

CITY OF SURREY

BYLAW NO. 18641

A bylaw to impose fees for rezoning, subdivision and
development applications.

As amended by: 18488, 05/16/16; 18979, 12/19/16; 18807, 03/06/17; 19368, 10/02/17; 19425, 12/18/17; 19715, 12/19/18; 19981, 12/16/19; 20076, 05/25/20; 20220, 12/21/20; 20343, 05/31/21; 20506, 12/24/21; 20600, 02/13/23; 20873, 04/17/23; 20937, 05/15/23

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 pursuant to the authority of Section 462 of the *Local Government Act*, R.S.B.C. 2015, c. 1, as amended, the Council of the City of Surrey may, by Bylaw, impose fees to cover the costs of processing applications to rezone, subdivide or develop property;

NOW, THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

TITLE

- A. This Bylaw may be cited for all purposes as "Development Application Fees Bylaw, 2016, No. 18641".

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>		\$3,628.00
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, RQ		+ 126.00 / lot
RM-D		+ \$126.00 / dwelling unit
*(a) LOT: Fees are calculated on the maximum number of lots allowed under the proposed zone. (b) DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed under the proposed zone (excluding secondary suite dwelling units). (c) EXTRAS: Fees in Section 9 and 18 may apply.		
2. REZONING <i>Multiple Residential Zones</i>		\$4,921.00

2.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
RM-M, RM-10, RM-15, RM-23	+ \$62.00 / dwelling unit
RM-30	+ \$54.00 / dwelling unit
RM-45	+ \$40.00 / dwelling unit
RM-70, RM-135, RMC-135, RMC-150	+ \$0.23 / square metre
* (a) DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed (including applicable amenity density increases) under the proposed zone. (b) SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (c) EXTRAS: Fees in Sections 9 and 18 may apply.	
3. REZONING <i>Multiple Residential Special Care Zones</i>	\$3,628.00
3.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
RMS-1, RMS-1A, RMS-2	+ \$0.20 / square metre
* (a) SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (b) EXTRAS: Fees in Sections 9 and 18 may apply.	
4. REZONING <i>Institutional Zones</i>	\$3,628.00
4.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
PC	+ \$299.00 / hectare
PI, PA-1, PA-2	+ \$0.06 / square metre
* (a) HECTARE: Fees are calculated on the total land area included in the rezoning. (b) SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (c) EXTRAS: Fees in Sections 9 and 18 may apply.	
5. REZONING <i>Commercial Zones</i>	\$5,033.00
5.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
C-4, C-5	+ \$0.35 / square metre
C-8, C-8A, C-8B	+ \$0.33/ square metre
C-15	+ \$0.28 / square metre
C-35	+ \$0.23 / square metre
CHI	+ \$0.12 / square metre
CG-1, CG-2	+ \$0.93 / square metre
CTA	+ \$0.59 / square metre
CCR	+ \$0.31 / square metre
CPR, CPG, CPM	+ \$443.00 / hectare to a maximum of 40 hectares
* (a) SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases). (b) HECTARE: Fees are calculated on the total land area included in the rezoning. (c) EXTRAS: Fees in Sections 9 and 18 may apply.	
6. REZONING <i>Industrial Zones</i>	\$5,033.00

6.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
IL, IL-1	+ \$0.13 / square metre
IB-1, IB-2, IB-3	+ \$0.09 / square metre
IH	+ \$0.13 / square metre
IA	+ \$0.22 / square metre
* (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>	
7. REZONING <i>Agricultural Zones</i>	\$3,628.00
7.1 The following additional fees apply:	
ZONE	ADDITIONAL FEES*
A-1	+ \$299.00 / hectare to a maximum of 4 hectares
A-2	+ \$454.00 / hectare to a maximum of 4 hectares
* (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>	
8. REZONING <i>Comprehensive Development Zones</i>	\$6,411.00
8.1 The following additional fees apply:	
DEVELOPMENT TYPE	ADDITIONAL FEES*
SINGLE FAMILY	+ \$172.00 / lot
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites up to 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$0 / hectare AND + \$106.00 / dwelling unit AND/OR + \$0.35 / square metre
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites greater than 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$428.00/ hectare to a maximum of 40 hectares AND + \$106.00 / dwelling unit AND/OR + \$0.35 /square metre
*(a) <i>LOT: Fees are calculated on the maximum number of lots allowed under the proposed zone.</i> (b) <i>HECTARE: Fees are calculated on the total land area included in the rezoning.</i> (c) <i>DWELLING UNIT: Fees are calculated on the number of dwelling units proposed in the rezoning.</i> (d) <i>SQUARE METRE: Fees are calculated on floor area proposed in the rezoning.</i> (e) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i>	
9. REZONING SURCHARGE	BY NCP OR INFILL AREA
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.	
The following additional rezoning surcharge fees apply:	
NCP OR INFILL AREA	SURCHARGE FEES*
NORTH CLOVERDALE EAST NCP See MAP 1	Residential Uses: + \$79.00 / lot or dwelling unit All Other Uses: + \$795.00 / hectare
NORTH CLOVERDALE WEST NCP See MAP 2	Residential Uses: + \$147.00 / lot or dwelling unit All Other Uses: + \$1,466.00 / hectare

EAST NEWTON NORTH NCP See MAP 3	Residential Uses: + \$141.00 / lot or dwelling unit All Other Uses: + \$1,404.00 / hectare
WEST NEWTON SOUTH NCP See MAP 4	Residential Uses: + \$87.00 / lot or dwelling unit All Other Uses: + \$868.00 / hectare
ROSEMARY HEIGHTS CENTRAL NCP See MAP 5	Residential Uses: + \$61.00 / lot or dwelling unit All Other Uses: + \$609.00 / hectare
WEST NEWTON NORTH NCP See MAP 6	Residential Uses: + \$67.00 / lot or dwelling unit All Other Uses: + \$661.00 / hectare
WEST CLOVERDALE SOUTH NCP See MAP 7	Residential Uses: + \$120.00 / lot or dwelling unit All Other Uses: + \$1,197.00 / hectare
ROSEMARY HEIGHTS WEST NCP See MAP 8	Residential Uses: + \$88.00 / lot or dwelling unit All Other Uses: + \$878.00 / hectare
EAST NEWTON SOUTH NCP See MAP 9	Residential Uses: + \$71.00 / lot or dwelling unit All Other Uses: + \$703.00 / hectare
WEST CLOVERDALE NORTH NCP See MAP 10	Residential Uses: + \$151.00 / lot or dwelling unit All Other Uses: + \$1,507.00 / hectare
EAST CLAYTON NCP EXT. NORTH OF 72 AVE; See MAP 11	Residential Uses: + \$63.00 / lot or dwelling unit All Other Uses: + \$620.00 / hectare
ANNIEDALE-TYNEHEAD NCP See MAP 12	Residential Uses: + \$89.00 / lot or dwelling unit All Other Uses: + \$888.00 / hectare
FLEETWOOD ENCLAVE INFILL AREA See MAP 13	Residential Uses: + \$412.00 / lot or dwelling unit All Other Uses: + \$4,118.00 / hectare
WEST CLAYTON NCP See MAP 14	Residential Uses: + \$76.00 / lot or dwelling unit All Other Uses: + \$764.00 / hectare
REDWOOD HEIGHTS NCP See MAP 15	Residential Uses: + \$126.00 / lot or dwelling unit All Other Uses: + \$1,158.00 / hectare
DARTS HILL NCP See MAP 16	Residential Uses: + \$53.00 / lot or dwelling unit All Other Uses: + \$526.00 / hectare
NEWTON – KING GEORGE BOULEVARD NCP See MAP 17	All uses: \$2,389.87 / hectare
<p>* (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. (c) HECTARE: Fees are calculated based on the total gross plan area excluding any road and/or parkland divided by the total cost of preparing the plan.</p>	
10. OFFICIAL COMMUNITY PLAN AMENDMENT <i>With or Without a Rezoning</i>	\$3,303.00
10.1 The following additional fees apply:	
AMENDMENT TYPE	ADDITIONAL FEES*
LAND USE DESIGNATION AMENDMENT	+ \$1,205.00 per hectare
<p>* (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.</p>	
11. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT <i>Approved NCPs involving changes in Use, Density or Financial Allocations or any combination thereof</i>	\$3,013.00

12. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT <i>Approved NCPs not involving changes in Use, Density or Financial Allocations or any combination thereof</i>	\$1,559.00
13. LOCAL AREA PLAN (LAP) AMENDMENT	\$3,013.00
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	\$3,013.00
MULTIPLE RESIDENTIAL	\$4,210.00
INSTITUTIONAL	\$3,013.00
COMMERCIAL OR INDUSTRIAL	\$4,210.00
AGRICULTURAL	\$3,013.00
RECREATIONAL	\$4,210.00
ANY COMBINATION OF LAND USE TYPES	\$6,028.00
* (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	\$376.00
16. LAND USE CONTRACT DISCHARGE	
<i>With a Rezoning</i>	\$0*
<i>Without a Rezoning</i>	\$756.00
* (a) EXTRAS: Additional fees in Section 18 may apply.	
17. TEMPORARY USE PERMIT	\$2,201.00
18. PUBLIC INFORMATION MEETING FEE	\$505.00
19. PUBLIC NOTICE FEE*	
When a Public Notice is required, the following fees apply:	

19.1 FIRST PUBLIC NOTICE 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	\$1,394.00
19.1.b Agricultural Land Reserve (ALR) Exclusions	\$2,655.00
19.2 ADDITIONAL PUBLIC NOTICES As determined by the City of Surrey	\$1,394.00
* (a) REFUNDS: In the event that an application does not proceed to a Public Notice for any reason, the Public Notice Fee, as paid, may be refunded at the written request of the applicant, provided that preparation for the Public Notice has not already commenced.	
20. DEVELOPMENT VARIANCE PERMIT	
<i>General</i>	\$1,871.00
<i>Land Use Contract Amendment</i> (Not for Use or Density)	\$1,654.00
<i>Crescent Beach Building Elevation Relaxation</i>	\$950.00
<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>	\$3,307.00
22. DEVELOPMENT PERMIT	
22.1 NEW APPLICATIONS	
<i>Form and Character</i>	\$4,844.00*
* (a) EXTRAS: Additional fees in Section 22.3 also apply.	
<i>Hazard Lands</i>	\$0 (With a Form and Character Development Permit) (See also: Section 23.1)
<i>Sensitive Ecosystems</i>	
<i>Farm Protection</i>	
<i>Any Combination</i>	
<i>Comprehensive Sign Design Package</i>	\$2,044.00
<i>Land Use Contract Amendment</i> (For anything other than Use or Density)	\$1,654.00
22.2 AMENDMENT APPLICATIONS	
<i>For Previously Issued Development Permits</i> Including Signs with Variances (Signs without Variances – See Section 23.2)	\$3,628.00

22.3 For NEW Form and Character Applications only, the following additional fees apply:	
ZONE	ADDITIONAL FEES*
RC	+ \$126.00 / dwelling unit
RM-D, RM-M, RM-10	+ \$99.00 / dwelling unit
RM-15, RM-23	+ \$99.00 / dwelling unit
RM-30	+ \$87.00 / dwelling unit
RM-45	+ \$70.00 / dwelling unit
RM-70	+ \$0.37 / square metre
RM-135	+ \$0.37 / square metre
RMC-135	+ \$0.37 / square metre
RMC-150	+ \$0.37 / square metre
RMS-1, RMS-1A, RMS-2	+ \$1.33 / square metre
C-4, C-5	+ \$1.03 / square metre
C-8, C-8A, C-8B	+ \$1.03 / square metre
C-15	+ \$1.03 / square metre
C-35	+ \$0.59 / square metre
CHI	+ \$0.93 / square metre
CG-1, CG-2	+ \$1.03 / square metre
CCR	+ \$1.03 / square metre
CPG, CPM, CPR (less than 2 hectares)	+ \$0.37 / square metre
CPG, CPM, CPR (more than 2 hectares)	+ \$299.00 per hectare (maximum 40
IL, IL-1	+ \$0.94 / square metre
IB, IB-1, IB-2, IB-3, IP (2)	+ \$0.94 / square metre
IH	+ \$0.94 / square metre
I-4	+ \$1.42 / square metre
IA	+ \$0.94 / square metre
CD (Sites up to 10 Hectares)	\$0 / hectare AND + \$1.00/ square metre AND + \$106.00 / dwelling unit
CD (Sites Greater than 10 Hectares)	+ \$428.00 / hectare to a maximum of 40 hectares AND + \$1.00 / square metre AND + \$106.00 / dwelling unit
CTA**	+ \$1.03 / square metre** AND + \$19.41/ pad**
<p> <i>*(a) DWELLING UNIT: Fees are calculated on the number of proposed dwelling units.</i> <i>(b) SQUARE METRE: Fees are calculated on the total proposed floor area of all proposed buildings.</i> <i>(c) HECTARE: Fees are calculated on total site area included in the application.</i> <i>** (a) SQUARE METRE: Fees are calculated on the total proposed floor area of permanent buildings and structures.</i> <i>(b) PAD: Fees are calculated for each proposed trailer pad and/or mobile home pad."</i> </p>	
23. DEVELOPMENT PERMIT - DELEGATED	

23.1 NEW APPLICATIONS	
<i>Hazard Lands</i>	\$1,902.00 (Without a Form and Character Development Permit)
<i>Sensitive Ecosystems</i>	
<i>Farm Protection</i>	
<i>Any Combination</i>	
<i>Surface Parking Lots</i>	\$756.00
<i>New Free-Standing Signs</i>	
<i>Sign Design Package</i>	\$756.00
23.2 AMENDMENT APPLICATIONS	
<i>For Previously Issued Development Permits (Excluding Signs)</i>	\$1,646.00
<i>For Previously Issued Development Permits (Signs Only with no concurrent Variance)</i>	\$376.00
23.3 APPLICATION SURCHARGE	
<i>Forwarding a Delegated Development Permit Application to Council</i>	\$1,262.00
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	\$2,752.00 + \$128.00 per lot to be created
<i>Air Space</i>	\$6,583.00 + \$128.00 per lot to be created
<i>Strata Conversions or Amendments</i>	\$1,021.00
<i>Phased Strata</i> <i>Form P Approval</i>	\$1,061.00
<i>Form P Amendment</i>	\$473.00
<i>Plan Approval</i>	\$473.00
<i>Lot Consolidation</i> Where no additional lot is created	\$2,198.00
<i>Preliminary Layout Approval Extension</i>	50% of the original subdivision application fee for which the extension is requested
<i>Preliminary Layout Approval Amendment</i>	\$476.00 (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	\$2,133.00
* (a) EXTRAS: Additional fees in Section 18 may apply.	

