

# TFN Infrastructure (water and sewer) Project Updates

APRIL, 2010

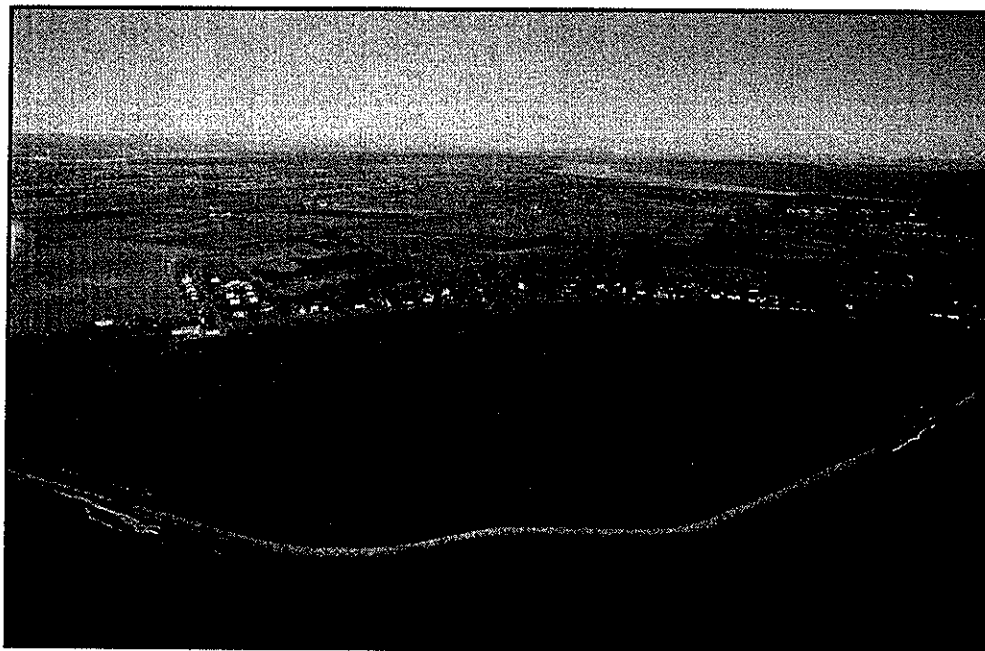
## Background:

One of the major limiting factors in Tsawwassen First Nation being able to develop in the past was its inability to access water and sewer to allow development to occur on the former reserve. This was because the Corporation of Delta, at that time, refused to allow Tsawwassen to hook up to their system and ultimately the Metro Vancouver water and sewer systems. One of the great successes of the Treaty was a negotiation of agreements with Delta to allow TFN to obtain water at the best possible rates from the Corporation of Delta. TFN got around that limitation by developing its own water treatment and sewer treatment plants. As part

of the Treaty, TFN also obtained the opportunity to hook up to the Greater Vancouver Water District when demand required. This makes us the equal to the Corporation of Delta and all other members of the GVRD.

The sewer system as it now exists is a standalone sewer plant with capacity for existing development on TFN Lands. Prior to Treaty the sewer system and plant fell under the authority of the Federal Government. Effective April 3, 2009 the plant, and its operations, come under Provincial regulations. Provincial regulations are stronger than Federal regula-

tions and one of the limiting factors of the existing system is that it takes treated effluent and discharges it out into the bay. Provincial regulations don't allow for this, so if the plant were to stay in operation TFN would have to find a way to discharge treated effluent beyond the Delta Port and the Ferry Terminals into the Georgia Strait at an estimated minimum cost of \$5M. Expanding the plant would require a further \$5M. Even doubling the capacity of the existing plant would still limit TFN's ability to allow development not only on the previous reserve lands, for TSFI Holders, but also on the new TFN Lands acquired under the Treaty.



## Actions on Infrastructure since April 3, 2009

As part of the Treaty process Indian and Northern Affairs Canada (INAC) committed funds for improvements to the water system and the sewer system. The offer made in 2006 was for \$1.45M for sewer upgrades and water system upgrades of \$1.2M. As part of the work in developing the Community approved Land Use Plan and the Zoning Regulations that went with the plan, a model was developed for the total build out of TFN Lands.

TFN have been able to access \$6M in Federal Provincial Stimulus Funding for the development of the Industrial lands. This \$9M project, of which TFN is responsible for a third of the costs, includes building a water line along 27B Ave and 28 Ave to hook up to the Greater Vancouver

Water District's large water main at 52<sup>nd</sup> Street. This water main will then run through the Industrial lands, connecting to the existing water system at the North end of Tsawwassen Drive. Four lane Industrial roads will be built along 41B street to the junction with 27B Ave, and road prep will occur along 27B Ave for what will ultimately be a four lane road. Also if monies allow, a sewer line will be placed in the road right of way of 27B Ave, to provide for when the sewer system will be hooked up to the Industrial lands.

TFN will use the \$1.2M committed by INAC in 2006 towards the waterline and waterline connection with the GVWD as part of the Industrial lands project. This will be the first of our two connections to the Greater Vancouver Water District water system. We expect the water system to be in place and all connections completed by April 2011.

As described above, TFN would need over \$10M if we wanted to continue our own sewer system, but as luck would have it BC

Ferries is facing Federal Legislation that says that it must stop discharging its vessels into the channel no later than 2012. That meant they had to find a land based sewage system for the discharge of their vessels. So TFN approached BC Ferries to see if we could partner with them on the construction of a sewer line along Highway 17 to a point just beyond 56<sup>th</sup> Street to connect to the Delta Sewer System. TFN has been successful in the development of a partnership with the

Corporation of Delta, BC Ferries and ourselves. The project in total will cost over \$7.5M, of which TFN will be responsible for \$3M. This is much less cost then the over \$10M in cost if TFN stayed with its own Sewer Treatment System. TFN will pay for our share by using the monies committed by INAC in 2006 and developer contributions (offsite levies). The plan is to have the sewer line and its related line changes in place and operating by the Spring of 2011.

The three parties (Corporation of Delta, BC Ferries and TFN) are currently signing a Memorandum of Agreement which will lay out the broad terms for the construction of this sewer project.





## What does this mean for development?

The water line and sewer line projects, once in place, will allow TSFI Holders to come forward with development plans as well as allowing for the development of TFN lands. It's a major step forward for TFN and we are moving very quickly to put these systems in place. Ultimately a second water hook up to the GVWD (Metro Vancouver) will occur at a junction point along 52<sup>nd</sup> Avenue and Nulelum Way. That timeline for that connection will be dictated by development pressures.

As TFN grows we will also be pursuing green alternatives for meeting our long term growth needs. We are in discussions with a number of companies that have the highest standard green technologies for sewer treatment and energy creation. Executive Council is committed to ensuring that TFN development standards reflect the highest green technologies available.

A further land development issue was resolved recently. In 1999 the Joe's offered 5 acres to TFN to pay for the costs of hooking up their lease hold tenants to TFN's then new sewer plant and system. A formal agreement was signed in 2004, but never completed. The tenants, Park Canada, and Splashdown, did not need the sewer hookup having found on site systems. Because of this TFN had a number of options. The 5 acres could have been returned to the Joe's, or the Joe's could be paid for the land. An agreement was struck so that TFN paid the Joe's the value of the land based on the 1999 agreement and title to the land is now securely held by TFN. TFN will now pursue the development of the 5 acre parcel as a Park with the first element of development a Lacrosse box.

If you have any questions please contact either

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