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TSAWWASSEN FIRST NATION



TFN Community Area Plan

Adopted: March 9, 2021
Amended to: May 14, 2024

TFN Community Area Plan

1. Purpose

The purpose of this Plan is to set out the principles applicable to planning and regulation with respect to the TFN Community Area indicated on *Schedule 1*.

Section 4.1 of the TFN Land Use Plan states “the intent of the TFN Community designation is to provide sufficient land to enable present and future generations of TFN members to live near the water in their ancestral home.”

For clarity, the “Community Housing Area” referenced in various planning studies means “TFN Community” as identified in the Land Use Plan. This designated area is referred to as “TFN Community Area” in this Plan.

The purpose of the TFN Community Area, consistent with the Land Use Plan vision, is to:

- protect and preserve lands near the water including both TFN Government and TFN Member owned lands for member housing and TFN facilities use,
- allow the flexibility to decide on housing form, density and design, and
- manage development and redevelopment through restricting long-term leases to Members. (*Non-members can rent a building and reside in this area through short-term lease only.*)

2. The Boundary

The “TFN Community Area” boundary (*Schedule 1*) is based on the shared boundary lines between the TFN Community Area, Neighbourhood Plan Areas, and property parcel lines. Reflecting the desire to protect waterfront land for member housing and TFN public facilities, the updated TFN Community Area also includes the Land Use Plan designated Tidal Marsh area, South Neighbourhood Plan TFN Member occupied residential areas and TFN owned waterfront and park areas.

Schedule 1 shows the adopted TFN Community Area boundary. The total area of the TFN Community Area is approximately 162 ha. (400 acres), including 50 ha. (123 acres) of land north of Highway 17, 29 ha. (73 acres) of land south of Highway 17, and 83 ha. (204 acres) of Tidal Marsh.

Upon adoption of the TFN Community Area boundary, the Neighbourhood Plan Area boundary will be updated to match the shared boundary lines.

3. Amendment to the TFN Community Area Boundary and Plan

Changes to the TFN Community Area boundary, if do not follow the general boundary line of the TFN Community designation in the Land Use Plan, will require a Land Use Plan amendment pursuant to the *TFN Land Use Planning and Development Act*. If a proposed boundary change is approved, the corresponding TFN Community Area Plan amendment may be approved by Executive Council.

A proposed amendment to the Plan without a boundary change that conflicts with the general boundary line of the TFN Community Housing designation in the Land Use Plan requires the same amendment process that is used to consider Zoning Regulation amendments.

Boundary changes for removing property parcels from the TFN Community Area will not be considered for five years from the date this Plan comes into effect.

4. Land Tenure

To preserve the TFN Community Area for TFN Member use, parcels identified in the TFN Community Area cannot be leased to non-Members for terms longer than two years.

5. Land Use

The lands within the TFN Community Area are intended for Member housing use and TFN facilities where services are provided to TFN Members (and, in some cases, leaseholders). The Land Use Plan envisions quiet, pedestrian friendly streets, parks and trails for TFN Members in this area.

- Residential
A mix of housing is envisaged including single family, townhomes, low-rise apartments (up to three or four stories) and assisted living for Elders.
- Institutional
A wide range of services will be within a short walk of home.
- Parks and Open Spaces
The tidal marsh area and TFN parks within the TFN Community Area provide open spaces close to Member homes. There is no requirement for provision of park land or payment for park purposes for member housing development within the TFN Community Area.

