

CITY OF SURREY  
BYLAW NO. 18131

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

.....

The Council of the City of Surrey 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:
  - (a) Schedule 1, is amended by deleting it in its entirety and inserting a new schedule 1, attached hereto and forming part of this bylaw.
  - (b) Schedule 2, is amended by deleting it in its entirety and inserting a new schedule 2, attached hereto and forming part of this bylaw.
  - (c) Schedule 3, is amended by deleting it in its entirety and inserting a new schedule 3, attached hereto and forming part of this bylaw.
  - (d) Schedule 4, is amended by deleting it in its entirety and inserting a new schedule 4, attached hereto and forming part of this bylaw.
  - (e) Schedule 6, is amended by deleting it in its entirety and inserting a new schedule 6, attached hereto and forming part of this bylaw.
  - (f) Schedule 7, is amended by deleting it in its entirety and inserting a new schedule 7, attached hereto and forming part of this bylaw.

(g) Schedule 9, is amended by deleting it in its entirety and inserting a new schedule 9, attached hereto and forming part of this bylaw.

2. This Bylaw shall be cited for all purposes as "Surrey Land Use and Development Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2013, No. 18131".

PASSED FIRST READING on the 16th day of December, 2013.

PASSED SECOND READING on the 16th day of December, 2013.

PASSED THIRD READING on the 16th day of December, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of January, 2014.

  
MAYOR

  
CLERK



**SCHEDULE ONE (1) - BYLAW 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-O, RF-SS, RF-G, RF-12, RF-12C, RF-9, RF-9C, RF-9S, RF-SD, RM-D:

- (i) Except as provided in (ii), \$2,506 plus \$87 per lot or dwelling unit calculated on the maximum number of lots or dwelling units allowable on the site after zoning amendment. (1)
- (ii) \$963 plus \$196 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-23 = \$3,474 + \$42.00 per dwelling unit<sup>(1)</sup>

RM-30 = \$3,474 + \$36.00 per dwelling unit<sup>(1)</sup>

RM-45 = \$3,474 + \$29.00 per dwelling unit<sup>(1)</sup>

RM-70, RM-135, RMC-135

RMC-150 = \$3,474 + \$0.140 per square metre<sup>(2)</sup>

RMS-1, RMS-1A, RMS-2, = \$2,506 + \$0.113 per square metre<sup>(2)</sup>

- (c) Institutional Zones:

PC = \$2,506 + \$207 per hectare<sup>(3)</sup>

PI, PA-1, PA-2 = \$2,506 + \$0.023 per square metre<sup>(2)</sup>

(d) Commercial Zones:

C-4, C-5	= \$3,474 + \$0.24 per square metre <sup>(2)</sup>
C-8, C-8A, C-8B	= \$3,474 + \$0.23 per square metre <sup>(2)</sup>
C-15	= \$3,474 + \$0.179 per square metre <sup>(2)</sup>
C-35	= \$3,474 + \$0.140 per square metre <sup>(2)</sup>
CHI	= \$3,474 + \$0.077 per square metre <sup>(2)</sup>
CG-1, CG-2	= \$3,474 + \$0.640 per square metre <sup>(2)</sup>
CTA	= \$3,474 + \$0.398 per square metre <sup>(2)</sup>
CCR	= \$3,474 + \$0.212 per square metre <sup>(2)</sup>
CPR, CPG, CPM	= \$3,474 + \$307 per hectare up to and including 40 hectares of the site area <sup>(3)</sup>

(e) Industrial Zones:

IL, IL-1	= \$3,474 + \$0.090 per square metre <sup>(2)</sup>
IB-1, IB-2, IB-3	= \$3,474 + \$0.048 per square metre <sup>(2)</sup>
IH	= \$3,474 + \$0.090 per square metre <sup>(2)</sup>
IA	= \$3,474 + \$0.123 per square metre <sup>(2)</sup>

(f) Agricultural Zones:

A-1	= \$2,506 + \$207 per hectare up to and including 4 hectares of the site area <sup>(3)</sup>
A-2	= \$2,506 + \$313 per hectare up to and including 4 hectares of the site area <sup>(3)</sup>

