

CITY OF SURREY

BYLAW NO. 14650

As amended by By-law No. 15104, 09/08/03; 15276, 02/23/04, 15453, 11/29/04; 15603, 01/10/05

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

- A. Pursuant to Section 933 of the *Local Government Act* and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and
- B. The development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than offstreet parking facilities, and providing and improving park land or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed.

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

- 1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge By-law, 2002, No. 14650".
- 2. For the purposes of this Bylaw, unless the context otherwise requires:

Assisted Living Residence means a multiple-unit residential building containing 45 dwelling units per acre or greater, which is subject to a housing agreement, pursuant to Section 905 of the *Local Government Act*, between the City of Surrey and the owner of the building. The housing agreement will specify that the multiple unit residential building will:

- a. be occupied only by persons who are "Qualified Occupants",
- b. be registered as an "Assisted Living Residence" under the *Community Care and Assisted Living Act S.B.C. 2002, c. 75*, and
- c. not be strata-titled or further subdivided.

BA means building area as defined by the total sum of all floor areas enclosed or partially enclosed by the

exterior perimeter of a building, or structure including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements excluding areas for parking that are provided as an accessory use to the building, or structure,

Campbell Heights means the area of the City of Surrey shown outlined in the plan attached as Schedule "A" to this Bylaw,

City Centre means the area of the City of Surrey shown in Schedule "D1" of Surrey Zoning Bylaw,

Developed Area means that area of a lot that may contain any buildings, accessory buildings, structures or improvements, including without limitation storage, paved parking and circulation area and landscaping,

DU means dwelling unit as defined in Surrey Zoning Bylaw,

Federal & Provincial Buildings means buildings or land owned by the Provincial or Federal government for use by the Provincial or Federal Government or Crown Corporations, excluding hospitals operating under Federal or Provincial legislation, located in any zone,

Highway 99 Corridor means the area of the City of Surrey shown outlined in the plan attached as Schedule "A2" to this By-law,

Hospitals means hospitals as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, the *Hospital Insurance Act*, R.S.B.C. 1996, c. 204, as amended, private hospitals as defined under the *Hospital Act* and private mental hospitals as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended,

Local Government Act means *Local Government Act*, R.S.B.C. 1996, c. 323, as amended,

Person with Disability means a person who, in the written opinion of a medical doctor or registered psychologist, has a significant permanent disability that cannot be significantly permanently improved by medical treatment, and that produces a loss or impairment of physical or mental ability,

Qualified Occupant means

- a. a person who is 70 years of age or older;
- b. a Person with Disability;
- c. a person who is employed to manage the Assisted Living Residence, provided only one dwelling unit within the Assisted Living Residence is designated for this type of occupant; and
- d. a person who is a companion or spouse of a person in (a), (b) or (c) herein, and resides in the same dwelling unit.

Seniors Apartments means a multiple unit residential building containing 45 dwelling units per acre or greater

and where there exists a housing agreement pursuant to Section 905 of the *Local Government Act* between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors,

Square footage of the DU means the cumulative floor area measured from the outside edge of the exterior walls or sheathing of the dwelling unit and where applicable, the centre line of the common walls dividing the dwelling units and shall include all the internal walls within each dwelling unit excluding parking areas (to a maximum of 250 square feet per parking space) basements, crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks,

Surrey Zoning Bylaw means Surrey Zoning Bylaw, 1993, No. 12000, as amended.

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.

4. Every person who obtains:

(a) approval of a subdivision, or

(b) a building permit authorizing the construction alteration or extension of a building or structure

shall pay to the City of Surrey the development cost charge in the amounts set out in Schedule "B" of this Bylaw. The list of zones set out in Schedule "C" of this Bylaw include zones in both Surrey Zoning Bylaw and Surrey Zoning Bylaw, 1979, No. 5942, as amended ("Bylaw 5942"). The development cost charges payable for any zones where Bylaw 5942 is applicable, are determined by referring to its equivalent zone in the Surrey Zoning Bylaw column in Schedule "C". Development cost charges for Comprehensive Development Zones are payable as specified in the Comprehensive Development Zones.

5. Development cost charges shall be payable at the time as specified below:

(a) for all land uses other than agricultural, single family, single family with a secondary suite, or duplex, after application for a building permit has been made, but before the building permit has been issued,

(b) for agricultural, single family, single family with a secondary suite, and duplex land uses, after application for a subdivision has been made, but before the final approval of the subdivision has been given.

