

## THE CORPORATION OF DELTA

Minutes of the Public Hearing of Delta Municipal Council held Tuesday, June 27, 2017 at 7:00 p.m. in the Council Chamber of the Delta Municipal Hall, 4500 Clarence Taylor Crescent, Delta, British Columbia.

**PRESENT:** Mayor Lois Jackson, Chair  
Councillor Sylvia Bishop  
Councillor Robert Campbell  
Councillor Jeannie Kanakos  
Councillor Heather King  
Councillor Bruce McDonald

**ABSENT:** Councillor Ian Paton

**ALSO PRESENT:** George Harvie Chief Administrative Officer  
Marcy Sangret Deputy Director of Planning  
Doreann Mayhew Manager of Special Projects & Solid Waste

**MUNICIPAL CLERKS OFFICE:** Sandra MacFarlane Deputy Municipal Clerk  
Heather Stevenson Committee Clerk

The Mayor opened the Hearing with an explanation of the process to be followed and noted that any persons who believed that their interest in property is affected by the proposed projects would be afforded an opportunity to be heard. The Mayor advised that after all persons have been heard, the Hearing on that particular project would be declared "closed".

**Project No. 1      Application for Land Use      File No. LU008251**  
**Contract Discharge and      Bylaw Nos. 7673 & 7674**  
**Rezoning**

**Location:** 7755 115A Street

**Applicant:** Beant Dhillon

-- Bylaw 7673      ➤ DELTA (DHILLON – LU008251) LAND USE CONTRACT DISCHARGE BYLAW NO. 7673, 2017.

-- Bylaw 7674      ➤ DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (DHILLON – LU008251) BYLAW NO. 7674, 2017.

**Purpose:** Application for Land Use Contract Discharge and Rezoning in order to permit subdivision and development of two single family residential lots.

### **Land Use Contract Discharge Bylaw No. 7673**

To discharge Land Use Contract S.A. No. 2921 from the subject property in order to expose the underlying RS1 Single Family Residential Zone.

**“Delta Zoning Bylaw No. 2750, 1977”  
Amendment Bylaw No. 7674**

To amend “Delta Zoning Bylaw No. 2750, 1977” by rezoning the subject property from RS1 Single Family Residential to RS7 Single Family (335 m<sup>2</sup>) Residential in order to allow a two-lot subdivision and construction of a new single family dwelling with an in-ground basement on each lot. No secondary suites are proposed.

Correspondence: The following correspondence was provided in connection with Project No. 1:

*In Opposition:*

- Doriano and Patricia Baisi – June 19, 2017 and June 22, 2017. (Exhibit A)

Speakers: The following persons spoke in connection with Project No. 1:

*Staff:*

Marcy Sangret

(Deputy Director of Planning) in response to queries raised by Council advised:

- The existing sheds on proposed Lot 2 would be removed to allow for tree retention and additional tree planting.
- An application could be brought forward in the future for accessory structures.
- Staff have responded to the writers (Exhibit A). Design guidelines establish the general form and character for the homes. There is a possibility of second storey decks at the rear of the home; however, they would be limited in size. Privacy is always a consideration when building permits are reviewed, therefore trees along the rear of the property would be retained and views from decks would be considered.
- The proposed new homes will be closer to the rear lot line than the existing home and the lots would be more narrow, but comparable in size to those in the surrounding area.
- There are no secondary suites proposed and a covenant will be entered into in that regard.
- The immediate neighbourhood is comprised of average height older two-storey homes or bungalows built prior to the 1980's. The proposed new homes will comply with the height limits consistent with current zoning regulations.

There were no other persons present wishing to speak in connection with this project.

Mayor Jackson declared the Hearing on this particular application closed. (7:11 p.m.)

**Project No. 2**

**Application for Rezoning and  
Development Variance Permit**

**File No. LU008049  
Bylaw No. 7668**

Location: 5477 15B Avenue

Applicant: Wesley Wollin, Dandyk + Wollin Architects Inc.

-- Bylaw 7668

➤ DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT  
(KINGHORN – LU008049) BYLAW NO. 7668, 2017.

Purpose: Application for Rezoning and Development Variance Permit in order to permit subdivision and development of two single family residential lots.

**“Delta Zoning Bylaw No. 2750, 1977”  
Amendment Bylaw No. 7668**

To amend “Delta Zoning Bylaw No. 2750, 1977” by rezoning the subject property from RS1 Single Family Residential to RS6 Single Family (460 m<sup>2</sup>) Residential in order to allow a two-lot subdivision and construction of a new single family dwelling with an in-ground basement on each lot. No secondary suites are proposed.

