



*Land Act*

**APPLICABILITY OF REAL ESTATE DEVELOPMENT MARKETING ACT ON  
TSAWWASSEN LANDS REGULATION**

**Date Enacted: 20 June 2023**

*Order Number: O.105-2023*

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Section(s) Amended	Date	Order number	Come Into Force Date

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## Definitions

1 In this Regulation:

“Act” means the *Land Act* (Tsawwassen);

“development” has the meaning given to that term in REDMA;

“Final Agreement” means the Tsawwassen First Nation Final Agreement among Tsawwassen First Nation, Her Majesty the Queen in right of Canada and Her Majesty the Queen in right of British Columbia, and includes amendments to that agreement made in accordance with it;

“REDMA” means the Province of British Columbia’s *Real Estate Development Marketing Act*, SBC 2004, C. 41; and

“TFN Community Area” means the area shown in Overlay 1 – TFN Community Area Overlay in the *Zoning Regulations* made under 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 in any Regulation enacted pursuant to the Act.

## Authority

3 Exemptions established in this Regulation are set by the Executive Council pursuant to section 64 (1) of the Act and Chapter 6, clause 1 of the Final Agreement.

## Exemptions to Applicability of REDMA on Tsawwassen Lands

4 REDMA does not apply to any real estate development on Tsawwassen Lands subsequent to the April 3, 2009 Effective Date of the Final Agreement, if that development is:

- (i) undertaken by Tsawwassen Government for the benefit of Tsawwassen members; or
- (ii) undertaken by Tsawwassen Members within the TFN Community Area.