



THE CORPORATION OF DELTA
Official Community Plan

Schedule D

Schedule D.1 Tsawwassen Area Plan

*Schedule “D.1” to “The Corporation of
Delta Official Community Plan Bylaw No.
3950, 1985”*



THE CORPORATION OF DELTA
Official Community Plan

Tsawwassen Area Plan

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I. Introduction

The Tsawwassen Future Land Use Plan forms part of the Schedule.

A. Boundaries for the Plan

The boundaries of the Tsawwassen area for the purpose of this Area Plan are:

North: the northwesterly side of Highway 17, and the north boundary of District Lot 171 (approximately 24th Avenue);

East: the easterly side of 64th Street, and the Boundary Bay shore;

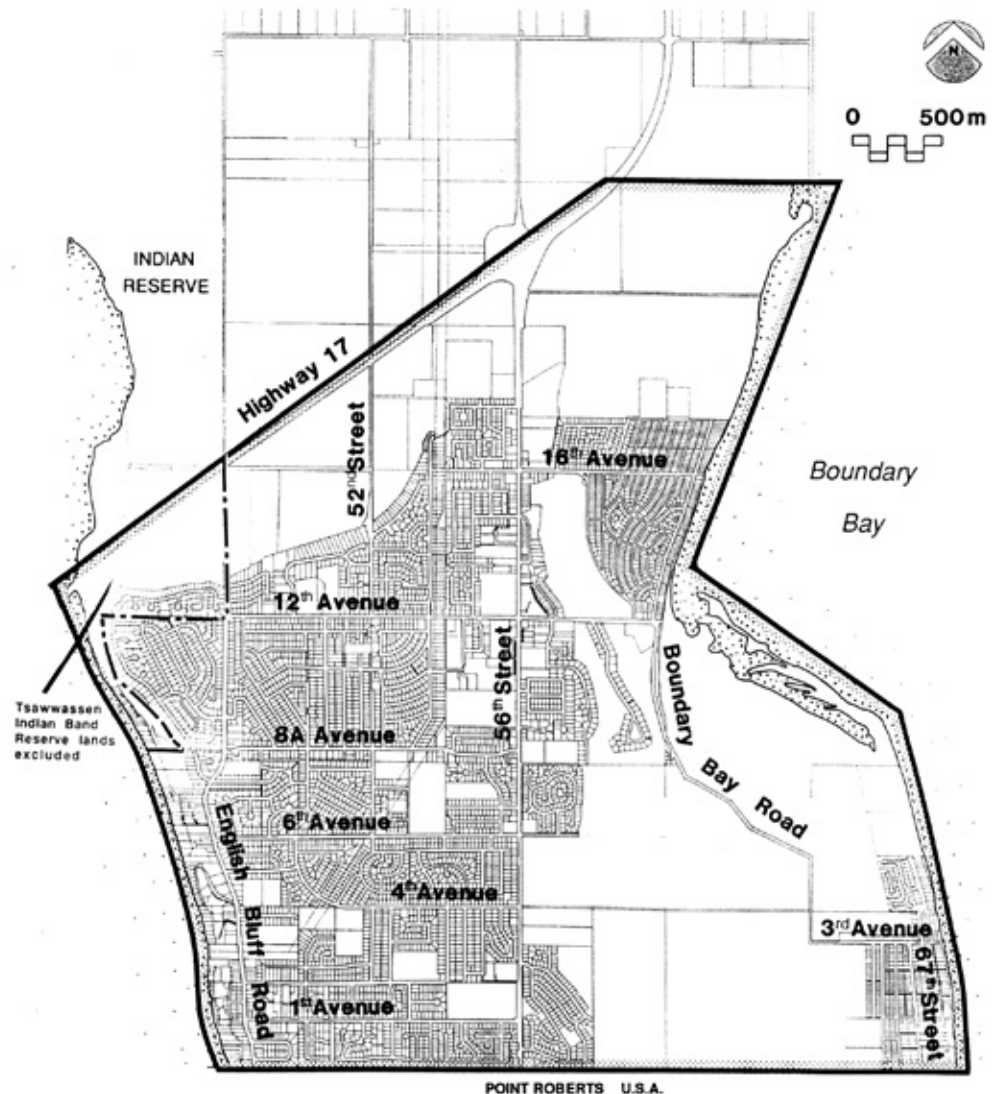
South: the International Border with the United States; and

West: the shore of the Strait of Georgia.

Excluding those lands within the Tsawwassen Indian Band Reserve, and as shown on Figure 1.

This Schedule applies only to the area shown outlined on Figure 1. In the event of any conflict between this Schedule and Schedule 'A', Schedule 'D.1' shall prevail to the extent necessary to resolve this inconsistency.