26.1	NEW LIQUOR PRIMARY APPLICATIONS	\$2,133.00
	<i>* (a) EXTRAS: Additional fees in Section 18 may apply.</i>	
26.2	AMENDMENT APPLICATIONS	
	<i>Liquor Primary Licence</i> (Hours of Operation Extension > 1 hr)	\$2,133.00
	<i>Food Primary Licence</i> (Liquor Service Extension Past 1:00 pm)	
	<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)	\$1,214.00
	<i>Food Primary Licence</i> (Patron Participation) (Liquor Service Extension Past 1:00 pm)	
	<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>	\$970.00
27.	GAMING LICENCE	\$2,133.00
	<i>* (a) EXTRAS: Additional fees in Section 18 may apply.</i>	
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	\$3,628.00*
	<i>* (a) EXTRAS: Fees in Section 18 may also apply.</i>	
29.	RESTRICTIVE COVENANT AMENDMENT OR DISCHARGE	
	<i>Requiring Council Approval</i>	\$952.00
	<i>Not Requiring Council Approval</i>	\$476.00

30. LEGAL DOCUMENT REVISIONS/DISCHARGES	\$476.00
31. TRUCK PARKING FACILITY PERMIT	\$1,893.00
32. SITE PROFILE APPLICATION For all development applications	\$64.00
33. ADMINISTRATIVE FEES	
<i>Change of Owner</i> Each change identified in a development application	\$378.00
<i>Change of Authorized Agent</i> Each change identified in a development application	\$378.00
<i>Change of Scope</i> Applies each time after initial submission, for any additional density created or lots added by the change in scope	\$378.00 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	\$378.00

C. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631", and all amendments thereto is hereby repealed.

PASSED FIRST READING on the 1st day of February, 2016.

PASSED SECOND READING on the 1st day of February, 2016.

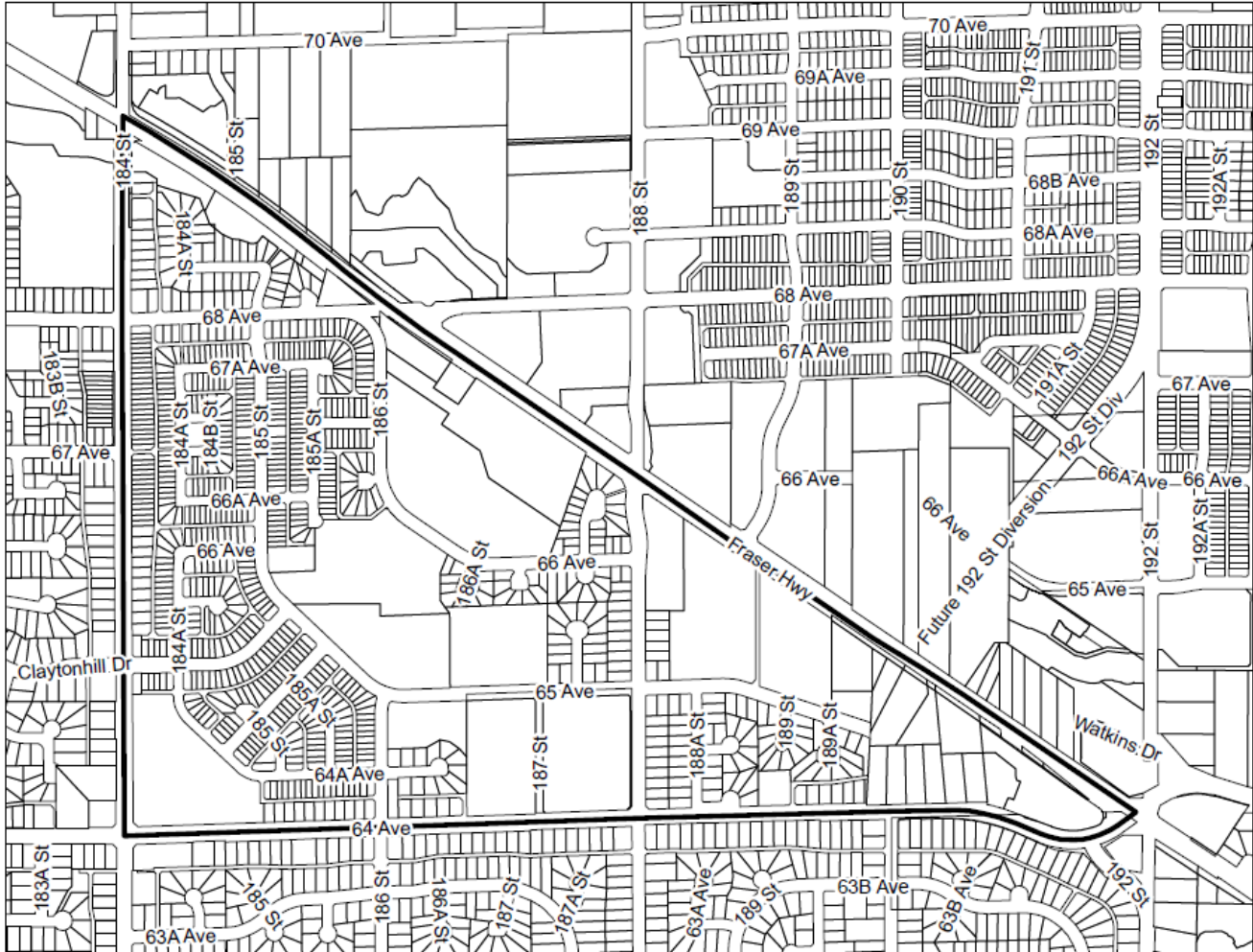
PASSED THIRD READING, as amended, on the 22nd day of February, 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of February, 2016.

