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: 24 February 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 A repealed and replaced	29/07/2015	O.054-2015	29/07/2015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

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SCHEDULE A – FEES FOR PLANNING AND DEVELOPMENT APPLICATIONS

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

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

Application to amend a development permit	***800***
Application for the first lot of a subdivision	***1,500***
Application for each additional subdivided lot beyond the first lot subdivision	***200***
Application for a residential phased bare land or building strata	***400***
Subdivision Signing Fee	***500***
Application for a commercial, industrial or other phased bare land or building strata	***500***
Preliminary Application for a Development Permit, Neighbourhood Plan Amendment, Land Use Plan Amendment, for sites with an area less than 4 hectares	***1,000***
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	***3,000***

[Amended by Order number O.071-2013]
[Amended by Order number O.115-2013]
[Amended by Order number O.007-2014]
[Amended by Order number O.054-2015]

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	
$250,001 to $2,000,000	Fee	$3,250 + $8.50 per $1,000	
$2,000,001 or greater		$18,125 + $3 per $1,000	
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 2nd 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]