

NOTICE OF APPLICATION

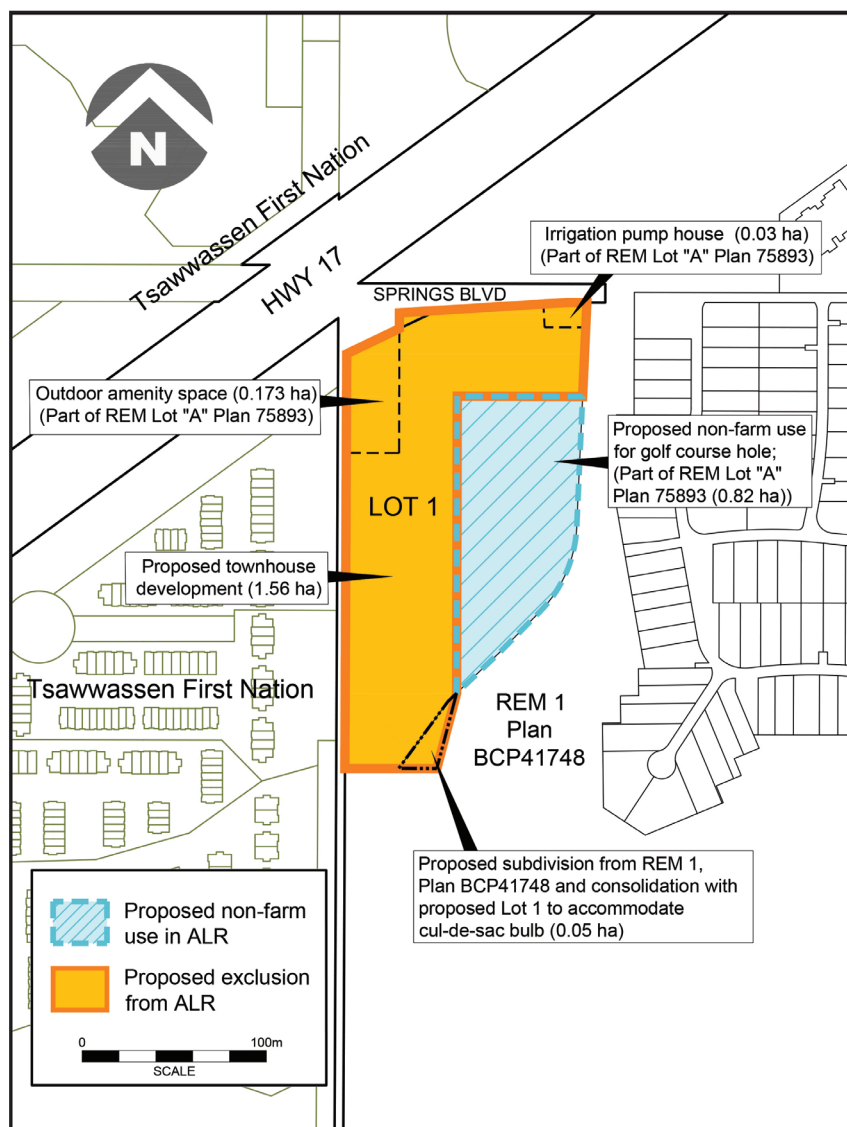
File: LU007923



Updated Agricultural Land Reserve Exclusion Application for the proposed 60-Unit Townhouse Development at 4800 and 5133 Springs Boulevard, Delta, BC

The City of Delta is writing to provide an update on an application for a development in your neighbourhood. An updated Agricultural Land Reserve (ALR) Exclusion application is proposed to exclude a total of 1.82 ha from the properties at 4800 and 5133 Springs Boulevard, as shown on Map No. 1. The excluded area would be used for the 60-unit townhouse development (area shown as Lot 1 on Map No. 1), an outdoor amenity space, an irrigation pump house, and an emergency access turn around bulb (area at the southeast portion of the site). The updated ALR Exclusion application is associated with an existing development application for 60 townhouse units that was given third reading by Council on June 27, 2017. Additional information regarding this application can be found on the project website: letstalk.delta.ca/LU007923

SUBJECT SITE MAP LU007923 (Map No. 1)



Should you have any comments or concerns, you may contact the project planner, Mike Ruskowski, Senior Planner by:



