



Presentation to the City of Delta Council

September 23, 2024

# South Fraser River Enhancement Society (SFRES)

- The South Fraser River Enhancement Society (formerly Ladner Sediment Group) is a registered non-profit organization that brings together stakeholders from various sectors.
- Stakeholders include representatives from Industry, Business, Marinas, Fisheries, Ladner Yacht Club, Delta Lifeboat (Canadian Lifeboat Institution), Float Home Communities, and Private Float home attached properties.
- SFRES is dedicated to the restoration and preservation of the secondary channels of the South Fraser River. We aim to support and advocate for our members, ensuring a sustainable balance between the Fraser River ecosystem and those who reside, work, and derive enjoyment from the waterways.
- We are partnering with Tsawwassen First Nations on common goals

# Current Issues

- Safe Navigation, Health and Sustainability of the Fraser River Secondary Channels in Ladner.
- BC Government 9-Year Water Lease Moratorium on Float Homes

# Secondary Channel Dredging

- 20M tonnes of sediment flow down the Fraser River each year
- The main shipping channel of the Lower Fraser River is dredged regularly
- Government sanctioned Training Walls have disturbed the natural flow of water and sediment resulting in significant sediment accumulation in the local channels
- Without adequate flow, the natural movement of sediment to the Salish Sea is inhibited
- The secondary channels in Ladner were last dredged in 2015 (Ladner Sediment Group initiative)
- A Small area at the entrance to Ladner Harbour was dredged Dec 23/ Jan 24 - 30,000 m<sup>3</sup> sediment was removed
- The Big Bar Slide (June 2019), Abbotsford Flood (Dec 2021) and the Chilcotin Landslide (July 2024) have exacerbated the amount of sediment and debris accumulating in the channels
- Dredge material can be used as a resource for habitat restoration and flood protection – [Sturgeon Bank Sediment Enhancement Project](#)

