

CITY OF SURREY

BY-LAW NO. 11951

As amended by By-law No. [12474](#), [12618](#), [12354](#), [13277](#), [13397](#), [13253](#), [13476](#), [13683](#), [13717](#), [13500](#) and [14364](#)

A By-law of the City to impose development cost charges.

**Amended
B/L [12474](#)
02/06/95**

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

WHEREAS pursuant to Section 933 of the Municipal Act, R.S.B.C 1996, c.323 and the Regulations passed pursuant thereto, the Council of the City of Surrey may, by by-law, impose development cost charges under and by virtue of the terms and conditions as provided for and set out in the Section and Regulations aforesaid;

**Amended
B/L [13277](#)
04/06/98**

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the city in paying the capital cost of providing, altering, or expanding sewage, water, stormwater management and highway facilities and public open space or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

**Amended
B/L [13476](#)
07/28/98**

AND WHEREAS no development cost charges shall be required to be paid:

(a) if a development cost charge has previously been paid with respect to the same development, unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the municipality, or

(b) where the subdivision or development does not impose new capital cost burdens on the city;

AND WHEREAS in the consideration of the Council of the City of Surrey the charges imposed by this By-law:

(a) are not excessive in relation to the capital cost of prevailing standards of service in the city;

(b) will not deter development in the city;

(c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

AND WHEREAS in the opinion of Council the charges imposed by this by-law have taken into consideration future land use patterns, and development, the phasing of works and services and the provision and development of park described in the Official Community Plan.

**Amended
B/L [13683](#)
09/07/99**

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

1. This by-law may be cited for all purposes as "Surrey Development Cost Charge By-law, 1993, No. 11951".

2. Every person who obtains:

(a) approval of a subdivision, or

(b) a building permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of less than four (4) self-contained dwelling units, or

(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 City the development cost charge in the amount set out in the Schedules attached hereto, namely:

SCHEDULE "A" - WATER

**Amended
B/L [13717](#)
09/13/99**

SCHEDULE "B" - ARTERIAL ROADS

**Amended
B/L [13717](#)
09/13/99**

SCHEDULE "C" - STORMWATER MANAGEMENT

**Amended
B/L [13277](#)
04/06/98
B/L [13476](#)
07/28/98
B/L [13717](#)
09/13/99**

SCHEDULE "D" - PARK

**Amended
B/L [13683](#)
09/07/99**

	B/L 13717 09/13/99
SCHEDULE "E" - MAJOR COLLECTOR ROADS	Amended B/L 13717 09/13/99
SCHEDULE "F" - SOUTH WESTMINSTER INDUSTRIAL AREA	Amended B/L 13717 09/13/99
SCHEDULE "G" - SANITARY SEWER	Amended B/L 13717 09/13/99
SCHEDULE "H" - PUBLIC USE	Amended B/L 13717 09/13/99
SCHEDULE "I" - SURREY CITY CENTRE	Inserted B/L 13277 04/06/98 Amended B/L 13717 09/13/99

(i) Development cost charges shall be payable at the time as hereinafter stated:

(a) for the following zones, after application for a building permit has been made, but before the building permit has been issued:

R-F(M)	Mobile Home Residential Zone
RT-1	Townhouse Residential Zone
RM-1	Multiple Residential Zone One
RM-2	Multiple Residential Zone Two
RM-3	Multiple Residential Zone Three
RM-4	Multiple Residential Zone Four
P-R	Recreation Zone
P-P	Personal Care Institutional Zone
P-P(1)	Day Care Institutional Zone
P-P(2)	Personal Care Institutional Zone Two
P-A	Assembly Hall Zone
P-C	Cemetery Zone
P-D	Drive-In Theatre Zone
C-C	Core Commercial Zone
C-R(1)	Retail Commercial Zone One