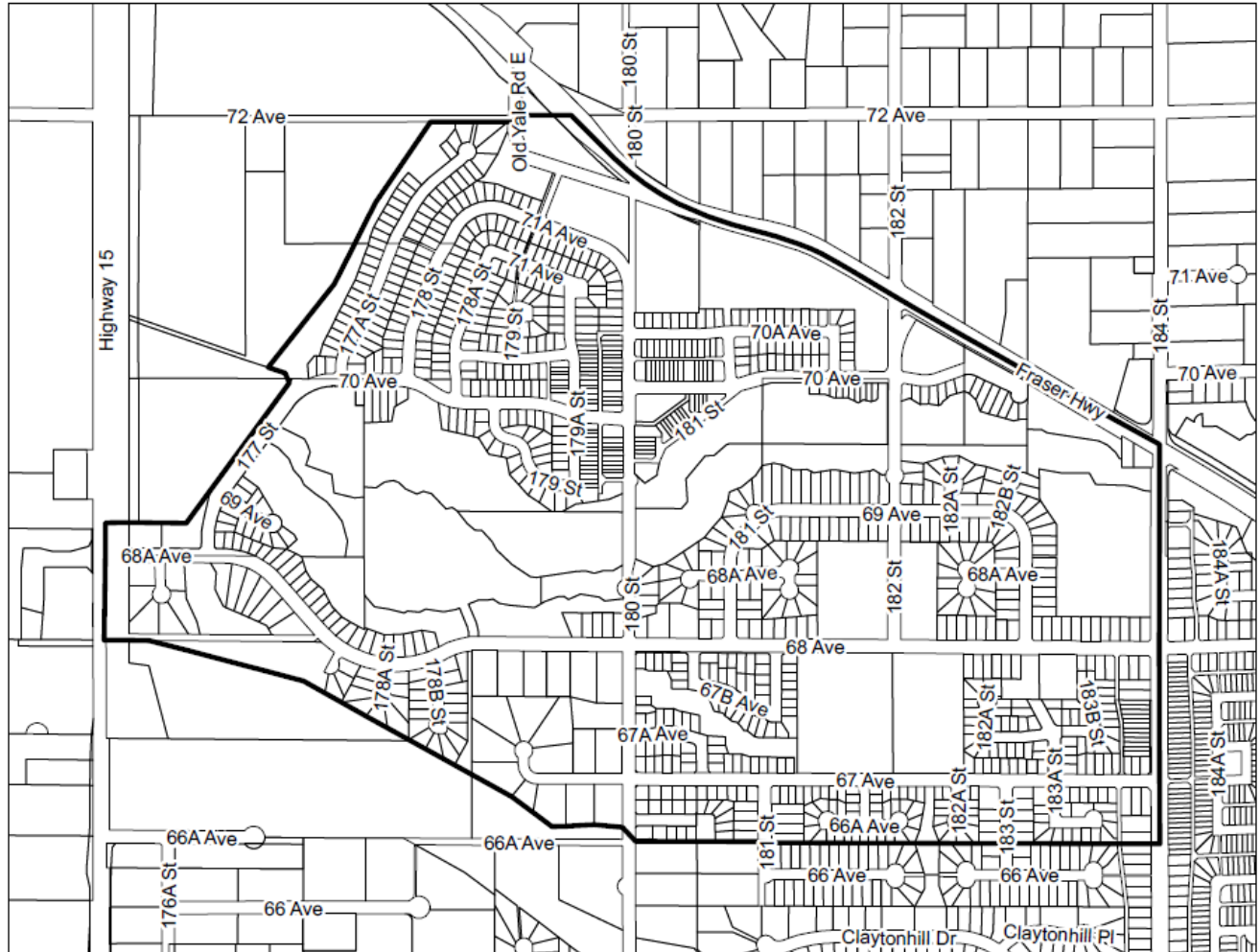
MAYOR

CLERK

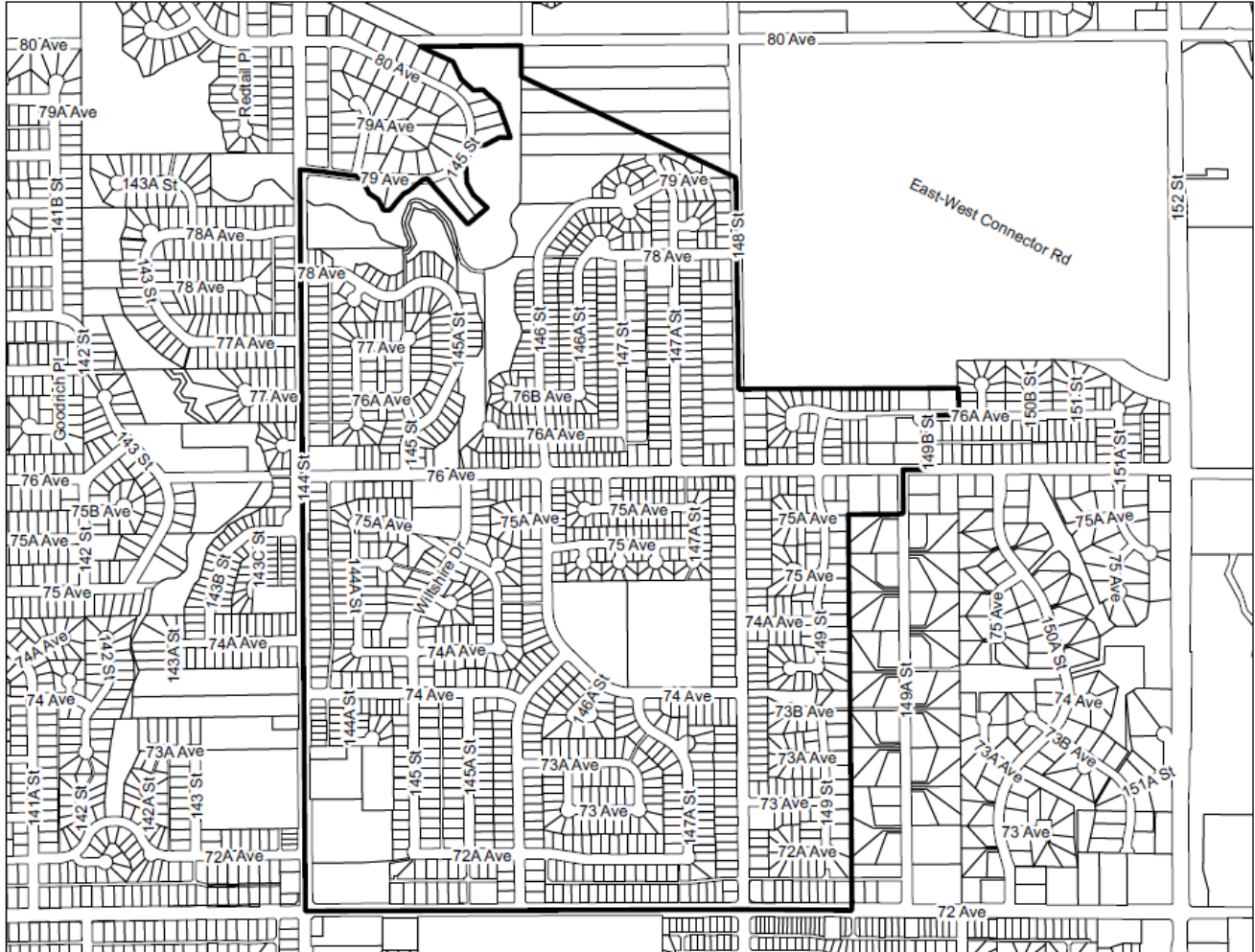
MAP NO. 1
NORTH CLOVERDALE EAST
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



