

CITY OF SURREY

BY-LAW NO. 14589

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) The preamble is amended by inserting "1979" following the word "R.S.B.C.";
- (2) Section 2 is amended by deleting the words "Schedules 1 to 6" and inserting the words "Schedules 1 to 7" wherever they occur;
- (3) Section 2.(c) is deleted and new Section 2.(c) is inserted as follows:
 - "Liquor Permits, Restrictive Covenant Amendments, and Specified Land Use Contract Amendments;"
- (4) Section 2.(d) is deleted;
- (5) Sections 2.(e) and (f) are deleted and new Sections 2.(d), (e), (f), and (g) are inserted as follows:
 - "(d) Subdivisions;
 - (e) Site Profiles;
 - (f) Changes of Owners, Agents or Scope;
 - (g) Neighbourhood Concept Plan Amendments."
- (6) Section 2 is amended by adding a new paragraph at the end of the Section as follows:
 - "The surcharge application fees in Schedule 8 are hereby imposed and every applicant described therein shall pay to the City the surcharge application fees as provided for therein."
- (7) Section 4 is deleted and new Section 4 is inserted as follows:
 - "Unless otherwise stated in Schedules 1, 2, 3, 4 and 7 of this By-law, the application fees paid by the applicant in accordance with the said schedules of this By-law shall be non-refundable, except for the applications that are withdrawn by the applicant before processing by technical staff has commenced and in such case 90% of the application fees, excluding the Public Hearing portion of the fees, may be refunded at the request of the applicant."
- (8) Section 5 is amended by deleting the number "6" and inserting the number "3".
- (9) Schedule 8 is amended on the third page by deleting the heading "Notes to Schedule Five (5)" and inserting new heading "Notes to Schedule Eight (8)".

(10) Schedule One (1), Schedule Two (2), Schedule Three (3), Schedule Four (4) and Schedule Seven (7) are deleted in their entirety and new Schedule One (1), Schedule Two (2) Schedule Three (3), Schedule Four (4) and Schedule Seven (7) attached hereto and forming part of this by-law are inserted 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, 2001, No. 14589."

PASSED FIRST AND SECOND READINGS on the 26th day of November, 2001.

PASSED THIRD READING ON THE 7th day of January, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of January, 2002.

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-G, RH, RH-G, RC, RF, RF-SS, RF-G, RF-12, RF-9, RF-SD, RM-D:

(i) Except as provided in (ii), \$1,860 plus \$67 per lot or dwelling unit calculated on the maximum number of lots or dwelling units allowable on the site after zoning amendment. ⁽¹⁾

(ii) \$715 plus \$145 for Public Hearing Fee to rezone to allow a Secondary Suite within an existing single family dwelling.

(b) Multi-Family Residential Zones:

RM-M, RM-10, RM-15,

RM-19 = \$2,590 + \$31.00 per dwelling unit⁽¹⁾

RM-30 = \$2,590 + \$26.00 per dwelling unit⁽¹⁾

RM-45 = \$2,590 + \$20.00 per dwelling unit⁽¹⁾

RM-70, RM-135, = \$2,590 + \$14.00 per dwelling unit⁽¹⁾
RMC-135,

RMC-150 = \$2,590 + \$0.106 per square metre⁽²⁾

RMS-1, RMS-1A, RMS-2, = \$1,860 + \$0.068 per square metre⁽²⁾

(c) Institutional Zones:

PC = \$1,860 + \$153 per hectare⁽³⁾

PI, PA-1, PA-2 = \$1,860 + \$0.016 per square metre⁽²⁾

(d) Commercial Zones:

C-4, C-5 = \$2,590 + \$0.159 per square metre⁽²⁾

C-8, C-8A, C-8B, C-8C = \$2,590 + \$0.159 per square metre⁽²⁾

C-15 = \$2,590 + \$0.134 per square metre⁽²⁾

C-35 = \$2,590 + \$0.106 per square metre⁽²⁾

CHI, CHI-2 = \$2,590 + \$0.059 per square metre⁽²⁾

CG-1, CG-2 = \$2,590 + \$0.467 per square metre⁽²⁾

CTA = \$2,590 + \$0.267 per square metre⁽²⁾

CCR = \$2,590 + \$0.159 per square metre⁽²⁾

CPR, CPG, CPM = \$2,590 + \$230 per hectare up to and including 40 hectares of the site area⁽³⁾

(e) Industrial Zones:

IL = \$2,590 + \$0.068 per square metre⁽²⁾

ISB, IB, IB-2 = \$2,590 + \$0.039 per square metre⁽²⁾

IH = \$2,590 + \$0.068 per square metre⁽²⁾

I-4 = \$2,590 + \$0.668 per square metre⁽²⁾

IS = \$2,590 + \$0.068 per square metre⁽²⁾

IA = \$2,590 + \$0.068 per square metre⁽²⁾

(f) Agricultural Zones:

A-1 = \$1,860 + \$155 per hectare
up to and including 4 hectares of the site area⁽³⁾