604.946.3382



Development Department
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2
Attention: Mike Ruskowski, Senior Planner



mruskowski@delta.ca

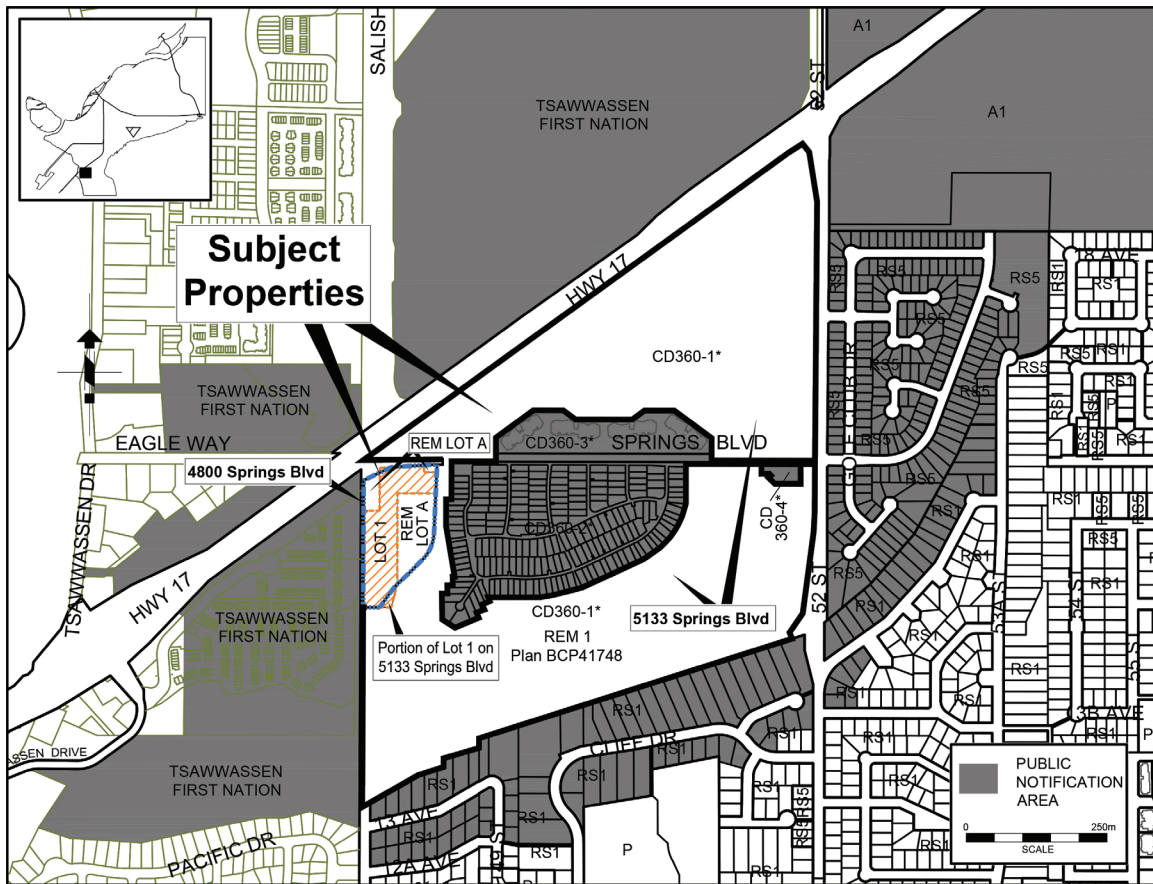
Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information and Protection of Privacy Act. Please provide your name, address, and telephone number in your correspondence or on the telephone and quote File Number LU007923.

Please note that this is not a Public Hearing notice. If the application proceeds to a Public Hearing, you will receive a Public Hearing notice from the City of Delta later in the process.

Project Data Table

	EXISTING	PROPOSED
Agricultural Land Reserve	Yes	- Townhouse Lot (Lot 1): No - Areas of REM Lot A to be used for outdoor amenity space, irrigation pump house: No - Golf Course Lot: Yes
Regional Growth Strategy Designation	Agriculture	- Townhouse Lot (Lot 1): General Urban - Golf Course and Areas of REM Lot A to be used for outdoor amenity space, irrigation pump house: Agriculture
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)
Zoning	4800 Springs Boulevard: C5 5133 Springs Boulevard: C.D. 360-1	- Townhouse Lot (Lot 1): C.D. 360-5 - Golf Course and Areas of REM Lot A to be used for outdoor amenity space, irrigation pump house: C.D. 360-1
Development Permit Area	- SD2 English Bluff (Tsawwassen Escarpment) - Streamside Protection and Enhancement (SPEA)	- SD2 English Bluff (Tsawwassen Escarpment) - Streamside Protection and Enhancement (SPEA) - SD4 Tsawwassen Golf & Country Club
No. of Townhouse Units	N/A	60
Variances: - Zoning Bylaw No. 2750 Section 901.4 – Parking for Racquet Sports and Tennis Courts - Subdivision and Development Standards Bylaw	- Three parking spaces per court (6 parking spaces) 7 m width for private roads	- One parking space per court (two parking spaces) 6 m width for private roads in the townhouse development

Location Map



Aerial Map

