

CITY OF SURREY

BY-LAW NO. 13592

A by-law to amend the provisions of "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. [11631](#)," as amended.

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

1. "Surrey Land Use and Development Application Fees Imposition By-law, 1993, No. [11631](#)," as amended, is hereby further amended as follows:

(1) Schedule One (1), Schedule Two (2), Schedule Three (3), and Schedule Four (4), are deleted in their entirety and new Schedule One (1), Schedule Two (2), Schedule Three (3), and Schedule Four (4), attached hereto and forming a part of this By-law, are inserted in their place, respectively.

2. The provisions of this by-law shall come into force and effect on the 1st day of January, 1999.

3. This By-law shall be cited for all purposes as "Surrey Land Use and Development Application Fees Imposition By-law, 1993, No. [11631](#), Amendment By-law, 1998, No. 13592."

PASSED THREE READINGS on the 7th day of December, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of December, 1998.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

SCHEDULE ONE (1) - BY-LAW NO. 11631

CITY OF SURREY

ZONING, OFFICIAL COMMUNITY PLAN AND LAND USE CONTRACT AMENDMENT

I. REZONING APPLICATION FEES (Excluding Public Hearing Fees, unless otherwise stated).

Amendment of the existing zone or zones of a property or a site to:

(a) Single Family Residential Zones, including RS, R-A(G), RC, R-1, R-H(G), R-F(R), R-F, R-F(F), R-F(M), R-F(C), RA, RA-G, RH, RH-G, RF, RF-G, RM-M:

(i) \$1,730 plus \$62 per lot or dwelling unit calculated on the maximum number of lots or dwelling units allowable on the site after zoning amendment. <sup>(1)</sup>

(b) Duplex Zone and Secondary Suite Zones including R-F(D), RS-SS, R-A(G)-SS, R-1-SS, R-H(G)-SS, R-F(R)-SS, R-F-SS, R-F(F)-SS, R-F(C)-SS, R-F(D)-SS, RM-D, RAG-SS, RH-SS, RHG-SS, RF-SS, RFG-SS:

(i) For the Duplex Zones: \$1,730 plus \$62 per dwelling unit calculated on the maximum total number of dwelling units allowable on each existing or future lot after zoning amendment.

(ii) For the Secondary Suite Zones to subdivide the land to allow secondary suites: \$1,730 plus \$62 per dwelling unit calculated on the total number of dwelling units allowable on each existing or future lot after zoning amendment.

(iii) For the Secondary Suite Zones to develop a secondary suite within an existing single family dwelling: \$690 plus \$140 for Public Hearing Fees for each existing and contiguous lot. For such rezoning involving more than two existing and contiguous lots, I(b)(ii) of Schedule 1 applies.

(c) Multi-Family Residential Zones:

RM-10, RM-15, RT-1 = \$2,400 + \$29.00 per dwelling unit <sup>(1)</sup>

RM-30, RM-1 = \$2,400 + \$24.00 per dwelling unit <sup>(1)</sup>

RM-45, RM-2 = \$2,400 + \$18.00 per dwelling unit <sup>(1)</sup>

RM-70, RM-3 = \$2,400 + \$13.00 per dwelling unit <sup>(1)</sup>

RM-135, RMC-135,

RMC-150, RM-4 = \$2,400 + \$.098 per square metre <sup>(2)</sup>

(d) Institutional Zones:

RMS-1, RMS-1A, RMS-2, P-P = \$1,730 + \$0.063 per square metre <sup>(2)</sup>

RMS-1A Applications to rezone existing alcohol and drug recovery houses received on or before April 1, 1999  
= \$670.

P-C = \$1,730 + \$142 per hectare <sup>(3)</sup>

P1, PA-1, PA-2, P-A = \$1,730 + \$0.014 per square metre <sup>(2)</sup>

P-P(2) = \$1,730 + \$0.049 per square metre <sup>(2)</sup>

(e) Commercial Zones:

C-4, C-5, C-L = \$2,400 + \$0.148 per square metre (2)

C-8, C-8A, C-8B, C-8C, C-S = \$2,400 + \$0.148 per square metre (2)

C-15, C-R(1) = \$2,400 + \$0.124 per square metre (2)

C-R(2) = \$2,400 + \$0.148 per square metre (2)

C-R(3) = \$2,400 + \$0.148 per square metre (2)

C-R(4) = \$2,400 + \$0.148 per square metre (2)

C-35, C-C = \$2,400 + \$0.098 per square metre (2)

