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TSAWWASSEN FIRST NATION

Land Act

CONSOLIDATED PUBLIC LAND AVAILABILITY REGULATION

Date Enacted: 25 September 2013

Order Number: O.086-2013

Last Amended: 31 March 2026

Order Number: O.039-2026

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Table of Regulation Changes

Section(s) Amended	Date	Order number	Come Into Force Date
s.6.1 added	12/11/2013	O.116-2013	11/12/2013
s.6.1 amended s.6.2 added	10/04/2018	O.019-2018	10/04/2018
s.3.1 added Schedule A repealed and replaced	14/05/2019	O.038-2019	14/05/2019
s. 7 added s.8 (formerly s. 6) renumbered s.8.2 (formerly s. 6.2) amended s.8.3 added “Commencement” renumbered as s.9	05/12/2023	O.106-2023	05/12/2023
s. 2(1) amended s.8.3 repealed and replaced s.9 Tsawwassen Additional Contribution Charge added “Commencement” renumbered as s.10	31/03/2026	O039-2026	31/03/2026

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Schedule A – Industrial and Sewer Infrastructure Land Development Site

Schedule B – Commercial Land Development Site

Authority

- 1 This regulation is made under the *Land Act*.

Definitions

- 2 (1) In this regulation,

“Act” means the Land Act;

“Tsawwassen Additional Contribution” means funds allocated to the Tsawwassen Government for the benefit of Tsawwassen Members

- (2) Unless specifically provided otherwise in this regulation, terms used in this regulation and defined in the Act have the same meanings as defined in the Act.

Availability of Industrial Land

- 3 In furtherance of the April 14, 2010 lease approval vote, the Executive Council makes the portion of land approved for leasing in accordance with such vote, which is identified in the area marked “Lease Area 1” on the plan attached as in Schedule A, available for the disposition of

- (a) leases;
- (b) easements;
- (c) rights-of-way;
- (d) covenants;
- (e) licences of occupation; and
- (f) any other interest or encumbrance.

- 3.1 In furtherance of the December 16, 2015 phase 2 industrial lands approval vote, the Executive Council makes the portion of land approved for leasing in accordance with such vote, which is identified in the area marked “Lease Area

3” and “Lease Area 4” on the plan attached as in Schedule A, available for the disposition of

- (a) leases;
- (b) easements;
- (c) rights-of-way;
- (d) covenants;
- (e) licences of occupation; and
- (f) any other interest or encumbrance.

[Amended by Order number O.038-2019]

Availability of Land for Sewer Infrastructure

4 In furtherance of the April 14, 2010 lease approval vote, the Executive Council makes the portion of land approved for leasing in accordance with such vote, which is identified in the area marked “Lease Area 2” on the plan attached as in Schedule A, available for the disposition of

- (a) leases;
- (b) easements;
- (c) rights-of-way;
- (d) covenants;
- (e) licences of occupation; and
- (f) any other interest or encumbrance.

Availability of Commercial Land

5 In furtherance of the January 18, 2012 lease approval vote, the Executive Council makes all of the land approved for leasing in accordance with such

vote, which is substantially as shown as the “Commercial Land Lease Area” on the plan attached as Schedule B, available for the disposition of

- (a) leases;
- (b) easements;
- (c) rights-of-way;
- (d) covenants;
- (e) licences of occupation; and
- (f) any other interest or encumbrance.

Availability of Land for Highway 17 Dedication

- 6 In furtherance of the January 18, 2012 lease approval vote, the Executive Council makes the land approved for leasing in accordance with such vote, which is substantially as shown as the “Commercial Land Lease Area” on the plan attached as Schedule B, available for the disposition of a road dedication to British Columbia.

Availability of Tsawwassen Public Lands

- 7 In accordance with Section 20(1) of the Act, Executive Council makes the Tsawwassen Public Lands and Other Tsawwassen Lands available for disposition to persons eligible, subject to community approval if required under Section 51 of the Act.

Fees

- 8.1 An application for an interest under sections 3 (a), 3 (e), 5 (a), or 5 (e) shall be accompanied by a fee of \$500, plus payment of legal fees incurred for preparation, execution and registration of any document or agreement.

[Amended by Order number O.116-2013]

[Amended by Order number O.019-2018]

[Amended by Order number O.106-2023]

8.2 An application for a leasehold interest or license of occupation in Tsawwassen Public Lands, except for the purpose of member housing development, shall be accompanied by a fee of \$500, or such other amount as set by the Director of Lands, plus payment of legal fees incurred for preparation, execution and registration of any document or agreement.

[Amended by Order number O.019-2018]

[Amended by Order number O.106-2023]

8.3 Tsawwassen Members and the Tsawwassen Governemnt are exempt from the payment of fees including the Tsawwassen Additional Contirbution under this regulation unless they elect to pay same.

[Amended by Order number O.106-2023]

[Amended by Order number O.039-2026]

Tsawwassen Additional Contribution Charge

9 Any successful appliation for aleasehold interest fro a duration of more than 25 years (including any renewals) in Lease Area 1, Lease Area 2, Lease Area 3 or Leasse Area 4 is subject to pay a Tsawwassen Additional Contribution of \$530,000 per hectare payable upon:

(a) Approval of a subdivision; or

(b) A building permit authorizing the construction, alteration or extension of abuilding or structure.

