



1926 Tsawwassen Drive
Tsawwassen, BC V4M 4G2
Canada

Tel: 604-943-2112
www.tsawwassenfirstnation.com

TSAWWASSEN FIRST NATION
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Development Permit Application Form

Name of Applicant: _____	File No.: _____
Address: _____	Project Address: _____
Phone: _____	Phone (other): _____
Email: _____	Fax: _____

Property Owner Information as Registered on Legal Title

Property Owner Name: _____	Phone: _____
Address: _____	

Property Information

Property Address: _____	PID: _____
Legal Description: _____	

Copies of any covenant, easement, and statutory right-of-way registered on title are required to be submitted with application.

Disclaimer

This application is made with my full knowledge and consent:

Name of Registered Owner: _____	
Signature of Registered Owner: _____	Date: _____
Name of Registered Owner: _____	
Signature of Registered Owner: _____	Date: _____

If applicant is not a registered owner: This application is made with full knowledge that I am the sole agent for the owner(s) and will be the only contact with Tsawwassen First Nation Lands Department.

Name of applicant/authorized agent: _____	
Signature of applicant/authorized agent: _____	Date: _____

Internal Use Only

Date Received: _____	Received By: _____
Date Complete: _____	Application Fee Amount: _____



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Development Permit Application

Name: _____ File No.: _____
Address: _____ Project Address: _____
Owner / Applicant / Both Date: _____

Development Permit Type

- | | |
|---|--|
| <input type="checkbox"/> Floodplain | <input type="checkbox"/> Environmental Protection |
| <input type="checkbox"/> Heritage Conservation | <input type="checkbox"/> Soil Stability / Land Fill |
| <input type="checkbox"/> Commercial Mixed Use | <input type="checkbox"/> Industrial Form and Character |
| <input type="checkbox"/> Multi-Family Residential Use | |

Documents & Drawings

	Submitted	N/A		Format
1			Electronic copy of full application package	USB key; file names to be formatted as follows: Document Title_Date (Year.Month.Day)_Version Number
2			Application Fee as set out in the <i>Consolidated Planning and Development Application Fees Regulation</i>	
3			Copy of Legal Title	
4			Proof of ownership if not shown on Title	
5			Owner's authorization (if applicant is not the property owner)	
6			Anticipated phasing of site development	
7			A commentary and drawings/documents demonstrating compliance with the <i>Land Use Plan</i> , applicable neighbourhood plan, <i>Zoning Regulation</i> , and <i>Sign Regulation</i> :	
7a			Site plan and elevations labeled using metric dimensions	One full size hard copy and two 11 x 17 hard copies
7b			Servicing plan	One full size hard copy and two 11 x 17 hard copies
7c			Grading plan	One full size hard copy and two 11 x 17 hard copies

Note: This document does not replace the Land Use Planning and Development Act or its regulations.

7d			Topographical survey	One full size hard copy and two 11 x 17 hard copies
7e			Documents or drawings (dimensioned in metric) required to demonstrate compliance with Schedules A-1 to A-7, as applicable, of the <i>Development Permit Area Regulation</i>	One full size hard copy and two 11 x 17 hard copies
8			Environmental Protection permit only:	
8a			Topographical Survey	One hard copy
8b			Plan of watercourse setback areas	One hard copy
8c			Written statement regarding Approvals and Notifications	One hard copy
8d			Environmental Assessment of pre-development site conditions	One hard copy
8e			Recommendations for protection, mitigation, enhancement, or restoration of natural features	One hard copy
8f			Erosion and sediment control plan	One hard copy
9			Heritage Conservation permit only:	
9a			Archeological Assessment Report	One hard copy
10			Soil Stability / Land Fill permit only:	One hard copy
10a			Site Profile	One hard copy
10b			Geotechnical Report	One hard copy
10c			Grading Plan	One hard copy
11			For Industrial Form and Character permit:	
11a			Planned land uses and activity types	Three hard copies
11b			Planned building, loading, outside storage, and parking layouts	One full size hard copy and two 11 x 17 hard copies
11c			Conceptual building materials, facades, rooflines, and signage	One full size hard copy and two 11 x 17 hard copies
11d			Lighting plans	One full size hard copy and two 11 x 17 hard copies
11e			Landscape Plans	One full size hard copy and two 11 x 17 hard copies
11f			Crime Prevention Through Environmental Design (CPTED) assessment	Three hard copies
11g			Servicing Plan (if no Works and Services Agreement)	One full size hard copy and two 11 x 17 hard copies
11h			Internal Circulation Network	One full size hard copy and two 11 x 17 hard copies

