

scəwəθən məsteyəx^w

TSAWWASSEN FIRST NATION

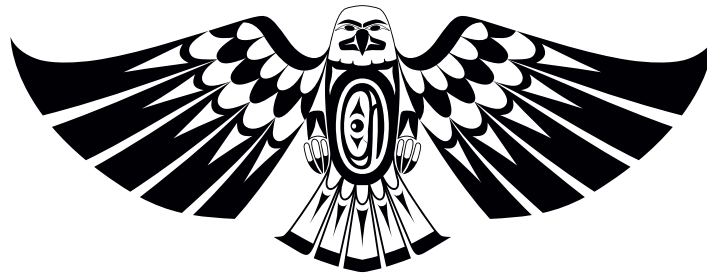
ʔi ct scəwəθən təməx^w Our Tsawwassen Lands

Land Use Plan

OCTOBER 21, 2025



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scəwáθən məsteyəx^w

TSAWWASSEN FIRST NATION

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Land Use Plan

OCTOBER 21, 2025



Scan the QR code to learn how to pronounce ?i ct scəwáθən təməx^w!

Table of Contents

Chief's Letter and Acknowledgments	01
Executive Summary	04
1 Introduction	11
1.1 Purpose and Role of the Land Use Plan	
1.2 Foundational Principles	
1.3 Our Approach	
1.4 Vision and Guiding Planning Principles	
2 Background	17
2.1 Brief History	
2.2 Current Land Use Context	
2.3 Population and Employment	
2.4 Community Engagement	
3 Land Use Areas Objectives and Policies	29
3.1 TFN Community Area	
3.2 Neighbourhood Area	
3.3 Mixed Use Area	
3.4 Industrial and Employment Lands	
3.5 Agricultural Area	
4 Parks, Open Spaces and Blueways	37
5 Transportation	39
6 Infrastructure	41
7 Implementation	43
7.1 Action Areas	
7.2 Study Areas	
7.3 Secondary Plans	
7.4 Approximate Boundaries	
8 Working Together within Regional Context	51

Figures & Maps

Figures

Fig 1 TFN Land Use Planning and Development Structure	13
Fig 2 Engagement Cycle	14
Fig 3 Tsawwassen Traditional Territory	19
Fig 4 Population on Tsawwassen Lands	25
Fig 5 Engagement Sessions	27
Fig 6 Word Cloud of the Engagement Input	28

Maps

Map 1 Tsawwassen Land Base	22
Map 2 Planning for Land Relationships and Land Use	30
Map 3 Secondary Plan Areas	48

Appendices

Appendix 1

TFN Land Development and Land Use Plan Implementation Progress

Appendix 2

Members Input Summary Table

Appendix 3

Community Vote Results

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Prayer

ʔi ʔeʔ tiʔwiʔəʔ
ʔa cicəʔ siʔem
xʷiyənem ʔa tə sʔanʔ stiʔwiʔəʔ
ci:θamə ʔəw ʔi mʰistalxʷ sʔəqʰip
xiʃlemətalxʷ tənəʔ weyal
tʰixʷəm čxʷ ʔi čewəʔalxʷ ʔə təθ sya:ys ct
kʷəm kʷəmstəxʷ tə šxʷqʷələwən ct

Let us pray Creator,
Listen to our prayer
Thank you for bringing us together
Watch over us today
Please help us with our work
Keep our thoughts strong



Chief's Letter

əy̓ sweyəl,

Sixteen years ago, Tsawwassen First Nation made history by adopting our first Land Use Plan. That plan was a powerful expression of our vision for the future – a future rooted in our identity, guided by our values, and shaped by our inherent right to self-government affirmed by the Tsawwassen Treaty.

Today, we continue that journey. After two years of community engagement, dialogue, and collaboration, I am excited to share the Land Use Plan Update – ʔi ct scəwəθən təməx̣w Our Tsawwassen Lands. This updated plan reflects the voices of our Members, the wisdom of our Elders, and the hopes of our Youth. The Land Use Plan is now grounded in the principles of syáθəs (Culture), šx̣ẉḳẉecx̣ənəm (Care), and məsteyəx̣ẉ (Community), and guided by the spirit of nəc̣aʔmát – working together as one.

At the 2025 Members Gathering, our community overwhelmingly voted in support of the Land Use Plan Update. This strong show of support and energy I witnessed from the community confirms that our Nation is not only exercising self-government in theory – we are living it in practice. We are making decisions about our lands, our future, and our way of life, together.

The 2009 Land Use Plan focused on unlocking economic opportunities, now we are prepared to carry it forward more holistically in 2025, rooted in Tsawwassen culture. The update to our Land Use Plan aligns with the guiding principles of our x̣ẉəliẉənstəx̣ẉ ḳẉθə syáẉ éḥəl ct (Honouring Our Ancestors) Charter, especially the foundational pillar of Language, Culture, and Healing. By planning how we use and protect our lands, we are creating space for cultural revitalization, community wellness, and the healing of our People. We are honouring our ancestors by continuing the work they began, and we are preparing a strong foundation for our generations to come.

Whether you live on or off Tsawwassen Lands, this is your Nation, your home, and your future. I am very proud of what we have accomplished together, and Executive Council and I look forward to continuing the next stage of our journey with all of you.

hay čx̣ẉ ǫə O'siem!

Chief sx̣ẉamisaat, Laura Cassidy





Acknowledgements

This Land Use Plan update is the result of a collective effort by the TFN, the Community, and partners. Executive Council was instrumental in providing leadership and vision throughout this process.

We are deeply grateful to Tsawwassen Members for their active involvement and thoughtful participation in the development of this plan. Your contributions through TFN Family Meetings, Off-Land and Online Member Engagement, Youth Engagement, Elder Lunch Engagement, Member Open House, and various TFN committees have shaped this plan and ensured it reflects the values, priorities, and aspirations of our Nation.

A special thank you to Advisory Council, Housing Advisory Committee, Agricultural Advisory Committee, Natural Resources Advisory Committee, Standing Committee of Language and Culture, and Economic Development Advisory Committee for their guidance and expertise. Your input was vital in balancing cultural, environmental, and economic considerations.

We acknowledge the work of TFN staff across all departments who supported this process through coordination, facilitation, and technical expertise. Your dedication has helped bring this plan to life.

We also recognize the contributions of our leaseholders – residential, commercial, and industrial – whose input complimented a shared vision for the sustainable development of Tsawwassen Lands.

Finally, we thank our regional stakeholders for their collaboration and continued partnership to support TFN's goals of community development, land stewardship, and a thriving Tsawwassen culture.

Together, we created a Land Use Plan in the spirit of *nəca?mát* that truly reflects Tsawwassen's vision and values in present and future.





Acknowledgements

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Adams, Veronica
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Baird, Kim
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Baird, Mike
Baird, Quinton
Baird, Riley
Baird, Ruby
Baird, Sadie
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Baird, Terry
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Executive Summary

Over the past 16 years, TFN has made significant progress following the 2009 Land Use Plan vision and policies. The 2025 Land Use Plan Update responds to the post-Treaty growth and evolving community needs and provides a renewed vision and continued guidance for land use over the next 25 years.

Foundational Principles

The 2025 Land Use Plan is guided by the following principles to steer the Tsawwassen community into the future:

nə́caʔmát
Work together
as one



tatałwí:ls
Iterative
decision-making



səniw
Rely on member advice, traditional
knowledge and best practices



Vision and Guiding Planning Principles

The Plan envisions a thriving, culturally vibrant, environmentally sustainable, and inclusive community. Its Vision introduces three core values:

syə́θəs (Culture)
Tsawwassen people take pride in, and our residents respect Tsawwassen culture, traditions and stories. Coast Salish art and hə́nqə́mínə́m language are widely used on TFN Lands.



šxʷkʷecxənəm (Care)
The environment, views, and idyllic location of TFN lands are protected. The foreshore and the bluff are appropriately managed, new forest areas are created, and TFN is prepared for climate change.



məsteyəxʷ (Community)
The community is established, safe and well serviced for a growing population of Members and leasehold residents. Land development is balanced with environmental protection and Members' needs, while reflecting Tsawwassen cultural roots. The community offers more housing choices for Members and TFN has an expanded land base.





In implementing these core values, the Plan outlines the following Guiding Planning Principles:

- 1** Maintain community identity and character;
- 2** Establish a strong Village Centre and a Cultural Centre to support diverse and inviting recreation & cultural opportunities;
- 3** Embrace environmental sustainability;
- 4** Provide a range of housing opportunities;
- 5** Enable a variety of transportation options;
- 6** Upgrade road and service infrastructure in the Village to modern standards;
- 7** Enable a wide range of economic opportunities for TFN and individual Members;
- 8** Acquire additional lands to connect to scəwəθən cultural roots and advance economic development opportunities; and
- 9** Strategic investment in specialized expertise to mitigate risks and enable the adoption of best practices.



Policy Items

1. TFN Community Area

Objective:

Maintain community character and continue building the community near the water for Members to live, work, and play. Protect cultural roots, ecological environment, and traditional activities such as hunting and medicinal plants.

Policies:

Village

- ▶ Plan and develop a Cultural Centre.
- ▶ Plan and develop a Village Centre with facilities and services focused on Members.
- ▶ Plan and develop a civic plaza near the legislature to serve Members and leasehold residents.
- ▶ Plan a new cemetery to complement the existing one.
- ▶ Establish an assisted living facility for Elders.
- ▶ Support Member businesses by allowing compatible commercial and service uses.
- ▶ Provide controlled vehicle access at both ends of Tsawwassen Drive.
- ▶ Build and upgrade site services infrastructure to modern standards in collaboration with Members.

- ▶ Improve streetscaping and sidewalks on Tsawwassen Drive and Falcon Way to enhance safety, reflect cultural values and ensure functional design.
- ▶ Deliver moderate-density housing options with varied tenures and types for Members, including turnkey homes.

Tidal Marsh

- ▶ Establish an ecological management zone to protect habitat and medicinal plants, and coordinate with the flood risk adaptation project.

Bluff

- ▶ Establish an ecological management zone to protect archaeology site and materials, preserve natural habitat and stabilize the slope.

2. Neighbourhood Area

Objective:

Ensure quality development with well-integrated green spaces and compatibility with the adjacent TFN Community Area.

Policies:

- ▶ Continue development in accordance with TFN's Neighbourhood Plans, which will be updated as needed.
- ▶ Promote timely project delivery by TFSI developers through effective collaboration.



3. Mixed Use Area

Objective:

Support broader commercial, entertainment and services uses to meet local residents as well as regional needs. Support appropriate additional market opportunities.

Policies:

- ▶ Continue development of vacant sites.
- ▶ Allow for long-term residential development opportunities that advance TFN's prosperity and align with market demands and the Mixed Use Area Development Strategy.
- ▶ Incorporate elements of Tsawwassen culture in new development.
- ▶ Contribute to a complete community by creating diverse uses, walkable and bike-friendly street networks, improvements to transit service, and vibrant new public spaces.

4. Industrial and Employment Lands

Objective:

Ensure long term economic viability of the industrial lands by creating a national gateway logistics and distribution hub, balancing the pursuits of maximizing wealth generation, environmental stewardship, revenue stability and a positive social impact for the TFN Community.

Policies:

- ▶ Use the vision, framework and processes outlined in the Industrial and Employment Lands Secondary Plan and the Industrial Land Strategy, as a foundation to ensure successful comprehensive development on these lands.
- ▶ Complete a review of future use opportunities and land use options for the water-facing area, with the aim of maintaining the integrity of industrial lands' trade-enabling role.
- ▶ Periodically update land suitability and market analysis to ensure optimal land use mix around a core trade-enabling function.
- ▶ Update the Industrial and Commercial Design Guidelines as necessary.
- ▶ Establish an ecological management zone along the shoreline. Complete landscaping with culturally appropriate planting and maintain the buffer zone adjacent to the community with a high environmental standard.
- ▶ Large-scale commercial retail will not be permitted in this area, focus retail uses on those serving the daily needs of local industrial area employees.
- ▶ Avoid heavy industrial with significant environmental impacts on lands and waters.
- ▶ Establish community standards at the border between industrial lands and the community area to manage noise, dust and odours.
- ▶ Integrate alternative energy sources (e.g. solar panels or district energy) where viable.



5. Agricultural Area

Objective:

Provide food security for the Nation and promote economically viable agricultural development.

Policies:

- ▶ Manage agricultural lands through TFN laws and regulations.
- ▶ Continue to develop the TFN Community Farm.
- ▶ Develop a Brunswick Point Lands Growth Plan, including detailed study of future use opportunities and development options for the Port Adjacent Area.
- ▶ Implement the agricultural business plan.
- ▶ Establish TFN's managed forest.

6. Parks, Open Spaces and Blueways

Objective:

Create culturally meaningful, ecologically resilient, and socially connected spaces that strengthen community wellness, identity, and address climate change, while maintaining TFN's stewardship commitments.

Policies:

- ▶ Develop parks as safe, welcoming spaces for recreation, cultural expression, and community events.
- ▶ Ensure parks are accessible and integrated with neighbourhoods, schools, and community facilities.
- ▶ Design open spaces to protect ecology, support biodiversity, and allow for the exercise of Tsawwassen culture.
- ▶ Advance the Great Blue Heron Way as a cultural and ecological trail network.
- ▶ Integrate gathering spaces into neighbourhoods and corridors to support placemaking.
- ▶ Protect and restore blueways systems to improve the health of TFN's shorelines, wetlands, and watercourses for future generations.
- ▶ Provide culturally and ecologically suitable access to foreshore and waterways for recreation, education, and cultural revitalization.



7. Transportation

Objective:

Prioritize active transportation and enhance mobility and accessibility on Tsawwassen Lands, serving both local and regional economic needs.

Policies:

- ▶ Develop a safe, accessible and integrated road network along with improved traffic control and signage.
- ▶ Collaborate with provincial and regional agencies to integrate with the broader transit system.
- ▶ Require new developments to dedicate land for road rights-of-way and trail connections.
- ▶ Monitor potential traffic impacts of continuing development, especially impacts on the regional network, including Highway 17, Deltaport Way and the 41B Street overpass with regional partners.