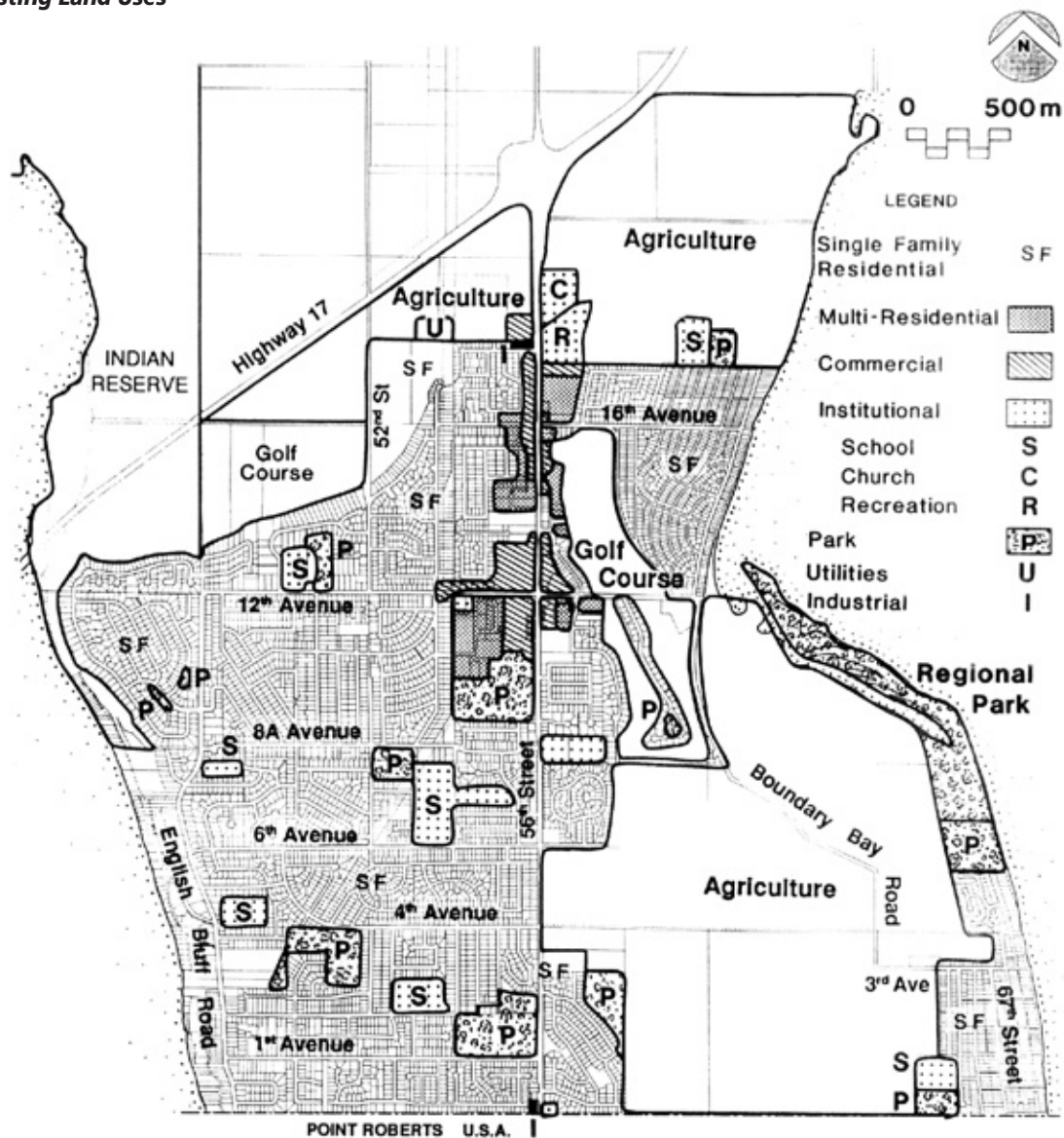
Figure 1. Tsawwassen's Boundaries



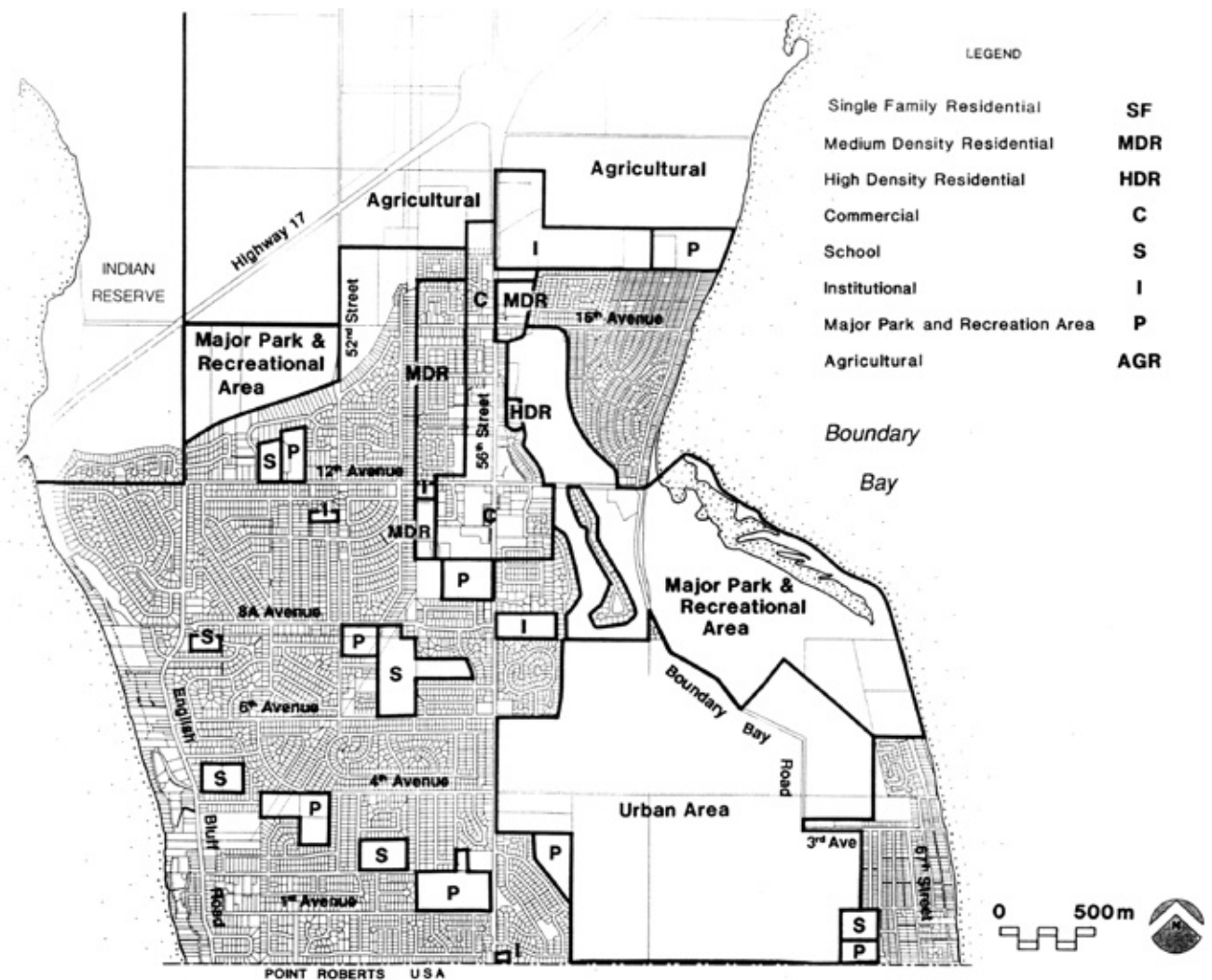
B. Existing Land Uses

Present land uses and designations for lands in the Tsawwassen area are as shown on the maps entitled "Official Community Plan Designations before adoption of the Tsawwassen Area Plan" and "Existing Land Uses".

Existing Land Uses



**Official Community Plan Designations before
adoption of the Tsawwassen Area Plan**



II. Plan Objectives and Policies

A. Community Identity

Objective A.1 . Preserve The Semi-Rural Atmosphere

Preserve the semi-rural atmosphere of Tsawwassen, and protect and promote the identity of Tsawwassen.

Policy A.1: Retain Farming And Open Space

Limit land uses to farming operations and “open space” uses in the areas surrounding the presently developed areas.

Policy A.2: Entrance To Tsawwassen

Create an attractive, welcoming entrance to Tsawwassen.

Policy A.3: Garden Theme Throughout

Create a “garden theme” throughout Tsawwassen to set an image of the community by using vegetation indigenous to the Greater Vancouver region on road rights-of-way and encouraging their use in private developments.

Policy A.4: Recognize And Enhance Neighbourhood Identity

Recognize and enhance the unique neighbourhoods of Tsawwassen to enable people to identify, and associate with, that part of Tsawwassen in which they live.

Policy A.5: Beach Grove and Boundary Bay:

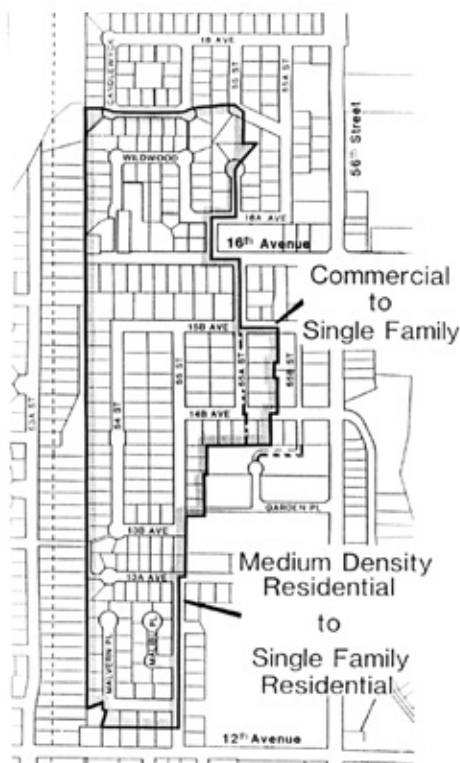
Retain Existing Neighbourhood Character²⁶

Encourage the retention of special natural features and adopt semi-rural style engineering standards for local roads in the Beach Grove and Boundary Bay areas.