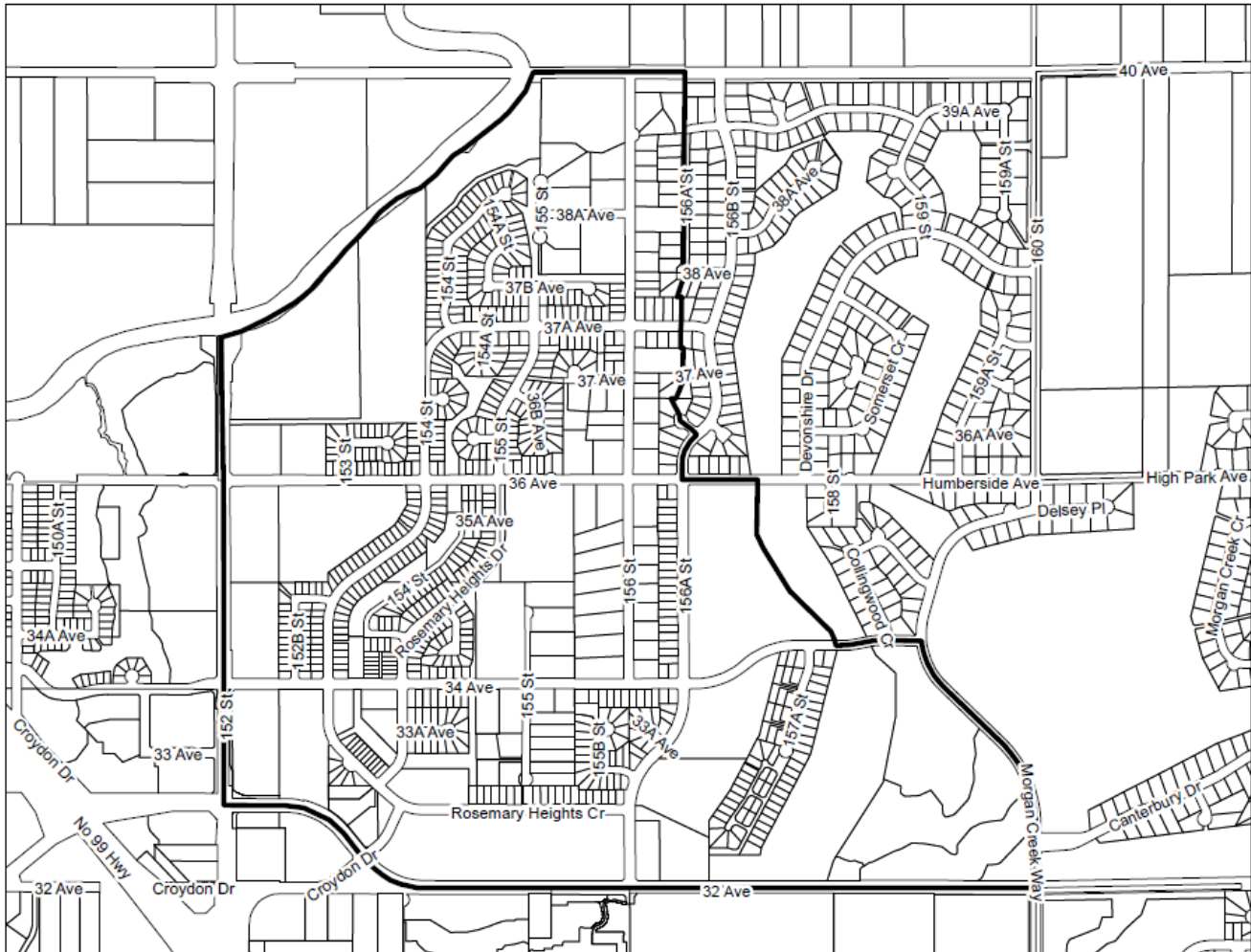
MAP NO. 2
NORTH CLOVERDALE WEST
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



MAP NO. 3
EAST NEWTON NORTH
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



MAP NO. 5
ROSEMARY HEIGHTS CENTRAL
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



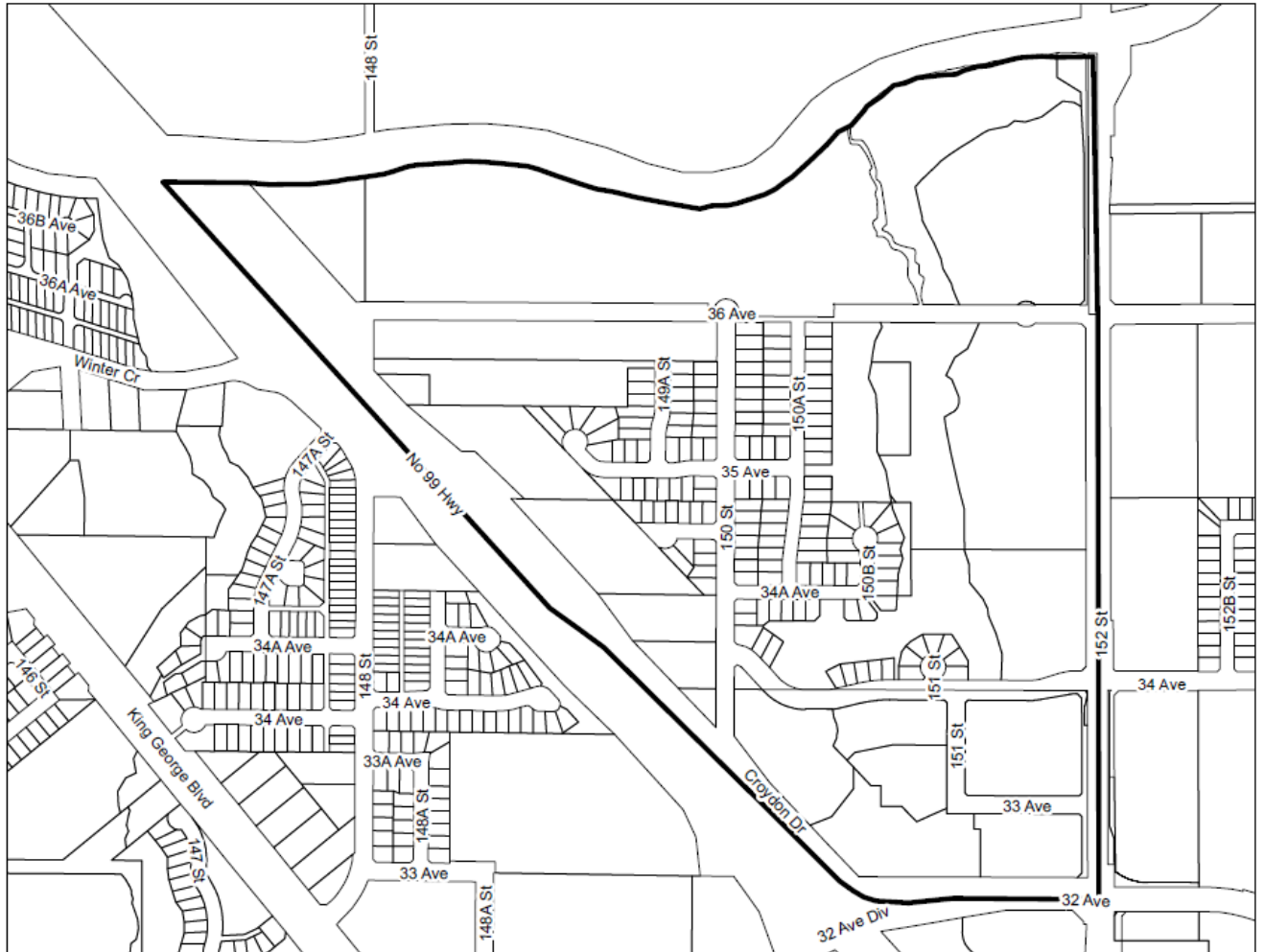
MAP NO. 6
WEST NEWTON NORTH
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