8. Infrastructure

Objective:

Support broader commercial, entertainment and services uses to meet local residents as well as regional needs. Support appropriate additional market opportunities.

Policies:

- ▶ Improve physical infrastructure within the Village area to meet modern standards and expectations for roads, lighting, drainage, sewage, and water distribution.
- ▶ Deliver municipal infrastructure including roads, lighting, drainage, sewage, and water distribution through development.
- ▶ Maintain municipal infrastructure including roads, lighting, drainage, sewage, and water distribution through on-going maintenance planning and asset management.
- ▶ Improve stormwater conveyance and management design to support habitat, climate resilience, and cultural uses.
- ▶ Support infrastructure development through market projects and OSL.
- ▶ Collaborate with third-party utilities, including telecommunications, hydro, gas, and developers to ensure infrastructure delivery.



Implementation

The implementation will include updates to existing Secondary Plans, the Zoning Regulation and other relevant regulations to align with the new Land Use Plan. The Plan will also guide the following initiatives:

Action Area Projects

- Village Centre
- Tsawwassen Beach Area
- Managed Forest

Study Area Investigations and Assessments

- Industrial Waterfront Parcel
- 13-Acre Parcel
- Port Adjacent Use Area

New Secondary Plans

- Mixed Use Area Plan
- Industrial and Employment Lands Secondary Plan
- Brunswick Point Lands Growth Plan

Working Together within Regional Context

The Land Use Plan Update remains consistent with the Metro 2050 Regional Growth Strategy and echoes its goals. TFN remains a significant actor in the region with ongoing coordination with neighbouring municipalities, regional agencies, and other First Nations, to ensure regional land use and planning decisions are rooted in traditional knowledge and reflect best practices.

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OUR TSAWWASSEN LANDS

Introduction

SECTION 1

1.1 Purpose and Role of the Land Use Plan

1.2 Foundational Principles

1.3 Our Approach

1.4 Vision and Guiding Principles





1.1 Purpose and Role of the Land Use Plan

1.1.1 Purpose

The 2009 Land Use Plan was a foundational document created before the *Tsawwassen First Nation Final Agreement* (“Treaty”) Effective Date. It focused on setting out the plan for implementing Tsawwassen First Nation (TFN)’s Treaty rights in preparation of unlocking TFN’s economic development. Over the past 16 years, TFN has made significant progress, including the establishment of a legal framework for land use planning and development, the delivery of housing for Members, construction of roads and infrastructure, development of community facilities, community farm, leasehold residential, commercial and industrial projects, and expansion of the land base from 724 hectares to 804 hectares.

The 2025 Land Use Plan Update responds to this growth and evolving community needs. Its purpose is to provide a renewed vision and continued guidance for land use over the next 25 years.

1.1.2 Role of the Land Use Plan

Under TFN’s legal framework, the Land Use Plan is governed by the *Land Use Planning and Development Act*. It guides Tsawwassen’s land use and development through land use designations. Figure 1 illustrates TFN’s land use planning and development structure.



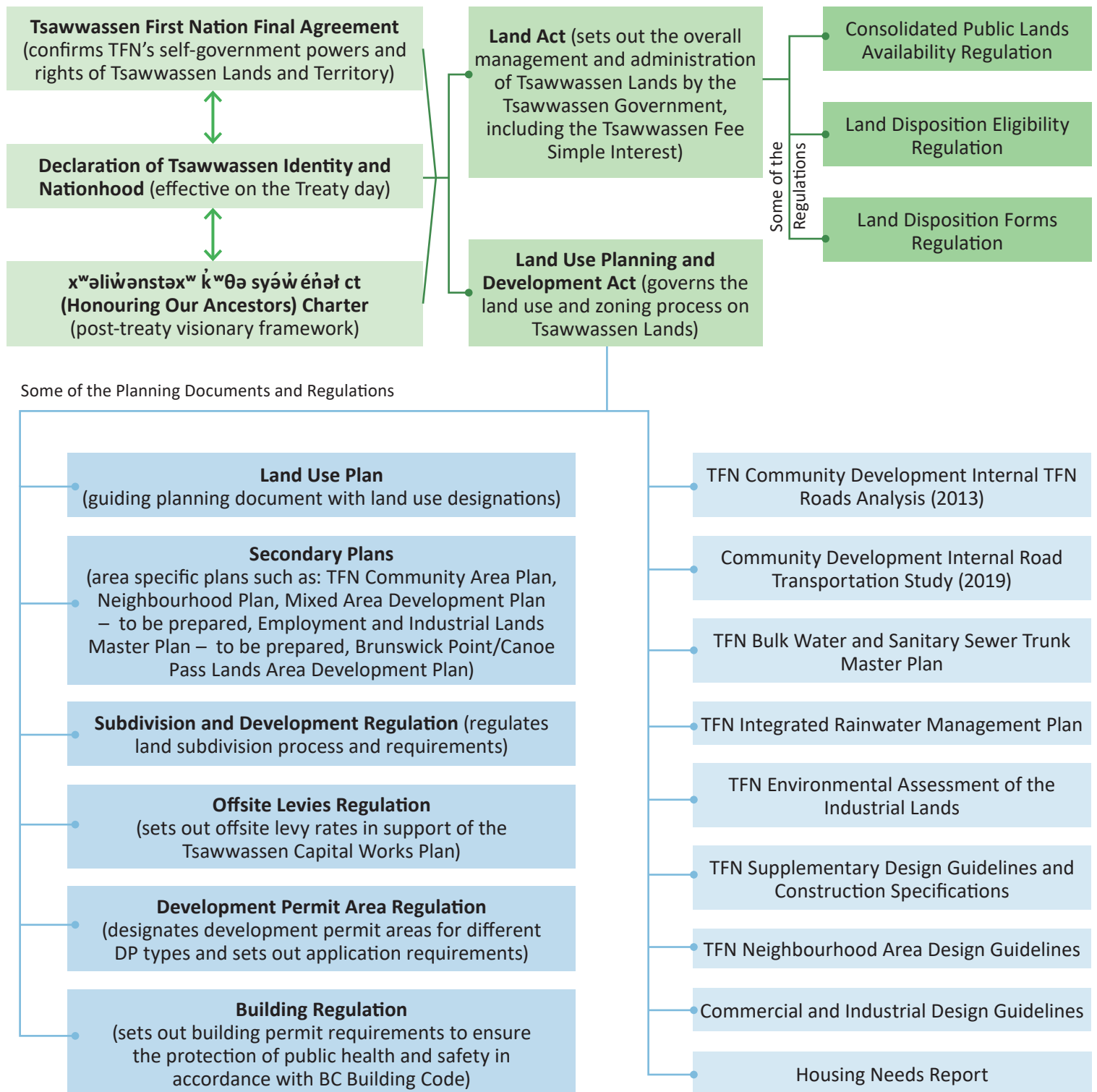


Figure 1: TFN Land Use Planning and Development Structure



1.2 Foundational Principles

The Land Use Plan Update is guided by the following principles to steer the Tsawwassen community into the future:

nə́caʔmát

Work together
as one



tatə́łwí:l̓s

Iterative
decision-making



səniw

Rely on member advice, traditional
knowledge and best practices



Scan the QR codes to learn how to pronounce these words in hə́ŋqəmiṇəm̓!

1.3 Our Approach

The 2025 Land Use Plan Update followed the Engagement Cycle and included the following steps:

- Review the 2009 Land Use Plan and current land use context
- Hear what Members need
- Plan for land relationships

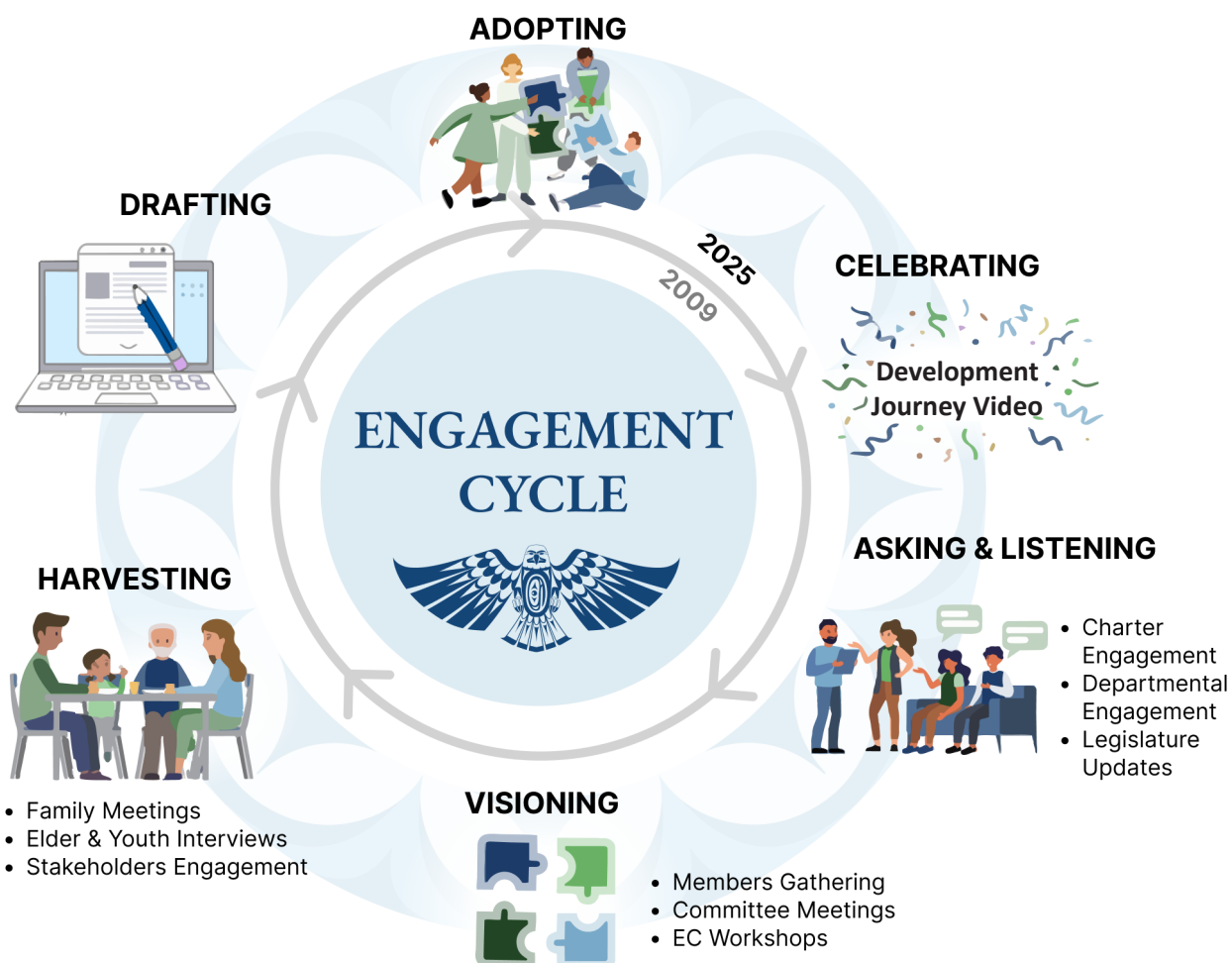


Figure 2: Engagement Cycle



1.4 Vision and Guiding Planning Principles

1.4.1 Vision

In the next 25 years, the Land Use Plan Update envisions a thriving, culturally vibrant, environmentally sustainable, and inclusive community. The 2025 Land Use Plan introduces three core values:

syáθəs (Culture)

Tsawwassen people take pride in, and our residents respect Tsawwassen culture, traditions and stories. Coast Salish art and hə́ŋqəmiṇə́m language are widely used on TFN Lands.



šxʷkʷecxənəm (Care)

The environment, views, and idyllic location of TFN lands are protected. The foreshore and the bluff are appropriately managed, new forest areas are created, and TFN is prepared for climate change.



məsteyəxʷ (Community)

The community is established, safe and well serviced for a growing population of Members and leasehold residents. Land development is balanced with environmental protection and Members' needs, while reflecting Tsawwassen cultural roots. The community offers more housing choices for Members and TFN has an expanded land base.



“Taking care of what our ancestors told us originally to be taken care of, and that’s the lands, waters, trees, and all green spaces

— **Jessica Adams**

“It is really a glorious place to live

— **Valerie Cross**

“We can’t forget who we are along the way”

— **Andrew Bak**

“Our Nation is building our community

— **Elder Ruth Adams**

1.4.2 Guiding Planning Principles

The Land Use Plan Update incorporates existing guiding principles in the 2009 Land Use Plan for future land use decisions as viewed through the three core value lenses, syáθəs, šxʷkʷecxənəm, and məsteyəxʷ. In implementing these core values, the Land Use Plan seeks to:

- Maintain community identity and character;
- Establish a strong Village Centre and a Cultural Centre to support diverse and inviting recreation & cultural opportunities;
- Embrace environmental sustainability;
- Provide a range of housing opportunities;
- Enable a variety of transportation options;
- Upgrade road and service infrastructure in the village to modern standards;
- Enable a wide range of economic opportunities for TFN and individual Members;
- Acquire additional lands to connect to scəwaθən cultural roots and advance economic development opportunities; and
- Strategic investment in specialized expertise to mitigate risks and enable the adoption of best practices.

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OUR TSAWWASSEN LANDS

Background

SECTION 2

2.1 Brief History

2.2 Current Land Use Context

2.3 Population and Employment

2.4 Community Engagement





2.1 Brief History

The Tsawwassen People have lived on the lands surrounding the Salish Sea and Lower Fraser River since time immemorial. The deep connection to the lands and waters shaped a thriving society rooted in fishing, hunting, and trade. Salmon, sturgeon, crab, and eulachon were central to their sustenance and cultural practices, while longhouse systems governed social order, wealth redistribution, and ceremonial life. The Tsawwassen Territory extends across what is now the Lower Mainland and Gulf Islands, and the oral traditions, ancestral names, and place-based knowledge continue to affirm TFN's enduring presence and stewardship of these lands.