[Amended by Order number O.039-2026]

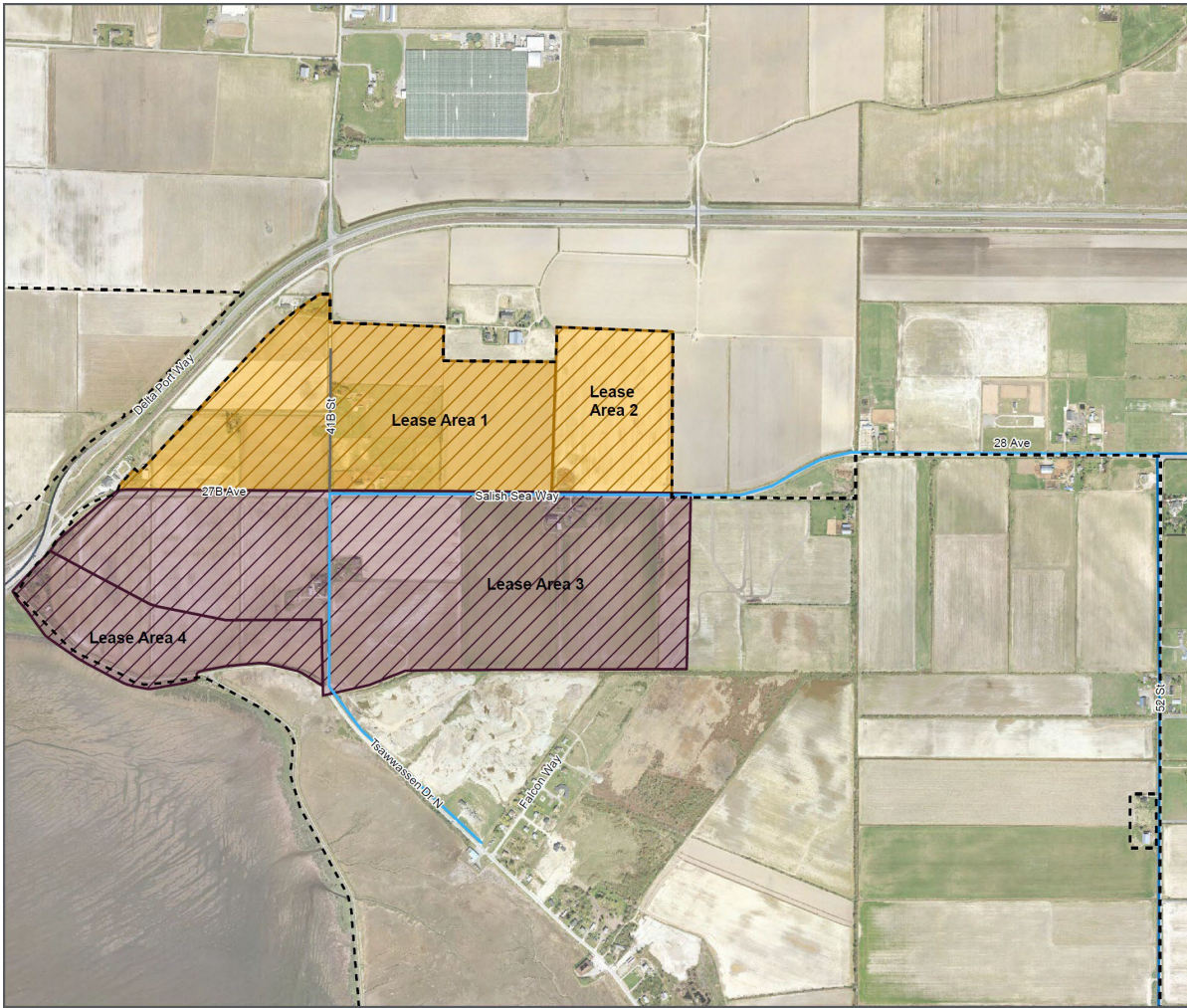
Commencement

10 This regulation comes into force on the date of its enactment.

[Amended by Order number O.106-2023]

[Amended by Order number O.039-2026]

SCHEDULE A – INDUSTRIAL AND SEWER INFRASTRUCTURE LAND DEVELOPMENT SITE




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TSAWWASSEN FIRST NATION
Tsawwassen First Nation
Public Land Availability Regulation

Industrial and Sewer Infrastructure Land Development Site
 Schedule A Amended on May 14, 2019

Legend

- Industrial Lease Area (Community vote April 14, 2010)
- Industrial Lease Area (Community vote December 16, 2015)
- Existing GVRD Watermain
- Proposed Watermain
- Parcel Boundary
- Easement / Utility RW
- Tsawwassen Community Boundary

Notes:

0 100 200 300 400 m Scale: 1:10,000
 Coordinate System: NAD 1983 UTM Zone 10N
 Data Sources:
 - Cadastral from survey dated Jan. 2010
 - Commercial development site take from legal survey Sept. 2012
 - Imagery from 2010

	Project #: 2177.0018.01 Author: SF Checked: KM Status: Final Revision: F Date: 2019 / 1 / 9
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[Amended by Order number O.038-2019]

SCHEDULE B – COMMERCIAL LAND DEVELOPMENT SITE

