

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.