



scəwəθən məsteyəx^w

TSAWWASSEN FIRST NATION

Land Use Plan

ʔi ct scəwəθən təməx^w Our Tsawwassen Lands



October 21, 2025

stiʔwiʔət

Prayer

ʔi teʔ tiwiʔət

ʔa cicət siʔem

xʷiʔəneʔ ʔa tə sʔant stiwiʔət

či:θamə ʔəw ʔi mɪstəlxʷ sqəqip

xiʔlemətalxʷ tənəʔ weyal

tθixʷəm čxʷ ʔi čewətalxʷ 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 scəwáθən 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 Culture, Care, and Community, and guided by the spirit of nəčəʔmat – 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 x̣wəliẉ ənstəx̣w k' ẉθə syáẉ éḥ əł 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 qə O'siem!

Laura Cassidy

Chief

Tsawwassen First Nation

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 to 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 *nəčəʔmat* that truly reflects Tsawwassen's vision and values in present and future.

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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:

- **nə́čəʔmát** : Work together as one
- **tatəlwí: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:

- **syáθəs** (Culture): Tsawwassen people take pride in, and our residents respect Tsawwassen culture, traditions and stories. Coast Salish art and hə́ŋqəmiŋə́m 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-served 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:

- 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 scə́waθən cultural roots and advance economic development opportunities; and

- Strategic investment in specialized expertise to mitigate risks and enable the adoption of best practices.

Policy Items

Objectives and Policies in the 2025 Land Use Plan include the following:

TFN Community Area (consists of 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.
- 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.

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.

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.

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.

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.
- Implement the agricultural business plan.
- Establish TFN's managed forest.

- Develop a Brunswick Point Lands Growth Plan, including detailed study of future use opportunities and development options for the Port Adjacent Area.

Parks, Open Spaces and Blueways:

Objective:

Create culturally meaningful, ecologically resilient, and socially connected spaces that strengthen community wellness and identity, 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.

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.

Infrastructure

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.

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

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 goals. On the journey of Planning for Land Relationships and Land Use on our Tsawwassen Lands, TFN remains a vital and connected part of the regional context through ongoing coordination with neighbouring municipalities, regional agencies, and other First Nations, to align land use decisions, transportation planning, servicing strategies, and environmental initiatives.

1 Introduction

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.

