



TSAWWASSEN FIRST NATION
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Land Use Planning and Development Act

**CONSOLIDATED PLANNING AND DEVELOPMENT APPLICATION
FEES REGULATION**

Date Enacted: 27 April 2011

Order Number: O.029-2011

Last Amended: 26 October 2016

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Table of Regulation Changes

Section(s) Amended	Date	Order number	Come Into Force Date
Sch. A Amended	12/06/2013	O.071-2013	12/06/2013
Sch. A Amended	11/12/2013	O.115-2013	11/12/2013
Sch. A amended	26/02/2014	O.007-2014	26/02/2014
s.4(3) added Sch. A repealed and replaced	29/07/2015	O.054-2015	29/07/2015
Sch. B added	24/02/2016	O.016-2016	24/02/2016
Sch. B amended	26/10/2016	O.077-2016	26/10/2016

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SCHEDULE A – FEES FOR PLANNING AND DEVELOPMENT APPLICATIONS

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Definitions

1 In this Regulation:

“**Act**” means the *Land Use Planning and Development Act* (Tsawwassen).

Interpretation

2 Unless specifically provided otherwise in this regulation, other terms used have the same meanings as in the Act, and any Regulation enacted pursuant to the Act.

Authority

- 3**
- (1) Fees established in this regulation are set by the Executive Council pursuant to section 96 [*Regulations respecting fees*] of the Act.
 - (2) The Director of Lands is authorized to collect the fees set out in Schedule A.

Fees for applications

- 4**
- (1) Fees and refunds for planning and development applications are set out in Schedule A to this regulation.
 - (2) Fees for subdivision applications are established pursuant to section 9.1 of the *Subdivision and Development Regulation* (Tsawwassen), but are consolidated into Schedule A to this regulation for reference.
 - (3) Notwithstanding any other provision herein, no fees shall be payable under this regulation by a Tsawwassen Member applying to construct a single family home or duplex on their land for their personal residence.

[Amended by Order number O.054-2015]

Schedule A - Fees for Planning and Development Applications

<i>Nature of Application</i>	<i>Fee (\$)</i>
<i>Environmental Compensation Charge for Industrial Lands</i>	<i>20,191/ha</i>
<i>Application to amend the Land Use Plan</i>	<i>4,000 + \$0.25/m² of gross site area over 4,000m²</i>
<i>Additional fee per second and each subsequent community meeting required as part of a proposed Neighbourhood Plan Amendment or Zoning Amendment</i>	<i>1,500</i>
<i>Refund for withdrawal of Land Use Plan amendment application prior to the advertisement of community meeting</i>	<i>1,500</i>
<i>Application to amend the Neighbourhood Plan</i>	<i>2,000 + \$0.15/m² of gross site area over 4,000m²</i>
<i>Application to amend the Zoning Regulation</i>	<i>2,000 + \$0.25/m² over gross site area over 4,000m²</i>
<i>Application for a development permit in a Floodplain Development Permit Area</i>	<i>0</i>
<i>Application for a development permit in an Environmental Protection Development Permit Area</i>	<i>3000</i>
<i>Application for a development permit in a Heritage Conservation Development Permit Area</i>	<i>2000</i>
<i>Application for a development permit in an Industrial Form and Character Development Permit Area</i>	<i>2,000 + \$0.10 / m² of gross site area over 4,000 m²</i>
<i>Application for a development permit in a Soil Stability/Land Fill Development Permit Area</i>	<i>2000</i>
<i>Application for a development permit in a Commercial Mixed Use Development Permit Area</i>	<i>2,000 + \$0.10 / m² of gross site area over 4,000 m²</i>
<i>Application for a development permit for a residential project in a Multi-Family Development Permit Area</i>	<i>2,000 + \$60 / unit</i>
<i>Minor Development Permit</i>	<i>500</i>

<i>Application to amend a development permit</i>	800
<i>Application for the first lot of a subdivision</i>	1,500
<i>Application for each additional subdivided lot beyond the first lot subdivision</i>	200
<i>Application for a residential phased bare land or building strata</i>	400
<i>Subdivision Signing Fee</i>	500
<i>Application for a commercial, industrial or other phased bare land or building strata</i>	500
<i>Preliminary Application for a Development Permit, Neighbourhood Plan Amendment, Land Use Plan Amendment, for sites with an area less than 4 hectares</i>	1,000
<i>Preliminary Application for a Development Permit, Neighbourhood Plan Amendment, Land Use Plan Amendment, for sites with an area equal to or greater than 4 hectares</i>	3,000
<i>[Amended by Order number O.071-2013]</i>	
<i>[Amended by Order number O.115-2013]</i>	
<i>[Amended by Order number O.007-2014]</i>	
<i>[Amended by Order number O.054-2015]</i>	

Schedule B – Fees & Charges for the *Building Regulation*

Category	Type	Fee	Comment
Building Permits:			
\$0 to \$50,000 value	Fee	\$17 per \$1,000; min \$75	
\$50,001 to \$250,000 value	Fee	\$850 + \$12 per \$1,000 over \$50,001 value	
\$250,001 to \$2,000,000	Fee	\$3,250 + \$8.50 per \$1,000 over \$250,001 value	
\$2,000,001 or greater	Fee	\$18,125 + \$3 per \$1,000 over \$2,000,001 value	
Non-refundable portion	Fee	10% of permit value or \$75, whichever is more, per application	
Other Permits:			
Moving Permit	Fee	\$300 per building	
Building Permit - Retaining Wall	Fee	\$10 per square meter; min. \$100	
Building Permit - Fire Safety System	Fee	\$200 per system plan review	
Demolition Permits:			
Accessory Building	Fee	\$50 per building	
Single or Duplex building	Fee	\$200 per building	
All Other Buildings	Fee	\$500 per building	
Damage Deposits:			
Single Family/Duplex Residential – New Construction	Cash or Letter of Credit	\$2,500 per lot	Deposit less costs after final inspection
Single Family/Duplex Residential – Addition or Demolition	Cash or Letter of Credit	\$1,500 per lot	Deposit less costs after final inspection
Commercial, Industrial, Multi-Family Residential, Government, or Institutional – Construction, Addition, or Demolition	Cash or Letter of Credit	\$1,000 per unit	Deposit less costs after final inspection

Moving Building	Cash or Letter of Credit	\$1,000 per permit	Deposit less costs after final inspection
Accessory Building Demolition	Cash or Letter of Credit	\$200 per permit	Deposit less costs after final inspection
Temporary Building	Cash or Letter of Credit	\$550 per building per year	Deposit less costs after final inspection
Street Occupancy	Cash or Letter of Credit	\$1,000 per permit	Deposit less costs after final inspection
Swimming Pool	Cash or Letter of Credit	\$1,500 per permit	Deposit less costs after final inspection
Other Charges:			
Complex Building Deposit (Security)	Cash or Letter of Credit	20% Building permit fee	Deposit less costs after final inspection
Alternative Solutions (Equivalencies)	Fee	\$450	
Extra Inspection	Fee	\$100 per inspection	After 2 nd inspection
Fee to Amend a Permit	Fee	\$200 per hour	
Permit Extension	Fee	\$400 per permit	
Work in advance of permit issuance:			
Surcharge on Permit Fee	Fee	Twice permit fee	
If a Stop Work Notice remains outstanding for 30 or more days	Fee	25% permit fee	

[Amended by Order number O.016-2016]

[Amended by Order number O.077-2016]