CHI, C-H = \$2,400 + \$0.148 per square metre (2)

CG-1, CG-2, C-G = \$2,400 + \$0.434 per square metre (2)

C-G(1) = \$2,400 + \$0.434 per square metre (2)

C-G(2) = \$2,400 + \$0.434 per square metre (2)

CTA, C-T(1) = \$2,400 + \$0.248 per square metre (2)

C-T(2) = \$2,400 + \$0.248 per square metre (2)

CPR, CPG, CPM, P-R, P-D = \$2,400 + \$215 per hectare up to and including 40 hectares of the site area (3)

CCR, P-P(1), = \$2,400, + \$0.049 per square metre (2)

(f) Industrial Zones:

IL, I-G = \$2,400 + \$0.063 per square metre (2)

I-T = \$2,400 + \$0.063 per square metre (2)

I-W = \$2,400 + \$0.063 per square metre (2)

IB, I-P(2) = \$2,400 + \$0.037 per square metre (2)

I-S = \$2,400 + \$0.063 per square metre (2)

IH, I-H = \$2,400 + \$0.063 per square metre (2)

I-C = \$2,400 + \$0.063 per square metre (2)

I-4 = \$2,400 + \$0.620 per square metre (2)

I-1 = \$2,400 + \$0.098 per square metre (2)

IS, I-L(S) = \$2,400 + \$0.063 per square metre (2)

IA, I-A = \$2,400 + \$0.063 per square metre (2)

(g) Agricultural Zones:

- A-1 = \$1,730 + \$145 per hectare  
up to and including 4 hectares of the site (3)
- A-2 = \$1,730 + \$215 per hectare up to and  
including 4 hectares of the site area (3)
- A-3 = \$1,730 + \$145 per hectare up to and  
including 4 hectares of the site area (3)

(h) Comprehensive Development Zones

\$3,070 + \$.124 per square metre for non-residential portions of the project + \$29.00 per dwelling unit within a multiple residential or commercial building or \$62 per single family lot + \$145 per hectare  
for the site greater than 10 hectares up to and including 40 hectares. (3) and (4)

NOTES TO SCHEDULE I

(1) The "per lot" or "per dwelling unit" fees are calculated on the maximum number of lots or dwelling units allowable on the site after the requested zoning amendment is granted.

For the purpose of calculating application fees for Single Family Zones under I(a) of this Schedule, the maximum number of dwelling units allowable on a one hectare site shall be deemed as follows:

- RA, R-S, RC 2.0
- RA-G, R-A(G) 2.5
- RH, R-1 4.0
- RH-G, R-H(G) 5.0
- R-F, R-F(R) 12.0
- RF 14.0
- R-F(F) 12.0
- RM-M, R-F(M) 22.0
- R-F(C) 14.75
- RF-G 18.5

For Multiple-Family Residential Zones or uses the maximum density, including bonusing provisions, prescribed in the applicable zones shall be used for calculating application fees under I(c) of this Schedule.

(2) The "per square metre" fees are calculated on the maximum floor area allowable on the site, including bonusing provisions, after the requested zoning amendment is granted.

(3) The "per hectare" fees are calculated on the total land area requested for zoning amendment.

(4) The "per dwelling unit", "per square metre", and "per single family lot" fees for Comprehensive Development Zones are calculated on the maximum number of dwelling units and the maximum floor area and the maximum single family lots proposed for the site subject to a zoning amendment application.

## II. LAND USE CONTRACT AMENDMENT FEES

(Excluding Public Hearing Fees)

(a) Amendment of the use and/or density provisions, or discharge of an existing Land Use Contract pursuant to Section 930(5) of the Municipal Act:

- (i) Single Family Residential and Duplex Uses \$1,450
- (ii) Multi-Family Residential Uses \$2,020
- (iii) Institutional Uses \$1,450
- (iv) Recreational Uses \$2,020
- (v) Commercial & Industrial Uses \$2,020
- (vi) Agricultural Uses \$1,450
- (vii) Any combination of the Above Uses \$2,900

(b) \$810 for each Land Use Contract Discharge if a rezoning application is required as part of the Land Use Contract Discharge, in which case Rezoning Application fees in accordance with Schedule I of this By-law shall also apply.

(c) The application fees for amendment of other provisions than the use and/or density provisions of an existing Land Use Contract pursuant to Section 930(2)(b) of the Municipal Act shall be in accordance with the fees prescribed in Schedule 2 of this By-law.