Note: This document does not replace the Land Use Planning and Development Act or its regulations.

11i			Access and traffic assessment	One full size hard copy and two 11 x 17 hard copies
11j			Traffic Impact Studies	Three hard copies
11k			Mitigation strategies for adjacent land uses	Three hard copies
11l			Noise Mitigation Strategies	Three hard copies
12			For Commercial Mixed Use permit:	
12a			Planned land uses and activity types	Three hard copies
12b			Planned building, loading, outside storage, and parking layouts	One full size hard copy and two 11 x 17 hard copies
12c			Conceptual building materials, facades, rooflines, and signage	One full size hard copy and two 11 x 17 hard copies
12d			Lighting plans	One full size hard copy and two 11 x 17 hard copies
12e			Landscape Plans	One full size hard copy and two 11 x 17 hard copies
12f			Crime Prevention Through Environmental Design (CPTED) assessment	Three hard copies
12g			Servicing Plan (if no Works and Services Agreement)	One full size hard copy and two 11 x 17 hard copies
12h			Internal Circulation Network	One full size hard copy and two 11 x 17 hard copies
12i			Access and traffic assessment	One full size hard copy and two 11 x 17 hard copies
13			For Multi-Family Residential Use permits:	
13a			Planned land uses and activity types	Three hard copies
13b			Planned buildings, loading, outside storage and parking layouts	One full size hard copy and two 11 x 17 hard copies
13c			Conceptual building materials, facades, rooflines, and signage	One full size hard copy and two 11 x 17 hard copies
13d			Lighting plans	One full size hard copy and two 11 x 17 hard copies
13e			Landscape Plans	One full size hard copy and two 11 x 17 hard copies
13f			Crime Prevention Through Environmental Design (CPTED) assessment	Three hard copies

Note: This document does not replace the Land Use Planning and Development Act or its regulations.

13g			Servicing Plan (if no Works and Services Agreement)	One full size hard copy and two 11 x 17 hard copies
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Documents & Drawings - Internal Use Only			
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Submitted N/A

1			Notification of approval/denial (file copy of signed original)	
2			Related Executive Council documents (reports, orders, motions, etc.)	
3			Advisory Council Meeting minutes	
4			Copy of Application Fee Payment - Amount:	
5			Issued permit (file copy of signed original)	
6			Community meeting notices, letters, emails, etc.	



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Tsawwassen First Nation Development Application Requirements

Tsawwassen First Nation (TFN) Lands Department will be pleased to accept and begin processing your development application, once the requirements outlined in this document have been completed by the applicant and submitted with a Development Application Form. TFN will not accept incomplete development applications, and may request additional information. Applicants must submit **one electronic and one printed** full application package. The TFN Lands Department will retain a copy of submitted application materials.

Development Permit

General

1. Application Fee
2. A copy of Legal Title, issued not more than 30 days prior to the application date, for any parcel of land subject to the application and a copy of all restrictive covenants and easements registered on property.
3. Proof of ownership, if not shown on Title.
4. If the applicant is not the property owner, a written authorization from the parcel's owner, permitting an agent to act on their behalf.
5. Information that demonstrates compliance with the land use plan, *Neighbourhood Plan Residential/Commercial Enterprise Area*, the *Zoning Regulation*, and the *Sign Regulation*.
6. Documents or drawings required to demonstrate compliance with Schedules A-1 to A-6, as applicable, of the *Development Permit Area Regulation*.
7. Anticipated phasing and sequencing of development on the site;
8. If the proposed development involves cycling paths, a signage plan demonstrating conformance with TransLink's *Wayfinding Guidelines for Utility Cycling in Metro Vancouver*.