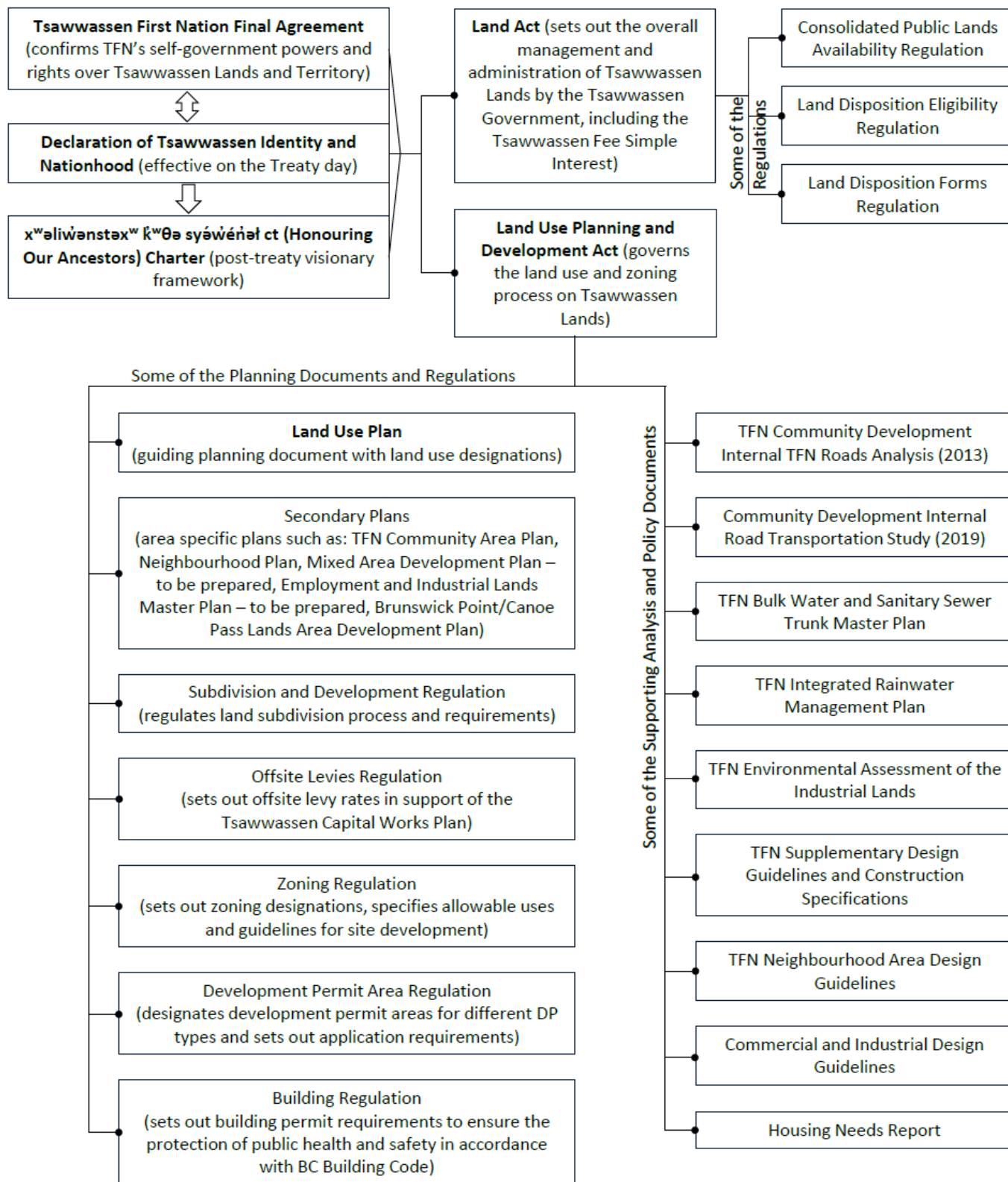


Figure 1: TFN's Planning Structure

1.2 Foundational Principles

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

- **nə́čəʔmát** : Work together as one
- **tatəlwí:ls** : Iterative decision-making
- **səniw** : Rely on member advice, traditional knowledge and best practices

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 hə́nqə́mihə́m 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-served 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.

Insert:

From TFN Members:

"We can't forget who we are along the way" - Andrew Bak

"Our Nation is building our Community" - Elder Ruth Adams

"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" - Jesseca Adams

"It is really a glorious place to live" - Valerie Cross

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 scə́waθən cultural roots and advance economic development opportunities; and
- Strategic investment in specialized expertise to mitigate risks and enable the adoption of best practices.

2 Background

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.

Insert: Ancient Traditional Stories

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.



Legend of Princess Tsawwassa

Princess Tsawwassa is Chief Stetson's daughter, a wise and strong young woman who rises as chief outstanding 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.



Map 1: Tsawwassen Territory Map (to provide)

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 the 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.

Map 2: Tsawwassen Land Base (provided)

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.

