

CITY OF SURREY

BYLAW NO. 19425

A bylaw to amend the provisions of "Surrey Development Application Fees Bylaw, 2016, No. 18641," as amended.
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The Council of the City of Surrey ENACTS AS FOLLOWS:

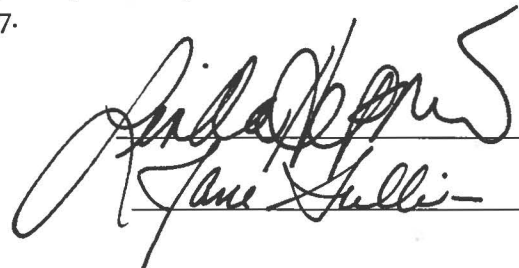
1. "Surrey Development Application Fees Bylaw, 2016, No. 18641" as amended is hereby further amended as follows:
 - (a) Section B is deleted in its entirety and replaced with a new Section B attached hereto and forming part of this bylaw.
2. This Bylaw shall be cited for all purposes as "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2017, No. 19425".

PASSED FIRST READING on the 4th day of December, 2017.

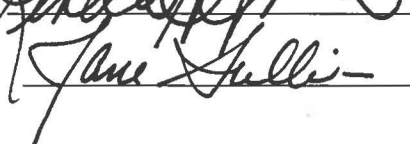
PASSED SECOND READING on the 4th day of December, 2017.

PASSED THIRD READING on the 4th day of December, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of December, 2017.



MAYOR



CLERK



PROVISIONS

- B. Fees, and any applicable taxes, shall apply for the following applications at the time of submission:

APPLICATION TYPE		APPLICATION FEE
1.	REZONING <i>Single Family or Duplex Zones</i>	\$3,106
1.1	The following additional fees apply:	
	ZONE	ADDITIONAL FEES*
	RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-SS, RF-G, RF-12, RF-12C, RF-13, RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD	+ 108 / lot
	RM-D	+ \$108 / dwelling unit
	<p>*(a) <i>LOT</i>: Fees are calculated on the maximum number of lots allowed under the proposed zone. (b) <i>DWELLING UNIT</i>: Fees are calculated on the maximum number of dwelling units allowed under the proposed zone (excluding secondary suite dwelling units). (c) <i>EXTRAS</i>: Fees in Section 9 and 18 may apply.</p>	
2.	REZONING <i>Multiple Residential Zones</i>	\$4,307
2.1	The following additional fees apply:	
	ZONE	ADDITIONAL FEES*
	RM-M, RM-10, RM-15, RM-23	+ \$52.00 / dwelling unit
	RM-30	+ \$46.00 / dwelling unit
	RM-45	+ \$35.00 / dwelling unit
	RM-70, RM-135, RMC-135, RMC-150	+ \$0.18 / square metre
	<p>* (a) <i>DWELLING UNIT</i>: Fees are calculated on the maximum number of dwelling units allowed (including applicable amenity density increases) under the proposed zone. (b) <i>SQUARE METRE</i>: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (c) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	
3.	REZONING <i>Multiple Residential Special Care Zones</i>	\$3,106
3.1	The following additional fees apply:	
	ZONE	ADDITIONAL FEES*
	RMS-1, RMS-1A, RMS-2	+ \$0.15 / square metre
	<p>* (a) <i>SQUARE METRE</i>: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (b) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	
4.	REZONING <i>Institutional Zones</i>	\$3,106
4.1	The following additional fees apply:	
	ZONE	ADDITIONAL FEES*
	PC	+ \$257 / hectare
	PI, PA-1, PA-2	+ \$0.03 / square metre
	<p>* (a) <i>HECTARE</i>: Fees are calculated on the total land area included in the rezoning. (b) <i>SQUARE METRE</i>: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (c) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	

