

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11902

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

.....

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

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

(1) SCHEDULE ONE (1) - BY-LAW NO. [11631](#) is deleted and the following inserted in its place:

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

THE CORPORATION OF THE DISTRICT OF SURREY

**ZONING, OFFICIAL COMMUNITY PLAN AND
LAND USE CONTRACT AMENDMENT APPLICATION FEES**

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), 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) \$1,250 plus \$50 per lot or dwelling unit calculated on the maximum number of lots or dwelling units allowable on the site after zoning amendment. (1)

(ii) Applications accepted on or before June 30, 1993, shall pay a fee of \$1013 plus 50% of the "per lot" fees as calculated in (a)(i) above.

(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, RMD-SS, RA-SS, RAG-SS, RH-SS, RHG-SS, RF-SS, RFG-SS:

(i) For the Duplex Zone: \$1,250 plus \$50 per dwelling unit calculated on the maximum total number of dwelling units allowable on each existing or future lot after zoning amendment.

(ii) Applications for the Duplex Zone accepted on or before June 30, 1993 shall pay a fee of \$1013 plus 50% of the "per dwelling unit" fees as calculated in (b)(i) above.

(iii) For the Secondary Suite Zones: \$750 including \$125 for Public Hearing Fees.

(c) Multi-Family Residential Zones:

RM-10, RM-15, RT-1 = \$1,750 + \$25 per dwelling unit (1)

RM-30, RM-1 = \$1,750 + \$20 per dwelling unit (1)

RM-45, RM-2 = \$1,750 + \$15 per dwelling unit (1)

RM-70, RM-3 = \$1,750 + \$10 per dwelling unit (1)

RM-135, RMC-135,

RMC-150, RM-4 = \$1,750 + \$0.086 per sq.m. (2)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1563 plus 50% of the "per dwelling unit" fees as calculated for the specific zones prescribed hereinabove.

(d) Institutional Zones

RMS-1, RMS-2, P-P = \$1,250 + \$0.054 per sq.m. (2)

P-C = \$1,250 + \$124 per ha (3)

PI, PA-1, PA-2, P-A = \$1,250 + \$0.011 per sq.m. (2)

CCR, P-P(1) = \$1,250 + \$0.043 per sq.m. (2)

P-P(2) = \$1,250 + \$0.043 per sq.m. (2)

CPR, CPG, CPM, P-R, P-D = \$1,750 + \$185 per ha. up

to and including 40 ha.

of the site area (3)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1013 for other than the P-R Zone, or \$1263 for the P-R Zone, plus 50% of the "per sq.m." or "per ha." fees as calculated for the specific zones prescribed hereinabove.

(e) Commercial Zones

C-4, C-5, C-L	=	\$1,750 + \$0.129 per sq.m.	(2)
C-8, C-8A, C-S	=	\$1,750 + \$0.129 per sq.m.	(2)
C-15, C-R(1)	=	\$1,750 + \$0.108 per sq.m.	(2)
C-R(2)	=	\$1,750 + \$0.108 per sq.m.	(2)
C-R(3)	=	\$1,750 + \$0.108 per sq.m.	(2)
C-R(4)	=	\$1,750 + \$0.108 per sq.m.	(2)
C-35, C-C	=	\$1,750 + \$0.086 per sq.m.	(2)
CHI, C-H	=	\$1,750 + \$0.129 per sq.m.	(2)
CG-1, CG-2, C-G	=	\$1,750 + \$0.377 per sq.m.	(2)
C-G(1)	=	\$1,750 + \$0.377 per sq.m.	(2)
C-G(2)	=	\$1,750 + \$0.377 per sq.m.	(2)
CTA, C-T(1)	=	\$1,750 + \$0.215 per sq.m.	(2)
C-T(2)	=	\$1,750 + \$0.215 per sq.m.	(2)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1563 plus 50% of the "per sq.m." fees as calculated for the specific zones prescribed hereinabove.

(f) Industrial Zones

I-L, I-G	=	\$1,750 + \$0.054 per sq.m.	(2)
I-T	=	\$1,750 + \$0.054 per sq.m.	(2)
I-W	=	\$1,750 + \$0.054 per sq.m.	(2)
IB, I-P(2)	=	\$1,750 + \$0.032 per sq.m.	(2)
I-S	=	\$1,750 + \$0.054 per sq.m.	(2)
IH, I-H	=	\$1,750 + \$0.054 per sq.m.	(2)
I-C	=	\$1,750 + \$0.054 per sq.m.	(2)
I-4	=	\$1,750 + \$0.538 per sq.m.	(2)
I-1	=	\$1,750 + \$0.086 per sq.m.	(2)
IS, I-L(S)	=	\$1,750 + \$0.054 per sq.m.	(2)
IA, I-A	=	\$1,750 + \$0.054 per sq.m.	(2)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1563 plus 50% of the "per sq.m." fees as calculated for the specific zones prescribed hereinabove.