- C-R(2) Retail Commercial Zone Two
- C-R(3) Retail Commercial Zone Three
- C-R(4) Retail Commercial Zone Four
- C-S Shopping Centre Zone
- C-H Highway Commercial Zone
- C-L Local Commercial Zone
- C-G Gasoline Service Station Zone
- C-G(1) Self-Serve Gasoline Station Zone
- C-G(2) Full-Serve and Self-Serve Gasoline Station Zone
- C-T(1) Tourist Commercial Zone
- C-T(2) Tourist Commercial Zone Two
- I-G General Industrial Zone
- I-H High Impact Industrial Zone
- I-W Waterfront Industrial Zone
- I-P(2) Industrial Park Zone Two
- I-S Service Industrial Zone
- I-T Transportation Industrial Zone
- I-C Cottage Industrial Zone
- I-L(S) Salvage Industrial Zone
- I-A Agro-Industrial Zone
- I-4 Special Industry Zone

- RC (Type III) Cluster Residential Zone
- RM-M Manufactured Home Residential Zone
- RM-10 Multiple Residential 10 Zone

- RM-15 Multiple Residential 15 Zone
- RM-30 Multiple Residential 30 Zone
- RM-45 Multiple Residential 45 Zone
- RM-70 Multiple Residential 70 Zone
- RM-135 Multiple Residential 135 Zone
- RMC-135 Multiple Residential Commercial 135 Zone
- RMC-150 Multiple Residential Commercial 150 Zone
- RMS-1 Special Care Housing 1 Zone

- RMS-1A Special Care Housing 1A Zone

- RMS-2 Special Care Housing 2 Zone
- PC Cemetery Zone

Amended
BL [12354](#)
06/17/97

Inserted
BL [13500](#)
06/12/00

- PA-1 Assembly Hall 1 Zone
- PA-2 Assembly Hall 2 Zone
- PI Institutional Zone
- C-4 Local Commercial Zone
- C-5 Neighbourhood Commercial Zone
- C-8 Community Commercial Zone
- C-8A Community Commercial A Zone
- C-8B Community Commercial B Zone

Inserted
BL [13253](#)
07/13/98

- C-15 Town Centre Commercial Zone
- C-35 Downtown Commercial Zone
- CHI Highway Commercial Industrial Zone
- CG-1 Self-Service Gasoline Station Zone
- CG-2 Combined Service Gasoline Station Zone
- CTA Tourist Accommodation Zone
- CCR Child Care Zone
- CPR Commercial Recreation Zone
- CPG Golf Course Zone
- CPM Marina Zone
- IB Business Park Zone
- IL Light Impact Industrial Zone
- IH High Impact Industrial Zone
- IS Salvage Industrial Zone

(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

- RC(Type I Cluster Residential Zone
- &II) R-H(G) Half-Acre Residential - Gross Density

Amended
BL [12354](#)
06/17/97

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
A-1	General Agriculture Zone
A-2	Intensive Agriculture Zone
RA	One-Acre Residential Zone
RA-SS	One-Acre Residential Secondary Suite Zone
RA-G	Acreage Residential Gross Density Zone
RH	Half-Acre Residential Zone
RH-G	Half-Acre Residential Gross Density Zone
RF	Single Family Residential Zone
RF-G	Single Family Residential Gross Density Zone
RFG-SS	Single Family Residential Gross Density Secondary Suite Zone
RM-D	Duplex Residential Zone

(ii) In the event a zone is not included in this By-law, Development Cost Charges will be charged at the time and rate of the most similar zone.

3. Section Two (2) sub-section (b) and Section Two (2) sub-section (c) do not apply where a building permit authorizes construction, alteration or extension of a building or part of a building that is, or will after the construction, alteration or extension be exempt from taxes under Section 339(1)(g) of the *Municipal Act*, R.S.B.C. 1996, c.323

Amended
B/L [13277](#)
04/06/98
B/L [14364](#)
05/14/01

4. For the purpose of this By-law:

Building Area means the total sum of all floor areas enclosed by the exterior perimeter of a structure, and all covered exterior floor areas used or intended to be used for the accommodation of permitted uses, excluding areas for parking required by Surrey Zoning By-law, 1979, No. [5942](#), as amended, and Surrey

Amended
B/L [13277](#)
04/06/98

Zoning By-law, 1993, No. 12000, as amended .

Building Lot means land designated as a separate and distinct parcel on a legally recorded subdivision plan or in the records of the New Westminster Land Title Office, where such lot qualifies for the issuance of a building permit.

