

CITY OF SURREY

BY-LAW NO. 14190

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

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

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

(1) Schedules 1 through 6 are deleted in their entirety and new Schedules 1 through 8, attached hereto, are appended in their place.

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, 2000, No. 14190."

PASSED THREE READINGS on the 4th day of December, 2000.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of December, 2000.

_____MAYOR

_____CLERK

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

CITY OF SURREY

**ZONING, OFFICIAL COMMUNITY PLAN AND LAND USE CONTRACT
AMENDMENT 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 Duplex and Secondary Suite zones, including RA, RA-SS, RA-G, RA-G-SS, RH, RH-SS, RH-G, RH-G-SS, RC, RM-10, RF, RF-SS, RF-G, RF-G-SS, RM-M, RF-12, RF-9, RF-SD:

(i) \$1,800 plus \$65 per lot or dwelling unit calculated on the minimum number of lots or dwelling units allowable on the site after zoning amendment. ⁽¹⁾

(ii) \$690 plus \$140 for Public Hearing Fee to rezone to allow a Secondary Suite within an existing single family dwelling.

(b) Multi-Family Residential Zones:

RM-10, RM-15 RM-19,
RT-1 = \$2,500 + \$30.00 per dwelling unit⁽¹⁾

RM-30, RM-1 = \$2,500 + \$25.00 per dwelling unit⁽¹⁾

RM-45, RM-2 = \$2,500 + \$19.00 per dwelling unit⁽¹⁾

RM-70, RM-3 = \$2,500 + \$13.50 per dwelling unit⁽¹⁾
RM-135, RMC-135,

RMC-150, RM-4 = \$2,500 + \$0.102 per square metre⁽²⁾

(c) Institutional Zones:

RMS-1, RMS-1A, RMS-2, = \$1,800 + \$0.066 per square metre⁽²⁾
P-P, RMS-1A

P-C = \$1,800 + \$148 per hectare⁽³⁾

P1, PA-1, PA-2, P-A = \$1,800 + \$0.015 per square metre⁽²⁾

P-P(2) = \$1,800 + \$0.050 per square metre⁽²⁾

(d) Commercial Zones:

C-4, C-5, C-L = \$2,500 + \$0.154 per square metre⁽²⁾

C-8, C-8A, C-8B, C-8C, C-S = \$2,500 + \$0.154 per square metre⁽²⁾

C-15, C-R(1) = \$2,500 + \$0.129 per square metre⁽²⁾

C-R(2) = \$2,500 + \$0.154 per square metre⁽²⁾

C-R(3) = \$2,500 + \$0.154 per square metre⁽²⁾

C-R(4) = \$2,500 + \$0.154 per square metre⁽²⁾

C-35, C-C = \$2,500 + \$0.102 per square metre⁽²⁾

CHI, C-H = \$2,500 + \$0.154 per square metre⁽²⁾

CG-1, CG-2, C-G = \$2,500 + \$0.451 per square metre⁽²⁾

C-G(1) = \$2,500 + \$0.451 per square metre⁽²⁾

C-G(2) = \$2,500 + \$0.451 per square metre⁽²⁾

CTA, C-T(1) = \$2,500 + \$0.258 per square metre⁽²⁾

C-T(2) = \$2,500 + \$0.258 per square metre⁽²⁾

CPR, CPG, CPM, P-R, P-D = \$2,500 + \$224 per hectare up to and including 40 hectares of the site area⁽³⁾

$$\text{CCR, P-P(1),} = \$2,500, + \$0.051 \text{ per square metre}^{(2)}$$

(e) Industrial Zones:

$$\text{IL, I-G} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{I-T} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{I-W} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{IB, I-P(2)} = \$2,500 + \$0.038 \text{ per square metre}^{(2)}$$

$$\text{I-S} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{IH, I-H} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{I-C} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{I-4} = \$2,500 + \$0.645 \text{ per square metre}^{(2)}$$

$$\text{I-1} = \$2,500 + \$0.102 \text{ per square metre}^{(2)}$$

$$\text{IS, I-L(S)} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

$$\text{IA, I-A} = \$2,500 + \$0.066 \text{ per square metre}^{(2)}$$

(f) Agricultural Zones:

$$\text{A-1} = \$1,800 + \$150 \text{ per hectare} \\ \text{up to and including 4 hectares of the site}^{(3)}$$

$$\text{A-2} = \$1,800 + \$225 \text{ per hectare up to and}$$

including 4 hectares of the site area⁽³⁾

A-3 = \$1,800 + \$150 per hectare up to and including 4 hectares of the site area⁽³⁾