Figure 3: Tsawwassen Traditional Territory

Colonial expansion brought significant disruption, as TFN, like many Indigenous peoples, faced dispossession, marginalization, and the imposition of the Indian Act. In the face of systemic discrimination, land dispossession, and the erasure of rights under colonial rule, the Tsawwassen community upheld their cultural identity and fought persistently for self-determination.

This culminated in 2009 by the Tsawwassen First Nation Final Agreement, the first urban modern treaty in British Columbia, which recognized TFN's rights to self-governance and jurisdiction over their lands. Since then, TFN has embarked on a path of revitalization — developing infrastructure, education, and economic development projects. This included the signing of a historic 99-year lease for the development of Tsawwassen Mills, one of Canada's largest shopping centres, and the completion of a \$27 million sewage treatment plant that laid the foundation for future growth. This is just the start and reflects resurgence for TFN, incorporating TFN's traditional values with modern governance to build TFN as a self-sufficient and thriving First Nation.

LEGEND OF THE FIRST TSAWWASSEN SETTLER



The large pole resting along the carving shed beside the Long House on Tsawwassen Lands, depicts the journey of the first Coast Salish settler, Tsaatzen, to the English Bluff area.

The story of his journey is told by the animals of the pole, the black bear, the eagle and the beaver. The eagle was his spirit giving him guidance and protection but it was more than a spirit, it was inextricably bound to Tsaatzen.

The eagle flew above him warning of any danger that may lie ahead and if the danger has passed. The bear and beaver provided Tsaatzen with food, clothing and coverings. Of all the figures, the eagle was the most important, it was Tsaatzen's friend, spirit, and power.



Delta Museum & Archives Photographs 1979-26- 659-661

LEGEND OF PRINCESS TSAWWASSA

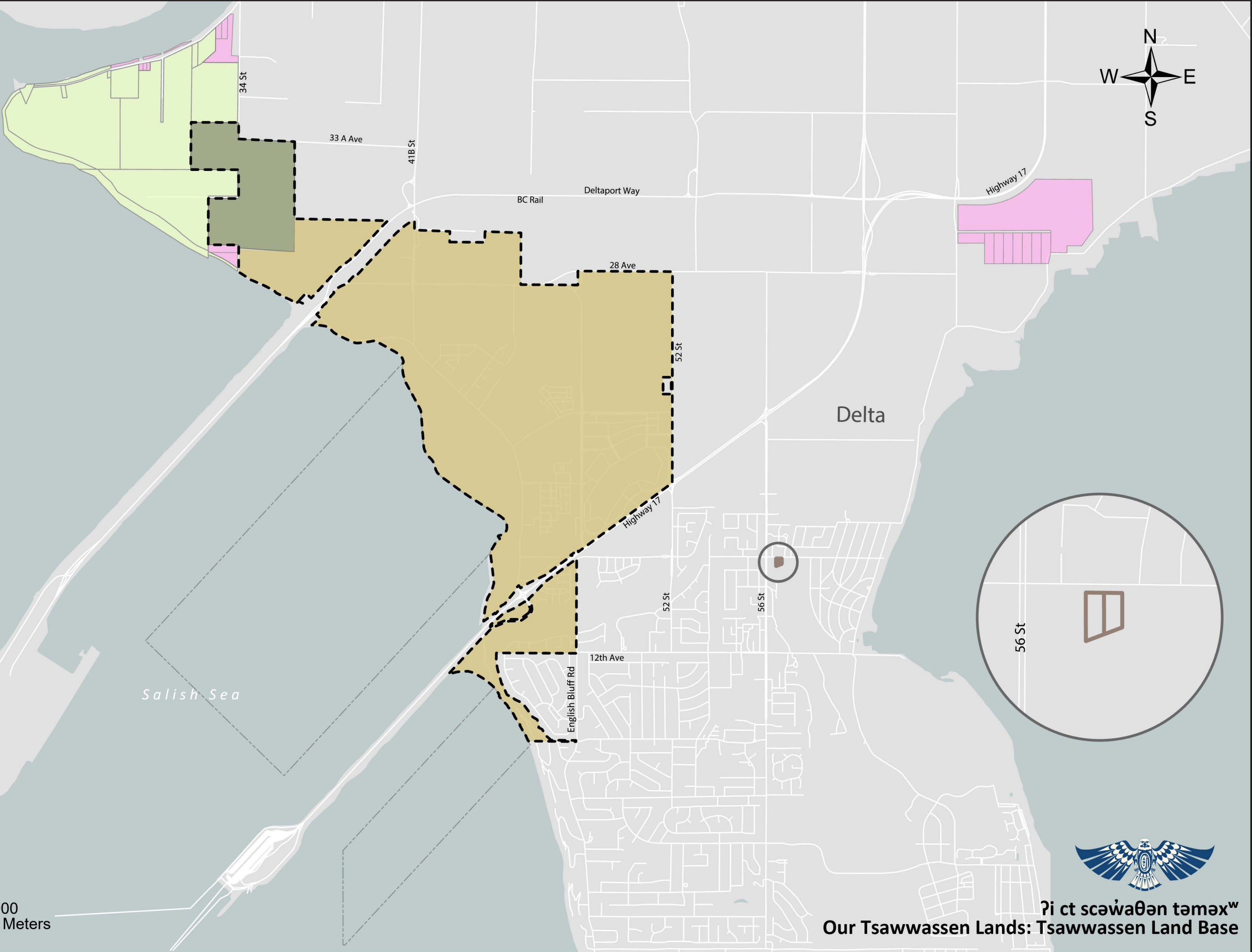
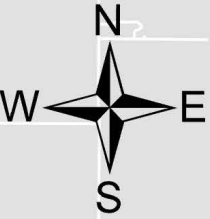
Princess Tsawwassa is Chief Stetson's daughter, a wise and strong young woman who rises to become chief by demonstrating greater wisdom and leadership than her brothers in a sacred leadership challenge. Her journey honours the strength of our women, our connection to lands and sea, and the power of our traditional teachings.

The house post located at the entrance of the TFN Sports Field commemorates Princess Tsawwassa. In the leadership challenge, her brothers returned with meat from deer, bear, panther, smaller animals, birds, fresh salmon, and berries. Princess Tsawwassa, however, brought back all that and much more – including wild onions that made the stew extraordinarily fragrant and delicious – demonstrating her wisdom, resourcefulness, and leadership.



Legend

- TFN Jurisdiction Boundary
- Tsawwassen Lands at Treaty (2009): 662 hectares
- Additional Tsawwassen Lands effective August 30, 2024: 70 hectares
- Other Tsawwassen Lands: 72 hectares
- Tsawwassen Water Lots as per Tsawwassen Final Agreement
- Rights of Refusal Lands
- Beach Grove Parcels



Our Tsawwassen Lands: Tsawwassen Land Base
ʔi ct scəwáθən təməxʷ

Map 1: Tsawwassen Land Base



2.2 Current Land Use Context

Since the adoption of the 2009 Land Use Plan, TFN has made significant land development progress in advancing the goals and objectives set out in the plan.

The following highlights the key accomplishments:

- Established planning and development regulatory framework.
- Roads and infrastructure: the total length of public roads has increased from 5.5 km at Treaty to 25 km by 2025, the planned full build-out length is 35 km. Major municipal infrastructure including water, sanitary sewer and drainage services, and third party services have been provided along with the road development.
- Members housing: between 2009 and 2025, the number of Member units on Tsawwassen Lands more than doubled, rising from 70 to 145 units.
- Community facilities: key community facilities completed include the Sewage Treatment Plant, the Sports Field, the Youth Centre and the Elders Centre. The pilot program Community Farm is steadily growing. Design work is underway for a new Legislature and Administration Building.
- Leasehold development: TFN has secured long-term leases for commercial development, Tsawwassen Mills and Tsawwassen Commons, as well as for industrial development on lands north of Salish Sea Way. The number of units in the leasehold residential area increased significantly, from approximately 200 in 2009 to 2000 units in 2025.
- Increased land base: TFN's land base includes Tsawwassen Lands and Other Tsawwassen Lands. In 2019, TFN acquired 80 hectares of lands in Brunswick Point. In 2024, 70 hectares of these lands were incorporated into TFN's jurisdiction as Tsawwassen Lands.

Appendix 1 provides more details of the land development and 2009 Land Use Plan implementation progress.



2.3 Population and Employment

2.3.1 Population

Tsawwassen Lands have experienced substantial population growth since Treaty. In 2009 there were approximately 660 people living on Tsawwassen Lands. In September 2025, there were approximately 5,400, including 4,900 leasehold residents and 500 member-housing (Village) residents. The projected population at full build-out (assuming by 2040) is approximately 10,000, and by 2050 is approximately 12,000.

2.3.2 Employment

Tsawwassen Lands are home to a thriving business community, with over 250 licensed businesses in 2025, operating across industrial and commercial sectors. Together with Tsawwassen First Nation government employment, these enterprises support approximately 4,000 on-land jobs. TFN's development also drives off-land business growth and job creation, contributing significantly to both the local and surrounding economy. As development continues on remaining lands, additional employment opportunities driven by TFN's growth are anticipated over the next 25 years and beyond.

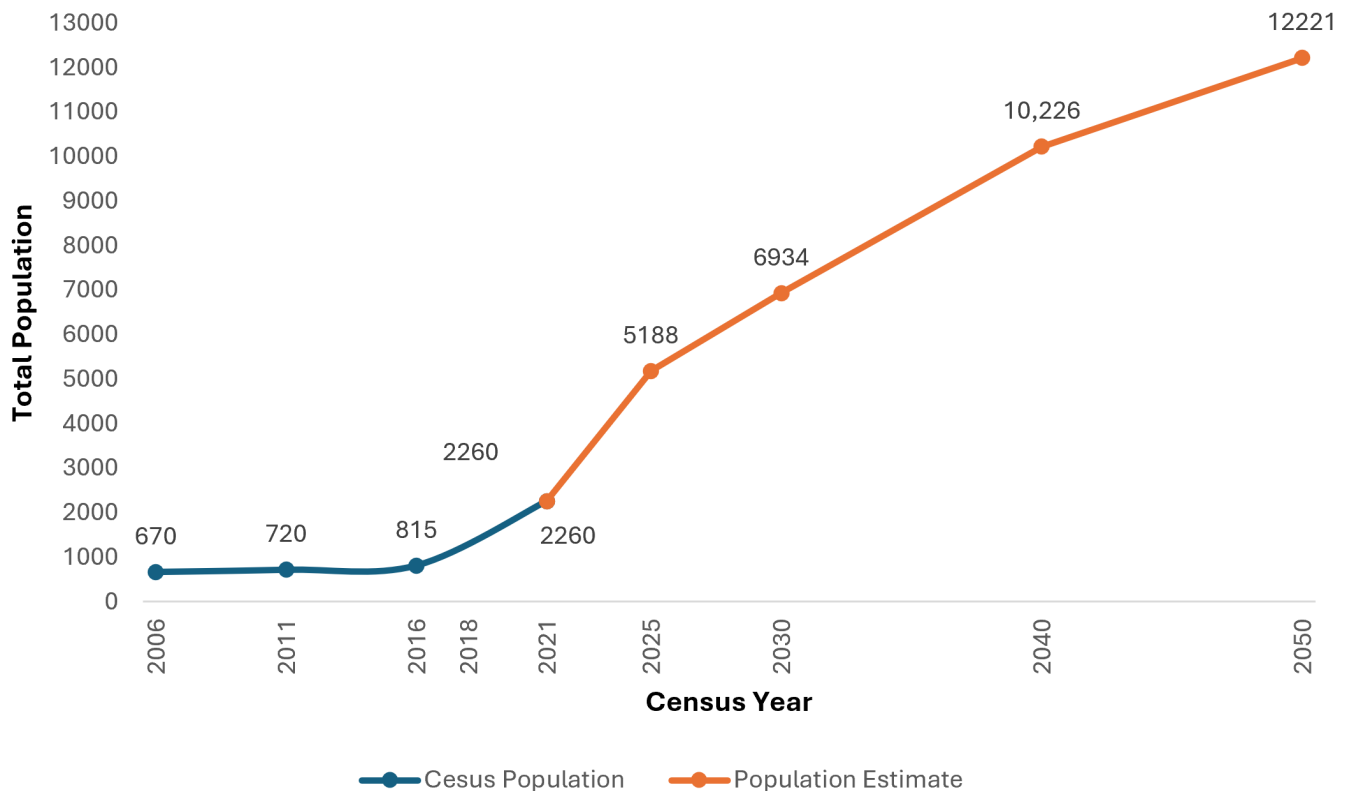


Figure 4: Population on Tsawwassen Lands



2.4 Community Engagement

The Land Use Plan Update engagement process included engagement sessions with Tsawwassen Members, Executive Council, Committees, Departments, Leasehold Residents and External Stakeholders. From September 2023 to June 2025, 24 sessions were conducted with TFN Members which generated over 350 Member participations.

A word cloud was created based on the engagement input, shown in Figure 6. It highlights some of the most common themes and topics. Key themes raised by Members include **syáθas** (Culture), **šxʷkʷecxənəm** (Care) and **məsteyəxʷ** (Community). Appendix 2 summarizes what we heard from the engagement sessions.

