

NO: R032

COUNCIL DATE: February 26, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 21, 2024**

FROM: **General Manager, Engineering** FILE: **5260-07**
General Manager, Parks, Recreation & Culture XC: **3150-01**
General Manager, Planning & Development

SUBJECT: **2024 Development Cost Charge Bylaw**

RECOMMENDATION

The Engineering Department, Parks, Recreation & Culture Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Authorize the City Clerk to bring forward for First, Second and Third Reading the *2024 Development Cost Charge Bylaw*, attached to this report as Appendix "I";
3. Authorize staff to forward the *2024 Development Cost Charge Bylaw* to the Provincial Inspector of Municipalities for approval and to grant the City approval to enact the *Development Cost Charge Bylaw* ("Provincial approval"); and
4. Upon Provincial approval, authorize the City Clerk to bring forward the *2024 Development Cost Charge Bylaw* for Final Adoption, as required.

INTENT

The purpose of this report is to have the *2024 Development Cost Charge Bylaw* (the "DCC Bylaw") brought forward for the required readings. Staff also seek authorization from Council to submit the DCC Bylaw for Provincial approval prior to its final adoption by Council.

BACKGROUND

Surrey has a long established DCC Bylaw, that is reviewed annually to ensure that the DCC rates are sufficient to fund the growth component of the 10-Year Servicing Plan for roads, water, sewer, drainage, and parkland acquisition. This review is typically completed by January of each year so that the new DCC Bylaw can be reviewed and approved by the Ministry of Municipal Affairs and enacted by May 15 of each year.

DISCUSSION

For 2024, the City is seeking to increase its DCC's to address inflationary cost increases for capital construction.

Pursuant to *Development Cost Charge Amendment Bylaw Approval Exemption Regulation (BC Reg 130/2010)* of the *Community Charter*, municipalities can update the DCC Bylaw once in a 12-month period using Consumer Price Index ("CPI") without requiring Provincial approval of a 10-year servicing plan. Staff are proposing this standard CPI approach for 2024 given the City's current DCC reserves and industry and market pressures on housing affordability.

The proposed 2024 DCC rates and the estimated timeline for implementation are summarized in Appendix "II". A standard CPI increase of 4.3% will be applied to DCC rates for: Parkland Acquisition, Roads, Sewer, and Water.

Drainage DCC rates are proposed to be held at 0% increase, as there are sufficient DCC reserves and sufficient funding for the current 10-Year Servicing Plan. In addition, the City is eliminating the West Clayton premium DCC because the City-wide DCC rates are sufficient to fund servicing in West Clayton.

Development Cost Charge Exemptions for Affordable Housing

The DCC Bylaw currently provides exemptions for three conditions, including for the construction of Not-For-Profit Rental Housing, which is defined as housing developed under a Memorandum of Understanding with the BC Housing Management Commission to address homelessness. In accordance with the Local Government Act, the DCC Bylaw is being proposed to be amended to broaden the conditions for DCC fee exemption to address housing affordability. The proposed changes to DCC waivers will require Inspector approval.

The proposed change to the City's DCC Bylaw would enable DCC fee exemptions for rental housing developments operated by "public housing bodies" as prescribed in the *Residential Tenancy Act* and Regulations on condition that: the units are subject to a legal agreement securing rental tenure for a minimum period of 60 years; and the rental units are wholly owned and operated by a public housing body or operated by a public housing body, pursuant to a legal agreement with the property owner. In the Surrey context, public housing bodies would include BC Housing, Canada Mortgage and Housing Corporation, Metro Vancouver Housing Corporation, and any housing society that has an agreement regarding the operation of housing with the government of British Columbia, BC Housing, CMHC, the municipality or regional district.

The proposed DCC exemption would support the implementation of one of the initiatives included in the City of Surrey's Housing Accelerator Fund ("HAF") agreement with the Canada Mortgage and Housing Corporation. Surrey's HAF project includes a new development incentive program to provide rebates on DCCs and fees on affordable housing projects. The HAF budget includes funds to cover the affordable housing DCC and fee rebates over the next three years.

Legal Services Review

This report has been reviewed by Legal Services.

CONCLUSION

Council's approval of the 2024 DCC Bylaw will establish the City's capital expenditure plan for the construction of engineering infrastructure and parkland acquisition that will service existing neighbourhoods and support new growth across the City.

Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Don Luymes
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Planning & Development

AP/cc

Appendix "I" - Proposed Surrey Development Cost Charge Bylaw, 2024, No. 21174

CITY OF SURREY

BYLAW NO. 21174

A Bylaw to impose development cost charges.

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WHEREAS:

- A. Pursuant to Part 14, Division 19 of the *Local Government Act*, S.B.C 2015, c.1, as amended Development Cost Charge Amendment Bylaw Approval Exemption Regulation, BC Reg 130/2010, and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and
- B. Development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, the development for which the charges are being imposed.

NOW THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

TITLE

- 1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge Bylaw, 2024, No. 21174".