**Development Variance Permit LU008049**

To vary Section 305 of “Delta Zoning Bylaw No. 2750, 1977” by varying the front setback averaging requirements for the principal structures on proposed Lots 1 and 2 to 9.3 m from the required setbacks ranging from 8.2 m to 12.1 m.

Correspondence: The following correspondence was provided on table in connection with Project 2:

For Information:

➤ PowerPoint presentation by the applicant. (Exhibit A)

In Support:

➤ Petition representing 7 properties submitted by the applicant (Exhibit B)

Speakers: The following persons spoke in connection with Project No. 2:

Applicant:

Jeremy Stam

(Dandyk + Wollin Architects Inc.) provided an overview of the application (Exhibit A), noting that the subject property is located on 15B Avenue near 56 Street in Tsawwassen, known as the Highlands neighbourhood. The Highlands neighbourhood has a particular character of two-storey homes with street facing gable and medium sloped roofs built primarily in the 1960's and 1970's. There has been a trend toward contemporary renovations of the single family homes immediately surrounding the T-shaped house currently on site.

Mr. Stam advised the house designs employ gable roofs and would each be two storeys in height with in-ground basements and attached two-car garages. The designs will be compatible with older design features of existing homes in the neighbourhood using sophisticated materials giving natural warmth and vibrant accents. No secondary suites are being proposed. The two L-shaped footprints would create a sense of privacy for each home.

Each property would include rear yard retreats.

In Opposition:

Inger Kam

(1512 55A Street) stated that while in principle she did not object to splitting the lot into two, she is opposed to the project for the following reasons:

- There is a perfectly good home of the property that will be torn down and building materials put into Burns Bog.
- Instead of rezoning lot-by-lot, Council should consider reviewing the zoning of the community as a whole.
- The notification radius concerning rezoning applications should be increased.
- Developers should attempt to save existing homes. In this instance perhaps the home could be turned sideways to provide a second residence.
- The community is slowly turning into a rental area.
- Home owners are not legalizing secondary suites in accordance with Delta's program as it is not in their interest.
- Solutions for increasing affordability should be considered, such as co-op housing.

Owner:

Bruce Kinghorn

(5477 15B Avenue) outlined the history of the property, advising that the existing home was built in 1966 by Lewis Construction. The lot was originally zoned duplex. An addition was made to the home in 1977. Two lots to the east were divided into four and two lots across the street to the west were also subdivided into four. After 51 years Mr. Kinghorn and his wife Marilyn love the area and are concerned about what would be built on this very large lot if it were to be sold. The lot is 16,000 square feet and the proposal would subdivided it into two 8,000 square foot lots.

Mr. Kinghorn noted he has spoken to all live-in neighbours and they have expressed support for the application.

There were no other persons present wishing to speak in connection with this project.

Mayor Jackson declared the Hearing on this particular application closed. (7:29 p.m.)

**Project No. 3**                      **Application for Rezoning,  
Development Variance Permit  
and Development Permit**                      **File No. LU007733  
Bylaw No. 7532**

**Location:**                      4911 and 4923 47A Avenue and an Adjacent Unaddressed  
Property with P.I.D. 011-252-090

**Applicant:**                      Samuel Chan, Ionic Architecture Inc.

-- **Bylaw 7532**                      DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (C.D.  
467 – LIEN FOUR HOLDINGS LTD., LIEN, SHANNON AND  
MASKEEN HOMES LTD. – LU0077330) BYLAW NO. 7532, 2017

**Purpose:**                      Application for Development Variance Permit and Development  
Permit in order to permit construction of a single family dwelling with  
an in-ground basement and no secondary suite on the subject  
property.

**“Delta Zoning Bylaw No. 2750, 1977”  
Amendment Bylaw No. 7532**

To amend “Delta Zoning Bylaw No. 2750, 1977” by rezoning the  
subject properties from RM6 Multiple Family (Apartment 20)  
Residential to Comprehensive Development Zone No. 467 in order  
to allow construction of a 14-unit townhouse development with a  
maximum height of three storeys, including in-unit parking.

