

COUNCIL'S CORNER

The following are decisions that Executive Council made in December 2013.

In 2014 Executive Council will begin weekly updates in the Community Notice.

Executive Council is happy to announce that they will be inviting TFN Members to join them for quarterly 'Coffee with Council', stay tuned for more details.



Councillor Ken Baird, Chief Bryce Williams, Councillor Tony Jacobs, Councillor Louise Ahlm and Councillor Laura Cassidy

Commercial Crab License Opportunities for 2013

Staff have identified several crab licenses currently for sale. To increase TFN's license amounts, and EC and the EC and the Natural Resources Advisory Committee are continuing to advise on the purchase of these potential licenses.

Development Permit Areas Regulation

Executive Council repealed the *2009 Development Permit Area Regulation* and replaced it in its entirety with the updated *Development Permit Area Regulation*.

Tsawwassen Mills & Commons Environmental Development Permit

Executive Council approved the issuance of an Environmental Protection Development Permit to Tsawwassen Mills and Tsawwassen Commons.

Tsawwassen Shores (Aquilini) Final Rezoning for Subdivision

Executive Council approved the following zones:

SF1 Zone – Single Family with Lane (308m²) Residential

SF2 Zone – Single Family without Lane (330m²) Residential

Executive Council approved the proposed amendments to Schedule B of Zoning Regulations, which amend the zoning designation of the subject lands from E1 Enterprise Zone to SF1 Single Family with Lane, SF2 Single Family without Lane, and P1 Open Space and Park.

Executive Council passed an order, thereby directing Administration to amend the *Zoning Regulations*

Soil Stability and Land Fill Development Permit for Aquilini

Executive Council approved a Soil Stability and Land Fill Development Permit for the Phase 1 A development site to Aquilini Development and Construction Inc. and TFSI Partnership Ltd.

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Tsawwassen Shores (Aquilini) Environmental Development Permit for Aquilini

Executive Council approved issuing an Environmental Protection Development Permit for the Phase 1 A development site

Agreements with Ministry of Transportation Infrastructure (MOTI), Ivanhoe Cambridge (IC), Tsawwassen Development Power Centre Limited Partnership (TDPC) & registration of MOTI No Occupancy Covenant

Executive Council approved the following:

1. Subdivision Plan EPP33842 for the Commercial Lands, to be signed by TFN as owner and Access Easement over Lot 1 in favour of Lots 2 and 3.
2. TFN Proposed Mixed Use Development – Development Agreement - Highway 17 Improvements between TFN, MOTI, IC and TDPC
3. Registration of the MOTI No Occupancy Covenant on TFN Commercial Lands
4. Development Works Agreement Term Sheet between TFN, IC and TDPC
5. Works and Services Agreement between TFN, IC and TDPC
6. Phased Development Agreement between TFN and TDPC, which protects zoning currently in place for the Agreement area (the Power Centre area) to enable phasing to proceed on that project.

Approval of MOTI Application of Section 219 Covenant

Executive Council approved BC Ministry of Transportation's application for a Section 219 No Occupancy covenant interest in Tsawwassen Public Lands. The No Occupancy covenant will go on the Commercial Lands properties, and will ensure that work on the highways is complete prior to allowing occupancy of the commercial lands.

Spring 2014 Session of the Tsawwassen Legislature

Executive Council calls the Tsawwassen Legislature into Session on Wednesday, February 12th 2014 and run, as required, until approximately until Thursday, March 20, 2014.

Information Items

- Ministry of Transportation and Infrastructure (MoTI) District Office Art – MoTI's District Office is dedicating a boardroom in recognition of TFN, TFN will be providing a piece of art for the boardroom.
- Project to redesign TFN website – target date for new site to go live is February 2014, and EC will review the proposed website design in January 2014.

Brunswick Point 'Wedge Parcel' – reply to BC

EC approved a letter to go to BC regarding the Brunswick Point 'Wedge Parcel'

Final Approval of TFN Offsite Levies Regulation

Executive Council approved amendments to the *Offsite Levies Regulation* to increase offsite levies as well as amendments to accommodate prepayment and repayment provisions in the Development Works Agreement

COUNCIL'S CORNER CONTINUED

Integrated Rainwater Management Plan (IRMP)

Executive Council adopted the IRMP final draft report dated November 29, 2013 as a policy guide to TFN in the development of sustainable rainwater management system for the community.

Amendments to Subdivision & Development Regulation and Consolidated Planning and Development Application Fees Regulation

Executive Council amended the *Subdivision and Development Regulation* and *Consolidated Planning and Development Application Fees Regulation*.

Final Approval of Development Works Agreement

EC authorized the Chief and CAO to execute the Development Works Agreement once finalized, provided its terms are in accordance with the Term Sheet approved by EC on December 4th

TFN's Investment Risk Profile

Executive Council received a presentation from Greystone on TFN's current investment portfolios and will meet with Greystone in the new year to discuss recommended adjustments.

Tsawwassen Mills & Commons Commercial Mixed Use Development Permit

EC accepted the proposed process for issuance of a Commercial Mixed Use Development Permit in a 4 part permit process, as the development is constructed.