DEFINITIONS AND INTERPRETATION

- 2. For the purposes of this Bylaw, unless the context otherwise requires:
 - “**Eligible Development**” means a rental housing development operated by public housing bodies prescribed in the *Residential Tenancy Act* and Regulations if the units are subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, and is either:
 - (a) wholly owned and operated by a public housing body; or
 - (b) operated by a public housing body, pursuant to a legal agreement with the property owner;
 - “**Anniedale-Tynehead**” means the area of the City of Surrey shown in Section E.27(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Assisted Living Residence" means a multiple unit residential building containing 45 Dwelling Units per acre or greater which is subject to a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner of the building, but does not include Not-for-Profit Rental Housing. The housing agreement will specify that the multiple unit residential building will:

- (a) be occupied only by persons who are Qualified Occupants;
- (b) be registered as an Assisted Living Residence under the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75, as amended; and
- (c) not be strata-titled or further subdivided;

"BA" or **"Building Area"** means building area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a building or structure including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, and excluding areas for parking that are provided as an accessory use to the building or structure;

"Bylaw 5942" means Surrey Zoning By-law, 1979, No. 5942 as amended;

"Campbell Heights" means the area of the City of Surrey shown in Section E.17(a) of Schedule "G" of the Surrey Zoning Bylaw;

"City Centre" means the area of the City of Surrey shown in Schedule E.30(a) of the Surrey Zoning Bylaw;

"Community Charter" means the *Community Charter*, SBC 2003, c.26, as amended ;

"Completed" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer;

"Darts Hill" means the area of the City of Surrey shown in Section E.35(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Developed Area" means that area of a lot containing any improvements for the accommodation of a building, accessory building, structure, storage or parking or circulation area, landscaping or anything to facilitate the permitted use;

"DU" or **"Dwelling Unit"** means dwelling unit as defined in the Surrey Zoning Bylaw;

"Effective Date" means the date on which this bylaw comes into force, which is established as May 15, 2024;

"Federal and Provincial Buildings" means buildings or lots owned by the Provincial or Federal government for use by the Provincial or Federal government or crown corporations, excluding a Hospital operating under Federal or Provincial legislation, located in any zone;

"Highway 99 Corridor" means the area of the City of Surrey shown in Section E.20(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Hospital" means a hospital, a private hospital, and/or a licensed community care facility as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, and a private mental hospital as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended;

"In-Stream" means, in reference to an application, not determined, rejected or withdrawn and:

- (a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;
- (b) in the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the City of Surrey as a legitimate application;
- (c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application; and
- (d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;

"Issuable" means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

- (a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;
- (b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
- (c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;
- (d) all review comments arising from the building permit application review process have been addressed to the satisfaction of the City of Surrey; and
- (e) all applicable fees and levies have been paid;

"Local Government Act" means *Local Government Act*, SBC 2015, c. 1, as amended ;

"Minor Change" means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot;

"Precursor Application" means, in relation to a building permit, that there is an:

- (a) In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or
- (b) In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates;

"Qualified Occupants" means:

- (a) a person who is a resident as defined under the *Community Care and Assisted Living Act*, SBC 2002, c. 75, as amended ; and
- (b) a person who is employed to manage the Assisted Living Residence and their spouse, provided only one Dwelling Unit within the Assisted Living Residence is designated for this type of occupant;

"Redwood Heights" means the area of the City of Surrey shown in Section E.33(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Revision Permit" means a revised building permit issued by the City of Surrey where the City of Surrey has accepted a proposed change to the scope of work originally authorized by a building permit;

"Seniors Apartments" means a multiple unit residential building with a minimum density of 45 Dwelling Units per acre and where there exists a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended , between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors, but does not include Not-for-Profit Rental Housing;

"Square Footage of the Dwelling Unit" or **"sq. ft. of DU"** means the cumulative floor area measured from the outside edge of the exterior walls or sheathing of the Dwelling Unit and, where applicable, the centre line of the common walls dividing the Dwelling Units and shall include all the internal walls within each Dwelling Unit excluding parking areas (to a maximum of 250 square feet per parking space), crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks;

"Substantial Change" means a change to the scope of work authorized by a building permit which results in either:

- (a) an increase by more than five percent (5%) in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot; or
- (b) a change to the zone or land use on which the development cost charges was based, as determined by the City of Surrey;

"Surrey Zoning Bylaw" means Surrey Zoning By-law, 1993, No. 12000, as amended.

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.

4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

DEVELOPMENT COST CHARGES

5. Every person who obtains:

approval of a subdivision; or a building permit authorizing the construction, alteration or extension of a building or structure shall pay to the City of Surrey the development cost charges in the amounts set out in this Bylaw including all Schedule(s): as follows:

- (a) Schedule B - City Wide

INCLUDING:

City Centre (Schedule B plus Schedule C)

EXCEPT:

Anniedale-Tynehead (Only Schedule D); Redwood Heights (Only Schedule E); and Darts Hill (Only Schedule F).

- (b) Schedule C - City Centre (Schedule B plus Schedule C);
- (c) Schedule D - Anniedale-Tynehead;
- (d) Schedule E - Redwood Heights; and
- (e) Schedule F - Darts Hill.

6. The list of zones set out in Schedule A of this Bylaw include zones in both the Surrey Zoning Bylaw and Bylaw 5942. The development cost charges payable for any zones where Bylaw 5942 is applicable are determined by referring to its equivalent zone in the "Bylaw 12000 Zone" column in Schedule A.

7. Development cost charges shall be payable at the time specified below:

- (a) after application for a subdivision has been submitted, but before the approval of the subdivision and the subdivision plan has been executed by the approving officer, for agricultural, single family and single family with a secondary suite land use, or all zones and land uses within Campbell Heights; and
- (b) for all cases other than those described in clause 6(a) and clause 6(b), after application for a building permit has been submitted, but before the building permit has been issued.