(g) Comprehensive Development Zones

(i) Except as provided in (ii), \$3,200 + \$.129 per square metre for non-residential portions of the project + \$30.00 per dwelling unit within a multiple residential or commercial building or \$65 per single family lot + \$150 per hectare for the site greater than 10 hectares up to and including 40 hectares. ⁽³⁾ and ⁽⁴⁾

(ii) For Temporary Homeless Shelters as defined in Surrey Business License By-law, 1999, No. 13680: 25% of the fee calculated in (i) 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 2.0

RA-G 2.5

RH 4.0

RH-G 5.0

RF-C 5.0

RF 14.0

RF-G 18.5

RM-M 22.0

RF-12 25.0

RF-19 31.0

RF-SD 31.0

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

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

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

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

II. LAND USE CONTRACT AMENDMENT FEES

(Excluding Public Hearing Fees)

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

(i) Single Family Residential and Duplex Uses \$1,500

(ii) Multi-Family Residential Uses \$2,100

(iii) Institutional Uses \$1,500

- (iv) Recreational Uses \$2,100
- (v) Commercial & Industrial Uses \$2,100
- (vi) Agricultural Uses \$1,500
- (vii) Any combination of the Above Uses \$3,000

(b) \$845 for each Land Use Contract Discharge if a rezoning application is required as part of the Land Use Contract Discharge, in which case Rezoning Application fees in accordance with Schedule I of this By-law shall also apply.

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

III. OFFICIAL COMMUNITY PLAN AMENDMENT FEES (Excluding Public Hearing Fees)

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

- (i) \$1,500 plus \$600 per hectare of site area.

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

IV. PUBLIC HEARING FEES

(a) Unless otherwise specified, a Public Hearing Fee of \$685 shall be payable in addition to the applicable fees for Zoning Amendments, Official Community Plan Amendments, Land Use Contract Discharges and Amendments and Liquor Permits as prescribed in Sections I, II and III of this Schedule.

(b) In the event that a Zoning Amendment application, a Land Use Contract Discharge or Amendment application, an Official Community Plan Amendment, and/or Liquor Permit application are submitted for the same site and are processed concurrently, one Public Hearing Fee of \$685 may be payable at the time of submitting the applications.

(c) In the event that after a Public Hearing, changes in land uses and/or densities, or any matter of substantial nature which necessitate an additional Public Hearing, or the applicant or Council requests to hold an additional Public Hearing, an additional fee of \$685 shall be payable before the said Public Hearing is scheduled.

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

(e) For Temporary Homeless Shelters as defined in Surrey Business License By-law, 1999, No. 13680: 25% of the fee specified in (a) above.

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

CITY OF SURREY

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

I. DEVELOPMENT PERMIT

(a) Multiple-family Residential Zones or Uses

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

RC = \$1,800 + \$65.00 per dwelling unit⁽¹⁾

RM-D, RM-M, RM-10 = \$1,800 + \$49.00 per dwelling unit⁽¹⁾

RM-15, RM-19, RT(1) = \$1,800 + \$49.00 per dwelling unit⁽¹⁾

(1)

RM-30, RM(1) = \$1,800 + \$44.00 per dwelling unit

RM-45, RM(2) = \$1,800 + \$36.00 per dwelling unit⁽¹⁾

RM-70, RM(3) = \$1,800 + \$24.00 per dwelling unit⁽¹⁾

RM-135 = \$1,800 + \$.192 per square metre⁽²⁾

RMC-135 = \$1,800 + \$.246 per square metre⁽²⁾

RMC-150, RM(4) = \$1,800 + \$.192 per square metre⁽²⁾

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

P-P(2) = \$1,800 + \$.066 per square metre⁽²⁾

(b) Commercial Zones or Uses

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

C-4, C-5, C-L = \$1,800 + \$.515 per square metre⁽²⁾

C-8, C-8A, C-8B, C-8C, C-S = \$1,800 + \$.515 per square metre⁽²⁾

C-15, C-R(1), C-R(2),
C-R(3) and C-R(4) = \$1,800 + \$.452 per square metre⁽²⁾

C-35, C-C = \$1,800 + \$.258 per square metre⁽²⁾

CHI, C-H = \$1,800 + \$.452 per square metre⁽²⁾

CG-1, CG-2, C-G(1) and
C-G(2) = \$1,800 + \$.515 per square metre⁽²⁾

CTA, C-T(1) and C-T(2) = \$1,800 + \$.515 per square metre

+ \$10.00 per pad⁽³⁾

CCR, CPG, CPM, CPR, P-R = \$1,800 + \$.192 per square metre or⁽²⁾

\$1,800 + \$150 per hectare⁽⁴⁾

P-D = \$1,800 + \$150 per hectare⁽⁵⁾

(c) Industrial Zones or Uses

(Pursuant to Section 879 (1) (e) of the Local Government Act)

