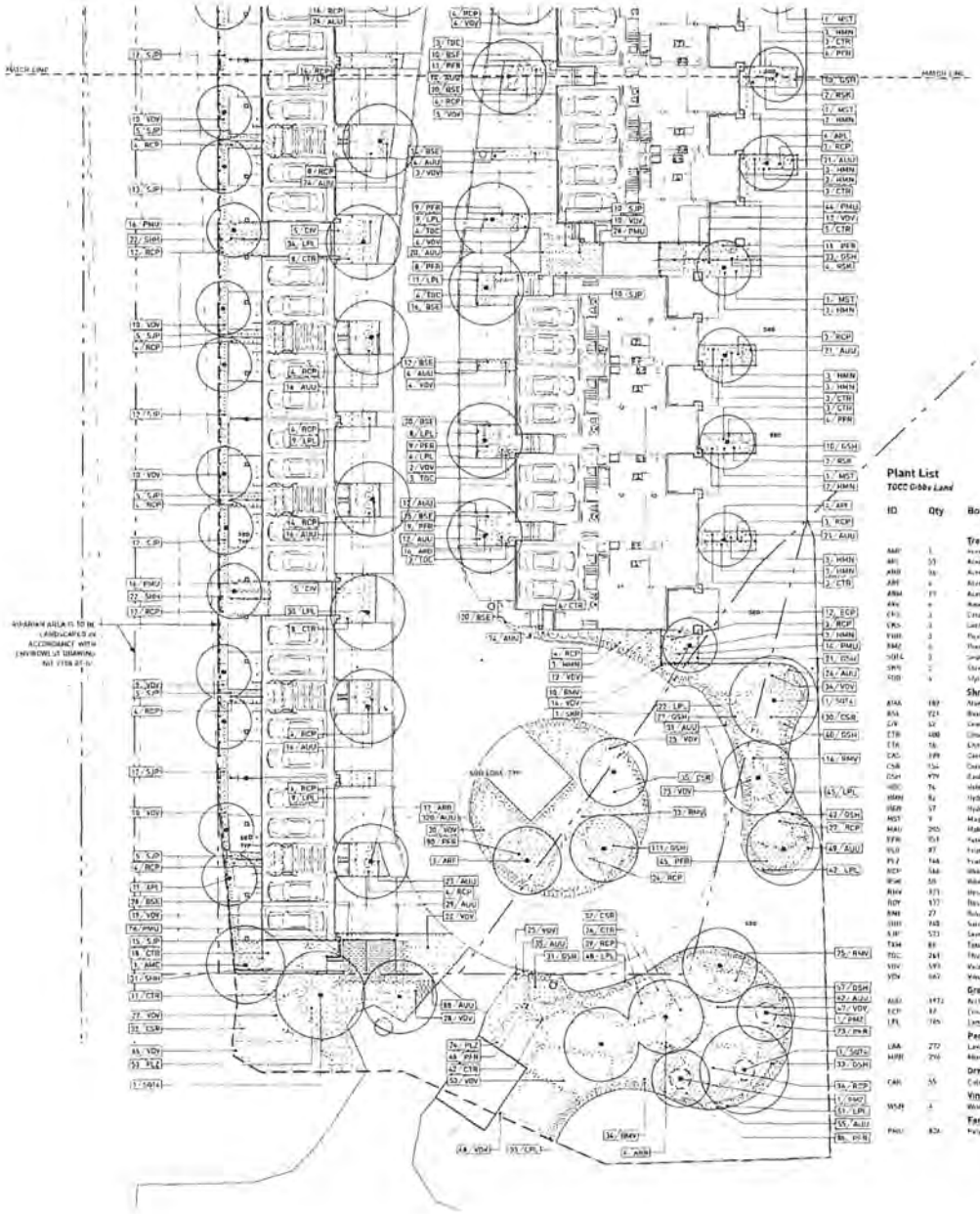
PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES. NO MATERIAL SUPPLIED FOR EVALUATION.
4. PLANTS WILL BE WELL ESTABLISHED AND VIGOROUS IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES IN DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESOLVING.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM PLANT AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

1

PROJECT NO.	10056
DATE	20190807
DRAWN	10056 Plan.vw
SCALE	1:250
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PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES. IN DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED

Plant List

TOCC Gibbs Land

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACM	1	Acer macrophyllum	Big Leaf Maple	6 cm cal. (2") col	As Shown	B&B. Single leader, dense, free of defects, nursery grown
ACC	55	Acer palmatum 'Osakazuki'	Green Japanese Maple	2.5 m ht. x 1.0 m w (8' ht. x 3' w)	As Shown	B&B, Specimen and densely branched, no extended bare
ARR	36	Acer rubrum 'Bowhall'	Bowhall Red Maple	6 cm cal. (2") col	As Shown	B&B, Uniform branching, dense tree, 1 @ 1 m std
ARF	6	Acer rubrum 'Fairmount'	Red Sunset Red Maple	8 cm cal. (3") col	As Shown	B&B Uniform branching, dense tree, 2 @ 1 m std
ARM	77	Acer rubrum 'Morgan'	Morgan Red Maple	8 cm cal. (3") col	As Shown	B&B Uniform branching, dense tree, 2 @ 1 m std
ARC	6	Amelanchier x grandiflora	Serviceberry	8 cm cal. (3") col	As Shown	B&B, Multi-stemmed, dense tree, no only grown
CHJ	3	Catalpa speciosa	Northern Catalpa	8 cm cal. (3") col	As Shown	B&B Uniform branching, dense tree, 1 @ 1 m std
CRS	3	Cornus kousa 'Satomi'	Satomi Dogwood	5 cm cal. (2") col	As Shown	B&B, Well branched, dense tree
FAS	3	Fagus sylvatica	Weeping Beech	3.5 m ht. (12' ht.) x 1.5 m w. (5' w.)	As Shown	B&B, Well branched, dense tree
MAE	6	Pseudotsuga menziesii	Douglas Fir	4.0 m ht. (13' ht.) x 1.5 m w. (5' w.)	As Shown	B&B, Uniform, dense branching, nursery grown
QUR	3	Quercus rubra	Red Oak	4.0 m ht. (13' ht.) x 1.5 m w. (5' w.)	As Shown	B&B, Well branched, dense tree
SWS	2	Sorbus 'Sunshine'	Sunshine Mountain Ash	5 cm cal. (2") col	As Shown	B&B, Well branched, dense tree
THP	9	Thuja plicata	Western Red Cedar	3.5 m ht. (12' ht.)	As Shown	B&B, Uniform branching, dense tree, 3 @ 1 m std
		Shrubs				
AMA	182	Abelia x grandiflora 'Autumn Magic'	Autumn Magic Glossy Abelia	#3 pot	60 cm (2'-0")	Well established
BXS	721	Buxus sempervirens	Common Box	#2 pot	30cm (10")	Well established
CAV	12	Ceanothus thyrsiflorus 'Victoria'	Blueblossom Ceanothus	#3 pot	90cm (36")	Well established
CTR	488	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm (36")	Well established
CTA	76	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican Orange Blossom	#3 pot	90 cm (36")	Well established
CAC	189	Cornus alba 'Sibirica'	Siberian Dogwood	#2 pot	60cm (24")	Well established
CSR	154	Cornus sericea	Redtwig Dogwood	#3 pot	90cm (36")	Well established, nursery grown
DSH	479	Daphniphyllum 'Solid'	Solid	#2 pot	45cm (18")	Well established, nursery grown
HEC	74	Helleborus x hybridus	Orientalis	#3 pot	500mm (20")	Well established, nursery grown
HMN	84	Hydrangea macrophylla 'Blaue Wunder'	Nikko Blue Hydrangea	#3 pot	90cm (36")	Well established
HQR	17	Hydrangea quercifolia	Oak Leaf Hydrangea	#3 pot	90cm (36")	Well established
MGS	9	Magnolia stellata	Star Magnolia	#3 pot	90cm (36")	Well established
MAG	265	Mahonia aquifolium	Oregon Grape	#2 pot	75cm (30")	Well established, nursery grown
PFK	154	Pieris japonica 'Flaming Silver'	Flaming Silver Lily of the Valley Shrub	#3 pot	90cm (36")	Well established
RLO	87	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#2 pot	60cm (24")	Well established
PLZ	144	Prunus laurocerasus 'Zabeli'	Zabeli Laurel	#2 pot	90cm (36")	Well established
RCP	166	Rhododendron carolinianum 'PJM'	PJM Rhododendron	#3 pot	75cm (30")	Well established
RSE	55	Rosa x 'Edward VII'	Baby Edward VII Hybrid Tea Rose	#2 pot	500mm (20")	Well established, nursery grown
RNU	171	Rosa 'Meidiland'	Scarlet Meidiland Rose	#2 pot	75cm (30")	Well established
ROY	117	Rosa x 'Royal Bonica'	Bonica Rose	#2 pot	90cm (36")	Well established, nursery grown
RMI	27	Rosa 'Mildred'	Mildred Rose	#3 pot	90cm (36")	Well established, nursery grown
SHH	148	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SJP	533	Sarcococca ruscifolia	Japanese Sarcococca	#2 pot	60cm (24")	Well established
TAM	88	Taxus x media 'Hillii'	Hicks Upright Yew	1.0m	60 cm (24")	Well established, dense hedging plant / B & B
TOC	261	Thuja occidentalis 'Fastigiata'	Pyramidal Cedar	1.5m	450cm (24")	Well established, dense hedging plant / B & B
VOV	593	Viburnum opulus	Evergreen Viburnum	#3 pot	75cm (30")	Well established, nursery grown
VDV	662	Viburnum davidii	David Viburnum	#2 pot	60 cm (24")	Well established
		Ground Cover				
AUG	1472	Aucuba japonica 'Variegata'	Variegated Aucuba	#1 pot	90cm (35")	15cm (6") heads, Minimum 3 heads
ECP	87	Euonymus fortunei 'Emerald 'n Gold'	Emerald 'n Gold Wintercreeper	#1 pot	30cm (12")	15cm (6") height
LPL	765	Lonicera pileata	Privet Honeysuckle	#1 pot	45 cm (18")	30 cm (12") spread
		Perennials				
LAA	272	Lavandula angustifolia	True Lavender	#1 pot	45 cm (18")	Well established
MPR	296	Mixed Perennials	Mixed Perennials	#1 pot	30 cm (12")	Well established
		Ornamental Grasses				
CAR	55	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot	75 cm (30")	Well established
		Vines				
WSH	4	Wisteria sinensis (existing)	Chinese Wisteria	#3 pot	As Shown	Existing, to be retained
		Ferns				
PMU	824	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

PWL partnership

Tsawwassen Springs Townhouses

Planting Plan

Project No.	16826
Date	2019/06/03
Drawing No.	16826 Plan.vwx
Scale	1:250
Drawn	JM
Checked	

L3.03



Plant List
TDCC Slaag Land
Golf Course Trees

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
AML	6	Acer macrophyllum	Big Leaf Maple		As Shown	B&B, Single Stem, dense form, uniform, nursery grown
ARr	12	Acer rubrum 'Trilobum'	Red Sunset Red Maple		As Shown	B&B, Uniform branching, dense tree, 1-2 Est Ltd
PSM	51	Pseudotsuga menziesii	Douglas Fir		As Shown	B&B, Uniform, dense branching, nursery grown

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE
8. PLANT LIST IS TO BE READ IN CONJUNCTION with SPECIFICATIONS
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED

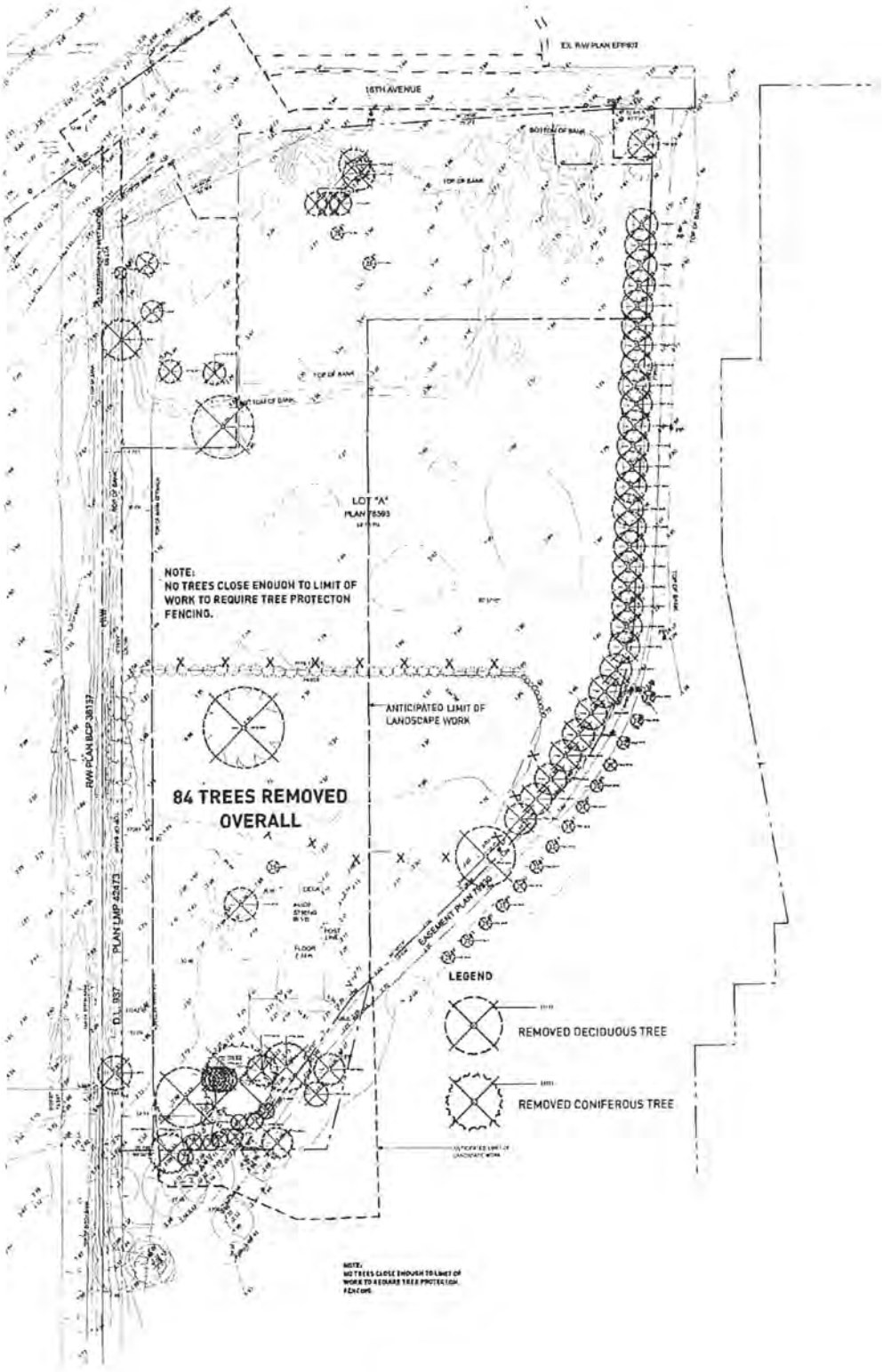
PWL partnership

Tsawwassen Springs Townhouses

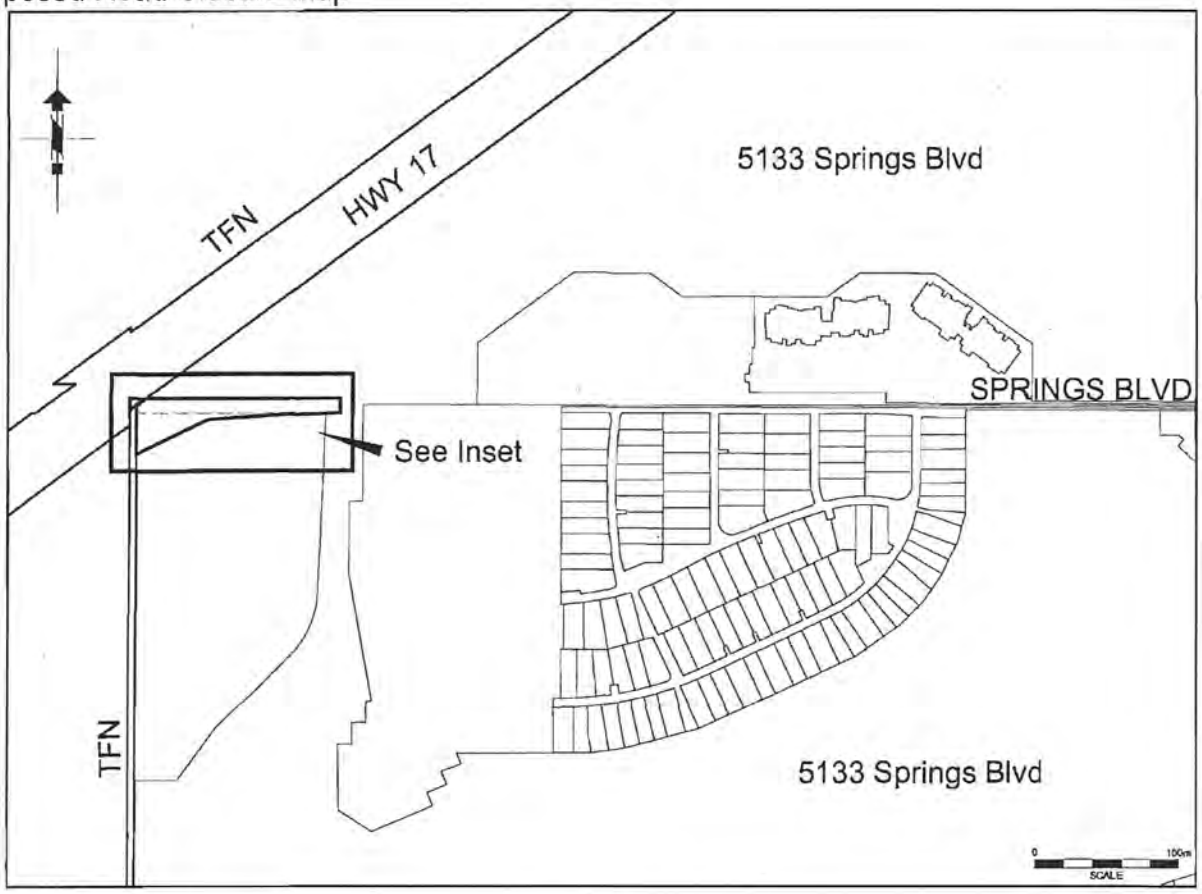
Golf Course Tree Planting

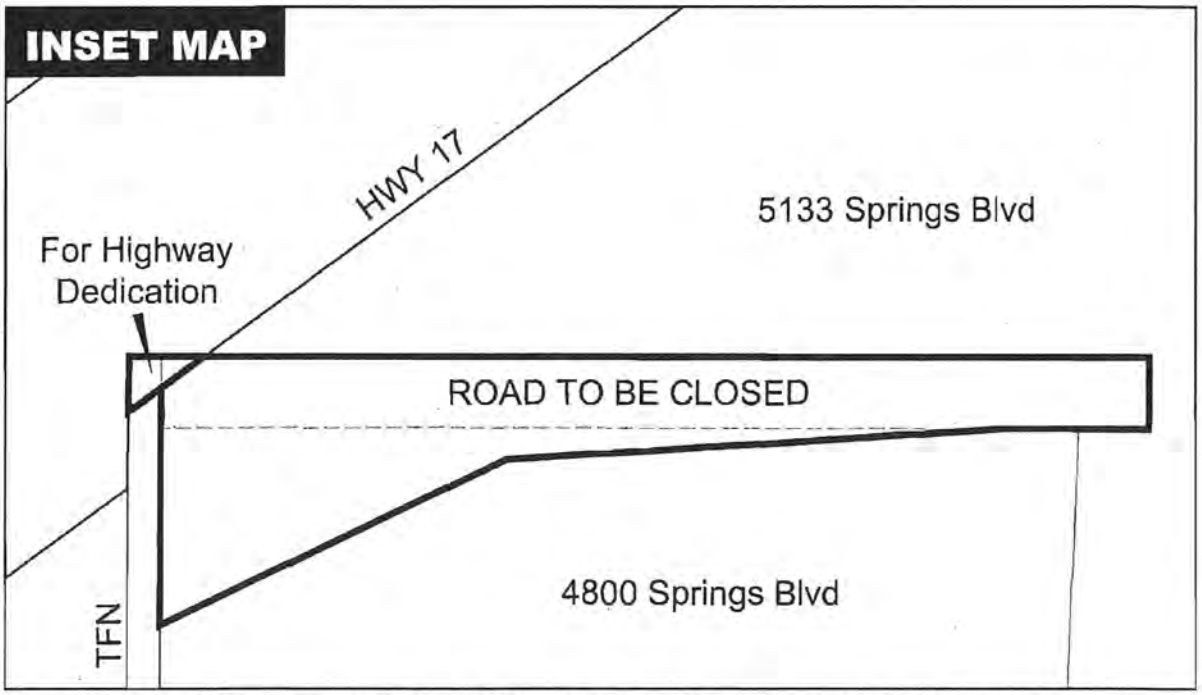
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Tree Removal Plan



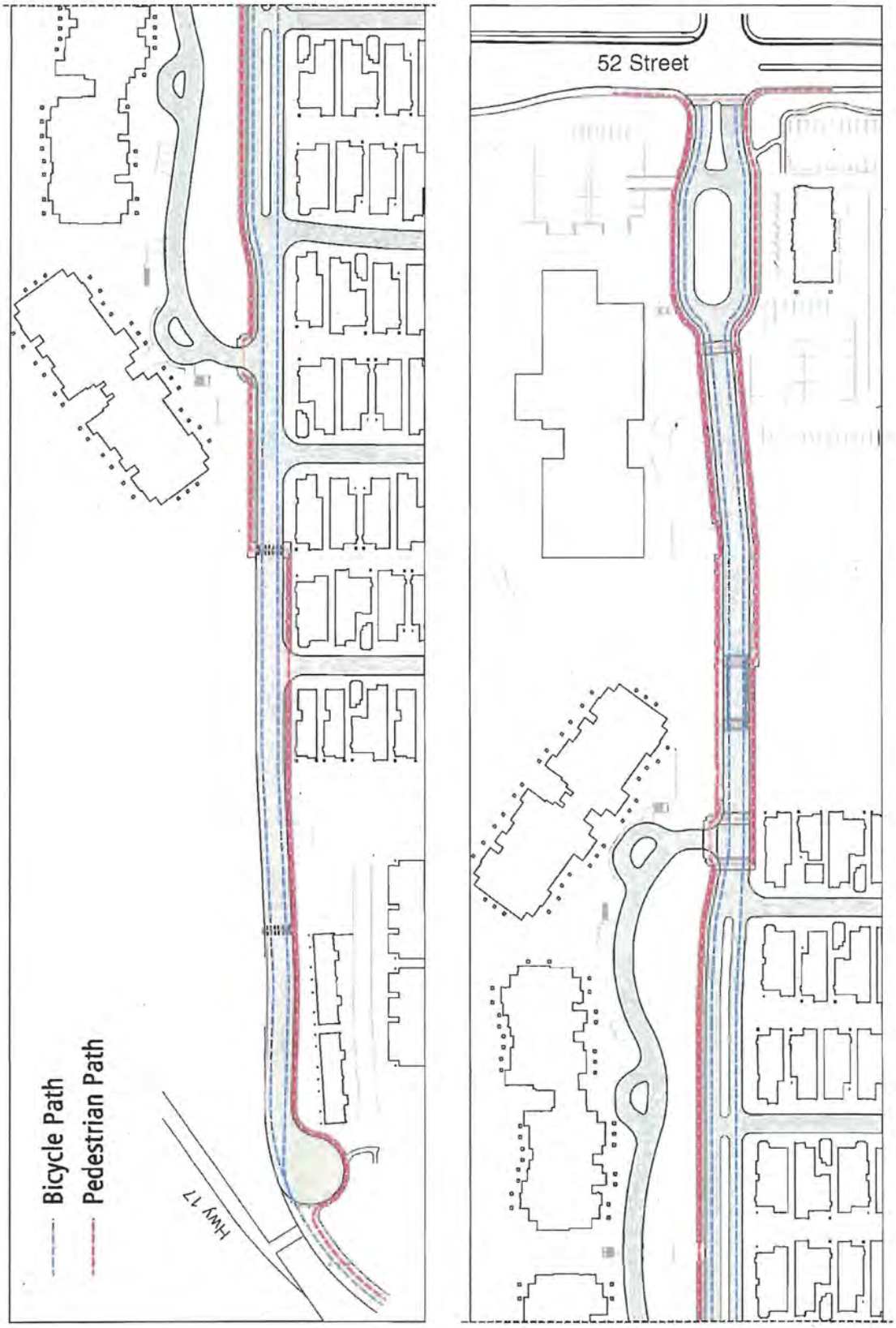
Proposed Road Closure Map



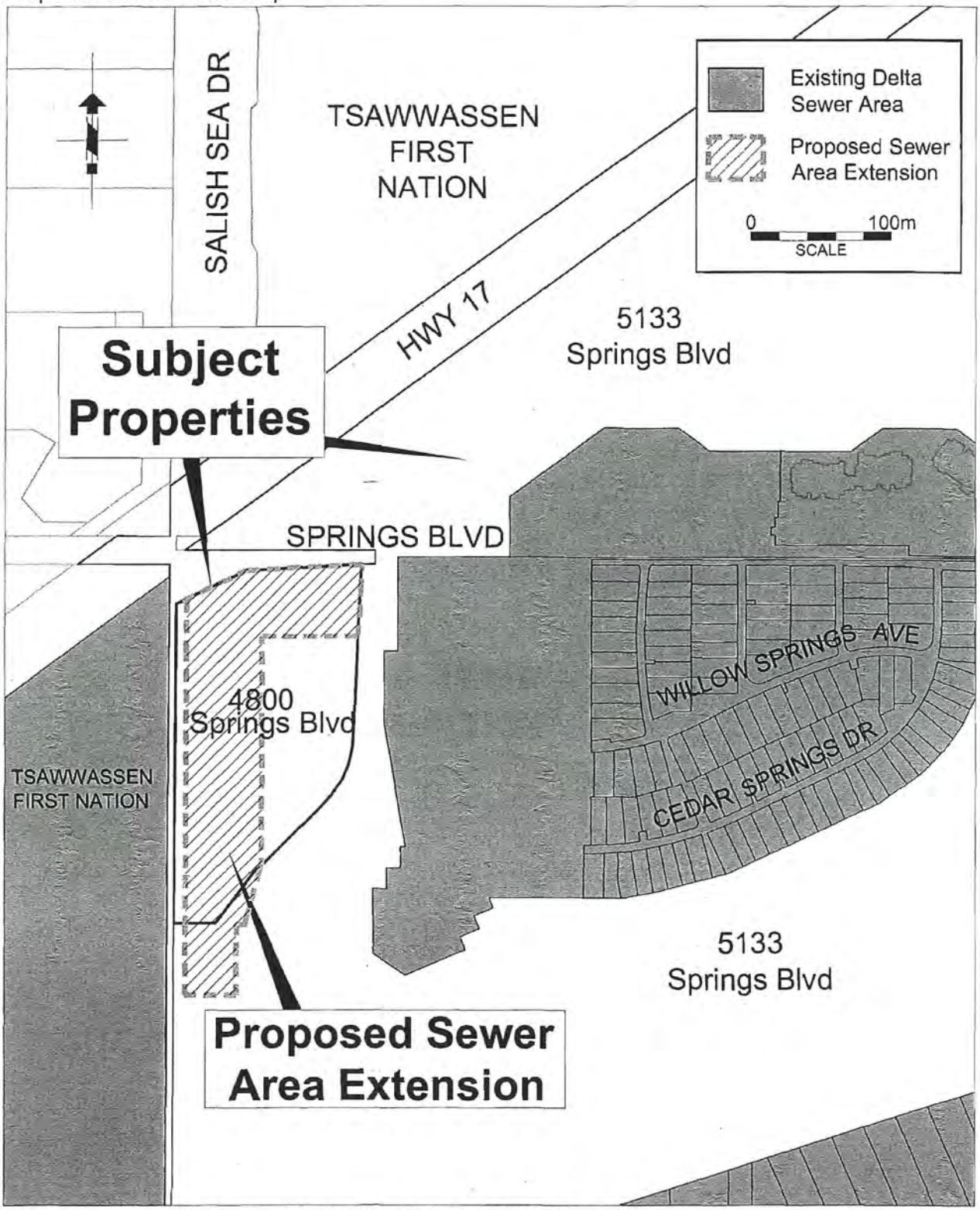


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Pedestrian and Cycling circulation along Springs Boulevard