Environmental Protection

1. A survey that has been prepared by a British Columbia Land Surveyor illustrating the location of the following:
 - a. Top of Bank and/or High Water Mark delineation for all Waterbodies and watercourses and setback locations based on TFN's zoning bylaw regulations.
 - b. Existing topographic contours with 1 metre intervals and location of natural slopes > 25%.
 - c. Any hydrological features including watercourses, drainage channels, wetlands, and active flood plains.
2. A plan showing existing and proposed building structures, roads, storm water detention facilities, and discharge points located within a waterbody or watercourse setback area as defined in the Tsawwassen First Nation Zoning Regulation.
3. A written statement from the qualified Environmental Professional as to whether Approvals or Notifications are required and need to be submitted to the appropriate federal or provincial agencies.
4. An Environmental Assessment of pre-development site conditions that
 - a. is prepared and signed by a qualified Environmental Professional
 - b. includes proposed setback variance accompanied with a justification
 - c. Any proposed encroachment into setback areas, the justification for the encroachment, and proposed compensation, which must reflect a Net Benefit to TFN
 - d. Enhancement or restoration opportunities within waterbodies, watercourses, or their setback areas, including cleanup of garbage and/or plantings
 - e. Significant wildlife habitat features found on the site (e.g., heron rookeries).
 - f. Dykes, high water mark for any parcel fronting Georgia Straight, natural boundary of a fish or non-fish bearing watercourse.
5. Recommendations prepared by a qualified Environmental Professional for protection, mitigation, or restoration of natural features should include the following:
 - a. Mitigation measures for the proposed development activity including:
 - i. Phasing and timing of development to minimize impacts where possible;
 - ii. Retention strategy for significant trees and replanting strategy for interim site treatment;
 - b. Recommendations regarding the adequacy of proposed development plans, including site design and landscaping plans to deal with the following:
 - i. Protection of environmentally sensitive areas or natural features;
 - ii. Mitigation for identified potential hazards including an action plan for the removal of identified danger trees.
6. An Erosion and Sediment Control Plan must be:
 - a. prepared and designed in accordance with the TFN accepted standards to prevent the discharge of Prohibited Material into a Drainage System;
 - b. certified by the Professional Civil or Geotechnical Engineer who has prepared it;
 - c. be signed by both the developer, and by a retained qualified Environmental Professional who shall act as the Environmental Monitor appointed;
 - d. Include detailed plans and design calculations prepared by the Professional Engineer, a phased construction schedule, and a Letter of Undertaking signed by the Environmental Monitor;
 - e. Be accompanied by the Security Deposit where required.

Note: This document does not replace the Land Use Planning and Development Act or its regulations.

Soil Stability/Land Fill

1. A site profile.
2. Geotechnical report(s) that:
 - a. be prepared by a qualified Professional Engineer
 - b. state that the subject site(s) is safe for the use intended
 - c. Address slope stability, retaining structures, and stability of the soil structure for the intended use.
 - d. Includes bore hole sampling at a spacing identified by the qualified Professional Engineer; and
 - e. Certify, at a minimum, that the site is suitable for its intended use, from an environmental perspective, based on the requirements and conditions of the *Environmental Management Act* and the *Contaminated Sites Regulation*, and that the chemical concentrations in environmental media (i.e., soil, water, vapour, sediment) are in compliance with applicable environmental standards for the intended use.
 - f. identify all areas of fill (existing and proposed)
 - g. That the placement of fill, movement of earth and/or any resultant settlement or subsidence will not prevent any permitted or discretionally use under the zoning Regulation.
 - h. There will be no settlement or subsidence of land or structures on adjoining property resulting from proposed filling or earthmoving at the site
 - i. certify that the parcel's developable area to be used for principle residences (including setback reductions for balconies, chimneys, and excluding only the front and rear yard setback areas of the parcels, etc.) will provide the required minimum soil bearing pressure for a dwelling unit as per the scope of the BC Building Code.
3. A grading plan, prepared by a qualified Professional Engineer, of the proposed final grades of the subject site.