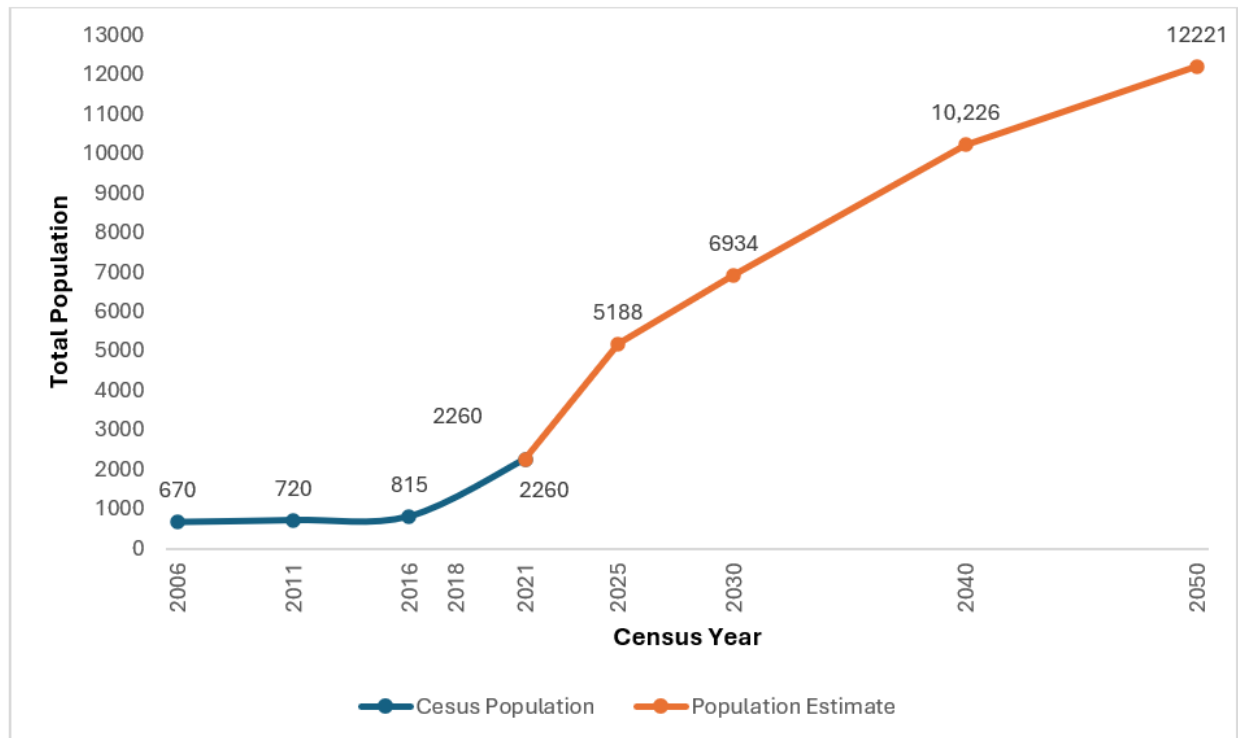


Figure 3: Population on Tsawwassen Lands

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.

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.

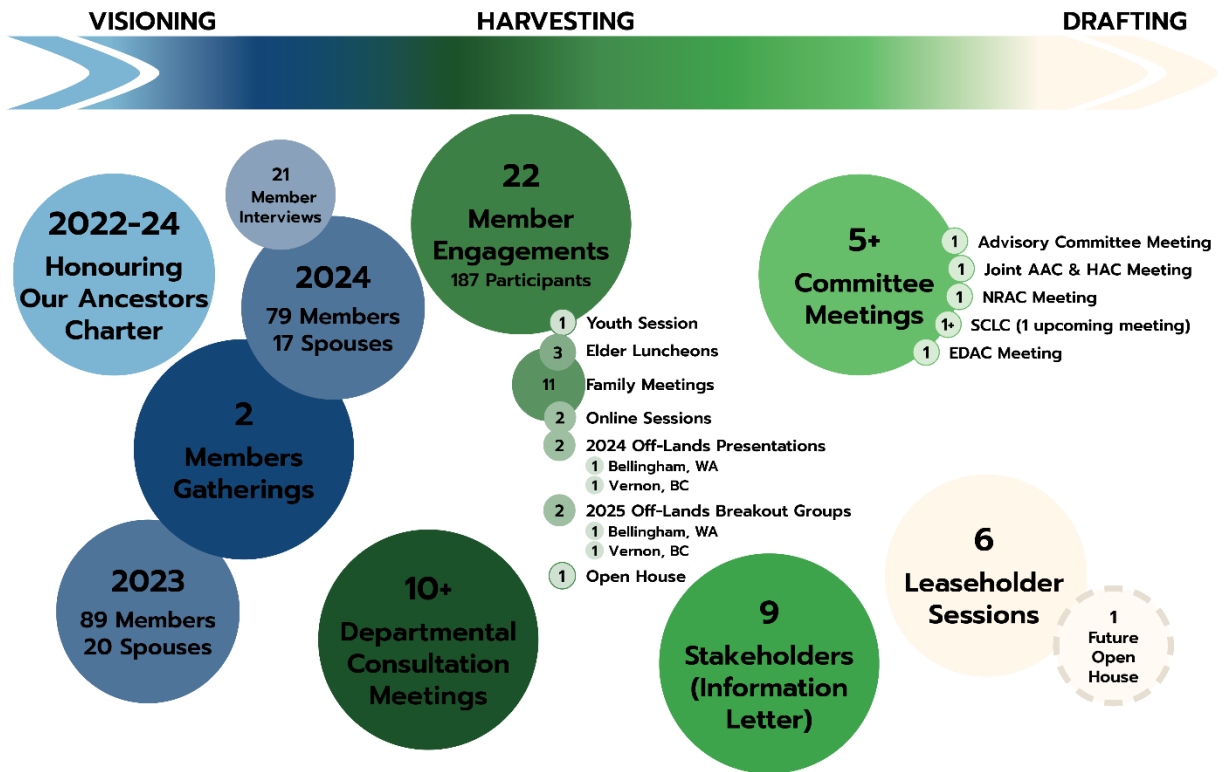
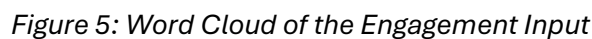