Proposed Sewer Area Map



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Sewer Area Extension Evaluation Summary

Applications to extend the Sewer Area are reviewed with consideration given to a number of factors including: consistency with local policy and land use designations; the technical, operation and financial impacts of the proposed extension; and the goals, objectives and land use designations of the Regional Growth Strategy.

An application has been received for the properties at 4800 and 5133 Springs Boulevard to permit the subject property to be included in the Delta Sewer Area in order to allow for a townhouse development with approximately 1.56 hectares (3.9 acres) of net developable land (Area 1, as shown on Fig. 1), plus a 310.6 m^2 (3,343 ft^2) area for a sanitary pumping system serving the Tsawwassen Springs community (Area 2b, as shown on Fig. 1), a 1,730 m^2 (0.4 acre) area for tennis and pickleball courts (Area 2a, as shown on Fig. 1), and a 1,792.1 m^2 (0.4 acre) area for golf course maintenance (Area 6, as shown on Fig. 1), into Delta's sanitary sewer system.

The property is currently designated Agricultural in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy and is inside Metro Vancouver's Urban Containment Boundary. The lands are also located within the Agricultural Land Reserve. The subject property is located adjacent to the Tsawwassen First Nation and lands designated General Urban in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy. The applicant has submitted applications to exclude part of the subject property from the Agricultural Land Reserve and to amend the land use designations in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy from Agricultural to General Urban.

There is a proposed 150mm diameter sanitary sewer forcemain located in Area 2b, as shown on Fig. 1. Sanitary flows from the subject property would be pumped to the proposed sanitary sewer forcemain from Area 1, as shown on Fig. 1. The average flow rate from the development is estimated at approximately 1.05 litres per second, and a peak discharge rate of 3.82 litres per second. This additional flow can be accommodated within Delta's collection system, and will enter into Metro Vancouver's South Surrey interceptor at Swenson Way and Highway 91.

Metro Vancouver approval is required in order to extend the Sewer Area. The applicant is requesting consideration of their sewer area extension request in conjunction with the applications to amend the local and regional land use designations. Sites within the Urban Containment Boundary which are designated General Urban would be eligible for sewerage services, subject to Greater Vancouver Sewerage and Drainage District technical considerations, provided that the proposed development complies with the applicable policies under the General Urban designation. In the absence of specific criteria, Delta staff have evaluated the proposal in the same manner as has been done for previous sewer area extensions. A summary of the areas evaluated is presented in the table below.

Financial	The proposed sewer extension would be paid for by the owners at the time of connection. There would be no capital cost to Delta or Metro Vancouver. If connected, the land owner would be charged regular sewer charges offsetting financial impacts of operating Delta's overall sewer system.
Land Use Compliance	The proposed residential use requires an amendment to Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy.
Service Levels	The applicant has indicated that the anticipated average flow rate from the proposed industrial development is 1.05 litres per second, and a peak flow rate of 3.82 litres per second.
Technical/ Operational	This incremental increase in flow can be accommodated within Delta's existing sanitary sewer collection system.
Local Community	The proposed residential use would be compatible with the adjacent residential uses in South Delta.
Regional Concepts	The applicant is already included in the Urban Containment Boundary in Metro Vancouver's Regional Growth Strategy

Fig.1:
Site Areas

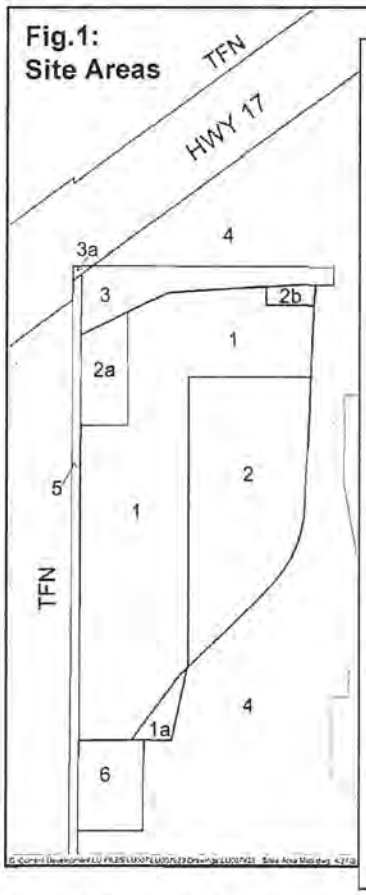


Fig.1 Legend:

- Area 1: Townhouse Lot
- Area 1a: Southerly Turnaround
- Area 2: Golf Course Addition
- Area 2a: Tennis and Pickleball Courts
- Area 2b: Irrigation and Pumping Stations
- Area 3: Road Closure Area to be Purchased by Developer
- Area 3a: Road Closure Area to be dedicated as Highway
- Area 4: Existing Tsawwassen Springs Golf Course
- Area 5: Existing Road Dedication to be Retained
- Area 6: Golf Course Maintenance Building Area

Social Sustainability

Community Engagement

	Points Available	Points Earned
Residents and community stakeholders are involved in the planning and design process beyond basic municipal and provincial requirements. **Describe:** Over many years while selling at TS, requests from buyers for townhouses configured as we are proposing were given to our Sales Team. These requests have been incorporated.	2	2
Post-construction community involvement planned (e.g. education on sustainability features of development, set up community groups, community gardens, etc.).	2	0
	Total (4)	2

Housing Affordability

The proposed development includes non-market housing (e.g. subsidized, social, public, co-housing, co-operative housing). **Describe the form of tenure and the number of units to be provided:**	4	0
The proposed development includes affordable (market) rental units. **Detail the number of units and the expected average rent:**	3	0
Project includes affordable market housing. Affordability should be based on a benchmark of housing costs not exceeding 30% of the Delta median gross household income of $80,874.	2	2
	Total (9)	2

Accessibility

The project contains a mix of housing types and forms to meet the needs of different age groups or family types.	2	0
Proposed housing units incorporate features to enhance adaptability and accessibility for people of various physical abilities (e.g. wider door openings, textured path edges, etc.).	1	0
	Total (3)	0

Amenities

	Points Available	Points Earned
New non-vehicular links to continuous open space systems, linear parkways and greenways (to parks, schools, shopping and community facilities) are provided by the development. **Describe new linkages to be provided:** This project piggybacks on all amenities offered by Tsawwassen Springs currently in place and to come. A bike and walking path will extend to Tsawwassen Beach. A dog walk path has been recently installed adjacent to the Driving Range.	3	3
Development offers secure bicycle storage, e.g. secured room in building or bike lockers.	2	2
Development offers showers or change rooms for bike commuters.	2	0
Electric car charging station provided.	2	2
Amenities shared among residents/tenants (e.g. meeting rooms, community gardens, outdoor amenity space, roof-top patios). **List all amenities provided:** Amenities include all facilities at the existing Golf Course and Clubhouse, two kids play areas at the Condo Strata, a dog walk path, a community garden as well as a tennis and pickleball court to come	1	1
Development offers bicycle racks.	1	1
Development offers preferred parking (close to entrance or reduced parking fees) for car-share automobiles or high-efficiency vehicles (hybrids, electric, "Smart Cars").	1	0
The site plan facilitates easy access to public transit and features that would support alternative modes of transportation.	1	1
	Total (13)	**10**

Community Integration & Improvement

The project reuses, relocates or rehabilitates a building on Delta's Heritage Inventory. Note whether the development will involve a heritage revitalization agreement or restoration covenant.	3	0
The project design complements or enhances local identity (architectural design, landscaping, natural features, etc.). **Explain how:** Proposed architectural and landscape design is highly complementary to other buildings and open spaces already existing at Tsawwassen Springs.	2	2
The project will provide amenities that are open to the public; e.g. daycare, public open space, cultural space, benches, weather protection for public spaces, waste receptacles, bicycle storage. **Include a description:** A tennis court and a pickleball court for public use will be built with this project. In addition, this townhouse project will enjoy all other amenites offered by the Tsawwassen Springs community: numerous bicycle racks, benches, as well as the 32,000 sf Clubhouse	2	1

Community Integration & Improvement *(Cont'd)*	Points Available	Points Earned
The overall design encourages interaction among people and a sense of place through design (e.g. location of amenities, connection among new and existing communities, pedestrian circulation). **Include a description:** The project is part of Tsawwassen Springs with access to all community amenities. A tennis and pickleball court is adjacent.	2	2
Individual properties are not divided by fences but by vegetation such as hedges or trees.	1	1
The project is within a ten minute walk (approximately 800 m) of:		
• Schools	1	0
• Health care services	1	1
• Public transit	1	1
• Commercial services	1	1
• Parks, recreation centres or trails	1	1
	Total (15)	**10**

Integration With Natural Environmental Process

Stormwater Management

Development includes use of green roof technology (roof top patios not included).	3	0
Permeable paving used wherever paving is implemented (e.g. roads, shoulders, walkways, pathways through parks, etc.).	2	0
Roof leaders direct water onto pervious surfaces, not storm sewers (subject to approval by the Director of Engineering).	2	1
Development will use bioengineering technology to allow natural infiltration of rainwater on-site (e.g. stormwater infiltration trenches, engineered wetlands, swales, rain gardens).	2	2
Sediment and erosion controls to the standards specified in the latest version of Master Municipal Specifications to be used during construction.	1	1
	Total (10)	**4**

Habitat Conservation

Terrestrial vegetated linkages are provided for wildlife corridors.	2	2
Provide a net gain of habitat diversity. This could include planting of trees in excess of minimum replacement requirements or native vegetation that will be managed as habitat.	2	2
Native vegetation supporting resident wildlife species will be retained.	1	1
	Total (5)	**5**

Landscaping (See also: http://nativeplants.evergreen.ca)

	Points Available	Points Earned
Existing landscape features incorporated into the design concept (e.g. ponds, watercourses, tree clusters).	2	0
The tree canopy at maturity will shade/cover at least 40% of site on commercial and residential sites; 20% on industrial sites.	2	1
Plant species have been selected based on appropriateness for the site as well as easy and environmentally-friendly maintenance (e.g. native species, drought-tolerant species and those that require minimal or no pesticides).	1	1
	Total (5)	2

Green Construction & Building Technology

Construction (See also: www.sustainablebuildingcentre.com)

Project results in remediation of a brownfield site.	4	0
Soil compaction and disturbance to vegetation minimized in areas which are not to be built on or paved. **Explain how:**	1	0
Water will be conserved during construction phase.	1	1
Airborne dust controls will be in place during construction. **Explain:** Watering as required to minimize dust to adjacent homes during construction.	1	1
	Total (7)	2

Building Materials*

At least 10% (based on project value) of a project's materials are comprised of salvaged, refurbished, or reused materials.	3	0
At least 15% (by value) of the building materials are comprised of recycled content.* **Recycled content defined by CAN/CSO-ISO 14021-00 Environmental Labeling and Advertising Guidelines.*	3	3
At least 20% (based on value) of the building materials include products harvested, manufactured and supplied within 800 km of the project site.	2	2
Framing lumber is certified "environmentally friendly" according to accepted forest certification standards (e.g. ISO14001, Canadian Standards Association, Sustainable Forestry Initiative).	1	1
Finger-jointed studs used (an engineered product which maximizes use of material).	1	1
Construction materials offer enhanced durability (e.g."Hardie"panel siding).	1	1

Building Materials* *(Cont'd)*	Points Available	Points Earned
Low-emitting interior fittings and finishes (e.g. Interior carpets and paints meet CRI 'Green Label' standards for indoor air quality).	1	1
**Note: documentation required for this category*	**Total (12)**	9

Waste Management

(See "DLC Toolkit" at: www.metrovancouver.org/about/publications/Publications/DLCToolkit.pdf)

Development will employ comprehensive waste management and recycling as described in the Metro Vancouver "DLC Toolkit" during construction. Job-site recycling plan posted on site.	3	3
Development includes facilities designed for ease of use to facilitate comprehensive waste management and recycling (e.g. in-suite recycling and composting).	1	0
	Total (4)	3

Water & Energy Efficiency

(See: www.bchydro.com/powersmart/builders_developers.html)

Development will derive/generate clean energy on-site (solar, geothermal, wind), participate in district energy distribution system or provide infrastructure for future retro-fit to clean energy use.	4	0
Climate-based automatic irrigation controls.	2	2
High-efficiency heating and cooling technologies incorporated (e.g. Commercial, industrial and large multi-family residential designed to achieve a 25% efficiency improvement over the Model National Energy Code for Buildings).	2	1
Rainwater collected and re-used on-site (e.g. rain barrels).	1	0
Building sited and operable windows placed to maximize natural light and ventilation (compliant with Building Code restrictions).	1	1
Building and site lighting is designed to maintain safe light levels while avoiding off-site light spillage and night-sky lighting.	1	1
Low energy appliances installed in all units (e.g. 'Energy Star' rated).	1	1
Minimum R-26 overall wall insulation installed.	1	0
	Total (13)	6

Other (See: www.sustainablebuildingcentre.com)

	Description:
If this project has been registered for third-party green development certification (e.g. LEED [Leadership in Energy and Environmental Design], BuiltGreen Gold, GreenGlobes, Energuide 80) which program and at what level?	
Is there something unique or innovative about your project that has not been addressed in this Index? This information will be provided to Council during consideration of your application.	Please see attached.

Economic Sustainability

Sustainability includes not only social and technological considerations, but economic as well. Describe how your proposed development will benefit Delta's economy. Consider, for example, the following:

1. How the completed project will help diversify the local economy, either by business type or size.
2. How the project will improve network or trade opportunities for new and existing businesses.
3. Are there are other economic benefits that might come from this project (e.g. units in multi-family housing designed or appropriate for home based businesses).
4. Will additional permanent employment opportunities be created by this project? How many?
5. What types of jobs will be created?

Please provide a description of how your development project will support and enhance the economic sustainability of Delta on a separate page.

Final Score:

Category	Points Available	Points Earned
Social	44	24
Integration with Natural Environmental Processes	20	11
Green Construction & Building Technology	36	20
	Total (100)	55

Defining Your Level of Commitment to Implementation:

Finally, tell us what your level of commitment to implement each green feature checked off or the expected outcome for each component. Circle the statement or statements below that apply to your project:

1. The features checked off in the list are under consideration and there is an intention to implement them.
2. Information on the particular green feature is detailed in the proposal, specifications included, a feasibility study provided, or is shown on plans. The details provided are specific enough to be verified by the planner as meeting the objectives of the Green Growth Index.
3. The proposed green features will be included in the development agreement, servicing agreement, landscape agreement, Development Permit or other form of covenant.

Signature

Tsawwassen Springs Townhouses
Green Growth Index Additional Information

Please note that in scoring the Green Growth Index (GGI) attached for the Tsawwassen Springs Townhouses, no consideration was given for the numerous amenities at Tsawwassen Springs adjacent. However, as proponent we view Tsawwassen Springs Townhouses not as a stand-alone project but as the project which augments the Condo and Bare Land Strata House projects to finish the Tsawwassen Springs Masterplan Community. Viewed as a whole, we believe the GGI for the Tsawwassen Springs would score considerably higher.

This townhouse project completes our family of highly diverse housing types, sizes and price points from which potential residents can choose. Residents of Tsawwassen Springs Townhouses will enjoy all the amenities that other residents of Tsawwassen Springs currently enjoy, including living adjacent to Springs Golf with its 32,000 full service Clubhouse and numerous amenities.

Affordable Housing:
Pricing for individual homes in this townhouse project has not yet been determined. However, we expect at least 32 of the 60 townhouses proposed (those less than 1,450 square feet which happen to be all those not facing the golf course) to meet the definition of affordable housing. That is, we expect housing costs for at least half of the homes proposed to be less than $2,000 per month (30% of $80,874) at today's rates of interest.

Economic Sustainability:
This project, Tsawwassen Springs Townhouses will significantly extend the economic benefits derived from the current development at Tsawwassen Springs. In addition to the employment gained during the construction phase of this reasonably large-sized project, 60 new families (many younger families with children we expect) will invest their future here to help grow Delta's economy for many years to come.

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SEP 0 9 2016

File: CR-04-01-RD

Mr. Robin Pallett, Planner
Corporation of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

VIA EMAIL: rpallett@corp.delta.bc.ca

Dear Mr. Pallett:

Re: Proposed Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard

Thank you for the opportunity to provide preliminary comments on this development application. Our comments at this time are primarily focused on process. Metro Vancouver will perform a more substantive analysis if and when a formal request to amend *Metro Vancouver 2040: Shaping Our Future (Metro 2040)*, the regional growth strategy, is submitted.

The lands involved in this development application have a regional Agricultural land use designation in *Metro 2040* and are part of the Agricultural Land Reserve (ALR). In accordance with *Metro 2040* Section 2.3.4, the GVRD Board cannot amend the regional Agricultural land use designation if the subject site is still in the ALR. Therefore, the lands in question would need to be excluded from the ALR prior to the GVRD Board considering an amendment request.

Metro 2040 amendment requests must be made by Council resolution and the resolution should be accompanied by a report from the Corporation of Delta outlining the purpose and rationale for the requested amendment.

Should a formal amendment request be proposed, it would be a Type 2 Minor Amendment, as per *Metro 2040* Section 6.3.3 (b). A Type 2 Minor Amendment requires an amending bylaw be passed by a two-thirds weighted vote of the GVRD Board, and a regional public hearing. The process would entail the GVRD Board initiating the amendment, giving the amending bylaw 1st and 2nd reading, sending the proposed amendment out for notification to provide affected local governments with an opportunity to provide comment, holding a regional public hearing, and considering 3rd and final reading. Metro Vancouver staff recommend submitting any associated Regional Context Statement updates to the GVRD Board after the amendment has been initiated so that both processes can be accommodated concurrently.

As per *Metro 2040* Implementation Guideline # 2: Amendments to the Regional Growth Strategy, Metro Vancouver staff request that prior to submitting a request to amend *Metro 2040*, a corresponding municipal process for an OCP amendment be underway, and encourage municipalities to submit the *Metro 2040* amendment request after the local public hearing and a subsequent reading of the OCP Bylaw.

If an amendment request is initiated by the GVRD Board, Metro Vancouver staff would consider the regional planning implications of the amendment as it relates to the goals and strategies outlined in *Metro 2040*. Of particular relevance in the case of this application would be the strategies under:

- Goal 1: Create a Compact Urban Area, particularly those strategies related to containing urban development;
- Goal 2: Support a Sustainable Economy, particularly those strategies related to the protection of Agricultural lands;
- Goal 3: Protect the Environment and Respond to Climate Change, particularly those strategies related to encouraging land uses that reduce energy consumption and greenhouse gas emissions and improve air quality, and those related to improving resilience and preparing for the impact of climate change;
- Goal 4: Develop Complete Communities, particularly those strategies related to providing diverse and affordable housing choices, and developing communities with access to a range of services and amenities; and
- Goal 5: Support Sustainable Transportation Choices, particularly those strategies related to coordinating land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking and to support the safe and efficient movement of vehicles for passengers, goods and services.

Metro Vancouver's Liquid Waste Services staff advise that based on the limited information available at this time, a preliminary analysis was completed and the assumed proposed flow would be expected to result in a negligible increase in flow along MV South Surrey Interceptor – Delta Section. Should a formal request for an amendment be proposed, the Corporation of Delta would need to provide the usual information including the projected average flow and peak discharge (hourly and instantaneous), as well as the exact sewer connection point for technical review by Metro Vancouver.

If you have any questions or need further clarification with regards to these comments or the *Metro 2040* amendment process, please contact me at lauren.klose@metrovancouver.org or at 604-432-6400.

Yours truly,

Lauren Klose
Senior Policy and Planning Analyst
Parks, Planning and Environment

HM/EC/lk

cc: Sarah Ross, Senior Manager, TransLink Strategy and Plan Development

19252374

BRITISH COLUMBIA

September 09, 2016

Robin Pallett
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, BC
V4K 3E2
email: RPallett@delta.ca

Dear Mr. Pallett:

Proposed Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard.

Your File: LU007923

Thank you very much for the opportunity to comment on the proposed Agricultural Land Exclusion and Non-Farm Use at 4800 Springs Boulevard in Delta.

The subject property is located on land that is highly suitable for food production. Please see *Appendix A* for more details.

In regard to the long-term viability of the ALR with respect to agriculture land use, the Ministry of Agriculture staff are generally not in favor of non-farm uses and exclusion of land from the ALR because of the negative effects they can have on agriculture. Please refer to *Appendix B* for our general concerns in that regard.

Therefore, when proponents apply for non-farm use or exclusion of land from the ALR, I recommend testing the application along the following decision tree:

(1) Can the exclusion or non-farm use be avoided? If not,

(2) Can it be mitigated? If not,

(3) How can it be compensated?

Mitigation appears to be not very effective under the circumstances of the proposed site but I recommend to ensure that the section of the subject property which remains in the ALR does not become a small "ALR island" and to maintain connecting corridors that stay in the ALR. It should also be noted that if a non-farm use is approved, the parcels would remain in the ALR and continue to be subject to pertinent regulations and policies.

If the proposed non-farm use and the exclusion are unavoidable for compelling reasons, I encourage the Corporation of Delta to seek reasonable compensation for agriculture. A bike trail, for example, would not qualify as such a compensation. Please find *Appendix C* for some considerations when establishing adequate compensation for the loss of farmland.

I would like to thank you again for the opportunity to comment on the proposed exclusion/non-farm use. Please do not hesitate to contact me if you have further questions or concerns.