EXEMPTIONS

8. Development cost charges are not payable if any of the following applies in relation to a development authorized by a building permit:

- (a) the value of the work authorized by the permit does not exceed \$100,000;
- (b) the size of the Dwelling Unit is no greater than 312.2 ft² [29 m²]; and
- (c) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, used for an Eligible Development.

MIXED USE AND COMPREHENSIVE DEVELOPMENTS

9. For mixed use developments, the development cost charges payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in the applicable Schedule(s). The total payable will be the sum of the development cost charges for each portion of the development.
10. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning Bylaw.

CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT

11. If a Minor Change to a building permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.
12. If a Substantial Change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

EFFECTIVE DATE AND TRANSITIONAL PROVISIONS

13. This Bylaw will come into force on the Effective Date.
14. Surrey Development Cost Charge Bylaw, 2023, No. 20865 and all amendments thereto, is hereby repealed except in the case of:
 - (a) applications for subdivision of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;
 - (b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and
 - (c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date.

in which case Surrey Development Cost Charge Bylaw, 2024, No. 21174, and all amendments thereto, shall apply. Surrey Development Cost Charge Bylaw, 2023, No. 20865, and all amendments thereto, shall be wholly repealed one year from the Effective Date.

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

SCHEDULE "A"

LIST OF ZONES

SURREY ZONING BYLAWS 12000 AND 5942

	Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
Residential Zones	General Agriculture	A-1	A-1, A-3
	Intensive Agriculture	A-2	A-2
	One-Acre Residential	RA	RS
	Acreage Residential Gross Density	RA-G	R-A(G)
	Half-Acre Residential	RH	R-1
	Half-Acre Residential Gross Density	RH-G	R-H(G)
	Single Family Residential	RF	R-F, R-F(R), R-F(F)
	Single Family Residential Secondary Suite	RF-SS	RF-SS, RFR-SS
	Single Family Residential Gross Density	RF-G	R-F(C)
	Duplex Residential	RM-D	R-F(D)
	Manufactured Home Residential	RM-M	R-F(M), CT(2)
	Multiple Residential 15	RM-15	RT-1
	Multiple Residential 30	RM-30	RM-1
	Multiple Residential 45	RM-45	RM-2
	Multiple Residential 70	RM-70	RM-3
	Multiple Residential Commercial 150	RMC-150	RM-4
	Special Care Housing 1	RMS-1	P-P, P-P(2)
	Special Care Housing 2	RMS-2	P-P, P-P(2)
Institutional Zones	Cemetery	PC	P-C
	Assembly Hall 1	PA-1	P-A
	Assembly Hall 2	PA-2	P-A

SCHEDULE "A"

LIST OF ZONES continued

SURREY ZONING BYLAWS 12000 AND 5942

	Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
Commercial Zones	Local Commercial	C-4	C-L
	Community Commercial	C-8	C-S
	Town Centre Commercial	C-15	CR-1, CR-2, CR-3, CR-4
	Downtown Commercial	C-35	C-C
	Highway Commercial Industrial	CHI	C-H, I-S
	Self-Service Gasoline Station	CG-1	C-G(1)
	Combined Service Gasoline Station	CG-2	C-G(2), CG
	Tourist Accommodation	CTA	C-T(1), C-T(2)
	Child Care	CCR	P-P(1)
	Commercial Recreation	CPR	P-R, P-D
	Golf Course	CPG	P-R
	Marina	CPM	P-R
Industrial Zones	Business Park	IB, IB-3	I-1, I-P(2), I-G, I-4
	Light Impact Industrial	IL	I-G, I-S, I-T, I-W
	High Impact Industrial	IH	I-H, I-W
	Salvage Industrial	IS	I-L(S)
	Agro-Industrial	IA	I-A
Comprehensive Development Zone	Comprehensive Development	CD	C-D

Schedule B

Surrey Development Cost Charge Bylaw, 2024, No. 21174

CITY WIDE
INCLUDING: City Centre (Schedule B plus Schedule C)

EXCEPT: Annidale-Tynehead (Only Schedule D), Redwood Heights (Only Schedule E), and Darts Hill (Only Schedule F)