**Development Variance Permit LU007733**

To vary Section 7.2 and Section 7.3 of Schedule A and Drawing  
L.2.1 of Schedule C of “Delta Subdivision and Development  
Standards Bylaw No. 7162, 2015” by reducing the following:

- The required dedication along 47A Avenue from 4.46 m to  
2.46 m in order to maintain a modified arterial road standard  
of 10 m, instead of 12 m from the centre line of the road;  
and
- The required corner truncation at an intersection with an  
arterial road at the intersection of 47A Avenue and Garry  
Street from 6 m x 6 m to 5 m x 5 m.

**Development Permit LU007733**

To address the form and character of the proposed multi-family  
residential development.

Correspondence: The following correspondence was provided in connection with Project No. 3:

- Memorandum from the Director of Community Planning and Development dated June 20, 2017 regarding Heritage Design Modifications and Interpretive Sign at 4911 and 4923 47A Avenue and an Adjacent Unaddressed Property with P.I.D. 011-252-090 (Lien Four Holdings Ltd., Lien, Shannon and Maskeen Homes Ltd.). (Exhibit A)

In Opposition:

- D. Loiàcono – June 22, 2017 (Exhibit B)

Speakers: The following persons spoke in connection with Project No. 3:

Expressing

Concerns:

Peter Smit

(4949 47A Avenue) advised that he was representing the Strata Council of the complex directly across the street from the proposed development. The major concern is with the lack of parking in the area, particularly on weekends with church goers and market shoppers. Mr. Smit noted the other half of the block was recently turned into a townhouse unit but they have underground parking. Mr. Smit questioned whether bylaw enforcement for parking infractions could be considered.

Mr. Smit also raised concerns with traffic safety on 47A Avenue, noting sight lines are obstructed at the intersection of Garry Street and speed limits are not observed.

Staff:

Marcy Sangret

(Deputy Director of Planning) in response to queries raised by Council and the speaker, advised:

- The proposed 14 townhouse units would each have two parking stalls. Additionally there are two visitor spots that will be provided on-site. This is one less than the Zoning Bylaw requirement.
- When the Village Walk application was considered, there were concerns about the lack of parking on residential streets. Since then staff have been monitoring the parking situation on 47A Avenue. The area is in transition to more multi-family homes and permit parking may have to be considered in future. Staff preference would be to review the parking situation again after the townhouse units are built.

- A heritage interpretive sign is not proposed as part of this development. Attachment C (page 2 of 2) to the memorandum dated June 20, 2017 is to show Council the type of sign that will be provided on the site to the west at 4770 47A Avenue. The properties do not have heritage buildings on them and are therefore not on the heritage inventory. Signs for a heritage walking tour of the area are being considered by the Heritage Advisory Commission.
- The applicant has integrated additional heritage features into the design.
- The amenity area is on private property so primarily for the use of townhome residents and there is a small children's playground proposed. Details will be part of the covenant.
- There is no space available as part of the current design layout for a third visitor parking spot. The Community Planning Advisory Committee would not have supported the application without a minimum of two visitor parking spots being provided.

Doreann Mayhew (Manager of Special Projects & Solid Waste) in response to queries raised by Council and the speaker, advised:

- Regular traffic surveys are conducted and traffic data from 2016 shows a high compliance with the posted speed limit along this roadway.
- ICBC data indicates there have been only three accidents in five years at this intersection - one in 2012, one in 2013 and one in 2014.
- 47A Avenue is an arterial road and traffic calming is not usually provided on arterial roads.
- The proposed 10 m (33 ft) road width allowance will not allow for a bike lane; however, it will allow for on-street parking, a sidewalk adjacent to the curb, and a shared-use lane for cyclists and motorists.
- Delta has a regular road maintenance program in place, however, the harsh winter was particularly hard on roads. Staff will determine if pothole repairs can be undertaken.
- Staff will conduct a larger scale review with regard to blind corners, no parking zones and resident only parking designations.

There were no other persons present wishing to speak in connection with this project.

Mayor Jackson declared the Hearing on this particular application closed. (7:54 p.m.)