Sincerely,



Dieter Geesing PhD, PAg, RPBio
Regional Agrologist Fraser West
BC Ministry of Agriculture
dieter.geesing@gov.bc.ca
604-556-3048 |c: 778-347-2074

APPENDIX A

The Langley-Vancouver soil survey (Luttmerding, 1981) indicates that the subject property is located on two soil series. The majority of the property is located on the *Spetifore* soil series and a smaller portion in the northwest corner belongs to the Tsawwassen soil series.

The land capability for agriculture rating is 4WN (3NW) for the smaller *Tsawwassen* soil section and 60% 4A and 40% 4WN (60% 2A and 40% 3NW) for the larger *Spetifore* section (BC Soil Information Finder). Those numbers follow the BC Land Capability Classification for Agriculture in British Columbia (Ministry of Environment and Ministry of Agriculture and Food, 1983) which has seven capability classes. Land in class 1 has basically no limitations, while land in class 7 has no capability for arable culture. The latter does not exclude that non soil-based agriculture, such as various forms of livestock or poultry production, is still feasible[1].

In the case of the subject property, the capability numbers mean that if the land is unimproved, there are moderate limitations to the capability of the land, namely high water table, salinity and some moisture deficit during the summer growing season. If managed and improved, however, for example by drainage and irrigation, class 3 and even better can be achieved. With other words, the subject property is located on prime agricultural land. In fact, more than 8% of all agricultural land in Delta belongs to *Spetifore* soils including some of the most productive fields in Delta.



Picture 1: Signs of gley occur only below 80 cm

A cursory site investigation based on three random auger samples suggests that the land has been filled with about a 60-cm layer of soil. The soil texture of the imported material is sandy loam with about 25% of fine to medium gravel (between 2 mm to 25 mm). The gravel content increases to about 35% below about 25 cm. The colour of the imported material is dark greyish brown (Munsell 10YR 4/2), pH is 6.7. The salinity is about 0.02 dS/m in the first 25 cm, and below 0.01 dS/m between 25 cm and 60 cm. This means the imported soil is practically salt-free.

[1] The classification system provides two ratings: one rating for the land as it is, and a second rating, usually shown in parenthesis, that provides the class if improvements to that land are made using normal and reasonable farming practices. Land belonging to the classes 1 to 3 can be considered as BC's prime agricultural land.

The imported soil is underlain by the native soil which has a silt loam texture. That soil has a very dark gray matrix color (Munsell 10YR 3/1) with signs of gley (soil formed under periodic waterlogging, see *Picture 1*) at depth of about 80 cm. The pH is 5.8; salinity is surprisingly low at 0.02 dS/m.



***Picture 2:** Kale production on Spetifore soil about 1 km northeast of the subject property*

It appears that the moderate limitations of the unimproved land have, by and large, been overcome by the soil import. But there is also clear evidence that that native soil had already been farmed at some point in the past.

I conclude that the subject parcel is highly suitable for good production. In fact, a vegetable field located on the same soil series (*Spetifore*) about 1 km to the northeast of the subject property (see *Picture 2*) demonstrates the production potential of the land which could be even further enhanced with irrigation and the sustained addition of organic matter to the soil.

References

BC Soil Information Finder. http://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil-information-finder. Accessed September 09, 2016.

Ministry of Environment and Ministry of Agriculture and Food, 1983. Land Capability Classification for Agriculture in British Columbia.

Luttermerding, H.A. 1981. Soils of the Langley-Vancouver Map Area. RAB Bulletin 18. BC Ministry of Environment.

APPENDIX B

The loss of farmland (as it pertains to the subject ALR exclusion and non-farm uses that are tantamount to the loss of land for agriculture) can impact agriculture in several ways.

A direct impact is the loss of land for food production. One hectare of land in Delta has the potential to produce, on average, 30 tonnes of potatoes or 12 tonnes of blueberries or 15 tonnes of silage corn yield as feedstock for livestock production. Greenhouses in Delta have the ability to produce about 300 tonnes of tomatoes or 550 tonnes of cucumber per hectare. The generated annual farm gate sales per hectare depend on the crop. Conservative numbers per hectare are about $17,000 in the case of blueberries, between $20,000 - $60,000 for potatoes (depending on the variety), and more than $600,000 for greenhouse operations.

In order to estimate the full extent of the long-term impact of the loss of land, we need to define "long-term" first. From a food security perspective, "long-term" could be considered to be at least two generations. In general, we think of a generation being 20 years, or two generations being 40 years. Thus, the actual long-term loss per hectare would be about $680,000 for blueberries and $ 24,000,000 in the case of greenhouse vegetable production. Those numbers vary from case to case but, again, I used conservative estimates for my examples. Nevertheless, the above rationale demonstrates that the loss of land has a significant negative effect on the economy and long-term food security in BC.

In addition, the above examples do not consider the economic spin-off effect of agriculture on the community or that commodity prices will increase in the future or that agriculture provides other services than just food.

The examples do also not take into account that non-farm uses of agricultural land and/or the exclusion of agricultural land from the ALR have indirect impacts on the remaining agricultural land and the agricultural industry.

Indirect negative effects can be, for example, the reduction of the effectiveness of farming operations because of the small size or awkward shape of the remaining land. An indirect effect of non-farm uses can also be the alteration of the hydrology which has, sometimes, detrimental impacts on adjacent farmland (although this is probably not applicable for the proposed project). Indirect negative impacts that we often find associated with residential uses of farmland are the increase of nuisance complaints against farmers, more non-farm traffic hindering access to fields and more trespass incidences.

A major concern that always applies is, however, the negative socio-economic repercussions of non-farm uses and land exclusions. Each time agricultural land is used for other purposes than farming, or excluded from the ALR, it sends the message that the use of farmland for non-farm uses is an option. This increases the speculative value of the remaining ALR land which makes succession planning in the agricultural sector more and more difficult, and is an impediment to starting a new farm operation.

APPENDIX C

The desirable goal of compensation is to obtain a long-term net benefit for agriculture. Compensation could be, for example, the inclusion of land from outside the ALR into the ALR. That land should be comparable or superior in size and capability to the land that would be excluded, and be preferably located in the same community.

Another (less preferable) option of compensation for the loss of agricultural land and the non-farm use are financial contributions to infrastructure projects or programs that enhance agriculture. The compensation should create a long-term net benefit for agriculture. This means that the funds should be

(a) commensurate with the long-term impact of a proposed project on agriculture (see also Appendix B), and

(b) used only towards agriculture (bike trails, for example, would not qualify), and

(c) provided in addition to (and not in lieu of) already existing funds for agriculture or obligations of, for example, the local government.

The Ministry of Agriculture staff can be a good resource to assist the Corporation of Delta in identifying programs and/or projects that could be considered and to develop a fair compensation package.

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT APPROVALS PRELIMINARY BYLAW COMMUNICATION

Your File #: LU007923
BCMoT File #: 2017-01335
Date: March 16, 2017

Corporation of Delta
Community Planning & Development
4500 Clarence Taylor Way
Delta, BC V4K 3E2

Attention: Robin Pallett, MCIP, RPP
Planner

Re: Proposed Zoning / OCP Amendment
4800 Springs Boulevard, Delta

Preliminary Approval is granted for the rezoning referral for one year pursuant to Section 52(3)(a) of the *Transportation Act*, subject to the following conditions:

- No direct access to Highway 17.
- All storm water to be directed to a municipally maintained storm drainage system.

If you have any questions, please contact the undersigned at (604) 527-2241.

Yours truly,

Glenn W. Callander
Area Development & Operations Technician
Email: Glenn.Callander@gov.bc.ca

Local District Address
Lower Mainland District 310 – 1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

From: Callander, Glenn W TRAN:EX [Glenn.Callander@gov.bc.ca]
Sent: Wednesday, March 22, 2017 8:09 AM
To: Robin Pallett
Cc: Cruz, Roanna S TRAN:EX
Subject: RE: Development Application at 4800 Springs Boulevard (LU007923)
Attachments: rd dedication cadastral.pdf

Delta File: LU007923
BCMoT File: 2017-01335

Good morning Robin, and in response to your March 14th email, and the Ministry preliminary approval provided on March 16, 2017.

As you have noted the applicant is including additional elements/lands to this development. To ensure some continuity of property lines along this section of Highway 17, it is recommended a right of way protection, as shown on attached plan. This dedication along Highway 17 shall be labelled on the final plan as "Arterial Highway" in accordance with section 44.1 of the *Transportation Act*. The surveyor is hereby authorized by the Minister to show the area as an arterial highway and shall include the appropriate notation on the plan image.

As Highway 17 is established as a "Controlled Access Highway", Ministry approval of the subdivision under section 80 of the *Land Title Act* is required.

The approval granted is only for the dedication is valid for one (1) year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

If I may assist further, please do not hesitate to call or email.

Glenn W. Callander
Area Development and Operations Technician
Lower Mainland District
Ministry of Transportation & Infrastructure
Telephone: 604.527.2241
Facsimile: 604.527.2222
Email: Glenn.Callander@gov.bc.ca

TransLink
400 - 287 Nelson's Court
New Westminster, BC V3L 0E7
Canada
Tel 778.375.7500
translink.ca

South Coast British Columbia
Transportation Authority

September 27th, 2016

Robin Pallett
Planner, Community Planning & Development
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Delta File No: LU007923

Dear Ms. Pallett,

Re: Proposed development at 4800 Springs Boulevard

Thank you for the opportunity to comment on the proposed development at 4800 Springs Boulevard. Our comments are based on TransLink's legislated mandate to review OCP amendments for regional transportation implications, and on our Regional Transportation Strategy (RTS) direction to work with partner agencies in supporting regional objectives.

As of today, the closest transit services to the proposed development include:

- The **609 Tsawwassen First Nation/South Delta Exchange** bus route, which has bi-directional stops located on 52nd Street at Springs Boulevard (previously 16th Avenue), approximately 800m from the development site. The 609 also currently stops on Highway 17 at 52nd Street (westbound direction), Tsawwassen Drive (both directions), and at two additional stops on Highway 17 (one each direction) midway between 52nd Street and Tsawwassen Drive. As Delta staff are aware, the 609 routing will be changing as of December 2016. Following that change, the only 609 stops which will remain on Highway 17 are those located at the intersection of 52nd Street.

- The **620 Tsawwassen Ferry/Bridgeport Station** bus route, which has bi-directional stops located on Highway 17 at Tsawwassen Drive, approximately 600m from the site. These stops could be accessed from the development site either by walking along Highway 17 (assuming the path that directly connects the site to the Highway remains), or via a pedestrian path through

Tsawwassen First Nation, if that connection is publicly accessible. The 620 also stops on Highway 17 at 52nd Street (both directions), approximately 1km from the development site.

- The **601 Bridgeport Station/South Delta/Boundary Bay** bus route, which has a stop located on Highway 17 at 52nd Street (eastbound direction), approximately 1km from the development site.

Current transit service to the development site is therefore beyond the 250-400m typically considered to be the reasonable walk distance to local or frequent bus service. While existing routing will be reviewed as part of the Southwest Area Transport Plan, TransLink has no current plans for transit service located any closer to the site than the current routes. The site is also not located within walking distance of any non-residential services, beyond the commercial amenities located within the golf course development.

We understand that the cycling path proposed for the west side of 52nd Street between Springs Boulevard and Highway 17 has now been built as part of the overall Tsawwassen Springs development. This path provides a good connection to the existing designated cycling facilities on 52nd Street north of Highway 17, and generally aligns with the Major Bikeway Network concept as shown in TransLink's Regional Cycling Strategy (see Figure 17, page 34). TransLink supports the implementation of this connection and would be pleased to work further with Delta on any further detailed design related to this facility in the future.

While the traffic expected from the 60 proposed townhouses would be unlikely to have any significant impact on goods movement in the Highway 17 truck route network corridor, the Ministry of Transportation and Infrastructure should be consulted regarding traffic implications to Highway 17, given the development site's proximity to the Provincial highway.

Thank you again for this opportunity to provide input, and we would appreciate the opportunity to comment further in the future as the application process continues. If an amendment to the Regional Growth Strategy is initiated, Metro Vancouver will notify TransLink as we are considered an affected local government in that process.

Sincerely,

Sarah Ross
A/Director, System Planning and Consultation

CC: Heather McNell, Regional Planning Division Manager, Metro Vancouver

From: Charles Nash
To: Robin Pallett
Cc: Tom McCarthy; Nikki Eely; Richard Cook
Subject: FW: Development Application at 4800 Springs Boulevard --- TFN comments --- Delta Application LU007923
Date: Tuesday, January 24, 2017 1:39:02 PM

Dear Sir;

Thank you for your referral of a development application LU007923 for 4800 Springs Boulevard which we understand is in review by Corporation of Delta staff prior to consideration by Council and the Metro Vancouver municipalities.

TFN is building a grid of walking and cycling multi-use path routes, linking to the Corporation of Delta at certain points, as well as to the BC Ferries Tsawwassen Terminal and Deltaport. One of those multi-use paths is along the west side of the Salish Sea Drive, crossing Highway 17 in the vicinity of 16th Avenue and 48th Street. There is an easement in TFN with the owners of Tsawwassen Springs which provides construction access connecting to the public road dedication of 16th Avenue. We ask through the Delta municipal review process that at substantial completion of the civil servicing works for the Tsawwassen Springs project, the construction access at the entry to TFN lands will be closed. This is to enable permanent safe passage of pedestrians and cyclists on the contemplated multi-use path across that current construction route.

The same easement on TFN lands provides for a potential future access from Tsawwassen Springs for general purpose vehicular traffic. The application materials illustrate this route conceptually (p. 23 Location Plan Fouger Architecture). TFN prefers that this access not be provided, and ask the development applicant and the Corporation of Delta to confirm that this general purpose vehicle access is no longer proposed by the applicant, nor supported by Delta. This uncertainty is impacting planning for safe use of the multi-use paths planned for the area.

We look forward to a cooperative effort with the Corporation of Delta to add clarity to these joint interests in safe travel between the jurisdictions for pedestrians and cyclists.

Hay čx^{w} qa
Thank You

Charles Nash
Director of Lands
Approving Officer
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G2
D☎ 604-948-5215
Connect with us: www.tsawwassenfirstnation.com Facebook

TSAWWASSEN FIRST NATION
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A. DELEGATIONS/PRESENTATIONS

4800 Springs Boulevard (A.01)

Memorandum from Robin Pallett, Planner, dated October 26, 2016 regarding Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.).

Delegation: Ron Toigo, President of Shato Holdings
Wayne Fougere, Fougere Architecture (Architect)
Ross Clouston, Talisman Homes (Applicant)

Mike Ruskowski, Senior Planner, introduced the delegation. Mr. Ruskowski advised the current application is a proposal to subdivide the subject property into two lots to permit construction of 60 townhouses on proposed Lot 1 and a new hole for the Tsawwassen Springs Golf Course, a tennis court and a pickleball court on the proposed Remainder Lot A.

Mr. Ruskowski noted the proposal involves a request for the following:

- Approval by the Provincial Agricultural Land Commission (ALC) to exclude the 1.72 ha (4.3 ac) proposed Lot 1 from the Agricultural Land Reserve (ALR).
- Approval by the Provincial ALC to use the proposed Remainder Lot A for non-farm use for a golf course, tennis court and pickleball court.
- A Regional Growth Strategy Amendment to change the regional land use designation from "Agricultural" to "General Urban" for proposed Lot 1 and amending the Urban Containment Boundary to include proposed Lot 1.
- An amendment to the Official Community Plan is required to:
  - amend the Regional Context Statement by replacing the Regional Context Statement Map with a new map which would change the regional land use designation of proposed Lot 1 from "Agricultural" to "General Urban";
  - amend the "Tsawwassen Golf and Country Club (TGCC)" designation by adding townhouses to the list of permitted uses;
  - change the Land Use Designation for the subject property to the same designation as the Tsawwassen Golf and Country Club (TGCC) to permit the proposed uses; and

- adding the subject property to the SD4 Tsawwassen Golf and Country Club Development Permit Area to address the form and character of the development site.

Mr. Ruskowski advised that as the subject property is outside of Delta's "Sewer Area", the applicant proposes including proposed Lot 1 in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area. Remainder Lot A would remain outside of the sewer area. The amendment to add townhouses to the TGCC designation in the Official Community Plan is required because townhouses were not envisioned in the original Tsawwassen Springs development application.

Mr. Ruskowski noted that three Development Permits are required. One Development Permit is required to address the protection of development within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area boundaries from hazardous conditions. A Development Permit would be required to address the Streamside Protection and Enhancement requirements as there is a watercourse that runs along the west property line of the subject property. A Development Permit is also required to address the form and character of the proposed development.

Mr. Ruskowski advised that the developer is in discussions with The Corporation of Delta regarding purchasing a portion of 16 Avenue abutting the subject property to allow the road to be included in the development site. This would allow for an extension of the existing Springs Boulevard. If supported, a Road Closure Bylaw would be required and the applicant would be required to pay Delta for the road as a condition of the bylaw approval.

Mr. Toigo reviewed drawings of the application presented on display boards. In the course of the overview, and in response to queries from the Committee, Mr. Toigo noted:

- The subject site was not included in previous applications for Tsawwassen Springs as the prior owner was not willing to sell at that time. The developer had a right of first refusal for the purchase of the subject site and the subject site has now been purchased by the current owner.

- It was felt that a townhouse component was lacking from the overall Tsawwassen Springs development and the addition of townhomes would be a good complement to the existing uses in the development. Townhouses would allow another price point and housing option in Tsawwassen.
- The subject site directly abuts the Tsawwassen First Nation (TFN) to the west.
- The front nine of the Tsawwassen Springs Golf Course is a bit tight and it is proposed that one of the existing holes on the south portion of the course be closed and a new hole be created on proposed Remainder Lot A.
- One of the commitments made as part of the original Tsawwassen Springs development is to create a pedestrian and cycling path that will extend west from the westerly part of Springs Boulevard into the TFN lands to Tsawwassen Drive. This path would provide access to the beach. The general public would have access to the path.
- Once the project is completed, residents of Tsawwassen Springs would be able to access a private roadway from the westerly part of Springs Boulevard to Tsawwassen Drive by using a key fob to operate the gate.

In response to Committee queries, the Deputy Director of Planning noted that the developer would need to purchase the right of way for the portion of 16 Avenue from The Corporation of Delta in order to extend the existing Springs Boulevard. This issue would be addressed before the application is presented to Council for consideration of first and second bylaw readings. A road closure bylaw would be required in order to convert it to a private road.

In discussion, the Committee expressed support for the project noting that townhouses were a practical option providing multi-family housing options for the area. The Committee noted that Tsawwassen Springs was a well designed project and townhouses would be a good option for the site given the demand for increasing the variety of housing in Delta.

The Committee noted some concern regarding the lack of amenity space available for public use within Tsawwassen Springs.

In response to a suggestion by the Committee, Mr. Fougere advised that the developer would look into whether it would be possible to pre-frame elevator shafts into some townhouse units to accommodate future accessibility needs of residents.

-- Motion Endorsed

MOVED By Duncan Macdonald,
SECONDED By Jaspal Mundy, THAT the Community Planning Advisory Committee supports the application for Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) as presented.

CARRIED UNANIMOUSLY

Delegation Departs

The delegation departed the meeting at 7:20 p.m.

B. BUSINESS ARISING FROM MINUTES

No business arising from the minutes.

C. NEW BUSINESS

Draft 2017 CPAC Meeting Schedule (C.01)

Draft 2017 Community Planning Advisory Committee Meeting Schedule.

-- Motion Endorsed

MOVED By Trevor de Jaray,
SECONDED By Gordon Freeborn, THAT the 2017 Community Planning Advisory Committee schedule be endorsed.

CARRIED UNANIMOUSLY

D. INFORMATION

No items for this meeting.

Next Meeting

The next meeting is scheduled for December 1, 2016.

C. NEW BUSINESS

Agenda Varied

The Agenda was varied to consider Item C.02, 4800 Springs Boulevard, before Item C.01, Fraser River Salinity Modelling and Monitoring Study.

4800 Springs Boulevard (C.02)

Memorandum from Robin Pallett, Planner, dated October 31, 2016 regarding Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.).

Delegation:

Ron Toigo, President Shato Holdings
Ross Clouston, Talisman Homes (Applicant)
Wayne Fougere, Fougere Architecture (Architect)
Brian French, C&F Land Resource Consultants Ltd. (Agrologist)

Mr. Toigo reviewed drawings of the application presented on display boards. In the course of the overview and in response to queries from the Committee, Mr. Toigo noted:

- The subject site was not included in previous applications for Tsawwassen Springs as the prior owner was not willing to sell at that time. The developer had a right of first refusal for the purchase of the subject site.
- It was felt that a townhouse component was lacking and could be a good complement to the existing Tsawwassen Springs development. Townhouses would provide a different price point and a desired housing option in the area.
- The original application for the Tsawwassen Golf & Country Club Redevelopment project included:
  - Approximately 11 acres of land zoned industrial on Vasey Road added to the Agricultural Land Reserve (ALR) and conveyed to the Corporation of Delta with a covenant registered on title for soil based farming only.
  - $300,000 was transferred to a Delta administered Agricultural Fund, which is used for the grassland set-aside program run by the Delta Farmland and Wildlife Trust.
  - A 1 km right-of-way for public access provided for completion of the Millennium Trail which is an amenity benefitting all of Delta.
  - The transfers being a 2:1 for conversion with 30 acres removed and 15 acres added to the ALR.

- Shato Holdings has also rehabilitated 30 acres of farmland off Arthur Drive on the west side of Highway 17A for farming using topsoil from its developments at a cost of $1 million.
- Agriculture is important to the Toigo family and business. Every potato used in White Spot restaurants comes from Delta.
- The subject site directly abuts the Tsawwassen First Nation (TFN) to the west and TFN will be building townhouses on it adjacent property.
- The front nine of the Tsawwassen Springs Golf Course is a bit tight and it is proposed that the west hole be closed and a new hole be created on proposed Remainder Lot A.
- The application is to exclude 4.3 acres from the ALR for townhouses. The remaining 2 acres will stay in the ALR for the new hole for the golf course.
- The subject site was originally part of the overall plan for the development. The compensation provided for in the original application would have included the subject site if it could have been purchased at that time.

Alex Cauduro, Staff Liaison, noted the development application was referred to the Agricultural Advisory Committee for comment. The application has already been reviewed by the Community Planning Advisory Committee and it will be presented to the Advisory Design Panel in November, 2016. Comments from the Agricultural Advisory Committee will be provided to Council prior to consideration of first and second readings of the amending bylaws.

In response to Committee queries, Brian French, C&F Land Resource Consultants Ltd., advised broad interpretations were used to identify appropriate soil and sites that would support agriculture at the time the development was added to the ALR in the 1970s.

Mr. French advised that a soil inspection of the subject site and review of surrounding lands was undertaken in 2016. Historically, the subject area was used extensively as a site for depositing fill from other developments in the area and soil testing determined the majority of the development did not contain native soil. Native soil could only be found by digging lower than one meter. Mr. French noted the soil is non arable, and given the subject site's isolated location and history, it would be impossible to farm.

Dieter Geesing, Resource Member, advised that he attended at the subject site and obtained soil samples to check the soil capability and agricultural suitability. He determined that the soil was between a class 3 and 4. The soil pH and salinity levels were found to be good and there was a lack of organic matter and no water logging vegetation on site. Mr. Geesing noted his conclusion was that the land was fertile, it could be used for greenhouses and was capable of agricultural production.

During discussion the Committee expressed support for the project. It was noted that due to the subject site's location, it would not be feasible for farming machinery to access the property for farming purposes. The Committee acknowledged the applicant's efforts to compensate for the loss of agricultural land under the original application.

The Committee expressed concern with the loss of any ALR land, noting that any acre of agricultural land was difficult to replace. Some concern was expressed regarding the potential increase in traffic as a result of the proposed development.

Support was expressed for a pedestrian overpass being built at the intersection of 52 Street and Highway 17 and the Committee encouraged the applicant to consider adding community farming plots to the development.

The Committee noted that although soil reports were informative, applications should not be based solely on soil reports as often land deemed non-viable could be farmed with significant improvements.

Ross Clouston, Talisman Homes, advised a community garden as an amenity for the use of all residents of the Tsawwassen Springs development is proposed.

The Deputy Director of Engineering noted that Delta has written numerous letters to the Ministry of Transportation and Infrastructure advocating for an overpass above Highway 17 and 52 Street. It is Delta's position that an overpass is needed and that it should be funded by the Province and the developer of the Tsawwassen Mills mall. The Province estimated that an overpass at that site would cost approximately $5 million.

In response to a query, the Deputy Director of Planning noted that while the subject site was not part of the original application, it was understood it could come forward for development in the future as the developer had a right of first refusal for the purchase of the subject site. The additional rehabilitation of 30 acres off Arthur Drive was not tied to the original application but was undertaken by the applicant and could be put forward as an offset to the loss of agricultural land. Should Council approve first and second bylaw reading and refer the application to a public hearing, Committee members would be able to provide additional comments on the application at that time.

-- Motion Endorsed

MOVED By Brent Kelly,
SECONDED By Mike Schneider, THAT the Agricultural Advisory Committee supports the application for Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) as presented.