Policy A.6: The Highlands: Retain Single Family Character

Permit only Single Family Residential in the areas shown outlined on the map entitled “Highlands and Adjacent Areas to be Redesignated Single Family Residential”.

Highlands and Adjacent Areas to be Redesignated Single Family Residential¹⁷



B. "Small Town" Centre

Objective B.1: Create A "Small Town" Centre

To create an attractive, viable and cohesive town centre, with a "small town" atmosphere, that reflects the unique characteristics and varying lifestyles of the community, and which has a pedestrian environment and includes commercial, institutional and multiple-family residential uses.

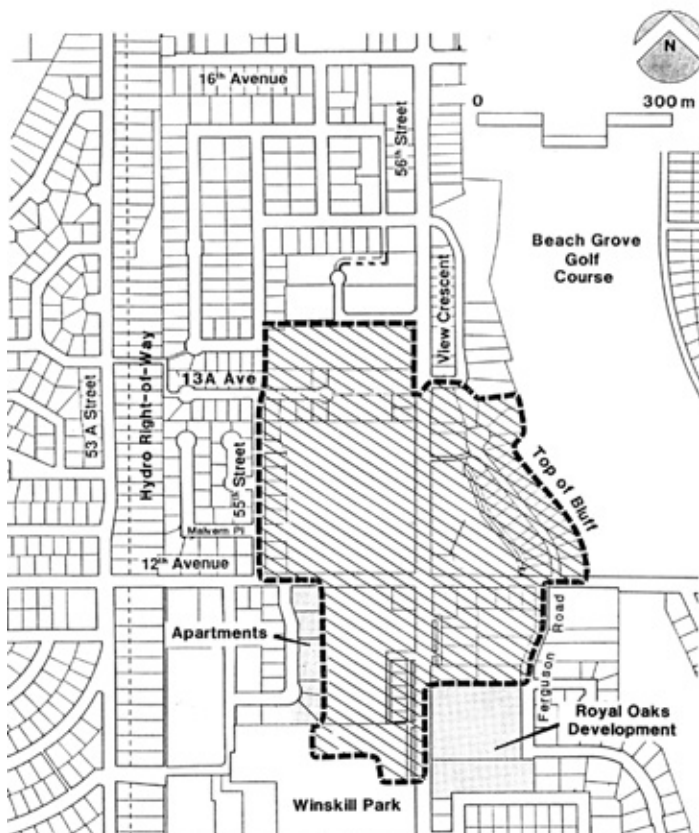
Objective B.2: Growth Focused In Town Centre

To concentrate medium density housing in and around the town centre to eliminate the necessity of consuming farmland for residential use.

Policy B.1: Town Centre Boundaries

Limit the size of the town centre by establishing the boundaries, as shown on the map entitled "Boundaries of the Town Centre", and as generally described as follows:

Boundaries of the Town Centre



Northwest quadrant: on the west: 55th Street between 12th Avenue and 14th Avenue; on the north: 14th Avenue; on the east: 56th Street; on the south: 12th Avenue.

Southwest quadrant: on the west: the property line between commercial and apartments; on the south: Winkill Park; on the north: 12th Avenue; on the east: 56th Street.

Southeast quadrant: on the south: the north property line of the Royal Oaks development; on the east: Ferguson Road; on the north: 12th Avenue; on the west: 56th Street.

Northeast quadrant: on the east: the property line generally near the top of the bluff; on the north: the southern leg of View Crescent; on the south: 12th Avenue; on the west: 56th Street.

Policy B.2: Land Use In The Town Centre

Permit retail commercial, office commercial, institutional, cultural, entertainment, open space and multiple-family residential uses in the areas designated Mixed-Use (Tsaw.) 1 [MU(T)1] in the town centre, (as indicated on the Tsawwassen Future Land Use Plan). The maximum number of multiple-family residential dwelling units in the MU(T)1 area shall not exceed 1,000. Permit multiple-family residential developments with limited retail commercial, office commercial, institutional, cultural or entertainment uses as secondary uses within the areas designated Mixed-Use (Tsaw.) 2 [MU(T)2], (as indicated on the Tsawwassen Future Land Use Plan). See Policies B.3 and B.4 for use restrictions in the areas designated MU(T)2 in the northwest and northeast quadrants.

Policy B.3: Mixed Use (Tsawwassen) 2 In The Northwest Quadrant

In areas designated MU(T)2 in the northwest quadrant, all non-residential uses must face shopping streets which traverse the northwest quadrant of the town centre. Residential uses must relate well with existing residential uses.

Building height on the properties along the east side of 55th Street is restricted to 2.5 storeys, or 9.0 metres (approximately 29.5 feet), whichever is less, on the west elevation (facing 55th Street), and 3.5 storeys, or 12.5 metres (approximately 41.0 feet), whichever is less, on the east elevation (facing the Town Centre Mall).

Policy B.4: Mixed Use (Tsawwassen) 2 In The Northeast Quadrant - Hunter Road

In areas designated MU(T)2 in the northeast quadrant, encourage multiple-family residential uses which are designed to take advantage of views from the bluff on Hunter Road and permit secondary commercial uses, such as a restaurant or health club, integrated within the residential building form. Secondary commercial uses shall not exceed 10% of the total floor space of any building. Building height (see Policy B.5: BUILDING HEIGHT LIMIT) is measured from grade on Hunter Road.

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Policy B.5: Building Height Limit²⁷

Limit building heights in the areas designated MU(T)1 to 6 storeys or 25 metres (approximately 82.0 feet) whichever is less, and in the areas designated MU(T)2 to 4 storeys or 17 metres (approximately 55.8 feet) whichever is less, except where a special building height limit applies as specified in Policy B.3.

Policy B.6: Restrict And Improve Automobile Service Uses In The Town Centre

Permit existing automobile service uses to remain within the town centre provided existing service bays are retained. Require, as a condition of redevelopment, or encourage, in the absence of redevelopment activity, operators of existing automobile service stations to provide a more pedestrian-friendly environment.

Policy B.7: 56th Street Within The Town Centre

Work with the Ministry of Transportation and Highways (MTH) to improve the pedestrian environment along 56th Street and the sense of entry to the Tsawwassen Town Centre.

Policy B.8: 12th Avenue: Main Street

Encourage development along 12th Avenue to provide a “main street” character within the town centre.

Policy B.9: Shopping Streets

Encourage new development and redevelopment to provide one or more “shopping streets”, or portion(s) thereof, with any new development or redevelopment within the town centre. These shopping street(s) should accommodate pedestrians and cyclists separately and should connect: one side of each site to the other; to the shopping street network on an adjacent site(s); and to public open space including a Town Square.

Policy B.10: The Pedestrian Network

Require new development and redevelopment proposals to include a pedestrian circulation plan to show routes across the subject property, connections to adjacent properties and pedestrian amenities as part of a continuous, high quality, pedestrian network within and between the four quadrants of the town centre. This network should feature a variety of routes (i.e., along shopping streets, interior and exterior shopping arcades, public sidewalks, etc.), within all quadrants. The routes should link a variety of public open spaces, town centre services and facilities.

Policy B.11: Town Centre Parks And Open Spaces

Work with property owners in the Tsawwassen Town Centre to create a town square, publicly accessible viewing areas on Hunter Road, and Highlands Park.

Policy B.12: Parking

Require, as a condition of redevelopment, or encourage, in the absence of redevelopment activity, property owners to improve the appearance of surface parking lots while continuing to provide adequate, accessible parking in the town centre. Underground parking should be considered when feasible.