Developed Land means that portion or area of a lot containing any improvements for the accommodation of a structure, storage, parking, landscaping or any entity, thing or device to facilitate the permitted use.

Dwelling Unit means a residence comprised of a room or a suite of two or more rooms; which is used as living quarters, in which is provided either separately or shared cooking equipment, sink, water closet, washbasins, shower or bath, or the facilities for the installation of same.

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 City.

Square foot of the unit means the floor area(s) measured from the outside of the exterior walls(s) of the dwelling unit and where applicable, the centre line of the common wall(s) dividing the dwelling units and shall include all the internal walls within each dwelling unit and exclude parking areas.

**Inserted
B/L [13397](#)
06/01/98**

5. Surrey Development Cost Charge By-law, 1984, No. 7996 and all amendments thereto, is hereby repealed except:

(a) that in the case of applications for subdivision of land within the City which have been submitted to an approving officer and the applicable subdivision fees have been paid as at the date of the adoption of this By-law, then Surrey Development Cost Charge By-law, 1984, No. 7996 shall apply to such subdivisions for a period of twelve months after the date of adoption of the By-law. After the expiration of the said twelve months, then this By-law shall apply to all land in Surrey and Surrey Cost Charge By-law, No. 7996 shall be wholly repealed.

PASSED THREE READINGS by the Municipal Council of the City of Surrey on the 19th day of July, A.D. 1993.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the 2nd day of September, A.D. 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of September, A.D. 1993.

Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$640.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,020.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$640.00 for each secondary suite permitted under the Zone.

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

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

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.59 per square foot of the unit being built to a maximum of \$1,000 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.59 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$1,000 per unit.

(ii) \$0.64 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$800 per unit.

(iii) \$0.57 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$710 per unit.

(iv) \$320.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$320.00 per 1,000 square feet of non-residential building area, plus

\$0.64 per square foot of each dwelling unit being built to a maximum of \$800 per unit.

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

\$2,870.00 per acre of developed land.

- (j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

\$320.00 per 1,000 square feet of building area.

- (k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$320.00 per 1,000 square feet of building area.

- (l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$320.00 per 1,000 square feet of building area.

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

\$320.00 per 1,000 square feet or building area excluding the area for dwelling units.

\$640.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$2,870.00 per acre of developed land.

(o) C-D Comprehensive Development Zone

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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.

IV. Where the development is located in those areas covered by Schedule "T" of this By-law the development cost

charges provided for under this Schedule shall be paid for water pursuant to said Schedule "I" of this By-law.

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. 11951

SCHEDULE "B

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

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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95,
B/L [12354](#) 06/17/97, B/L [13277](#) 04/06/98,
B/L [13253](#) 07/13/98, B/L [13476](#) 07/28/98,
B/L [13717](#) 09/13/99, B/L [13500](#) 06/12/00

ARTERIAL ROADS

I. (a) Agricultural Zones - Nil.

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

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

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

\$5,620.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law, plus

\$3,150.00 for each secondary suite under the Zone.

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

\$3,310.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$2.51 per square foot of the unit being built, to a maximum of \$4,270 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$2.51 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$4,270 per unit.

(ii) \$3.15 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$3,940 per unit.

(iii) \$2.19 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$2,740 per unit.

(iv) \$2,530 per 1,000 square feet of building area used for retail stores and personal services, child care centres, as permitted under the zone.

(v) \$1,850 per 1,000 square feet of building area used for office and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

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

\$2,530.00 per 1,000 square feet of retail building area, plus

\$ 3.15 per square foot for each dwelling being build to a maximum of \$3,940 per unit.

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

\$13,480.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$2,190.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$840.00 per 1,000 square feet of building area.

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

\$840.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$3,150.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$13,480.00 per acre of developed land.

(o) C-D Comprehensive Development Zone:

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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 "I" of this By-law the development cost charges provided for under this Schedule shall be paid for arterial roads pursuant to said Schedule "I" of this By-law.

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. 11951

SCHEDULE "C"

Development Cost Charges for Stormwater management
applicable to development within the City.