(g) Agricultural Zones

A-1 = \$1,250 + \$124 per ha.

Up to and including 4 ha.

of the site area (3)

A-2 = \$1,250 + \$185 per ha.

Up to and including 4 ha.

of the site area (3)

A-3 = \$1,250 + \$124 per ha.

Up to and including 4 ha.

of the site area (3)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1013 plus 50% of the "per ha." fees as calculated for the specific zones prescribed hereinabove.

(h) Comprehensive Development Zones

(i) For a Comprehensive Development Zone which combines two or more existing zones:

\$2,500 plus the "per dwelling unit" fees and/or "per sq.m." fees and/or "per ha." fees in accordance with the fee schedules hereinabove prescribed for the component zones as applicable to the application.

(ii) For a Comprehensive Development Zone which is custom-made to suit a project:

\$2,500 + \$0.108 per sq.m.

+ \$25 per dwelling unit

+ \$124 per ha. for the site greater than

10 ha. up to and including 40 ha. (3) & (4)

(iii) Applications accepted on or before June 30, 1993, shall pay a fee of \$1938 plus 50% of the "per sq.m.", "per dwelling unit" or "per ha." fees as calculated in (h)(i) or (ii) above.

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, RS	2.0
RA-G, R-A(G)	2.5
RH, R-1	4.0
RH-G, R-H(G)	5.0
RF, R-F(R)	12.0
R-F	12.0
R-F(F)	12.0
RM-M, R-F(M)	22.0
RF-G, R-F(C)	13.6

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 sq.m." 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 ha." fees are calculated on the total land area requested for zoning amendment.

(4) The "per dwelling unit" and "per sq.m." fees for Comprehensive Development Zones are calculated on the maximum number of dwelling units and the maximum floor area 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 982(2)(a) of the Municipal Act.

	Reduced	Fees
(i) Single Family Residential and Duplex Uses	\$1,250	\$1013
(ii) Multi-Family Residential Uses	\$1,750	\$1013
(iii) Institutional Uses	\$1,250	\$1013
(iv) Recreational Uses	\$1,750	\$1263
(v) Commercial & Industrial Uses	\$1,750	\$1563

- (vi) Agricultural Uses \$1,250 \$1013
- (vii) Any combination of the Above Uses \$2,500 \$1938

The "Reduced Fees" apply to applications accepted on or before June 30, 1993.

(b) The above fees do not apply to an application for Land Use Contract Amendment if a Rezoning Application is also required and in such case the applicable Rezoning Application Fees shall 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 982(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 designations except Temporary Commercial and Industrial Use Area Designation:

(i) \$1,250 plus \$494 per ha. of site area.

(ii) Applications accepted on or before June 30, 1993, shall pay a fee of \$925 plus 50% of the "per ha." fees as calculated in (a)(i) above.

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

IV. PUBLIC HEARING FEES

(a) Unless otherwise specified, a Public Hearing Fee of \$600 shall be payable in addition to the applicable fees for Zoning Amendments, Official Community Plan Amendments, and Land Use Contract Amendments as prescribed in Section I, II and III of this Schedule.

(b) In the event that a Zoning Amendment application, a Land Use Contract Amendment application, and/or an Official Community Plan Amendment application are submitted for the same site and are processed concurrently, one Public Hearing Fee of \$600 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 necessitate an additional Public Hearing, or the applicant requests to hold an additional Public Hearing, an additional fee of \$600 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 the public hearing stage for any reason, the Public Hearing Fee as

paid for by the applicant in accordance with this Schedule may be refunded at the request of the applicant, provided that preparation for the public hearing has not commenced. "

(2) SCHEDULE TWO (2) - BY-LAW NO. 11631 is deleted and the following inserted in its place:

"

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

THE CORPORATION OF THE DISTRICT 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 S.945(4)(e) of the Municipal Act).

RM-D, RM-M, RM-10,

RM-15, RT(1) = \$1,250 + \$40 per dwelling unit (1)

RM-30, RM(1) = \$1,250 + \$35 per dwelling unit (1)

RM-45, RM(2) = \$1,250 + \$30 per dwelling unit (1)

RM-70, RM(3) = \$1,250 + \$20 per dwelling unit (1)

RM-135, RMC-135,

RMC-150, RM(4) = \$1,250 + \$0.161 per sq.m. (2)

RMS-1, RMS-2,

P-P(2) = \$1,250 + \$0.054 per sq.m. (2)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1100 plus 50% of the "per dwelling unit" or "per sq.m." fees as calculated for the specific zones prescribed hereinabove.