5. REZONING <i>Commercial Zones</i>	\$4,307
5.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
C-4, C-5	+ \$0.30/ square metre
C-8, C-8A, C-8B	+ \$0.28 / square metre
C-15	+ \$0.23 / square metre
C-35	+ \$0.18 / square metre
CHI	+ \$0.09 / square metre
CG-1, CG-2	+ \$0.80 / square metre
CTA	+ \$0.50 / square metre
CCR	+ \$0.26 / square metre
CPR, CPG, CPM	+ \$380 / hectare to a maximum of 40 hectares
<p>* (a) <i>SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).</i> (b) <i>HECTARE: Fees are calculated on the total land area included in the rezoning.</i> (c) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i></p>	
6. REZONING <i>Industrial Zones</i>	\$4,307
6.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
IL, IL-1	+ \$0.10 / square metre
IB-1, IB-2, IB-3	+ \$0.06 / square metre
IH	+ \$0.10 / square metre
IA	+ \$0.16 / square metre
<p>* (a) <i>SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).</i> (b) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i></p>	
7. REZONING <i>Agricultural Zones</i>	\$3,106
7.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
A-1	+ \$257 / hectare to a maximum of 4 hectares
A-2	+ \$388.00 / hectare to a maximum of 4 hectares
<p>* (a) <i>HECTARE: Fees are calculated on the total land area included in the rezoning.</i> (b) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i></p>	

8. REZONING <i>Comprehensive Development Zones</i>	\$5,487
8.1 The following additional fees apply:	
DEVELOPMENT TYPE	ADDITIONAL FEES*
SINGLE FAMILY	+ \$147 / lot
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites up to 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$0 / hectare AND + \$90.00 / dwelling unit AND/OR + \$0.30 / square metre
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites greater than 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$366/ hectare to a maximum of 40 hectares AND + \$90.00 / dwelling unit AND/OR + \$0.29 /square metre
<p>*(a) LOT: Fees are calculated on the maximum number of lots allowed under the proposed zone. (b) HECTARE: Fees are calculated on the total land area included in the rezoning. (c) DWELLING UNIT: Fees are calculated on the number of dwelling units proposed in the rezoning. (d) SQUARE METRE: Fees are calculated on floor area proposed in the rezoning. (e) EXTRAS: Fees in Sections 9 and 18 may apply.</p>	
9. REZONING SURCHARGE	BY NCP OR INFILL AREA
<p>Rezoning surcharge fees are in addition to the rezoning application fee. Surcharges reflect the costs of preparing Neighbourhood Concept Plans (NCP) and related traffic impact studies and include a fifteen percent (15%) repayment administration fee. Surcharges apply to all sites within the Neighbourhood Concept Plans or Infill Areas listed below.</p>	
The following additional rezoning surcharge fees apply:	
NCP OR INFILL AREA	SURCHARGE FEES*
NORTH CLOVERDALE EAST NCP See MAP 1	Residential Uses: + \$77.00 / lot or dwelling unit All Other Uses: + \$770.00 / hectare
NORTH CLOVERDALE WEST NCP See MAP 2	Residential Uses: + \$142.78 / lot or dwelling unit All Other Uses: + \$1,420.78 / hectare
EAST NEWTON NORTH NCP See MAP 3	Residential Uses: + \$136.47 / lot or dwelling unit All Other Uses: + \$1,360.47 / hectare
WEST NEWTON SOUTH NCP See MAP 4	Residential Uses: + \$84.62 / lot or dwelling unit All Other Uses: + \$840.62 / hectare
ROSEMARY HEIGHTS CENTRAL NCP See MAP 5	Residential Uses: + \$59.47 /lot or dwelling unit All Other Uses: + \$590.47 / hectare
WEST NEWTON NORTH NCP See MAP 6	Residential Uses: + \$64.45 / lot or dwelling unit All Other Uses: + \$640.45 / hectare
WEST CLOVERDALE SOUTH NCP See MAP 7	Residential Uses: + \$116.36 / lot or dwelling unit All Other Uses: + \$1,160.36 / hectare
ROSEMARY HEIGHTS WEST NCP See MAP 8	Residential Uses: + \$85.70 / lot or dwelling unit All Other Uses: + \$850.70 / hectare
EAST NEWTON SOUTH NCP See MAP 9	Residential Uses: + \$68.87 /lot or dwelling unit All Other Uses: + \$680.87 / hectare
WEST CLOVERDALE NORTH NCP See MAP 10	Residential Uses: + \$146.71 / lot or dwelling unit All Other Uses: + \$1,460.71 / hectare
EAST CLAYTON NCP EXT. NORTH OF 72 AVE; See MAP 11	Residential Uses: + \$60.64 / lot or dwelling unit All Other Uses: + \$600.64 / hectare