CARRIED UNANIMOUSLY

The Deputy Director of Planning noted that the motion and comments from the Agricultural Advisory Committee would form part of the Council report for first and second bylaw reading.

Delegation departs

The delegation departed at 12:20 p.m.

Staff departs

The Deputy Director of Planning departed at 12:20 p.m.

Fraser River Salinity Modelling and Monitoring Study (C.01)

Presentation by the Deputy Director of Engineering regarding the Fraser River Salinity Modelling and Monitoring Study.

Council Report by the Engineering Department dated October 13, 2016 regarding Fraser River Salinity Modeling and Monitoring Study refers. Extract of Minutes from Regular Council meeting dated October 24, 2016 refers.

Hugh Fraser, Deputy Director of Engineering, gave a PowerPoint presentation (On File). In the course of the overview, and in response to queries from the Committee, Mr. Fraser noted:

- The monitoring system has been in place for over 100 years.

4800 Springs Boulevard (B.03)

Memorandum from Robin Pallett, Planner, dated December 6, 2016 re: Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision Application at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) (LU007923)

Delegation Arrives

The delegation joined the meeting at 7:56 p.m.
- Wayne Fougere, Architect
- Grant Brumpton, Landscape Architect
- Ron Toigo, TGCC Management LLP
- Ross Clouston, TGCC Management LLP

Staff introduced the application for a 60-townhouse project and introduction of a new hole for the Tsawwassen Springs Golf Course.

The proposed development project received approval from the Community Planning Advisory Committee. As noted in the memorandum, staff has requested the applicant to:

- further refine the townhomes situated at the Springs Boulevard to address the street and to maintain an opportunity for causal surveillance; and
- continue the established streetscape treatment along the Springs Boulevard connecting to the site.

Mr. Ron Toigo provided an overview of the development by noting that Tsawwassen Springs is designed to be a community to attract all types of purchasers and the current proposal is for constructing two- to three-storey townhomes which will add a third housing type to the community.

Mr. Wayne Fougere distributed six pages of additional graphics to Panel members as new information and noted that the proposed development received approval from the Agricultural Advisory Committee and Delta Farmers Institute. The subject property is situated on a 6.3 ac land and the development is for a 60-unit townhouse development with low density, 4 units per block, with a mix of two and three storey units ranging from 1,444 ft^2 to 1,800 ft^2; noting some units have tandem garages. The remaining land will be used for a new hole on the golf course, a tennis court and a pickleball court for the Tsawwassen Springs community, and the habitat area along the western edge of the site. The fsr is 0.64 and the site coverage is under 39%. The proposed character is a continuation of the existing Tsawwassen Springs development and has received compliments from neighbours. In relation to the building design, the two-storey units facing the golf course will have dividers to separate units and be open to the golf course. For the three-storey units backing onto Springs Boulevard, the garage is located at the ground floor and a large

deck proposed on the main floor. A small yard, which is accessible from the garage, is proposed with a 6 foot fence in addition to shrub planting to enclose it. Mr. Fougere noted that he felt the main level deck would be the primary outdoor space used given there was no ground level floor space. In response to staff comment recommending the height of the fencing be lowered to allow the yard space to address the street and allow for overlook and to provide gates and pedestrian connections to the yards, Mr. Fougere noted that overlook would be from the deck on the main level and as the ground level spaces would not be used as the primary open space, gates and walkways are not felt to be useful. Concern was also expressed with changing the orientation of the units noting orienting the units to Springs Boulevard would mean they would turn their backs on the internal street and townhouse community.

Mr. Grant Brumpton distributed a new layout and materials plan to Panel members illustrating the proposed sidewalk along Springs Boulevard. He presented the landscape plan noting the design approach was similar to the other Tsawwassen Springs developments, proposing the use of native and ornamental plant material in a heavily landscaped manner. The buildings facing the golf course would have layered planting for privacy between units while maintaining views out to the golf course. The riparian area along the west edge of the property is to be landscaped in accordance with Envirowest plans.

Responding to questions from the Panel, Mr. Fougere had provided the following information:

- The proposed 6 foot fence along Springs Boulevard is consistent with the bare land strata homes to the east where pedestrian access is via the internal road not Springs Boulevard. The applicant does not support staffs suggestions to use lower fencing and incorporate a walkway connecting to the sidewalk from each yard. A 5 foot sidewalk will be incorporated at the curb.
- A pedestrian and bike connection to the Tsawwassen First Nation lands to the west will be provided and a gate will restrict vehicle access. The pedestrian access will be on the south side Springs Boulevard as there is a drainage ditch on the north side.
- The proposed amenities are designed for the Tsawwassen Springs Golf Club. Visitor parking spaces are available besides Building 14, as noted as "V' in the provided drawings.
- The internal lane is a shared standard townhouse space; speed bumps can be installed as requested.
- The applicant is willing to explore ways for additional visitor parking to be incorporated noting that space may be made available by reducing the environmental sensitive area.

Panel Comments

Site Context:

- The proposal fits well into the context of the Tsawwassen Springs Community.
- Site plan is well thought out.

Site Layout:

- The location of the amenities at the entrance to the development is positive.
- Additional visitor parking for tennis and pickleball courts should be considered.

Building Design

- The buildings are well designed and well considered.
- Matches the form and character of the rest of Tsawwassen Springs, which is positive and acceptable.
- Agree with the current orientation of buildings 14 and 15.
- There is a good interconnection between interior and exterior spaces with the exception of the units along Springs Boulevard which seem to be disconnected with the ground. Adjusting grades may help to better connect the inside and outside spaces.

Exterior Finishes & Colours:

- Matches rest of community which is positive.

Landscaping:

- Well executed and a continuation of the character already established in the community.
- Appreciate the design and the location of the amenity areas.
- The substantial streetscape planting is positive.
- The addition of a sidewalk to Springs Boulevard is positive.
- The 6 foot fencing along Springs Boulevard is not a concern and may work to create a private courtyard space at the ground level as an option for residents.

Other Comments:

- Complemented the quality of the presentation.
- The graphics and well-illustrated cross sections enables panel members to understand and visualize the relationships between streets and the development.
- Complimented the architectural and landscape design consistency with the overall form and character of the remainder of the Tsawwassen Springs community.

- Overall this is a well designed community.

-- Motion Endorsed

MOVED By Ronald McIntyre,
SECONDED By Don Wuori, THAT the Advisory Design Panel recommends APPROVAL of the Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision Application at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) (LU007923) and commends the applicant for the quality of the proposal and commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

Delegation Departs

The delegation departed the meeting at 8:25 p.m.

4911 and 4923 47A Avenue and an Adjacent Unaddressed Property with PID: 011-252-090 (B.04)

Memorandum from Alex Cauduro, Planner, dated December 6, 2016 re: Rezoning, Development Variance Permit, Development Permit and Subdivision at 4911 and 4923 47A Avenue and an Adjacent Unaddressed Property with PID: 011-252-090 (Lien Four Holdings Ltd., Lien and Shannon) (LU007733)

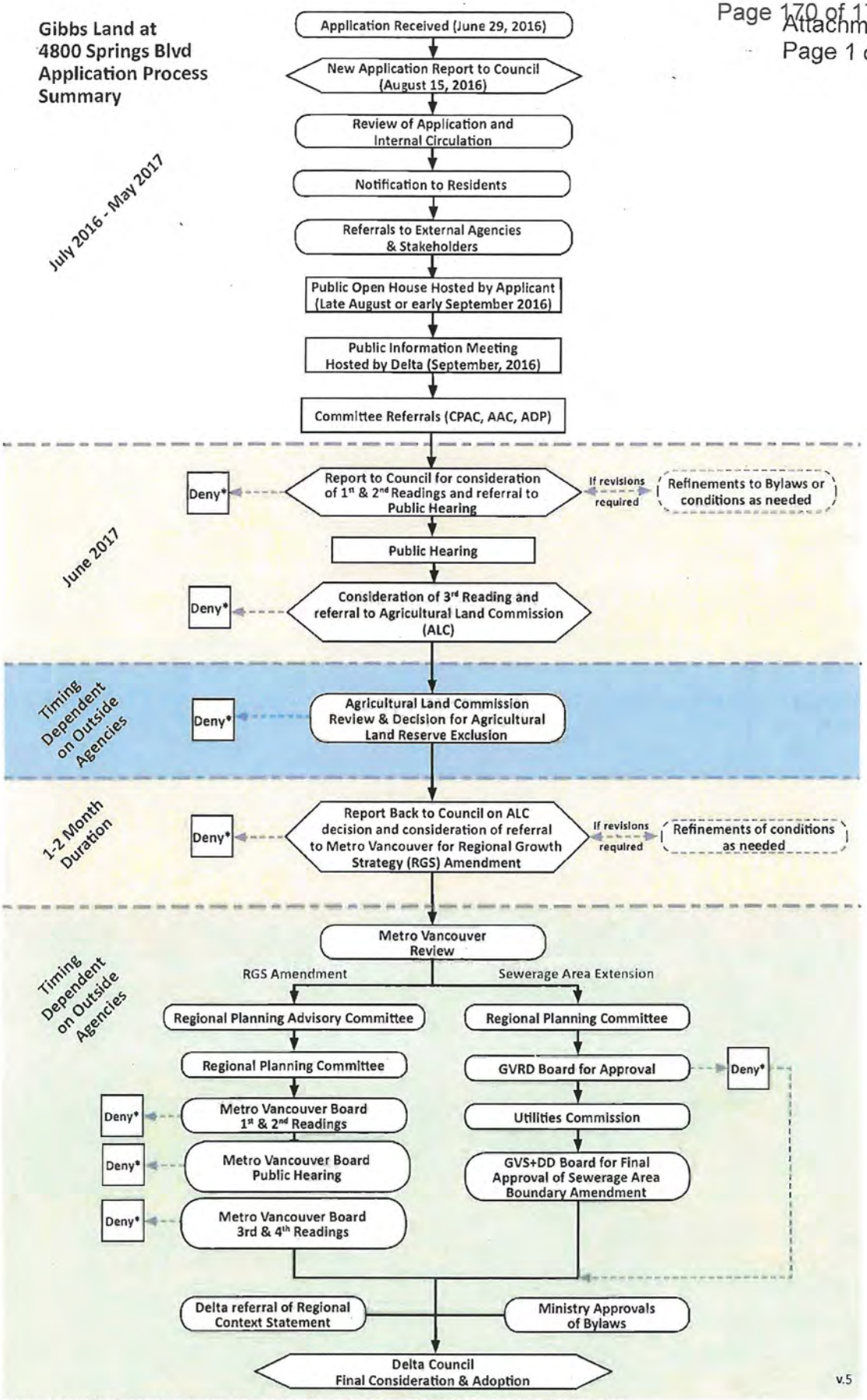
Delegation Arrives

The delegation joined the meeting at 8:50 p.m.
- Samuel Chan, Architect
- Patricia Campbell, Landscape Architect
- David Love, Ionic Architecture

Staff introduced the application for a 14-unit townhouse development noting a rezoning, development variance permit and development permit was required. An overview of the context was provided and it was noted that the application was approved by the Community Planning Advisory Committee subject to revision of two visitor parking spaces. As noted in the memorandum, staff has requested the applicant to:

- further refine the design of the corner unit at the east of Block B.
- consider breaking up the massing at the front elevation along 47A Avenue and/or reducing or interrupting the extensive wrap-around railing at the second level of the east (corner) unit of Block B;
- provide additional planting on the boulevard area along 47A Avenue at the base of the retaining wall;
- include more opportunities for children's play in the amenity area; and
- remove bike rack and reduce concrete pavement in the amenity area.

Gibbs Land at 4800 Springs Blvd Application Process Summary



*Note: A decision to deny the current application at any stage means that the application is terminated.

Summary of Original Agricultural Land Reserve Exclusion Application:

The original Agricultural Land Reserve (ALR) exclusion application is described on page 7 of the first and second readings report dated June 7, 2017. The report contains the following discrepancies with respect to the original ALR exclusion application:

- The report notes that the applicant proposes to exclude a 1.82 ha (4.5 ac) portion of the property at 4800 Springs Boulevard, whereas in fact the applicant proposes to exclude a 1.77 ha (4.4 ha) portion of that property; and

- The report notes that only the portions of the subject properties to be used for the townhouse development are proposed to be excluded from the ALR, whereas the areas to be used for tennis and pickle ball courts as well as irrigation and sewer pumping stations were also proposed to be excluded from the ALR (note that the area shown to be used for tennis and pickle ball courts is now proposed to be used as an outdoor amenity space with a grass field and sports court with basketball hoop).

Council gave third reading to development application LU007923 on June 27, 2017 and unanimously resolved to refer the application to the Agricultural Land Commission (ALC) with support. The ALC originally denied the application to remove the proposed townhouse site from the ALR on May 1, 2018 and the owner subsequently requested reconsideration. As part of the reconsideration process, Delta re-stated its full support for the application in a letter dated March 20, 2019 from the City Manager.

The ALC reconsidered the request and staff were informed in a letter dated July 9, 2021 that the application was denied.

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 9, 2021

ALC File: 56528

Christopher Elrick & Brook Greenberg, Q.C.
Fasken Martineau DuMoulin LLP
DELIVERED ELECTRONICALLY

Dear Christopher Elrick & Brook Greenberg, Q.C.:

Re: Reasons for Decision - ALC Application 56528

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #322/2021). As agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. Please be advised, however, that on March 12th, 2020 the ALC Amendment Act (Bill 15 – 2019) was brought into force and effect, changing the reconsideration process.

A request to reconsider made by a person affected by a decision must now meet the following criteria:

- No previous request has been made, and
- The request provides evidence not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
- The request provides evidence that all or part of the original decision was based on evidence that was in error or was false.

The amendments also propose a change to limit the time period for requesting a reconsideration to 90 days from the date of this decision – this change has not been brought into force and effect yet. As a result, a person affected by this decision will have one year from the date of this decision's release as per ALC Policy P-08: Request for Reconsideration to request reconsideration of the decision or 90 days from the date the legislative change takes effect (date unknown at this time), whichever comes sooner.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Nicole Mak, Land Use Planner

Enclosure: Reasons for Decision (Resolution #322/2021)

cc: City of Delta (File: LU007923) Attention: Alex Cauduro

56528d3

AGRICULTURAL LAND COMMISSION FILE 56528
REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act* as it was written immediately prior to September 30, 2020

Applicant:	Tsawwassen Golf & Country Club Ltd., Inc. No. BC0787076
Agent:	Christopher Elrick & Brook Greenberg, Q.C., Fasken Martineau DuMoulin LLP
Property:	**Property 1:** Parcel Identifier: 013-123-149 Legal Description: Lot A Section 10 Township 5 New Westminster District Plan 78593 Civic: 4800 Springs Blvd, Delta, BC Area: 2.6 ha **Property 2:** Parcel Identifier: 028-012-241 Legal Description: Lot 1 Sections 10 and 15 Township 5 New Westminster District Plan BCP41748 Except Plans EPP42884 and EPP64666 Civic: 5133 Springs Blvd, Delta, BC Area: 43.1 ha
Executive Committee:	Jennifer Dyson, Chair Ione Smith

Linda Michaluk
Janice Tapp
Richard Mumford
Gerry Zimmermann
David Zehnder

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] Pursuant to s. 30(1) of the ALCA as it was written immediately prior to September 30, 2020, the Applicant is applying to the Agricultural Land Commission (the "Commission", or "ALC") to:

a. exclude 1.75 ha of Property 1 for:
    i. a townhouse development (1.56 ha),
    ii. a tennis court and pickle ball court (0.17 ha),
    iii. a sewer pump station (0.02 ha), and
b. exclude 0.05 ha of Property 2 to construct an emergency access turn around bulb for the townhouse development

(the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:
(a) to preserve the agricultural land reserve;
(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
(a) the size, integrity and continuity of the land base of the agricultural land reserve;
(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[5] Representatives of the Executive Committee conducted a walk-around site visit on August 26, 2020 in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit"). A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified by the Agent on September 10, 2020 as accurately reflecting the observations and discussions of the Site Visit (the "Site Visit Report").

[6] On September 14, 2020, a Notice of Exclusion Meeting was provided to the Agent and City of Delta. On September 23, 2020, the Executive Committee conducted an online meeting with the Applicant, Christopher Elrick, and staff representatives of the City of Delta (the "Exclusion Meeting"). An exclusion meeting report was prepared and was certified by the Agent on October 16, 2020 as accurately reflecting the observations and discussions of the Exclusion Meeting (the "Exclusion Meeting Report").

BACKGROUND

[7] The Applicant purchased Property 1 on August 9, 2016.

[8] The Applicant purchased Property 2 prior to 2007.

[9] The Applicant purchased Property 2 from a landowner who also owned Property 1. The Applicant intended to acquire both properties at the same time; however, at the request of the owners of Property 1, the Applicant paused negotiations on Property 1.

Previous Applications

[10] In 1965, construction of the original golf course began on Property 2. In 1967, construction of a clubhouse was completed.

[11] In 1989, Application 23379 was submitted to the Commission to construct a 9-hole golf course with a clubhouse and parking area on a then 22.4 ha property (now a portion of Property 2). The Commission approved the application by Resolution #716/89. Subsequently, in 2007, the Commission modified the conditions set out in Resolution #716/1989 by Resolution #590/2007. The Commission noted in 2007 as part of its discussion in this regard that "the current submission offers a covenant in favour of the Commission to be registered against the property, prohibiting the use of the subject property for any purpose other than a golf course (subject to terms and conditions set out by the Commission) or agricultural use as permitted by the Act and regulations" (p. 8 of 9 – paragraph 4). This was consistent with a covenant discussed in Resolution #716/89 as well.

[12] In 2007, Application 37379 was submitted to the Commission to exclude 11.5 ha (a portion of Property 2) for the purpose of redeveloping Tsawwassen Golf and Country Club into a self-contained golf and residential community with expansion, realignment, and lengthening of the golf course. The Commission approved the application by Resolution #589/2007. It set out various bases for reaching this conclusion, as further discussed below. Additionally, in 2007, Application 37380 was submitted to the Commission for inclusion of 1.3 ha into the ALR to align the ALR boundary with the golf course boundary on Property 2. The Commission approved the application by Resolution #591/2007.

[13] The approval of Resolutions #589/2007 and #591/2007 resulted in the current configuration of Property 2.

[14] Resolutions #589/2007, #590/2007, #591/2007, and #592/2007, including the reasons that accompanied them, are collectively referred to as the 2007 Decision below.

[15] On July 13, 2017, Application 56544 was submitted to the Executive Committee for the development of a 0.82 ha portion of Property 1 for a new golf hole to be used in conjunction

with the existing golf course located on Property 2, and for the retroactive approval of a temporary parking area on Property 1. The Executive Committee approved the application by Resolution #137/2018 as the 0.82 ha area could be reverted to agricultural use in the future through appropriate remediation of materials used to construct the golf course and that consolidation of the 0.82 ha area with Property 2 would create a larger continuous area available for agriculture and would increase the range of agricultural options available. With respect to the temporary parking area, the Executive Committee found that the parking lot is constructed of gravel, a material that can be remediated. On April 15, 2021, the Executive Committee allowed a 6-month extension for the submission of evidence that the fill removal has been completed to a standard deemed satisfactory to the Commission.

Current Application

[16] The Application was submitted to the City of Delta (the "City") on June 26, 2017 and was forwarded to the Commission by the City on July 13, 2017.

[17] On May 1, 2018, the Executive Committee refused the Application by Resolution #136/2018. Subsequently, the Executive Committee received concerns regarding written notice required by s. 22 of the Agricultural Land Reserve Transitional Regulation (formerly named the Agricultural Land Reserve Use, Subdivision and Procedure Regulation). The Executive Committee noted that the process leading to a decision should be fair and should be seen to be fair. As such, on April 1, 2020, the Executive Committee rescinded Resolution #136/2018 in favour of beginning a new proceeding.

[18] On March 12, 2020, the ALCA was amended and changes were made to its regulations. On May 21, 2020, the Agent was given an opportunity to make written submissions relating to the amendment of the ALCA and changes to its regulations as it relates to this application. On July 13, 2020, the Agent provided further submissions. While the Application was submitted in the context of the former s. 6 of the ALCA, the Executive Committee has considered it under s. 6(1) and s. 6(2) of the ALCA as amended by Bill 15.

[19] On September 30, 2020, the ALCA was further amended and changes were made to its regulations; specifically, s. 30(1) of the former ALCA, which previously enabled private

landowners to apply to the Commission to exclude their property from the ALR, was repealed. However, pursuant to the transitional provisions, the Application was processed in accordance with the ALCA and its regulations as they were written immediately prior to September 30, 2020.

EVIDENCE AND FINDINGS

[20] This section sets out the findings of the Executive Committee as a whole (the "Executive Committee"), and the majority of the Executive Committee (Chair Dyson, Commissioners Michaluk, Tapp, Zimmermann, and Zehnder) (the "majority of the Executive Committee") where the majority and dissenting members diverged.

[21] As noted earlier in this decision, in 2007, an application was made for the exclusion of 11.5 ha (a portion of Property 2) for the purpose of redeveloping the golf course operated by Tsawwassen Golf and Country Club (the "Golf Course") and developing a residential community (Application 37379, Resolution #589/2007).

[22] The Application submits that approving the Proposal would be consistent with Resolution #589/2007 which approved exclusion of the 11.5 ha for the purpose of redeveloping the Golf Course and developing a residential community. Paragraph 10 of the submission from the Agent dated July 13, 2020 provides: "Excluding the Property will also be consistent with the previous findings of fact the ALC made in 2007, when it excluded 11.5 hectares of land from the ALR to facilitate the development of Tsawwassen Springs. In its decision at the time of the exclusion, the ALC observed that excluding this land from the ALR would 'have no greater impact on the agricultural suitability of the land beyond that which currently exists.'"

[23] The Commission's mandate in s. 6 of the ALCA includes preservation of agricultural land and encouraging farming. In addition, the Commission must give priority to protecting and size, integrity and continuity of the land base of the ALR; and the use of the agricultural land reserve for farm use.

[24] The Commission is not bound by its previous decisions, though may have regard to them. In general, the benefit of consistency among decisions that relate to the same facts and arise in the same circumstances may be among the factors that the Commission takes into account when making a new decision. However, it is also possible that a prior decision was decided in different circumstances, or is in other respects not directly applicable. It is also possible that a person seeking to rely on a prior decision is not interpreting it correctly. In all cases, what must govern in relation to a new application are the Commission's mandate, the associated statutory priorities, and the particular facts and submissions before the Commission on that new application.

[25] In Resolution #589/2007, the Commission did not decide that the land that is currently sought to be excluded should be excluded. That question was not directly before it. Further, it did not have before it the same record as is before the Executive Committee now, nor was the ALCA, including s. 6, worded then in the same way as it is now.

[26] Further, the Applicant seems to be applying the comments that it quotes from the Commission's 2007 Decision too broadly in other respects as well. In the 2007 Decision, the term "proposed exclusion area" referred to 11.5 ha (a portion of Property 2). This is not the same area as the Proposal now before the Commission involves. The passage that the Agent quotes at paragraph 10 of the Agent's July 13, 2020 submissions is from paragraph 5 of the "Conclusions – Exclusion and Golf Course Proposal" portion of that 2007 Decision, which provides: "Given the established non-farm uses within the proposed exclusion area – including the lake, the establishment of the golf course prior to the introduction of the ALR and the outstanding golf course approval north of 16th Avenue, the Commission believes the exclusion will have no greater impact on the agricultural suitability of the land beyond that which currently exists" (p. 6 of 9).

[27] The Commission said at paragraph 2 on the same page of its 2007 Decision: "The majority of the land proposed for exclusion to facilitate residential development lies south of 16th Avenue on land currently used as part of the Tsawwassen Golf and Country Club. Within this area some of the land is used as a clubhouse and parking facilities. A substantial lake is also located within this area" (p. 6 of 9).

[28] The land at issue in the Proposal now before the Executive Committee is not land that includes a lake and it is not presently the site of the golf course. The land is a different portion of the wider area and has different features and present uses at the time of the application being made.

[29] The Executive Committee does not read Resolution #589/2007 to mean that the Commission believed in 2007 that had the Proposal been before it, or had the facts that are now before the Executive Committee been on the record, approval for an exclusion of the land to which the Proposal relates would necessarily have been granted.

[30] The Commission also said in its 2007 Decision that substantial non-residential development to the south and east of the Tsawwassen Golf and Country Club "has likely compromised any ability to consider the full gamut of agricultural options in the event someone contemplated removing the golf course and introducing farming" (p. 6 of 9 – paragraph 4). In the 2007 Decision, the Commission did not find that no agricultural options existed on the land then proposed for exclusion (only that the "full gamut" was not available), and left open the possibility of the golf course being removed from the land. This is consistent as well with the terms and conditions associated with the golf course use that was permitted, which contemplated a covenant and security related to potential future, though seemingly unlikely, agricultural use (p. 8 of 9 – paragraphs 4 and 8).

[31] The Commission also considered certain other factors in its 2007 Decision, including the history of the golf course proposal, including Resolution #716/89, and of golf courses in the ALR more generally. Its decision was challenged as overly relying on the earlier approval and the B.C. Supreme Court considered this to have been only one of the factors considered. Commission decisions are, as this reflects, multi-faceted and must take into account the particular circumstances of a given application.