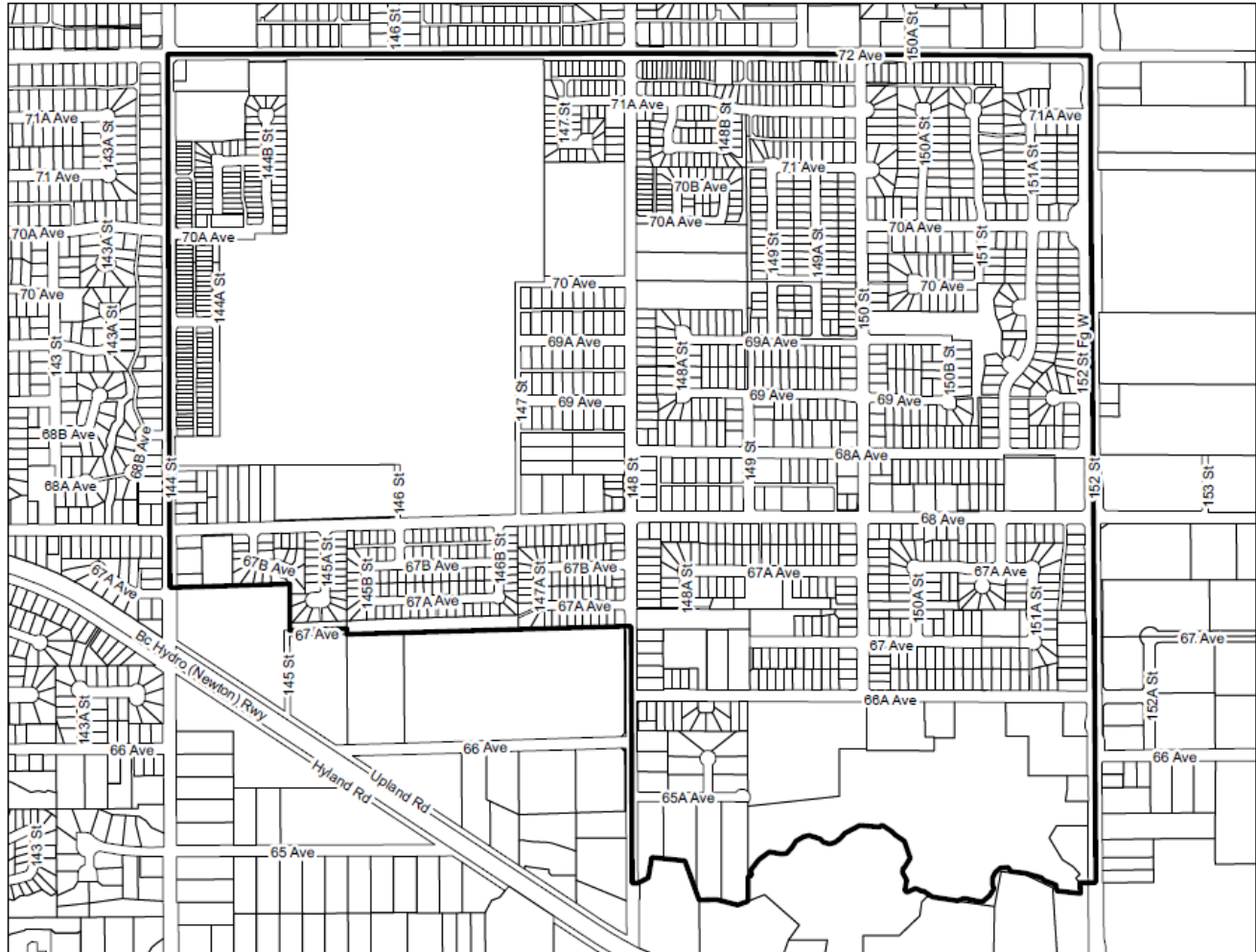
MAP NO. 7
WEST CLOVERDALE SOUTH
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