ANNIEDALE-TYNEHEAD NCP See MAP 12	Residential Uses: + \$86.46 / lot or dwelling unit All Other Uses: + \$860.46 / hectare
FLEETWOOD ENCLAVE INFILL AREA See MAP 13	Residential Uses: + \$399.27 / lot or dwelling unit All Other Uses: + \$3,990.27 / hectare
WEST CLAYTON NCP See MAP 14	Residential Uses: + \$74.11 / lot or dwelling unit All Other Uses: + \$740.11 / hectare
* (a) LOT: Fees are calculated based on the maximum density approved in the corresponding NCP. (b) DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed (including applicable amenity density increases) under the proposed zone.	
10. OFFICIAL COMMUNITY PLAN AMENDMENT <i>With or Without a Rezoning</i>	\$2,578
10.1 The following additional fees apply:	
AMENDMENT TYPE	ADDITIONAL FEES*
LAND USE DESIGNATION AMENDMENT	+ \$1,032 per hectare
* (a) HECTARE: Fees are calculated on the total land area included in the Official Community Plan Land Use Designation amendment. (b) EXTRAS: Fees in Section 18 may apply.	
11. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT <i>Approved NCPs involving changes in Use, Density or Financial Allocations or any combination thereof</i>	\$2,578
12. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT <i>Approved NCPs not involving changes in Use, Density or Financial Allocations or any combination thereof</i>	\$1,334
13. LOCAL AREA PLAN (LAP) AMENDMENT	\$2,578
14. LAND USE CONTRACT AMENDMENT* <i>Existing Land Use Contracts involving changes to Use or Density</i>	BY LAND USE TYPE
LAND USE TYPE	
SINGLE FAMILY OR DUPLEX	\$2,578
MULTIPLE RESIDENTIAL	\$3,603
INSTITUTIONAL	\$2,578
COMMERCIAL OR INDUSTRIAL	\$3,603
AGRICULTURAL	\$2,578
RECREATIONAL	\$3,603
ANY COMBINATION OF LAND USE TYPES	\$5,159
* (a) EXTRAS: Fees in Section 18 may apply.	

15. LAND USE CONTRACT AMENDMENT <i>Existing Land Use Contracts NOT involving changes to Use or Density</i>	BY APPLICATION TYPE
APPLICATION TYPE	
USING A DEVELOPMENT VARIANCE PERMIT	See Section 19
USING A DEVELOPMENT PERMIT	See Section 20.1
MINOR AMENDMENTS NOT REQUIRING COUNCIL APPROVAL BUT REQUIRING APPROVAL FROM THE PLANNING GENERAL MANAGER OR A BUILDING INSPECTOR	\$323
16. LAND USE CONTRACT DISCHARGE	
<i>With a Rezoning</i>	\$0*
<i>Without a Rezoning</i>	\$647
* (a) EXTRAS: Additional fees in Section 18 may apply.	
17. TEMPORARY USE PERMIT	\$1,789
18. PUBLIC INFORMATION MEETING FEE	\$432
19. PUBLIC HEARING FEE*	
When a Public Hearing is required, the following fees apply:	
19.1 FIRST PUBLIC HEARING Required for: Rezoning, Official Community Plan Amendment, Land Use Contract Amendment or Discharge, Liquor License, Gaming License, Heritage Revitalization Agreement, Heritage Alteration Permit or Heritage Covenant Applications OR Any combination of the above	\$1,193
19.2 ADDITIONAL PUBLIC HEARINGS As determined by the City of Surrey	\$1,193
* (a) REFUNDS: In the event that an application does not proceed to a Public Hearing for any reason, the Public Hearing Fee, as paid, may be refunded at the written request of the applicant, provided that preparation for the Public Hearing has not already commenced.	
20. DEVELOPMENT VARIANCE PERMIT	
<i>General</i>	\$1,415
<i>Land Use Contract Amendment</i> (Not for Use or Density)	\$1,415
<i>Crescent Beach Building Elevation Relaxation</i>	\$813
<i>Tree Retention</i>	\$0
21. DEVELOPMENT VARIANCE PERMIT REQUIRED FOR ILLEGAL CONSTRUCTION <i>To be applied where the works associated with a Development Variance Permit (DVP) have been completed, and where the applicant wishes to retain these works, prior to Surrey City Council having granted approval of a DVP for said works.</i>	\$2,830