Figure 4: Engagement Sessions

A word cloud was created based on the engagement input, shown in Figure 5. It highlights some of the most common themes and topics. Key themes raised by Members include syáθas Culture, šx^wk^wecxənəm Care and məsteyəx^w 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 scəwaθən cultural roots
- Enhance environmental stewardship
- Foster a thriving TFN community for both Members and leasehold residents



3 Land Use Areas Objectives and Policies

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.
- 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.

Insert: sməqʷaʔ xeł, the Great Blue Heron Way

sməqʷaʔ xeł, 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 xeł embodies TFN's commitment to intergenerational learning, reconciliation, and environmental stewardship.



Bluff

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



Insert:

Canada's Largest Heron Rookery

The Bluff is also a vital sanctuary for the Pacific Great Blue Heron. Around 400 nests, 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

The 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
- Implement the agricultural business plan
- Establish TFN's managed forest
- Develop a Brunswick Point Lands Growth Plan, including detailed study of future use opportunities and development options for the Port Adjacent Area

Insert:

Goatscaping before and after at the Community Farm



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 and identity, 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.

Insert: Water Lots

Through Treaty TFN secured a 99-year lease agreement for two water lots totaling approximately 456 hectares (1,126 acres). Additionally, under a Memorandum of Agreement with the Vancouver Fraser Port Authority (formerly Port Metro Vancouver), TFN has rights to two water lots located on either side of the Roberts Bank Causeway, totaling 451 hectares (1,114 acres). These areas are valued for their ecological functions, cultural uses, and recreational potential. TFN also holds Treaty-protected fishing rights over the waters within its traditional territory.



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.

6 Infrastructure

TFN's key infrastructure, including the TFN Sewage Treatment Plant, trunk sanitary sewers, stormwater trunk systems, pump stations, trunk watermains, 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.

7 Implementation

The implementation of the 2025 Lans 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) 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

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

Insert:

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) 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 comes 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 variety of community uses on this parcel including residential, cemetery, 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 to 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 Port adjacent area would help identify future use opportunities and development options.

7.3 Secondary Plans

Insert Map 4 Secondary Plan Areas (Provided)

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 3 – 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.

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 transit services within and connecting Tsawwassen Lands and to be an integral part of the regional transit network.

On the journey of planning for land relationships and land use on our Tsawwassen Lands, TFN remains a vital and connected part of the regional context through ongoing coordination with neighbouring municipalities, regional agencies, and other First Nations, to align land use decisions, transportation planning, servicing strategies, and environmental initiatives.