

SAVE THE SOUTHLANDS

At the October 24 Forum

65% of Delta citizens opposed any development of the Southlands.

Their opposition is being ignored in the draft IDEAS document.

Instead, these proposed policies will allow the Southlands to be developed!

Please attend and make your voice heard!

| Public Information Meetings | | |
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| Date/ Time | Location | Theme |
| Thurs., March 4, 2010 7:00 pm - 9:30 pm | SD Secondary School 750 - 53 Street Tsawwassen, BC | Town Centre / Housing & Neighbourhoods |
| Tues., March 23, 2010 7:00 pm - 9:30 pm | Pebble Hill Elem. School 246 - 52A Street Tsawwassen, BC | Climate Change / the Environment |
| Thurs., March 25, 2010 7:00 pm - 9:30 pm | English Bluff Elem School 402 English Bluff Road Tsawwassen, BC | Transportation / Parks Recreation and Culture |
| * Wed., March 31, 2010 7:00 pm - 9:30 pm | SD Secondary School 750 - 53 Street Tsawwassen, BC | Agriculture and the Urban-Rural Edge / Future of the Southlands |
| * Tues., April 6, 2010 7:00 pm - 9:30 pm | SD Secondary School 750 - 53 Street Tsawwassen, BC | Agriculture and the Urban-Rural Edge / Future of the Southlands |

**Proposed Changes
to Tsawwassen's
Area Plan**

All of the meetings
are important,
but
the meetings* on
Mar. 31 & April 6
will be about the
Southlands.

Quoting from the Ideas draft document:

"Farmland outside the ALR should be used primarily for farming. Any alternative uses could be permitted, but only if these uses help to financially support improvements to farmland, provide tangible improvements and benefits to agricultural land, and are supportive of long term sustainable agriculture on these lands."

"New and innovative policies supportive of urban agricultural activities could be supported."

"Study Area Designation(s) could be considered for some of the existing agricultural lands to encourage the development of innovative food production / land uses in these areas, if these scenarios can demonstrate tangible, real benefits to agriculture."

These policies are clearly directed at allowing housing development on the Southlands under the guise of preserving some "urban agricultural" content.

These policies will pave the way for Council to alter the OCP and allow Century's development plan to proceed. That will mean at least 1900 housing units on the Southlands.

Other changes contemplated by the IDEAS document include:

- extension of the town centre area
- secondary suites
- a wide-ranging increase in allowable housing density, and
- cancelling the Single Family Residential designation to allow in-fill subdivision and new development.

If adopted, these policies will significantly increase Tsawwassen's population and change the character of this area forever.

There appears to be no justifiable or demonstrated need for radically increasing population here, unless it is to satisfy planning theory, or developers' wishes.

The proposed Southlands development will add thousands of cars to our community. This is in addition to:

- 1,170 new residents of the Tsawwassen Golf Course housing development; and
- plans by the Tsawwassen First Nation to build condos and apartments on 126 acres including the land between the Tsawwassen Golf Course and Tsatsu Shores.

Make your opposition to these proposed changes known. Please attend as many of the Information Meetings as possible, but especially the meetings about [Agriculture and the Urban-Rural Edge/ Future of the Southlands March 31, April 6.](#)