22. DEVELOPMENT PERMIT	
22.1 NEW APPLICATIONS	
<i>Form and Character</i>	\$3,106*
* (a) EXTRAS: Additional fees in Section 20.3 also apply.	
<i>Hazard Lands</i>	\$0 (With a Form and Character Development Permit) (See also: Section 21.1)
<i>Sensitive Ecosystems</i>	
<i>Farm Protection</i>	
<i>Any Combination</i>	
<i>Comprehensive Sign Design Package</i>	\$1,748
<i>Land Use Contract Amendment</i> (For anything other than Use or Density)	\$1,415
22.2 AMENDMENT APPLICATIONS	
<i>For Previously Issued Development Permits</i> Including Signs with Variances (Signs without Variances – See Section 21.2)	\$3,106
22.3 For NEW Form and Character Applications only, the following additional fees apply:	
ZONE	ADDITIONAL FEES*
RC	+ \$108.00 / dwelling unit
RM-D, RM-M, RM-10	+ \$85.00 / dwelling unit
RM-15, RM-23	+ \$85.00 / dwelling unit
RM-30	+ \$75.00 / dwelling unit
RM-45	+ \$60.00 / dwelling unit
RM-70	+ \$0.32 / square metre
RM-135	+ \$0.32 / square metre
RMC-135	+ \$0.32 / square metre
RMC-150	+ \$0.32 / square metre
RMS-1, RMS-1A, RMS-2	+ \$1.14 / square metre
C-4, C-5	+ \$0.88 / square metre
C-8, C-8A, C-8B	+ \$0.88 / square metre
C-15	+ \$0.88 / square metre
C-35	+ \$0.50 / square metre
CHI	+ \$0.79 / square metre
CG-1, CG-2	+ \$0.88 / square metre
CCR	+ \$0.88 / square metre
CPG, CPM, CPR (less than 2 hectares)	+ \$0.32 / square metre
CPG, CPM, CPR (more than 2 hectares)	+ \$257 per hectare (maximum 40 hectares)
IL, IL-1	+ \$0.80 / square metre
IB, IB-1, IB-2, IB-3, IP (2)	+ \$0.80 / square metre

IH	+ \$0.80 / square metre
I-4	+ \$1.21 / square metre
IA	+ \$0.80 / square metre
CD (Sites up to 10 Hectares)	\$0 / hectare AND + \$0.86/ square metre AND + \$90.00 / dwelling unit
CD (Sites Greater than 10 Hectares)	+ \$366 / hectare to a maximum of 40 hectares AND + \$0.86 / square metre AND + \$90.00 / dwelling unit
CTA**	+ \$0.88 / square metre** AND + \$16.61 / pad**
<p>**(a) DWELLING UNIT: Fees are calculated on the number of proposed dwelling units. (b) SQUARE METRE: Fees are calculated on the total proposed floor area of all proposed buildings. (c) HECTARE: Fees are calculated on total site area included in the application. **(a) SQUARE METRE: Fees are calculated on the total proposed floor area of permanent buildings and structures. (b) PAD: Fees are calculated for each proposed trailer pad and/or mobile home pad."</p>	
23. DEVELOPMENT PERMIT - DELEGATED	
23.1 NEW APPLICATIONS	
Hazard Lands	\$1,628 (Without a Form and Character Development Permit)
Sensitive Ecosystems	
Farm Protection	
Any Combination	
Surface Parking Lots	\$647
New Free-Standing Signs	
Sign Design Package	\$647
23.2 AMENDMENT APPLICATIONS	
For Previously Issued Development Permits (Excluding Signs)	\$1,408
For Previously Issued Development Permits (Signs Only with no concurrent Variance)	\$323
23.3 APPLICATION SURCHARGE	
Forwarding a Delegated Development Permit Application to Council	\$1,080