## III. OFFICIAL COMMUNITY PLAN AMENDMENT FEES

(Excluding Public Hearing Fees)

(a) For all Official Community Plan Designation Amendments (except Temporary Commercial and Industrial Use Permit Area Designation) and Neighbourhood Concept Plan Amendments:

- (i) \$1,450 plus \$570 per hectare of site area.

(b) For Temporary Commercial and Industrial Use Permit Area Designations, refer to Schedule 2 of this By-law.

## IV. PUBLIC HEARING FEES

(a) Unless otherwise specified, a Public Hearing Fee of \$660 shall be payable in addition to the applicable fees for Zoning Amendments, Official Community Plan Amendments, Land Use Contract Discharges and Amendments

and Liquor Permits as prescribed in Sections I, II and III of this Schedule.

(b) In the event that a Zoning Amendment application, a Land Use Contract Discharge or Amendment application, an Official Community Plan Amendment, and/or Liquor Permit application are submitted for the same site and are processed concurrently, one Public Hearing Fee of \$660 may be payable at the time of submitting the applications.

(c) In the event that after a Public Hearing, changes in land uses and/or densities, or any matter of substantial nature which necessitate an additional Public Hearing, or the applicant or Council requests to hold an additional Public Hearing, an additional fee of \$660 shall be payable before the said Public Hearing is scheduled.

(d) In the event that an application for Zoning Amendment, Land Use Contract Amendment, or Official Community Plan Amendment does not proceed to Public Hearing for any reason, the Public Hearing Fee as paid for by the applicant in accordance with this Schedule may be refunded at the written request of the applicant, provided that preparation for the Public Hearing has not commenced.

## SCHEDULE TWO (2) - BY-LAW NO. 11631

### CITY OF SURREY

#### DEVELOPMENT PERMIT, DEVELOPMENT VARIANCE PERMIT, AND TEMPORARY COMMERCIAL AND INDUSTRIAL USE, PERMIT APPLICATION FEES

#### I. Development Permit

##### (a) Multiple-family Residential Zones or Uses

(Pursuant to Section 879(1)(e) of the Municipal Act).

RC = \$1,730 + \$62.00 per dwelling unit (1)

RM-D, RM-M, RM-10 = \$1,730 + \$47.00 per dwelling unit (1)

RM-15, RT(1) = \$1,730 + \$47.00 per dwelling unit (1)

RM-30, RM(1) = \$1,730 + \$42.00 per dwelling unit (1)

RM-45, RM(2) = \$1,730 + \$35.00 per dwelling unit (1)

RM-70, RM(3) = \$1,730 + \$23.00 per dwelling unit (1)

RM-135 = \$1,730 + \$.185 per square metre (2)

RMC-135 = \$1,730 + \$.237 per square metre (2)

RMC-150, RM(4) = \$1,730 + \$.185 per square metre (2)

RMS-1, RMS-1A, RMS-2,

$$P-P(2) = \$1,730 + \$0.063 \text{ per square metre} \quad (2)$$

(b) Commercial Zones or Uses

(Pursuant to Section 879 (1)(d) or (e) of the Municipal Act)

$$C-4, C-5, C-L = \$1,730 + \$0.495 \text{ per square metre} \quad (2)$$

$$C-8, C-8A, C-8B, C-8C, C-S = \$1,730 + \$0.495 \text{ per square metre} \quad (2)$$

$$C-15, C-R(1), C-R(2), = \$1,730 + \$0.435 \text{ per square metre}$$

$$C-R(3) \text{ and } C-R(4) \quad (2)$$

$$C-35, C-C = \$1,730 + \$0.248 \text{ per square metre} \quad (2)$$

$$CHI, C-H = \$1,730 + \$0.435 \text{ per square metre} \quad (2)$$

CG-1, CG-2, C-G(1) and

$$C-G(2) = \$1,730 + \$0.495 \text{ per square metre} \quad (2)$$

$$CTA, C-T(1) \text{ and } C-T(2) = \$1,730 + \$0.495 \text{ per square metre}$$

$$+ \$62.00 \text{ per dwelling unit} \quad (3)$$

$$CCR, CPG, CPM, CPR, P-R = \$1,730 + \$0.185 \text{ per square metre or} \quad (2)$$

$$\$1,730 + \$145 \text{ per hectare} \quad (4)$$

$$P-D = \$1,730 + \$145 \text{ per hectare} \quad (5)$$

(c) Industrial Zones or Uses

(Pursuant to Section 879 (1) (e) of the Municipal Act)

$$IL, I-G = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$I-T = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$I-W = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$I-P(2) = \$1,730 + \$0.372 \text{ per square metre} \quad (2)$$

$$I-S = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$IH, I-H = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$I-C = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$I-4 = \$1,730 + \$0.671 \text{ per square metre} \quad (2)$$

$$IB, I-1 = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$IS, I-L(S) = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

$$IA, I-A = \$1,730 + \$0.434 \text{ per square metre} \quad (2)$$

(d) Developments under a Comprehensive Development Zone consisting of Multiple-family Residential,

