

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11448

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

.....

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", as amended, is hereby further amended as follows:

(a) Section 2(c)(i)(b) is hereby deleted the following inserted in its place:

"(b) for the following zones, after application for a subdivision has been made, but before the final approval
of the subdivision has been given:

- A-1 Agricultural Zone One
- A-2 Intensive Agricultural Zone
- A-3 Agricultural Zone Three
- R-A(G) Acreage Residential - Gross Density Zone
- RAG-SS Acreage Residential - Gross Density Secondary Suite Zone
- RS Suburban Residential Zone
- RS-SS Suburban Residential Secondary Suite Zone
- R-H(G) Half-Acre Residential - Gross Density Zone
- RHG-SS Half-Acre Residential - Gross Density Secondary Suite Zone
- R-1 Residential Zone No. One (1)
- RI-SS Residential No. One (1) Secondary Suite Zone
- R-F Family Residential Zone
- RF-SS Family Residential Secondary Suite Zone
- R-F(D) Family Residential - Duplex Zone
- R-F(R) Restricted Single Family Residential Zone
- RFR-SS Restricted Single Family Residential Secondary Suite Zone
- R-F(F) Floodplain Residential Zone
- R-F(C) Compact Family Residential Zone

RFC-SS Compact Family Residential Secondary Suite Zone"

- (b) SCHEDULE "A", WATER is hereby deleted and the attached SCHEDULE "A", WATER inserted in its place;
- (c) SCHEDULE "B", ARTERIAL ROADS is hereby deleted and the attached SCHEDULE "B", ARTERIAL ROADS inserted in its place;
- (d) SCHEDULE "C", DRAINAGE is hereby deleted and the attached SCHEDULE "C", DRAINAGE inserted in its place;
- (e) SCHEDULE "D", PARK LAND is hereby deleted and the attached SCHEDULE "D", PARK LAND inserted in its place;
- (f) SCHEDULE "E", MAJOR COLLECTOR ROADS is hereby deleted and the attached SCHEDULE "E", MAJOR COLLECTOR ROADS inserted in its place;
- (g) SCHEDULE "G", SEWER is hereby deleted and the attached SCHEDULE "G", SEWER inserted in its place;
- (h) SCHEDULE "I", STORMWATER DETENTION is hereby deleted and the attached SCHEDULE "I", STORMWATER DETENTION inserted in its place;

2. This By-law shall be cited for all purposes as "Surrey Development Cost Charge By-law, 1984, No. 7996, Amendment By-law, 1992, No. 11448."

PASSED FIRST AND SECOND READINGS by the Municipal Council on the 25th day of August, 1992.

PASSED THIRD READING on the 22nd day of February, 1993.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the 4th day of March, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of March, 1993.

_____MAYOR

_____CLERK

BY-LAW NO. 7996

SCHEDULE "A"

Schedule A

Development Cost Charges for Water Amended

applicable to development within B/L 9509

the Municipality. 08/08/88

..... B/L 9510

08/15/88

B/L 10200

WATER 07/31/89

I. (a) Agricultural Zones - Nil.

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

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

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

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

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

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

(d) (i) 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):

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$920.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

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

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

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

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

\$770.00 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) \$770.00 per dwelling unit being built as townhouse, or garden apartment, use as permitted under the zone.

(ii) \$590.00 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) \$590.00 per dwelling unit being built.

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

\$2,670.00 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 or building area excluding the area for dwelling units.

\$590.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$2,670.00 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.

Schedule B

BY-LAW NO. 7996 Amended

B/L 9509

SCHEDULE "B" 08/08/88

B/L 9510

Development Cost Charges for Arterial 08/15/88

Roads applicable to development within B/L 10200

the Municipality. 07/31/89

..... B/L [10983](#)

9/9/91

ARTERIAL ROADS

I. (a) Agricultural Zones - Nil.

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

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$2,600.00 for each secondary suite permitted under the Zone.

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

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$2,600.00 for each secondary suite permitted under the Zone.

(d) (i) 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):-

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

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

\$3,720.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus
\$2,600.00 for each secondary suite under the Zone.