[32] The Proposal is intended to complete the residential development, known as Tsawwassen Springs, proposed by the Applicant. The Tsawwassen Springs development is a residential development located partially outside of the ALR, which includes the Golf

Course, a clubhouse, singe family residences, condominiums, other amenities including a restaurant, café, and other businesses (the "Tsawwassen Springs Development").

[33] The Applicant intends to construct townhouses, accessory residential uses including a tennis court and pickle ball court, and a sewer pump station on the 1.75 ha Area. As a result of Resolution #137/2018, the Applicant will also construct a new golf hole on 0.82 ha of Property 1; this area will be consolidated with Property 2 to form part of the Golf Course.

[34] To assess agricultural capability on the Property, the Executive Committee referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties are Class 2, and Class 3, more specifically 40% (6:3NW 4:3ND), 30% (3NW), 15% (6:2A 4:3NW), 10% (2TD), and 5% (6:3DW 4:3NW). The improved agricultural capability ratings applicable to the Proposal area is 80% (6:2A 4:3NW) and 20% (3NW).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are N (salinity), W (excess water), D (undesirable soil structure), A (soil moisture deficiency), and T (topography).

[35] The Executive Committee received an Agricultural Capability Assessment report, prepared by C&F Land Resource Consultants Ltd., dated May 21, 2016 and an addendum, prepared by C&F Land Resource Consultants Ltd., dated May 16, 2017 (collectively, the "C&F Report"). The C&F Report states that the Ministry of Environment Soils Map soil capability ratings do not represent the current and historic conditions and notes that filling activity had occurred.

[36] The C&F Report divides Property 1 into three soil units and states that the classification of Soil Unit I is 5WDF, Soil Unit II is currently "Anthropic" due to the presence of the temporary parking area permitted by Resolution #137/2018, but would revert to 5WDF once the gravel has been removed, and Soil Unit III is "Anthropic". The C&F Report says that improvement in Soil Unit I would be difficult due to the historic imported fill containing mixed stones and asphalt, therefore no improved agricultural capability ratings were applied. The C&F Report says that there is no potential for improvement in Soil Unit II beyond 5WDF and no improved agricultural capability rating was provided for Soil Unit III. The C&F Report says that the agricultural capability of the 0.05 ha proposed for exclusion on Property 2 is 50% "Anthropic" and 50% 5WDF, no improved agricultural capability ratings were provided. The C&F Report says that improvements to the agricultural capability of the Property 1 by normal farm management practices is impractical and that soil bound cultivation would be impractical aside from rough, unimproved pasture. In terms of non-soil bound agriculture, while suggesting some forms of non-soil bound agriculture would not be suitable, the C&F Report says that a pot nursery could be supported on Property 1 although wet winter conditions would require placement of a trafficable lift on roads.

[37] The City of Delta commissioned EBB Environmental Consulting to prepare a Professional Agrologist Review report of the C&F Report, dated June 2, 2017 (the "EBB Report"). The EBB Report concluded that although slight variations exist between the reported agricultural capability, the C&F Report is representative of the conditions as observed by EBB Environmental Consulting.

[38] In addition, the Executive Committee received an Agricultural Capability Assessment report, prepared by Statlu Environmental Consulting, dated July 3, 2020 (the "Statlu Report"). The Statlu Report divides Property 1 into three areas: a 0.2 ha disturbed area (northwestern portion of Property 1), a 1.5 ha area currently used for storage and parking, and a 0.9 ha area which includes the residence and pasture. The Statlu Report says that the 0.2 ha area was too disturbed to assess the agricultural capability, the 1.5 ha area has an agricultural capability of 4APD with an improved agricultural capability of (4PDA), and the 0.9 ha area has an agricultural capability of 4AP with an improved agricultural capability of (3PA). The Statlu Report says that the soils on Property 1 can support a variety of crops

including annual legumes, blueberries, cereals, cole crops, leaf vegetables, perennial forage, potatoes, and shallow rooted annual vegetables with water management to control drainage and reduce salinity.

[39] The Executive Committee notes the comments regarding filling, in relation to both agricultural capability and the ability to assess agricultural capability. However, even in that context, the Executive Committee notes the comments in the Statlu Report regarding potential agricultural uses with appropriate water management and the comments in the C&F Report noting the potential for a pot nursery with improved trafficability in the winters. Therefore, based on the agricultural capability ratings, the C&F Report, the EBB Report, and the Statlu Report, the Executive Committee finds that Property 1 is capable of agriculture.

The 1.75 ha area of Property 1 (the "1.75 ha Area")

[40] The Application submits that the 1.75 ha Area is unsuitable for farm use as it is a small "L" shaped area and isolated from agricultural uses as it is surrounded by residential and commercial uses, and the Golf Course. The C&F Report remarked on surrounding urban and recreational uses as well.

[41] The majority of the Executive Committee considered the lot size, lot configuration, and adjacent uses and finds that these factors do not preclude the 1.75 ha Area from being used for agricultural purposes.

[42] Smaller lots do restrict the types of agricultural operations that can operate on land at present or in future; size can limit the range of agricultural options on a given property as can certain configurations. However, the ALCA is not restricted to preserving land in the ALR that is suitable for large-scale farming operations. Land that is suitable for farm use even on a more modest scale, whether personal or commercial, can also be appropriately designated as ALR and retain that designation. Farming can occur in many forms and on different scales. This is also a consideration to bear in mind in assessing the Applicant's suggestion that access will be too limited for "significant" agricultural operations; this point is discussed in more detail below. That is not the threshold that a farming operation must meet before land on which it might be located can be suitable for farm use.

[43] The Application further submits that the 1.75 ha Area will be isolated from agricultural uses as Property 2 would not revert to agricultural uses in the future due to the financial investment made in the Golf Course and the Tsawwassen Springs Development, and given the Golf Course is a key feature of the Tsawwassen Springs Development. The Application also submits that returning Property 2 to agricultural use may require satisfying conditions of the Department of Fisheries due to the presence of ponds and wetlands.

[44] Land may be retained in the ALR although not associated with other nearby farming operations. As noted above, land may be suitable for farm use even if the possible farm use is not of a substantial scale.

[45] Further, in considering applications, the Executive Committee must take a long-term view on preserving agricultural land for the future, beyond the current non-agricultural use of the property or adjacent properties. The Executive Committee understands that it is the Applicant's view that the golf course use of Property 2 will not cease due to the financial investments made to Property 2 and the existence of the Tsawwassen Springs Development. However, even if Property 2 does not come to be used for agricultural purposes in the future, the majority of the Executive Committee does not find that to preclude such use of the subject land.

[46] The Executive Committee would, in any event, be reluctant to find as a general proposition that current use of neighbouring property, even if heavily invested in by a current owner, is necessarily determinative of the future use of a property; the economic cost of rehabilitating the neighbouring property should also not be determinative. The Executive Committee notes that even in 2007, there was some contemplation of potential agricultural use even of land set aside for golf course purposes, as reflected in the wording of the associated covenant and, though the occasion for remediation was described as unlikely, the provision of security. Further, in its 2018 approval of a non-farm use application in Resolution #137/2018, the Executive Committee specifically contemplated that the 0.82 ha area there at issue could be reverted to agricultural use in the future through appropriate remediation of materials used to construct the golf course and that consolidation of the 0.82

ha area with Property 2 would create a larger continuous area available for agriculture and would increase the range of agricultural options available. Further, with respect to the ponds and wetlands on Property 2, the Application explains that the ponds and wetlands on Property 2 are currently used to provide habitat for birds and insects and for irrigation purposes. The Executive Committee finds that the presence of the pond and wetlands do not preclude Property 2 from being used for agricultural purposes in the future.

[47] The Application submits that, upon completion of the Tsawwassen Springs Development, the access to the 1.75 ha Area will be limited to Springs Boulevard which is a "traffic calmed, tree-lined boulevard through the Golf Course and residences". Further, Springs Boulevard is partially privately owned by the Applicant and by strata corporations and will include a landscaped median, narrow roadway, and bike path. The Application submits that Springs Boulevard is "too narrow to accommodate the large vehicles or machinery required for significant agricultural operations on [Property 1] or the Golf Course". The majority of Executive Committee considered, again, that the 1.75 ha Area could be used for small scale or non-commercial agriculture and that the vehicular requirements that may be associated with substantial operations are not the threshold to be met. The majority of the Executive Committee finds that the retention of the 1.75 ha Area in the ALR does not necessitate the use of large farm vehicles or machinery, nor does it necessitate a "significant agricultural operation" to occur on the 1.75 ha Area.

[48] The Applicant has advanced various other arguments in support of the Proposal as well. The Executive Committee has reviewed those arguments, but is not persuaded that they should lead to the exclusion sought. In this regard, the Applicant notes the contributions that it has made to agriculture in other respects, including financial contributions and past movement of topsoil to benefit other property. However, what is central on an exclusion application is the land to which the application relates, not the broader work that the Applicant may have done. Further, taking into account financial contributions of a given land owner could give rise to a disparity in access to approvals that the Commission may grant.

[49] The Agent also draws attention in the July 13, 2020 submission to the support that its Proposal has attracted. To the extent that persons who support the application have raised

matters relevant to the Commission's mandate, the Commission has given those points due consideration. However, the fact that an application is supported by local government or other persons is not, in and of itself, determinative. This is reflected in the statutory framework that was applicable under s. 30 of the ALCA prior to the September 2020 amendments. Support of a local government for an application, for example, could be reflected in an authorizing resolution where required, or comments provided to the Commission alongside a forwarded application or thereafter, but did not obviate the need for the Commission itself still to consider whether or not the application should be granted.

[50] For the reasons given above, the majority of the Executive Committee finds that the 1.75 ha Area remains appropriately designated as ALR and that exclusion should be refused.

The 0.05 ha area of Property 2 (the "0.05 ha Area")

[51] Next, the majority of the Executive Committee considered the requested exclusion of the 0.05 ha Area.

[52] Exclusion of the 0.05 ha Area was to facilitate the construction of an emergency access turn around bulb for the townhouse development on the 1.75 ha Area. Consideration of exclusion of the 0.05 ha Area may not be necessary given the majority of the Executive Committee's refusal to exclude the 1.75 ha Area of Property 1 for the townhouse development.

[53] However, if the Applicant sought exclusion of the 0.05 Area nonetheless, the majority of Executive Committee would in any event find that the land should remain in the ALR. The C&F Report provided an agricultural capability rating of 50% anthropic and 50% 5WDF for the 0.05 ha portion of Property 2 and says that about half of the 0.05 ha Area is used as a part of a paved access road for golf course maintenance on Property 2. Based on the agricultural capability ratings and the C&F Report, the majority of the Executive Committee finds that a portion of the 0.05 ha Area has agricultural capability. With respect to the portion of the 0.05 ha Area that is used as paved access for golf course maintenance, the majority of the Executive Committee finds that the paved access road is an appropriate use within the ALR as it can be used for the existing golf course use or as infrastructure for any future

agricultural endeavors on Property 2. Further, the majority of the Executive Committee considered that exclusion of the 0.05 ha Area would result in a discontinuous agricultural land base as the 0.05 ha Area is surrounded by lands within the ALR.

DECISION

[54] For the reasons given above, Chair Dyson, Commissioners Michaluk, Tapp, Zimmermann, and Zehnder refuse the Proposal to exclude 1.75 ha Area of Property 1, and to exclude 0.05 ha of Property 2.

[55] This is a decision of the majority of the Executive Committee.

[56] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

Resolution #322/2021
Released on July 9, 2021

Jennifer Dyson, Chair

Linda Michaluk

Janice Tapp

Gerry Zimmermann

David Zehnder

DISSENT

[57] The reasons for which we do not support the decision are:

(a) There are significant barriers for farm equipment to access the remainder of Property 1 as access is via a narrow road with a landscaped median (Springs Boulevard) that is privately owned in some locations by Tsawwassen Golf and Country Club or by strata corporations, which may take issue with machinery, trucks, and other equipment using Springs Boulevard, to the extent that even golf course maintenance equipment does not access the golf course using Springs Boulevard. Instead, golf course maintenance equipment must travel through the golf course itself. This access issue is further compounded by the restriction imposed by the Ministry of Transportation and Infrastructure, which will not support a temporary access of any type for Property 1 onto Highway 17 and therefore serves to further isolate Property 1; and

(b) Although the remainder of Property 1 has mixed prime and secondary agricultural capability, the combination of the size, configuration, adjacent uses and more critically lack of access, reduces the agricultural viability of the remainder of Property 1.

[58] These are our reasons.

Ione Smith **Richard Mumford**

Increase of Voluntary Contribution for Agricultural Capital Works

SHATO HOLDINGS LTD.
A PC Tsigo Company
50th Anniversary
1969 - 2019

General FILE # 6700-20

Mayor and Council
City of Delta
4500 Clarence Taylor Way
Delta, B.C.
V4K 3E2

DEPT
CP:D
139248
Post PH response

May 21, 2020

Dear Mayor and Council,

Re: Tsawwassen Springs Townhouse Development Proposal (File LU007923)

This letter conforms that we have increased the voluntary contribution for agricultural capital works to be used towards drainage and irrigation improvement projects from $500,000 to $1,000,000. We ask that these funds be directed to the City of Delta and also that Delta consult with the Delta Farmers Institute as to how the funds be used toward irrigation related improvements.

Thank You,

Ron Toigo
TGCC Management LLP

statlu
ENVIRONMENTAL CONSULTING

AGRICULTURAL CAPABILITY ASSESSMENT

41069 North Nicomen Road
Deroche, BC

Project Number: 22-165
November 16, 2022

Client:
TSAWWASSEN GOLF & COUNTRY CLUB LTD.
4088 Cambie Street
Vancouver, BC V5Z 2X8

Eryne Croquet, M. Sc., P. Ag., P. Geo.
STATLU ENVIRONMENTAL CONSULTING LTD.
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

www.statlu.ca

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1.0 INTRODUCTION

Statlu Environmental Consulting Ltd. (Statlu) completed an agricultural capability assessment for a property in Deroche, BC (the Property). It does not have a civic address, but a sign at the driveway identifies it as 41069 North Nicomen Road. The legal description is Plan Number NWP6766RX Lot A (PID: 000-819-743).

Part of the property is within the Agricultural Land Reserve (ALR). This report describes the current agricultural capability for a 2.6 ha part of the property that is currently outside the ALR, as shown on Figure 1. The area is being considered for inclusion into the ALR.

Eryne Croquet, M. Sc., P. Ag., P. Geo. conducted the fieldwork and prepared the report. The soil survey was conducted at a detailed survey intensity level (1:5000 scale or larger) and used soil description terms and methods found in the Canadian System of Soil Classification (1998) and the Field Manual for Describing Terrestrial Ecosystems (2010). Soil survey and agricultural capability assessments are within Ms. Croquet's area of expertise and she has assessed agricultural capability for a range of properties in the Fraser Valley since 2008.

2.0 SITE DESCRIPTION

The Property is located between Nicomen Slough and Nicomen Mountain, on the north side of Fraser River. It is 68.6 ha in extent and spans the floodplain adjacent to the slough and the lower flank of Nicomen Mountain.

Part of the property, as shown on Figure 1, lies within the ALR. The whole property is zoned Rural 1 (R-1) to Rural 2 (R-2), according the FVRD Zoning Bylaw and Limited Use (LU) in the Official Community Plan. Limited Use is given to areas with significant geological and flood hazards, limited road access, areas isolated from community services, and areas which are environmentally sensitive.

Figure 1: Property, ALR, and Assessment Area

41069 North Nicomen Road Deroche, BC

1:5,000

Legend

- 41069 North Nicomen Road
- Assessment
- ALR



Client: TGCC
Project Number: 22-165
Created by: E. Croquet
Date Saved: Oct 6, 2022

0 25 50 100
Meters

N

NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

2.1 Land Uses

The land uses on the Property are controlled by the landscape features. The part of the property that lies on the floodplain is generally flat and easily accessible. This area supports agricultural and residential land uses. Much of the remaining area of the property has steep slopes with difficult access. These areas remain mostly forested. A benchy area on the mountainside was cleared of trees and is currently a field.

One house and yard area are on the flat part of the property near Nicomen Road. A resource road crosses the steep, forested part of the property. A small area on the upper bench was excavated, maybe as a quarry or a rock source.

Adjacent lots are either undeveloped or are used for rural residential purposes or farming. Crown land borders the north and west sides of the Property.

2.2 Landscape and Topography

The assessed area of the Property has ridge and swale topography due to the influence of Fraser River. The surficial material consists of deposits of Fraser River sediment with relict channels that form the ridges and swales observed at the surface today. The sediments are mapped as 10 m thick sandy loam and loamy sand with minor organics (Armstrong, 1980).

The upland and mountainous areas of the Property, outside the assessment area, are mapped as pre-Tertiary bedrock that is mantled with till and colluvium and Sumas Drift (Armstrong, 1980). Sumas Drift sediment is ice-contact gravel and sand with till lenses and clasts of glaciomarine clay. The deposit is more than 5 m thick. These landforms were interpreted as kames.

The slope gradients on most of the assessed area range from flat to 10%. The slopes on the forested area on the north side of the field reach up to 50%.

2.3 Existing Agricultural Capability Ratings Maps

Soils in the lower Fraser Valley were surveyed in the 1980s and Land Capability for Agriculture (LCA) ratings were determined for the surveyed area (Luttmerding, 1986). The soil survey maps were developed from a reconnaissance level soil survey and air photo interpretation and represent a broad interpretation of soils and agricultural capability at the property. Section 3.0 contains a site-specific assessment of the agricultural capability of the property.

The 1981 soil survey map (Figure 2) indicates that the soils in the assessment area are a mix of Abbotsford, Monroe, Fairfield, and Page series (Luttmerding, 1980). The largest soil unit in the assessment area is the Monroe and Fairfield soil association. On the ridge and swale topography of the assessed area, Fairfield soils are in the swales where drainage is imperfect and Monroe soils are found on the ridges, where soils have better drainage.

Fairfield soils develop on silty Fraser River floodplain sediments. They are classified as a Gleyed Eluviated Melanic Brunisol, reflecting the imperfect drainage from their lower landscape position with a fluctuating watertable. They are well-suited for agriculture, especially with drainage management (Luttmerding, 1981).

Monroe Soils also develop from stone-free silty Fraser River floodplain sediments. They differ from Fairfield soils because they occupy a slightly higher landscape position. They are classified as Eluviated Eutric Brunisols (Luttmerding, 1981).

Abbotsford soils are located on the steep slopes adjacent to the floodplain. They are classified as Orthic Humo-Ferric Podzols, reflecting their development on course textured parent material under a forest canopy. The parent material is a silty eolian veneer overlying gravelly glaciofluvial sand and gravel deposits. They are suited for most agricultural uses, except where the eolian veneer is very thin or where they occur on steep terrain. They are prone to drought due to the coarse nature of the underlying sediments (Luttmerding, 1981).

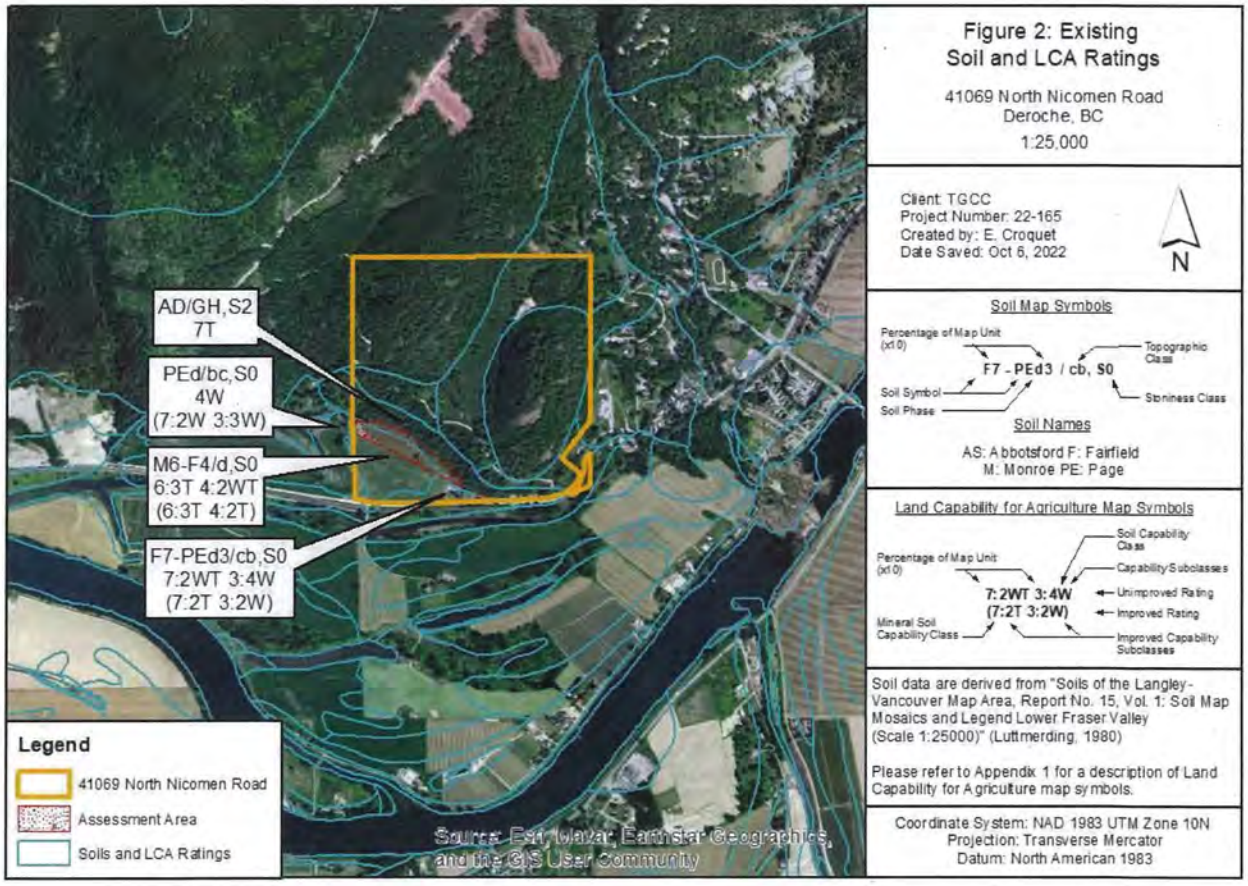
Finally, a small area is mapped as Page soil. These Orthic Gleysols form on silty to sandy Fraser River floodplain deposits in depressions, sometimes next to ponds and wetlands. The poor soil drainage limits agricultural use (Luttmerding, 1981).

The Land Capability for Agriculture (LCA) ratings (Figure 2) describe the general suitability of the land for agriculture (See Appendix 1). The LCA classification for each soil polygon that the assessment areas is described in Table 1.

Table 1: Soil Series and Land Capability for Agriculture Rating of the Assessment Area (Luttmerding, 1986)

Map Label	Soil Series 1	Soil Series 2	LCA Class	Improved Class	Area (ha)
AD/GH,S2	Abbotsford		7T	n/a	1.08
F7-PEd3/cb,S0	Fairfield	Page	7:2WT 3:4W	(7:2T 3:2W)	0.06
M6-F4/d,S0	Monroe	Fairfield	6:3T 4:2WT	(6:3T 4:2T)	1.43
PEd/bc,S0	Page		4W	(7:2W 3:3W)	0.03

Most of the assessed area is rated as Class 2, 3, or 4 with excess water and topographic limitations, with improved ratings of Class 2 or 3 with less significant excess water limitations and similar topographic limitations. A small area is mapped as Class 7 due to extreme topographic limitations.



3.0 LAND CAPABILITY FOR AGRICULTURE ASSESSMENT

I visited the property on September 13, 2022, to describe the soils in three soil pits. The pits were machine excavated and ranged in depth from 106 cm to 119 cm. At each pit, I described the soil profile and made observations of the topography, land use, parent material, and vegetation near the pit. Soil profile descriptions and photographs are included in Appendix 2 and soil analysis results are in Appendix 3. Soil pit locations are shown on Figure 3.

3.1 Soils

The landscape for the assessed area formed when Fraser River sediments deposited next to the steep, bedrock-controlled lower slopes of Nicomen Mountain. The soils formed on floodplain or glacial outwash parent materials. The soils described in the soil pits all formed on these floodplain sediments. The features that distinguish the soils from one another are the amount of mottling and the depth at which it appeared in the profile. Mottling indicates a fluctuating watertable with the depth indicating the upper elevation of the watertable. The soils correlate to the Abbotsford, Fairfield, Monroe, and Page series described in the soil survey reports.

The soil in Pit DP-01 correlates to the Fairfield soil series. It is classified as a Gleyed Melanic Brunisol because it has prominent mottles in the subsoil.

The soils in Pit DP-01 are interesting because a buried soil is below about 40 cm in the profile. The uppermost 40 cm of soil is composed of the same parent material as the buried soil. It appears that this area was a depression that was filled in an attempt to improve growing conditions. The buried soil correlates well to the Page series, but with the additional material at the surface, it is more similar to the Fairfield series. This soil is classified as a Gleyed Cumulic Regosol, based on the addition of material at the surface and the presence of mottles throughout the soil profile.