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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95,
B/L [12354](#) 06/17/97, B/L [13277](#) 04/06/98
B/L [13253](#) 07/13/98, B/L [13476](#) 07/28/98
B/L [13717](#) 09/13/99, B/L [13500](#) 06/12/00

STORMWATER MANAGEMENT

I. (a) Agricultural Zones - Nil.

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

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$4,740.00 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) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$4,740.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$4,740.00 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) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$2,370.00 for each dwelling unit allowed on every new lot, greater than 3,240 square foot in area, created under the provisions of the applicable Zoning By-law.

\$1,400.00 for each dwelling unit allowed on every new lot, 3,240 square foot or less in area, created under the provisions of the applicable Zoning By-law.

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

\$2,370.00 for each dwelling unit allowed on every new lot, greater than 3,240 square feet in area, created under the provisions of the applicable Zoning By-law, plus

\$1,400.00 for each dwelling unit allowed on every new lot, 3,240 square foot or less in area, created under the provisions of the applicable Zoning By-law, plus

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

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

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

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.92 per square foot of the unit being built, to a maximum of \$1,560 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.92 per square foot of the unit being built as townhouse or garden apartment, use as permitted under the RM-10, RM-15 and RM-30 to a maximum of \$1,560 per unit.

(ii) \$0.59 per square foot of the unit being built as residential other than townhouse use under the RM-45 and RM-70 zones, to a maximum of \$740 per unit;

(iii) \$0.21 square foot of the unit being built as residential other than townhouse use under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$260 per unit.

(iv) \$1,540.00 per 1,000 square feet of building area used for retail stores and personal services as permitted under the Zone.

(v) \$310.00 per 1,000 square feet of building area used for office and all other commercial areas, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$ 310.00 per 1,000 square feet of office building area, plus

\$1,540.00 per 1,000 square feet of retail building area, plus

\$ 0.59 per square foot of each dwelling unit being built to a maximum of \$740 per unit.

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

\$20,160.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

\$925.00 per 1,000 square feet of building area.

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

\$925.00 per 1,000 square feet of building area.

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$925.00 per 1,000 square feet of building area.

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

\$925.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$590.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

(n) I-L(S) Salvage Industrial Zone or IS Salvage Industrial Zone:

\$20,160.00 per acre of developed land.

(o) C-D Comprehensive Development Zone:

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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 stormwater management 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. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for stormwater management pursuant to said Schedule "I" of this By-law.

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. 11951

SCHEDULE "D"

Development Cost Charges for Park applicable to development within the City.

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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95
B/L [12354](#) 06/17/97, B/L [13277](#) 04/06/98
B/L [13253](#) 07/13/98, B/L [13476](#) 07/28/98
B/L [13683](#) 09/07/99, B/L [13717](#) 09/13/99
B/L [13500](#) 06/12/00

PARK

I. (a) Agricultural Zones - Nil.

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

(i) Where a person, being an owner of land being subdivided has provided park or paid to the city an amount that equals the market value of the said park in accordance with Section 941 of the Municipal Act, R.S.B.C. 1996, Chapter 323 as amended, (hereinafter referred to as Section 941), 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 or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$5,510.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

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

(i) Where a person, being an owner of land being subdivided has provided park or paid to the city an amount that equals the market value of the said park in accordance with Section 941 of the Municipal Act, R.S.B.C., 1996, Chapter 323 as amended, (hereinafter referred to as Section 941), then that person shall pay no development cost charges for each new lot created plus \$1,640.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$5,510.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$3,450.00 for each secondary suite permitted under the Zone.

(c) 1. R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

(i) \$2,065.00 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 or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$6,060.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

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

(i) \$2,065.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$3,790.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$6,060.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$3,790.00 for each secondary suite permitted under the Zone.

(d) 1. R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

(i) \$5,575.00 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 or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$8,380.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law.

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

(i) \$5,575.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$5,235.00 for each secondary suite permitted under the Zone.

(ii) However, where a person, being an owner of land being subdivided, has not provided park or has not paid to the city an amount that equals the market value of the said lands in accordance with Section 941, then that person shall pay the sum of \$8,380.00 for each dwelling unit allowed on every new lot created by the subdivision under the provisions of the applicable Zoning By-law plus \$5,235.00 for each secondary suite permitted under the Zone.