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C. Medium Density Transition Areas Around the Town Centre

Objective C.1: Transition Areas Around The Town Centre

To provide a transition between the town centre and surrounding single family neighbourhoods, and to create an identifiable commercial focus in the town centre.

Policy C.1: Multiple-Family Housing Around The Town Centre

Encourage the development of apartments and townhouses around the town centre to provide a transition to the single family areas and between the town centre and the service commercial area.

Policy C.2: Building Height Limit ²⁹

Limit building heights in the areas designated MDR to 3 storeys or 11 metres (approximately 36 feet) whichever is less, except for the lots within the area outlined in bold on the “Four Storey Height Limit Boundary” map below, where the building heights may be increased to a maximum of 4 storeys or 17 metres (approximately 55.8 feet) whichever is less.

Notwithstanding the foregoing, building height for Lot 21 and 22 North 1/2 Section 11 Township 5 Plan 23766 New Westminster District shall not exceed 3 storeys or 11 metres, whichever is less, on the View Crescent (west) elevation, and 7 storeys or 22 metres, whichever is less, on the Beach Grove (east) elevation. ⁵

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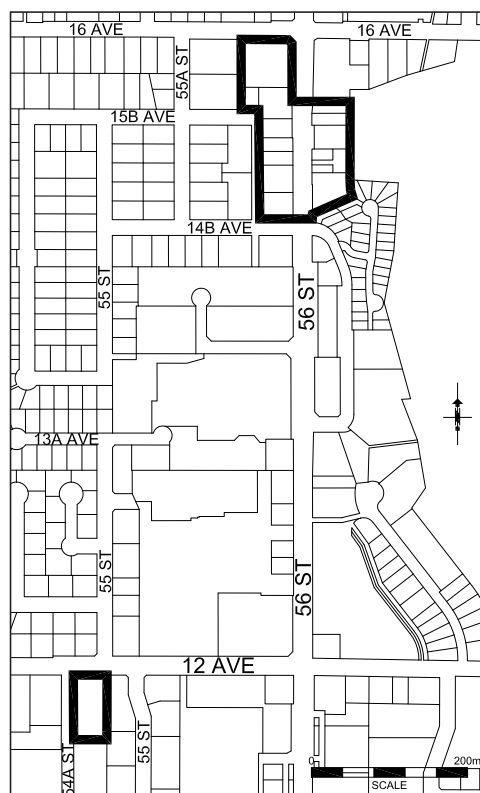
Policy C.3: Density In The Medium Density Transition Areas

Limit gross floor space ratios in the medium density areas outside the town centre to 1.45 except for lots within the area outlined in bold on the “Four Storey Height Limit Boundary” map referred to in Policy C.2, where the gross floor space ratios may be increased to a maximum of 2.0. ³⁰

Notwithstanding the foregoing, the gross floor space ratio for the property located on the north-west corner of 56 Street and 14B Avenue (1497 - 56 Street) being P.I.D. 010-164-766, shall not exceed 1.97. ²¹

Policy C.4: Service Commercial Concentration

Concentrate the service commercial (auto-oriented) uses in an area on the west side of 56th Street, north of 16th Avenue, to north property line of Sundial Square. Encourage replacement of one-storey commercial uses along 56th Street by apartments or townhouses.



Four Storey Height Limit Boundary ³⁴

D. The Southlands - Agriculture

Objective D.1: Preserve Agricultural Land

To preserve the farmlands within the Southlands for agricultural uses, thus reinforcing the Official Community Plan objective of preserving farmland for the food production needs of future generations.

Objective D.2: Retain the “Guichon” Property for Agriculture³⁵

Retain the entire property formerly known as the “Guichon” Farm, as shown on the map entitled “Southlands Agricultural Area and Guichon Property”, for agriculture.

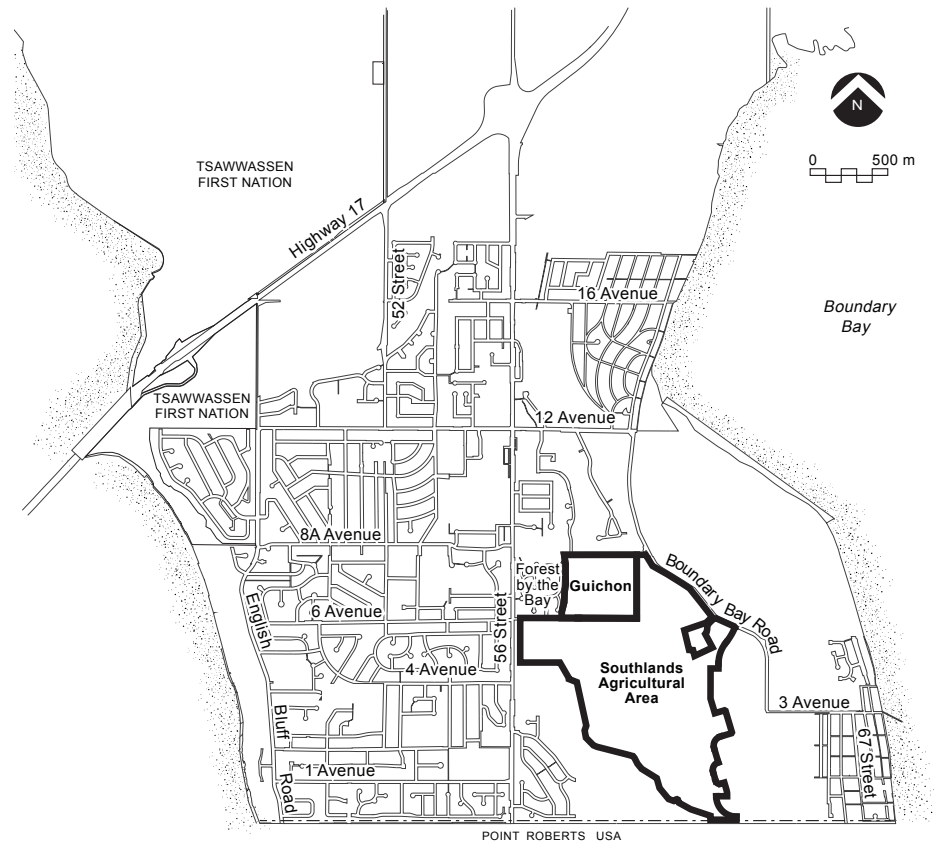
Policy D.1: Activate Agriculture in the Southlands Agricultural Area³⁵

Create a publicly owned farm area in the Southlands Agricultural Area, as shown on the map entitled “Southlands Agricultural Area and Guichon Property”, that supports the following:

- large scale and small scale farm use;
- soil-based food production;
- leasing land to farmers; and
- retention of demonstration garden.

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Southlands Agricultural Area and Guichon Property³⁵



E. Transportation

E.1 Roads and Traffic

Objective E.1: Improve Traffic Flow

To improve access to, exit from, and circulation within Tsawwassen, with a minimum impact upon residential communities and agricultural lands.

Policy E.1: Access Roads

Maintain access and exit routes from Tsawwassen via 56th and 52nd Streets. Request the Ministry of Transportation and Highways (MTH) to improve access to 56th Street from Highway 17 and to install traffic signals at major intersections on 56th Street. Upgrade 52nd Street at its intersections with Highway 17 and 12th Avenue.

