

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 10200

A by-law to amend the provisions of
"Surrey Development Cost Charge By-
law, 1984, No. 7996.

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NOW, THEREFORE, the Municipal Council of The Corporation of the District of Surrey, in open meeting assembled,
ENACTS AS FOLLOWS:

1. "Surrey Development Cost Charge By-law, 1984, No. 7996", is hereby amended as follows:

(a) Section 2, Sub-section (c), is hereby deleted and the following Sub-section (c) is hereby inserted in its place:

"(c) a building permit authorizing construction alteration, or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Fifty Thousand Dollars (\$50,000.00), shall pay to the Municipality the development cost charge in the amount set out in the Schedules attached hereto, namely:

SCHEDULE "A" - WATER

SCHEDULE "B" - ARTERIAL ROADS

SCHEDULE "C" - DRAINAGE

SCHEDULE "D" - PARK LAND

SCHEDULE "E" - MAJOR COLLECTOR ROADS

SCHEDULE "F" - SOUTH WESTMINSTER

INDUSTRIAL AREA

SCHEDULE "G" - SANITARY SEWER

SCHEDULE "H" - PUBLIC USE

SCHEDULE "I" - STORMWATER DETENTION

(i) where an application is made only for the subdivision of the parcel of land, prior to the approval of such subdivision;

(ii) where an application is made for a building permit only, prior to the issue of such building permit; or

(iii) where applications are made both for the subdivision of a parcel of land and for the issue of a building

permit with respect to the same parcel of land or any part thereof, prior to the approval of such subdivision or the issue of such building permit, whichever is the first instance at which the development cost charges can be determined and calculated pursuant to Schedule "A" to "I".

(b) Section 4 is further amended after the definition of Dwelling Unit, by adding the following definition for Public Use:

"Public Use means any use which is created and exists by law or public authority for the benefit of the public in general, and without limiting the generality of the foregoing, includes all public hospitals, public and private schools, and any governmental buildings or structures, whether municipal, provincial or federal or whether owned, occupied or operated by a Crown agency, whether provincial or federal and notwithstanding where and in which zone any such use is situate in the Municipality."

(c) Schedule "A" is hereby deleted and the following Schedule "A" is inserted in its place.

BY-LAW NO. 7996

SCHEDULE "A"

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

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WATER

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:-

\$850.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:-

\$850.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

- (d) Family Residential Zone: R-F or Family
Residential-Duplex Zone: R-F(D) or Compact
Family Residential Zone: R-F(C) or Restricted
Single Family Residential Zone: R-F(R) or
Flood Plain Residential Zone: R-F(F):

\$850.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$550.00 per pad allowed either by subdivision or building permit.

- (f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$710.00 per dwelling unit being built.

- (g) Multiple Residential Zone Two: RM-2 or Multiple
Residential Zone Three: RM-3 or Multiple
Residential Zone Four: RM-4:

i) \$710.00 per dwelling unit being built as townhouse, or garden apartment, use as permitted under the zone.

ii) \$550.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) \$270.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the Corporation of the District of Surrey except the C-R(2) RETAIL COMMERCIAL ZONE TWO, C-R(3), RETAIL COMMERCIAL ZONE THREE and the C-C CORE COMMERCIAL ZONE:

\$270.00 per 1,000 square feet of building area.

- (i) C-R(2), Retail Commercial Zone Two, C-R(3)
Retail Commercial Zone Three, and C-C Core,
Commercial Zones as delineated in the Zoning

By-laws of the District of Surrey:-

- (i) \$270.00 per 1,000 square feet of non-residential building area plus
- (ii) \$550.00 per dwelling unit being built.
- (j) All Industrial Zones as delineated in the Zoning By-laws of the Municipality of Surrey:-

\$2,450.00 per acre of developed land.
- (k) Church and Assembly Zone: P-A:

\$270.00 per 1,000 square feet of building area.
- (l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

\$270.00 per 1,000 square feet of building area.
- (m) i) Personal Care Institutional Zone: P-P or
Personal Care Institutional Zone One:
P-P(1):

\$270.00 per 1,000 square feet of building area.
- ii) Personal Care Institutional Zone Two:
P-P(2):

\$270.00 per 1,000 square feet or building area excluding the area for dwelling units.