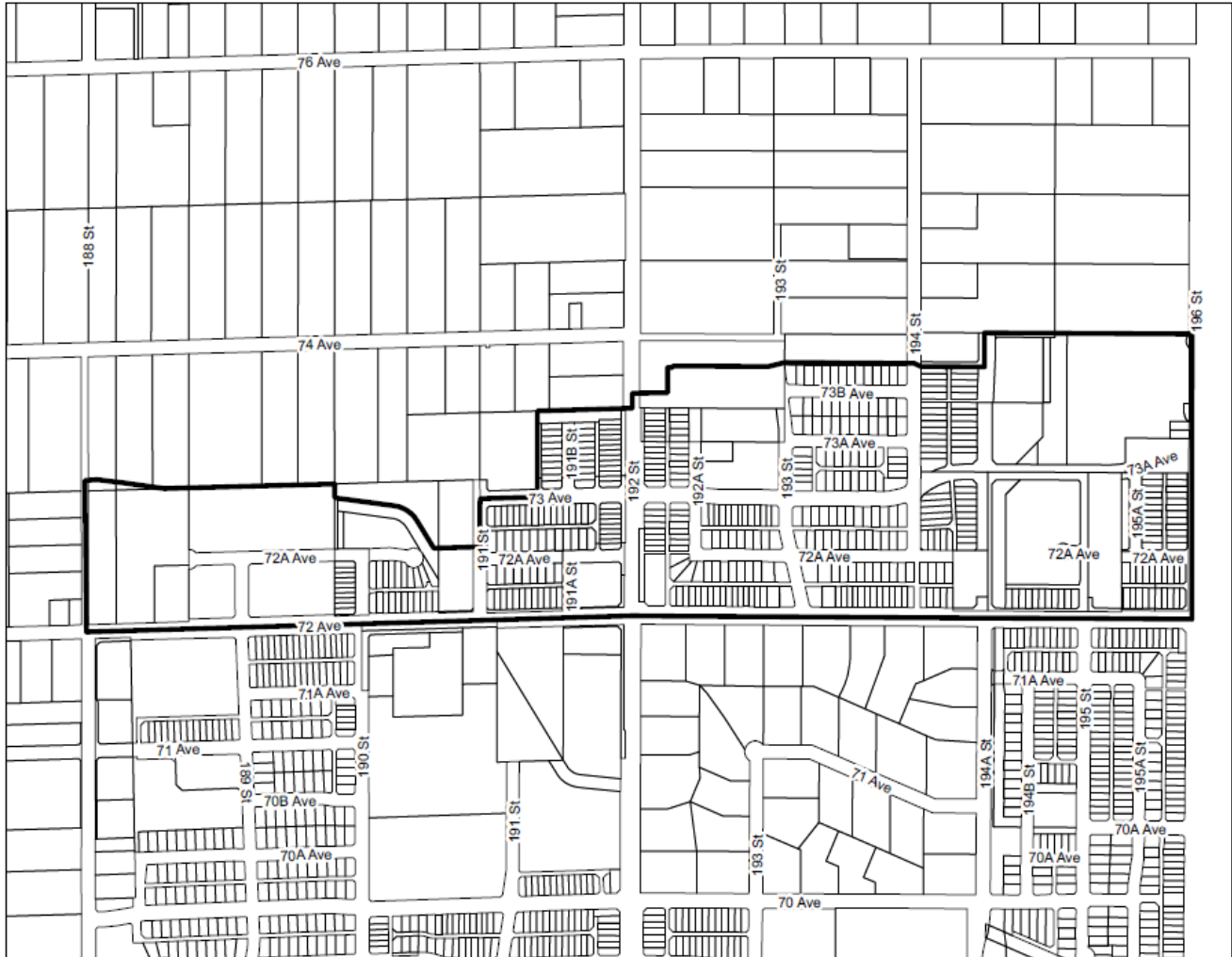
MAP NO. 8
ROSEMARY HEIGHTS WEST
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



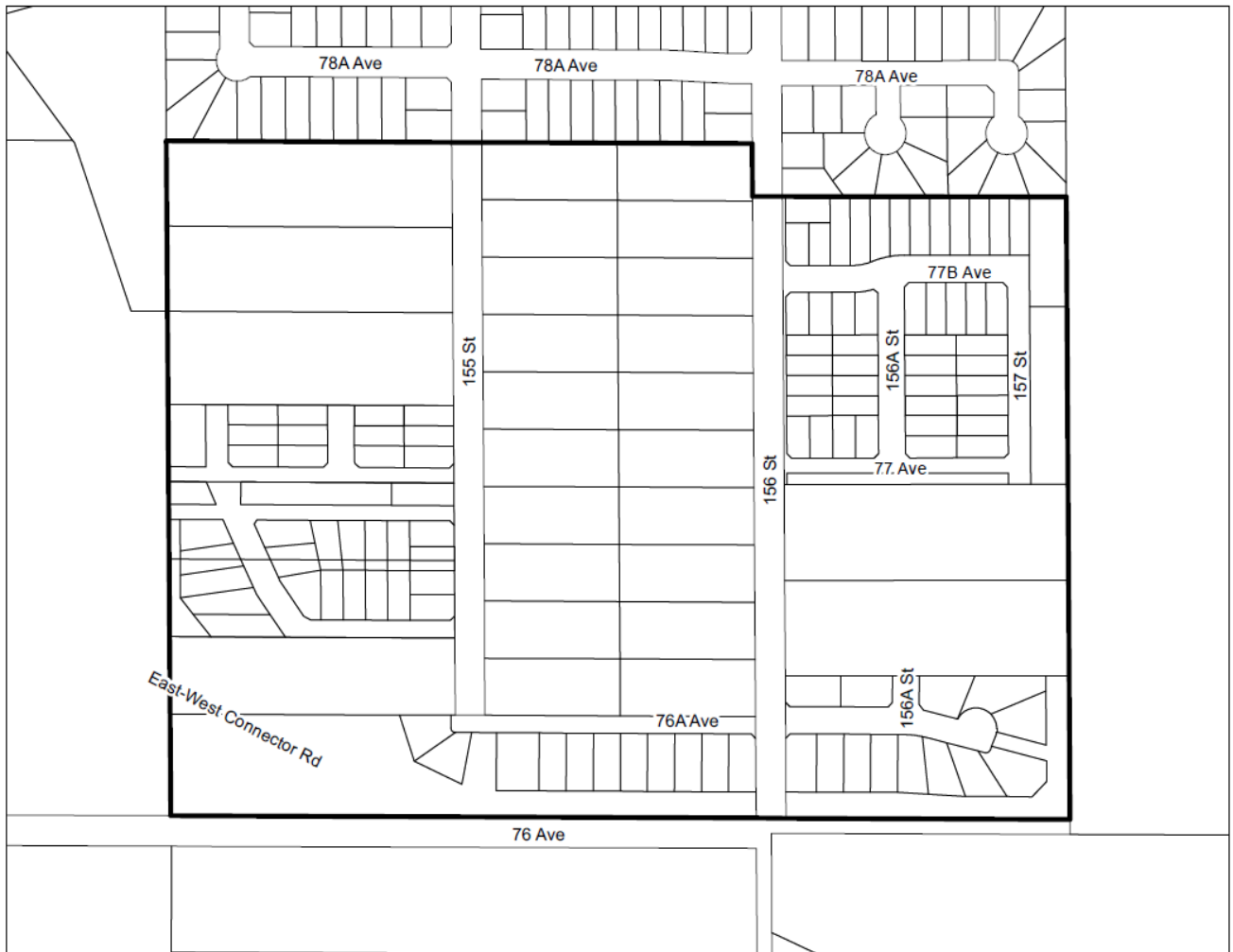
MAP NO. 9
EAST NEWTON SOUTH
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