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

\$5,370.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$5.11 per square foot of the unit being built, to a maximum of \$8,690 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$5.11 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$8,690 per unit.

(ii) \$6.67 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$8,340 per unit.

(iii) \$5.93 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$7,410 per unit.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

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

(ii) \$6.67 per square foot of each dwelling unit being built to a maximum of \$8,340 per unit.

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

Nil

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

Nil

(l) (i) P-P Personal Care Institutional Zone, P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

Nil

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

Nil - excluding the area for dwelling units.

\$6,670.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

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

Nil

(o) C-D Comprehensive Development Zone:

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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 included in Section I above have taken into consideration that a portion of our park requirements will be provided by land dedication requirements pursuant to Sections 941 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 pursuant to Section 941 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 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) \$5,510.00

1 (c) \$4,000.00

1 (d) \$2,810.00

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 920 (7) are considered by Council to be in addition to the park standard land requirements of 10.5 acres per 1,000 population. Therefore, requirements for the preservation or dedication of land pursuant to Section 920 (7) 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. Thus, requirements pursuant to Section 920 (7) do not reduce the development cost charge amount payable for park.

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 941, but are facilities in addition to the park 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.

VI. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for park pursuant to said Schedule "I" of this By-law.

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. 11951

SCHEDULE "E"

Development Cost Charges for Major Collector roads
applicable to development within the City.

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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95
B/L [12354](#) 06/17/97, B/L [13277](#) 04/06/98
B/L [13253](#) 07/13/98, B/L [13476](#) 07/28/98
B/L [13717](#) 09/13/99, B/L [13500](#) 06/12/00

MAJOR COLLECTOR ROADS

I. (a) Agricultural Zones - Nil.

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

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$770.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning by-law plus \$770.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$1,370.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$770.00 for each secondary suite permitted under the Zone.

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

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

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.61 per square foot of the unit being built to a maximum of \$1,040 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.61 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$1,040 per unit.

(ii) \$0.77 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones, to a maximum of \$960 per unit.

(iii) \$0.53 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$660 per unit.

(iv) \$620.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres, as permitted under the zone.

(v) \$450 per 1,000 square feet of building area used for office and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$450.00 per 1,000 square feet of office building area, plus

\$620.00 per 1,000 square feet of retail building area, plus

\$ 0.77 per square foot of each dwelling being built to a maximum of \$960 per unit.

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

\$3,280.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

Nil

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

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

(l) (i) P-P Personal Care Institutional Zone: P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

\$210.00 per 1,000 square feet of building area.

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

\$210.00 per 1,000 square feet of building area excluding the area for dwelling units.

\$770.00 per dwelling unit being built.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

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

\$3,280.00 per acre of developed land.

(o) 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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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.

VI. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this schedule shall be for non-arterial roads pursuant to said Schedule "I" of this By-law.

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. 11951

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

Amended
B/L [13277](#)
04/06/98
B/L [13476](#)
07/28/98
B/L [13717](#)
09/13/99

Upon Issue of a	<u>Upon Subdivision</u>
<u>Building Permit</u>	

- | | | | |
|-----|--|--|--|
| i) | <u>STORMWATER MANAGEMENT -</u> | A development cost charge of \$1,920.00 is payable for each 2,000 square metres of developed land or part thereof. | \$9,600.00 per hectare (\$3,885.00) per acre) of land being subdivided |
| ii) | <u>MAJOR COLLECTOR ROAD FACILITIES -</u> | A development cost charge of \$1,570.00 is payable for each 2,000 square metres of developed land or part thereof. | \$7,850.00 per hectare (\$3,177.00) per acre) of land being subdivided |

(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

<u>STORMWATER</u>	A development cost charge	\$2,000.00 per hectare
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- i) MANAGEMENT - of \$400.00 is payable for (\$810.00) per acre) of each 2,000 square metres of land being subdivided 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) STORMWATER MANAGEMENT - A development cost charge \$750.00 per hectare of \$150.00 is payable for (\$305.00) per acre) of each 2,000 square metres of land being subdivided 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.