Following the documentation of TFN's land development progress and a high-level review of the Land Use Plan policy items (Appendix 1), and building on the input from community engagement, the Land Use Plan Update was prepared with the following key considerations:

- Maintain existing land use designations
- Identify key areas of action and opportunities
- Strengthen scəwəθən cultural roots
- Enhance environmental stewardship
- Foster a thriving TFN community for both Members and leasehold residents



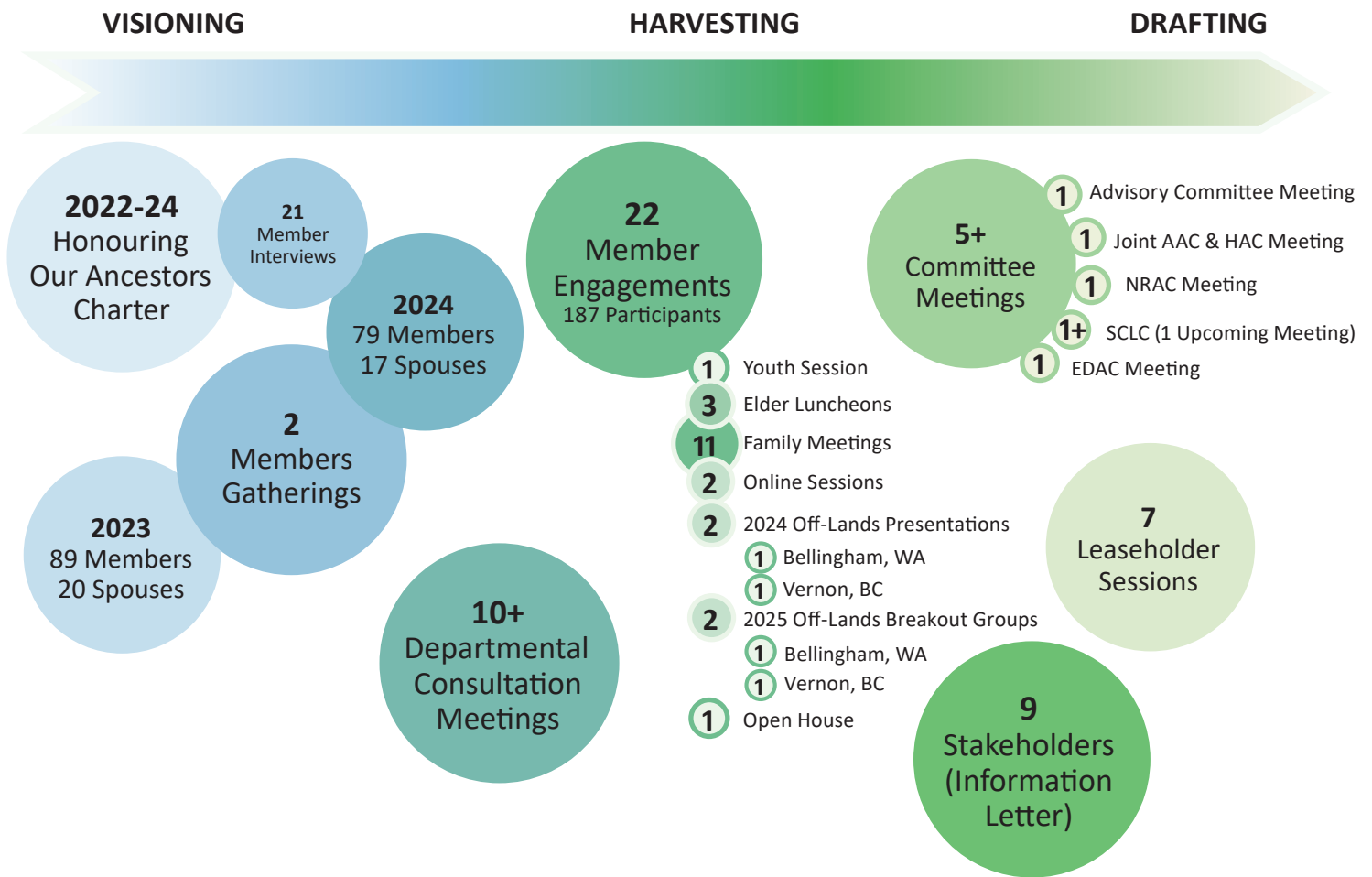


Figure 5: Engagement Sessions





Figure 6: Word Cloud of the Engagement Input

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OUR TSAWWASSEN LANDS

Land Use Areas Objectives and Policies

SECTION 3

3.1 TFN Community Area

3.2 Neighbourhood Area

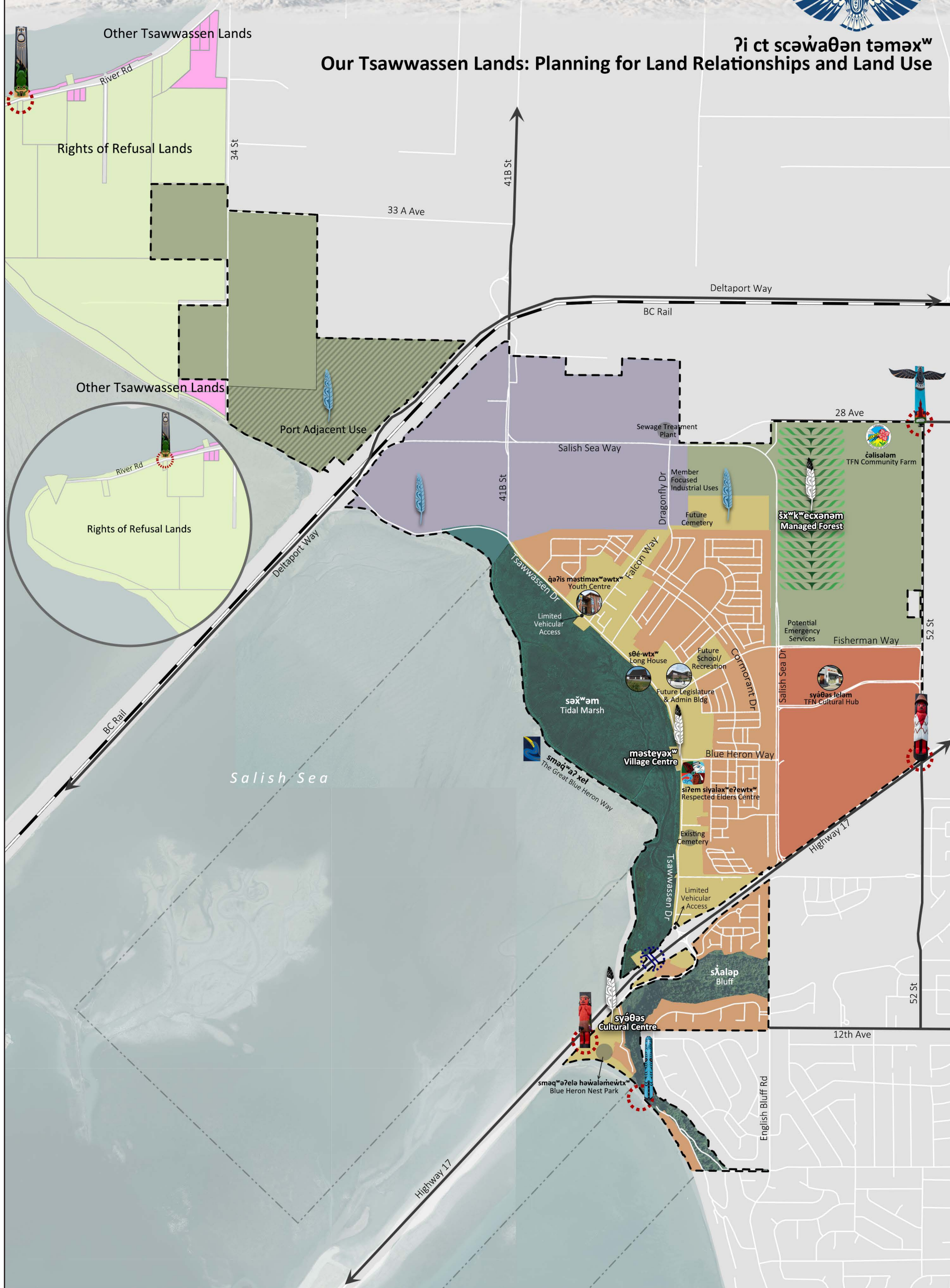
3.3 Mixed Use Area

3.4 Industrial and Employment Lands

3.5 Agricultural Area



Our Tsawwassen Lands: Planning for Land Relationships and Land Use



LEGEND

-
- The map displays the study area with various land use categories and infrastructure. The legend identifies the following elements:
- Conservation Area:** Dark teal square.
 - Industrial:** Purple square.
 - Agricultural:** Olive green square.
 - Village:** Yellow square.
 - Neighbourhood:** Orange square.
 - Mixed Use:** Red-orange square.
 - Action Area:** White area with a grey feather icon.
 - Study Area:** White area with a blue feather icon.
 - Overlay Use:** Grey hatched square.
 - TFN Jurisdiction Boundary:** Dashed black line.
 - Boundary Marker House Post:** Red dashed circle.
 - Future Landbridge:** Blue dashed line with a bridge icon.



A horizontal scale bar with markings at 0, 100, 300, 500, and 1000. The unit 'Meters' is written at the right end of the bar.



3.1 TFN Community Area

This area covers approx. 177 hectares of land and consists of three portions: the Village, the Tidal Marsh, and the Bluff.

Objective:

Maintain community character and continue building the community near the water for Members to live, work, and play. Protect cultural roots, ecological environment, and traditional activities such as hunting and medicinal plants.

Policies:

Village

- ▶ Plan and develop a Cultural Centre.
- ▶ Plan and develop a Village Centre with facilities and services focused on Members.
- ▶ Plan and develop a civic plaza near the legislature to serve Members and leasehold residents.
- ▶ Plan a new cemetery to complement the existing one.
- ▶ Establish an assisted living facility for Elders.
- ▶ Support Member businesses by allowing compatible commercial and service uses.
- ▶ Provide controlled vehicle access at both ends of Tsawwassen Drive.
- ▶ Build and upgrade site services infrastructure to modern standards in collaboration with Members.

sməqʷaʔ xeɫ

The Great Blue Heron Way

sməqʷaʔ xeɫ, the Great Blue Heron Way (GBHW) is a visionary cultural and ecological trail project that connects TFN to neighbouring Nations and communities through a network of new and existing pathways. The vision for the GBHW has been inspired by the leadership of Tsawwassen First Nation Elder xʷasteniya (Ruth Adams). Its intended purposes are educational and functional, underpinned by a welcoming cultural expression from the Tsawwassen First Nation as a Host Nation. sməqʷaʔ xeɫ embodies TFN's commitment to intergenerational learning, reconciliation, and environmental stewardship.



Scan the QR code
to learn how to
pronounce sməqʷaʔ xeɫ
in hənqəminəh!





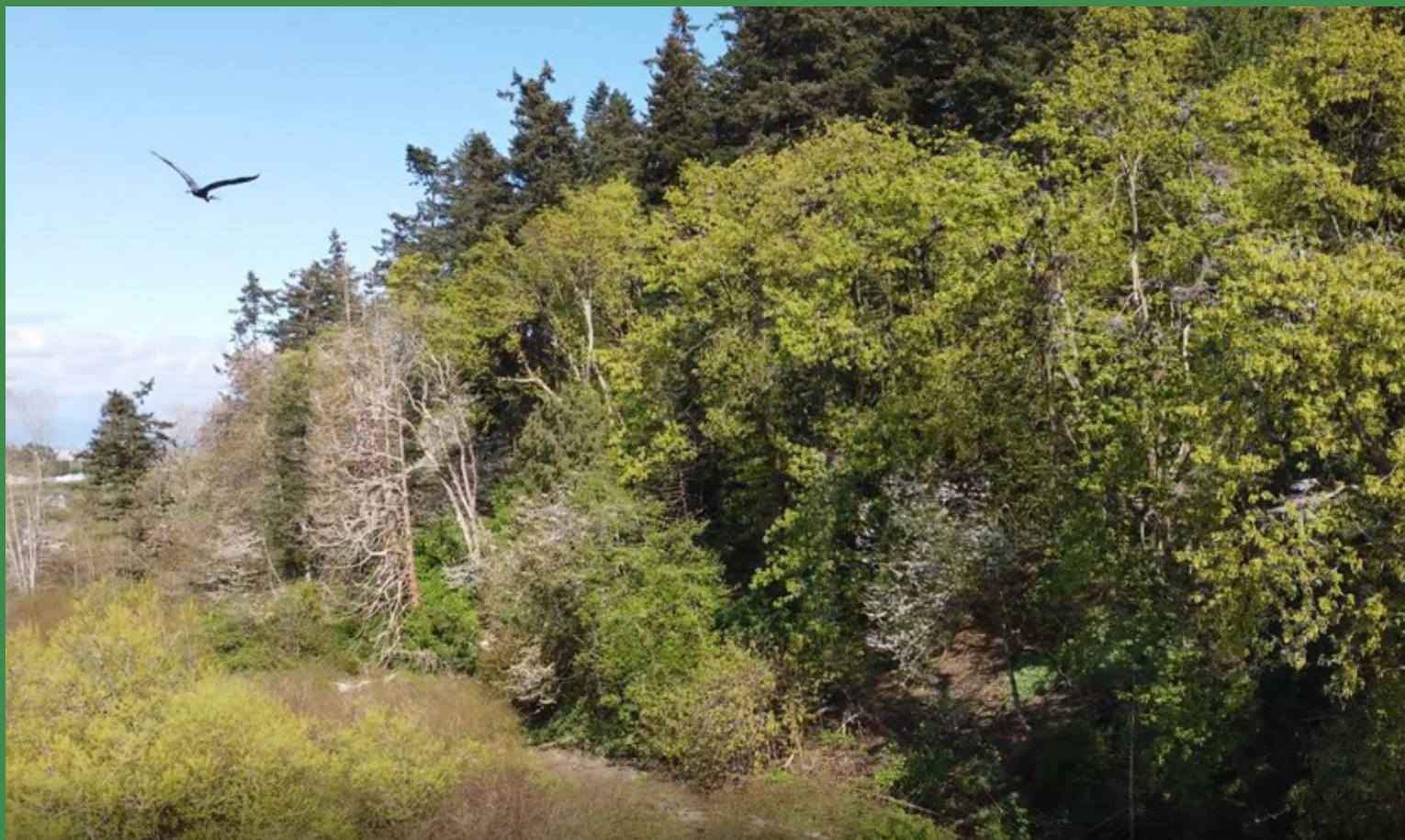
- ▶ Improve streetscaping and sidewalks on Tsawwassen Drive and Falcon Way to enhance safety, reflect cultural values and ensure functional design.
- ▶ Deliver moderate-density housing options with varied tenures and types for Members, including turnkey homes.