MAP NO. 11
EAST CLAYTON NORTH OF 72 AVENUE EXTENSION
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE

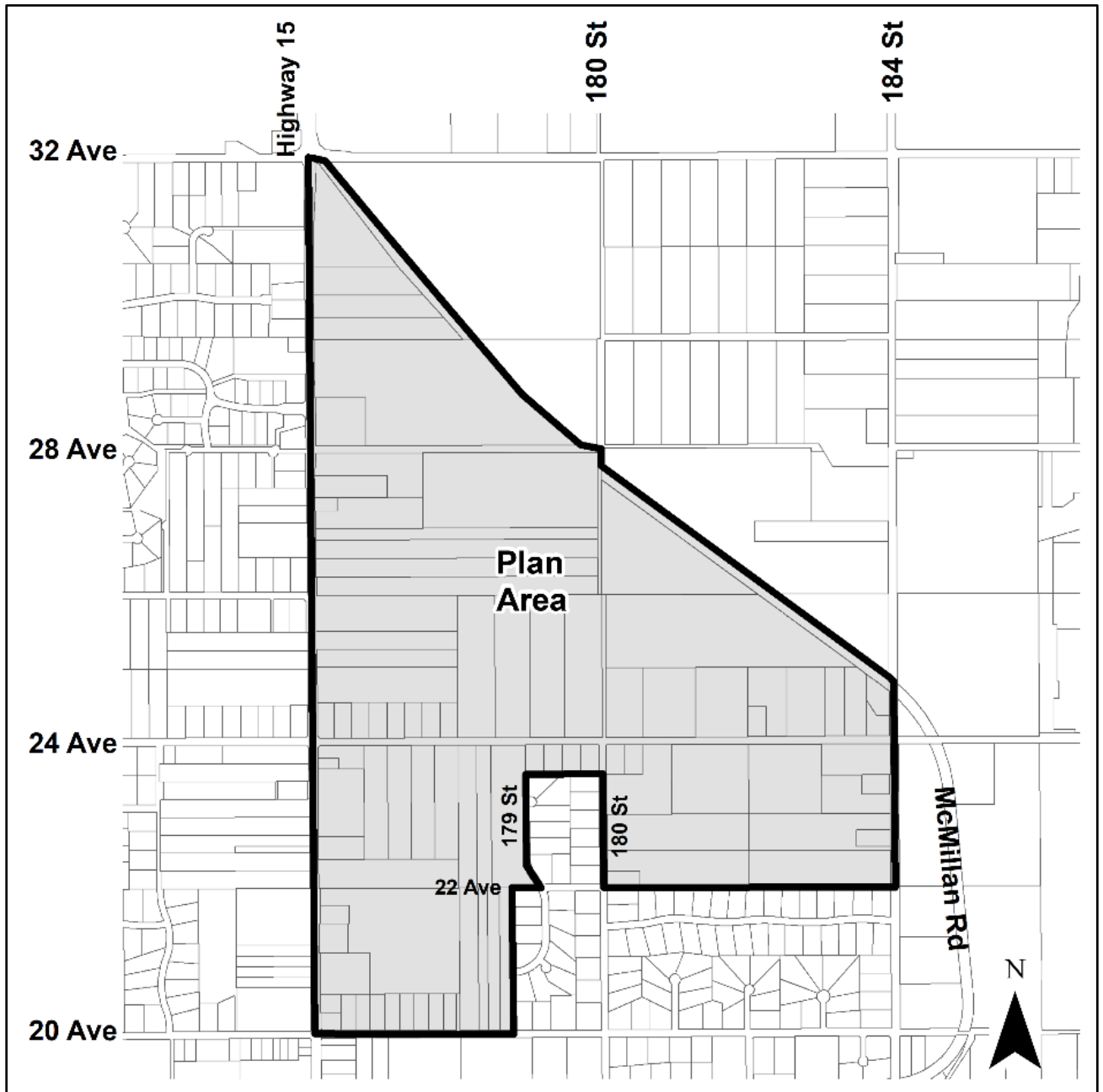


MAP NO. 13
FLEETWOOD ENCLAVE INFILL AREA PLAN
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE

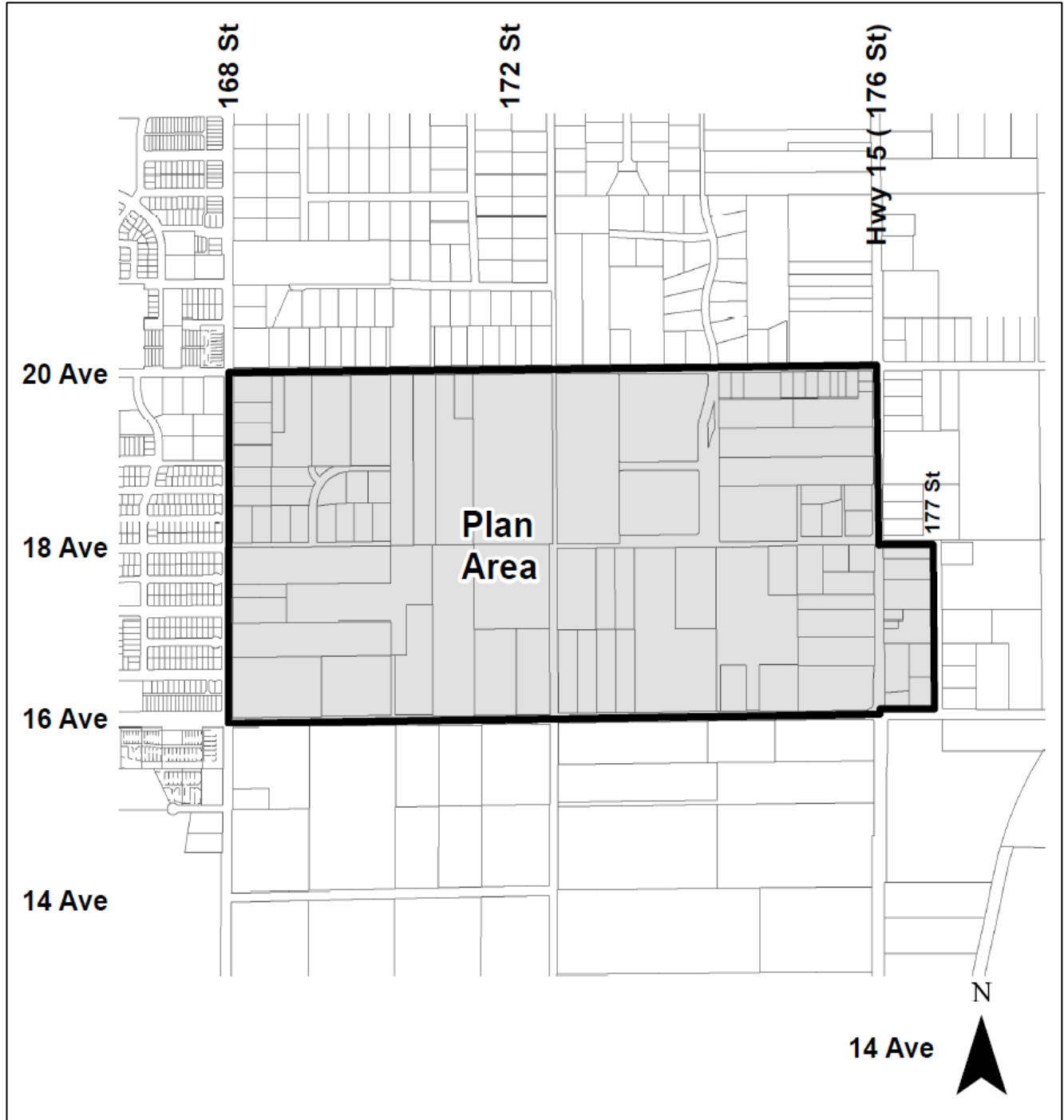


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MAP NO. 15
REDWOOD HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



MAP NO. 16
DARTS HILL
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE



MAP NO. 17
NEWTON – KING GEORGE BOULEVARD
NEIGHBOURHOOD CONCEPT PLAN
LANDS SUBJECT TO SURCHARGE

