

CITY OF SURREY

BY-LAW NO. 13717

A by-law to amend the provisions of "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended.

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended is hereby further amended as follows:

(1) Schedules "A", "B", "C", "D", "E", "F", "G", "H", and "I", are deleted in their entirety and new Schedules "A", "B", "C", "D", "E", "F", "G", "H", and "I", attached hereto and forming a part of this by-law, are inserted in their place.

2. This By-law shall be cited for all purposes as "Surrey Development Cost Charge By-law, 1993, No. 11951, Amendment By-law, 1999, No. 13717."

PASSED THREE READINGS on the 26th day of April, 1999.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the 28th day of July, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of September, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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BY-LAW NO. 11951

SCHEDULE "A"

Development Cost Charges for Water applicable to development within the City.

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WATER

I. (a) Agricultural Zones - Nil.

(b) (i) RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$640.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$640.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone, or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$640.00 for each secondary suite permitted under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$640.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.59 per square foot of the unit being built to a maximum of \$1,000 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple

Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.59 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$1,000 per unit.

(ii) \$0.64 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$800 per unit.

(iii) \$0.57 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$710 per unit.

(iv) \$320.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$320.00 per 1,000 square feet of non-residential building area, plus

\$0.64 per square foot of each dwelling unit being built to a maximum of \$800 per unit.

(i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

\$2,870.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

\$320.00 per 1,000 square feet of building area.

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$320.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$320.00 per 1,000 square feet of building area.

(ii) P-P(2) Personal Care Institutional Zone Two:

\$320.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$640.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$2,870.00 per acre of developed land.

(o) C-D Comprehensive Development Zone

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where a Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for water pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "B"

Development Cost Charges for Arterial Roads applicable to development within the City.

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## ARTERIAL ROADS

I. (a) Agricultural Zones - Nil.

(b) (i) RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

(ii) RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone, or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$3,310.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$2.51 per square foot of the unit being built, to a maximum of \$4,270 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple



Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$2.51 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$4,270 per unit.

(ii) \$3.15 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$3,940 per unit.

(iii) \$2.19 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$2,740 per unit.

(iv) \$2,530 per 1,000 square feet of building area used for retail stores and personal services, child care centres, as permitted under the zone.

(v) \$1,850 per 1,000 square feet of building area used for office and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$1,850.00 per 1,000 square feet of office building area, plus

\$2,530.00 per 1,000 square feet of retail building area, plus

\$ 3.15 per square foot for each dwelling being build to a maximum of \$3,940 per unit.

- (i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

\$13,480.00 per acre of developed land.

- (j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

- (k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$2,190.00 per 1,000 square feet of building area.

- (l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$840.00 per 1,000 square feet of building area.

- (ii) P-P(2) Personal Care Institutional Zone Two:

\$840.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$3,150.00 per dwelling unit being built.

- (m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$13,480.00 per acre of developed land.

(o) C-D Comprehensive Development Zone:

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where an approved Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for arterial roads pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "C"

Development Cost Charges for Stormwater management applicable to development within the City.

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STORMWATER MANAGEMENT

I. (a) Agricultural Zones - Nil.

(b) (i) RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$590.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the

applicable Zoning By-law.

(ii) R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$590.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$2,370.00 for each dwelling unit allowed on every new lot, greater than 3,240 square foot in area, created under the provisions of the applicable Zoning By-law.

\$1,400.00 for each dwelling unit allowed on every new lot, 3,240 square foot or less in area, created under the provisions of the applicable Zoning By-law.

(ii) RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone, or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

\$2,370.00 for each dwelling unit allowed on every new lot, greater than 3,240 square feet in area, created under the provisions of the applicable Zoning By-law, plus

\$1,400.00 for each dwelling unit allowed on every new lot, 3,240 square foot or less in area, created under the provisions of the applicable Zoning By-law, plus

\$590.00 for each secondary suite permitted under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$590.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.92 per square foot of the unit being built, to a maximum of \$1,560 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.92 per square foot of the unit being built as townhouse or garden apartment, use as permitted under the RM-10, RM-15 and RM-30 to a maximum of \$1,560 per unit.

(ii) \$0.59 per square foot of the unit being built as residential other than townhouse use under the RM-45 and RM-70 zones, to a maximum of \$740 per unit;

(iii) \$0.21 square foot of the unit being built as residential other than townhouse use under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$260 per unit.

(iv) \$1,540.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the Zone.

(v) \$310.00 per 1,000 square feet of building area used for office and all other commercial areas, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$ 310.00 per 1,000 square feet of office building area, plus

\$1,540.00 per 1,000 square feet of retail building area, plus

\$ 0.59 per square foot of each dwelling unit being built to a maximum of \$740 per unit.

(i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

\$20,160.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

\$925.00 per 1,000 square feet of building area.