Long Term Agricultural Land Leases

EC direct Administration to finalize long term agricultural lease agreements as follows:

1. enter into a 25 year lease arrangement with Bow Chong Farms for Lease Area 1A
2. enter into a 25 year lease arrangement with Felix Farms Ltd for Lease Area 2
3. enter into a 25 year lease arrangement with Fraserland Farms for Boundary Bay Lease Area

EC requested a media event to highlight TFN's commitment to the local farming community.

Amendment to the Consolidated Public Lands Availability Regulation

EC amended the *Consolidated Public Lands Availability Regulation*

Approval of Ivanhoe Cambridge (IC) Lease Application

Executive Council approved Ivanhoe Cambridge's application for a leasehold interest in TFN Lands in accordance with the *Land Act*.

Transfer of Land approval to Commercial Lands Corporation in return for Shares

Executive Council approved the transfer of Lots 1, 2 and 3, the "Commercial Lands" to TFN Commercial Lands Corporation in return for shares in the capital of the Corporation. This approval will ensure that TFN is able to effect the necessary transfers to close on the commercial lands transaction



COUNCIL'S CORNER CONTINUED

Ministry of Transportation and Infrastructure (MOTI) Statutory Right of Way (application, order to approve)

EC approved the disposition of a statutory right-of-way interest in the TFN lands for MoTI in accordance with the requirements under the TFN *Land Act*. This application was approved for drainage purposes that are related to work Ivanhoe Cambridge is doing with MOTI.

Technical Amendment to Sign Regulation

Executive Council amended the *Sign Regulation*. The effect of the amendment is that the regulations for signage would apply to new zones created recently as a result of rezonings.

Space for TFN Artists (Carving Shed)

EC recognize the need for TFN artisans to have a space to create carving and other works related to the Ivanhoe Cambridge site. In the New Year a survey of 'short-term' alternatives will be conducted to examine suitability for a temporary carving space. If one of the alternatives is workable, then staff will work with artists, to ensure the space can be used by early spring.

At the same time, EC direct staff to look into location feasibility options and that a detailed budget and timeline be developed for a purpose-built carving and cultural space. The design would ensure that the facility could be moved if at some point a more suitable permanent location becomes available.

Internal TFN Road Analysis

In October 2010 TFN retained consultants Bunt and Associates to assess the transportation requirements of TFN based on the Land Use Plan, the Residential / Commercial Enterprise Neighbourhood Plan, and known development projects at the time. The intent of the plan is to consider all transportation planning needs for the growing TFN community, including things such as transit, vehicle movement, cycling, and pedestrian network. EC adopted the final Internal TFN Road Analysis report dated December 5, 2013 as a policy guide to TFN in the development of a transportation system for the community.

PDG Updated Land Lease Application & Order

EC approved Property Development Group's (PDG) application for a leasehold interest in TFN Lands in the name of their holding entity Tsawwassen Development Power Centre Limited Partnership

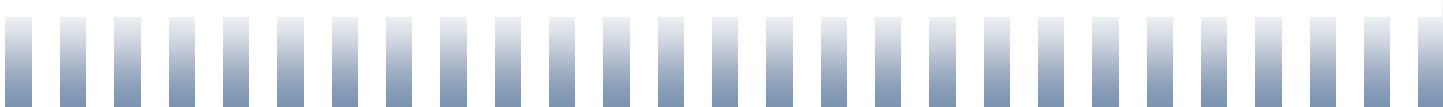
Rec Centre Kitchen Rental

EC elected not to lease the rec centre or rec centre kitchen to member companies, preferring to ensure it remains used and available for programming and for community events.

Specific Claims Activity

Tsawwassen has submitted a number of specific claim funding requests to research specific land claims that were not part of the land claim settlement of our Treaty.

EC authorizes continued work by Donovan & Co and the Specific Claims Research Centre in respect of Specific Claims of TFN, and authorize a request for continued funding to Aboriginal Affairs and Northern Development Canada, and permit the above law firms to access TFN related records in order to continue this research.



COUNCIL'S CORNER CONTINUED

Preliminary Report on Rezoning Amendment for STP Site

In 2013 Executive Council made a decision to move forward with developing a sewage treatment plant. Subsequently approval was provided to move forward with preloading a site in the industrial lands for the purpose of building a sewage treatment plant, and a contract with Maple Reinders to construct the plant was later finalized.

At present, the Industrial I1 Zone does not explicitly permit a sewage treatment plant type use. Therefore, a sewage treatment plant is not currently permitted in the I1 Zone. In order to receive a building permit, the zoning requires amendments to allow for a sewage treatment plant.

EC directs Administration to forward the zoning amendment proposal to add a Utilities use to the Industrial I1 Zone to consultation according to the requirements set out in the *Land Use Planning and Development Act*.

Amendment to the Executive Council Rules and Procedures Manual

EC amended the Executive Council Rules and Procedures Manual to expressly permit decisions to be made via e-mail in circumstances where a matter is urgent and does not require substantive review.

Information

- Youth Diversion Program Meeting – Staff and the Delta Liaison Officer intend to hold a community consultation meeting regarding the process, direction and available measures that could be utilized in a youth diversion program operated by TFN. This initiative will support the current programs in place and provide a holistic alternative to the criminal justice system for at risk TFN youth.

Copies of TFN Regulations are available on the TFN website www.tsawwassenfirstnation.com. Policies and Regulation are available by request from staff at (604) 943-2112.



TFN LAND AERIAL COPYRIGHT TO TYLER GARNHAM