



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: 19 December 2023

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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 A repealed and replaced	29/07/2015	O.054-2015	29/07/2015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
Sch. A and Sch. B repealed and replaced	10/04/2018	O.019-2018	04/10/2018
Sch. A and Sch. B repealed and replaced	26/05/2020	O.039-2020	26/05/2020
Section 1 amended Section 4(4) added	11/10/2022	O.084-2022	11/10/2022
Sch. A repealed and replaced	17/01/2023	O.003-2023	17/01/2023
Sch. A and Sch. B repealed and replaced	19/12/2023	O.100-2023	01/01/2024

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Definitions

1 In this Regulation:

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

“**Community Use**” means use by Tsawwassen Government for its own purposes or for the benefit of Tsawwassen Members, excluding industrial or commercial purposes.

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]

(4) Notwithstanding any other provision herein, no fees shall be payable under this regulation by a Tsawwassen Government when developing any Tsawwassen Lands for Community Use.

[Amended by Order number O.084-2022]

Schedule A - Fees for Planning and Development Applications

	Nature of Application	Fee
1.	Environmental Compensation Charge for Industrial Lands	\$48,800/ha
2.	Land Use Plan Amendment	
2.1	Application to amend the Land Use Plan	\$4,000 + \$0.25/m ² of gross site area over 4,000 m ²
2.2	Refund for withdrawal of Land Use Plan amendment application prior to the advertisement of community meeting	\$1,500
3.	Neighbourhood Plan Amendment	\$2,000 + \$0.15/m ² of gross site area over 4,000 m ²
4.	Zoning Regulation Amendment	
4.1	Application for Zoning Amendment	\$2,500 + \$0.25/m ² of gross site area over 4,000 m ²
4.2	Application for Text Amendment	\$2,000
4.3	Comprehensive Development Zone surcharge	\$1,000 in addition to other fees
5.	Additional fee per second and each subsequent community meeting required as part of a proposed Land Use Plan Amendment, Neighbourhood Plan Amendment or Zoning Amendment	\$1,500
6.	Development Permit	
6.1	Development Permit in a Floodplain Development Permit Area	\$0
6.2	Development Permit in an Environmental Protection Development Permit Area	\$3,000
6.3	Development permit in a Heritage Conservation Development Permit Area	\$2,000
6.4	Development permit in an Industrial Form and Character Development Permit Area	\$2,500 + \$0.50/m ² of gross site area over 4,000 m ²
6.5	Development permit in a Soil Stability/Land Fill Development Permit Area	\$2,000

	Nature of Application	Fee
6.6	Development permit in a Commercial Mixed Use Development Permit Area	\$2,500 + \$0.50/m2 of gross site area over 4,000 m2
6.7	Development Permit for a residential project in a Multi-family Development Permit Area	\$2,000 + \$60/unit
6.8	Minor (Small Scale) Development Permit	\$1,500
6.9	Application to amend a Development Permit	\$1,500
6.10	Development Variances	\$1,000 or \$750 per variance, whichever is greater
7.	Subdivision	
7.1	Fee Simple or Bare Land Strata Subdivision	\$1,500 for the first parcel and \$200 for each additional parcel
7.2	Phased Strata Plan	\$600 for each Form "P" approval or amendment
7.3	Airspace Parcel	\$5000 + \$200 for each parcel
7.4	Strata Title Conversion	\$1,000 for residential with two units or less (e.g. duplex); \$2,000 for residential with more than two units, commercial or industrial
7.5	Subdivision Plan Signing Fee (including strata plans)	\$600 per plan
7.6	Subdivision plan review for third and each subsequent resubmission	\$500 + \$50/lot for each resubmission
7.7	Preliminary Approval Extension or Amendment	\$500 per extension or amendment
8	Pre-Application Meeting	Fee will be credited toward Application fees if an Application is submitted within 6 months of the date of the pre-application meeting
8.1	For sites less than 4 ha	\$1,000 per meeting
8.2	For sites equal to or greater than 4 ha	\$3,000 per meeting
9.	Development Information Inquiry	
9.1	Information/Comfort Letter – Single Family or Duplex Residential	\$100
9.2	Information/Comfort Letter – Multi-family Residential or Non-Residential	\$250
	General Notes: 1) Application fees shall be paid at the time of application 2) Fees are non-refundable unless otherwise specified 3) NSF cheque processing charge: \$50 per cheque 4) Any cheque for a payment over \$10,000 shall be in the form of a certified cheque	