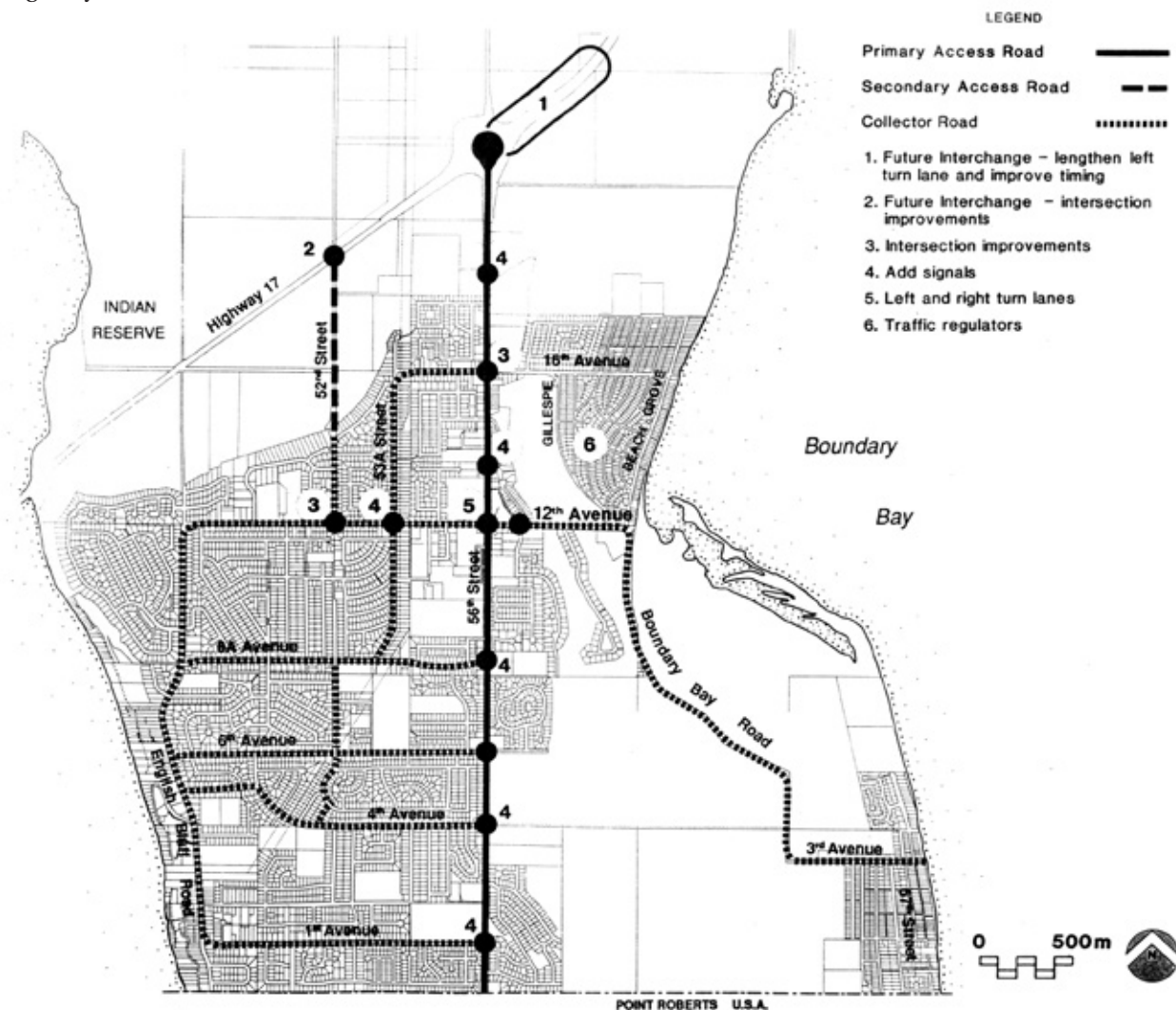
Policy E.2: Local Traffic

Collect local traffic to 52nd and 56th Streets by designated collector streets: 1st, 4th, 6th, 8A, 12th, 16th and 18th Avenues (east-west); English Bluff Road, Boundary Bay Road and 53A Street (north-south).

Policy E.3: Treatment Of 56th Street Traffic

Encourage the Ministry of Transportation and Highways to limit the width of 56th Street to two travel lanes in each direction, plus dedicated left turn lanes at intersections.

Future Road Network Plan and Traffic Improvements



Policy E.4: Border Crossing

Encourage the Federal government to maintain one border crossing at Point Roberts with no increased capacity.

Policy E.5: No Roads Through Northern Farms

Avoid further intrusion of roads and highways into farms to the north and east of the developed areas of Tsawwassen. Encourage the Ministry of Transportation and Highways (MTH) to comply with this policy.

E.2 Public Transit

Objective E.2: Promote Public Transit Use

To encourage the increased use of public transit for both commuting and local trips in order to conserve fuels, avoid building new roads, decrease air pollution, and to decrease traffic congestion.

Policy E.6: Convenient Transit Service

Work with appropriate senior government agencies to continue to make public transit more available, accessible, and convenient.

Policy E.7: Bus Stopping Bays

Work with the Ministry of Transportation and Highways (MTH) to establish separate stopping bays at all bus stops on 56th Street. Establish bus stopping bays on 12th Avenue within the town centre.

E.3 Bicycle Routes and Pedestrian Paths

Objective E.3: Alternatives To Automobile

To encourage pedestrian and cycle circulation between the main destination points within Tsawwassen as an alternative to the automobile. These routes would be used for short trips as well as providing recreational opportunities and access to the many amenities Tsawwassen has to offer.

Policy E.8: Pedestrian And Cycle Network

Develop a pedestrian and cycle network which links Tsawwassen, Ladner and North Delta, local neighbourhoods, schools and parks, the town centre, the beaches and other destinations in Tsawwassen to one another in a continuous system.

F. The Natural Environment

Objective F.1: Protect Natural Areas & Enhance Public Enjoyment

To enhance public enjoyment of the natural environment and to protect important habitat types.

Policy F.1: Preservation Of Vegetation

Encourage the preservation, in their natural states, of existing trees and significant vegetation as wildlife habitat.

Retain as many trees as possible during site development or redevelopment. Require a two-to-one replacement ratio for trees removed as part of the development or redevelopment of commercial, multiple-family residential, or more than two single-family units. ¹⁵

Policy F.2: Boundary Bay Area Study

Work with Federal, Provincial, and Regional agencies and public interest groups in the completion of the Boundary Bay Area Study.

Policy F.3: Nature Parks

Support the creation of nature parks in Tsawwassen by public agencies, senior governments and non-profit agencies, including the expansion of the existing GVRD park.

Policy F.4: Assist Wildlife Management

Encourage the property owners to consider management of all or portions of the farmland on the Southlands and north of the urbanized areas in a manner which is suitable for wildlife management.

Policy F.5: Drainage Patterns

Protect farms, existing developments, wildlife habitat and other properties from deterioration caused by changes in drainage patterns or water table level.

Policy F.6: Floodproofing

Developments on the floodplain are to be built to Provincial floodproofing standards.

Policy F.7: Retain Bluff Stability

Any new construction above, below, or on the bluffs on the north, northwest and west sides of Tsawwassen is to be safe both for the new structure and its inhabitants, as well as for existing structures and residents.

Policy F.8: Maintain The Natural Shore

Restrict changes to the shoreline and the construction of any structures in the intertidal zone, unless it can be shown that the natural shore geological and biological processes will not be altered in a detrimental way.

Policy F.9: Tsawwassen Beach Access

Study the feasibility and cost to develop at least two public access points to Tsawwassen Beach.