\$550.00 per dwelling unit being built.
- (n) Cemetery Zone: P-C:

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

\$2,450.00 per acre of developed land.

(p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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.

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."

(d) Schedule "B" is hereby deleted and the following Schedule "B" is inserted in its place:

BY-LAW NO. 7996

SCHEDULE "B"

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

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ARTERIAL ROADS

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:

\$3,060.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:

\$3,060.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(d) Family Residential Zone: R-F Family Residential-

Duplex Zone: R-F(D) or Compact Family

Residential Zone: R-F(C) or Restricted

Single Family Residential Zone: R-F(R) or

Flood Plain Residential Zone: R-F(F):

\$3,060.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$1,810.00 per pad allowed either by subdivision or building permit.

(f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$3,060.00 per dwelling unit being built.

(g) Multiple Residential Zone Two: RM-2 or Multiple Residential Zone Three: RM-3 or Multiple Residential Zone Four: RM-4:

i) \$3,060.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

ii) \$2,140.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) \$2,390.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the Corporation of the District of

Surrey except the C-R(2) RETAIL COMMERCIAL
ZONE TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE
and the C-C CORE COMMERCIAL ZONE:-

\$2,390.00 per 1,000 square feet of building area.

(i) C-R(2), Retail Commercial Zone Two, C-R(3),
Retail Commercial Zone Two, and C-C, Core
Commercial Zones as delineated in the Zoning
By-laws of the District of Surrey:-

i) \$2,390.00 per 1,000 square feet of non-residential building area plus

ii) \$2,140.00 per dwelling unit being built.

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

\$7,430.00 per acre of developed land.

(k) Church and Assembly Zone: P-A:

Nil

(l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

\$2,390.00 per 1,000 square feet of building area.

(m) i) Personal Care Institutional Zone: P-P or
Personal Care Institutional Zone One:

P-P(1):

\$920.00 per 1,000 square feet of building area.

ii) Personal Care Institutional Zone Two:

P-P(2):

\$920.00 per 1,000 square feet of building area
excluding the area for dwelling units.

\$2,140.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

\$7,430.00 per acre of developed land.

(p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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.

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."

(e) Schedule "C" is hereby deleted and the following Schedule "C" is inserted in its place.

" BY-LAW NO. 7996

SCHEDULE "C"

Development Cost Charges for Drainage
applicable to development within the
Municipality.

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DRAINAGE

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:

\$460.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:

\$460.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(d) Family Residential Zone: R-F or Family
Residential-Duplex Zone: R-F(D) or Compact Family
Residential Zone: R-F(C) or Restricted Single
Family Residential Zone: R-F(R) or Flood Plain
Residential Zone: R-F(F):

\$460.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$100.00 per pad allowed either by subdivision or building permit.

(f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$250.00 per dwelling unit being built.

(g) Multiple Residential Zone Two: RM-2 or Multiple Residential Zone Three: RM-3 or Multiple Residential Zone Four: RM-4:

- i) \$250.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone;
- ii) \$100.00 per dwelling unit being built as residential other than townhouse use under the Zone;
- iii) \$300.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the Zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the Corporation of the District of Surrey except the C-R(2) RETAIL COMMERCIAL ZONE TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE, and the C-C CORE COMMERCIAL ZONE:-

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

(i) C-R(2), Retail Commercial Zone Two, C-R(3), Retail Commercial Zone Three, and C-C, Core Commercial Zones as delineated in the Zoning By-laws of the District of Surrey:-

- i) \$300.00 per 1,000 square feet of non-residential building area plus
- ii) \$100.00 per dwelling unit being built.

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

\$3,520.00 per acre of developed land.