[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]
[Amended by Order number O.019-2018]
[Amended by Order number O.039-2020]
[Amended by Order number O.003-2023]
[Amended by Order number O.0100-2023]

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

	Category	Fee	Comment
1.	Building Permits:		
1. 1	\$0 to \$50,000 value	\$17 per \$1,000; min. \$75	The building permit fee less the application fee shall be paid prior to issuance of the building permit
	\$50,000 to \$250,000 value	\$850 + \$12 for each additional \$1,000 or part thereof	
	\$250,000 or greater value	\$3,250 + \$8.50 for each additional \$1,000 or part thereof	
1. 2	Non-refundable portion (application fee)	10% of the estimated building permit fee or \$75, whichever is greater, per application	The application fee shall be paid at the time of building permit application. The application fee will be credited against the total building permit fee.
2.	Other Permits:		
2. 1	Moving Permit	\$300 per building	Shall be paid at the time of application
2. 2	Building Permit – Retaining Wall	\$10 per square meter; min. \$100	
2. 3	Plumbing Permit – Plumbing System	\$70 + \$25 per fixture	
2. 4	Building Permit – Fire Safety System	\$200 administration fee per system plan review, plus actual fire inspection services cost incurred.	The administration fee shall be paid prior to issuance of the building permit. Actual cost incurred shall be paid in accordance with the invoice issued by TFN.
2. 5	Foundation Only Permit – if pulled separately prior to the Building Permit	25% of the building permit fee	Shall be paid prior to the issuance of the Foundation Only Permit
3	Demolition Permits:		
3. 1	Accessory Building	\$100 per building	Shall be paid at the time of application

	Category	Fee	Comment
3. 2	Single or Duplex Building	\$200 per building	
3. 3	All Other Buildings	\$500 per building	
4	Damage Deposits:		
4. 1	Single Family/Duplex Residential – New Construction	\$2,500 per lot	Damage deposit will be in the form of cash, cheque or Letter of Credit. Deposit less costs will be returned after final inspection.
4. 2	Single Family/Duplex Residential – Addition or Demolition	\$1,500 per lot	
4. 3	Commercial, Industrial, Multi-Family Residential, Government, or Institutional, Except New Complex Buildings – Construction, Addition, or Demolition	\$5,000 or \$1,000 per unit, whichever is greater	
4. 4	New Complex Buildings	20% building permit fee	
4. 5	Moving Building	\$1,000 per permit	
4. 6	Accessory Building Demolition	\$200 per permit	
4. 7	Temporary Building	\$550 per building per year	
4. 8	Street Occupancy	\$1,000 per permit	
4. 9	Swimming Pool	\$1,500 per permit	
5	Other Charges:		
5. 1	Alternative Solutions (Equivalencies)	\$450	shall be paid prior to issuance of the building permit
5. 2	Extra Inspection (1 st and 2 nd Inspections included)	3rd inspection \$100, 4th inspection \$200, 5th and subsequent inspections \$300 each	Shall be paid prior to inspection
5. 3	Fee to Amend a Permit	\$200 per hour	Shall be paid at the time of application

	Category	Fee	Comment
5.4	Permit Extension	\$400 per permit	
5.5	Liquor License Related Review	\$550	
5.6	Water Meter Initiation Fee for Commercial, Industrial, Institutional or Multi Family Residential (Apartment) Development, where water meter is installed by developer	\$750 per water meter installed	shall be paid prior to issuance of the plumbing permit
5.7	Water Meter Installation and Initiation Fee for Residential Development, where water meter is installed by TFN	\$1,000 per water meter	
6	Work In Advance of Permit Issuance:		
6.1	Surcharge on Permit Fee	Twice permit fee	
6.2	If a Stop Work Notice remains outstanding for 30 or more days	25% permit fee	
	General Notes: 1) NSF Cheque processing charge: \$50 per cheque 2) Any cheque for a payment over \$10,000 shall be in the form of a certified cheque		

[Amended by Order number O.016-2016]

[Amended by Order number O.077-2016]

[Amended by Order number O.019-2018]

[Amended by Order number O.039-2020]

[Amended by Order number O.100-2023]