6. A development cost charge is not payable if:

- (a) the development does not impose new capital cost burdens on the City of Surrey, or
 - (b) a development cost charge has previously been paid for the same development, unless as a result of a further development, new capital cost burdens will be imposed on the City of Surrey.
7. A development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:
- (a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 339(1)(g) of the *Local Government Act* (a building set apart for public worship),
 - (b) the permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
 - (i) contain fewer than 4 self-contained dwelling units, and
 - (ii) be put to no other use other than the residential use in those dwelling units,
 - (c) the value of the work authorized by the permit does not exceed \$50,000 or any other amount the minister may, by regulation, prescribe.
8. For mixed use developments, the development cost charge payable shall be calculated separately for each portion of the development in accordance with the zones and land uses identified in Schedule "B", which are contained in the building permit, or subdivision application. The total payable will be the sum of the development cost charges for each portion of the development.
9. Surrey Development Cost Charge Bylaw, 1993, No. 11951 and all amendments thereto, is hereby repealed except in the case of applications for subdivision of land within the City of Surrey which have been submitted to an approving officer and the applicable fees have been paid as of the date of the adoption of this Bylaw, then Surrey Development Cost Charge Bylaw, 1993, No. 11951, as amended, shall apply to such subdivisions for a period of twelve months after the date of adoption of this Bylaw. After the expiration of the said twelve months, then this Bylaw shall apply to all land in the City of Surrey and Surrey Development Cost Charge Bylaw, 1993, No. 11951, as amended, shall be wholly repealed.

PASSED FIRST AND SECOND READINGS by the City of Surrey Council on the 11th day of March, 2002.

PASSED THIRD READING on the 8th day of July, 2002.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the 17th day of July, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal
on the 22nd day of July, 2002.

MAYOR

CLERK

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Schedule B

City of Surrey DCC's for Zones and Land Uses

	Zones and Land Uses	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Major Collector Roads	Drainage	Parkland Acquisition		
	Agricultural								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
	Single Family, Single Family with Secondary Suite or Duplex Residential Without 5% Park Dedication								
2	RA	\$951	\$820	\$5,517	\$1,394	\$5,236	\$5,510	\$19,428	/lot
3	RH, RF-O	\$951	\$820	\$5,517	\$1,394	\$5,236	\$6,060	\$19,978	/lot
4	RF, RF-SS, RF-12, RF-12C	\$951	\$820	\$5,517	\$1,394	\$2,618	\$8,380	\$19,680	/lot
5	RF-9, RF-9C, RF-9S , RF-SD, RM-23	\$865	\$745	\$5,020	\$1,269	\$1,545	\$8,380	\$17,824	/lot
6	RM-D	\$1,730	\$1,490	\$10,040	\$2,538	\$3,090	\$16,760	\$35,648	lot ^(a)
	Single Family, Single Family with Secondary Suite or Duplex Residential With 5% Park Dedication								
7	RA, RA-G	\$951	\$820	\$5,517	\$1,394	\$5,236	\$0	\$13,918	/lot
8	RH, RH-G, RC (Types I and II), RF-O	\$951	\$820	\$5,517	\$1,394	\$5,236	\$2,065	\$15,983	/lot
9	RF, RF-G, RF-SS, RF-12, RF-12C	\$951	\$820	\$5,517	\$1,394	\$2,618	\$5,575	\$16,875	/lot
10	RF-9, RF-9C, RF-9S , RF-SD, RM-23	\$865	\$745	\$5,020	\$1,269	\$1,545	\$5,575	\$15,019	/lot
11	RM-D	\$1,730	\$1,490	\$10,040	\$2,538	\$3,090	\$11,150	\$30,038	lot ^(a)
	Multi Family Residential								
12	RM-M	\$634	\$547	\$3,034	\$767	\$576	\$5,370	\$10,928	/pad or /DU
13	RM-10, RM-15, RM-30, RC (Type III) (except line 14)	\$0.54	\$0.46	\$2.35	\$0.59	\$1.01	\$5.11	\$10.06	/sq.ft. of DU ^(b)
14	RM-30 (in City Centre)	\$0.54	\$0.46	\$2.35	\$0.59	\$1.01	\$2.56	\$7.51	/sq.ft. of DU ^(b)
15	RM-45, RM-70 (except lines 16,17 & 18)	\$0.63	\$0.55	\$3.03	\$0.77	\$0.65	\$6.67	\$12.30	/sq.ft. of DU ^(c)
16	RM-45, RM-70 (for Seniors Apartments not in City Centre)	\$0.60	\$0.50	\$1.77	\$0.45	\$0.65	\$6.67	\$10.64	/sq.ft. of DU ^(c)
16A	RM-45, RM-70 (Assisted Living Residences not in the City Centre)	\$0.60	\$0.50	\$1.77	\$0.45	\$0.65	\$2.22	\$6.19	/sq.ft. of DU ^(c)
17	RM-45, RM-70 (in City Centre, except line 18)	\$0.63	\$0.55	\$1.82	\$0.46	\$0.65	\$0.00	\$4.11	/sq.ft. of DU ^(d)
18	RM-45, RM-70 (for Seniors Apartments and Assisted Living Residences in City Centre)	\$0.60	\$0.50	\$1.77	\$0.45	\$0.65	\$0.00	\$3.97	/sq.ft. of DU ^(d)
	Multi Family Residential with potential for mixed use with Commercial (Rates for Residential component only, for Commercial component see Commercial rates - lines 24, 25 & 26)								
19	RM-135,RMC-135, RMC-150 (except lines 20, 21 & 22)	\$0.51	\$0.44	\$2.21	\$0.56	\$0.23	\$5.93	\$9.88	/sq.ft. of DU ^(e)
20	RM-135,RMC-135, RMC-150 (for Seniors Apartments not in City Centre)	\$0.51	\$0.44	\$1.66	\$0.42	\$0.23	\$5.93	\$9.19	/sq.ft. of DU ^(e)
20A	RM-135, RMC-135, RMC-150 (Assisted Living Residences not in the City Centre)	\$0.51	\$0.44	\$1.66	\$0.42	\$0.23	\$1.98	\$5.24	/sq.ft. of DU ^(e)