# Sediment Accumulations

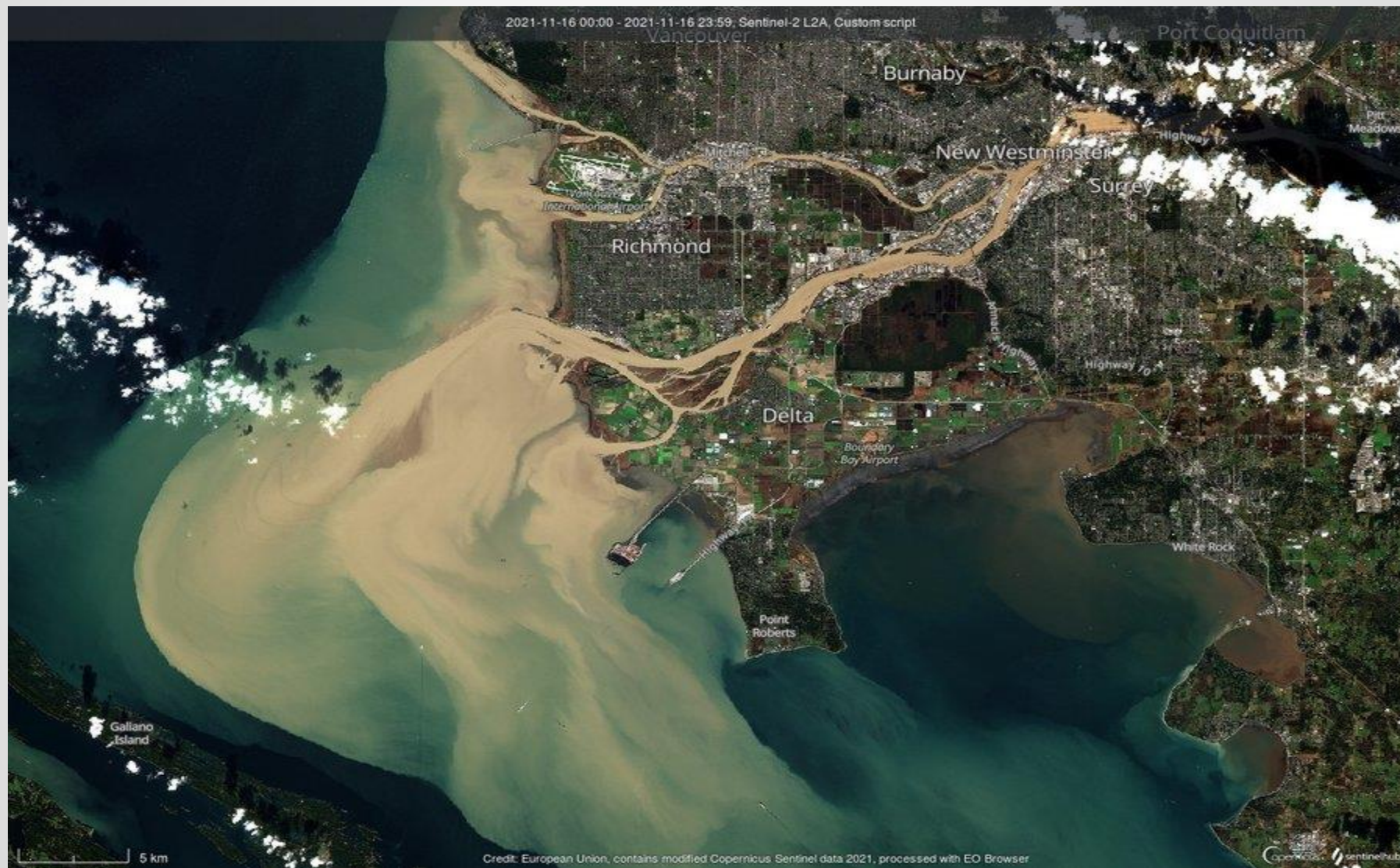
Canoe Pass Beach



Ladner Harbour Entrance



# Sediment Plume (2021)



# Waterway Maintenance

- Suggest the City of Delta establish a Waterway Maintenance Committee with local stakeholders
  - Tsawwassen First Nation
  - Musqueam First Nation
  - South Fraser River Enhancement Society
- Suggest a wording change to the following Policy
  - 2.5.16 Encourage proper and sustainable dredging of the Fraser River and secondary channels through cooperative efforts with ports and other government authorities taking into consideration environmental issues.
  - 2.5.16 Engage in cooperative efforts with ports and other government authorities to establish regular maintenance dredging that promotes the health and sustainability of waterways, supports safe navigation, and minimizes environmental impacts.

# Ministry of Water, Lands & Resource Stewardship

## Moratorium History

- On January 1, 2015, the head lease over the lower Fraser expired, and lease management reverted to the Province.
- The province immediately established a “temporary” two-year moratorium (policy) on Crown Land leases for float homes “until they could establish a planning policy and process for subleases.” Only Existing leases were permitted to be renewed. The Province rolled the temporary 2015 moratorium over in 2017, 2019, 2021, and 2023 with the next renewal expected in March 2025.
- Ministerial Order – M24 (Ministry of Forests) dated March 1, 2023 – is the basis for the moratorium on float homes and float home communities. An exception exists for the Powell River area “where regional criteria has been developed to manage float home applications.” (copy in information package)



# Moratorium Consequences

Cash Only Market

- Delta areas currently zoned ‘marine mixed use’ are unable to add additional housing in the form of Floating Homes
- De-valuation of Float Homes and Delta property with attached Water Leases
- Market uncertainty for current and future Float Home Sales
- 2 – 4 -year delays in Lease Renewals / re-assignments

<b>\$800,000 Float Home</b>	<b>9-Year Crown Land Water Lease</b>
Purchase Price	\$800,000
25% Down Payment	\$200,000
Rate 6.93%	
Monthly Payments	<b>\$7,485</b>

# Requests

- SFRES recommends the following revisions to the Delta OCP Housing Policies to express its endorsement of Float Homes.
  - Policy 2.1.6 - Support innovative or non-traditional forms and models of housing, such as modular housing, adaptive re-use, co-ops, cohousing, or incorporation of housing into typically nonresidential structures
  - Suggested Policy Wording
    - Support innovative or non-traditional forms and models of housing, such as modular housing, **float homes**, adaptive re-use, co-ops, cohousing, or incorporation of housing into typically nonresidential structures.
  - Policy 2.1.23 - Advocate to the Provincial Government to provide more certainty and clarity regarding the future of water lot leases for floating homes.
  - Suggested Policy Wording
    - **Request the Provincial Government lift the water lease moratorium on New Float Homes in areas that the Delta OCP has zoned 'marine mixed-use' and has established criteria for such structures.**

# Thank You

We are happy to answer any questions.

Thank You,

South Fraser River Enhancement Society

# Entrance to Ladner Harbour



# Canoe Pass



# Stuck in the Mud