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$925.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$925.00 per 1,000 square feet of building area.

(ii) P-P(2) Personal Care Institutional Zone Two:

\$925.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$590.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$20,160.00 per acre of developed land.

(o) C-D Comprehensive Development Zone:

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where an approved Land Use Contract is in place and provides services identical to those covered by a



development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. Where the development is located in those areas covered by Schedule "F" of this By-law the development cost charges provided for under this Schedule shall be reduced by the extent of any charges paid for stormwater management pursuant to said Schedule "F" of this By-law. However in no event is this reduction to exceed the development cost charge levy provided for in this Schedule.

V. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for stormwater management pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "D"

Development Cost Charges for Park applicable to development within the City.

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PARK

I. (a) Agricultural Zones - Nil.

(b) 1. RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

(i) Where a person, being an owner of land being subdivided has provided park or paid to the city an amount that equals the market value of the said park in accordance with Section 941 of

the Municipal Act, R.S.B.C. 1996, Chapter 323 as amended, (hereinafter referred to as Section 941), then that person shall pay no development cost charges.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$5,510.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

2. RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

(i) Where a person, being an owner of land being subdivided has provided park or paid to the city an amount that equals the market value of the said park in accordance with Section 941 of the Municipal Act, R.S.B.C., 1996, Chapter 323 as amended, (hereinafter referred to as Section 941), then that person shall pay no development cost charges for each new lot created plus \$1,640.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$5,510.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$3,450.00 for each secondary suite permitted under the Zone.

(c) 1. R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

(i) \$2,065.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$6,060.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

2. R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

(i) \$2,065.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$3,790.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$6,060.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$3,790.00 for each secondary suite permitted under the Zone.

(d) 1. R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

(i) \$5,575.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$8,380.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

2. RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone, or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

(i) \$5,575.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$5,235.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$8,380.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$5,235.00 for each secondary suite permitted under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$5,370.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$5.11 per square foot of the unit being built, to a maximum of \$8,690 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$5.11 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$8,690 per unit.

(ii) \$6.67 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$8,340 per unit.

(iii) \$5.93 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$7,410 per unit.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

(i) Nil per 1,000 square feet of non-residential building area, plus

(ii) \$6.67 per square foot of each dwelling unit being built to a maximum of \$8,340 per unit.

(i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

Nil

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

Nil

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-2 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

Nil

(ii) P-P(2) Personal Care Institutional Zone Two:

Nil - excluding the area for dwelling units.

\$6,670.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone:

Nil

(o) C-D Comprehensive Development Zone:

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where an approved Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. The development cost charges for park included in Section I above have taken into consideration that a portion of our park requirements will be provided by land dedication requirements pursuant to Sections 941 of the Municipal Act.

The development cost charges described in Section I above have assumed that all developments would dedicate the maximum amount of land permitted to be dedicated for park pursuant to Section 941 of the Municipal Act which is 5% of the land being developed. Based on this assumption, a credit has been deducted from the cost of acquiring the land required for park by an amount equal to the estimated value of the land to be received by the maximum 5% land dedication.

If these acquisitions by land dedication had not been taken into consideration, the per unit development cost charges in Section I of this schedule would have increased as follows:

- 1 (a) \$ NIL
- 1 (b) \$5,510.00
- 1 (c) \$4,000.00
- 1 (d) \$2,810.00
- 1 (e) \$ NIL
- 1 (f) \$ NIL
- 1 (g) \$ NIL
- 1 (i) (ii) \$ NIL

V. The requirements for the preservation or dedication of land pursuant to subsections (c) and (d) of Section 920 (7) are considered by Council to be in addition to the park standard land requirements of 10.5 acres per 1,000 population. Therefore, requirements for the preservation or dedication of land pursuant to Section 920 (7) will not reduce the cost requirements of acquiring the 10.5 acres per 1,000 population land standard used in the calculation of

development cost charges for park. Thus, requirements pursuant to Section 920 (7) do not reduce the development cost charge amount payable for park.

The requirements for a minimum area for play and recreation on private, residential-use property as specified in the Surrey Zoning By-law are considered to be minimum requirements for the residents of the property and are not considered to be lands required pursuant to Section 941, but are facilities in addition to the park requirements of 10.5 acres per 1,000 population and do not reduce the cost requirements used in the calculation of development cost charges for park.

VI. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for park pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "E"

Development Cost Charges for Major Collector roads applicable to development within the City.

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MAJOR COLLECTOR ROADS

I. (a) Agricultural Zones - Nil.

(b) (i) RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.



(ii) RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$770.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning by-law plus \$770.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone, or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$770.00 for each secondary suite permitted under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$810.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.61 per square foot of the unit being built to a maximum of \$1,040 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.61 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$1,040 per unit.

(ii) \$0.77 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$960 per unit.