	Zones and Land Uses	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Major Collector Roads	Drainage	Parkland Acquisition		
21	RM-135,RMC-135, RMC-150 (in City Centre, except line 22)	\$0.51	\$0.44	\$1.34	\$0.34	\$0.23	\$0.00	\$2.86	/sq.ft. of DU ^(f)
22	RM-135,RMC-135, RMC-150 (for Seniors Apartments and Assisted	\$0.51	\$0.44	\$1.34	\$0.34	\$0.23	\$0.00	\$2.86	/sq.ft. of DU ^(f)

	Living Residences in City Centre)								
	Special Use Residential								
23	RMS-1, RMS-2, RMS-1A	\$288	\$248	\$497	\$126	\$655	\$0.00	\$1,814	/1000 sq.ft.of BA
	All Commercial Zones & Uses excluding CTA, CPG, CPR, CCR								
24	Commercial - Ground floor (excluding line 26)	\$288	\$248	\$2,372	\$599	\$1,702	\$0.00	\$5,209	/1000 sq.ft.of BA
25	Commercial - All other floors (excluding line 26)	\$288	\$248	\$1,545	\$390	\$340	\$0.00	\$2,811	/1000 sq.ft.of BA
26	Commercial Zones in Highway 99 Corridor	\$6,310	\$11,730	\$98,498	\$22,502	\$6,850	\$12,070 ^(j)	\$157,960	/acre ^{(h) (i)}
	CTA, CPG, CPR, CCR Zones & Uses								
27	CTA	\$461	\$397	\$1,490	\$376	\$576	\$0.00	\$3,300	/pad ^(g)
28	CPG, CPM, CPR, CCR	\$288	\$248	\$1,931	\$488	\$1,021	\$0.00	\$3,976	/1000 sq.ft of BA
29	DU in Commercial Zones (excluding line 30)	\$0.63	\$0.55	\$3.03	\$0.77	\$0.65	\$6.67	\$12.30	/sq.ft.of DU ^(c)
30	DU in Commercial Zones in City Centre	\$0.63	\$0.55	\$2.43	\$0.61	\$0.65	\$3.45	\$8.32	/sq.ft.of DU ^(d)
31	All Industrial Zones & Uses (except line 32 and 33)	\$2,594	\$2,236	\$12,192	\$3,081	\$22,253	\$0.00	\$42,356	/acre ^{(h) (i)}
32	All Zones within Campbell Heights	\$12,705	\$11,284	\$56,553	\$13,184	\$13,797	\$0.00	\$107,523	/acre ^{(h) (i)}
33	All Industrial Zones within Highway 99 Corridor	\$6,310	\$11,730	\$28,970	\$6,618	\$6,850	\$12,070 ^(j)	\$72,548	/acre ^{(h) (i)}
	Institutional Uses								
34	PA-1, PA-2	\$288	\$248	\$0	\$0	\$1,021	\$0.00	\$1,557	/1000 sq.ft.of BA
35	Public & Private Schools (to grade 12)	\$288	\$248	\$0	\$0	\$1,021	\$0.00	\$1,557	/1000 sq.ft.of BA
36	Public & Private Schools (Post Secondary)	\$288	\$248	\$1,545	\$390	\$1,021	\$0.00	\$3,492	/1000 sq.ft.of BA
37	Hospitals	\$288	\$248	\$772	\$195	\$1,021	\$0.00	\$2,524	/1000 sq.ft.of BA
38	Federal and Provincial Buildings	\$288	\$248	\$1,545	\$390	\$340	\$0.00	\$2,811	/1000 sq.ft.of BA
39	Municipal Buildings	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	/1000 sq.ft.of BA