Tidal Marsh

- ▶ Establish an ecological management zone to protect habitat and medicinal plants, and coordinate with the flood risk adaptation project.

Bluff

- ▶ Establish an ecological management zone to protect archaeology site and materials, preserve natural habitat and stabilize the slope.



Canada's Largest Heron Rookery

The Bluff is also a vital sanctuary for the Pacific Great Blue Heron. Around 400 nests and over 800 birds can be found here year-round. These ancient birds have been watching over TFN for generations.



3.2 Neighbourhood Area

This is TFN's leasehold residential and commercial enterprise area, covering approximately 134 hectares of land.

Objective:

Ensure quality development with well-integrated green spaces and compatibility with the adjacent TFN Community Area.

Policies:

- ▶ Continue development in accordance with TFN's Neighbourhood Plans, which will be updated as needed.
- ▶ Promote timely project delivery by TFSI developers through effective collaboration.

3.3 Mixed Use Area

This Mixed Use Area consists of the Tsawwassen Mills and the Tsawwassen Commons parcels and the total land area is approximately 69 hectares.

Objective:

Support broader commercial, entertainment and services uses to meet local residents as well as regional needs. Support appropriate additional market opportunities.

Policies:

- ▶ Continue development of vacant sites.
- ▶ Allow for long-term residential development opportunities that advance TFN's prosperity and align with market demands and the Mixed Use Area Development Strategy.
- ▶ Incorporate elements of Tsawwassen culture in new development.
- ▶ Contribute to a complete community by creating diverse uses, walkable and bike-friendly street networks, improvements to transit service, and vibrant new public spaces.

3.4 Industrial and Employment Lands

The industrial land designation remains consistent with the 2009 Land Use Plan, at approximately 135 hectares.

Objective:

Ensure long term economic viability of the industrial lands by creating a national gateway logistics and distribution hub, balancing the pursuits of maximizing wealth generation, environmental stewardship, revenue stability and a positive social impact for the TFN Community.

Policies:

- ▶ Use the vision, framework and processes outlined in the Industrial and Employment Lands Secondary Plan and the Industrial Land Strategy, as a foundation to ensure successful comprehensive development on these lands.
- ▶ Complete a review of future use opportunities and land use options for the water-facing area, with the aim of maintaining the integrity of industrial lands' trade-enabling role.
- ▶ Periodically update land suitability and market analysis to ensure optimal land use mix around a core trade-enabling function.
- ▶ Update the Industrial and Commercial Design Guidelines as necessary.
- ▶ Establish an ecological management zone along the shoreline. Complete landscaping with culturally appropriate planting and maintain the buffer zone adjacent to the community with a high environmental standard.
- ▶ Large-scale commercial retail will not be permitted in this area, focus retail uses on those serving the daily needs of local industrial area employees.
- ▶ Avoid heavy industrial with significant environmental impacts on lands and waters.



- ▶ Establish community standards at the border between industrial lands and the community area to manage noise, dust and odours.
- ▶ Integrate alternative energy sources (e.g. solar panels or district energy) where viable.

3.5 Agricultural Area

With the added Brunswick Point lands, the total area of the TFN agricultural designation increased to approximately 217 hectares.

Objective:

Provide food security for the Nation and promote

economically viable agricultural development.

Policies:

- ▶ Manage agricultural lands through TFN laws and regulations.
- ▶ Continue to develop the TFN Community Farm.
- ▶ Develop a Brunswick Point Lands Growth Plan, including detailed study of future use opportunities and development options for the Port Adjacent Use Area.
- ▶ Implement the agricultural business plan.
- ▶ Establish TFN's managed forest.

Goatscaping

TFN has completed several successful goatscaping projects as part of our plant species management plan, where the goats made quick work of invasive blackberry and Scotch broom. Goatscaping is a fun, eco-friendly way to tackle tough vegetation — no heavy equipment or chemicals needed! These hardworking and adorable goats quietly restore balance by eating invasive plants while keeping soils and surrounding habitats healthy. It's a win for the environment and a pleasure for anyone watching them in action.



Community farm **before** Goatscaping



Goats hard at work



Community farm **after** Goatscaping

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OUR TSAWWASSEN LANDS

Parks, Open Spaces and Blueways

SECTION 4



4. Parks, Open Spaces, and Blueways

Since adoption of the 2009 Land Use Plan, TFN has upgraded an existing park in the community area and added new parks on Tsawwassen Lands through ongoing land development. The Tidal Marsh and Bluff natural areas have been identified for conservation. Additionally, TFN continues to manage its blueways through maintenance plans for drainage courses that consider environmental impacts and approval requirements.

Objective:

Create culturally meaningful, ecologically resilient, and socially connected spaces that strengthen community wellness, identity, and address climate change, while maintaining TFN's stewardship commitments.

Policies:

- ▶ Develop parks as safe, welcoming spaces for recreation, cultural expression, and community events.
- ▶ Ensure parks are accessible and integrated with neighbourhoods, schools, and community facilities.
- ▶ Design open spaces to protect ecology, support biodiversity, and allow for the exercise of Tsawwassen culture.
- ▶ Advance the Great Blue Heron Way as a cultural and ecological trail network.
- ▶ Integrate gathering spaces into neighbourhoods and corridors to support placemaking.
- ▶ Protect and restore blueways systems to improve the health of TFN's shorelines, wetlands, and watercourses for future generations.
- ▶ Provide culturally and ecologically suitable access to foreshore and waterways for recreation, education, and cultural revitalization.

Water Lots

Through the Treaty TFN secured a 99-year lease agreement for two water lots totaling approximately 456 hectares (1,126 acres). Additionally, TFN holds Tsawwassen Fishing Right to harvest Fish and Aquatic Plants in the Tsawwassen Fishing Area and Intertidal Bivalves in the Tsawwassen Intertidal Bivalve Fishing Area under the Treaty. These areas are valued for their ecological functions, cultural uses, and recreational potential.



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OUR TSAWWASSEN LANDS

Transportation

SECTION 5



5. Transportation

Tsawwassen Lands are bisected by regional roads, Highway 17 and Deltaport Way. Major roads within the TFN jurisdiction including 52nd Street, Salish Sea Drive, Salish Sea Way, Tsawwassen Drive and 41B Street provide key connections to these regional roads.

Objective:

Prioritize active transportation and enhance mobility and accessibility on Tsawwassen Lands, serving both local and regional economic needs.

Policies:

- ▶ Develop a safe, accessible and integrated road network along with improved traffic control and signage.
- ▶ Collaborate with provincial and regional agencies to integrate with the broader transit system.
- ▶ Require new developments to dedicate land for road rights-of-way and trail connections.
- ▶ Monitor potential traffic impacts of continuing development, especially impacts on the regional network, including Highway 17, Deltaport Way and the 41B Street overpass with regional partners.

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OUR TSAWWASSEN LANDS

Infrastructure

SECTION 6



6. Infrastructure

TFN's key infrastructure, including the TFN Sewage Treatment Plant, trunk sanitary sewers, stormwater trunk systems, pump stations, trunk watermain, waste and garbage collection, streetscape, and lighting – has largely been delivered through commercial and residential market developments, with financial support from TFN through the Offsite Levies (OSL) program. Upgrades to third-party utilities, such as telecommunications and hydroelectric services, have followed the trend of these developments.

The TFN Community Area has been served by sewer and water infrastructure since 2000, however, other infrastructure needs such as sidewalks, lighting, drainage, and vehicle access were not fully addressed at that time. Collaborative approach to infrastructure implementation on Member-owned lands, along with ongoing maintenance are key to ensuring infrastructure continues to evolve in response to changing community needs.

Objective:

Build resilient, climate-responsive infrastructure that reflects Tsawwassen culture and supports a thriving, inclusive community.

Policies:

- ▶ Improve physical infrastructure within the Village area to meet modern standards and expectations for roads, lighting, drainage, sewage, and water distribution.
- ▶ Deliver municipal infrastructure including roads, lighting, drainage, sewage, and water distribution through development.
- ▶ Maintain municipal infrastructure including roads, lighting, drainage, sewage, and water distribution through on-going maintenance planning and asset management.
- ▶ Improve stormwater conveyance and management design to support habitat, climate resilience, and cultural uses.
- ▶ Support infrastructure development through market projects and OSL.
- ▶ Collaborate with third-party utilities, including telecommunications, hydro, gas, and developers to ensure infrastructure delivery.

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OUR TSAWWASSEN LANDS

Implementation

SECTION 7

7.1 Action Areas

7.2 Study Areas

7.3 Secondary Plans

7.4 Approximate Boundaries





7. Implementation

The implementation of the 2025 Land Use Plan will include updates to existing Secondary Plans, the Zoning Regulation and other relevant regulations to align with the new Land Use Plan. The Plan will also guide a list of initiatives, including Action Area projects, Study Area investigations and assessments, and development of new Secondary Plans.

7.1 Action Areas

The Action Areas (denoted with an Eagle Feather  on Map 2) are where we need to take bold, timely decisions combining traditional teachings, best practices, and research.

7.1.1 Village Centre

To plan and to develop a village center that provides diverse Member-facing Services is a community priority. This is also an opportunity to preserve community character, develop a cultural identity and create a central hub for TFN members to live, work, and play.

7.1.2 Tsawwassen Beach Area

The Tsawwassen Beach vacant land area is identified for a future comprehensive development centered around a future Cultural Centre. During the engagement sessions, Members emphasized the importance of cultural knowledge sharing and creating community waterfront access.

7.1.3 Managed Forest

A Managed Forest will be developed within a portion of the community farm parcel, while retaining the agricultural land use designation. This pilot project will allow us to explore the creation of a space with more cedar trees, medicinal plants, hunting zones, wetlands, and green spaces.

The Sacred Cedar of Tsawwassen

For Tsawwassen People, cedar is one of our greatest gifts from the Creator. It is known as the “Tree of Life” because it provides for us in so many ways – spiritually, physically, and culturally. Every part of the cedar is used with gratitude and respect, and prayers are offered before harvesting.

Cedar reminds us to stand strong, to bend but not break, and to always give thanks. It teaches humility, protection, and the importance of reciprocity with the land. For Tsawwassen People, cedar is not only a resource – it is a relative.





7.2 Study Areas

This designation (denoted by a Heron Feather  on Map 2) preserves flexibility for more details to be developed at the Secondary Plan level. These are where we need to exercise patience for these lands to develop in the right way as more information becomes available.

7.2.1 Industrial Waterfront Parcel

This parcel provides desirable access to the waterfront with opportunities for custom industrial uses, housing, and community uses. Further studies and consultation would help identify balanced land use options reflecting future development and protection, and Member needs.



7.2.2 13-Acre Parcel

Members shared ideas of a variety of community uses on this parcel including residential, Member facilities, business, and light industrial uses. Further studies and consultation will help identify uses to address Member needs and keep this former reserve land for Member use by including it in the TFN community area.

7.2.3 Port Adjacent Use Area

This agricultural land near the port and adjacent to the Brunswick Point lands is identified as Port Adjacent Use study area. During engagements, Members expressed interest in leading food security and other market uses, protecting farming and hunting activities, considering financial benefits and exploring growth opportunities of Brunswick Point lands. Conducting detailed study on the Port adjacent use area would help identify future use opportunities and development options.



7.3 Secondary Plans

TFN's existing Secondary Plans include the following, they will be amended as needed:

- TFN Community Area Plan
- TFN Neighbourhood Plan Residential/Commercial Enterprise Area
- TFN South Neighbourhood Plan (fully built no longer applies as a regulatory document, referenced for historical information only)

The Land Use Plan identified new Secondary Plans include the following, they will be developed as more information is available:

- Mixed Use Area Plan
- Industrial and Employment Lands Secondary Plan
- Brunswick Point Lands Growth Plan

7.4 Approximate Boundaries

Boundaries of the land use designations on Map 2 – Our Tsawwassen Lands: Planning for Land Relationships and Land Use are approximate and are subject to minor adjustments. Any minor boundary change may be made without amendment to the Land Use Plan, provided it does not affect the general intent of the land relationships and land use planning.



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Our Tsawwassen Lands: Secondary Plan Areas



LEGEND

- Neighbourhood
- TFN Community Area/Village
- To be Prepared
- TFN Jurisdiction Boundary



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OUR TSAWWASSEN LANDS

Working Together within Regional Context

SECTION 8



8. Working Together within Regional Context

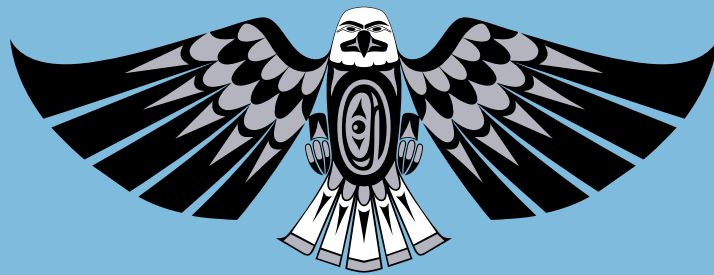
Tsawwassen First Nation is an active member of the Metro Vancouver Regional District and TransLink, receiving water supply from Metro Vancouver and public transit services from TransLink. TFN's geographic setting has been significantly shaped by regional infrastructure developments, including the BC Ferries causeway and the Roberts Bank Port causeway. TFN shares geographic boundaries with the City of Delta and Musqueam First Nation.

The Land Use Plan Update remains consistent with the Metro 2050 Regional Growth Strategy and echoes its five goals: create a compact urban area; support a sustainable economy; protect the environment, address climate change, and respond to natural hazards; provide diverse and affordable housing choices; and support sustainable transportation choices. TFN's planning for land relationships with balanced growth supports the Metro 2050 Vision. It contributes to regional development by providing affordable housing choices and employment opportunities, as well as open space and trail connections to the regional system. TFN also continues to collaborate with TransLink to enhance services within and to Tsawwassen Lands, strengthening its connectivity and integration with the regional transit network.