BY-LAW NO. 11951

SCHEDULE "G"

Development Cost Charges for Sewer applicable to development within the City.
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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95
B/L [12354](#) 06/17/97, B/L [13277](#) 04/06/98
B/L [13253](#) 07/13/98, B/L [13476](#) 07/28/98
B/L [13717](#) 09/13/99, B/L 13500 06/12/00

SEWER

I. (a) Agricultural Zones - Nil.

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

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

(c) (i) R-1 Residential Zone No. One (1), RH Half-Acre Residential Zone, R-H(G) Half-Acre Residential Gross Density Zone, RH-G Half-Acre Residential Gross Density Zone, or RC (Type I & II) Cluster Residential Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

(d) (i) R-F Family Residential Zone, R-F(R) Single Family Residential Zone, R-F(F) Floodplain Residential Zone, RF Single Family Residential Zone, R-F(C) Compact Family Residential Zone, RF-G Single Family Residential Gross Density Zone, R-F(D) Family Residential Duplex Zone or RM-D Duplex Residential Zone:

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law.

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

\$950.00 for each dwelling unit allowed on every new lot created under the provisions of the applicable Zoning By-law plus \$600.00 for each secondary suite permitted under the Zone.

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

\$600.00 per pad allowed either by subdivision or building permit.

(f) RT-1 Townhouse Residential Zone, RM-1 Multiple Residential Zone Number One, RM-10 Multiple Residential 10 Zone, RM-15 Multiple Residential 15 Zone, RM-30 Multiple Residential 30 Zone, or RC (Type III) Cluster Residential Zone:

\$0.55 per square foot of the unit being built to a maximum of \$940 per unit.

(g) RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone, RM-135 Multiple Residential 135 Zone, RMC-135

Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

(i) \$0.55 per square foot of the unit being built as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-10, RM-15 and RM-30 zones, to a maximum of \$940 per unit.

(ii) \$0.60 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-45 and RM-70 zones to a maximum of \$750 per unit.

(iii) \$0.53 per square foot of the unit being built as residential other than as a townhouse, garden apartment or ground-oriented multiple unit residential building, as permitted under the RM-135, RMC-135 and RMC-150 zones, to a maximum of \$660 per unit.

(iv) \$300.00 per 1,000 square feet of building area used for retail stores and personal services, child care centres and all other commercial uses, as permitted under the zone.

(h) All Commercial Zones as delineated in the Zoning By-laws of the City of Surrey except the CCR Child Care Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone and CPM Marina Zone:

\$300.00 per 1,000 square feet of non-residential building area plus

\$0.60 per square foot of each dwelling unit being built to a maximum of \$750.00 per unit.

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

\$2,680.00 per acre of developed land.

(j) P-A Assembly Hall Zone, PA-1 Assembly Hall 1 Zone or PA-2 Assembly Hall 2 Zone:

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

(k) P-R Recreation Zone, P-D Drive-In Theatre Zone, CPR Commercial Recreation Zone, CPG Golf Course Zone or CPM Marina Zone:

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

(l) (i) P-P Personal Care Institutional Zone: P-P(1) Day Care Institutional Zone, RMS-1 Special Care Housing 1 Zone, RMS 1A Special Care Housing 1A Zone, RMS-2 Special Care Housing 2 Zone or CCR Child Care Zone:

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

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

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

\$ 0.60 per square foot of dwelling unit being built to a maximum of \$750 per unit.

(m) P-C Cemetery Zone or PC Cemetery Zone:

Nil

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

\$2,680.00 per acre of developed land.

(p) C-D Comprehensive Development Zone:

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-1A, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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.

IV. Where the development is located in those areas covered by Schedule "I" of this By-law the development cost charges provided for under this Schedule shall be paid for sewer pursuant to said Schedule "I" of this By-law.

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. 11951

SCHEDULE "H"

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

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Amended by B/L [12474](#) 02/06/95, B/L [12618](#) 05/29/95
B/L [13277](#) 04/06/9, B/L [13397](#) 06/01/98
B/L [13476](#) 07/28/98, B/L [13683](#) 09/07/99
B/L [13717](#) 09/13/99

PUBLIC USE

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

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$2,190.00 per 1,000 square feet of building area for arterial roads.
- (d) \$530.00 per 1,000 square feet of building area for major collector roads.
- (e) \$925.00 per 1,000 square feet of building area for stormwater management.