IL, I-G = \$1,800 + \$.452 per square metre⁽²⁾

I-T = \$1,800 + \$.452 per square metre⁽²⁾

I-W = \$1,800 + \$.452 per square metre⁽²⁾

I-P(2) = \$1,800 + \$.389 per square metre⁽²⁾

I-S = \$1,800 + \$.452 per square metre⁽²⁾

IH, I-H = \$1,800 + \$.452 per square metre⁽²⁾

I-C = \$1,800 + \$.452 per square metre⁽²⁾

I-4 = \$1,800 + \$.700 per square metre⁽²⁾

IB, I-1 = \$1,800 + \$.452 per square metre⁽²⁾

IS, I-L(S) = \$1,800 + \$.452 per square metre⁽²⁾

IA, I-A = \$1,800 + \$.452 per square metre⁽²⁾

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

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

(i) Except as provided in (ii), \$3,200 + \$.515 per square metre

+ \$31.00 per dwelling unit

+ \$175 per hectare for the site greater

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

(ii) For Temporary Homeless Shelters as defined in Surrey Business License By-law, 1999, No. 13680: 25% of the fee calculated in (i) above.

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

\$955 if no other development permit application under (a), (b), (c) or (d) above is submitted at the time of application for the same site, otherwise this fee does not apply.

(f) \$955 for each Development Permit application, other than a Development Permit for subdivision, that adjoins the Agricultural Designation Boundary (Pursuant to Section 879 (1)(e) of the Local Government Act).

(g) \$1,800 for each Development Permit application for subdivision that adjoins the Agricultural Designation Boundary (Pursuant to Section 879(1)(c) of the Local Government Act).

(h) \$400 for each Development Permit application for signage only or for surface parking lots only.

(i) \$400 for each Development Permit application that involves amendments to an existing Development Permit that requires a Planning Report to Council.

(j) \$200 for each Development Permit application that involves amendments to an existing Development Permit that does not require a Planning Report to Council.

II. DEVELOPMENT VARIANCE PERMIT

(a) \$840 for each Development Variance Permit application for amendment of Land Use Contract pursuant to Section 930(2)(b) of the Local Government Act, or for any purpose other than (i) that specified in (b) below, or (ii) for those applications described in Section III, Schedule #3, of this By-law.

(b) \$460 for each Development Variance Permit application for relaxation of building elevations within the Crescent Beach Area as defined by the General Manager, Planning & Development Department.

III. TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMIT

\$1,070 plus a Public Hearing fee of \$685 if the application requires Public Hearing. Pursuant to Section 879(4) of the Local Government Act.

NOTES TO SCHEDULE 2

1. The "per dwelling unit" fees are calculated on the number of dwelling units proposed and indicated on the plans submitted with the application.

2. The "per square metre" fees are based on the total floor area proposed and indicated on the plans submitted with the application.

3. For the C-T and CTA Zones, the "per square metre" fees are based on the total floor area of permanent buildings and structures, and the "per dwelling unit" fees are based on the total number of trailer pads and/or mobile home pads, all are as proposed and indicated respectively on the plans submitted with the application.

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

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

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

SCHEDULE THREE (3) BY-LAW NO. 11631

CITY OF SURREY

LIQUOR APPLICATION FEES, RESTRICTIVE COVENANT AMENDMENTS FEES AND LAND USE CONTRACT AMENDMENT FEES

I. LIQUOR APPLICATION

\$1,070 plus a Public Hearing fee of \$685.

II. RESTRICTIVE COVENANT AMENDMENT

(a) \$500 for each major amendment or discharge of a Restrictive Covenant that requires approval from City Council.

(c) \$250 for each minor amendment or discharge of a Restrictive Covenant that does not require approval from City Council.

III. LAND USE CONTRACT AMENDMENT FEES

\$200 for each amendment for a Land Use Contract that must be approved by the Director of Planning and/or the Building Inspector

SCHEDULE FOUR (4) BY-LAW NO. 11631
CITY OF SURREY
SUBDIVISION APPLICATION FEES

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

\$1,310 + \$65 per lot to be created.