No	Zones and Land Uses <small>City Wide including West Clayton (This Schedule B plus Schedule C) and City Centre (This Schedule B plus Schedule D)</small>	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition (j)		
	Agricultural								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
	Single Family Residential								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,520	\$5,451	\$21,494	\$5,019	\$7,309	\$7,948	\$50,741	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,404	\$5,270	\$21,494	\$5,019	\$4,177	\$15,895	\$55,260	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,101	\$4,801	\$19,573	\$4,570	\$2,464	\$14,474	\$48,983	/lot
5	RM-D	\$3,101	\$4,801	\$19,573	\$4,570	\$2,464	\$14,474	\$48,983	/DU (a)
6	RM-M	\$1,702	\$2,636	\$9,808	\$2,290	\$919	\$14,474	\$31,829	/pad or /DU
	Multi Family Residential								
7	RM-10, RM-15, RM-30, RC (Type III) (except line 8)	\$1.39	\$2.14	\$8.08	\$1.89	\$1.56	\$14.57	\$29.63	/sq.ft. of DU (b)
8	RM-30 (in City Centre)	\$1.39	\$2.14	\$8.08	\$1.89	\$1.56	\$14.57	\$29.63	/sq.ft. of DU (b)
9	RM-45, RM-70 (except lines 10, 11, 12, & 13)	\$1.79	\$2.77	\$10.51	\$2.45	\$1.10	\$14.84	\$33.47	/sq.ft. of DU (c)
10	RM-45, RM-70 (Seniors Apartments not in City Centre)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$16.59	\$31.36	/sq.ft. of DU (c)
11	RM-45, RM-70 (Assisted Living Residences)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$5.53	\$20.30	/sq.ft. of DU (c)
12	RM-45, RM-70 (in City Centre, except lines 11 & 13)	\$2.00	\$3.10	\$7.48	\$1.74	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (d)
13	RM-45, RM-70 (Seniors Apartments in City Centre)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$8.84	\$23.61	/sq.ft. of DU (d)
14	RM-135, RMC-135, RMC-150 (except lines 15, 16, & 17)	\$1.91	\$2.95	\$9.35	\$2.18	\$0.48	\$16.31	\$33.18	/sq.ft. of DU (e)
15	RM-135, RMC-135, RMC-150 (Seniors Apartments not in City Centre)	\$1.91	\$2.95	\$7.01	\$1.64	\$0.48	\$16.31	\$30.30	/sq.ft. of DU (e)
16	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	\$1.91	\$2.95	\$7.01	\$1.64	\$0.48	\$5.43	\$19.42	/sq.ft. of DU (e)
17	RM-135, RMC-135, RMC-150 (in City Centre except line 16)	\$1.91	\$2.95	\$5.97	\$1.40	\$0.48	\$8.84	\$21.34	/sq.ft. of DU (f)
18	RMS-1, RMS-2, RMS-1A	\$0.81	\$1.20	\$1.64	\$0.39	\$1.04	\$0.00	\$5.08	/sq.ft. of BA
	Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR (except for lines 33, 34, 35 & 36)								
19	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.87	\$2.71	\$0.00	\$14.58	/sq.ft. of BA (g)
20	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$1.18	\$0.54	\$0.00	\$8.77	/sq.ft. of BA (g)
	CTA, CPG, CPM, CPR, and CCR (except lines 33, 34, 35 & 36)								
21	CTA	\$1,220	\$1,804	\$4,902	\$1,147	\$920	\$0	\$9,994	/pad (h)
22	CPG, CPM, CPR, CCR	\$0.88	\$1.20	\$6.35	\$1.48	\$1.63	\$0	\$11.54	/sq.ft. of BA
	Dwelling Units in Non Residential								
23	DU in Non Residential Zones (excluding line 24)	\$1.79	\$2.77	\$10.51	\$2.45	\$1.10	\$14.84	\$33.47	/sq.ft. of DU (c)
24	DU in Non Residential Zones (in City Centre)	\$2.00	\$3.10	\$7.48	\$1.74	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (d)
	Industrial (except lines except for lines 33, 34, 35 & 36)								
25	All Industrial Zones & Land Uses - Developed Area	\$7,771	\$12,033	\$43,046	\$10,052	\$35,503	\$0	\$108,406	/acre (g)
26	All Industrial Zones & Land Uses - All other floors	\$0.19	\$0.28	\$0.63	\$0.15	\$0.16	\$0	\$1.40	/sq.ft. of BA (g)
	Institutional (except lines except lines 33, 34, 35 & 36)								
27	PA-1, PA-2, PC	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$3.71	/sq.ft. of BA (g)
28	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$3.71	/sq.ft. of BA (g)
29	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$1.19	\$1.63	\$0.00	\$9.98	/sq.ft. of BA (g)
30	Hospitals	\$0.88	\$1.20	\$2.54	\$0.59	\$1.63	\$0.00	\$6.85	/sq.ft. of BA (g)
31	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$1.17	\$0.54	\$0.00	\$8.78	/sq.ft. of BA (g)
32	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (g)
	Highway 99 Corridor								
33	All Commercial Zones & Land Uses	\$20,386	\$28,580	\$178,587	\$60,337	\$0	\$11,819	\$299,709	/acre (g)
34	All Industrial Zones & Land Uses	\$20,386	\$28,580	\$52,525	\$17,746	\$0	\$11,819	\$131,057	/acre (g)
35	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
36	All Other Zones and Land Uses (h)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(h)
	Campbell Heights								
37	All Commercial, Industrial Zones & Land Uses	\$22,159	\$4,405	\$126,469	\$23,395	\$7,404	\$0	\$183,832	/acre (g)
38	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) With a maximum of 2 DU per lot.
 (b) To a maximum of \$51,847/DU.
 (c) To a maximum of \$45,191/DU.
 (d) To a maximum of \$32,933/DU.
 (e) To a maximum of \$41,473/DU.
 (f) To a maximum of \$26,675/DU.
 (g) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 23 and 24.
 (h) Rate to be charged per trailer pad or camping site in addition to rates of lines 19 and 20 for BA of any building.
 (i) For line 36, refer to the applicable Zone and Land Use in Schedule B.
 (j) Parkland Acquisition rates include Biodiversity Conservation Strategy ("BCS") Green Infrastructure Network ("GIN") land acquisitions.