(iii) \$0.53 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$660 per unit.

(iv) \$620.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres, as permitted under the zone.

(v) \$450 per 1,000 square feet of building area used for office and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$450.00 per 1,000 square feet of office building area, plus

\$620.00 per 1,000 square feet of retail building area, plus

\$ 0.77 per square foot of each dwelling being built to a maximum of \$960 per unit.

(i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

\$3,280.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$530.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone: P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$210.00 per 1,000 square feet of building area.

(ii) P-P(2) Personal Care Institutional Zone Two:

\$210.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$770.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone:

\$3,280.00 per acre of developed land.

(o) Comprehensive Development Zone: C-D:

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where an approved Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. Where the development is located in those areas covered by Schedule "F" of this By-law the development cost charges provided for under this Schedule shall be reduced to the extent of any charges paid for non-arterial roads pursuant to said Schedule "F" of this By-law. However in no event is this reduction to exceed the development cost charge levy provided for in this Schedule.

V. For the purpose of this Schedule and By-law "Non-Arterial Roads" shall mean existing improved and adopted collector and local roads.

VI. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this schedule shall be for non-arterial roads pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "F"

I. (a) DEVELOPMENT COST CHARGES FOR SPECIFIED AREA NO. 1 OF THE SOUTH WESTMINSTER INDUSTRIAL AREA, WHICH AREA COMPRISES 124 HECTARES AND IS DELINEATED ON THE ATTACHED MAP MARKED SCHEDULE F-1

Upon Issue of a

Upon Subdivision

Building Permit

- i) STORMWATER MANAGEMENT - A development cost charge of \$1,920.00 is payable for each 2,000 square metres of developed land or part thereof. \$9,600.00 per hectare (\$3,885.00 per acre) of land being subdivided
- ii) MAJOR COLLECTOR ROAD FACILITIES - A development cost charge of \$1,570.00 is payable for each 2,000 square metres of developed land or part thereof. \$7,850.00 per hectare (\$3,177.00 per acre) of land being subdivided

(b) DEVELOPMENT COST CHARGES FOR SPECIFIED AREA NO. 3 OF THE SOUTH WESTMINSTER INDUSTRIAL AREA, WHICH AREA COMPRISES 98 HECTARES AND IS DELINEATED ON THE ATTACHED MAP MARKED SCHEDULE F-1

- i) STORMWATER MANAGEMENT - A development cost charge of \$400.00 is payable for each 2,000 square metres of developed land or part thereof. \$2,000.00 per hectare (\$810.00 per acre) of land being subdivided

(c) DEVELOPMENT COST CHARGES FOR SPECIFIED AREA NO. 4 OF THE SOUTH WESTMINSTER INDUSTRIAL AREA, WHICH AREA COMPRISES 63 HECTARES AND IS DELINEATED ON THE ATTACHED MAP MARKED SCHEDULE F-1

- i) STORMWATER MANAGEMENT - A development cost charge of \$150.00 is payable for each 2,000 square metres of developed land or part thereof. \$750.00 per hectare (\$305.00 per acre) of land being subdivided

(d) Where development cost charges are provided for under this Schedule for services identical to those provided for in the other Schedules of this By-law, the amount of the development cost charges payable under the other Schedules shall be reduced to the extent of the amount payable under this Schedule. However, in no event is this reduction to exceed the development cost charge levy provided for in the other Schedule.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where an approved Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

NOTE: Wherever the unit of 2,000 square metres is referred to in this Schedule, it shall be considered to be the equivalent of 21,530 square feet.

BY-LAW NO. 11951

SCHEDULE "G"

Development Cost Charges for Sewer applicable to development within the City.

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SEWER

I. (a) Agricultural Zones - Nil.

(b) (i) RS Suburban Residential Zone, RA One-Acre Residential Zone, R-A(G) Acreage Residential Gross Density Zone or RA-G Acreage Residential Gross Density Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RS-SS Suburban Residential Secondary Suite Zone, RA-SS One-Acre Residential Secondary Suite Zone or RAG-SS Acreage Residential Gross Density Secondary Suite Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) R1-SS Residential Zone Number One (1) Secondary Suite Zone, RH-SS Half-Acre Residential Secondary Suite Zone or RHG-SS Half-Acre Residential Gross Density Secondary Suite Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) RFR-SS Restricted Single Family Residential Secondary Suite Zone, RF-SS Family Residential Secondary Suite Zone, RF-SS Single Family Residential Secondary Suite Zone, RFC-SS Compact Family Residential Secondary Suite Zone or RFG-SS Single Family Residential Gross Density Secondary Suite Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

(e) R-F(M) Mobile Home Residential Zone or RM-M Manufactured Home Residential Zone:

\$600.00 per pad allowed either by subdivision or building permit.