On the journey of planning for land relationships and land use on our Tsawwassen Lands, TFN plays an important role within the regional context in shaping and aligning land use decisions, transportation planning, servicing strategies and environmental initiatives. TFN remains a significant actor in the region with ongoing coordination with neighbouring municipalities, regional agencies, and other First Nations, to ensure regional land use and planning decisions are rooted in traditional knowledge and reflect best practices.

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TSAAWWASSEN FIRST NATION

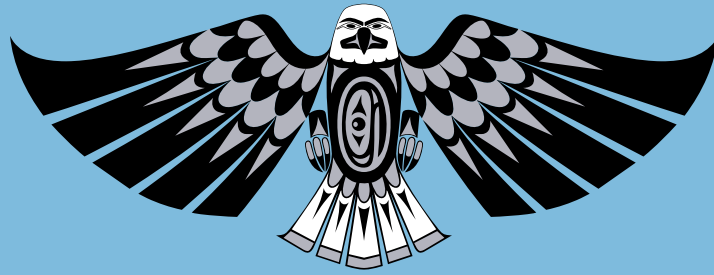
Appendices

ʔi ct scəw̓aθən təməx^w Our Tsawwassen Lands

Land Use Plan



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TSAWWASSEN FIRST NATION

Appendix 1

**TFN Land Development and Land
Use Plan Implementation Progress**



Introduction

During the process of updating the Land Use Plan, the project team documented TFN's post-Treaty land development progress and conducted a detailed review of the 2009 Land Use Plan objectives and policies. Overall, TFN has progressed approximately halfway toward the full build-out envisioned in the 2009 Land Use Plan. A summary of the key achievements is provided below. Figure 1 presents the statistics of TFN's post-Treaty development. Table 1 provides a high-level review of each policy item in the 2009 Land Use Plan, under "Objectives", "Policies", and "Further Investigations", categorized as **Achieved**, **Ongoing/Relevant** or **Changed Context** respectively. **The findings of this review inform a key consideration for the 2025 Land Use Plan Update: maintaining the current land use designations and continuing the general development pattern.**

Key Achievements Since the 2009 Land Use Plan

New Development Framework

- Established a framework for development reflective of TFN's values, including development related laws and procedures, guidelines, and an offsite levies system designed to have developers pay the servicing costs of new growth.

TFN Community

- Constructed new Youth Centre and Elders Centre.
- Provided new housing options for Members, including 36 townhouse rental units at Falcon Way & Tsawwassen Drive, 12 turnkey ownership duplex units on Cormorant Drive, 6 new and 6 renovated rental units on Pheasant Lane, and financial support for approximately 10 new single detached lots.
- Completed the Community Area Plan to protect and preserve lands near the water for member housing and TFN facilities.

Neighbourhood Area

- Achieved approximately 2,000 units of leasehold residential development, with potential for 4,600 units in total.
- Delivered parks, trails, art features and supporting infrastructure to create vibrant neighbourhoods, guided through the Neighbourhood Plan and South Neighbourhood Plan.



Agriculture

- Established TFN Community Farm.
- Developed Agricultural Strategy.

Commercial and Industrial Economic Development

- Secured long-term leases in the development of 111,500 square metres (1.2 million square feet) of retail at Tsawwassen Mills and a maximum of 51,000 square metres (550,000 square feet) at Tsawwassen Commons.
- Established the Mixed Use Area Development Strategy to shape the future of Tsawwassen Mills and Tsawwassen Commons areas.
- Established Commercial and Industrial Design Guidelines and adopted an Environmental Assessment for the development of TFN Industrial Lands
- Realized 167,000 square metres (1.8 million square feet) of new industrial development on 46 ha of land.

Critical Infrastructure and Transportation

- Delivered new sewage treatment plant with capacity for developments on Tsawwassen Lands.
- Constructed a new Salish Sea Drive entrance to the community and increased TFN's road network from 5.5 km to 25 km.
- Developed stormwater treatment features to minimize pollutants in rainwater runoff into the underground stormwater system and receiving ditches.
- Adopted master plans and studies to support TFN's water, sanitary sewer, integrated rainwater management and transportation systems.
- Adopted strategies to update sanitary and drainage systems in the Community Area plan.

Culture, Environment and Sustainable Design

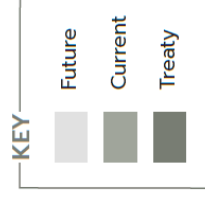
- Incorporated TFN Coast Salish Art features into new developments.
- Integrated hə́nqə́mihə́m language into TFN infrastructure and facilities, from stop signs to new buildings.
- Undertook archaeological assessments for new development in sensitive areas.
- Protected the TFN Bluff, Foreshore, and other natural areas.

Land Base

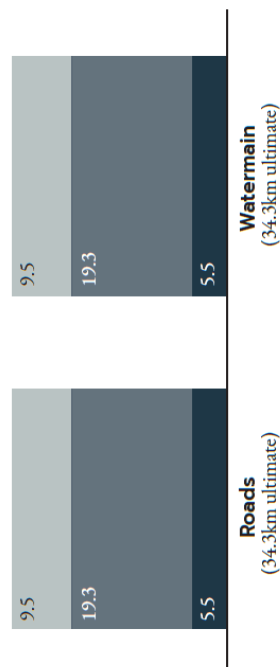
- Added 80 hectares of Brunswick Point lands to TFN's land base, 70 hectares of which are incorporated into TFN's jurisdiction.

Post-Treaty Land Development Update

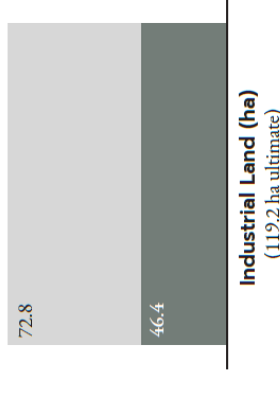
These charts show various TFN development statistics at time of Treaty (2009), compared to the present (2025) and development estimate in the next 25 years (2050).



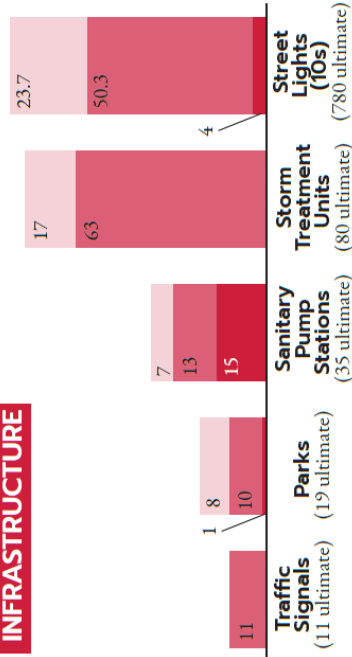
ROADS AND WATERMAINS (KM)



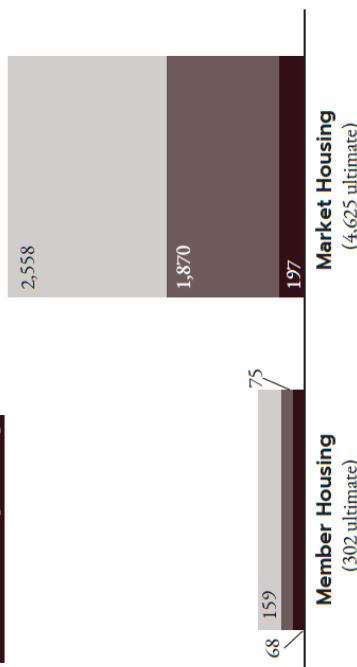
INDUSTRIAL LAND (HA)



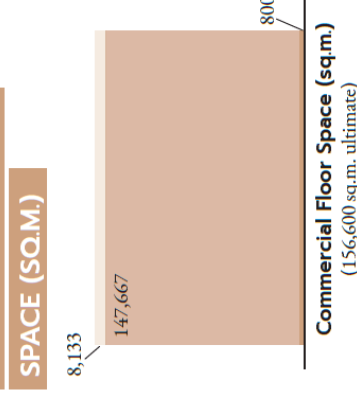
UNITS OF INFRASTRUCTURE



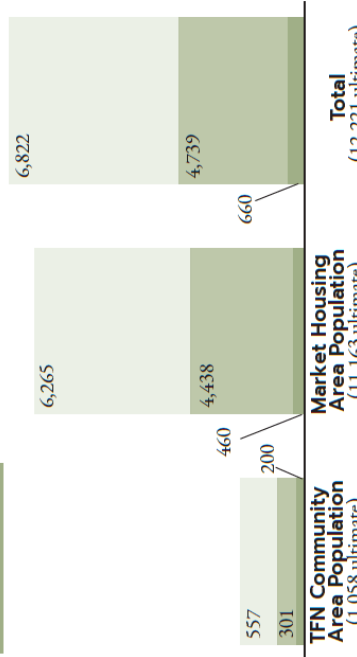
HOUSING (UNITS)



COMMERCIAL FLOOR SPACE (SQ.M.)



POPULATION



Appendix 1 Figure 1: Statistics of TFN's Post-Treaty Development

2009 Land Use Plan Policy Items

- **Achieved**
- **Ongoing/Relevant**
- **Changed Context**

Appendix 1 Table 1: High-Level Review of the 2009 Land Use Plan Policy Items

Section 4.1 TFN Community		
Objectives	Polices	Further Investigation
• To ensure the provision of a range of housing types, tenures and densities creating a variety of housing opportunities for present and future generations. • To provide the most efficient use of services including physical infrastructure, human, social and commercial services. • To create safe and quiet streets for TFN members • To create a desirable community that enables TFN members to live, work and play without leaving the Tsawwassen Lands.	Housing Selection, Size & Construction: • TFN favors a mix of housing types and tenure arrangements to encourage a social mix within individual neighborhoods and throughout the community. • TFN will create a larger, more integrated TFN Village Centre near the existing community facilities (administration, social services, recreation and cultural). • TFN will consider the development and adoption of design guidelines with the intent of achieving a high standard of built structures on TFN lands. • TFN will ensure the incorporation of green standards into all new homes to ensure maximum efficiencies and low operating costs. Safe and Quiet Streets: • TFN will work to close the existing entrance to the community at the intersection of Tsawwassen Drive North and Highway 17 and the north end of the community which will create a safe, quiet and pedestrian oriented seaside promenade. • Developers of property, including TFN members, will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian /bike trails. Facilities for Elders: • TFN will explore the creation of an assisted living development centre for Elders south of Highway 17.	Desirable Community: • TFN will also explore denser and more compact forms of housing that provides affordable housing options for a range of lifestyles and income levels. • TFN will work to expand the cemetery at its current location by acquiring adjacent land from TFSI holders, or through other opportunities, including road closures if the intersection of Tsawwassen Drive & Highway 17 is closed.



Section 4.2 Commercial Enterprise/Residential Area		
Objectives	Polices	Further Investigation
• To create a variety of economic development opportunities which provide flexibility for Tsawwassen Fee Simple Interest holders to develop their land. • To ensure development within this designation is compatible with the adjacent TFN Community.	• Commercial and residential land use clusters that are designed to provide for compatible development with the adjacent TFN Community are encouraged in this designation. • Industrial land uses are prohibited within this designation. • All development in this area is to be built to a high design aesthetic. • A new entrance to the community from Highway 17 will be constructed as part of the development of this area. A connector road from that entrance to 28th Ave. will be built that will provide an opportunity for TFN members to develop the eastern area of their property. • Developers of property, including TFN members, will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails.	
Section 4.3 Single Family and Multiple Family Housing		
Objectives	Polices	Further Investigation
• To build on the success of existing market single family and multi-family housing south of Highway 17.	• TFN supports the realignment of Tsatsu Shores Drive with a new intersection to the northwest as shown on Schedule 1. This road realignment will coincide with a feasibility study on the relocation of Tsatsu Gas to the north side of Highway 17. • Developers of property, including TFN members, will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails. • Development applicants will be required to undertake a massing study and view analysis for multi-story buildings (including town homes, multiplexes, townhouses, stacked townhouses and apartments) to determine appropriate siting and building height. It is expected that buildings will be oriented to take advantage of views over Tsawwassen Golf. • Development applications proposed near the base of the Bluff are expected to address the risk of slope stability and drainage issues. • Archaeological assessments will be undertaken on any proposed development on these lands, and development will be consistent with relevant TFN Laws and policies.	• TFN wishes to improve pedestrian connections between North Tsawwassen Drive and Tsatsu Shores Drive. This could be achieved through a pedestrian/cyclist activated light at Highway 17, an overpass, or a tunnel.



Section 4.3 Single Family and Multiple Family Housing		
Objectives	Polices	Further Investigation
	- TFN will explore the feasibility of creating additional lots between Tsawwassen Beach Estate Lots and Tsatsu Shores. Access to this area will either be from Tsatsu Shores Drive or from Tsawwassen Beach Estate Lots. Development of the additional lots will be subject to geotechnical assessment. - Development applicants will be required to provide public beach access for any new waterfront parcels.	
Section 4.4 Industrial		
Objectives	Polices	Further Investigation
- To ensure the economic viability of the TFN community through diversification of the local economy, provision of employment and business opportunities, and property tax generation. - To minimize any detrimental effects of industrial development on TFN Community Lands, residents, the natural environment and surrounding areas.	- As a precondition for development, a master plan (secondary plan) for the industrial area must be in place. The applicant will outline a high level of site design, including extensive landscaping and visual buffers from nonindustrial uses and the incorporation of sustainability principles such as green roofs, solar panels, water retention ponds, and grey water recycling. The siting of safe pedestrian and bicycle paths facilitating the opportunity for employees to walk/cycle to cafes and restaurants is expected. - A buffer zone, between the industrial development and any current or proposed adjacent residential areas, will be included as part of the master plan. Development applicants may be required to contribute to the cost of its construction. The buffer zone will include a suitable balance of buffer plantings, drainage features and passive recreation opportunities such as a multi-use trail. - Assessments of noise, visual, and air pollution impacts will form part of any proposal to develop in this area. Applicants are expected to demonstrate how they will mitigate impacts on neighboring communities. - The focus of the Industrial activity within the Industrial designation is on businesses that support the transportation logistics sector. Large-scale commercial retail will not be permitted in this area, however small-scale convenience retail serving the daily needs of industrial workers is supported. - The development applicant will prepare detailed lighting plans for all development within the industrial designated area which demonstrates how light pollution will be minimized. - Developers of property will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails.	- TFN collaboratively with Translink will work to create and establish an efficient and reliable transit plan for access to employment nodes in the industrial area. - As part of TFN's sustainability activities, development applicants are expected to explore the opportunity to create a district energy system to take advantage of industrial development in this area.

