


Mayor & Council

From: Gary Jones s.22(1) Personal and Confidential
Sent: February 11, 2026 6:13 PM
To: Mayor & Council
Subject: Development Variance Permit, #LU009897

TYPE: Refers to # 10.5
DEPT: DEV to reply
A.T. #: 150213
Comments:

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Dear Mayor and Council.

 General FILE # 3090-01

Application from Chris James, for location at 1202 56th Street

I wish to register my comment re the above application. While I have not seen the detailed materials (proposed bylaw, map, other information), I wish to note that I object to electronic message boards in the centre of Tsawwassen, particularly at a very busy road junction. I fear this will be a significant distraction for drivers, progressing through a high-traffic cross roads intersection, with pedestrian crosswalks across all traffic directions. I fear this will be a risk to drivers and pedestrians alike. I would also like to note my objection based on the probable brightness of the boards. If anything like the extremely large board at the Casino alongside Hwy 99. That installation can be seen from km's away, polluting the night sky, and being an extremely bright distraction alongside another very high traffic location. I hope the approval of similar applications will be considered very, very carefully to avoid such issues in future.

Sincerely,

Gary Jones.


4764 Wesley Drive, Delta, V4M 1W8.

[Faint handwritten notes]

Mayor & Council

From: Amrit Sran
Sent: February 17, 2026 1:03 PM
To: s.22(1) Personal and Confidential
Cc: Mayor & Council
Subject: Re: File No. LU009897

TYPE: Refers to # 10.5
DEPT: DEV FILE
A.T.#: 150234
Comments: Regular Agenda
Mar 9/26

 **General**
FILE # 3090-01

Hi Brenda,

Thank you for taking the time to submit your comments regarding the Development Variance Permit application for electronic message board signage at 1202 56 Street. Your correspondence will be included in the Council agenda package for their consideration.

Please note that consideration for this development variance permit application has been rescheduled to the March 9, 2026 Regular Meeting. A revised notification letter will be sent to nearby residents shortly.

If you have any further questions, feel free to reach out.

Best regards,



Amrit Sran
Planning Technician 1 | City of Delta
Office: 604-952-3647 | **Email:** asran@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scwáθen (Tsawwassen), x̱məθḵw̱əy̱əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Brenda Casey s.22(1) Personal and Confidential
Sent: February 12, 2026 2:09 PM
To: Development <Development@delta.ca>
Cc: Mayor & Council <Mayor-Council@delta.ca>
Subject: File No. LU009897

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Thank you for speaking with me and clarifying the Notice of Development Variance Permit that I received regarding the above file number, Amrit. I very much appreciated your explanation both of the information and the diagram provided.

Because there is already an electronic message board on 56th Street, I do not believe that a larger one is necessary. The commercial multi-tenant complexes are already being served.

I understand that the attraction for this larger electronic message board as well as the one on 12th Avenue is that there is free charging for electronic vehicles. Neither of these is environmentally friendly nor conducive to the neighbourhood. The energy being used is unnecessary and draining on our local environmental resources. It most certainly does not add any quality to our lifestyle, livelihood, or the betterment of our world.

As far as the community is concerned, environmentally the signage is also not appreciated by those living within vision distance of the bright lights.

Somehow, in this small township, this request for consideration seems over-the-top and under-thought-out.

With gratitude for your deliberation,

Brenda Casey

I acknowledge the traditional territory of the Tsawwassen and Musqueam First Nations and of all the Hun'qumi'num speaking people who have been stewards of this land since time immemorial. I would also like to offer my respect to all the Elders who have gone before and to the Elders and First Nation, Metis and Inuit people who are today.

Mayor & Council


From: Amrit Sran
Sent: February 27, 2026 8:50 AM
To: Mayor & Council
Subject: Fw: LU009897 - Development Variant Permit
Attachments: Development Variance Permit.docx

TYPE: Refers to # 10.5

DEPT: DEV to reply

A.T. #: 150309

Comments: Regular Agenda
Mar 9/26

 **General FILE #** 3090-20

Hello,

This is a response I have received that the resident wanted to be forwarded to Mayor and council for file LU009897.

Best regards,



Amrit Sran
Planning Technician 1 | City of Delta
Office: 604-952-3647 | **Email:** asran@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓wáθen (Tsawwassen), x̓məθk̓w̓əy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Development <Development@delta.ca>
Sent: Tuesday, February 17, 2026 8:54 AM
To: Amrit Sran <ASran@delta.ca>
Subject: FW: LU009897 - Development Variant Permit

FYR

Thanks
Amrit Gill

From: Dale Hunt **s.22(1) Personal and Confidential**
Sent: February 16, 2026 1:21 PM
To: Development <Development@delta.ca>
Subject: LU009897 - Development Variant Permit

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Attn: Amrit Sran, Planning Technician

Hello, Amrit – as you suggested, I've attached comments relative to my concerns about electronic messaging boards being considered for 12th and 56th here in Tsawwassen Town center.

Please contact me if you have any questions.

Regards,
Dale Hunt

Development Variance Permit

File # LU009897

Electronic Message Boards on 56th St and 12th Av

In principle, I am opposed to permitting electronic message boards, in either location.

Specifically, allowing electronic messaging boards in the locations that Planning Tech Amrit Sran discussed with me on Feb 12th, defeats the practicality and safety reasons of each of the original restrictions outlined in Sections 4.2.3, 6.4.1, 6.4.3 and 2(a) of Schedule B.