Schedule C

Surrey Development Cost Charge Bylaw, 2024, No. 21174

City Centre (Schedule B plus Schedule C)

No	Zones and Land Uses City Centre (Schedule B plus this Schedule D)	DCC Component	Total	Units for Each Column
		Property Acquisition for Road Network		
	Multi Family Residential			
1	RM-10, RM-15, RM-30, RC (Type III)	\$3.55	\$3.55	/sq.ft. of DU (a)
2	RM-45, RM-70	\$3.28	\$3.28	/sq.ft. of DU (b)
3	RM-135, RMC-135, RMC-150	\$2.62	\$2.62	/sq.ft. of DU (c)
	Commercial Zones			
4	Commercial - Ground floor	\$3.51	\$3.51	/sq.ft. of BA (d)
5	Commercial - All other floors except ground floor	\$2.21	\$2.21	/sq.ft. of BA (d)
	Dwelling Units in Non Residential			
6	DU in Non Residential Zones	\$3.28	\$3.28	/sq.ft. of DU (b)
	Institutional			
7	Public & Private Schools (Post Secondary)	\$2.23	\$2.23	/sq.ft. of BA (d)
8	Hospitals	\$1.12	\$1.12	/sq.ft. of BA (d)
9	Federal and Provincial Buildings	\$2.19	\$2.19	/sq.ft. of BA (d)
10	Municipal Buildings	\$0.00	\$0.00	/sq.ft. of BA

(a) To a maximum of \$6,213/DU.

(b) To a maximum of \$4,428/DU.

(c) To a maximum of \$3,275/DU.

(d) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 6.

Schedule D

Surrey Development Cost Charge Bylaw, 2024, No. 21174

Anniedale-Tynehead (Schedule D)

No	Zones and Land Uses Anniedale-Tynehead (Only this Schedule E)	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
	Agricultural								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
	Single Family Residential								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,821	\$6,463	\$24,531	\$5,541	\$10,874	\$4,704	\$55,935	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,821	\$6,463	\$24,531	\$5,541	\$6,214	\$9,410	\$55,981	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,444	\$5,825	\$22,324	\$5,043	\$3,666	\$8,563	\$48,866	/lot
5	RM-D	\$3,444	\$5,825	\$22,324	\$5,043	\$3,666	\$8,563	\$48,866	/DU (a)
6	RM-M	\$2,441	\$4,129	\$13,247	\$2,992	\$1,367	\$8,563	\$32,740	/pad or /DU
	Multi Family Residential								
7	RM-10, RM-15, RM-30, RC (Type III)	\$2.15	\$3.63	\$10.47	\$2.37	\$2.40	\$9.78	\$30.80	/sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$2.44	\$4.13	\$13.50	\$3.05	\$1.55	\$9.89	\$34.55	/sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments)	\$2.44	\$4.13	\$7.85	\$1.77	\$1.55	\$9.89	\$27.64	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$2.44	\$4.13	\$7.85	\$1.77	\$1.55	\$3.30	\$21.05	/sq.ft. of DU (c)
11	RM-135, RMC-135, RMC-150 (except lines 12 & 13)	\$2.35	\$3.97	\$10.15	\$2.29	\$0.57	\$8.00	\$27.33	/sq.ft. of DU (d)
12	RM-135, RMC-135, RMC-150 (for Seniors Apartments)	\$2.35	\$3.97	\$7.61	\$1.72	\$0.57	\$8.00	\$24.22	/sq.ft. of DU (d)
13	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	\$2.35	\$3.97	\$7.61	\$1.72	\$0.57	\$2.67	\$18.90	/sq.ft. of DU (d)
14	RMS-1, RMS-2, RMS-1A	\$1.18	\$1.99	\$2.21	\$0.50	\$1.55	\$0.00	\$7.44	/sq.ft. of BA
	Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR								
15	Commercial - Ground floor	\$1.18	\$1.99	\$10.80	\$2.44	\$4.04	\$0.00	\$20.44	/sq.ft. of BA (e)
16	Commercial - All other floors except ground floor	\$1.18	\$1.99	\$6.81	\$1.53	\$0.80	\$0.00	\$12.32	/sq.ft. of BA (e)
	CTA, CPG, CPM CPR, and CCR								
17	CTA	\$1,773	\$2,993	\$6,623	\$1,491	\$1,366	\$0	\$14,247	/pad (f)
18	CPG, CPM, CPR, CCR	\$1.29	\$1.99	\$8.58	\$1.94	\$2.42	\$0.00	\$16.23	/sq.ft. of BA
	Dwelling Units in Non Residential								
19	DU in Non Residential Zones	\$2.44	\$4.13	\$13.50	\$3.05	\$1.55	\$9.89	\$34.55	/sq.ft. of DU (c)
	Industrial								
20	All Industrial Zones & Land Uses - Developed Area	\$11,793	\$19,948	\$79,728	\$18,008	\$52,818	\$0	\$182,296	/acre (e)
21	All Industrial Zones & Land Uses - All other floors	\$0.27	\$0.46	\$0.83	\$0.19	\$0.24	\$0.00	\$1.99	/sq.ft. of BA (e)
	Institutional								
22	PA-1, PA-2, PC	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$5.71	/sq.ft. of BA (e)
23	Public & Private Schools (to grade 12)	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$5.71	/sq.ft. of BA (e)
24	Public & Private Schools (Post Secondary)	\$1.29	\$1.99	\$6.87	\$1.55	\$2.42	\$0.00	\$14.13	/sq.ft. of BA (e)
25	Hospitals	\$1.29	\$1.99	\$3.43	\$0.77	\$2.42	\$0.00	\$9.91	/sq.ft. of BA (e)
26	Federal and Provincial Buildings	\$1.29	\$1.99	\$6.75	\$1.52	\$0.80	\$0.00	\$12.36	/sq.ft. of BA (e)
27	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) With a maximum of 2 DU per lot.

(b) To a maximum of \$53,895/DU.

(c) To a maximum of \$46,648/DU.

(d) To a maximum of \$34,166/DU.

(e) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 19.

(f) Rate to be charged per trailer pad or camping site in addition to rate of lines 15 and 16 for BA of any building.