Policy F.10: Beach Grove Beachfront Path

Clear debris along the beach in Beach Grove to improve public access.

Policy F.11: Views To The East

Preserve the long and short range views of Boundary Bay and the views over the open space of the Southlands from the hills which overlook them.

Policy F.12: Views To The West And North

Establish viewpoints for the enjoyment of the views to the Strait of Georgia to the west and to the mountains to the north from the northern and western bluffs.

G. Historical and Archaeological Sites

Objective G.1: Historical Preservation And Awareness

To recognize, protect, and promote public appreciation of native peoples' village sites, artifacts and European pioneers' heritage buildings and historic objects found within Tsawwassen.

Policy G.1: Archaeological Sites

Continue to incorporate the recognition, exploration and protection of archaeological sites into the development process.

Policy G.2: Archaeological Surveys

Require an archaeological survey or an exemption from the Provincial Archaeological Branch for development in any Archaeological Find Area or Archaeological Potential Area as defined by the Provincial Archaeological Branch. ³⁶

Policy G.3: Archaeological Awareness

Enhance the protection and preservation of archaeological sites and artifacts by raising public awareness and knowledge.

Policy G.4: European Settlement Sites

Continue to promote the recognition and protection of European heritage sites.

H. Recreation, Culture, Parks, and Education

Objective H.1: Adequate Facilities

To provide adequate indoor and outdoor facilities to meet the recreational, cultural, and educational needs of Tsawwassen residents during the 10-year term of this plan.

Policy H.1: Upgrade Existing Fields

Upgrade and maximize utilization of existing parks and school fields for public recreation prior to developing new playing fields.

Policy H.4: Culture At The Heart

Locate cultural, social, and educational facilities at the heart of Tsawwassen, in the town centre, adjacent to a town square, a plaza, or a park, rather than on the periphery, as much as is practical.

Policy H.5: School Facilities

Continue the consultative process with School District No. 37 (Delta) to ensure that educational facilities meet the needs of children and adults in the community.

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Policy H.2: Causeway Park

Support the creation of a park, perhaps operated by the Greater Vancouver Regional District, on the south side of the B.C. Ferries causeway.

Policy H.3: Highlands Park

Obtain about 0.6 hectares (approximately 1.47 acres) near 13A Avenue and 55th Street for a neighbourhood park for residents of the Highlands and the northwest quadrant of the town centre. ²

I. Agricultural Areas North of Town

Objective I.1: Preserve Agricultural Land

To preserve the farmlands north of the urbanized area for agricultural uses, thus reinforcing the Official Community Plan objective of preserving farmland for the food production needs of future generations.

Policy I.1: Retain For Agriculture ₃₂

Limit the use of the Agricultural designated lands between the areas presently developed for urban uses and Highway 17 to agriculture only.

J. Housing Variety for All Incomes

Objective J.1: Housing Variety

To create a mix of housing types for people of all ages and incomes.

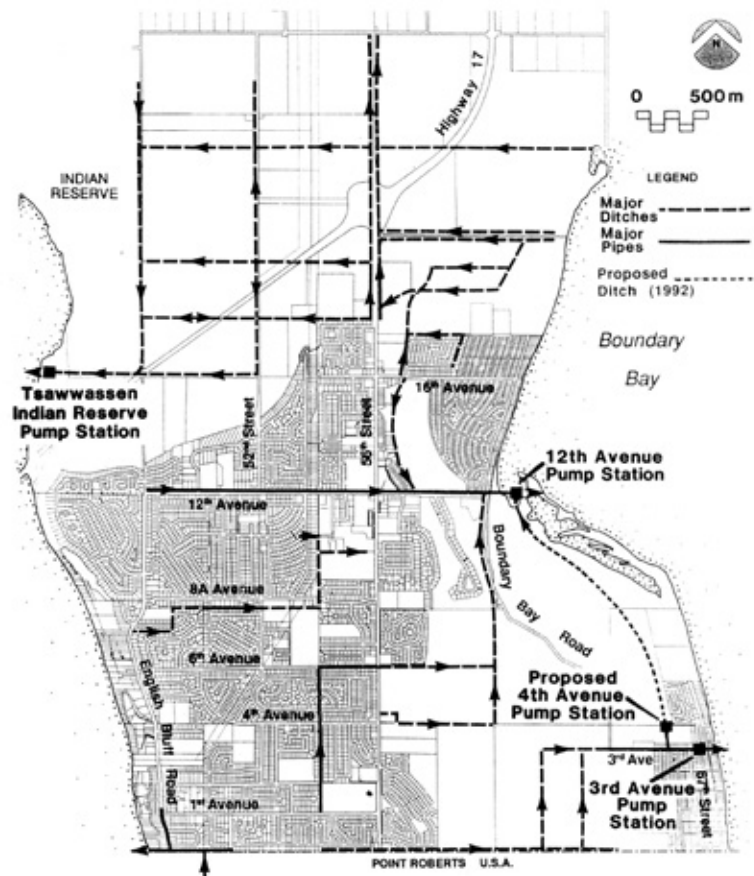
Policy J.1: Mix Of Housing Types

Permit a mix of single family, duplex, townhouse, cluster housing, and apartments within Tsawwassen.

Policy J.2: Social And Affordable Housing

Encourage the provision of social, affordable, rental and special needs housing on an equitable basis throughout Tsawwassen.

Major Components of Drainage Systems



K. Engineering Services

Objective K.1: Adequate Water And Sewer Systems

To ensure an adequate water supply and storm and sanitary sewer system for Tsawwassen.

Policy K.1: Water Supply

Continue upgrading programs to supply adequate water.