Heritage Conservation

1. An archeological assessment report that
 - a. Has been prepared by a qualified professional
 - b. Identifies and inventories heritage and cultural resources on the development site
 - c. Identifies heritage and cultural resources that may be impacted by the development construction process;
 - d. Sets out procedures to protect, preserve, limit, and/or mitigate impacts on id3entified resources during the development and construction process; and
 - e. Is supported by onsite investigation and fieldwork.

Industrial Form and Character

1. Planned land uses, with types of activities
2. Planned building, loading, outside storage and parking layouts
3. Conceptual building materials, facades, rooflines and signage
4. A lighting plan, prepared by a qualified Professional Electrical Engineer, that outlines how lighting a the street, building, entry paths, pedestrian linkages, and parking area has been integrated into the site design;
5. Landscape plans, prepared by a registered Landscape Architect, having regard for the unique local weather, soil, and environmental conditions;
6. Crime Prevention Through Environmental Design (CPTED) assessment that outlines how CPTED Principles have been integrated into the site design;
7. In the absence of a Works and Services Agreement, a servicing design report outlining proposed upgrades to onsite infrastructure and setting out how the proposed upgrades will meet servicing requirements, including preliminary water, sewer, drainage, grading and power servicing assessments.
8. Internal circulation network, road design, emergency access, and rail spur line locations
9. Access and traffic assessment on the road network
10. Mitigation strategies with adjoining existing and proposed land uses, including agricultural lands beyond Tsawwassen Lands
11. Noise mitigation from internal production/manufacturing and external road and rail access.

Commercial Mixed Use

1. Planned land uses, with types of activities
2. Planned building, loading, outside storage and parking layouts
3. Conceptual building materials, facades, rooflines and signage
4. A lighting plan, prepared by a qualified Professional Electrical Engineer, that outlines how lighting a the street, building, entry paths, pedestrian linkages, and parking area has been integrated into the site design;
5. Landscape plans, prepared by a registered Landscape Architect, having regard for the unique local weather, soil, and environmental conditions;
6. Crime Prevention Through Environmental Design (CPTED) assessment that outlines how CPTED Principles have been integrated into the site design;
7. In the absence of a Works and Services Agreement, a servicing design report outlining proposed upgrades to onsite infrastructure and setting out how the proposed upgrades will meet servicing requirements, including preliminary water, sewer, drainage, grading and power servicing assessments.
8. Internal circulation network, road design, emergency access, transit, cycling, and pedestrian access
9. Access and traffic assessment on neighbouring properties and the road network

Multi-Family Residential Use

1. Planned land uses, with types of activities
2. Planned building, loading, outside storage and parking layouts
3. Conceptual building materials, facades, rooflines and signage
4. A lighting plan, prepared by a qualified Professional Electrical Engineer, that outlines how lighting at the street, building, entry paths, pedestrian linkages, and parking area has been integrated into the site design;
5. Landscape plans, prepared by a registered Landscape Architect, having regard for the unique local weather, soil, and environmental conditions;
6. Crime Prevention Through Environmental Design (CPTED) assessment that outlines how CPTED Principles have been integrated into the site design;
7. In the absence of a Works and Services Agreement, a servicing design report outlining proposed upgrades to onsite infrastructure and setting out how the proposed upgrades will meet servicing requirements, including preliminary water, sewer, drainage, grading and power servicing assessments.