(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.55 per square foot of the unit being built to a maximum of \$940 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.55 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$940 per unit.

(ii) \$0.60 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones to a maximum of \$750 per unit.

(iii) \$0.53 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$660 per unit.

(iv) \$300.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$300.00 per 1,000 square feet of non-residential building area plus

\$0.60 per square foot of each dwelling unit being built to a maximum of \$750.00 per unit.

(i) All Industrial Zones as delineated in the Zoning By-laws of the City of Surrey:

\$2,680.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

\$300.00 per 1,000 square feet of building area.

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$300.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone: P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$300.00 per 1,000 square feet of building area.

(ii) P-P(2) Personal Care Institutional Zone Two:

\$300.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$ 0.60 per square foot of dwelling unit being built to a maximum of \$750 per unit.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(o) I-L(S) Salvage Industrial Zone:

\$2,680.00 per acre of developed land.

(p) C-D Comprehensive Development Zone:

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C-D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where a Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

IV. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for sewer pursuant to said Schedule "I" of this By-law.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "H"

Development Cost Charges applicable to Public Use  
development within the City.

.....

PUBLIC USE

I. For Government Buildings, whether municipal, provincial or federal the development cost charges are as follows:

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$2,190.00 per 1,000 square feet of building area for arterial roads.
- (d) \$530.00 per 1,000 square feet of building area for major collector roads.
- (e) \$925.00 per 1,000 square feet of building area for stormwater management.

II. For Public or Private Schools (to and including Grade 12) the development cost charges are as follows:

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.

- (c) \$925.00 per 1,000 square feet of building area for stormwater management.

III. For Public or Private Schools and Colleges and Universities (Post-Secondary), the development cost charges are as follows:

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$2,190.00 per 1,000 square feet of building area for arterial roads.
- (d) \$530.00 per 1,000 square feet of building area for major collector roads.
- (e) \$930.00 per 1,000 square feet of building area for stormwater management.

IV. For Public Hospitals the development cost charges are as follows:

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$840.00 per 1,000 square feet of building area for arterial roads.
- (d) \$210.00 per 1,000 square feet of building area for major collector roads.

- (e) \$925.00 per 1,000 square feet of building area for stormwater management.

V. For all other public use buildings or structures, the development cost charges are those charges as set forth herein for governmental buildings."

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

BY-LAW NO. 11951

SCHEDULE "I"

Development Cost Charges for the RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-4 Multiple Residential Zone Four, RM-45, RM-70, RM-135, RMC-135, and RMC-150 zone in the Surrey City Centre as delineated on the attached Map marked Schedule I-1.

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I. (a) RM-2 Multiple Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone.

- (i) \$0.64 per square foot of building area for water, to a maximum of \$800 per unit.
- (ii) \$0.60 per square foot of building area for sewer, to a maximum of \$750 per unit.
- (iii) \$2.52 per square foot of building area for arterial roads, to a maximum of \$3,150 per unit.
- (iv) \$0.61 per square foot of building area for major collector roads, to a maximum of \$760 per unit.
- (v) \$0.59 per square foot of building area for stormwater management, to a maximum of \$740 per unit.

(vi) \$3.45 per square foot of building area for park, to a maximum of 4,850 per unit.

(b) RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.57 per square foot of building area for water, to a maximum of \$710 per unit.

(ii) \$0.53 per square foot of building area for sewer, to a maximum of \$660 per unit.

(iii) \$1.74 per square foot of building area for arterial roads, to a maximum of \$2,180 per unit.

(iv) \$0.42 per square foot of building area for major collector roads, to a maximum of \$530 per unit.

(v) \$0.21 per square foot of building area for stormwater management, to a maximum of \$260 per unit.

(vi) \$3.46 per square foot of building area for park, to a maximum of \$4,330 per unit.

(c) C-D Comprehensive Development Zone

The development cost charges shall be those charges as hereinbefore provided to be based on the uses or combination of uses as permitted for the land under the C--D Zone, being those uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI zones, as applicable. However, where the combination of commercial and industrial uses are permitted for C-D zoned land, then the development cost charges shall be those charges as hereinbefore provided for commercial zones.

(d) Residential Units in Commercial Zones

The development cost charge for residential units being constructed in commercial zones within the Surrey City Centre Area shall be based on the rate applicable for the closest equivalent residential zone as outlined in this Section (I).

II. Where a Section 286 Agreement is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid by the Section 286 levy. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

III. Where a Land Use Contract is in place and provides services identical to those covered by a development cost charge levy, the development cost charge levy for that service will be reduced to the extent of the amount paid or to be paid pursuant to the approved Land Use Contract. However, in no event shall this reduction exceed the development cost charge levy for that specific service.

NOTE: Wherever the unit of 1,000 square feet is referred to in this Schedule, it shall be considered to be the equivalent of 92.9 square metres.

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