## Commercial, or Industrial Zones and/or Uses

(Pursuant to Section 879(1)(d) or (e) of the Municipal Act):

\$3,070 + \$.495 per square metre

+ \$30.00 per dwelling unit

+ \$170 per hectare for the site greater

than 10 hectare up to and including 40 ha (5) & (6)

(e) Development Permit for the preservation of natural areas and for the protection of hazardous area. (Pursuant to Section 879 (1)(a), (b), of the Municipal Act).

\$920 if no other development permit application under (a), (b), (c) or (d) above is submitted at the time of application for the same site, otherwise this fee does not apply.

(f) \$920 for each Development Permit application, other than subdivision, that adjoins the Agricultural Designation Boundary (Pursuant to Section 879 (1)(e) of the Municipal Act).

(g) \$1,730 for each Development Permit application for subdivision that adjoins the Agricultural Designation Boundary (Pursuant to Section 879(1)(c) of the Municipal Act).

## II. DEVELOPMENT VARIANCE PERMIT

(a) \$810 for each Development Variance Permit application for amendment of Land Use Contract pursuant to Section 930(2)(b) of the Municipal Act, or for any purpose other than that specified in (b) below.

(b) \$440 for each Development Variance Permit application for relaxation of building elevations within the Crescent Beach Area as defined by the General Manager, Planning & Development Department.

## III. TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMIT

\$1,030 plus a Public Hearing fee of \$660 if the application requires Public Hearing (for Temporary Commercial and Industrial Permits pursuant to Section 879(4) of the Municipal Act).

## NOTES TO SCHEDULE 2

1. The "per dwelling unit" fees are calculated on the number of dwelling units proposed and indicated on the plans submitted with the application.
2. The "per square metre" fees are based on the total floor area proposed and indicated on the plans submitted with the application.
3. For the C-T and CTA Zones, the "per square metre" fees are based on the total floor area of permanent buildings



and structures, and the "per dwelling unit" fees are based on the total number of trailer units and/or mobile home units, all are as proposed and indicated respectively on the plans submitted with the application.

4. For the P-R, CPR, CPM, and CPG Zones, where the site area is less than 2 hectares the "per square metre" fees apply and are based on the total floor area proposed and indicated on the plans submitted with the application.

Where the site area is 2 hectares or more the "per hectare" fees apply and are based on the total site area subject to the application, up to and including 40 hectares.

5. The "per hectare" fees are based on the total site area subject to the application.

6. The "per square metre" and "per dwelling unit" fees for Comprehensive Development Zones are calculated on the total floor area of all buildings and the total number of dwelling units proposed and indicated on the plans submitted with the application."

### SCHEDULE THREE (3) BY-LAW NO. 11631

#### CITY OF SURREY

#### LIQUOR APPLICATION FEES AND RESTRICTIVE COVENANT AMENDMENTS FEES

##### Liquor

\$1,030 plus a Public Hearing fee of \$660.

##### Restrictive Covenant Amendment

\$810 for each Restrictive Covenant discharge or amendment application.

### SCHEDULE FOUR (4) - BY-LAW NO. 11631

#### CITY OF SURREY

#### SUBDIVISION APPLICATION FEES

I. Subdivision to Create One or More New lots, including Bare Land Strata Subdivisions:

\$1,260 + \$62 per lot to be created.

II. Lot Line Adjustment Where No Additional Lot is Created:

\$515 per application

III Consolidation Where No Additional Lot is Created:

\$1,050 per application

IV Strata Subdivision Excluding Bare Land Strata Subdivision

(a) Phased Strata Subdivision

(i) Approval of Form E:

\$515 per application

(ii) Approval of Phased Strata Plans or Amendment of Form E:

\$115 per application

(b) Strata Subdivision Other than Bare Land Strata or Phased Strata Subdivisions:

\$515 per application.

V. Extension of Preliminary Layout Approval:

25% of the application fee applied to the original subdivision application for which an extension of Preliminary Layout Approval is requested, or \$250, whichever is greater.