- Achieved
- Ongoing/Relevant
- Changed Context



Section 4.5 Mixed Use		
Objectives	Polices	Further Investigation
• To create a range of economic development opportunities through highway-oriented development such as a business park, retail and hotel/ tourism. • Through the provision of a business park helps achieve a greater balance of employment opportunities for TFN and area residents. • To create a new residential community with a range of housing types, densities and tenures.	• As a precondition to development, applicants will prepare a concept plan with building footprints and design guidelines. The concept plan should indicate how the development relates to current and future uses. Additional work such as a traffic study and landscape plan are expected to be submitted to TFN for approval prior to development. • TFN will work with the development community to explore the opportunity to create a premium outlet or similar specialty retail mall adjacent to Highway 17. Lower value retail activities such as car dealerships, outdoor storage etc. will not be acceptable. • TFN will request development applicants for residential properties within the Mixed-Use designation to creatively achieve a mix of housing in this area including single family, town home and multi family. This may include the creation of residential units above ground floor commercial. • Developers of property will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails. • The provision of outdoor sports facilities or other community amenities, either as separate entities or developed as part of a larger residential complex should also be explored. • TFN favors developments such as a business park, hotel and an outlet mall fronting Highway 17. This includes extensively landscaped areas, with minimal or no outdoor storage. • Development applicants along the highway will be required to work with provincial agencies to create a park buffer of approximately 10 meters extending north of Highway 17. • TFN will explore the creation of a blue ways network (streams which connects the water courses on TFN land). TFN will undertake further work to identify the areas suitable for the blue ways.	• As part of TFN's sustainability activities development applicants are expected to explore the opportunity to create a district energy system as part of the commercial and residential development in this area.



Section 4.6 Agriculture & Managed Forest		
Objectives	Polices	Further Investigation
• To ensure agricultural lands are retained for farming and farming related uses consistent with the provisions of the Agricultural Land Reserve (ALR). • To create a managed forest to provide for timber harvesting, passive recreation, and nature preservation. • To create, as appropriate, a managed wetland to encourage birds and a more natural ecosystem. • To cultivate plants for traditional medicinal use.	• TFN supports the long-term retention for agricultural of areas designated as Agriculture (ALR) on Schedule 1. • TFN supports a range of farming related land uses within the agricultural designated lands to include equestrian centres as well as some passive recreation and nature interpretation. • TFN will work with the Agricultural Land Commission to undertake the ALR land swap, identified on the Land Use Plan. This swap is intended to optimize opportunities for both agriculture and for lands not assigned to agriculture, as identified in Schedule 1 to ensure there is no net loss of ALR designated lands. • TFN will consider the preparation of an agricultural master plan for the agriculture/managed forest area to ensure that the optimum economic use of agricultural land is achieved. • TFN will investigate as part of the preparation of an agricultural master plan the opportunity to create a managed forest to provide an option for community gardens, equestrian trails, forestry, and multi-use trails. • TFN will examine the feasibility of creating some wetlands including an observation node and open areas of naturalized space as part of the managed forest area. The wet lands are intended to be connected to the projected blueways network.	
Section 4.7 Bluff Area		
Objectives	Polices	Further Investigation
• To direct development away from areas of steep slope near the Bluff. • To preserve TFN archaeological, cultural and ceremonial facilities that exists in the vicinity of the Bluff.	• TFN supports the preservation of the Bluff as vegetated green space. • In any development, TFN will ensure that slope stability and drainage issues are investigated and factored into planning and construction. • TFN and any development applicants will identify areas of cultural importance at the base of the Bluff with the intent that these are to be protected and enhanced over time. • TFN intends to restore the ceremonial pools on the Bluff, in order to ensure they can be safely used for cultural purposes.	

- Achieved
- Ongoing/Relevant
- Changed Context

Section 4.8 Tidal Marsh / Water Lot

Objectives	Polices	Further Investigation
- To provide access to the water for TFN members and the general public. - To provide a recreation area for the TFN community and a habitat area for birds and fish. - To restore traditional uses of the tidal marsh area by TFN.	- TFN supports the use of the tidal marsh as an area for recreational activities such as walking, and for traditional plant gathering and hunting. - TFN supports the maintenance and enhancement of the existing pedestrian path along the perimeter dyke.	- TFN will explore opportunities to create viewing platforms with cultural and wildlife interpretation. - TFN will explore the opportunity to create a boat launch on or close to TFN lands and fishing grounds.

Section 4.9 Development Permit Areas

Objectives	Polices	Further Investigation
		TFN will consider adopting Mixed Use Form & Character guidelines, in conjunction with development within this area.

Chapter 5 Heritage Conservation

Objectives	Polices	Further Investigation
To value Tsawwassen First Nation's past, present and future through heritage conservation.	- The development applicant may be asked to prepare an archeological assessment for any development prior to approval, given known heritage sensitive sites in the area. - TFN supports the identification and protection of sensitive heritage sites to mitigate development impacts. TFN will expect developers to pay for the costs of conservation measures. - TFN supports detailed mapping of TFN lands to ensure all heritage sites have been recorded. This will provide more certainty over which lands are developable and which ones require a more rigorous approvals process. - The continuation of TFN's monitoring program which ensures a TFN member is present during all excavation work to identify, record and preserve archeological items is supported. - TFN supports the creation of a regulatory process that will ensure approvals are obtained from TFN Government prior to any work being undertaken on land owned and managed by TFN that may be of heritage significance.	TFN will consider the possibility of undertaking a feasibility study to investigate the opportunity of creating a TFN Cultural Centre near Highway 17 as a tourism destination to showcase TFN heritage.

- Achieved
- Ongoing/Relevant
- Changed Context



Chapter 6 Park, Trail Network, & Amenities

Objectives	Polices	Further Investigation
• To create both passive and active recreational amenities that enable TFN members and residents to stay active and encourage community building through healthy social interaction.	• TFN supports the acquisition of rights of ways for trails and parks during the development approvals process. • New recreation facilities, including an upgraded recreation centre and playing fields, will be constructed for the TFN community. • TFN supports the creation of a “Blue Ways” system, based on the existing drainage patterns to create linkages and habitat for birds and small mammals, designed to supplement other recreational and natural elements. • TFN will investigate the location and design options for a comprehensive system of off-road walking and cycling routes in order to encourage commuting, recreational and other types of trips. The trail system may be comprised of both multi-modal routes on major roads, and a separated trail system, consisting of either off-road trails and safe, physically separated surfaces adjacent to a paved roadway.	• TFN will consider the feasibility of preparing an overall Parks Plan for the Tsawwassen Lands. The Parks Plan will detail the location and design elements associated with creation of a green network of parks and trails. The trail network will link the various land uses on the Tsawwassen Lands and can comprise part of the regional trail network linking Tsawwassen, Ladner and Metro Vancouver.

Chapter 7 Sustainable Design Elements

Objectives	Polices	Further Investigation
• To be recognized as a leading community in the field of sustainable development. • To encourage all development to be of a high environmental and energy efficiency standard.	Construction & Building Design • TFN encourages all public and commercial buildings to be designed and built to the highest green building standards, such as LEED standards. Environmental & Cultural Preservation • TFN supports the protection of culturally sensitive sites, in accordance with the TFN Heritage Conservation policies. • TFN will ensure sensitive environmental areas are preserved and enhanced. • TFN encourages the planting of native species in parks & open spaces.	• TFN will over time consider the desirability of preparing a detailed sustainability plan for TFN lands to ensure that development takes place in a manner that balances environmental, economic and social objectives.

- Achieved
- Ongoing/Relevant
- Changed Context



Chapter 7 Sustainable Design Elements		
Objectives	Polices	Further Investigation
	Energy Reduction TFN will explore how buildings and infrastructure can be built to the highest energy efficiency standards to reduce overall energy consumption. As part of this initiative consideration is to be given to: • Evaluating the potential of clean energy sources and how these can be incorporated into future developments. • Encouraging developers to investigate the opportunities associated with energy conservation for both commercial and residential buildings. • Incorporation of the use of solar panels as part of the community energy system or as part of an individual buildings electrical. • Promoting to development applicants the use of renewable or recyclable construction materials. Water Conservation • TFN supports the conservation of potable water for new developments, by employing tools such as water meters, leak detection systems and drought resistant natural landscaping. Community Design • TFN supports the concept of a walkable community that provides a variety of transportation options including bus, bike, and pedestrian routes. • TFN encourages all new residential growth to occur within convenient walking distance (500 meters) of existing or planned transit services. • TFN supports the provision and installation of community art. Alternative Road Standards • TFN supports the use of alternative road standards for all development on the Tsawwassen Lands. This includes narrower rights of ways, permeable surfaces with street trees and lower speed roads. • TFN encourages the inclusion of bio-swales and storm water retention ponds to minimize water run off and reduce the need for an extensive underground storm water system.	



Chapter 7 Sustainable Design Elements		
Objectives	Polices	Further Investigation
	Sewer Efficiency • TFN supports innovative methods of reducing waste water, such as the use of grey water systems.	
Chapter 8 Transportation		
Objectives	Polices	Further Investigation
• To emphasize walking, cycling, transit use and other forms of non-automobile travel over private vehicle use for trips to, from, and within the community by ensuring non-automobile travel is safe, convenient, and accessible. • To provide an efficient local road system that is safe and accessible to multiple modes of transportation that serves the needs of local and regional residents, and businesses.	Roads • TFN supports the creation of tree lined streets, bike and pedestrian paths. • TFN supports the realignment of Tsatsu Shores Drive with a new Highway 17 intersection to the North West. • TFN will work to close the existing entrance at the intersection of Tsawwassen Drive North and Highway 17 and the north end of the Reserve to create a safe, quiet and pedestrian oriented seaside promenade for TFN community. • TFN will pursue the creation of a new entrance to the community from Highway 17 and a connector road off of 52nd Street with the British Columbia Ministry of Transportation and Infrastructure. • TFN will work collaboratively with the British Columbia Ministry of Transportation and Infrastructure and the Corporation of Delta on transportation issues that have an impact on the community. • TFN acknowledge that the exact alignment of roadways will be subject to detailed functional design, to be completed by the developer. Transit • TFN will work collaboratively with Translink to create a transit friendly community that is integrated with the regional transit system. Pedestrians & Cyclists • TFN will require safe, barrier-free access in the design and modification of new streets, sidewalks and pathways. • TFN will aid in creating a safe pedestrian environment within the TFN Community lands by removing existing through road access (North Tsawwassen Drive).	• TFN will examine options on how transit services on collector roads can be included in all future subdivision designs.

- Achieved
- Ongoing/Relevant
- Changed Context

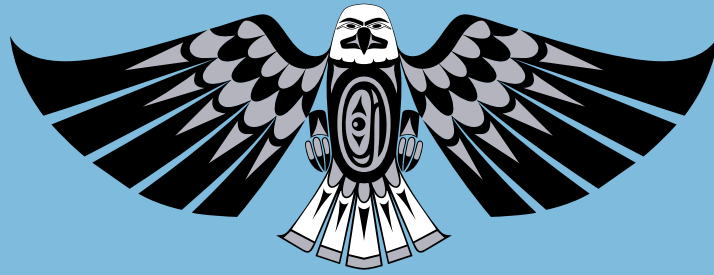


Chapter 9 Community Services		
Objectives	Polices	Further Investigation
• Require that developers pay for the servicing costs associated with new developments. • Provide funding assistance for key capital works projects through the use of offsite levies. • Ensure the provision of adequate fire and police protection services.	• TFN supports the phasing of new development to take account of current land use, servicing, and utility constraints. • TFSI holders will be responsible for the cost of servicing their land. • TFSI holders will be required as part of future developments to dedicate a portion of their land for road right of way and path/ trail connections to ensure that long term land use goals of the Nation are achievable. • TFN supports the provision of community protection services concurrent with population expansion. • TFN supports the siting of utilities underground in road rights-of way, including hydro, gas, cable, telephone, as well as water and sanitary sewers. Water Supply • TFN encourages the provision of potable water to the Tsawwassen Lands. Water to TFN lands will be provided via a connection to the Greater Vancouver Water District. The system will loop to ensure reliable service. Drainage • TFN supports the upgrading of the drainage network on the Tsawwassen Lands. Given the low lying nature of the majority of the lands, drainage is an important consideration. • A drainage plan will be required with any development application. Sanitary Sewage Treatment • TFN will work with municipal and commercial neighbours to identify solutions for waste water treatment and disposal needs of the Community and the adjacent area. The existing TFN sewage treatment plant cannot accommodate significant growth. Recreational Facilities • TFN will work with developers to provide recreational facilities for the TFN community, such as community art, sports fields, and a walking/bike path.	



Chapter 10 TFN Public Input		
Objectives	Polices	Further Investigation
• To strengthen communication between TFN members, non member residents, and other governments in the overall land use and development process. • To create a transparent and engaging public process for development at TFN that addresses the needs of both TFN and non TFN members.	• TFN will create a community consultation process for amendments to the land use plan, zoning, and related land use matters. • Developers will be expected to provide a flow of relevant information to TFN members regarding development proposals at TFN. • TFN will ensure that non TFN members are consulted with in respect of land use matters that directly and significantly impact them.	