(k) Church and Assembly Zone: P-A:

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

(l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

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

- (m) i) Personal Care Institutional Zone: P-P or
Personal Care Institutional Zone One:
P-P(1):

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

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

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

\$100.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$3,520.00 per acre of developed land.

- (p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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 drainage 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.

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."

(f) Schedule "D" is hereby deleted and the following Schedule "D" is inserted in its place.

" BY-LAW NO. 7996

SCHEDULE "D"

Development Cost Charges for Park Land
applicable to development within the
Municipality.

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PARK LAND

- I. (a) Agricultural Zones - Nil.
- (b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS: - Nil.
- (c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:

\$500.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning

By-law.

- (d) Family Residential Zone: R-F or Family
Residential-Duplex Zone: R-F(D) or Compact
Family Residential Zone: R-F(C) or Restricted
Single Family Residential Zone: R-F(R) or Flood
Plain Residential Zone: R-F(F):

\$1,430.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$1,520.00 per pad allowed either by subdivision or building permit.

- (f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$2,270.00 per dwelling unit being built.

- (g) Multiple Residential Zone Two: RM-2 or Multiple Residential Zone Three: RM-3 or Multiple Residential Zone Four: RM-4:

i) \$2,270.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

ii) \$2,360.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) Nil for retail stores and personal services as permitted under the zone.

- (h) All Commercial Zones as delineated in the Zoning
By-laws of The Corporation of the District of
Surrey except the C-R(2) RETAIL COMMERCIAL ZONE
TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE and the
C-C CORE COMMERCIAL ZONE:-

Nil per 1,000 square feet of building area.

- (i) C-R(2), Retail Commercial Zone Two, C-R(3),
Retail Commercial Zone Three, and C-C, Core

Commercial Zones as delineated in the Zoning
By-laws of The Corporation of the District of
Surrey: -

- (i) Nil per 1,000 square feet of non-residential building area plus
- (ii) \$2,360.00 per dwelling unit being built.

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

Nil

(k) Church and Assembly Zone: P-A:

Nil

(l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

Nil

(m) i) Personal Care Institutional Zone: P-P or

Personal Care Institutional Zone: P-P(1):

Nil

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

Nil - excluding the area for dwelling units.
\$2,360.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

Nil

(p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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 land included in Section I above have taken into consideration that a portion of our park land requirements will be provided by land dedication requirements pursuant to Sections 992 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 land pursuant to Section 992 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 land 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)	\$2,720.00
1 (c)	\$1,420.00
1 (d)	\$ 920.00
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 976 (5) are considered by Council to be in

addition to the park land standard land

requirements of 10.5 acres per 1,000 population. Therefore, requirements for the preservation or dedication of land pursuant to Section 976 (5) 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 land. Thus, requirements pursuant to Section 976 (5) do not reduce the development cost charge amount payable for park land.

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 992, but are facilities in addition to the park land 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 land.

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."

(g) Schedule "E" is hereby deleted and the following Schedule "E" is inserted in its place.

" BY-LAW NO. 7996

SCHEDULE "E"

Development Cost Charges for Major Collector Roads applicable to development within the Municipality.

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MAJOR COLLECTOR ROADS

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:

\$1,090.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable

zoning By-law.

(c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:

\$1,090.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(d) Family Residential Zone: R-F or Family

Residential-Duplex Zone: R-F(D) or Compact Family Residential Zone: R-F(C) or Restricted

Single Family Residential Zone: R-F(R) or

Flood Plain Residential Zone: R-F(F):

\$1,090.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

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

(f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$1,090.00 per dwelling unit being built.

(g) Multiple Residential Zone Two: RM-2 or Multiple Residential Zone Three: RM-3 or Multiple Residential Zone Four: RM-4:

i) \$1,090.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

ii) \$770.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) \$850.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning

By-laws of the Corporation of the District of

Surrey except the C-R(2) RETAIL COMMERCIAL ZONE

TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE and the

C-C CORE COMMERCIAL ZONE:-

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

- (i) C-R(2), Retail Commercial Zone Two, C-R(3),
Retail Commercial Zone Three and C-C, Core
Commercial Zones as delineated in the Zoning
By-laws of the District of Surrey:-

i) \$850.00 per 1,000 square feet of non-residential building area plus

ii) \$770.00 per dwelling unit being built.