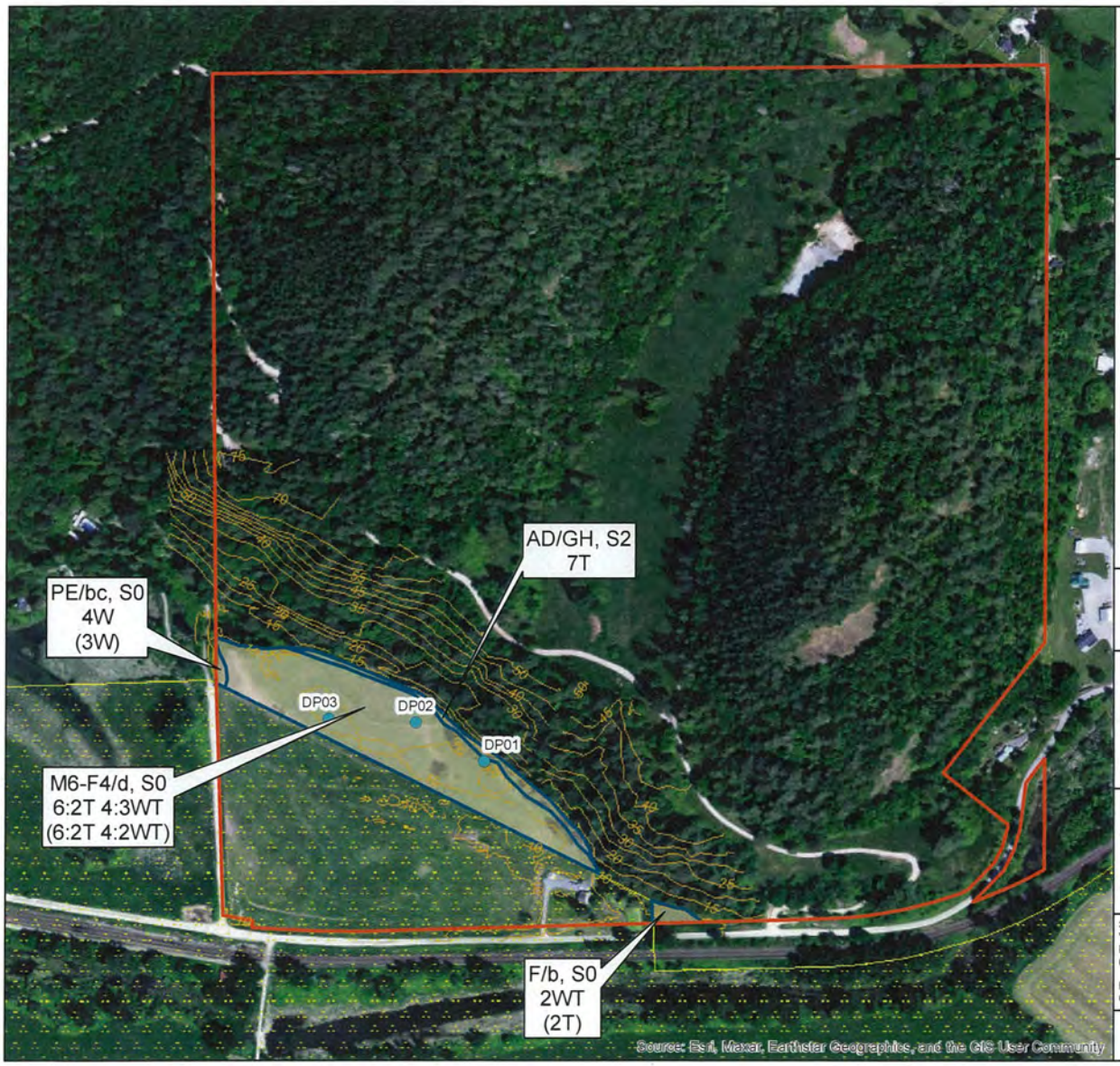


Figure 3: Soils
of the Assessed Area

41069 North Nicomen Road
Deroche, BC

1:5,000

Legend

- Contours (5 m interval)
- Assessed Soils
- Assessment Area
- 41069 North Nicomen Road
- ALR

Image Date: May 1, 2021

N

Client: TGCC
Project Number: 22-165
Created by: E. Croquet
Date Saved: Oct 11, 2022

Soil Map Symbols

Percentage of Map Unit (x10) — F7 - PEd3 / cb, S0 — Topographic Class; Soil Symbol; Soil Phase; Stoniness Class

Soil Names

AS: Abbotsford F: Fairfield
M: Monroe PE: Page

Land Capability for Agriculture Map Symbols

Percentage of Map Unit (x10) — 7:2WT 3:4W (7:2T 3:2W) — Soil Capability Class; Capability Subclasses; Unimproved Rating; Improved Rating; Mineral Soil Capability Class; Improved Capability Subclasses

Soil data are derived from "Soils of the Langley-Vancouver Map Area, Report No. 15, Vol. 1: Soil Map Mosaics and Legend Lower Fraser Valley (Scale 1:25000)" (Luttmerding, 1980)

Please refer to Appendix 1 for a description of Land Capability for Agriculture map symbols.

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

The soil in Pit DP03 correlate to the Monroe series. It is classified as Orthic Melanic Brunisol.

Page soils are found in a small, wet depression. The area they occupy is too small to properly sample and describe. The Abbotsford soils are on steep slopes, where topography presents a permanent limitation to agricultural use, and were therefore not described.

3.2 Climate

Climate is an important factor controlling agricultural capability. Climate variables for the property, predicted from the ClimateWNA model using data from 1991 to 2020, describe the climate as 11.3 °C mean annual temperature, 1603 mm of annual precipitation with 37 cm of snow, 2504 effective growing degree days (a measure of heat accumulation), a 255-day frost-free period, and a climatic moisture deficit of 153 mm (Wang et al., 2016).

3.2.1 Climate Change

Changes to the climate are best described using shared socioeconomic pathways (SSP) because this method captures the effects of global greenhouse gas (GHG) emissions and considers how climate policies will affect them. In addition to SSP, climate change models consider expected changes in radiative forcing (change in Earth's energy flux in the atmosphere) to make predictions on what the future climate might be like.

Using a middle of the road GHG emissions scenario (SSP 2) and a medium time scale (2041 to 2070), the Climate WNA model predicts mean annual temperature will increase to 13.2°C, mean annual precipitation will increase slightly to 1637 mm, with 20 cm of snow. Effective growing degree days will increase to 3106 and the frost-free period will increase to 289. The climate moisture deficit will increase by 32 mm to 185 mm.

The change in climate, in the medium term (to 2070), will result in a longer summer drought but will otherwise improve growing conditions and increase the variety of suitable crop options. These benefits may be overshadowed by predicted increases in extreme storms, floods, and other climate-dependent effects. Floods on Fraser River, for example, will likely occur in late June, which would have negative consequences for most crops.

3.3 Land Capability for Agriculture Ratings

The land capability for agriculture ratings for the assessment area depends on soil and site conditions. I used the *Land Capability Classification for Agriculture in British Columbia* methods to determine LCA classes (Kenk and Cotic, 1983).

Agricultural capability ratings for the property are summarized in Table 2 and shown on Figure 3. There are four polygons with similar soil type and consequent agricultural capability. The range of limitations includes topography (T) and excess water (W).

Table 2: Soil Classification and Agricultural Capability Classification

Soil Classification	Area (ha)	Agricultural Capability	Improved Agricultural Capability
60% Monroe 40% Fairfield	2.26	6:2T 4:3WT	6:2T 4:2WT
100% Abbotsford	0.23	7T	
100% Fairfield	0.07	2WT	2AT
100% Page	0.03	4W	3W

Agricultural capability on the site is limited by excess water and topography. Topography is not improvable in most cases, although land levelling can reduce the slope gradients. On the assessed area, land levelling was done in the past, as shown by the buried soil observed in the field. Excess water in low-lying areas remains a limitation for agricultural uses because those areas remain wet for most of the year, which reduces cropping options and grazing options.

3.4 Soil Management Recommendations

Soil management recommendations for the lower Fraser Valley provide a general guide for management of soils to make them suitable to a range of crops (Bertrand et al., 1991). The management recommendations are made for soil management groups that are composed of soils with similar characteristics.

The four soil series on the assessed area fall within four management groups. Abbotsford soils are in the Abbotsford soil management group. The management recommendations for these soils where slopes are steeper than 10% indicate that perennial forage crops, berry, and fruits are suitable, with the use of a cover crop to reduce erosion. The areas with Abbotsford soils within the assessed area have slopes steeper than 30%, further limiting cropping options.

Fairfield soils are in the Fairfield soil management group. These soils are highly productive for most climatically adapted crops including legumes, berries, cereals, cole crops, corn, landscape plants, forage crops, root crops, and shallow rooted vegetables. The main management recommendation is to plan working the fields during periods when the soil is not saturated to reduce compaction and increase trafficability.

Monroe soils belong in the Monroe soil management group. This group is suited to all climatically adapted crops. Soils in the Monroe soil management group will be increasingly susceptible to drought with climate changes. Irrigation may become a necessary adaptation to support agricultural uses on these lands.

Finally, Page soils are in the Page soil management group. Poor drainage limits cropping options so there are no well-suited crops. The use of a drainage system or land leveling can reduce the drainage limitation, making these soils suited to legumes, berries, cereals, cole crops, corn, forage, and root crops. They are unsuitable for deeply rooted crops.

4.0 CONCLUSION

Part of the property at 41069 North Nicomen Road is outside the ALR. A small, 2.6 ha (6.4 acre) area, is being considered for inclusion into the ALR. This soils in this area were described in three soil pits, and the soil information was used to determine the land capability for agriculture ratings (Table 3).

Table 3: Soils and LCA Classification for the Assessed Area

Soils	LCA Class	Limitations	Area (ha)
60% Monroe 40% Fairfield	2 and 3	Excess water and topography	2.26
Abbotsford	7	Topography	0.23
Fairfield	2	Excess water and topography	0.07
Page	4	Excess water	0.03
		Total Area	2.59

Most of the 2.6 ha area is well-suited for agricultural uses, with the exception of the small area where steep slope gradients limit agricultural use. The steeper area is forested. The area suited to agricultural uses is used for either pasture or residential purposes, with a modest house and associated yard.

The 2.36 ha with soils correlated to the Fairfield, Monroe, or Page soil series is suitable for inclusion in the ALR because it is well-suited to a wide range of agricultural uses.

5.0 LIMITATIONS

The recommendations provided in this report are based on observations made by Statlu and are supported by information Statlu gathered. Observations are inherently imprecise. Soil, agricultural, hydrological, and drainage conditions other than those indicated above may exist on the site. If such conditions are observed or if additional information becomes available, Statlu should be contacted so that this report may be reviewed and/or amended accordingly.

This report was prepared considering circumstances applying specifically to the client. It is intended only for internal use by the client for the purposes for which it was commissioned and for use by government agencies regulating the specific activities to which it pertains. It is not reasonable for other parties to rely on the observations or conclusions contained herein.

Statlu prepared the report in a manner consistent with current provincial standards and on par or better than the level of care normally exercised by Professional Agrologists currently practicing in the area under similar conditions and budgetary constraints. Statlu offers no other warranties, either expressed or implied.

The report is intended only for the client's internal use for the purpose of seeking approval to subdivide and for use by government agencies regulating the subdivision. The ALC can use the report for evaluating the proposed inclusion application.

6.0 CLOSURE

Please contact me should you have any questions or if you require further clarification.

Yours truly,
Statlu Environmental Consulting Ltd.



2022-11-16

Prepared by:
Eryne Croquet, M. Sc., P. Ag., P. Geo
Agrologist and Geoscientist

Reviewed by:
Drew Brayshaw, Ph.D., P.Geo.
Senior Hydrologist and Geoscientist

EC/DB/js

Permit to Practice Number: 1000170

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APPENDIX 1: LAND CAPABILITY FOR AGRICULTURE

This information is summarized from Land Capability Classification for Agriculture in British Columbia (Kenk and Cotic, 1983). It is a classification system developed by the BC government to classify the agricultural land base in terms of suitability for agriculture based on soil properties. It provides pedologists with consistent guidelines for assessing agricultural capability. It is intended for site specific, detailed assessments rather than overview assessments of large areas.

The system classifies mineral and organic soils into one of seven capability classes using easily described soil and landscape factors. The range of suited crops decreases and the management inputs required increase from Class 1 to 7. There are situations where the unique combination of soil, climate, and agricultural practices make land with low capability valuable for agriculture, for example acidic peat soils in the Fraser Valley that are well-suited for growing cranberries or blueberries.

Mineral soils and organic soils are classified in different hierarchies because of the degree of difference in potentials and limitations for agriculture. In general, land in Classes 1 to 4 is suited for agriculture. Class 5 lands support perennial forage crops or specially adapted crops and Class 6 lands are suited for livestock grazing. Class 7 lands are unsuited for agriculture or grazing.

Lands are given two ratings – unimproved and improved. Unimproved ratings are based on actual ground conditions at the time of the assessment. Improved ratings reflect the capability after limitations to agriculture have been alleviated. Examples of common improvements are irrigation, fertilization, drainage, and subsoiling.

LCA ratings for agriculture describes the LCA class and the LCA subclass(es). LCA classes reflect the relative capability for agricultural use and subclasses indicate the type of limitation. When considered together, the class and subclass provide information about the degree and type of limitation to agricultural use.

Land Capability Classes for Mineral and Organic Soils

Class	Description	Management Requirements
Class 1 Class O1	no or very slight limitations that restrict agricultural use	• level or nearly level • deep soils are well to imperfectly drained and hold moisture well • managed and cropped easily • productive
Class 2 Class O2	minor limitations that require ongoing management or slightly restrict the range of crops, or both	• require minor continuous management • have lower crop yields or support a slightly smaller range of crops that Class 1 lands • deep soils that hold moisture well • managed and cropped easily
Class 3 Class O3	limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	• more severe limitations than Class 2 land • management practices more difficult to apply and maintain • limitations may: ○ restrict choice of suitable crops ○ affect timing and ease of tilling, planting or harvesting ○ affect methods of soil conservation

Class	Description	Management Requirements
Class 4 Class O4	limitations that require special management practices or severely restrict the range of crops, or both	• may be suitable for only a few crops or may have low yield or a high risk of crop failure • soil conditions are such that special development and management conditions are required • limitations may: o affect timing and ease of tilling, planting or harvesting o affect methods of soil conservation
Class 5 Class O5	limitations the restrict capability to producing perennial forage crops or other specially adapted crops (e.g. cranberries)	• can be cultivated, provided intensive management is employed or crop is adapted to particular conditions of the land • cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions
Class 6 Class O6	not arable, but capable of producing native and/or uncultivated perennial forage crops	• provides sustained natural grazing for domestic livestock • not arable in present condition • limitations include severe climate, unsuitable terrain or poor soil • difficult to improve, although draining, dyking and/or irrigation can remove some limitations
Class 7 Class O7	no capability for arable culture or sustained natural grazing	• all lands not in Class 1 to 6 • includes rockland, non-soil areas, small water-bodies

Land Capability for Agriculture Subclasses for Mineral Soils

LCA Classes, except Class 1 that has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils. Mineral soils contain less than 17% organic carbon; except for an organic surface layer (SCWG, 1998).

Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	used where crops are adversely affected by droughtiness, either through insufficient precipitation or low water holding capacity of the soil	irrigation
Adverse climate	C	used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures	n/a
Undesirable soil structure and/or low perviousness	D	used for soils that are difficult to till, requiring special management for seedbed preparation and soils with trafficability problems includes soils with insufficient aeration, slow perviousness or have a root restriction not caused by bedrock, permafrost or a high watertable	amelioration of soil texture, deep ploughing or blading to break up root restrictions cemented horizons cannot be improved
Erosion	E	includes soils on which past damage from erosion limits erosion (e.g. gullies, lost productivity)	n/a
Fertility	F	limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients	constant and careful use of fertilizers and/or other soil amendments
Inundation	I	includes soils where flooding damages crops or restricts agricultural use	dyking

Subclass	Map Symbol	Description	Improvement
Salinity	N	includes soils adversely affected by soluble salts that restrict crop growth or the range of crops	specific to site and soil conditions
Stoniness	P	applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting	remove cobbles and stones
Depth to solid bedrock and/or rockiness	R	used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use	n/a
Topography	T	applies to soils where topography limits agricultural use, by slope steepness and/or complexity	n/a
Excess Water	W	applies to soils for which excess free water limits agricultural use	ditching, tilling, draining
Permafrost	Z	applies to soils that have a cryic (permanently frozen) layer	n/a

Land Capability for Agriculture Subclasses for Organic Soil

Organic soils are composed of organic materials such as peat and are generally saturated with water (SCWG, 1998). Subclasses for organic soils are based on the type and degree of limitation for agricultural use an organic soil exhibits. There are three subclasses specific to organic soils. Climate (C), fertility (F), inundation (I), salinity (N), excess water (W) and permafrost (Z) limitations for organic soil are the same as defined for mineral soil.

Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	applies to organic soils that have wood within the profile	removal
Depth of organic soil over bedrock and/or rockiness	H	includes organic soils where the presence of bedrock near the surface restricts rooting depth or drainage and/or the presence of rock outcrops restricts agricultural use	n/a
degree of decomposition or permeability	L	applies to organic soils that are susceptible to organic matter decomposition through drainage	n/a

APPENDIX 2: SOIL PROFILE DESCRIPTIONS AND PHOTOGRAPHS

DP-01 Soil Profile Description

Horizon	Depth (cm)	Description
Ap	0 - 9	Dark grayish brown (10YR 4/2 d) and very dark grayish brown (10YR 3/2 m); silt loam; moderately strong, medium, granular structure; loose consistence when dry; few, fine roots; abrupt, smooth boundary; 7 to 10 cm thick; slightly acid; pH 6.1.
Ap2	9 - 20	Grayish brown (10YR 5/2 d) and light grayish brown (10YR 6/2 d); silt loam; moderate, coarse, granular structure; slightly hard when dry; few, medium roots; clear, smooth boundary; 6 to 12 cm thick; medium acid; pH 5.6.
Bm	20 - 58	Pale brown (10YR 6/3 d); silt loam; weak, medium, angular blocky structure; hard when dry; gradual, wavy boundary; 32 to 38 cm thick; medium acid; pH 5.7.
Bg	58 - 72	Pale brown (10YR 5/2 d); silt loam; many, fine, prominent strong brown (7.5YR 5/6 d) mottles; moderate and strong medium angular blocky structure; hard when dry; gradual, wavy boundary; 12 to 15 cm thick; medium acid; pH 5.8.
Cg	72 - 110+	Pale brown (10YR 6/3 d); silt loam; many, coarse, prominent strong brown (7.5YR 5/6 d) mottles, strong, coarse, angular blocky structure; very hard when dry; medium acid; pH 5.9



Stone-free silty floodplain sediments with no coarse fragments are the parent material for this Gleyed Melanic Brunisol

DP-02 Soil Profile Description

Horizon	Depth (cm)	Description
Ap	0 - 14	Brown (10YR 5/3 m); silt loam; few, fine, faint, yellowish brown (10YR 5/6 m) mottles; weak and moderate, fine, angular blocky structure; friable when moist; abundant, fine roots; abrupt, smooth boundary; 12 to 14 cm thick.
Apg	14 - 39	Dark grayish brown (10YR 4/2 m); silt loam; few, fine, faint, yellowish brown (10YR 5/8 m) mottles; weak and moderate, fine, angular blocky structure; friable when moist; plentiful, fine roots; abrupt, smooth boundary; 22 to 26 cm thick.
IIAegb	39 - 47	Very dark brown (10YR 2/2 m) and light gray (10YR 7/2 m); silt loam; few, medium, faint, dark yellowish brown (10YR 4/4 m) mottles; weak, fine, subangular blocky structure; firm when moist; very few, fine roots; clear, wavy boundary; 9 to 14 cm thick.
IIBgb	47 - 54	Light gray (10YR 7/1 m); silt loam; many, medium, distinct, strong brown (7.5YR 4/6 m) mottles; weak and moderate, fine, angular blocky structure; very firm when moist; very few, fine roots; clear, wavy boundary; 47 to 54 cm thick.
IICg	54 - 117+	Light gray (10YR 7/1 m) and brown (10YR 4/3 m); silt loam; many, medium, prominent, strong brown (7.5YR 4/6 m) mottles; weak and moderate, fine, angular blocky structure; very firm when moist.



Note the buried eluviated horizon at 40 cm and the mottling throughout the soil of this Gleyed Cumulic Regosol.

Comments

The original soil was covered with about 40 cm of soil. Based on the soil characteristics and landscape position, the original soil was likely the Page series. The soil pit was in a slightly wetter area, supporting the assumption that the 40 cm cap was placed to fill a wet area on the field.

DP-03 Soil Profile Description

Horizon	Depth (cm)	Description
Ap	0 - 15	Grayish brown (10YR 5/2 d); silt loam; moderate and strong, medium, granular structure; firm when moist; plentiful, fine roots; abrupt, smooth boundary; 13 to 16 cm thick.
Bm	15 - 47	Light yellowish brown (10YR 6/4 d) and dark yellow (10YR 4/4 m); silty clay loam; strong, medium, angular blocky structure; firm when moist; few, fine roots; abrupt, smooth boundary; 30 to 32 cm thick.
BCg	47 75	Light yellowish brown (10YR 6/4 d); silty clay loam; few, coarse, faint, yellowish brown (10YR 5/8 d) mottles; strong, medium, angular blocky structure; friable when moist; gradual, smooth boundary.
Cg	75 - 106+	Light yellowish brown (10YR 6/4 d); silty clay loam; many, fine, distinct yellowish brown (10YR 5/8 d) mottles; weak, medium to coarse, angular blocky structure; friable when moist.



This soil is classified as an Orthic Melanic Brunisol.



Looking southwest over the assessed area, note the subdued ridge and swale topography.



Looking west over the assessed area, note the steep terrain on the left side of the photo.



Looking west over the shallow depression at the edge of the assessed areas. The soil here is mapped as the Page series due to the water in the depression.