Project No. 4

**Application for Official  
Community Plan Amendment,  
Rezoning, Road Closure and  
Cancellation, Development  
Variance Permit, Development  
Permit and requests for  
Agricultural Land Reserve  
Exclusion, Agricultural Land  
Reserve Non-Farm Use and  
Regional Growth Strategy  
Amendment**

**File No. LU007923  
Bylaw Nos. 7651,  
7652, 7653 & 7655**

Location: 4800 and 5133 Springs Boulevard

Applicant: Tsawwassen Golf and Country Club Management LLP, c/o Ross Clouston

- Bylaw 7651      ➤ 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
- Bylaw 7652      ➤ THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (TSAWWASSEN GOLF & COUNTRY CLUB LTD. - LU007923) BYLAW NO. 7652, 2017
- Bylaw 7653      ➤ DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (C.D. 360-5 - TSAWWASSEN GOLF & COUNTRY CLUB LTD. - LU007923) BYLAW NO. 7653, 2017
- Bylaw 7655      ➤ DELTA ROAD CLOSURE AND CANCELLATION (TSAWWASSEN GOLF & COUNTRY CLUB LTD. - LU007923) BYLAW NO. 7655, 2017

Purpose: Application for Official Community Plan Amendment, Rezoning, Road Closure and Cancellation, Development Variance Permit, and Development Permit in order to allow construction of a 60-unit townhouse development at 4800 Springs Boulevard and a portion of 5133 Springs Boulevard.

**"The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985" Amendment (Regional Context Statement Amendment) Bylaw No. 7651**

To amend the Regional Context Statement Map in Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985" by changing the regional land use designation of the portions of the properties at 4800 Springs Boulevard and 5133 Springs Boulevard identified as hatched area on **Map No. 4** from Agricultural to General Urban.

**“The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985” Amendment (Land Use Designation) Bylaw No. 7652**

To amend “The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985” as follows:

- adding “townhouses” to the list of permitted uses in the Tsawwassen Golf and Country Club (TGCC) land use designation in Schedule A; and
- changing the Private Recreational Areas (CR) land use designation for 4800 Springs Boulevard to Tsawwassen Golf and Country Club (TGCC) in Schedule A; and
- changing the land use designation for 4800 Springs Boulevard from Major Parks and Recreational Areas (P) to Tsawwassen Golf and Country Club (TGCC) in Schedule D.1; and
- adding the property at 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area.

**“Delta Zoning Bylaw No. 2750, 1977”  
Amendment Bylaw No. 7653**

To amend “Delta Zoning Bylaw No. 2750, 1977”, as follows:

- By rezoning:
  - the portion of the property at 4800 Springs Boulevard identified as hatched area on **Map No. 4** (Lot 1) from C5 Private Recreational; and
  - the portion of the property at 5133 Springs Boulevard identified as hatched area in **Map No. 4** (Lot 1), from Comprehensive Development Zone No. 360-1;

to Comprehensive Development Zone No. 360-5, in order to permit construction of 60 two- and three-storey townhouses at a density of 34.9 units per hectare; and

- By rezoning the portion of the property at 4800 Springs Boulevard identified as shaded area in **Map No. 4** (Rem Lot A) from C5 Private Recreational to Comprehensive Development Zone No. 360-1, in order to permit a golf course addition, a utility pumping station and racquet sports courts.

**Delta Road Closure and Cancellation Bylaw No. 7655**

The owner has proposed to purchase the area outlined in bold and identified as ‘Road to be Closed’ in **Map No. 5**, which would be used to access the townhouse development and would allow for pedestrian and cycling access through the site.

### **Development Variance Permit LU007923**

To vary Section 901.4 of "Delta Zoning Bylaw No. 2750, 1977" to reduce the required parking provision for racquet sports and tennis courts from three parking spaces per court to one parking space per court.

To vary Part 7, Section 7.17(d) of Schedule A of "Delta Subdivision and Development Standards Bylaw No. 7162, 2015" for internal road width for a private road from 7 m to 6 m for the proposed townhouse site.

### **Development Permit LU007923**

The subject property is located within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area and the SPEA Streamside Protection and Enhancement Development Permit Area. A development permit is required to address hazardous conditions and protection of the natural environment.

The property at 4800 Springs Boulevard is proposed to be added to the SD4 Tsawwassen Golf and Country Club Development Permit Area to address form and character of the residential development.

### **Agricultural Land Reserve Exclusion and Non-Farm Use**

The owner has applied to exclude a 1.86 ha portion of the properties at 4800 Springs Boulevard and 5133 Springs Boulevard shown as 'Proposed ALR Exclusion Area' in **Map No. 6** from the Agricultural Land Reserve. The remaining 1.05 ha of 4800 Springs Boulevard is proposed to remain in the Agricultural Land Reserve and the owner has applied for a non-farm use approval for golf course and tennis and pickleball courts purposes. These applications require approval from the Provincial Agricultural Land Commission.