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

\$2,650.00 per acre of developed land.

- (k) Church and Assembly Zone: P-A:

Nil

- (l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

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

- (m) i) Personal Care Institutional Zone: P-P or
Personal Care Institutional Zone One:
P-P(1):

\$330.00 per 1,000 square feet of building area.

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

\$330.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$770.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

\$2,650.00 per acre of developed land.

(p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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.

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.

(h) Schedule "F" is hereby deleted and the following Schedule "F" is inserted in its place.

" BY-LAW NO. 7996

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 Upon
a Building Permit Subdivision

i) DRAINAGE - A development cost \$9,600.00 per hectare
charge of \$1,920.00 (\$3,885.00 per acre)
is payable for each of land being
2,000 square metres subdivided
of developed
land or part thereof.

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

(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) DRAINAGE - A development cost \$2,000.00 per hectare
charge of \$400.00 is (\$810.00 per acre)
payable for each of land being

2,000 square metres subdivided
of developed
land or part thereof.

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

(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."

- (i) Schedule "G" is hereby deleted and the following Schedule "G" is inserted in its place.

" BY-LAW NO. 7996

SCHEDULE "G"

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

.....

SEWER

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:-

410.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:-

\$410.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

(d) Family Residential Zone: R-F or Family
Residential-Duplex Zone: R-F(D) or Compact
Family Residential Zone: R-F(C) or Restricted
Single Family Residential Zone: R-F(R) or Flood
Plain Residential Zone: R-F(F):

\$410.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$260.00 per pad allowed either by subdivision or building permit.

(f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$340.00 per dwelling unit being built.

- (g) Multiple Residential Zone Two: RM-2 or Multiple
Residential Zone Three: RM-3 or Multiple
Residential Zone Four: RM-4:

- i) \$340.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.
- ii) \$260.00 per dwelling unit being built as residential other than townhouse use under the zone.
- iii) \$130.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the zone.

- (h) All Commercial Zones as delineated in the Zoning
By-laws of the Corporation of the District of
Surrey except the C-R(2) RETAIL COMMERCIAL ZONE
TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE and the
C-C CORE COMMERCIAL ZONE:-

\$130.00 per 1,000 square feet of building area.

- (i) C-R(2), Retail Commercial Zone Two, C-R(3)
Retail Commercial Zone Three and C-C Core,
Commercial Zones as delineated in the Zoning
By-laws of the District of Surrey:-

- (i) \$130.00 per 1,000 square feet of non-residential building area plus
- (ii) \$260.00 per dwelling unit being built.

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

\$1,170.00 per acre of developed land.

- (k) Church and Assembly Zone: P-A:

\$130.00 per 1,000 square feet of building area.

- (l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

\$130.00 per 1,000 square feet of building area.

- (m) i) Personal Care Institutional Zone: P-P or
Personal Care Institutional Zone One:
P-P(1):

\$130.00 per 1,000 square feet of building
area.

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

\$130.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$260.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$1,170.00 per acre of developed land.

- (p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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.

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."

(j) Schedule "H" Public Use as follows is added after Schedule "G":

" BY-LAW NO. 7996

SCHEDULE "H"

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

.....

PUBLIC USE

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

- (a) \$270.00 per 1,000 square feet of building area for water.
- (b) \$130.00 per 1,000 square feet of building area for sewer.
- (c) \$2,390.00 per 1,000 square feet of building area for arterial roads.

- (d) \$850.00 per 1,000 square feet of building area for major collector roads.
- (e) \$300.00 per 1,000 square feet of building area for drainage.
- (d) \$530.00 per 1,000 square feet of building area for stormwater detention.

