



scəwəθən məsteyəx<sup>w</sup>

TSAWWASSEN FIRST NATION

**Notice of Amendments to Tsawwassen First Nation Regulations  
(Amendments to the Zoning Regulation)  
Request for Written Comments from TFN Members**

---

Tsawwassen First Nation Executive Council has directed administration to proceed with the consultation process in accordance with the *Land Use Planning and Development Act* requirements prior to considering approval of the zoning amendment proposals noted below:

**RZ000007 Zoning Amendment to Introduce New Industrial Zones I2 and I3:**

The proposed amendments, consistent with the implementation items of the Industrial Area Secondary Plan, include rezoning the Tsawwassen First Nation (TFN) owned Phase 2 industrial lands, located south of Salish Sea Way, from the existing I1- Industrial zone to the new I2 and I3 zones. This amendment is intended to remove heavy industrial uses and support light and medium industrial uses and other compatible industrial activities.

- Rezoning of the following Phase 2A and 2C lots and portions of adjacent road parcels, as shown in Figure 1, from current 'I1 Zone – Industrial' to 'I2 Zone – Light to Medium Industrial'. The purpose of this zone is to accommodate light and medium trade-enabling, logistics, and warehousing industrial uses.
  1. LOT M DISTRICT LOT 107 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP38056 EXCEPT PART ON PLAN EPP56340;
  2. LOT L DISTRICT LOT 107 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP38056 EXCEPT PART ON PLAN EPP56340
  3. LOT A DISTRICT LOTS 183 AND 169 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP123619;
  4. PARCEL "C" (REFERENCE PLAN 6995) DISTRICT LOT 183 GROUP 2 NEW WESTMINSTER DISTRICT EXCEPT: FIRSTLY: PARCEL "2" (REFERENCE PLAN 7637) SECONDLY: PARCEL "3" (REFERENCE PLAN 9694), THIRDLY: PLANS 38797 AND EPP48421 FOURTHLY: PLAN EPP61526
  5. PARCEL "3" (REFERENCE PLAN 9694) DISTRICT LOT 183 GROUP 2 NEW WESTMINSTER DISTRICT
  6. LOT A DISTRICT LOT 183 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP38050
  7. PARCEL "C" (STATUTORY RIGHT OF WAY PLAN 30741) OF PARCEL "ONE" (REFERENCE PLAN 6994) DISTRICT LOT 183 GROUP 2 NEW WESTMINSTER DISTRICT
  8. Portion of LOT A DISTRICT LOTS 183, 963 AND 964 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP28118
  
- Rezoning of the following Phase 2B lot and portions of adjacent road parcels, as shown in Figure 1, from current 'I1 Zone – Industrial' to 'I3 Zone – Light Industrial/Business'. The purpose of this zone is to accommodate light industrial, and business uses as well as other compatible activities.



scəwəθən məsteyəx<sup>w</sup>

TSAWWASSEN FIRST NATION

9. LOT 1 DISTRICT LOT 107 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP38059 EXCEPT PART ON PLAN EPP56340

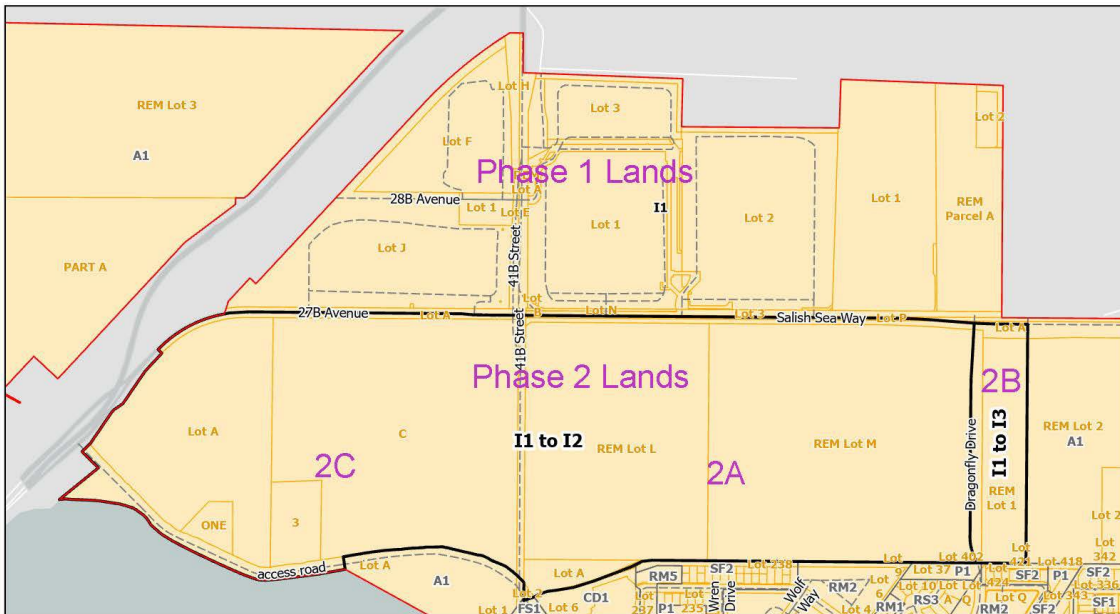


Figure 1: Proposed Zoning Amendment

## REQUEST FOR WRITTEN COMMENTS

The Lands Department at the direction of Executive Council is requesting written comments from the Tsawwassen First Nation Members on the proposed zoning amendments per Sections 41, 42 and 43 of the *Land Use Planning and Development Act*. **Please provide written comments no later than April 15, 2026**, in one of the following formats:

*By Email to:*

Anmol Anand, Planner II  
[aanand@tsawwassenfirstnation.com](mailto:aanand@tsawwassenfirstnation.com)  
Phone: 604.735.9076

*By Mail to:*

Anmol Anand, Planner II  
Tsawwassen First Nation  
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G2

For any questions or comments, please contact Anmol Anand as noted above. Alternatively, you may contact the Lands Department on 604.948.0694.