### **Regional Growth Strategy Amendment**

The applicant is requesting an amendment to Metro Vancouver's Regional Growth Strategy by changing the regional land use designation of the 1.56 ha portions of the properties at 4800 Springs Boulevard and 5133 Springs Boulevard shown as hatched area on **Map No. 4** (Lot 1) from Agricultural to General Urban. This application requires approval from Metro Vancouver.

The following correspondence was provided in connection with Project No. 4:

- Memorandum from the Director of Community Planning and Development dated June 20, 2017 regarding Public Hearing Project No. 4 Tsawwassen Springs Townhouse Development Proposal for 4800 and 5133 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) (Exhibit A)

In Support:

- Haley Chang – June 21, 2017 (Exhibit B)

Correspondence: The following correspondence was provided on table in connection with Project No. 4:

For Information:

- PowerPoint Presentation by the application (Exhibit C)

In Support:

- 70 form letters submitted by the applicant – June 26, 2017 (Exhibit D)
- Brian and Susan Clarkson – June 27, 2017 (Exhibit E)

Expressing Concerns:

- Sheila L. Angus – June 26, 2017 (Exhibit F)
- Leanne Lionello – June 26, 2017 and June 27, 2017 (Exhibit G)
- Nan FitzHarris – June 27, 2017 (Exhibit H)
- Ron Foreman – June 27, 2017 (Exhibit I)
- Lily Yau – June 27, 2017 (Exhibit J)

In Opposition:

- Donna Goring – June 25, 2017 and June 27, 2017 (Exhibit K)
- Jim Ormesher – June 26, 2017 (Exhibit L)
- Megrian Family – June 23, 2017 (Exhibit M)
- S. Martin and Joan E. Vanstone – June 26, 2017 (Exhibit N)
- Lorraine Bascombe – June 26, 2017 (Exhibit O)

Speakers: The following persons spoke in connection with Project No. 4:

Staff:

Marcy Sangret

(Deputy Director of Planning) noted a typographical error on page 8 of the report by the Community Planning and Development Department dated June 7, 2017 which indicates the area of the proposed Regional Growth Strategy Amendment is 2.56 ha. The correct area is 1.56 ha and the maps and bylaws are correct.

Applicant:  
Ron Toigo

(President, Shato Holdings Ltd.) offered a brief overview of the Tsawwassen Springs area, noting that the construction of townhouses is the final piece of the development. The property in question was owned by the Gibbs family with the first right of refusal for purchase given to the Tsawwassen Golf and Country Club. Development of this area will allow a new hole on the golf course, which will make the course safer.

Mr. Toigo noted that a tennis court and a pickleball court (which was part of the original commitment in 2007) have been added to the Master Plan. A community garden will also be developed. Mr. Toigo added that this will complete the bike and walking paths which were also part of the original commitment in 2007.

The townhouses will have their own strata, as do the condominiums and houses.

Applicant:  
Ross Clouston

(1353 Maple Street, Vancouver) noted there will be 60 three bedroom, three bathroom townhouses built in 15 buildings at the far west end of the site. 28 will be 1,830 ft<sup>2</sup> two-storey homes on the golf course and the remaining 32 will be 1,430 ft<sup>2</sup> three-storey homes.

The architecture will be same quality, fit and finish as existing homes in Tsawwassen Springs. Townhouse residents will have access to all amenities, a children's playground will be constructed on site, and 17 visitor parking stalls will be located on and dedicated to the townhouse site.

Three additional parking stalls will be provided nearby for the tennis and pickleball courts. New access will be provided for pedestrians to get to the intersection to cross Highway 17 at Salish Sea Drive at the west end of Tsawwassen Mills.

Mr. Clouston advised that an open house was held on June 22, 2017 with a good turnout and there appeared to be two common items of concern:

1. Gate at the north end: the originally planned gate is to be replaced by bollards providing access to emergency vehicles only. There will be no vehicle access through TFN lands west and no access for vehicles to head from TFN land going east through Springs Boulevard.
2. The number of vehicles on Springs Boulevard including the townhouse owners: a traffic study was conducted by MMM Group which concluded the addition of 60 townhouses will

generate 40 vehicles per hour during peak hours on weekdays. This is on average approximately one car every 90 seconds at the busiest hours in the week. There are currently approximately 375 vehicles per hour.