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

\$2,190.00 per pad allowed either by subdivision or building permit.

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

\$3,720.00 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) \$3,720.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

(ii) \$2,600.00 per dwelling unit being built as residential other than townhouse use under the zone.

(iii) \$2,900.00 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:-

\$2,900.00 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) \$2,900.00 per 1,000 square feet of non-residential building area plus
- (ii) \$2,600.00 per dwelling unit being built.

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

\$9,040.00 per acre of developed land.

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

Nil

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

\$2,900.00 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):

\$1,120.00 per 1,000 square feet of
building area.

(ii) Personal Care Institutional Zone Two: Amended
P-P(2): BL [11053](#)
9/30/91

\$1,120.00 per 1,000 square feet of building
area excluding the area for dwelling units.

\$2,600.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$9,040.00 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.

BY-LAW NO. 7996

SCHEDULE "C"

Schedule C

Development Cost Charges for Drainage Amended

applicable to development within the B/L 9509

Municipality. 08/08/88

..... B/L 9510

08/15/88

DRAINAGE B/L 10200

07/31/89

I. (a) Agricultural Zones - Nil.

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

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$110.00 for each secondary suite permitted under the Zone.

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

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$110.00 for each secondary suite permitted under the Zone.

(d) (i) 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):

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$510.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$110.00 for each secondary suite permitted under the Zone.

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

\$110.00 per pad allowed either by subdivision or building permit.

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

\$280.00 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) \$280.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone;

(ii) \$110.00 per dwelling unit being built as residential other than townhouse use under the Zone;

(iii) \$330.00 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:-

\$330.00 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) \$330.00 per 1,000 square feet of non-residential building area plus

(ii) \$110.00 per dwelling unit being built.

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

\$3,870.00 per acre of developed land.

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

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

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

\$330.00 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.

\$110.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

\$3,870.00 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.

BY-LAW NO. 7996 Schedule D

Amended

SCHEDULE "D" B/L 9509

08/08/88

Development Cost Charges for Park Land B/L 9510

applicable to development within the 08/15/88

Municipality. B/L 10200

..... 07/31/89

B/L [10983](#)

9/9/91

PARK LAND

I. (a) Agricultural Zones - Nil.

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

(i) Where a person, being an owner of land being subdivided has provided park land or paid to the municipality an amount that equals the market value of the said park land in accordance with Section 992 of the Municipal Act, R.S.B.C. 1979, Chapter 290 as amended, (hereinafter referred to as Section 992), then that person shall pay no development cost charges.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$2,850.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

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

(i) Where a person, being an owner of land being subdivided has provided park land or paid to the municipality an amount that equals the market value of the said park land in accordance with Section 992 of the Municipal Act, R.S.B.C. 1979, Chapter 290 as amended, (hereinafter referred to as Section 992), then that person shall pay no development cost charges for each new lot created plus \$720.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$2,850.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$1,840.00 for each secondary suite permitted under the Zone.

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

(i) \$990.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$2,020.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$3,130.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$2,020.00 for each secondary suite permitted under the Zone.

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

(i) \$990.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$2,020.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$3,130.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$2,020.00 for each secondary suite permitted under the Zone.

- (d) 1. 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):

(i) \$2,760.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$4,150.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

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

(i) \$2,760.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$2,680.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park land or has not paid to the municipality an amount that equals the market value of the said lands in accordance with Section 992, then that person shall pay the sum of \$4,150.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$2,680.00 for each secondary suite permitted under the Zone.

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

\$2,730.00 per pad allowed either by subdivision or building permit.

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

\$4,140.00 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) \$4,140.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

(ii) \$3,700.00 per dwelling unit being built as residential other than townhouse use under the zone.

(iii) \$1,370.00 per 1,000 square feet of building area 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:-

\$1,370.00 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 Corporation of the District of Surrey:-

(i) \$1,370.00 per 1,000 square feet of non-residential building area plus

(ii) \$3,700.00 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.

\$3,700.00 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)	\$2,850.00
1 (c)	\$2,140.00
1 (d)	\$1,390.00
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.