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TSAWWASSEN FIRST NATION

Appendix 2

**Land Use Plan Engagement Summary:
Members Input**



Topic: Vision Update		
What We Heard	Response & Rationale	What We Propose
Members provided input during the Honouring Our Ancestors Charter process and confirmed language, culture, and healing as the essential foundational pillars for TFN's seven-generation visionary framework. At the 2023 and 2024 Members' Gatherings, further ideas were discussed regarding a 2050 vision. Most of these ideas are included in the 2009 Land Use Plan vision already. Additional priorities raised include increasing land base and additional facilities and services. Repeatedly mentioned value areas include Culture (art, language, tradition), Care/Conservation (nature preservation, environmental impact control), and Community (safety, housing choices and security, well-served).	Since Treaty TFN has made significant progress following the 2009 Land Use Plan vision. The Members' input is also consistent with this vision. Reflecting the Honouring Our Ancestors visionary framework, the Land Use Plan vision update will be summarized through the three core values and include additional priority items raised by Members.	Continue the land use pattern as set up in 2009, and plan for land relationships with further connection to three core values: Culture, Care, and Community.

Topic: Industrial Waterfront Parcel		
What We Heard	Response & Rationale	What We Propose
Participating Members have mixed preferences on designation: Growth Area (38%); Community Area (38%), Industrial (13%), and others including both Growth and Community, both Growth and Industrial, and ecological area. Thoughts about community uses, housing near industrial, loss of industrial land, and ecological protection were also shared. • Like Growth Area designation due to the flexibility and time allowed for further studies for community to decide future uses. • Like Community Area designation due to Member uses and Member access to waterfront. Would like to prioritize single family and duplex turnkey housing developments, would like to see Member uses and commercial event spaces. • Like distribution/logistic warehouse use here. • Keep it natural ecological area no development, it is an important bird site and a good site for hunting. Plant cedar trees, maintain a buffer.	Further studies and consultation would help identify balanced land use options reflecting future development and protection opportunities and Members' needs.	Keep the Industrial land use designation, identify waterfront as a Study Area in the Land Use Plan, for consideration in more detail at Secondary Plan's level.



What We Heard	Response & Rationale	What We Propose
- Concerns about housing development near Delta Port, health risk, potential pollution, size of berm, and land value cost. - Concern about electrical infrastructure for Industrial development. - Long term benefit over short term transactional benefit. Financial considerations should not always take priority.		

Topic: 13-Acre Parcel		
What We Heard	Response & Rationale	What We Propose
Participating Members have half and half split preferences on designation of Growth Area and Community Area. Members shared ideas of uses on this parcel including community uses, residential, cemetery, business and industrial uses, and residential use transition to adjacent agricultural. 'Growth area' provides flexibility for future uses. - Keep the site for community uses because it is close to Falcon Way, and Members and future generations need housing. It is an important piece of the Treaty. - Suggested community uses include mixed-use incorporating market rentals, TFN facilities with member housing (potentially an apartment), park and buffers. - Consider encompassing residential with agriculture. - Ensure proper setbacks between member homes and industrial lands. Create buffers with cedar trees between 13-acre parcel and cemetery. - Some have concerns about living beside cemetery, while others support housing near cemetery site. - If Member housing needs are all fully covered then could use for something else including industrial. - This parcel is tax exempt for member businesses. It can accommodate commercial, housing or even industrial uses. - I don't know what the impacts of Industrial/ Commercial/ Residential uses are. What's the harm in leaving the parcel as is? 'Family before revenue' should be the driving principle.	Keep the former reserve land for Members use. Further studies and consultation will help address Members' needs and identify future uses.	Include this parcel in the TFN Community Area land use designation, also identify it as a Study Area in the Land Use Plan, to allow further studies at Secondary Plan's level.



Topic: Managed Forest

What We Heard	Response & Rationale	What We Propose
Between the three location options, Option 1 the 2009 LUP location north of the Tsawwassen Commons parcel, Option 2 Brunswick Point Lands, and Option 3 beside the community farm (further north adjacent to Option 3), almost half of the participating Members selected Option 2, the rest (51%) preferred Option 1 or Option 3, or both. There is a concern that the forest area adjacent to the urban center may attract homeless people. Members support the Managed Forest use and would like to see more cedar trees, medicinal plants, hunting zones, wetlands and green spaces. • Brunswick Point is far away from the community and the other two options are preferred because it is close to the community. The Brunswick Point area is a large area and will be expensive to install an irrigation system and prepare it for this use. From cross the delta port causeway wetlands can't be created and used for continuous flow of water to marsh lands. There is also a concern that coal trains bring in coal dust. • Review history of soil deposit and quality of land to decide which option has more economic and environmental benefits. Where possible forest not to be at the same location if the land is good for farming. • Ensure enough space for community farm expansion. • Include more trees, cedar plants, medicinal plants. Forested area to include hunting zone to allow for Member hunting and gathering; to be close to water especially for bird sanctuary; to be near a quiet area, not near highway. • Forest is beneficial for eagles and will help decrease their electrical accidents in the area. • Forest area would support stormwater runoff. • Green spaces and housing for members are top priorities. • Concerns on forest area near urban center as it may attract homeless people.	The 2021 Agricultural Capacity/ Soil Assessment identified same level of agricultural capacity (Class 4) between these three areas. Considerations on general location and key components/ functions of future Managed Forest will be included in the Land Use Plan.	Shift the Managed Forest location further north to include a portion of the community farm parcel and away from the mixed-use area. Keep the agriculture land use designation and identify it as an Action Area for the Managed Forest project.



Topic: Culture, History, Art

What We Heard	Response & Rationale	What We Propose
• Protect history. • “This is where our ancestors walked.” • Live like our ancestors where possible. • Culture is a number of things, not just carving or art. Ensure Tsawwassen is thriving and allowed to thrive. • Every Member has roles, and make sure all Members are thought of. • Educating the younger generations about how to protect the lineage and keeping in what’s important. • Awareness/Education programs for residents to avoid cultural disregard. • Respect the rules and culture. • Place information boards. • Restore the bluff spring which is culturally important. We go there to get strength and get ready for whatever we do. It is good for songs, drumming and dancing, for spiritual healing. We used to have Long House singing there. • More TFN Flags attached to streetlights. • Roads with more interactive spots. • LGBTQIA + Crosswalk. • Cultural Centre/Tsatsu Shores vacant area for cultural, tourism, and hotel use in future. Ideas for tourism development in the Tsatsu Shore vacant area like a mini Steveston: high class restaurant, docks, vendor licenses, wooden boardwalk to showcase culture, information centre, Tsawwassen trading center - selling art, carving canoe on dock, short term mooring for TFN Fisherman to sell seafood at the dock. It must be financially feasible, and members will take pride.	Members value culture and ancestral way of life; they emphasized the importance of education on culture and history and incorporating artworks and interpretation in development.	Include a brief TFN history in the land use plan, along with stories of ancestors and traditions where appropriate, to enhance cultural awareness. Identify the Tsawwassen Beach vacant land area as an Action Area for the future Cultural Centre project. Incorporate cultural awareness, education, and artwork into relevant land use policies.



Topic: Road, Traffic, Parking

What We Heard	Response & Rationale	What We Propose
- Road safety, traffic and speeding Issues. Suggest stricter enforcement and more traffic control, possibly speed cameras, speed bumps. - Parking signages should include enforcement details to strengthen compliance. - Improve walkability and transit to services in the Member area. - Ensure integrity of Tsawwassen Drive remains. - EV Charging station for Members. - Sufficient parking spaces.	Members would like to see more attention on road safety, walkability, transit, parking capacity, and Tsawwassen Drive.	Include in relevant land use policies (e.g., under Infrastructure and Transportation)

Topic: Facilities

What We Heard	Response & Rationale	What We Propose
- Off leash Dog Park. - Future Recreational centre (indoor pool, fields, indoor/outdoor courts). Boat Launch to be where there is direct ocean access to save time and fuel for members and making it easily accessible. - Boat mooring, fishing in Brunswick Point, River Road area - We need healthcare facilities. - Consider activities/facilities for middle aged adults. All activities are for youth and Elders.	An off-leash dog park project is currently underway. Include consideration of the facilities mentioned in the land use plan where appropriate.	Include in relevant land use policies (e.g., under TFN Community Area, Mixed Use Area, and/or additional land base)

Topic: Nature, Environment, Conservation

What We Heard	Response & Rationale	What We Propose
- Foreshore: - Designate the entire foreshore area and the water as protected area. - Protect the foreshore as cultural area. - Marsh lands to be protected and rejuvenated. - More foreshore observation points. Viewing platform not on marsh land could be in Managed Forest area. - Preference for dyke area to remain member-focused. - Preserve the clean beach around Tsatsu Shores.	Members highly value and enjoy the natural environment on TFN land. Care and conservation are core values emphasized by members.	Identify tidal marshes and bluffs as protected areas. Include these suggestions in relevant land use policies.



What We Heard	Response & Rationale	What We Propose
• A member only beach access. • Stricter enforcement on fire, garbage and off-leash animals on the foreshore and Tsawwassen Drive, to protect natural features and plants/animals along foreshore area. Enjoy nature and ancestors. • Have places to sit and enjoy the environment, places to sit at the farm. • Benches and Picnic tables in Managed Forest area. • Natural environment is important. Protect Habitat (Deer + Marmots), protect the healing plants area. • Mentioned loss of berry bushes and trees. • Concerned with the BC Ferries oil spill, hitting whale. • Ensure sustainably utilizing the ditches, active species in ditches have been found. • The LUP objectives should address climate change.		

Topic: Community, Development, Housing		
What We Heard	Response & Rationale	What We Propose
• Community building and pride: "Our Nation is building our community" Concerns raised about maintaining community character amidst population growth. • People moving here (including Members living on lands for the first time) do not understand the values we grew up with. • Concerns about people walking through mortuary sites, & scavenging archaeology sites. • Respect and advocate for Tsawwassen rules, need increased visibility of bylaw and police. • Maintain privacy along Tsawwassen Drive. • Too much change too fast, development will bring more people. • Take a step back from big developments and NO to high-rises and prefer only single family, duplex, townhouse form of development. • Housing Comments: • Few options for members with growing families and currently not a lot of options for young generations. • Difficult to get mortgages. • Financial literacy programs. • Suggest going forward with single family and duplex turnkey projects.	Members would like to maintain community character and strengthen regulation compliance. They also need TFN support on housing choices and security.	Include the suggestions in relevant land use policies (e.g., under Village Area and Neighbourhood Area).

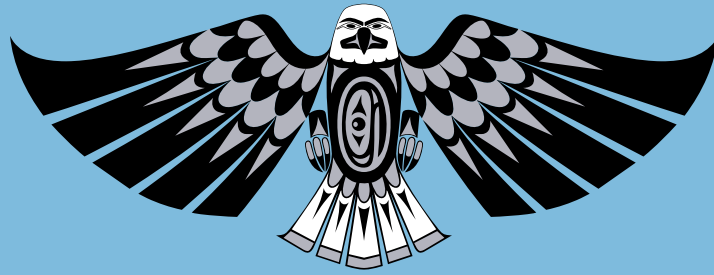


Topic: Industrial Lands

What We Heard	Response & Rationale	What We Propose
• Finding balance in the principles of what nation wants and to ensure going forward there is potential for economic development. • Need clearer ideas including detailed pros and cons of industrial development. • Preference expressed for industrial areas to remain quiet. • Tradeoffs between community needs and economic development.	Members support balanced economic development with community needs and prefer a quiet environment.	Identify the need for a new secondary plan – Employment and Industrial Lands Master Plan

Topic: Agricultural Lands

What We Heard	Response & Rationale	What We Propose
• Move outside of ALR. We need to have a say on regulating our agricultural lands. Protect lands for hunting, forest, and farm, as well look at uses with financial benefit (e.g.: cannabis/ greenhouse). • Appreciation for the community farm activities. • Concerns on Greenhouses light pollution (Delta's greenhouse) • The new barn in the community farm should have a second floor with a café with views to the Mountain. • Brunswick Point Lands: • Consider hunting, hobby farms, planting vegetables and berries for production and sale. • Explore possibilities of a golf course with trees surrounding the parcel boundary and large lot houses around. • Collaboration with Musqueam providing servicing to their lot.	Members want to take control of our agricultural lands, protect farm and hunting activities, consider financial benefits, and explore growth opportunities of Brunswick Point lands.	Identify the agricultural land adjacent to Port as a Study Area to be considered in more detail at the secondary plan level. The future Brunswick Point Lands Growth Plan will include this area.



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TSAWWASSEN FIRST NATION

Appendix 3

Community Vote Results
October 10, 2025

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Tsawwassen First Nation Membership Vote:
Land Use Plan Amendments

STATEMENT OF THE VOTES

I, GRAEME DREW, Election Officer responsible for the recent membership vote of the Tsawwassen First Nation to amend its Land Use Plan, DO SOLEMNLY DECLARE THAT:

1. I or a designate was present at the Tsawwassen First Nation community meeting on Saturday, September 27, 2025, when Eligible Voters of the Tsawwassen First Nation voted on proposed amendments to the Tsawwassen First Nation Land Use Plan in accordance with the Tsawwassen First Nation Land Use Planning and Development Act (2009).
2. The number of names on the final List of Voters was 386.
3. The results of the ballot count for the aforementioned Ratification Vote are as follows:
 - a. 39 in-person ballots were cast
 - b. 15 remote (online) ballots were cast
 - c. 0 ballots were spoiled
 - d. 0 ballots were rejected
 - e. 53 ballots were marked "YES" for the Ballot Question
 - f. 1 ballot was marked "NO" for the Ballot Question.
4. The proposed amendments to the Tsawwassen First Nation Land Use Plan were approved by the majority of Eligible Voters casting a ballot and the minimum number of Eligible Voters required to participate in the community meeting and cast a ballot was met.

Graeme Drew, Election Officer

Dated Friday, October 10, 2025



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