Schedule E

Surrey Development Cost Charge Bylaw, 2024, No. 21174

Redwood Heights (Schedule E)

No	Zones and Land Uses Redwood Heights (Only this Schedule F)	DCC Components					Total	Units for Each Column	
		Water	Sewer	Arterial Roads	Collector Roads	Drainage			Parkland Acquisition
Agricultural									
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	/lot	
Single Family Residential									
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$5,703	\$5,511	\$21,494	\$5,019	\$7,623	\$26,587	\$71,938	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$5,520	\$5,333	\$21,494	\$5,019	\$4,357	\$32,473	\$74,195	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$4,618	\$4,463	\$19,573	\$4,570	\$2,570	\$28,139	\$63,934	/lot
5	RM-D	\$4,618	\$4,463	\$19,573	\$4,570	\$2,570	\$28,139	\$63,934	/DU (a)
6	RM-M	\$4,618	\$4,463	\$9,808	\$2,290	\$959	\$28,139	\$50,278	/pad or /DU
Multi Family Residential									
7	RM-10, RM-15, RM-30, RC (Type III)	\$2.46	\$2.38	\$8.08	\$1.89	\$1.63	\$20.64	\$37.08	/sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$3.38	\$3.26	\$10.51	\$2.45	\$1.15	\$24.09	\$44.85	/sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments)	\$3.38	\$3.26	\$6.84	\$1.60	\$1.28	\$25.53	\$41.90	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$3.38	\$3.26	\$6.84	\$1.60	\$1.28	\$16.44	\$32.80	/sq.ft. of DU (c)
11	RMS-1, RMS-2, RMS-1A	\$1.53	\$1.48	\$1.64	\$0.39	\$1.08	\$0.00	\$6.12	/sq.ft. of BA
Commercial Zones excluding CTA, CPG, CPM, CPR, & CCR									
12	Commercial - Ground floor	\$1.53	\$1.48	\$7.99	\$1.87	\$2.83	\$0.00	\$15.70	/sq.ft. of BA
13	Commercial - All other floors	\$1.53	\$1.48	\$5.04	\$1.18	\$0.56	\$0.00	\$9.79	/sq.ft. of BA
CTA, CPG, CPM CPR, and CCR									
14	CTA	\$2,295	\$2,222	\$4,902	\$1,147	\$960	\$0.00	\$11,525	/pad (d)
15	CPG, CPM, CPR, CCR	\$1.68	\$1.63	\$6.35	\$1.48	\$1.70	\$0.00	\$12.84	/sq.ft. of BA
Institutional									
16	PA-1, PA-2, PC	\$1.68	\$1.63	\$0.00	\$0.00	\$1.70	\$0.00	\$5.01	/sq.ft. of BA
17	Public & Private Schools (to grade 12)	\$1.68	\$1.63	\$0.00	\$0.00	\$1.70	\$0.00	\$5.01	/sq.ft. of BA
18	Public & Private Schools (Post Secondary)	\$1.68	\$1.63	\$5.09	\$1.19	\$1.70	\$0.00	\$11.29	/sq.ft. of BA
19	Hospitals	\$1.68	\$1.63	\$2.54	\$0.59	\$1.70	\$0.00	\$8.15	/sq.ft. of BA
20	Federal and Provincial Buildings	\$1.68	\$1.63	\$5.00	\$1.17	\$0.56	\$0.00	\$10.03	/sq.ft. of BA
21	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) Based on maximum of 2 DU per lot.

(b) To a maximum of \$64,888/DU.

(c) To a maximum of \$60,546/DU.

(d) Rate to be charged per trailer pad or camping site in addition to rate of lines 12 and 13 for BA of any other building.

Schedule F

Surrey Development Cost Charge Bylaw, 2024, No. 21174

Darts Hill (Schedule F)

No	Zones and Land Uses Darts Hill (Only this Schedule G)	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
	Agricultural								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
	Single Family Residential								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,520	\$5,451	\$21,494	\$5,019	\$26,128	\$7,948	\$69,560	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,404	\$5,270	\$21,494	\$5,019	\$14,931	\$15,895	\$66,014	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,101	\$4,801	\$19,573	\$4,570	\$8,809	\$14,474	\$55,328	/lot
5	RM-D	\$3,101	\$4,801	\$19,573	\$4,570	\$8,809	\$14,474	\$55,328	/DU (a)
6	RM-M	\$1,702	\$2,636	\$9,808	\$2,290	\$3,284	\$14,474	\$34,195	/pad or /DU
	Multi Family Residential								
7	RM-10, RM-15, RM-30, RC (Type III)	\$1.39	\$2.14	\$8.08	\$1.89	\$5.59	\$14.57	\$33.66	/sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$1.79	\$2.77	\$10.51	\$2.45	\$3.93	\$14.84	\$36.31	/sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments)	\$2.00	\$3.10	\$6.84	\$1.60	\$4.39	\$16.59	\$34.52	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$2.00	\$3.10	\$6.84	\$1.60	\$4.39	\$5.53	\$23.46	/sq.ft. of DU (c)
11	RMS-1, RMS-2, RMS-1A	\$0.81	\$1.20	\$1.64	\$0.39	\$3.73	\$0.00	\$7.77	/sq.ft. of BA
	Commercial Zones excluding CTA, CPG, CPM, CPR, & CCR								
12	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.87	\$9.70	\$0.00	\$21.57	/sq.ft. of BA
13	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$1.18	\$1.94	\$0.00	\$10.17	/sq.ft. of BA
	CTA, CPG, CPM CPR, and CCR								
14	CTA	\$1,220	\$1,804	\$4,902	\$1,147	\$3,285	\$0.00	\$12,360	/pad (d)
15	CPG, CPM, CPR, CCR	\$0.88	\$1.20	\$6.35	\$1.48	\$5.82	\$0.00	\$15.73	/sq.ft. of BA
	Institutional								
16	PA-1, PA-2, PC	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	\$7.90	/sq.ft. of BA
17	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	\$7.90	/sq.ft. of BA
18	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$1.19	\$5.82	\$0.00	\$14.17	/sq.ft. of BA
19	Hospitals	\$0.88	\$1.20	\$2.54	\$0.59	\$5.82	\$0.00	\$11.03	/sq.ft. of BA
20	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$1.17	\$1.94	\$0.00	\$10.18	/sq.ft. of BA
21	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) Based on a maximum of 2 DU per lot.