BY-LAW NO. 7996 Schedule E

Amended

SCHEDULE "E" B/L 9509

08/08/88

Development Cost Charges for Major B/L 9510

Collector roads applicable to development 08/15/88

within the Municipality. B/L 10200

..... 07/31/89

MAJOR COLLECTOR ROADS

I. (a) Agricultural Zones - Nil.

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

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$830.00 for each secondary suite permitted under the Zone.

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

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning by-law plus \$830.00 for each secondary suite permitted under the Zone.

(d) (i) 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):

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,190.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$830.00 for each secondary suite permitted under the Zone.

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

\$700.00 per pad allowed either by subdivision or building permit.

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

\$1,190.00 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) \$1,190.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

(ii) \$830.00 per dwelling unit being built as residential other than townhouse use under the zone.

(iii) \$930.00 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:-

\$930.00 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) \$930.00 per 1,000 square feet of non-residential building area plus

(ii) \$830.00 per dwelling unit being built.

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

\$2,890.00 per acre of developed land.

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

Nil

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

\$930.00 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):

\$360.00 per 1,000 square feet of building area.

(ii) Personal Care Institutional Zone Two:

P-P(2):

\$360.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$830.00 per dwelling unit being built.

(n) Cemetery Zone: P-C:

Nil

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

\$2,890.00 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.

BY-LAW NO. 7996 Schedule G

Amended

SCHEDULE "G" B/L 9509

08/08/88

Development Cost Charges for Sewer B/L 9510

applicable to development within 08/15/89

the Municipality. B/L 10200

..... 07/31/89

B/L [10983](#)

9/9/91

SEWER

I. (a) Agricultural Zones - Nil.

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

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$280.00 for each secondary suite permitted under the Zone.

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

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$280.00 for each secondary suite permitted under the Zone.

(d) (i) 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):

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$440.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$280.00 for each secondary suite permitted under the Zone.

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

\$280.00 per pad allowed either by subdivision or building permit.

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

\$370.00 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) \$370.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

(ii) \$280.00 per dwelling unit being built as residential other than townhouse use under the zone.

(iii) \$140.00 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:-

\$140.00 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) \$140.00 per 1,000 square feet of non-residential building area plus
 - (ii) \$280.00 per dwelling unit being built.

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

\$1,280.00 per acre of developed land.

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

\$140.00 per 1,000 square feet of building area.

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

\$140.00 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):

\$140.00 per 1,000 square feet of building
area.

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

\$140.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$280.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$1,280.00 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.

BY-LAW NO. 7996 Inserted

B/L 10200

SCHEDULE "I" 07/31/89

Amended

B/L [10983](#)

9/9/91

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

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STORMWATER DETENTION

I. (a) Agricultural Zones - Nil.

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

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

ii) Acreage Residential Gross Density Secondary Suite Zone: RAG-SS or Suburban Residential Secondary Zone: RS-SS:-

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law plus

\$270.00 for each secondary suite permitted under the zone.

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

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

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

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law plus

\$270.00 for each secondary suite permitted under the zone.

(d) i) 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):

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law.

ii) Family Residential Secondary Suite Zone: RF-SS

Compact Family Residential Secondary Suite Zone: RFC-SS or Restricted Single Family Residential Secondary Suite Zone: RFR-SS:

\$1,240.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable zoning By-law plus

\$270.00 for each secondary suite permitted under the zone.

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

\$270.00 per pad allowed either by subdivision or building permit.

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

\$670.00 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) \$670.00 per dwelling unit being built as townhouse or garden apartment, use as permitted under the zone.

ii) \$270.00 per dwelling unit being built as residential other than townhouse use under the zone.

iii) \$810.00 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:-

\$810.00 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) \$810.00 per 1,000 square feet of non-residential building area plus

(ii) \$270.00 per dwelling unit being built.

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

\$9,410.00 per acre of developed land.

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

\$810.00 per 1,000 square feet of building area.

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

\$810.00 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):

\$810.00 per 1,000 square feet of building area.

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

\$810.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$270.00 per dwelling unit being built.

- (n) Cemetery Zone: P-C:

Nil

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

\$9,410.00 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.