



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: 31 March 2026

Order Number: O.038-2026

This version of the Regulation is not the official version, and is for informational purposes only. Persons who need to rely on the text of the Regulation for legal or other purposes may access the official version held in the TFN Laws Registry by contacting the TFN Administration Office at (604) 943-2112.

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 A repealed and replaced | 29/07/2015 | O.054-2015 | 29/07/2015 |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 B repealed and replaced | 10/04/2018 | O.019-2018 | 04/10/2018 |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 B repealed and replaced | 26/05/2020 | O.039-2020 | 26/05/2020 |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 A repealed and replaced | 17/01/2023 | O.003-2023 | 17/01/2023 |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 B repealed and replaced | 19/12/2023 | O.100-2023 | 19/12/2023 |
| Sch. A amended | 15/10/2024 | O.072-2024 | 15/10/2024 |
| Sch. A amended | 31/03/2026 | O.038-2026 | 31/03/2026 |

Contents

- 1 Definitions
- 2 Interpretation
- 3 Authority
- 4 Fees for applications

SCHEDULE A – FEES FOR PLANNING AND DEVELOPMENT APPLICATIONS

SCHEDULE B – FEES AND CHARGES FOR THE *BUILDING REGULATION*

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. | <i>[Repealed by Order number O.038-2026]</i> | |
| 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 |
| 6.6 | Development permit in a Commercial Mixed Use Development Permit Area | \$2,500 + \$0.50/m ² of gross site area over 4,000 m ² |
| 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 |

| | Nature of Application | Fee |
|-----------|---|---|
| 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 |
| 10 | Public Art Charge for Lands zoned as: C-3 Comprehensive Mixed-Use Zoning District C-4 Comprehensive Commercial (Shopping Centre) Zoning District, and Any Industrial Zone Public Art Charge does not apply to Temporary Use Permit associated lands | \$8,500/ha due prior to issuance of the first building permit on the land |

| | | |
|---|---|--|
| 11 | Temporary Use Permit | |
| 11.1 | Temporary Use or Renewal (other than small scale) | \$2,500 + \$0.50/m ² of gross site area over 4,000 m ² |
| 11.2 | Temporary Use or Renewal (small scale: construction cost less than \$500,000) | \$2,500 |
| <p>General Notes:</p> <p>1) Application fees shall be paid at the time of application</p> <p>2) Fees are non-refundable unless otherwise specified</p> <p>3) NSF cheque processing charge: \$50 per cheque</p> <p>4) Any cheque for a payment over \$10,000 shall be in the form of a certified cheque</p> | | |

[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.100-2023]

[Amended by Order number O.072-2024]

[Amended by Order number O.038-2026]

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. |

| | Category | Fee | Comment |
|----------|--|---|---|
| 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 |
| 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 |

| | Category | Fee | Comment |
|---------|---|---|--|
| 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 |
| 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 | | |
| 6. 2 | If a Stop Work Notice remains outstanding for 30 or more days | 25% permit fee | |
| | General Notes: 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.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]