(a) DCC rate for Duplex lots is based on an ultimate of 2 DU per lot

(b) Rate to be charged based on the total sq. ft. of DU to a maximum of \$18,000/DU

(c) Rate to be charged based on the total sq. ft. of DU to a maximum of \$15,000/DU

(d) Rate to be charged based on the total sq. ft. of DU to a maximum of \$11,000/DU

(e) Rate to be charged based on the total sq. ft. of DU to a maximum of \$12,000/DU

(f) Rate to be charged based on the total sq. ft. of DU to a maximum of \$9,000/DU

(g) Rate to be charged per trailer pad or camping site in addition to rate of line 26 for BA of any other buildings

(h) Rate to be charged for Developed Area of the lot

(i) Total is a combined rate, DCC components shown for Illustrative purposes only

(j) This component is for environmental reserve for Highway 99 Corridor only

Notes:

sq.ft. of DU means Square footage of the dwelling unit as defined in the Surrey DCC By-law

BA means Building Area as defined in the Surrey DCC By-Law

DU means Dwelling Unit as defined in the Surrey Zoning By-Law

DCC means Development Cost Charge

SCHEDULE C

LIST OF ZONES

SURREY ZONING BY-LAWS 12000 AND 5942

	Name of Zone	By-law 12000 Zone	By-law 5942 Zone
Residential Zones	General Agriculture	A-1	A-1, A-3
	Intensive Agriculture	A-2	A-2
	One-Acre Residential	RA	RS
	Acreage Residential Gross Density	RA-G	R-A(G)
	Half-Acre Residential	RH	R-1
	Half-Acre Residential Gross Density	RH-G	R-H(G)
	Single Family Residential	RF	R-F, R-F(R), R-F(F)
	Single Family Residential Secondary Suite	RF-SS	RF-SS, RFR-SS
	Single Family Residential Gross Density	RF-G	R-F(C)
	Duplex Residential	RM-D	R-F(D)
	Manufactured Home Residential	RM-M	R-F(M), CT(2)
	Multiple Residential 15	RM-15	RT-1
	Multiple Residential 30	RM-30	RM-1
	Multiple Residential 45	RM-45	RM-2
	Multiple Residential 70	RM-70	RM-3
	Multiple Residential Commercial 150	RMC-150	RM-4
	Special Care Housing 1	RMS-1	P-P, P-P(2)
Special Care Housing 2	RMS-2	P-P, P-P(2)	
Institutional Zones	Cemetery	PC	P-C
	Assembly Hall 1	PA-1	P-A
	Assembly Hall 2	PA-2	P-A

LIST OF ZONES

BY-LAWS 12000 AND 5942

	Name of Zone	By-law 12000 Zone	By-law 5942 Zone
Commercial Zones	Local Commercial	C-4	C-L
	Community Commercial	C-8	C-S
	Town Centre Commercial	C-15	CR-1, CR-2, CR-3, CR-4
	Downtown Commercial	C-35	C-C
	Highway Commercial Industrial	CHI	C-H, I-S
	Self-Service Gasoline Station	CG-1	C-G(1)
	Combined Service Gasoline Station	CG-2	C-G(2), CG
	Tourist Accommodation	CTA	C-T(1), C-T(2)

	Child Care	CCR	P-P(1)
	Commercial Recreation	CPR	P-R, P-D
	Golf Course	CPG	P-R
	Marina	CPM	P-R
Industrial Zones	Business Park	IB	I-1, I-P(2), I-G, I-4
	Light Impact Industrial	IL	I-G, I-S, I-T, I-W
	High Impact Industrial	IH	I-H, I-W
	Salvage Industrial	IS	I-L(S)
	Agro-Industrial	IA	I-A
Comprehensive Development Zone	Comprehensive Development	CD	C-D