APPENDIX 3: SOIL ANALYSIS RESULTS

The Plant Science Lab

Laboratory Soil Test Results

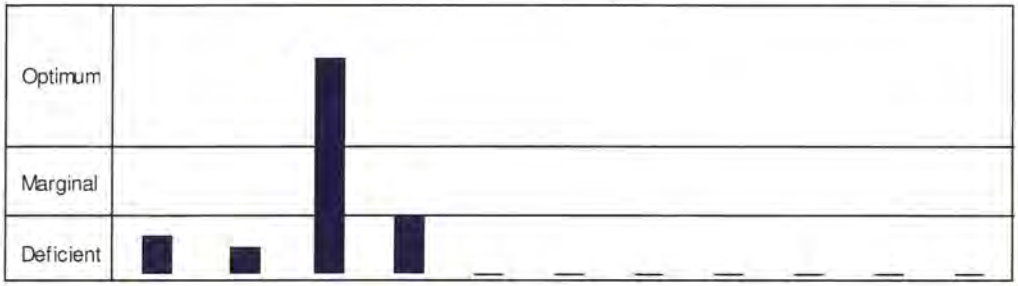
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 01
Lab ID: 59873
Lab Report Number: S59873-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

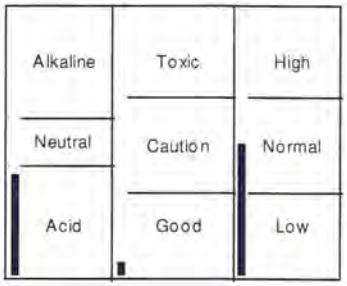
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	5	14	238	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
6.1	0.210	10.2



Additional (ppm)

Cl	P0	NH4-N	Mo
14	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* **	65-75	5-20	0-5	3-10
ppm				

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 8.3 % **Density:** 0.80 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

The Plant Science Lab

Laboratory Soil Test Results

464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 02
Lab ID: 59872
Lab Report Number: S59872-1

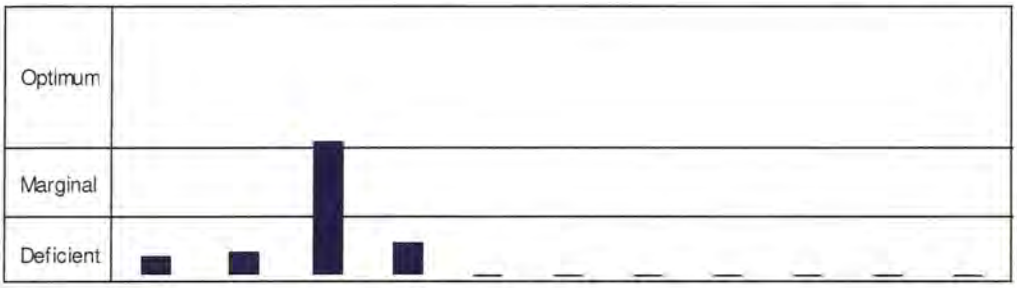
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Sales Rep: Counter

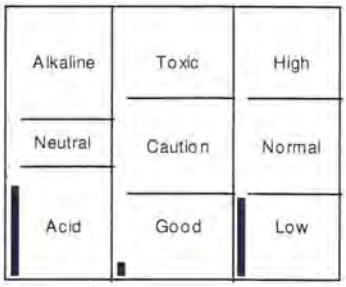
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	2	13	148	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Soil Quality

pH	EC (dS/m)	OM (%)
5.7	0.191	5.6





Additional (ppm)

Cl	P0	NH4-N	Mo
9	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* ppm**	65-75	5-20	0-5	3-10

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 10.8 % **Density:** 0.84 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

The Plant Science Lab

Laboratory Soil Test Results

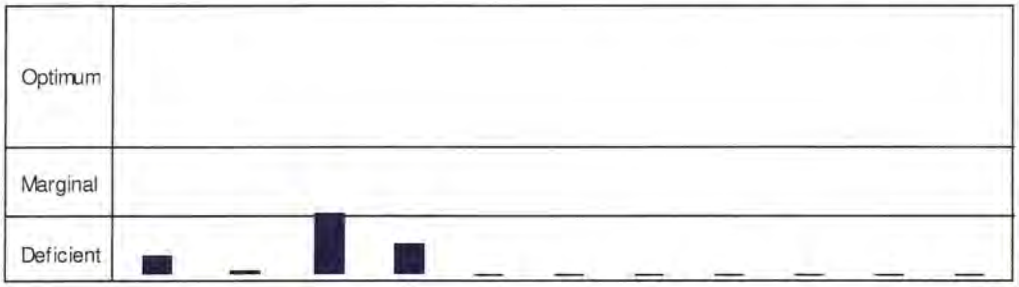
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 03
Lab ID: 59871
Lab Report Number: S59871-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

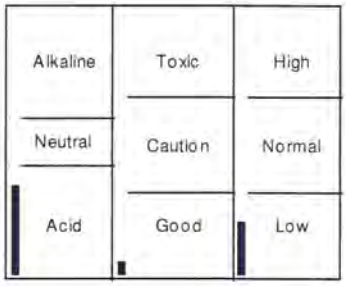
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	2	2	67	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.7	0.191	4.1



Additional (ppm)

Cl	P0	NH4-N	Mo
9	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* ppm**	65-75	5-20	0-5	3-10

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 11.4 % **Density:** 0.92 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

The Plant Science Lab

Laboratory Soil Test Results

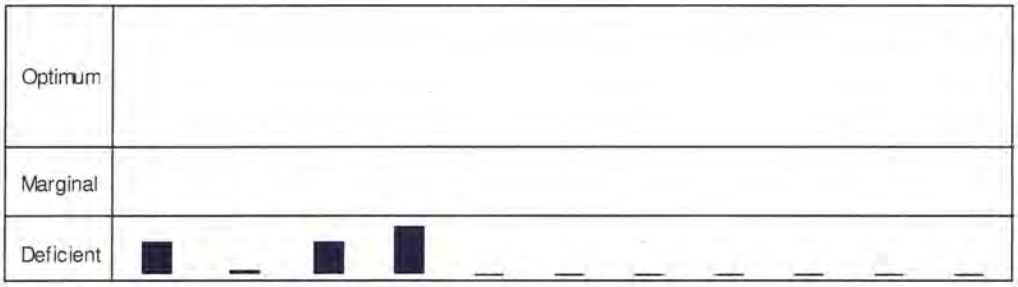
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 04
Lab ID: 59870
Lab Report Number: S59870-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

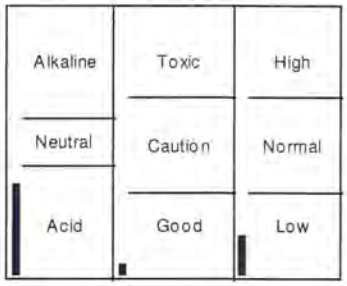
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	4	2	37	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.8	0.183	3.3



Additional (ppm)

Cl	P0	NH4-N	Mo
8	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* **	65-75	5-20	0-5	3-10
ppm				

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 13.3 % **Density:** 0.94 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

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Laboratory Soil Test Results

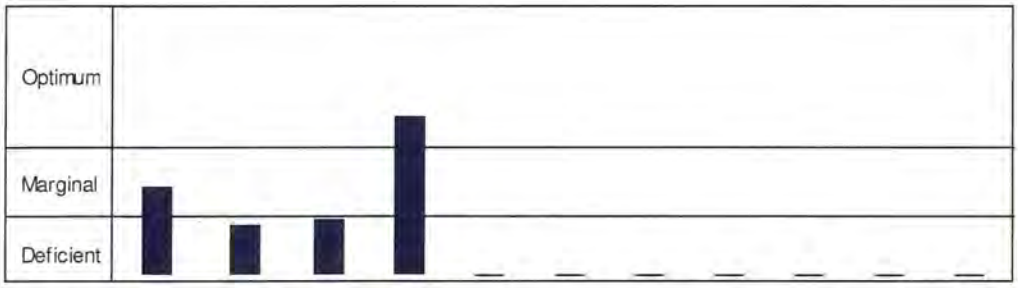
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 05
Lab ID: 59869
Lab Report Number: S59869-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

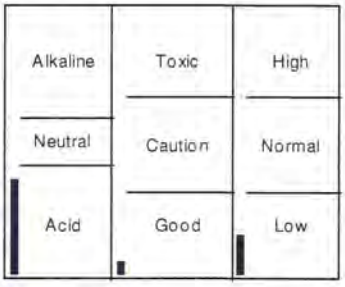
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	11	27	61	12	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.9	0.208	3.3



Additional (ppm)

Cl	P0	NH4-N	Mo
10	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* **	65-75	5-20	0-5	3-10
ppm				

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 13.5 % **Density:** 0.90 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

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McTAVISH
RESOURCE & MANAGEMENT CONSULTANTS LTD.

Comparison of Agricultural Parcels located at 41069 North Nicomen Road, Deroche BC and 4800 Springs Boulevard, Delta, BC

Prepared for Faskin Martineau DuMoulin LLP

Private and Confidential

March 2, 2023

Revision Index			
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1	B. McTavish	2023-01-17	Issued for review
2	B. McTavish	2023-02-12	Issued for review
3	B. McTavish	2023-03-02	Issued for use

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Executive Summary

McTavish Resource & Management Consultants has been asked to compare the Agricultural Capability of two properties located in the Agricultural Land Reserve (ALR) and provide a comparison of the Agricultural Capability and an opinion on which is the most suitable for agricultural production. One property is located at 41069 North Nicomen Road in Deroche and is not in the ALR but is actively farmed. The other property is located at 4800 Springs Boulevard, Delta, BC and is not in agricultural production.

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surround by urban and recreational properties. From an improved agricultural classification Nicomen Road has 2.33 has of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

McTavish also considered the agricultural suitability of each property. This is measured using a method call agricultural utility. Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

The BC Ministry of Agricultural has developed agricultural suitability information that is published it the Soil Management Handbook for the Fraser Valley. Based on the information provided in this publication there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

Based on the review of multiple factors that affect crop production it is the opinion of McTavish that the agricultural land at 41069 North Nicomen Road has a higher agricultural capability, utility and suitability then the property at 4800 Springs Boulevard in Delta BC.

1.0 Introduction

This report considers whether the inclusion of the Deroche Property located at 41069 North Nicomen Road, Deroche, BC, and the exclusion of the Delta Property located at 800 Springs Boulevard, Delta BC from the Agricultural Land Reserve represent a net benefit to agriculture in British Columbia. For the purposes of considering this issue, I have assumed that the facts and opinions in the Soil Capability Assessments provided by Statulu Environmental Consulting are true.

2.0 Criteria to consider re: net benefit to agriculture in British Columbia

Comparison between the productivity of agricultural land for soil bound agricultural crops is done by a system referred to as Agricultural Capability. Agricultural capability ratings used in British Columbia are defined below:

"In BC agricultural capability ratings and limitations are assessed through a classification system known as the "Land Capability Classification for Agriculture in British Columbia"[1]. The classification system describes seven land capability classes for agriculture (Classes 1 to 7). Class 1 land has minimal limitations when associated with the most amenable climates in the Province. In Class 2 to Class 5 lands the limitations increase. Class 6 lands have limitations that preclude arable agricultural activities yet are capable of sustaining native and/or perennial uncultivated agriculture. Class 7 lands have limitations that preclude all arable and natural grazing agricultural systems, regardless of the climate. Increasingly, new innovations in drainage and irrigation, tillage, nutrient replenishment (whether organic or inorganic), pest management, as well as closed environmental systems, allow for agricultural production on agricultural land once deemed too limited or unsuited for producing specific products. The recognition of 'arable' agricultural activities is also significant in that Class 6 and 7 lands may still be agriculturally productive, where topography and climate allows, and where the agricultural activities are dedicated to closed environmental systems (i.e., greenhouses)".[1]

The land capability classification for agriculture has two main components; the capability class and the capability subclass. The class identifies potential for agriculture. The best agricultural lands are rated Class 1 because they have the ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture. As the class numbers increase from Class 1 to Class 7, the range of crops decreases. Associated with each class is a subclass that identifies limitations or special management practices needed to improve the soil, such as topography, stoniness, soil moisture deficiency, soil nutrient imbalances, etc. Regular management practices required to make land productive include, drainage, irrigation, stone picking, fertilization etc.

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[1] Agricultural Capability Classification in BC.
https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture_capability_classification_in_bc_2013.pdf (accessed December 28, 2022)

When comparing the net benefit to agriculture it is also important to consider the Agricultural utility of each of the parcels. Agricultural utility is a concept that was used by BC Hydro in their assessment of agricultural lands that were impacted by the Site C development. They define agricultural utility as:

"Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use, using the following definitions developed by the agricultural assessment team:

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future[2]"

In addition to the physical and chemical characteristics of the soil and the climate, parameters that will affect the agricultural utility of a site in the Fraser Valley include:

- Transportation:
    - Access to the site for agricultural equipment and vehicles used to deliver supplies and pick- up farm products (e.g., milk, poultry, vegetables/berries)
    - Alternatively roads that are used by urban dwellers and farms can lead to conflict between slow moving farm equipment and urban transportation
- Contiguous agricultural lands. I.e., surrounding lands are used for agriculture which reduces conflicts with neighbours
- Buffering from urban neighbourhoods. "The ALR boundary provides a geographic location where local government policy makers can confidently apply land management techniques and guidelines that will ensure greater long term compatibility between agricultural and urban land uses. Such planning will also ensure greater long term security for farming along the agriculture-urban edge.

  Various studies indicate that non-farm residents who live within 300 metres of an urban-agricultural edge can be significantly impacted by certain farming activities. However, if measures in this guide are undertaken within 300 metres on either side of the interface, conflicts can be minimized. Depending upon the specific circumstances facing different communities, this 600-metre-wide area may be adjusted. Each local government will need to undertake an edge inventory to determine the most appropriate size of its EPA[3]"

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[2] BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.

[3] BC Ministry of Agriculture. 2015 Guide to Edge Planning. Promoting Compatibility Along Agricultural – Urban Edges.

- Impact of noise and light from farming operations on urban dwellers
- Drainage impacts
    - Changes to storm water flow and regional drainage
- Ability or inability to use agricultural inputs including fertilizer, manure/compost or pesticides
- Source of irrigation and/or animal drinking water
- Cost of the land
- Size of the agricultural parcel

Agriculture and Agrifood Canada (AAC) has also developed a Land Suitability classification system. This system has only been applied to spring seeded small grains and there is not enough background data to apply this system to the two properties reviewed by McTavish.[4] The BC Ministry of Agriculture has published a document titled "Soil Management Handbook for the Fraser Valley[5]" that provides information on crop suitability and soil management practices for various soil management groups in the Fraser Valley.

3.0 Review of Agricultural Capability Reports for Tsawwassen and Deroche Properties

Agricultural capability assessment reports were prepared for 4800 Springs Boulevard, Delta BC (Figure 1) and 41069 North Nicomen Road, Deroche, BC, (Figure 2) by Statulu Environmental Consulting. Both reports were prepared by Eryne Croquet, PAg, PGeo and reviewed by Drew Brayshaw, PGeo. The agricultural capability for both sites was based on a soil survey conducted at a detailed survey intensity level (1:5000 scale or larger). Mr. McTavish accepts the findings and conclusions presented in the two reports prepared by Eryne Croquet, PAg, PGeo.

[4] Agriculture and Agrifood Canada, 1995 Land Suitability Rating System for agricultural crops. https://sis.agr.gc.ca/cansis/publications/manuals/1995-lsrs/index.html Accessed January 2023.

[5] BC Ministry of Agriculture, Food and Fisheries. 1991 Soil Management Handbook for the Fraser Valley.



Figure 1 Location of 4800 Spring Boulevard Delta BC

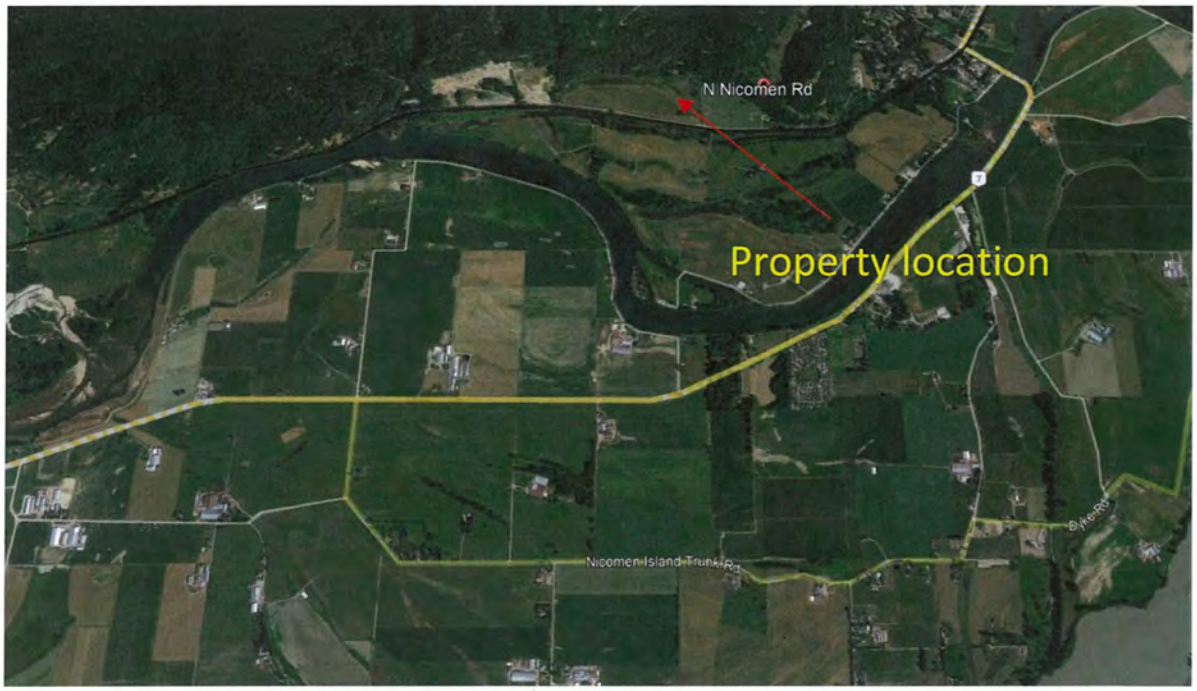


Figure 2 Location of 41069 North Nicomen Road, Deroche BC

3.1 Agricultural Capability Findings

The agricultural capability of the property located at 4800 Springs Boulevard Delta BC is shown in Table 1 and the agricultural capability of 41069 North Nicomen Road is provided in Table 2. There are 1.80 ha[6] of usable land within the ALR at the Springs Blvd site and 2.36 ha at the North Nicomen Road site.

Table 1 Agricultural Capability 4800 Springs Blvd

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	Disturbed	0.2	n/a	
2	Fill	1.5	4A, 3D, 4P	2A, 3D, 4P
3	Spetifore/Guichon	0.9	4A, 3P	2A, 3P
	Total area	**2.6**[7]		

Table 2 Agricultural Capability 41069 North Nicomen Road

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	60% Monroe; 40% Fairfield	2.26	6:2T~4:3WT	6:2T~4:2WT
2	100% Abbotsford	0.23	7T	
3	100% Fairfield	0.07	2WT	2AT
4	100% Page	0.03	4W	3W
	Total	**2.59**		

Comparing the unimproved agricultural capability of the two properties, the Nicomen Road property has significantly better agricultural capability with 2.26 ha classed as 6:2~4:3WT + 0.07 2WT+ 0.03 4W for a total of 2.36 ha of farmable land. There is 0.23 ha rated as 7T that is not farmable. This is compared to 4800 Springs Blvd with 1.5 ha of fill affected area rated as 4A, 3D, 4P[8] and 0.9 ha classed as 4A, 3P. From an unimproved class Nicomen Road is predominantly Class 2 and 3 whereas Springs Blvd is class 3 and 4.

From an improved agricultural classification Nicomen Road has 2.33 has of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

4.0 Comparison of Agricultural Utility

The two properties are compared using the system developed by BC Hydro which as described in Section 2 considers potential constraints to agricultural use, using the following definitions:

---

[6] **The 1.75 ha of available land is due to the removal of 0.8 has approved by the ALC for non-farm use**

[7] Note that this includes the 0.8 ha that has been approved by the ALC for a non-farm use to expand the golf course. This leave ~1.8 ha for the proposed exclusion.

[8] The author of the agricultural capability report (Statlu Environmental Consulting) did not provided percentages of each class. This could be due to the small size of the property and the mixed soils.

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future[9]"

4.1 Agricultural Utility of 4800 Springs Blvd and 41069 North Nicomen Road

To determine the agricultural utility of the two properties, the constraints to agriculture were reviewed and are summarised in Table 3. The lower the number the better the agricultural utility. Based on the analysis presented in this section the Springs Blvd has an average utility rating of 5.7 or 6.0 if rounded to the closest whole number) which is low agricultural utility whereas the North Nicomen Road property has a rating of 1.4 (or 1 if rounded to the closest whole number) (high utility).

Table 3 Comparison of Agricultural Utility

Descriptor	Springs Blvd Utility Rating	North Nicomen Rd Utility Rating
Transportation and access	6	2
Continuity of Agricultural land	6	1
Urban buffering	7	1
Impact of light and noise	7	1
Drainage	4	1
Use of agricultural chemicals	6	1
Irrigation and potable water	4	2
Cost of land	6	2
Size of parcel	5	2
Average	5.7 Low utility	1.4 High utility

4.1.1 Transportation and Site Access

Springs Blvd

Access from Highway 17 via Tsawwassen Drive and Spring Blvd. This access is through a high-density residential neighbourhood and Golf Course. There are no other agricultural properties that are accessed on Springs Blvd and there would be no other farm vehicles on the road. Access for large farm vehicles

[9] BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.

would be on a narrow road with low hanging utility wires and with residential and recreational traffic (Figure 3). For this reason, a utility rating of low (6) is given to this site. **(Utility rating low = 6)**



Figure 3 Springs Blvd Site Access

North Nicomen Road

Access from Lougheed Highway along North Nicomen Road. In this area Lougheed Highway is used by agricultural vehicles and North Nicomen Road is used as the access to the ~ 27 hectare forage field on North Nicomen Road and the 10 hectares of pasture on North Nicomen Road. There are no impediments to agricultural vehicles on this road. **(Utility rating high = 2)**



Figure 4 Access to North Nicomen Rd Property

4.1.2 Continuity with Agricultural Land

Springs Blvd

There is no agricultural land adjacent to the Springs Blvd site. The site is adjacent to residential on the east and west sides, commercial (north of Highway 17) and the golf course as seen in **Figure 1**. **(Utility rating nil = 6). The rating of 6 is used as there are some small scale agricultural opportunities that may fit this site such as community gardens or retail farm sales. In these cases the continuity of agricultural land is not as critical as in larger scale agriculture.**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property that is used for forage production. The property is on the norther boundary of the agriculturally intensive Nicomen Island area (**Figure 2**). It does have the railway and slough separating it from the larger area. **(Utility rating high = 1)**

4.1.3 Distance to Urban Lands/Buffering from Urban Interface

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) and there is no buffering between it and the urban interface (**Figure 1**). **(Utility rating nil = 7)**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there is no interface with urban properties (**Figure 2**). **(Utility rating high = 1)**

4.1.4 Impact of noise and light

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) any noise and light (e.g. from Greenhouses) would directly impact the adjacent urban dwellers. **(Utility rating low = 7)**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there are no nearby residences that would be impacted by agricultural noise or light. **(Utility rating high = 1)**

4.1.5 Drainage

Springs Blvd

The Springs Blvd does not require any drainage improvements as wetness is not a limiting factor on the site. There is no indication that surrounding properties are discharging water to the Site or impacting drainage. The property is however trapped in urban stormwater drainage which does not consider water table - just surface drainage. High volumes of water draining from high irrigation rates that would be

required to overcome the aridity restriction may have a negative impact on surrounding properties and water courses. **(Utility rating high = 4)**

North Nicomen Road

The North Nicomen Road property is adjacent to a natural watercourse and subsurface drainage could easily be installed to improve the agricultural capability from 3W to 2W. Drainage work would have no negative impact on surrounding property and the surrounding property will have no negative impact on the North Nicomen Road property. **(Utility rating high = 1)**

4.1.6 Ability to Use Agricultural Chemicals

Springs Blvd

The Springs Blvd is surrounded by residential and recreational development and the use of herbicides and pesticides may meet resistance and complaints from the surrounding community. The Corporation of Delta does have a bylaw that regulates the use of pesticides for cosmetic purposes. However if the Site was used for agriculture, it would be exempt from the bylaw and chemicals could be used. This may cause concern and conflict with the adjacent residential neighbourhood. Organic farming on the site would be better tolerated by the surrounding urban community. **(Utility rating nil/low = 6)**

North Nicomen Road

The North Nicomen Road property part of a contiguous agriculture area where most farms use a variety of agricultural chemicals and chemical fertilizers. There would be no conflict with the surrounding land owners. **(Utility rating high = 1)**

4.1.7 Availability of Irrigation and Potable Water

Springs Blvd

The Springs Blvd site has potable water service and there would be no concerns with irrigation or potable water. The water is city (Metro Vancouver water) which must be purchased. The utility rating is 3 to account for the requirement to purchase water vs. using surface or well water. **Utility rating high =4)**

North Nicomen Road

There are no indications that water supply is an issue for the North Nicomen Road property. **Utility rating high = 2).** Irrigation water can be sourced from wells or adjacent watercourses if the landowner has water rights. There is no information on the current water rights of this property therefore the rating of 2 is deemed appropriate.

4.1.8 Cost of Land

The cost of land has a significant impact on the agricultural utility of a given parcel of land. A farmer must be able to purchase the land and be able to generate profits, make mortgage and other debt payments and eventually pay for the land. The higher the price per acre the less utility the land has for agriculture.

Springs Blvd

The land value of the Springs Blvd site was assessed at $2,138.000 for 6.315 acres or $338,558.00 per acre. **(Utility rating nil/low = 7)**

North Nicomen Road

To compare the value of the land along North Nicomen Road, similar adjacent properties with recent sales were investigated (See Appendix I). Large agricultural parcels have recently sold for $59,000 per acre and smaller parcels (under 10 acres) for ~ $150,000 per acre. **(Utility rating high = 2)**

4.1.9 Size of Parcel

Springs Blvd

This is a small parcel which limits the types of agriculture that can be successful on the site. **(Utility rating moderate = 5)**

North Nicomen Road

This is part of a larger agricultural parcel and therefore has a wide range of possible agricultural uses **(Utility rating high = 2)**

5.0 Suitable Crops from the Soil Management Handbook for the Fraser Valley

The following information is based on the soil management group that comprises the majority of the available field production areas for each property.

5.1 North Nicomen Road Property

This majority of this property (2.26 ha) is in the Fairfield soil management group. Well suited crops include:

Annual legumes, blueberries, cereals, cole crops, corn, nursery and Christmas trees, perennial forage crops, root crops and shallow rooted annual vegetables.

5.2 Springs Boulevard Property

There is only 0.9 ha on this property that is original soil in the Benson, Guichon and Spetifore soil management group.

Well Suited Crops: Due to the soil characteristics (poorly drained) and presence of salinity due to tidal water influencing the root zone there are no well suited crops for these soils.

Suited Crops: Annual legumes, blueberries, cereals, cole crops, leaf vegetables, perennial forage crops, potatoes and shallow rooted annual vegetables (except celery). (All root crops on Benson soil).

For crop production the Soil Management Handbook recommends "A complete water management system is required to lower the water table and control salinity, as well as reduce saturated soil conditions".

6.0 Summary and Conclusion

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surround by urban and recreational properties.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

Based on the Soil Management Handbook for the Fraser Valley there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

It is the opinion of the author that It is unlikely that Springs Blvd site will ever be used for agricultural production whereas the North Nicomen Road site is in active agricultural production and if included in the ALR will be protected for agriculture in the future. The only potential that the author sees for agricultural production at the Springs Blvd. site are the construction of a community garden or small scale organic production with a retail sales outlet. Organic production on the area of the property that is filled would be difficult due to the poor quality of the soil and extensive soil improvements would be required.