24. SUBDIVISION	
<i>Creating One or More New Lots</i> Includes: Other Subdivision Types, for example, Lot Line Adjustments, Bare Land Strata and Long Term Lease Approvals	\$2,247 + \$109 per lot to be created
<i>Air Space</i>	\$5,635 + \$109 per lot to be created
<i>Strata Conversions or Amendments</i>	\$874
<i>Phased Strata</i> <i>Form P Approval</i> <i>Form P Amendment</i> <i>Plan Approval</i>	\$909 \$405 \$405
<i>Lot Consolidation</i> Where no additional lot is created	\$1,881
<i>Preliminary Layout Approval Extension</i>	25% of the original subdivision application fee for which the extension is requested
<i>Preliminary Layout Approval Amendment</i>	\$408 (When changes are initiated by the Applicant)
25. AGRICULTURE LAND RESERVE <i>Inclusion, Exclusion, Subdivision, Non-Farm Use, Place Fill/Remove Soil and/or Transportation, Utility and Recreation Trail Uses</i>	Fees Collected by City of Surrey on behalf of the Agricultural Land Commission
26. LIQUOR LICENCE	\$1,826
* (a) EXTRAS: Additional fees in Section 18 may apply.	
26.1 NEW LIQUOR PRIMARY APPLICATIONS	\$1,826
* (a) EXTRAS: Additional fees in Section 18 may apply.	
26.2 AMENDMENT APPLICATIONS	
<i>Liquor Primary Licence</i> (Hours of Operation Extension > 1 hr)	
<i>Food Primary Licence</i> (Liquor Service Extension Past 1:00 pm)	\$1,826
<i>All Other Licences</i>	

26.3 AMENDMENT APPLICATIONS - DELEGATED	
<i>Liquor Primary Licence</i> (Increase in Person Capacity) (Hours of Operation Extension (<= 1 hr))	
<i>Food Primary Licence</i> (Patron Participation) (Liquor Service Extension Past 1:00 pm)	\$1,039
<i>Manufacturer Licence</i> (Lounge Endorsement) (Special Event Area Endorsement)	
26.4 APPLICATION SURCHARGE	
<i>Forwarding a Delegated Liquor Licence Amendment Application to Council</i>	\$831
27. GAMING LICENCE	\$1,826
* (a) EXTRAS: Additional fees in Section 18 may apply.	
28. HERITAGE REVITALIZATION AGREEMENT HERITAGE ALTERATION PERMIT HERITAGE COVENANT	
<i>Initial Application</i> <i>Minor Amendment</i> <i>Major Amendment</i> When application submitted PRIOR TO commencement of restoration work	\$0
<i>Initial Application</i> When work commences WITHOUT a Heritage Protection Instrument <i>Major Amendment</i> When application submitted AFTER commencement of restoration work	\$3,106*
* (a) EXTRAS: Fees in Section 18 may also apply.	
29. RESTRICTIVE COVENANT AMENDMENT OR DISCHARGE	
<i>Requiring Council Approval</i>	\$814
<i>Not Requiring Council Approval</i>	\$408
30. LEGAL DOCUMENT REVISIONS/DISCHARGES	\$408
31. TRUCK PARKING FACILITY PERMIT	\$1,620
32. SITE PROFILE APPLICATION For all development applications	\$54

33. ADMINISTRATIVE FEES	
<i>Change of Owner</i> Each change identified in a development application	\$324
<i>Change of Authorized Agent</i> Each change identified in a development application	\$324
<i>Change of Scope</i> Applies each time after initial submission, for any additional density created or lots added by the change in scope	\$324 Plus the additional per dwelling unit, per lot, per square metre and/or per hectare Rezoning, Development Permit and/or Subdivision fee, as referenced in this Bylaw
<i>Mayor and City Clerk Plan Signing</i> For each non-phased strata plan that does not require execution by the Approving Officer but does require execution by the Mayor and City Clerk	\$324