A-2 = \$1,860 + \$233 per hectare up to and including 4 hectares of the site area⁽³⁾

(g) Comprehensive Development Zones

(i) Except as provided in (ii), \$3,300 + \$.134 per square metre for non-residential portions of the project + \$31.00 per dwelling unit within a multiple residential or commercial building or \$67 per single family lot + \$155 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

RC 5.0

RF 14.0

RF-G 18.5

RM-M 22.0

RF-12 25.0

RF-9 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(b) 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 \$1,550
 - (ii) Multi-Family Residential Uses \$2,170
 - (iii) Institutional Uses \$1,550
 - (iv) Recreational Uses \$2,170
 - (v) Commercial & Industrial Uses \$2,170
 - (vi) Agricultural Uses \$1,550

(vii) Any combination of the Above Uses \$3,100

(b) \$875 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) \$1,550 plus \$620 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 \$710 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, Liquor Permit, and/or Heritage Revitalization By-law application are submitted for the same site and are processed concurrently, one Public Hearing Fee of \$710 shall 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 \$710 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, Liquor Permit, or Heritage Revitalization Agreement By-law 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) (b) and (c) 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 = \$1,860 + \$67.00 per dwelling unit⁽¹⁾

RM-D, RM-M, RM-10 = \$1,860 + \$51.00 per dwelling unit⁽¹⁾

RM-15, RM-19 = \$1,860 + \$51.00 per dwelling unit⁽¹⁾

RM-30 = \$1,860 + \$45.00 per dwelling unit⁽¹⁾

RM-45 = \$1,860 + \$37.00 per dwelling unit⁽¹⁾

RM-70 = \$1,860 + \$25.00 per dwelling unit⁽¹⁾

(2)

RM-135 = \$1,860 + \$.199 per square metre

RMC-135 = \$1,860 + \$.255 per square metre⁽²⁾

RMC-150 = \$1,860 + \$.199 per square metre⁽²⁾

RMS-1, RMS-1A, RMS-2 = \$1,860 + \$0.68 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 = \$1,860 + \$.533 per square metre⁽²⁾

C-8, C-8A, C-8B, C-8C = \$1,860 + \$.533 per square metre⁽²⁾

C-15 = \$1,860 + \$.468 per square metre⁽²⁾

C-35 = \$1,860 + \$.294 per square metre⁽²⁾

CHI, CHI-2 = \$1,860 + \$.468 per square metre⁽²⁾

CG-1, CG-2 = \$1,860 + \$.533 per square metre⁽²⁾

CTA = \$1,860 + \$.533 per square metre⁽²⁾

+ \$10.35 per pad⁽³⁾

CCR = \$1,860 + \$.533 per square metre⁽²⁾

CPG, CPM, CPR = \$1,860 + \$.199 per square metre or⁽²⁾

$$\$1,860 + \$155 \text{ per hectare}^{(4)}$$

(c) Industrial Zones or Uses

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

$$\text{IL} = \$1,860 + \$0.468 \text{ per square metre}^{(2)}$$

$$\text{ISB, IB, IB-2, I-P}^{(2)} = \$1,860 + \$0.468 \text{ per square metre}^{(2)}$$

$$\text{IH} = \$1,860 + \$0.468 \text{ per square metre}^{(2)}$$

$$\text{I-4} = \$1,860 + \$0.725 \text{ per square metre}^{(2)}$$

$$\text{IS} = \$1,860 + \$0.468 \text{ per square metre}^{(2)}$$

$$\text{IA} = \$1,860 + \$0.468 \text{ per square metre}^{(2)}$$

(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), $\$3,300 + \0.533 per square metre

+ \$32.00 per dwelling unit

+ \$181 per hectare for the site greater than 10 hectares up to and including 40 hectares ⁽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).

\$988 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) \$988 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) \$1,860 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) \$870 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) \$475 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

\$1,100 plus a Public Hearing fee of \$710 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 CTA Zone, 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 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 AMENDMENT FEES AND LAND USE CONTRACT AMENDMENT FEES

I. LIQUOR APPLICATION

\$1,100 plus a Public Hearing fee of \$710.

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

\$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:

\$1,355 + \$67 per lot to be created.

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

\$550 per application

III Consolidation Where No Additional Lot is Created:

\$1,140 per application

IV Strata Subdivision Excluding Bare Land Strata Subdivision:

(a) Phased Strata Subdivision

(i) Approval of Form P:

\$555 per application

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

\$125 per application

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

\$555 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.

VI. Preliminary Layout Approval Amendments

Where amendments to a Preliminary Layout Approval is required due to changes initiated by the applicant, \$250.00.

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

I. Amendment Fees

(a) \$1,550 for each application that involves an amendment of an adopted NCP that involves changes in use or density or financial allocations or any combination thereof.

(b) \$775 for each application that involves an amendment of an adopted NCP that does not involve changes in

use or density or financial allocation or any combination thereof.