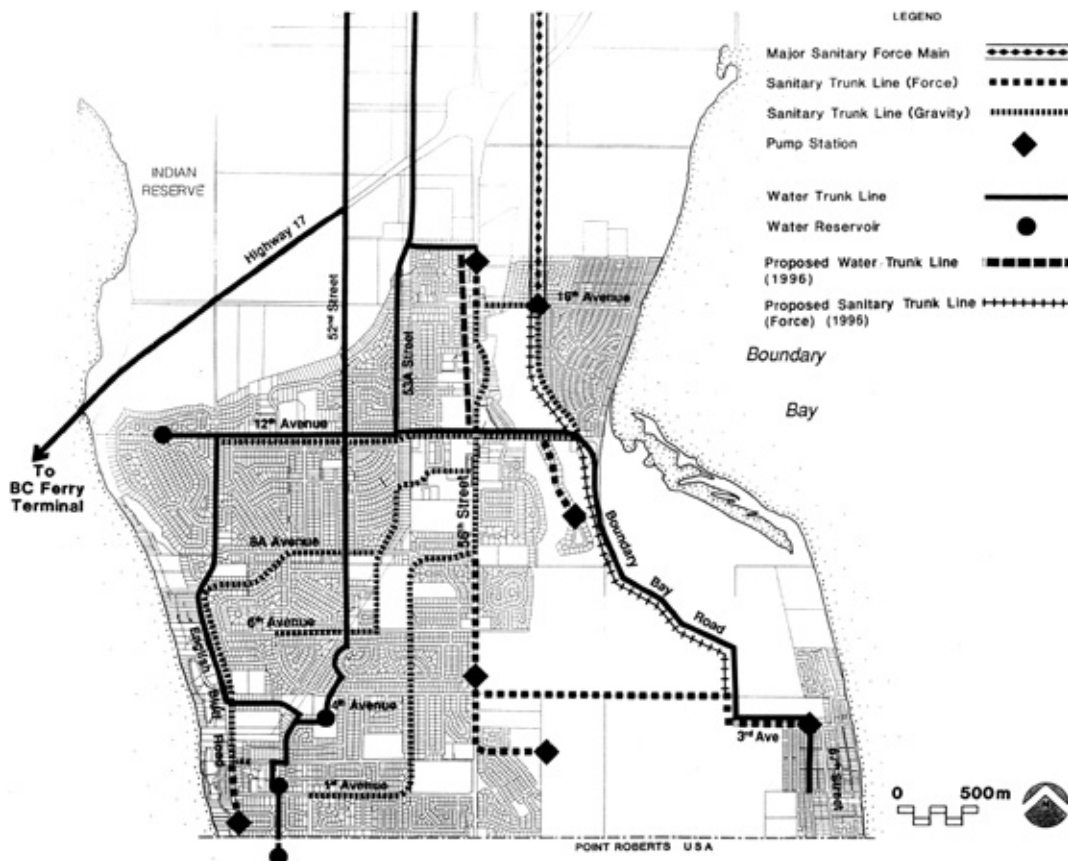
Policy K.2: Sanitary Sewer System

Upgrade sanitary sewer systems as required to accommodate new development.

Policy K.3: Drainage System

Upgrade the drainage system as required to accommodate new development.

Water and Sanitary Services



L. Developments Adjacent to Tsawwassen

Objective L.1: Adjacent Jurisdictions

To co-ordinate planning with other jurisdictions adjacent to Tsawwassen to avoid future problems within Tsawwassen.

Policy L.1: Tsawwassen First Nation

Maintain communication with the Tsawwassen First Nation in relation to community planning and development policies and initiatives and other issues of mutual interest. ³³

Policy L.2: Point Roberts Future Growth

Co-ordinate with United States planning authorities regarding future growth in Point Roberts, Washington, to ensure they are aware of potential problems in Tsawwassen.

M. Population Statistics and Projections ¹⁴

Objective M.1: Population Growth

To maintain the unique character, lifestyle and livability of Tsawwassen.

Policy M.1: Population Growth

Permit moderate population growth in Tsawwassen during the 10-year term of this plan.

Anticipated Population Growth

			POPULATION	
A.	=	the estimated current population for Tsawwassen	A: Estimated Current Population (August 1, 1997) 21,410	
B.	=	approved developments not yet constructed or occupied and rezoning and subdivision applications (outside the town centre and medium density transition areas) under consideration by the Municipality. Household sizes are assumed to be:	B: Approved developments not yet constructed or occupied and development proposals	
			UNITS	POTENTIAL POPULATION
			Approved developments	
		Single Family (SF)	7 SF	20
		Townhouses (TH)	20 SF	58
		Apartments (APT)	18 MF	28
			61 MF	94
			126 MF	195
			13 MF	20
				415
			Proposals	
			9 SF	26
			12 MF	19
			13 MF	20
				65
				480
C.	=	an estimate of the possible growth resulting from this plan.	C: Possible population from potential units generated by this plan	
		In some areas, the existing single family homes will be replaced by new developments.		
		A variation in population of +/- 10% could result from larger or smaller units being built (but still having a total floor area within the allowed floor space ratio).		
		The Grand Total is the sum of A+B+C.		
			Town Centre	
			(28 single family units lost)	924 MF 1,432
			Transition areas	
			(24 single family units lost)	222 MF 344
				1,776
			(Assuming a 10% variation)	1,599 - 1,953
			Total Potential Population 23,495 - 23,849	
			(at the end of the 10-year term of this Plan)	

N. Fiscal Responsibility

Objective N.1: Fiscal Responsibility

To conduct planning which is fiscally responsible.

Policy N.1: Fiscal Planning

Co-ordinate the area plan requirements with Municipal budgets and other funding sources.

O. Public Participation

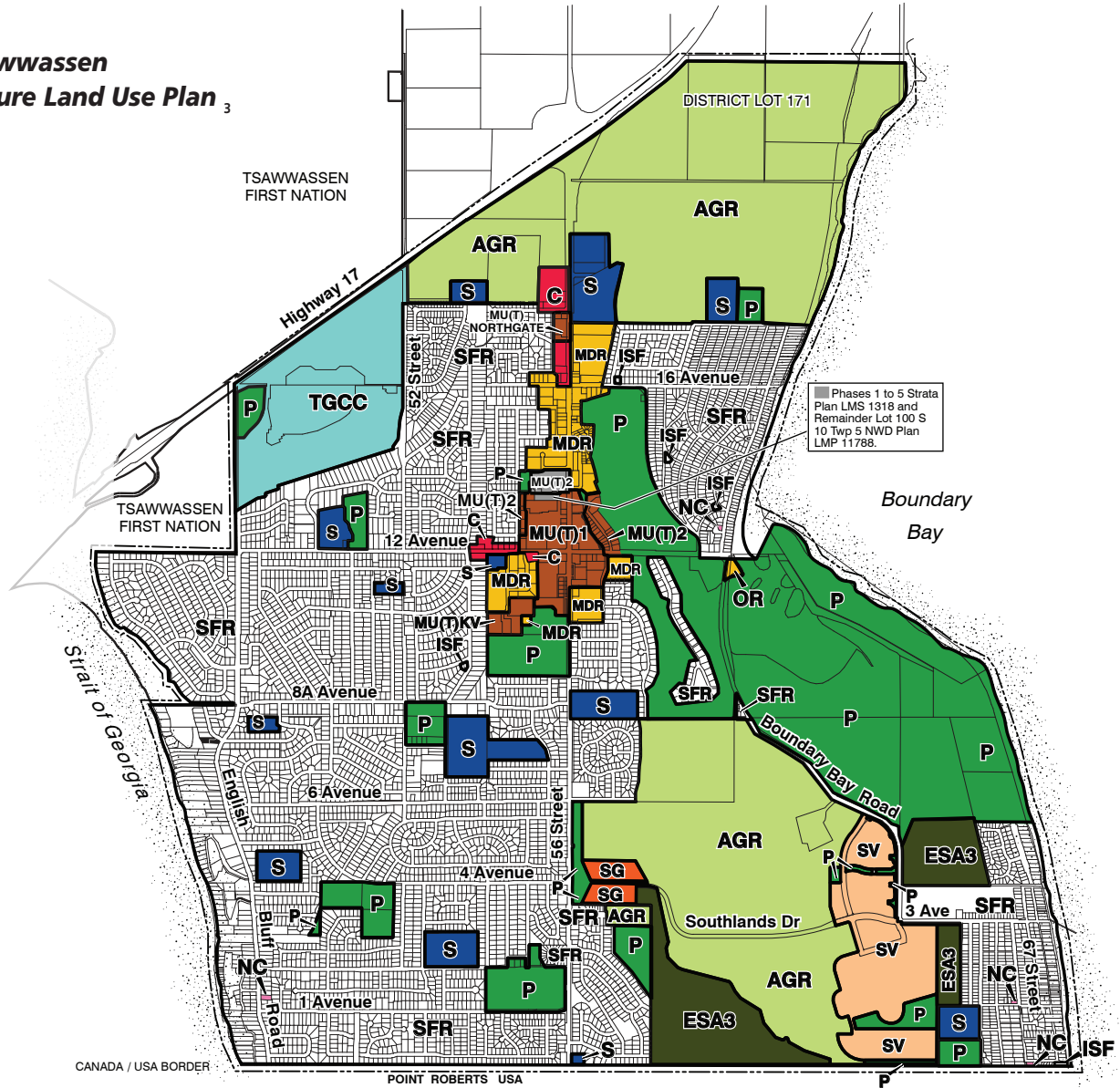
Objective O.1: Public Participation

To ensure the community is given the opportunity to provide commentary on Development Permit applications in the entrance to Tsawwassen and the Tsawwassen Town Centre.