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

- (a) \$270.00 per 1,000 square feet of building area for water.
- (b) \$130.00 per 1,000 square feet of building area for sewer.
- (c) \$300.00 per 1,000 square feet of building area for drainage.
- (d) \$530 per 1,000 square feet of building area for stormwater detention.

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

- (a) \$270.00 per 1,000 square feet of building area for water.
- (b) \$130.00 per 1,000 square feet of building area for sewer.
- (c) \$1,190.00 per 1,000 square feet of building area for arterial roads.
- (d) \$430.00 per 1,000 square feet of building area for major collector roads.
- (e) \$300.00 per 1,000 square feet of building area for drainage.
- (f) \$530.00 per 1,000 square feet of building area for stormwater detention.

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

- (a) \$270.00 per 1,000 square feet of building area for water.

- (b) \$130.00 per 1,000 square feet of building area for sewer.
- (c) \$920.00 per 1,000 square feet of building area for arterial roads.
- (d) \$330.00 per 1,000 square feet of building area for major collector roads.
- (e) \$300.00 per 1,000 square feet of building area for drainage.
- (f) \$530.00 per 1,000 square feet of building area for stormwater detention.

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."

(k) Schedule "I" Stormwater Detention as follows is hereby added after Schedule "H":

" BY-LAW NO. 7996

SCHEDULE "I"

Development Cost Charges for Stormwater
Detention applicable to development within
the Municipality.

.....

STORMWATER DETENTION

I. (a) Agricultural Zones - Nil.

(b) Acreage Residential Gross Density Zone: R-A(G) or Suburban Residential Zone: RS:-

810.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

- (c) Half-Acre Residential - Gross Density Zone: R-H(G) or Residential Zone Number One: R-1:-

\$810.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

- (d) Family Residential Zone: R-F or Family
Residential-Duplex Zone: R-F(D) or Compact
Family Residential Zone: R-F(C) or Restricted
Single Family Residential Zone: R-F(R) or Flood
Plain Residential Zone: R-F(F):

\$810.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$180.00 per pad allowed either by subdivision or building permit.

- (f) Townhouse Residential Zone: RT-1 or Multiple Residential Zone Number One: RM-1:

\$440.00 per dwelling unit being built.

- (g) Multiple Residential Zone Two: RM-2 or Multiple
Residential Zone Three: RM-3 or Multiple
Residential Zone Four: RM-4:

i) \$440.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

ii) \$180.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) \$530.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the zone.

- (h) All Commercial Zones as delineated in the Zoning
By-laws of the Corporation of the District of
Surrey except the C-R(2) RETAIL COMMERCIAL ZONE
TWO, C-R(3) RETAIL COMMERCIAL ZONE THREE and the

C-C CORE COMMERCIAL ZONE:-

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

(i) C-R(2), Retail Commercial Zone Two, C-R(3)

Retail Commercial Zone Three and C-C Core,
Commercial Zones as delineated in the Zoning

By-laws of the District of Surrey:-

(i) \$530.00 per 1,000 square feet of non-residential building area plus

(ii) \$180.00 per dwelling unit being built.

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

\$6,140.00 per acre of developed land.

(k) Church and Assembly Zone: P-A:

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

(l) Recreation Zone: P-R; Drive-in Theatre Zone: P-D:

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

(m) i) Personal Care Institutional Zone: P-P or

Personal Care Institutional Zone One:

P-P(1):

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

ii) Personal Care Institutional Zone Two:

P-P(2):

\$530.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$180.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

\$6,140.00 per acre of developed land.

(p) 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-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A, RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2) and P-A 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."

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."

2. This By-law shall be cited for all purposes as "Surrey Development Cost Charge By-law, 1984, No. 7996, Amendment By-law, 1989, No. 10200."

PASSED FIRST AND SECOND READINGS by the Municipal Council on the 26th day of June, 1989.

PASSED THIRD READING by the Municipal Council on the 11th day of July, 1989.

APPROVED by the Inspector of Municipalities on the 31st day of July, 1989.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of July, 1989.

_____MAYOR

_____CLERK