Based on the analysis of agricultural capability and agricultural utility it is the authors opinion that the inclusion of the Deroche Property and the exclusion of the Delta Property from the Agricultural Land Reserve represents a net benefit to agriculture in British Columbia.

Appendix I. Examples of Property Assessments

4800 SPRINGS BLVD DELTA V4M 2H4
Area-Jurisdiction-Roll: 11-306-D-212-604-01-0

Favourite Compare Print



Total value	$2,253,000
2023 assessment as of July 1, 2022	
Land	$2,138,000
Buildings	$115,000
Previous year value	$2,064,000
Land	$1,921,000
Buildings	$143,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1967
Description	1 STY house - Semi-Custom
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	6.315 Acres
First floor area	3,105

Legal description and parcel ID

LOT A, PLAN NWP78593, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

PID: 013-123-149

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

BC Assessment for Springs Blvd Property

41063 NORTH NICOMEN RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-03628.200

Favourite Compare Print



Total value **$229,691**

2023 assessment as of July 1, 2022

Land	$100,691
Buildings	$129,000
Previous year value	$218,592
Land	$100,692
Buildings	$117,900

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information Are the property details correct?

Year built	1910
Description	1.5 STY house - Basic
Bedrooms	3
Baths	1
Carports	
Garages	
Land size	168.42 Acres
First floor area	765

Legal description and parcel ID

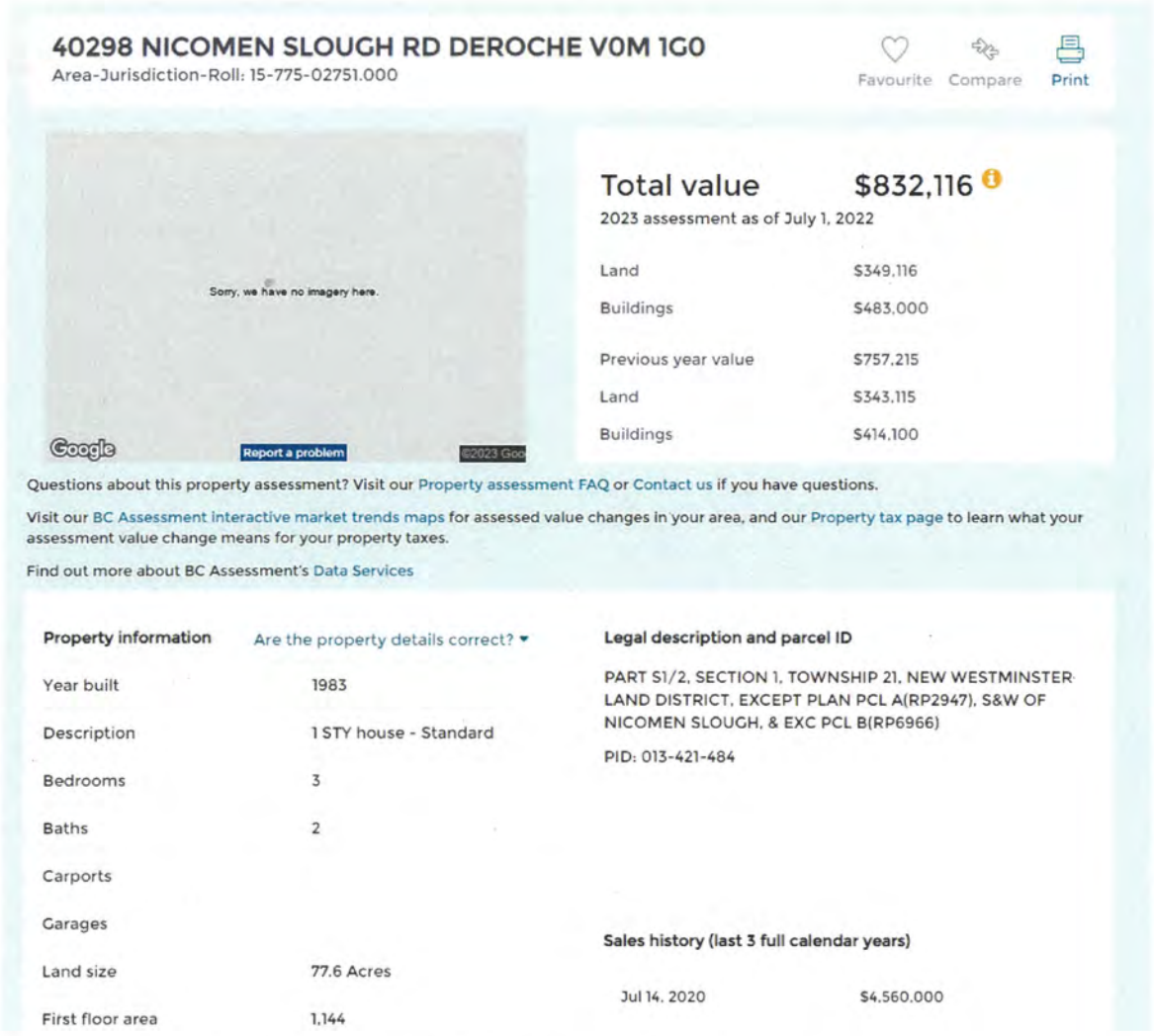
PARCEL A, SECTION 6, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, REF PL 6766; EXC PL SRW 908

PID: 000-819-743

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Assessment for the North Nicomen Road Property based on the PID.



40298 NICOMEN SLOUGH RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-02751.000

Favourite Compare Print

Sorry, we have no imagery here.

Google Report a problem ©2023 Goo

Total value $832,116

2023 assessment as of July 1, 2022

Land	$349,116
Buildings	$483,000
Previous year value	$757,215
Land	$343,115
Buildings	$414,100

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information Are the property details correct?

Year built	1983
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	77.6 Acres
First floor area	1,144

Legal description and parcel ID

PART S1/2, SECTION 1, TOWNSHIP 21, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PCL A(RP2947), S&W OF NICOMEN SLOUGH, & EXC PCL B(RP6966)

PID: 013-421-484

Sales history (last 3 full calendar years)

Jul 14, 2020	$4,560,000

Agricultural property in the vicinity of the North Nicomen Road property.

8573 RIVER RD S DEWDNEY V0M 1H0

Area-Jurisdiction-Roll: 15-775-02527.000

Favourite Compare Print



Total value	$36,299
2023 assessment as of July 1, 2022	
Land	$36,299
Buildings	$0
Previous year value	$1,321,000
Land	$1,321,000
Buildings	$0

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information Are the property details correct?

Year built	
Description	Small Fruits
Bedrooms	
Baths	
Carports	
Garages	
Land size	10 Acres
First floor area	

Legal description and parcel ID

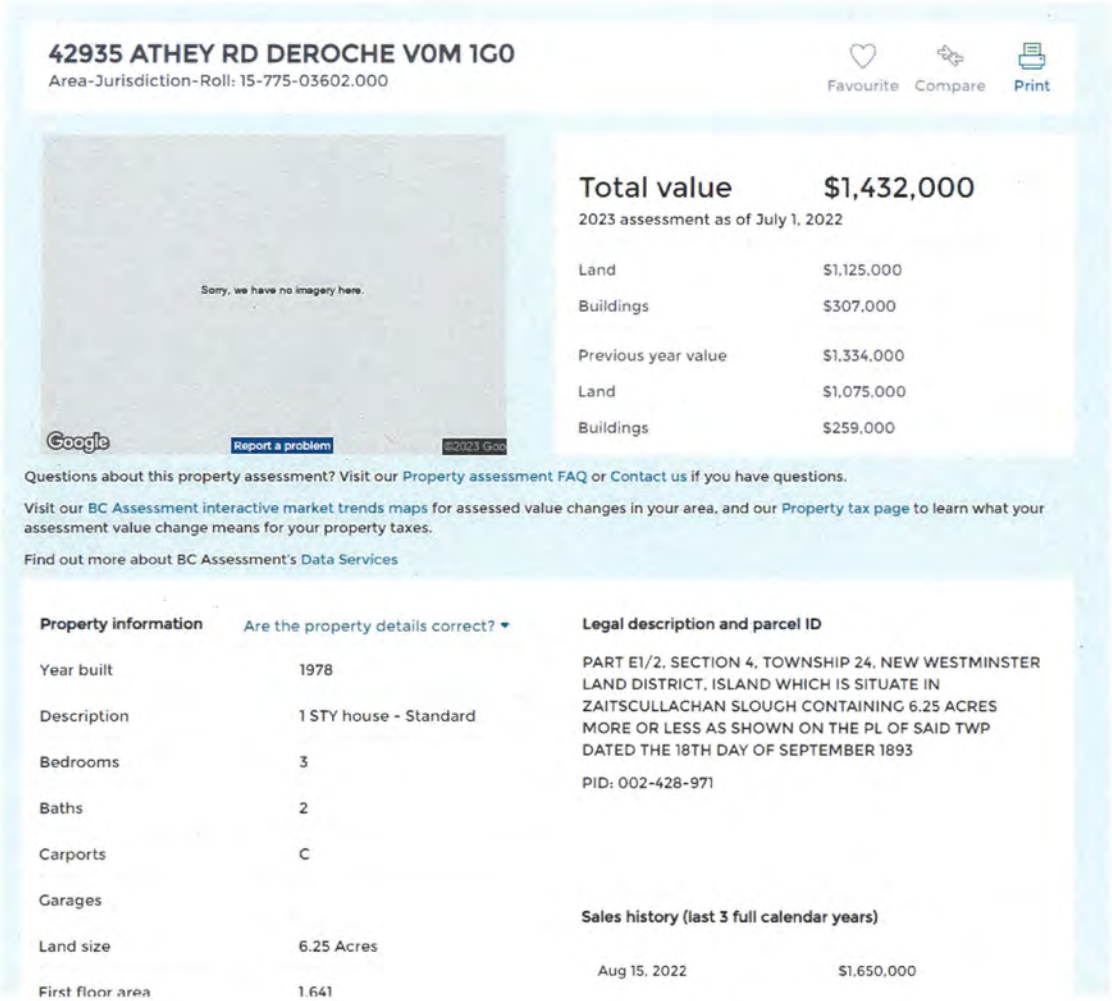
PARCEL A, LOT 2, PLAN NWP3157, SECTION 29, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, REF PL 6933

PID: 010-889-728

Sales history (last 3 full calendar years)

Apr 5, 2022	$1,463,000

Small agricultural property in the vicinity of the North Nicomen Road property.



42935 ATHEY RD DEROCHE V0M 1G0
Area-Jurisdiction-Roll: 15-775-03602.000

Favourite Compare Print

Sorry, we have no imagery here.
Google Report a problem ©2023 Goo

Total value $1,432,000
2023 assessment as of July 1, 2022

Land	$1,125,000
Buildings	$307,000
Previous year value	$1,334,000
Land	$1,075,000
Buildings	$259,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information Are the property details correct?

Year built	1978
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	6.25 Acres
First floor area	1,641

Legal description and parcel ID

PART E1/2, SECTION 4, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, ISLAND WHICH IS SITUATE IN ZAITSCULLACHAN SLOUGH CONTAINING 6.25 ACRES MORE OR LESS AS SHOWN ON THE PL OF SAID TWP DATED THE 18TH DAY OF SEPTEMBER 1893

PID: 002-428-971

Sales history (last 3 full calendar years)

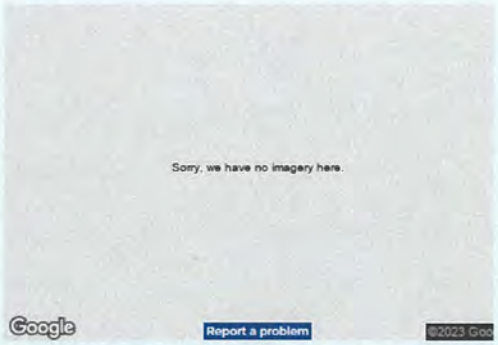
Aug 15, 2022	$1,650,000

Small agricultural property in the vicinity of the North Nicomen Road property.

39090 NICOMEN ISLAND TRUNK RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-02503.100

Favourite Compare Print



Total value $388,102

2023 assessment as of July 1, 2022

Land	$23,102
Buildings	$365,000
Previous year value	$329,101
Land	$23,101
Buildings	$306,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information Are the property details correct?

Year built	1992
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	7.91 Acres

Legal description and parcel ID

LOT C, PLAN NWP23806, SECTION 27, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW 28370

PID: 009-292-101

Sales history (last 3 full calendar years)

Oct 17, 2022	$1,200,000

Small agricultural property in the vicinity of the North Nicomen Road property.

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

May 1, 2018

Reply to the attention of: Shawna Wilson
ALC File: 56544

C&F Land Resources Consultants Ltd.
DELIVERED ELECTRONICALLY

Attention Brian French:

Re: Application 56544 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #137/2018). As agent, it is your responsibility to notify the applicant accordingly.

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to Shawna Wilson at (Shawna.Mary.Wilson@gov.bc.ca).

Yours truly,

Shawna Wilson

Shawna Wilson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #137/2018)
Schedule A: Decision Map – Golf Hole
Schedule B: Decision Map – Parking Lot

cc: City of Delta (File: LU007923) Attention: Robin Pallett

AGRICULTURAL LAND COMMISSION FILE 56544
REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Non-Farm Use Application Submitted Under s. 20(3) of the *Agricultural Land Commission Act*

Applicant:	**Tsawwassen Golf & Country Club Ltd.**
Agent:	**Brian French, C&F Land Resource Consultants Ltd.**
Properties:	**Property 1:** **Parcel Identifier: 013-123-149** **Legal Description: Lot A, Section 10, Township 5, New Westminster District, Plan 78593** **Civic Address: 4800 Springs Boulevard, Delta BC** **Area: 2.6 ha** **Property 2:** **Parcel Identifier: 028-012-241** **Legal Description: Lot 1, Sections 10 and 15, Township 5, New Westminster District, Plan BCP41748 Except Plans EPP42884 and EPP64666** **Civic Address: 5133 Springs Boulevard, Delta BC** **Area: 43.1 ha**
Executive Committee:	**Frank Leonard, Chair** **William Zylmans, South Coast Panel Chair** **Richard Mumford, Interior Panel Chair** **Linda Michaluk, Island Panel Chair** **Gerald Zimmerman, Okanagan Panel Chair** **Dave Merz, North Panel Chair** **David Zehnder, Kootenay Panel Chair**

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA). The Properties are located within Zone 1 as defined in s. 4.2 of the ALCA.

[2] Pursuant to s. 20(3) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to develop 0.82 ha of Property 1 (the "Proposal Area") for a new golf hole to be used in conjunction with the existing golf course located on Property 2 (the "Proposal").

[3] The Executive Committee considered whether expansion of the non-farm use would impact the agricultural utility of the Properties.

[4] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(a) to preserve agricultural land;
(b) to encourage farming on agricultural land in collaboration with other communities of interest; and
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[5] The Proposal along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[6] On November 1, 2017, Chair Leonard and Commissioner Zylmans conducted a walk-around and meeting site visit in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit and Applicant Meeting"). A site visit and applicant meeting report was prepared in accordance with the *Policy Regarding Site Visits in Applications*.

The site visit and applicant meeting report was certified as accurately reflecting the observations and discussions of the site visit and applicant meeting by the Agent on November 24, 2017 (the "Site Visit and Applicant Meeting Report").

BACKGROUND

[7] In 1965, construction of the Tsawwassen Springs golf course (the "Golf Course") began on a portion of Property 2, including the placement of fill. In 1966 the Golf Course was opened to the public and in 1967 a clubhouse was constructed.

[8] In 2007, an application was received to exclude three areas, including a portion of Property 2, totaling 11.5 ha to facilitate the redevelopment of the Tsawwassen Golf and Country Club into a self-contained golf and residential community with expansion, realignment and lengthening of the Golf Course (Application 37379). An application was also received to include 1.3 ha of land into the ALR to align the ALR boundary with the Golf Course boundary on Property 2 (Application 37380). The Commission approved the exclusion and inclusion applications by Resolutions #589/2007 and #591/2007, respectively. These applications resulted in the current configuration of Property 2.

EVIDENCE AND FINDINGS

Issue: Whether expansion of the non-farm use would impact the agricultural utility of the Properties.

[9] The Applicant is proposing to replace an existing Golf Course hole on a 0.82 ha portion of Property 1. The Proposal Area would be consolidated with Property 2 if the non-farm use is approved.

[10] During the Site Visit and Applicant Meeting, it was stated by the Agent that the purpose of the Proposal is to replace the current golf hole, which has serious safety hazards caused by close proximity to another golf hole where miss-hit balls can travel into the field of play. The Application submits that the re-configuration would resolve the current hazards associated with the golf hole.

[11] The Executive Committee considered the Proposal and its impact on the potential to use the Proposal Area for farming in the future. The Executive Committee finds that the Proposal Area could be reverted to agricultural use in the future through appropriate remediation of the materials used to construct the Golf Course. The Executive Committee further finds that consolidating the Proposal Area with Property 2 would create a larger contiguous area available for agriculture and as a result would increase the range of agricultural options available.

EXISTING TEMPORARY PARKING LOT ON PROPERTY 1

[12] During the Site Visit and Applicant Meeting, the representatives of the Executive Committee observed that the northern portion of Property 1 is being used for temporary parking during construction of the residential development on the non-ALR land adjacent to Property 2. The Executive Committee notes that the parking lot requires approval from the Commission in order to continue its use. As such, the Executive Committee considered the temporary parking lot during its review of this Application.

[13] The Executive Committee finds that the parking lot is to be used during the construction of the residential development on the adjacent property and therefore is temporary in nature. Additionally, the Executive Committee finds that the parking lot is constructed of gravel, a permeable material with the ability to be remediated, and therefore the Executive Committee is amenable to allowing this use.

DECISION

[14] For the reasons given above, the Executive Committee approves the Proposal and the existing temporary parking lot on Property 1 subject to the following conditions:

Golf Hole

a. the consolidation of the Proposal Area of Property 1 with Property 2;
b. the submission of a survey plan delineating the area to be consolidated;
c. the survey plan to be in substantial compliance with Schedule A of this decision;
d. the survey plan be submitted within three years from the date of release of this decision;

e. the consolidation of Property 1 and Property 2 prior to the establishment of the Proposal;
f. siting of the Proposal in accordance with Schedule A;
g. no hard surfacing associated with the Proposal is permitted;

Existing Temporary Parking Lot

h. all fill placed for use as a temporary parking lot must be removed immediately upon completion of the construction taking place on the non-ALR land adjacent to Property 2 (the "Construction Area" on the attached Schedule A);
i. the ALC must be notified immediately of the following:
    i. the completion of the construction taking place in the Construction Area; and
    ii. the completion of the removal of the fill placed for the temporary parking lot on Property 1
j. to ensure that fill removal is completed in accordance with the conditions of this decision, a financial security in the form of an Irrevocable Letter of Credit (the "ILOC") in the amount of $20,000.00 made payable to the Minister of Finance c/o the Agricultural Land Commission is required. For greater clarity, the Applicant will forfeit some or all of the ILOC upon failure to comply with any or all aspects of the conditions of approval contained herein;
k. the ILOC must be received within 6 months of the date of the release of this decision or prior to commencement of construction of the golf hole;
l. release of the ILOC will be dependent on receipt of evidence that all fill associated with the temporary parking lot is removed and completed to a standard deemed satisfactory by the Commission;
m. evidence that the fill removal is completed to a standard deemed satisfactory by the Commission must be submitted by March 2021 or within three (3) months of the completion of the construction on the non-ALR land adjacent to Property 2 (the Construction Area), whichever is sooner. Forfeiture of the ILOC will take place one (1) month after the failure to provide the required evidence;
n. failure to adhere to conditions h – m may result in action taken by ALC Compliance and Enforcement; and

o. approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[15] When the Commission confirms that condition b, c, and d have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

[16] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[17] These are the unanimous reasons of the Executive Committee.

[18] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[19] Resolution #137/2018
Released on May 1, 2018

Frank Leonard.

Frank Leonard, Chair
On behalf of the Executive Committee

Schedule A: Agricultural Land Commission Decision Map - Golf Hole
ALC File 56544 (Tsawwassen Golf and Country Club)
Conditionally Approved Non-Farm Use ALC Resolution #137/2018



Property 1
Property 2
Proposal Area (Approved ~0.82 ha Non-Farm Use)
Construction Area

Schedule B: Agricultural Land Commission Decision Map - Temporary Parking Lot
ALC File 56544 (Tsawwassen Golf and Country Club)
Conditionally Approved Non-Farm Use ALC Resolution #137/2018



The Property

Temporary Parking Lot

Plan for Outdoor Amenity Area



EXAMPLE PLANTING PALETTE

0 10 20 30 40 50 m

1:350

TSAWWASSEN SPRINGS TOWNHOUSES

For Shato Holdings & Talisman Homes, Tsawwassen, BC

SITE PLAN

October 2023

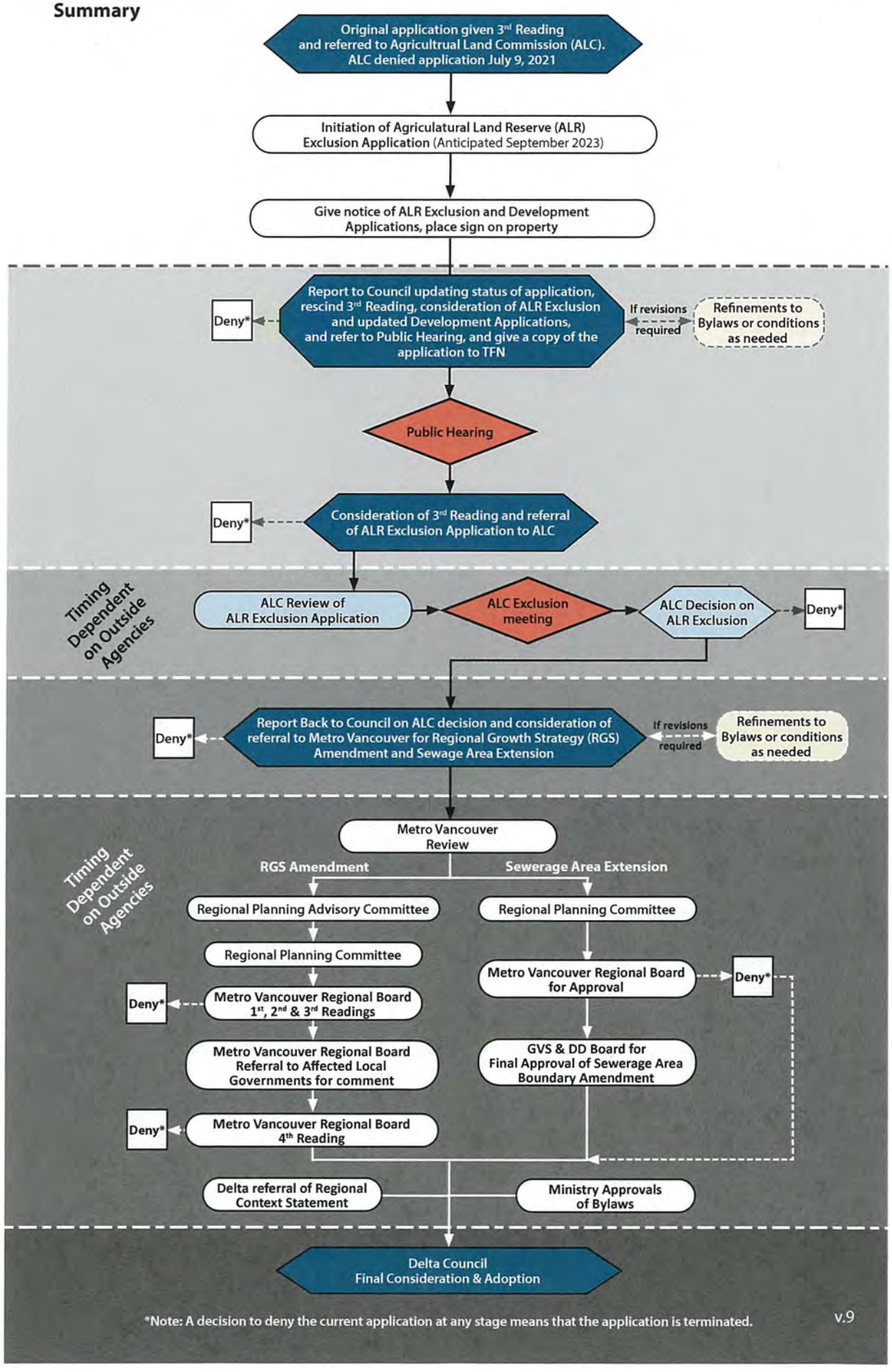
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON

PWL partnership

Attachment O
Page 1 of 1

Updated Application Process Flow Chart

4800 Springs Blvd
Application Process
Summary



Updated Application Process Flow Chart