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

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$925.00 per 1,000 square feet of building area for stormwater management.

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

- (a) \$320.00 per 1,000 square feet of building area for water.

- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$2,190.00 per 1,000 square feet of building area for arterial roads.
- (d) \$530.00 per 1,000 square feet of building area for major collector roads.
- (e) \$930.00 per 1,000 square feet of building area for stormwater management.

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

- (a) \$320.00 per 1,000 square feet of building area for water.
- (b) \$300.00 per 1,000 square feet of building area for sewer.
- (c) \$840.00 per 1,000 square feet of building area for arterial roads.
- (d) \$210.00 per 1,000 square feet of building area for major collector roads.
- (e) \$925.00 per 1,000 square feet of building area for stormwater management.

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.

BY-LAW NO. 11951

SCHEDULE "I"

Development Cost Charges for the RM-2 Multiple Residential Zone Two, RM-3 Multiple Residential Zone Three, RM-4 Multiple Residential Zone Four, RM-45, RM-70, RM-135, RMC-135, and RMC-150 zone in the Surrey City Centre as delineated on the attached Map marked Schedule I-1.

Inserted
B/L [13277](#)
04/06/98
B/L [13476](#)
07/28/98
B/L [13683](#)
09/07/99
B/L [13717](#)
09/13/99

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I. (a) RM-2 Multiple Zone Two, RM-3 Multiple Residential Zone Three, RM-45 Multiple Residential 45 Zone, RM-70 Multiple Residential 70 Zone.

- (i) \$0.64 per square foot of building area for water, to a maximum of \$800 per unit.
- (ii) \$0.60 per square foot of building area for sewer, to a maximum of \$750 per unit.
- (iii) \$2.52 per square foot of building area for arterial roads, to a maximum of \$3,150 per unit.
- (iv) \$0.61 per square foot of building area for major collector roads, to a maximum of \$760 per unit.
- (v) \$0.59 per square foot of building area for stormwater management, to a maximum of \$740 per unit.
- (vi) \$3.45 per square foot of building area for park, to a maximum of 4,850 per unit.

(b) RM-135 Multiple Residential 135 Zone, RMC-135 Multiple Residential Commercial 135 Zone, RM-4 Multiple Residential Zone Four or RMC-150 Multiple Residential Commercial 150 Zone:

- (i) \$0.57 per square foot of building area for water, to a maximum of \$710 per unit.
- (ii) \$0.53 per square foot of building area for sewer, to a maximum of \$660 per unit.
- (iii) \$1.74 per square foot of building area for arterial roads, to a maximum of \$2,180 per unit.
- (iv) \$0.42 per square foot of building area for major collector roads, to a maximum of \$530 per unit.
- (v) \$0.21 per square foot of building area for stormwater management, to a maximum of \$260 per unit.
- (vi) \$3.46 per square foot of building area for park, to a maximum of \$4,330 per unit.

(c) C-D Comprehensive Development Zone

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-R(4), C-15, C-35, C-S, C-8, C-8A, C-8B, C-H, CHI, C-L, C-4, C-5, C-G, C-G(1), C-G(2), CG-1, CG-2, C-T(1), C-T(2), CTA, I-G, IL, I-H, IH, I-W, I-P(2), I-1, IB, I-S, IS, I-T, I-C, I-A, RS, RA, R-A(G), RA-G, R-1, RH, R-H(G), RH-G, R-F, R-F(R), R-F(F), RF, R-F(C), RF-G, R-F(M), RM-M, RT-1, RM-10, RM-15, RM-1, RM-30, RM-2, RM-45, RM-3, RM-70, RM-135, RMC-135, RM-4, RMC-150, P-R, CPR, CPG, CPM, P-P, RMS-1, RMS-2, P-P(1), CCR, P-P(2), P-A, PA-1, PA-2 and PI 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.

(d) Residential Units in Commercial Zones

The development cost charge for residential units being constructed in commercial zones within the Surrey City Centre Area shall be based on the rate applicable for the closest equivalent residential zone as outlined in this Section (I).

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.