6. Site Servicing

Site servicing considerations within the TFN Community Area include the following:

- New lots (fee-simple or strata) will be serviced and have road access. In some cases, new buildings constructed on existing lots may also require access and servicing reviews.
- It is strongly preferred that sanitary collection systems are owned and operated by TFN outside of strata development limits, and within strata limits when the system services lands external to the strata.
- It is strongly preferred that potable water supply systems are owned by TFN within strata developments, but never within lots (either single family or apartment type development).
- It is preferred that drainage systems are owned by TFN where the system conveys drainage from any lots beyond the subject lot of an application, or from TFN public lands or roads. Land encumbrances may be required.
- Third party utilities (electrical, telephone, cable, gas) for all new development are required to be installed underground, unless otherwise approved through a permitting process that approves a variance to the Subdivision and Development Regulation.
- The TFN Community Area is currently served by a TFN-owned water distribution system and a TFN owned sanitary collection and conveyance system. Extensions and alterations of these systems will be required over time to support new development.
- Extensions of the water system will include new watermains, service connections to dwellings, and fire hydrants to provide satisfactory fire protection.
- Extensions of the sanitary system will include new gravity mains, and service connections to dwellings and upgrades. Replacements of existing sanitary pump stations will be needed over time. Replacement may be required because development density increases, or because the pump life is reached. Given that a modest pace of growth is expected, pump replacements

caused by life cycle should consider increasing density as part of any planned replacement program.

- Existing drainage systems within the TFN Community Area are generally poorly defined networks of ditches and low-lying areas that are hard to discern, rather than formal ditches or piped sewer systems. The exception to this is areas immediately adjacent to the Brandrith and Salish Sea Drive ditch, and areas immediately adjacent to Tsawwassen Shores. These areas are better defined because large ditches exist, or urban drainage systems including pipe and defined ditches have been constructed recently. As new homes are constructed, additional defined drainage systems will be important to protecting housing from flooding. Land encumbrances may be required.
- New homes will be constructed at elevations required by the TFN Development Permit Area Regulation. Restrictive covenants may be applied to the land to ensure construction is to flood protection levels.
- Lighting systems should be installed to ensure public safety while containing lighting within parent land parcels.

7. Design Guidelines

Design guidelines are intended to address issues of urban design, buildings, landscape & open space, materials, furnishings, finishes and colour. Guidelines are intended to ensure that the community will be developed with a sense of unity – not uniformity. All pertinent building codes, regulations and other regulatory requirements must be followed.

The general guidelines below address issues pertaining primarily to public land. On private land, the guidelines apply only to areas that are physically or visually accessible to the public.

- **Variety of Housing Forms:** age in place options, ground-oriented, detached and attached units for all ages and stages of life.
- **Promote affordable housing** (non-market housing options) as well supporting facilities, to encourage off-lands members to return to lands. Flexibility to align the changing needs of a family.
- **Promote Complete Streets:** using best practices to achieve areas that function like extended yards within the Community Housing Area.
- **Enhance Connectivity:** safe pedestrian connections/trails, multi-modal transportation, bike lane and bus shelters within walking distance.
- **Sustainability:** respect for Mother Earth, environment-friendly building design, incorporate renewable energy, design for low environmental impact, resilience to climate change, etc. The landscape, public realm and built form visibly demonstrate sustainability and provide opportunities for education and growth.
- **Adaptability:** design with future in mind, Elder-friendly (universal accessibility) and create experiences ongoing evolution (living document).
- **Achieve Healthy community:** community park, multi-modal mobility and access to promote better health for all the members.

- **Safety for all:** eyes on the street approach; enhance community livability, sense of belonging and safety, i.e. safe gathering spaces like the Falcon Way Community park. foster a sense of belonging, encourage social interaction, unity and create an accessible, inclusive, stimulating environment for all TFN members.
- **Harmony:** compatibility with adjacent uses, existing character and integrated approach with other initiatives/projects and the environment; compatibility with internal spaces, relationship between built and unbuilt spaces.
- **Unique Streetscape:** design and landscape elements to reflect the Coast Salish culture and values. Include a culturally sensitive public realm (focusing on synergies, distinctiveness, and differences) offering a thriving urban culture that is both remarkable and unique.



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Schedule 1 – TFN Community Area



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 TSAWWASSEN FIRST NATION

Legend

- TFN Community Area Boundary
- Residential and Institutional Lands
- Parks & Open Spaces
- Parcel Boundary

Scale: 1:10,000
 (When plotted at 17"x11")