(b) Commercial Zones or Uses
(Pursuant to S. 945(4)(d) or (e) of the Municipal Act)

- C-4, C-5, C-L = \$1,250 + \$0.43 per sq.m. (2)
C-8, C-8A, C-S = \$1,250 + \$0.43 per sq.m. (2)
C-15, C-R's = \$1,250 + \$0.377 per sq.m. (2)
C-35, C-C = \$1,250 + \$0.215 per sq.m. (2)
CHI, C-H = \$1,250 + \$0.377 per sq.m. (2)
CG-1, CG-2, C-G's = \$1,250 + \$0.43 per sq.m. (2)
CTA, C-T's = \$1,250 + \$0.43 per sq.m.
+ \$50 per dwelling unit (3)
CCR, CPG, CPM,
CPR, P-R = \$1,250 + \$0.161 per sq.m. or (2)
\$1,250 + \$124 per ha. (4)
P-D = \$1,250 + \$124 per ha. (5)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1088 plus 50% of the "per sq.m.", or "per ha." fees as calculated for the specific zones prescribed hereinabove.

(c) Industrial Zones or Uses

(Pursuant to S. 945 (4)(e) of the Municipal Act)

- IL, I-G = \$1,250 + \$0.377 per sq.m. (2)
I-T = \$1,250 + \$0.377 per sq.m. (2)
I-W = \$1,250 + \$0.377 per sq.m. (2)
I-P's = \$1,250 + \$0.323 per sq.m. (2)
I-S = \$1,250 + \$0.377 per sq.m. (2)
IH, I-H = \$1,250 + \$0.377 per sq.m. (2)
I-C = \$1,250 + \$0.377 per sq.m. (2)
I-4 = \$1,250 + \$0.646 per sq.m. (2)
IB, I-1 = \$1,250 + \$0.430 per sq.m. (2)
IS, I-L(S) = \$1,250 + \$0.377 per sq.m. (2)
IA, I-A = \$1,250 + \$0.377 per sq.m. (2)

Applications accepted on or before June 30, 1993, shall pay a fee of \$1063 plus 50% of the "per sq.m." fees calculated for the specific zones prescribed hereinabove.

(d) Developments under a Comprehensive Development Zone consisting of Multiple-family Residential, Commercial, or Industrial Zones and/or Uses

(Pursuant to S. 945(4)(d) or (e) of the Municipal Act)

\$2,500 + \$0.377 per sq.m.

+ \$25 per dwelling unit

+ \$148 per ha. for the site greater

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

Applications accepted on or before June 30, 1993 shall pay a fee of \$2,000 plus 50% of the "per sq.m.", "per dwelling unit", or "per ha." fees as calculated hereinabove.

(e) Development Permit for Natural Preservation, Protection from Hazardous Areas or for Protection of Heritage Sites

(Pursuant to S. 945 (4)(a), (b), (c) of the Municipal Act)

\$800 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.

II. DEVELOPMENT VARIANCE PERMIT

(a) \$700 for each Development Variance Permit application for amendment of a Land Use Contract pursuant to Section 982(2)(b) of the Municipal Act, or for any purpose other than that specified in (b) below.

(b) \$400 for each Development Variance Permit application for relaxation of building elevations within the Crescent Beach Area as defined by the Chief Building Inspector.

III. TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMIT

\$1500 including a Public Hearing fee of \$600 which may be refunded upon a request from the applicant, if the application does not require Public Hearing or does not proceed to Public Hearing stage.

Applications accepted on or before June 30, 1993, shall pay a fee of \$1450, including a Public Hearing fee of \$600. Refund of the Public Hearing fee as hereinabove provided shall apply.

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 sq.m." fees are based on the total floor area proposed and indicated on the plans submitted with the application.

3. For the C-T, CTA Zones, the "per Sq.m." 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, CPG Zones, where the site area is less than 2 ha. the "per Sq.m." 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 ha. or more the "per ha." fees apply and are based on the total site area subject to the application, up to and including 40 ha.

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

6. The "per Sq.m." and "per dwelling unit" fees for comprehensive development 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. "

2. This By-law shall be cited for all purposes as "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. [11631](#), Amendment By-law, 1993, No. 11902."

PASSED THREE READINGS by the Municipal Council on the 21st day of June, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of September, 1993.

_____MAYOR

_____CLERK