(g) Comprehensive Development Zones

- (i) Except as provided in (ii), \$4,427 + \$0.247 per square metre for non-residential portions of the project + \$73.00 per dwelling unit within a multiple residential or commercial building or \$88 per single family lot + \$295 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-O	4.0
RF	14.0
RF-G	18.5
RM-M	22.0
RF-12	25.0
RF-12C	25.0
RF-9	36.0
RF-9C	36.0
RF-9S	36.0
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 bonus 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 of an existing Land Use Contract pursuant to Section 930(5) of the Local Government Act:
- |   |         |
|---|---------|
| (i) Single Family Residential and Duplex Uses | \$2,080 |
| (ii) Multi-Family Residential Uses            | \$2,908 |
| (iii) Institutional Uses                      | \$2,080 |
| (iv) Recreational Uses                        | \$2,908 |
| (v) Commercial & Industrial Uses              | \$2,908 |
| (vi) Agricultural Uses                        | \$2,080 |
| (vii) Any combination of the Above Uses       | \$4,163 |
- (b) \$522 for each Land Use Contract Discharge if a rezoning application is not proceeding concurrently as part of the Land Use Contract Discharge.
- (c) No application fee is required for a Land Use Contract Discharge if a rezoning application is proceeding concurrently as part of the Land Use Contract Discharge, in which case Rezoning Application fees in accordance with Schedule I of this By-law shall apply.
- (d) 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 Type 3 Official Community Plan Designation Amendments (as defined in Surrey Official Community Plan, No. 12900, 1996, as amended):
- (i) \$4,297 plus \$833 per hectare of site area.
- (b) For all Official Community Plan Designation Amendments (except Temporary Commercial and Industrial Use Permit Area Designation and Neighbourhood Concept Plan Amendments) that are proceeding concurrently with a rezoning application.
- (i) \$2,080 plus \$833 per hectare.
- (c) For Temporary Commercial and Industrial Use Permit Area Designations Amendments, refer to Schedule 2 of this By-law.
- (d) For Neighbourhood Concept Plan Amendments, refer to Schedule 7 of this By-law.

#### IV. PUBLIC HEARING FEES

- (a) Unless otherwise specified, a Public Hearing Fee of \$963 shall be payable in addition to the applicable fees for Zoning Amendments, Official Community Plan Amendments, Land Use Contract Discharges and Amendments, Liquor Applications and Gaming Applications 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 Application and/or Gaming Applications are submitted for the same site and are processed concurrently, one Public Hearing Fee of \$963 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 \$963 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 Application, or Gaming Application 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.

All fees are subject to applicable taxes.

**SCHEDULE TWO (2) - BYLAW 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 919.1(1)(f) of the Local Government Act).

RC	= \$2,506 + \$87.00 per dwelling unit <sup>(1)</sup>
RM-D, RM-M, RM-10	= \$2,506 + \$69.00 per dwelling unit <sup>(1)</sup>
RM-15, RM-23	= \$2,506 + \$69.00 per dwelling unit <sup>(1)</sup>
RM-30	= \$2,506 + \$60.00 per dwelling unit <sup>(1)</sup>
RM-45	= \$2,506 + \$49.00 per dwelling unit <sup>(1)</sup>
RM-70	= \$2,506 + \$0.266 per square metre <sup>(2)</sup>
RM-135	= \$2,506 + \$0.266 per square metre <sup>(2)</sup>
RMC-135	= \$2,506 + \$0.266 per square metre <sup>(2)</sup>
RMC-150	= \$2,506 + \$0.258 per square metre <sup>(2)</sup>
RMS-1, RMS-1A, RMS-2	= \$2,506 + \$0.920 per square metre <sup>(2)</sup>

**(b) Commercial Zones or Uses**

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

C-4, C-5	= \$2,506 + \$0.715 per square metre <sup>(2)</sup>
C-8, C-8A, C-8B	= \$2,506 + \$0.715 per square metre <sup>(2)</sup>
C-15	= \$2,506 + \$0.715 per square metre <sup>(2)</sup>
C-35	= \$2,506 + \$0.401 per square metre <sup>(2)</sup>
CHI	= \$2,506 + \$0.637 per square metre <sup>(2)</sup>
CG-1, CG-2	= \$2,506 + \$0.715 per square metre <sup>(2)</sup>



CTA	= \$2,506 + \$0.715 per square metre <sup>(2)</sup> + \$13.40 per pad <sup>(3)</sup>
CCR	= \$2,506 + \$0.715 per square metre <sup>(2)</sup>
CPG, CPM, CPR	= \$2,506 + \$0.266 per square metre or <sup>(2)</sup> \$2,506 + \$207 per hectare <sup>(4)</sup>

(c) Industrial Zones or Uses

(Pursuant to Section 919.1(1) (f) of the Local Government Act)

IL, IL-1	= \$2,506 + \$0.641 per square metre <sup>(2)</sup>
IB, IB-1, IB-2, I-P <sup>(2)</sup>	= \$2,506 + \$0.641 per square metre <sup>(2)</sup>
IH	= \$2,506 + \$0.641 per square metre <sup>(2)</sup>
I-4	= \$2,506 + \$0.974 per square metre <sup>(2)</sup>
IA	= \$2,506 + \$0.641 per square metre <sup>(2)</sup>

(d) Developments under a Comprehensive Development Zone consisting of Multiple-family Residential, Commercial, or Industrial Zones and/or Uses  
(Pursuant to Section 919.1(1)(f) of the Local Government Act):

- (i) Except as provided in (ii), \$2,506 + \$0.697 per square metre  
+ \$73.00 per dwelling unit  
+ \$295 per hectare for the site greater than 10 hectares up to and including  
40 hectares <sup>(5)</sup> & <sup>(6)</sup>
- (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 919.1 (1)(a), and (b), of the Local Government Act).