I have images taken later that day of the two locations in question, the first being adjacent to the IRIS' parking spaces along 12th and second just before an existing electronic message board along 56th. Let me know if you need them.

Positioning two electronic message signs where the two "For Lease" signs are currently, will

a) cause additional traffic congestion on 12th where the pedestrian traffic and sidewalk and bicycle green lane are already caution areas,

b) have the same effect on the 56th Av entrance which is also problematic with eastbound traffic on 12th turning northbound on 56th immediately having to change lanes if planning to enter the parking lot in question

c) further complicate routing possibilities for departing vehicles from either location, all of which are

d) negatively impacted by the constant changing messaging from the electronic boards, which by their nature, divert motorist and pedestrian attention from their mobility responsibilities.

Electronic messaging boards are a bad idea for these locations.

Sincerely,
Dale Hunt
1248 Hunter Road, Delta, BC

Mayor & Council

From: bbowling **s.22(1) Personal and Confidential**
 Sent: February 28, 2026 9:53 AM
 To: Mayor & Council
 Subject: LU009897 info sign

TYPE: Refers to # 10.5
 DEPT: DEV to reply
 A.T. #: 150322
 Comments: Regular Agenda
mar 26

General
 FILE # 3090-01

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

I am writing this to say no to this idea. Many years ago, ads for motorists were bill boards on highways and main drags. For me, this was a safer way to do it, no sidewalks, which means no pedestrians, no crosswalks, no e- bikes, or normal bicycles, and no bike lanes. Less distractions and safety hazards. Now look where the proponent wants to put one, at a busy intersection where all the above mentioned hazards will be in place. I have been at Hwy. 17 and Trunk Road where drivers have been honked at cause they are trying to read the electronic sign at the corner. People are eager to read anything, as they have been conditioned through cell phone usage. Soon, the development on Hunter road will start causing further chaos at that corner. Use your common sense and just say no.....Kindest Regards Brad Bowling 5497 8A Ave. Delta B.C. V4M 1V2t

Mayor & Council

From: John Meier s.22(1) Personal and Confidential
Sent: March 3, 2026 2:14 PM
To: Mayor & Council
Subject: File No. LU009897

TYPE: REFERS TO #10.5
DEPT: DEV
A.T. #: 150344
Comments: Regular Council
Mar. 9/26

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Hello,

A genda
FILE # 0582-01

Re: File No. LU009897 1202 56 Street

Dear Mayor and Council,

I am opposed to the request of two large electronic message boards on 56th Street and 12th Avenue, Tsawwassen. These proposed signs would be more appropriate for a highway! As a long time resident of Tsawwassen I am surprised that the community and council would even consider this request.

Sincerely,

John Meier
 1310-56th Street, Apt. 205
 Delta, BC V4L 2A4

Mayor & Council

From: SCOTT LANG s.22(1) Personal and Confidential
Sent: March 4, 2026 7:52 AM
To: Mayor & Council
Subject: Comments re Notice of Development Variance Permit 1202 56th Street Tsawwassen
from Dr. Scott Lang

4MAR 26 10:17AM

Importance: High

A genda
FILE # 3090-01

TYPE: REFERS TO #10.5
DEPT: DEV
A.T.#: 150346
Comments: Regular Council
March 9, 2026

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Dear Honourable Mayor and Council Members:

My name is Scott Lang. I am a retired physician. I live with my wife in Calgary, Alberta. I grew up in Tsawwassen. My mother and her common-law husband lived at 1248 Hunter Road until recently. My father-in-law passed away in October 2025 and my mother has moved to Calgary to be closer to family. The condo my mother and father-in-law jointly owned is being sold. As I grew up in Tsawwassen, I am my mother's son, and her Power of Attorney (my mother has dementia), I have the following comments:

1. The development outlined will have impacts on the community. My wish is that they are all considered when making decisions:

- Progress is inevitable. The people of Tsawwassen understand that. I suspect they want progress to be in alignment with community values and beliefs as well as its needs and preferences.

- The development is a commercial operation, a business, and as such, in my mind, its main goal is profit - period. Hence, the need for and importance of consulting the community - thank you for this opportunity.

- The goal of the variance seems to me to be to spread awareness of the development. From my perspective there is little need for this. People who 'see' Tsawwassen as their future will be proactive and there is no need, in my mind, to facilitate awareness through commercial signs along 12th Avenue and 56th Street. Any need is solely, again, from my perspective, a commercial effort to maximize profit by facilitating awareness and a quick turnover.

- Traffic along 12th Avenue and along 56th Street has increased exponentially through the years - decades. The intersection at 12th Avenue and 56th Street is particularly busy and, again, from my perspective, a dangerous one. As a pedestrian distracted drivers would only increase risk markedly in an area where risk is already, in my mind, high. Unless that is addressed in a meaningful way, perhaps via a pedestrian overpass, the risk of distractions seems prohibitive to me if additional distractions are added.

- Tsawwassen is valued for its beauty. Commercial signs detract from that. All anyone has to know to appreciate that is consider the consequences of adding bill boards to the landscape. While electronic signs are not bill boards, they can be even more distracting and erode the beauty of surroundings.

- There must be other ways to bring awareness to facilitate selling property along Hunter Road. Consideration of alternatives, in my view, needs to be transparent and involve the entire community before any decision is made regarding signage.

Sincerely

Scott A. Lang MD, FRCPC, FANZCA (retired)
3707 Unity Place NW, Calgary, Alberta, T2N 4G4; 1248 Hunter Road

s.22(1) Personal and Confidential