Policy O.1: Public Meeting Requirement

Require all development permit applications in SD1-A and SD1-B, except those pertaining to balcony enclosures or signs, to go to a public meeting to receive public commentary. ⁶

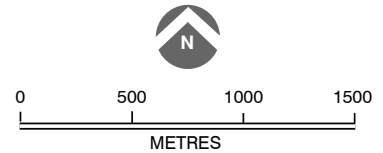
Tsawwassen Future Land Use Plan ₃



LEGEND

For Future Land Use Plan designation definitions, refer to the "Land Use Plan Designations" section of Schedule A.

SFR	Single Family Residential	TGCC	Tsawwassen Golf and Country Club
ISF	Infill Single Family Residential	AGR	Agricultural
OR	Other Residential	ESA3	Environmentally Sensitive Area
MDR	Medium Density Residential	MU(T)1	Mixed-Use (Tsawwassen) 1
C	Commercial	MU(T)2	Mixed-Use (Tsawwassen) 2
NC	Neighbourhood Commercial	MU(T)	Mixed-Use (Tsawwassen) Northgate
S	Institutional (including schools, churches, recreation centres)	MU(T)KV	Mixed-Use (Tsawwassen) KinVillage
P	Parks and Recreation Areas		
SV	Southlands Village		
SG	Southlands Gateway		
			Single Family Residential Properties exempted from Policy A.5



Footnotes:
OCP Amendments - Schedule D.1

1. Amend. Bylaw No. 4906, 1992: Added Schedule D.1.
2. Amend. Bylaw No. 5030, 1993: Changed size of Highlands Park.
3. Tsawwassen Future Land Use Plan Amendments:
 - Amend. Bylaw No. 5030, 1993: Changed boundary of Highlands Park.
 - Amend. Bylaw No. 5036, 1994: Designated Ironwood Place Single Family Residential.
 - Amend. Bylaw No. 5515, 1996: Designated Troniak B&B Other Residential.
 - Amend. Bylaw No. 5571, 1997: Designated Boundary Bay Regional Park Major Parks & Recreation, and amended graphic format of plan in keeping with other Future Land Use Plans.
 - Amend. Bylaw No. 6067, 2002: Designated 6 Ave. property Single Family Residential (SFR).
 - Amend. Bylaw No. 6078, 2002: Designated 12 Ave property Commercial (C).
 - Amend. Bylaw No. 6133, 2003: Designated 12 Ave. property Medium Density Residential (MDR).
 - Amend. Bylaw No. 6513, 2006: Designated four cornerstore properties Neighbourhood Commercial (NC).
 - Amend. Bylaw No. 6610, 2008: Changed land use designation of Tsawwassen Golf and Country Club lands from P to TGCC.
 - Amend. Bylaw No. 6924, 2011: Redesignated agricultural lands north of urban boundary from park to Agricultural and deleted reference to single family properties exempted from Policy A.5.
 - Amend. Bylaw No. 7006, 2012: Designated Northgate MU(T) Northgate.
 - Amend. Bylaw No. 7125, 2012: Designated Morris Crescent property ISF.
 - Amend. Bylaw No. 7180, 2013: Designated 12 Ave. and 54A St. property MDR.
 - Amend. Bylaw No. 7378, 2014: Designated View Crescent Park P.
 - Amend. Bylaw No. 7378, 2014: Adjusted designated boundary between Brandrith Park & Cliff Dr. School.
 - Amend. Bylaw No. 7168, 2013: Added new Southlands designations.
 - Amend. Bylaw No. 7656, 2017: Designated 9A Ave. property ISF.
 - Amend. Bylaw No. 7598, 2017: Designated 16 Ave. property ISF.
 - Amend. Bylaw No. 7528, 2016: Designated Corbould Rd. property ISF.
 - Amend. Bylaw No. 7817, 2018: Designated KinVillage lands MU(T)KV.
4. Amend. Bylaw No. 5034, 1995: Clarified wording of Policy A.5.
5. Amend. Bylaw No. 5197, 1994: Specified building height for Lots 21 and 22 on View Crescent.
6. Amend. Bylaw No. 5381, 1995: Omitted requirement for public meeting for signs and balcony enclosures from Policy O.1.
7. Amend. Bylaw No. 5286, 1994: Clarified wording regarding building height.
8. Amend. Bylaw No. 5286, 1994: Deleted six-storey height limit.
9. Amend. Bylaw No. 5286, 1994: Deleted map showing areas for six-storey building.

10. Amend. Bylaw No. 5515, 1996: Deleted Troniak B&B from the Southlands.
11. Amend. Bylaw No. 5571, 1997: Excluded Boundary Bay Regional Park from the Southlands.
12. Amend. Bylaw No. 5571, 1997: Deleted reference to Beach Grove Golf Course in describing the Southlands.
13. Amend. Bylaw No. 5535, 1997: Exempted single property from Policy A.5.
14. Amend. Bylaw No. 5554, 1997: Updated population growth chart.
15. Amend. Bylaw No. 5905, 2001: Added two for one tree policy.
16. Amend. Bylaw No. 6067, 2002: Exempt a single property from Policy A.5.
17. Amend. Bylaw No. 6078, 2002: Adjusted the boundary of a sketch in Policy A.6.
18. Amend. Bylaw No. 6302, 2003: Exempt a single property from Policy A.5.
19. Amend. Bylaw No. 6525, 2007: Exempted 1st Ave. property from Policy A.5.
20. Amend. Bylaw No. 6784, 2009: Exempted 1497 56 St. from 3 storey height limit.
21. Amend. Bylaw No. 6784, 2009: Exempted 1497 56 St. from density provisions.
22. Amend. Bylaw No. 6749, 2009: Exempted English Bluff property from Policy A.5.
23. Amend. Bylaw No. 6825, 2010: Exempted English Bluff property from Policy A.5.
24. Amend. Bylaw No. 6786, 2009: Exempted English Bluff property from Policy A.5.
25. Amend. Bylaw No. 6924, 2011: Deleted Policy A.5: 85% Rule.
26. Amend. Bylaw No. 6924, 2011: Inserted new Policy A.5.
27. Amend. Bylaw No. 6924, 2011: Deleted Building Height Limit policy and replaced it with a new Building Height Limit policy.
28. Amend. Bylaw No. 6924, 2011: Added sentence regarding underground parking.
29. Amend. Bylaw No. 6924, 2011: Amended policy regarding building height in MDR areas to allow 4 storeys in some areas.
30. Amend. Bylaw No. 6924, 2011: Added increased FSR for areas where 4 storeys are permitted.
31. Amend. Bylaw No. 6924, 2011: Deleted Policy H.2 regarding playfield complex and renumbered subsequent policies in Section H.
32. Amend. Bylaw No. 6924, 2011: Deleted reference to recreational use of agricultural lands.
33. Amend. Bylaw No. 6924, 2011: Updated policy regarding Tsawwassen First Nation.
34. Amend. Bylaw No. 7180, 2013: Extended 4 storey height limit boundary to include property at 12 Ave. and 54A St.

35. Amend. Bylaw No. 7168, 2013: Added a new Objective D.2, Policy D.1 and corresponding map.
36. Amend. Bylaw No. 7811, 2018: Updated wording of Policy G.2.