

Summary of Meeting with Delta First Candidates

Date: October 5, 2026

Time: 3:00 p.m.

Location: Ladner Yacht Club

In Attendance

South Fraser River Enhancement Society (SFRES)

- Ross Rettie, Chair
- Simon Everatt

Floating Home Association of BC (FHA)

- Jane Fee

Ladner Yacht Club (LYC)

- Rick Easthom

Delta First

- Melissa Granum, Candidate for Mayor
- Jat Puri, Candidate for Council
- Tammy Hansen, Candidate for Council
- Alex Fisher, Candidate for Council

Acknowledgement

The South Fraser River Enhancement Society would like to thank Rick Eastom and the Ladner Yacht Club for allowing us the use of their facility for this meeting and their continued support for our society over the years.

General Discussion

The meeting was positive and provided an opportunity for representatives from SFRES and the FHA to give Delta First candidates background information on float home communities and related waterfront issues.

Discussion included the history of float homes in British Columbia and Ladner, the number of existing float homes provincially and locally, and the background surrounding the ten-year provincial moratorium on new float home tenures.

SFRES and FHA representatives also discussed the Musqueam–Province Co-Management Agreement, current challenges relating to lease and licence renewals, short-term and month-to-month tenures, and previous discussions with Minister Randene Neill and the Ministry of Water, Land and Resource Stewardship (WLRS).

SFRES provided an overview of its previous meetings with Mayor George Harvie and City of Delta staff, as well as proposals presented to both WLRS and the City of Delta.

SFRES also emphasized its commitment to continuing to build constructive relationships with Tsawwassen First Nation and Musqueam.

1. Head Lease and Float Home Tenure

SFRES briefly reviewed its previous request to the current Delta Council to consider the possibility of transferring responsibility for residential and commercial water lot leases and licences to the City of Delta through a potential head lease arrangement. Such an arrangement could provide Delta with greater local involvement and control over waterfront management.

SFRES also outlined a second proposal that had previously been presented to Minister Randene Neill and WLRS and, in June 2026, to Mayor George Harvie and City Manager Peter Weibe.

The proposal suggested that the City of Delta, WLRS, SFRES and the FHA work collaboratively to develop a pilot framework for float homes in Delta. The intent would be to build upon Delta's existing regulations while addressing provincial concerns and incorporating input from First Nations and other affected stakeholders.

Simon explained several concerns associated with the current tenure system, including short lease terms, month-to-month tenures and lengthy delays in processing lease renewals. Examples discussed included float home and marine tenure situations at Granville Island in Vancouver and Marina Wes-Del in Ladner.

Jane Fee provided additional information regarding the experiences of other float home communities, including those on Vancouver Island and in North Vancouver.

Float Home Financing

Simon explained that access to mortgage financing for float homes has become increasingly difficult. The last two remaining mainstream institutions providing mortgages, Envision Financial and TD Bank stopped issuing new mortgages in 2024 and 2025 respectively, leaving Float homeowners and prospective float homeowners in a cash only market.

Jane Fee advised that other financing options may remain available, including B-lenders, private financing and seller financing, and indicated that the FHA is preparing a list of possible financing sources.

Until this information is available and the terms and availability of these financing options can be reviewed, SFRES will continue to communicate the lack of conventional mortgage financing based on the information it has received directly from mainstream financial institutions.

No verbal commitment of support for the head lease or pilot proposal was made during the meeting.

2. Dredging of the Secondary Channels

Simon and Ross discussed the continuing need for dredging within the secondary channels of the lower Fraser River.

Reference was made to the City of Delta's economic impact report, which identified approximately **\$10.4 million annually in taxation revenues at all levels of government associated with local river-related business activity.**

SFRES suggested that a portion of the economic benefit generated by marine and waterfront businesses should be reinvested into maintaining the waterways that support those businesses and help ensure their long-term sustainability.

SFRES advised that its preliminary estimate for dredging the Ladner waterfront channel, from Ladner Harbour through to and including the Canoe Pass float home area, is \$2.5 million.

Simon provided a brief explanation of the secondary channel system, sediment accumulation and the difference between established design depths and current surveyed depths. He also discussed historical government-sanctioned changes to Fraser River flow patterns that SFRES believes have contributed significantly to increased sedimentation within the secondary channels.

Melissa Granum commented that forest fires, landslides and other natural events may also have contributed to increased sediment loads entering the Fraser River system.

Alex Fisher stated that Melissa Granum had advocated for dredging during her campaign.

A subsequent review of the Delta First campaign material and searches of publicly available forums (October 5, 2026) did not identify a specific published Delta First commitment or policy supporting secondary channel dredging.

Conclusion

The meeting provided a constructive opportunity to brief Delta First candidates on the challenges facing Delta's float home communities and secondary channels, as well as the work SFRES and the FHA have undertaken with the Province, City of Delta, First Nations, and other stakeholders.

While candidates expressed interest in the issues and some aspects of the proposed approaches were viewed favourably, **no specific commitments were made during the meeting regarding**

either the float home head lease/pilot proposal or funding and support for secondary channel dredging.

Meeting adjourned at approximately 4:15 p.m.

***Item not discussed due to time constraints**

There is an urgent need for a Delta Police Boat to respond to and enforce on water violations. At the very least, there needs to be an agreement with neighbouring marine equipped police forces (Richmond RCMP Marine Unit) to provide law enforcement for Delta.