\$1,313 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) \$1,313 for each Development Permit application, other than a Development Permit for subdivision, that adjoins the Agricultural Designation Boundary (Pursuant to Section 919.1(1)(c) of the Local Government Act).

(g) \$2,506 for each Development Permit application for subdivision that adjoins the Agricultural Designation Boundary (Pursuant to Section 919.1(1)(c) of the Local Government Act).

- (h) \$522 for each Development Permit application for signage only or for surface parking lots only.
- (i) \$2,506 for each Development Permit application that involves amendments to an existing Development Permit that requires a Planning Report to Council.
- (j) \$1,136 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) \$1,142 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, or
  - (iii) that is specified in (c) below.
- (b) \$638 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.
- (c) No charges for each Development Variance Permit application to vary a City by-law to permit a tree or trees to be retained, as determined by the General Manager, Planning and Development Department.
- (d) No charges for each Development Variance Permit application to vary road widening where the City chooses not to impose road widening and dedication requirements.

## III. TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMIT

\$1,443 plus a Public Hearing fee of \$963 if the application requires Public Hearing. Pursuant to Section 890(1) 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."

All fees are subject to applicable taxes.

**SCHEDULE THREE (3) - BYLAW NO. 11631**  
**CITY OF SURREY**  
**LIQUOR APPLICATION FEES, GAMING APPLICATION FEES,**  
**RESTRICTIVE COVENANT AMENDMENTS FEES AND SPECIFIED LAND USE**  
**CONTRACT AMENDMENT FEES**

I. LIQUOR APPLICATION

\$1,473 plus a Public Hearing fee of \$963.

II. GAMING APPLICATION

\$1,473 plus a Public Hearing fee of \$963.

III. RESTRICTIVE COVENANT AMENDMENT

(a) \$657 for each major amendment or discharge of a Restrictive Covenant that requires approval from City Council.

(c) \$329 for each minor amendment or discharge of a Restrictive Covenant that does not require approval from City Council.

IV. LAND USE CONTRACT AMENDMENT

\$261 for each amendment for a Land Use Contract that must be approved by the Director of Planning and/or the Building Inspector.

All fees are subject to applicable taxes.

**SCHEDULE FOUR (4) - BYLAW NO. 11631**  
**CITY OF SURREY**  
**SUBDIVISION APPLICATION FEES**

- I. Subdivision to Create One or More New lots, including Bare Land Strata Subdivisions and Long Term Lease Approvals:  
\$1,814 + \$88 per lot to be created.
- II. Lot Line Adjustment Where No Additional Lot is Created:  
\$709 per application
- III. Consolidation Where No Additional Lot is Created:  
\$1,518 per application
- IV. Air Parcel Subdivision  
For each air parcel subdivision that creates one or more air parcels:  
\$4,546 per application.
- V. Strata Subdivision Excluding Bare Land Strata Subdivision:
  - (a) Phased Strata Subdivision
    - (i) Approval of Form P:  
\$733 per application
    - (ii) Approval of Phased Strata Plans or Amendment of Form P:  
\$166 per application
  - (b) Strata Subdivision Other than Bare Land Strata or Phased Strata Subdivisions:  
\$705 per application.
- VI. 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.
- VII. Preliminary Layout Approval Amendments  
Where amendments to a Preliminary Layout Approval is required due to changes initiated by the applicant, \$329.00.

All fees are subject to applicable taxes.

**SCHEDULE SIX (6) - BYLAW NO. 11631**  
**CITY OF SURREY**  
**ADMINISTRATON FEES**

I. Change of Owner or Agent

- (a) \$261 for each time the ownership of any of the land involved in a Land Development Application changes.
- (b) \$261 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

\$261 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 and additional density created by the change in scope.

III. Mayor and Clerk Plan Signing Fee

\$261 for each non-phased strata plans that do not require execution by the Approving Officer but that do require execution by the Mayor and City Clerk.

All fees are subject to applicable taxes.

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

I. Amendment Fees

- (a) \$2,080 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) \$1,077 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.

All fees are subject to applicable taxes.

**SCHEDULE NINE (9) - BYLAW NO. 11631**  
**CITY OF SURREY**  
**HERITAGE APPLICATION FEES**

I. Heritage Application Fees

Heritage applications, including those for Heritage Revitalization Agreements, Heritage Alteration Permits and (Heritage) Restrictive Covenants ("heritage protection instruments") and amendments thereto shall be subject to the following application fee:

(a) No application fee or Public Hearing fee applies for:

- i. the initial heritage protection instrument;
- ii. minor amendments to approved heritage protection instruments; or
- iii. major amendments to approved heritage protection instruments provided restorations have not been commenced before the heritage application is submitted.

(b) \$2,506, plus a Public Hearing fee of \$963 for major amendment to approved heritage protection instruments where the changes have commenced before the application is submitted.

All fees are subject to applicable taxes.