In 2016, 79,000 cubic metres of topsoil was moved from Tsawwassen Springs to 3752 Arthur Drive, reclaiming over 15 acres of agricultural production. Upon approval of this project, \$500,000 will be contributed for agricultural capital works to be used toward drainage and irrigation improvement projects in Delta.

Agrologist:

Brian French,  
P.Ag.

(C&F Land Resource Consultants Ltd.) 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 (including asphalt and concrete) 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. Given the subject site's isolated location and history, Mr. French assessed that it would be very difficult to use for farm purposes.

In Favour:

Frank Chaid

(#214 - 5099 Springs Boulevard) spoke in support of the application, noting that moved into neighbourhood one year ago. Mr. Chaid advised he did not see the vision of the whole development four years ago; however, is very pleased with the community and the development overall and is pleased that the road will be closed.

Lula Reed

(5090 1<sup>st</sup> Avenue) spoke in support of the application, noting that she has been a resident of the area since the late 1950's. Ms. Reed advised she appreciates the friendliness and ambience of the area and facilities. Ms. Reed sees this as a first class development and is in favour of the townhouse development as it will complete the area.

Janice Chapman

(#202 - 5055 Springs Boulevard) spoke in support of the application, noting that she has been living in a condo in Tsawwassen Springs for almost two years and added that she would have purchased a townhome rather than a condo if they had been available at the time. Ms. Chapman appreciates that the road will not be going through at the west end.

Expressing

Concerns:

Jim Ormesher

(1610 53A Street) (Correspondence Submitted: Exhibit L) noted he is not opposed to the development in general, but is opposed to giving municipal land to a private developer, as he feels public access is paramount. Mr. Ormesher believes the last piece of land should remain the property of The Corporation of Delta to guarantee public access for pedestrians and cyclists.

Staff:

Marcy Sangret

(Deputy Director of Planning) in response to queries raised by Council and the speakers, advised:

- Springs Boulevard as it serves the existing Tsawwassen Springs community is a private road which was approved by Council as part of the comprehensive Master Plan for Tsawwassen Springs.
- The portion of the road that is currently proposed for closure and cancellation is last remnant piece. It has been appraised at \$622,000 and that amount will be paid to The Corporation of Delta. There will be unobstructed public access maintained along Springs Boulevard for residents, visitors, recreational users and pedestrians and cyclists secured by statutory rights-of-way, which could not be discharged or amended without Council's consent.
- The roadway will be maintained by the strata council with no cost to the municipality. Police, fire and ambulance will be issued keys to the bollards at the west end for emergency access.
- There are many private roads throughout the Delta community which are maintained by strata councils but still have public access.
- The tennis court was originally envisioned in the initial proposal and is now proposed for a new location. There will be one court each for tennis and pickleball.
- Approval by the Provincial Agricultural Land Commission is required to exclude a 1.82 ha (4.5 ac) portion of the properties at 4800 and 5133 Springs Boulevard from the Agricultural Land Reserve (ALR).
- The total site is 6.3 acres, a portion is proposed for ALR exclusion and another portion is proposed for non-farm use.
- Attachment 12 to the report by the Community Planning and Development Department dated June 7, 2017 clearly shows the shaded area that is the footprint of the townhouse, cul-de-sac and pump station proposed for ALR exclusion and the hatched area for the golf course which will stay in the ALR.

- A site profile on historical land uses was reviewed by environment staff. As the land was previously used as a residence, no environmental remediation is necessary.
- The proposed community garden is approximately 400 m<sup>2</sup> and there are no other community gardens on the site. North of the roadway close to the pedestrian cycle path, may be an opportunity to expand. The garden will be available to all Tsawwassen Springs residents.
- The children's playground and amenity space is for townhouse residents only. There is no strata-owned indoor common amenity space. There is also a playground area in conjunction with the apartments.
- No comments have been received from the Delta Farmers Institute (DFI) but members of DFI sit on the Agricultural Advisory Committee and they had a presentation in November, 2016. Overall, the Committee was in favour of the project.

There were no other persons present wishing to speak in connection with this project.

Mayor Jackson declared the Hearing on this particular application closed. (8:50 p.m.)

**Terminate**

MOVED By Cllr. McDonald,  
SECONDED By Cllr. Campbell, THAT this Hearing now terminate.

CARRIED UNANIMOUSLY

The Hearing terminated at 8:50 p.m.

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Lois E. Jackson  
Mayor

**CERTIFIED CORRECT:**

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Sandra MacFarlane  
Deputy Municipal Clerk