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

\$535 per application

III Consolidation Where No Additional Lot is Created:

\$1,100 per application

IV Strata Subdivision Excluding Bare Land Strata Subdivision

(a) Phased Strata Subdivision

(i) Approval of Form E:

\$535 per application

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

\$120 per application

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

\$535 per application.

V. Extension of Preliminary Layout Approval:

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

SCHEDULE FIVE (5) - BY-LAW NO. 11631

CITY OF SURREY

OTHER APPLICATION FEES

I. SITE PROFILE APPLICATION FEES:

\$50.00 per application.

SCHEDULE SIX (6) - BY-LAW NO. 11631

CITY OF SURREY

ADMINISTRATION FEES

I. CHANGE OF OWNER OR AGENT

(a) \$200 for each time the ownership of any of the land involved in a Land Development Application changes.

(b) \$200 for each time the agent authorized to act on behalf of a land owner whose land forms part of a land development application changes.

II. CHANGE OF SCOPE

\$200 for each time after an application is submitted and the application fees are paid, the applicant decides to increase the density or number of lots from what was outlined in the original application, or to add or delete properties.

Applicants will also be required to pay additional per unit, per lot and/or per square metre rezoning, development permit and, subdivision fees for any additional density created by the change in scope.

SCHEDULE SEVEN (7) - BY-LAW NO. 11631
CITY OF SURREY
NEIGHBOURHOOD CONCEPT PLAN AMENDMENT FEES

I. Amendment Fees

- (a) \$1,500 for each application that involves an amendment of an adopted NCP that involves changes in use and density and/or financial allocations.
- (b) \$750 for each application that involves an amendment of an adopted NCP that does not involve changes in use and density or financial allocation.

SCHEDULE EIGHT (8) - BY-LAW NO. 11631
CITY OF SURREY
APPLICATION SURCHARGE FEES WITHIN NEIGHBOURHOOD
CONCEPT PLAN AREAS AND INFILL AREAS
(as shown on the attached Maps)

I. Application Surcharge

In addition to the fees applicable to rezoning applications as herein contained in Schedule One (1) of this By-law, the following additional application fees shall apply to all applications to rezone land within the following Neighbourhood Concept Plan Areas and Infill Areas as shown below and as identified in the attached maps:

Neighbourhood Concept Plan Area/Infill Area	Application Surcharge
(1) North Cloverdale East Neighbourhood Concept Plan Area as shown on Map 1	\$77.00 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(2) North Cloverdale West Neighbourhood Concept Plan Area as shown on Map 2	\$142.78 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(3) East Newton North Neighbourhood Concept Plan Area as shown on Map 3	\$136.47 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(4) West Newton South Neighbourhood Concept Plan Area as shown on Map 4	\$84.62 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(5) Rosemary Heights Central Neighbourhood Concept Plan Area as shown on Map 5	\$59.47 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(6) West Newton North Neighbourhood Concept Plan as shown on Map 6	\$64.45 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(7) West Cloverdale South Neighbourhood Concept Plan Area as shown on Map 7.	\$116.36 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(8) Rosemary Heights West Neighbourhood Concept Plan Area as shown on Map 8.	\$85.70 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.
(9) East Newton South Neighbourhood Concept Plan Area as shown on Map 9.	\$68.87 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the

	zoning amendment is granted.
(10) West Cloverdale North Neighbourhood Concept Plan Area as shown on Map 10	\$146.71 per lot or dwelling unit (or equivalent) calculated on the maximum number of lots or dwelling units allowable on the site after the zoning amendment is granted.

II. Applicability

The above application surcharge is applicable to all properties located within the above Neighbourhood Concept Plans and Infill Areas as delineated on the maps noted in the above table and attached to this Schedule.

Notes to Schedule Five (5)

(1) The application surcharge fee represents the costs of preparing the Neighbourhood Concept Plan and Traffic Impact Studies for each Neighbourhood Concept Plan (NCP) Area, and was agreed to by the participants in the approved Neighbourhood Concept Plans for the above cited areas. Copies are available from the Planning & Development Department.

(2) The application surcharge includes a 15% administrative fee to cover the costs of administering the repayment program for non-participants in the Neighbourhood Concept Plan areas.

(3) For all other land uses (commercial, recreational, institutional, industrial), the equivalent shall be based on the lot area at a rate of 10 dwelling units per hectare (4 dwelling units per acre).

