(b) To a maximum of \$58,901/DU.

(c) To a maximum of \$49,015/DU.

(d) Rate to be charged per trailer pad or camping site in addition to rate of lines 12 and 13 for BA of any building.

CITY OF SURREY

BYLAW NO.

~~20865XXXX21174~~

A Bylaw to impose development cost charges.

.....

As amended by Bylaws No. 20976, 09/11/23

WHEREAS:

A. Pursuant to Part 14, Division 19 of the *Local Government Act*, S.B.C 2015, c.1, as amended Development Cost Charge Amendment Bylaw Approval Exemption Regulation, BC Reg 130/2010 as amended, and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and

A.B. Development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, the development for which the charges are being imposed.

NOW THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge Bylaw, ~~20232024~~, No. ~~20865XXXX21174~~".

DEFINITIONS AND INTERPRETATION

2. For the purposes of this Bylaw, unless the context otherwise requires:

“Eligible Development” means a rental housing development operated by public housing bodies prescribed in the Residential Tenancy Act and Regulations pursuant to Section 563 (1) (a) of the Local Government Act that i for whichif the rent of the units for the tenant is directly is related to the tenant’s income, ; and is are

subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, and is either:

(a) wholly owned and operated by a public housing body; or

(b) operated by a public housing body, pursuant to a legal agreement with the property owner;

~~(a) Subject to a legal agreement securing affordability for a minimum period of 60 years, and is either:~~

~~(b)~~

~~(a) Wholly owned and operated by a housing cooperative meeting the below requirements; or~~

~~(b) Operated by a housing cooperative that meets the below requirements and operates the development pursuant to a legally binding arrangement with the property owner;~~

~~—The housing cooperative must:~~

~~i. Be a housing cooperative pursuant to the *Cooperative Association Act*;~~

~~ii. Have purposes including the provision of affordable housing to low or moderate income households; and~~

~~iii. Have constating documents preventing the remuneration of directors and providing for the disposition of assets on dissolution or wind-up to an organization with similar purposes and restrictions.~~

"Anniedale-Tynehead" means the area of the City of Surrey shown in Section E.27(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Assisted Living Residence" means a multiple unit residential building containing 45 Dwelling Units per acre or greater which is subject to a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner of the building, but does not include Not-for-Profit Rental Housing. The housing agreement will specify that the multiple unit residential building will:

- (a) be occupied only by persons who are Qualified Occupants;
- (b) be registered as an Assisted Living Residence under the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75, as amended; and

(c) not be strata-titled or further subdivided;

"**BA**" or "**Building Area**" means building area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a building or structure including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, and excluding areas for parking that are provided as an accessory use to the building or structure;

"**Bylaw 5942**" means Surrey Zoning By-law, 1979, No. 5942 as amended;

"**Campbell Heights**" means the area of the City of Surrey shown in Section E.17(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**City Centre**" means the area of the City of Surrey shown in Schedule E.30(a) of the Surrey Zoning Bylaw;

"**Community Charter**" means the *Community Charter*, SBC 2003, c.26, as amended ;

"**Completed**" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer;

"**Darts Hill**" means the area of the City of Surrey shown in Section E.35(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Developed Area**" means that area of a lot containing any improvements for the accommodation of a building, accessory building, structure, storage or parking or circulation area, landscaping or anything to facilitate the permitted use;

"**DU**" or "**Dwelling Unit**" means dwelling unit as defined in the Surrey Zoning Bylaw;

"**Effective Date**" means the date on which this bylaw comes into force, which is established as May 15, 2024~~3~~;

"**Federal and Provincial Buildings**" means buildings or lots owned by the Provincial or Federal government for use by the Provincial or Federal government or crown corporations, excluding a Hospital operating under Federal or Provincial legislation, located in any zone;

"**Highway 99 Corridor**" means the area of the City of Surrey shown in Section E.20(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Hospital**" means a hospital, a private hospital, and/or a licensed community care facility as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, and a private mental hospital as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended;

"In-Stream" means, in reference to an application, not determined, rejected or withdrawn and:

- (a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;
- (b) in the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the City of Surrey as a legitimate application;
- (c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application; and
- (d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;

"Issuable" means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

- (a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;
- (b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
- (c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;
- (d) all review comments arising from the building permit application review process have been addressed to the satisfaction of the City of Surrey; and
- (e) all applicable fees and levies have been paid;

"Local Government Act" means *Local Government Act*, SBC 2015, c. 1, as amended ;

"Minor Change" means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot;

~~"Not-for-Profit Rental Housing" means a housing development project subject to either the Memorandum of Understanding on Responding to Homelessness between the BC Housing Management Commission and the City of Surrey dated for reference March 31, 2008, as amended, or the Memorandum of Understanding Regarding the Development of Housing for the Homeless between the BC Housing Management Commission and the City of Surrey dated for reference September 2015, as amended;~~

"Precursor Application" means, in relation to a building permit, that there is an:

- (a) In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or
- (b) In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates;

"Qualified Occupants" means:

- (a) a person who is a resident as defined under the *Community Care and Assisted Living Act*, SBC 2002, c. 75, as amended ; and
- (b) a person who is employed to manage the Assisted Living Residence and their spouse, provided only one Dwelling Unit within the Assisted Living Residence is designated for this type of occupant;

"Redwood Heights" means the area of the City of Surrey shown in Section E.33(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Revision Permit" means a revised building permit issued by the City of Surrey where the City of Surrey has accepted a proposed change to the scope of work originally authorized by a building permit;

"Seniors Apartments" means a multiple unit residential building with a minimum density of 45 Dwelling Units per acre and where there exists a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended , between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors, but does not include Not-for-Profit Rental Housing;

"Square Footage of the Dwelling Unit" or "sq. ft. of DU" means the cumulative floor area measured from the outside edge of the exterior walls or sheathing of the Dwelling Unit and, where applicable, the centre line of the common walls dividing the Dwelling Units and shall include all the internal walls within each Dwelling Unit excluding parking areas (to a maximum of 250 square feet per parking space), crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks;

"Substantial Change" means a change to the scope of work authorized by a building permit which results in either:

- (a) an increase by more than five percent (5%) in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot; or
- (b) a change to the zone or land use on which the development cost charges was based, as determined by the City of Surrey;

"Surrey Zoning Bylaw" means Surrey Zoning By-law, 1993, No. 12000, as amended; ~~and~~

~~"West Clayton" means the area of the City of Surrey shown in Section E.29(a) of Schedule "G" of the Surrey Zoning Bylaw.~~

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.
4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

DEVELOPMENT COST CHARGES

5. Every person who obtains:

approval of a subdivision; or a building permit authorizing the construction, alteration or extension of a building or structure shall pay to the City of Surrey the development cost charges in the amounts set out in this Bylaw including all Schedule(s): as follows:

- (a) Schedule B - City Wide

INCLUDING:

~~West Clayton (Schedule B plus Schedule C); and~~
City Centre (Schedule B plus Schedule CD).

EXCEPT:

Anniedale-Tynehead (Only Schedule DE); Redwood Heights (Only Schedule EF);
and Darts Hill (Only Schedule FG).

~~(b) — Schedule C - West Clayton (Schedule B plus Schedule C);~~
~~(c)(b) Schedule CD - City Centre (Schedule B plus Schedule CD);~~
~~(d)(c) Schedule DE - Anniedale-Tynehead;~~
~~(e)(d) Schedule EF - Redwood Heights; and~~
~~(f)(e) Schedule FG - Darts Hill.~~

6. The list of zones set out in Schedule A of this Bylaw include zones in both the Surrey Zoning Bylaw and Bylaw 5942. The development cost charges payable for any zones where Bylaw 5942 is applicable are determined by referring to its equivalent zone in the "Bylaw 12000 Zone" column in Schedule A.
7. Development cost charges shall be payable at the time specified below:
 - (a) after application for a subdivision has been submitted, but before the approval of the subdivision and the subdivision plan has been executed by the approving officer, for agricultural, single family and single family with a secondary suite land use, or all zones and land uses within Campbell Heights; and
 - (b) for all cases other than those described in clause 6(a) and clause 6(b), after application for a building permit has been submitted, but before the building permit has been issued.

EXEMPTIONS

8. Development cost charges are not payable if any of the following applies in relation to a development authorized by a building permit:
 - (a) the value of the work authorized by the permit does not exceed \$100,000;
 - (b) the size of the Dwelling Unit is no greater than 312.2 ft² [29 m²]; and
 - (c) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, used for an Eligible Development~~Not-for-Profit Rental Housing~~.

MIXED USE AND COMPREHENSIVE DEVELOPMENTS

9. For mixed use developments, the development cost charges payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in the applicable Schedule(s). The total payable will be the sum of the development cost charges for each portion of the development.
10. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning Bylaw.

CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT

11. If a Minor Change to a building permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

12. If a Substantial Change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

EFFECTIVE DATE AND TRANSITIONAL PROVISIONS

13. This Bylaw will come into force on the Effective Date.
14. Surrey Development Cost Charge Bylaw, 2023~~2~~, No. ~~209762056020865~~, and all amendments thereto, is hereby repealed except in the case of:
- (a) applications for subdivision of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;
 - (b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and
 - (c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date.

in which case Surrey Development Cost Charge Bylaw, 2023~~2024~~, No. ~~20865XXXX21174~~, and all amendments thereto, shall apply. Surrey Development Cost Charge Bylaw, 2022~~2023~~, No. ~~209762056020865~~, and all amendments thereto, shall be wholly repealed one year from the Effective Date.

PASSED FIRST READING on the ~~6th-26th~~ day of

~~March~~February, 2023~~2024~~. PASSED SECOND READING on

the ~~6th-26th~~ day of ~~March~~February, 2024~~3~~. PASSED THIRD

READING on the ~~6th-26th~~ day of ~~March~~February, 2024~~3~~.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the ~~25th day of April,~~
~~2023XXXX~~.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ~~1st day of May, 2023XXXX~~.

_____MAYOR

_____CLERK