MAP NO. 7

WEST CLOVERDALE

SOUTH NEIGHBOURHOOD CONCEPT PLAN

LANDS SUBJECT TO SURCHARGE



MAP NO. 8

ROSEMARY HEIGHTS WEST

NEIGHBOURHOOD CONCEPT PLAN

LANDS SUBJECT TO SURCHARGE

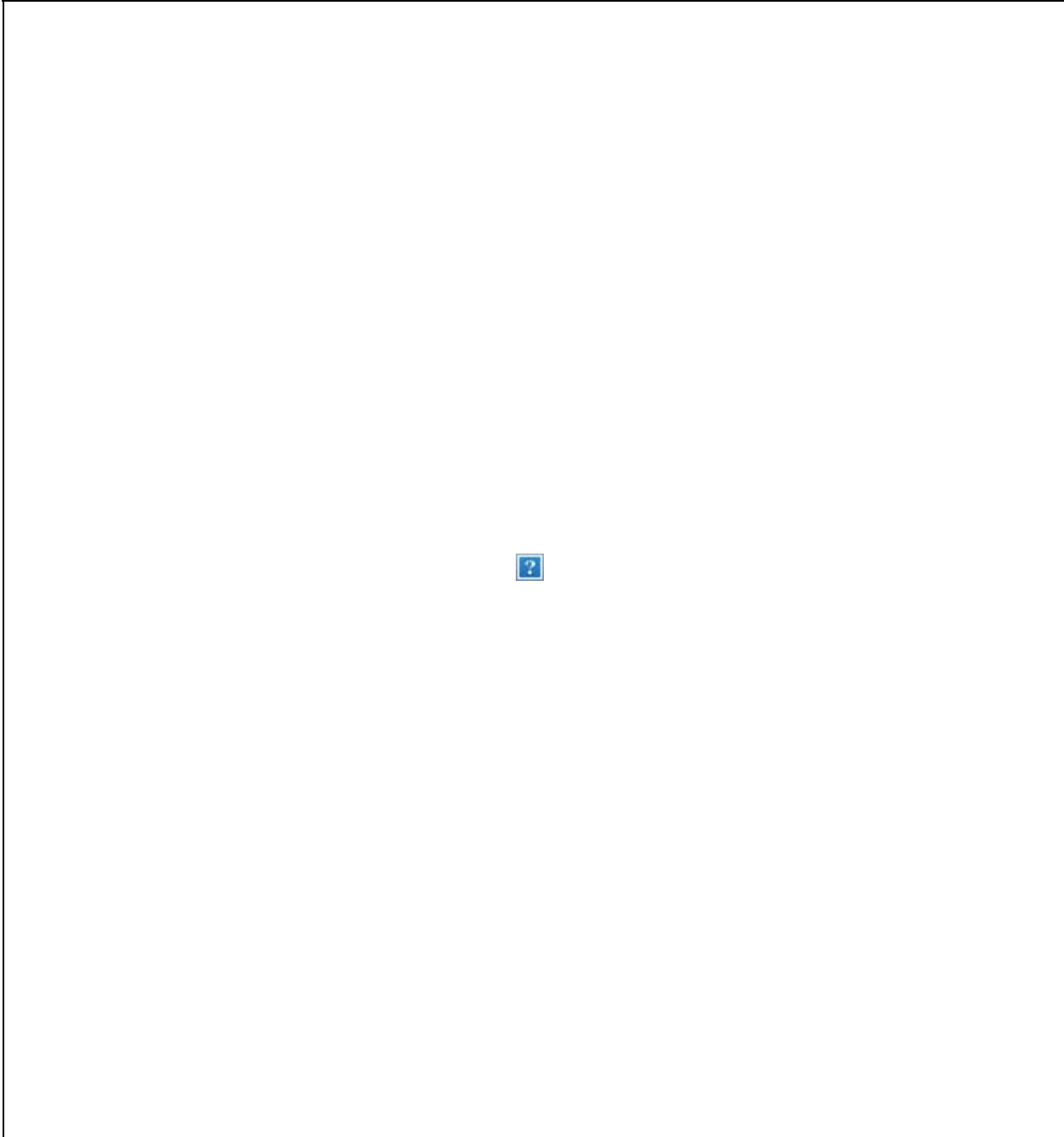


MAP NO. 9

EAST NEWTON SOUTH

NEIGHBOURHOOD CONCEPT PLAN

LANDS SUBJECT TO SURCHARGE



MAP NO. 10

WEST CLOVERDALE NORTH

NEIGHBOURHOOD CONCEPT PLAN

LANDS SUBJECT TO SURCHARGE