

CITY OF SURREY  
BY-LAW NO. 16854

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, ENACT 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) Schedule 1, is amended by deleting it in its entirety and inserting a new schedule 1, attached hereto and forming part of this by-law.
  - (2) Schedule 2, is amended by deleting it in its entirety and inserting a new schedule 2, attached hereto and forming part of this by-law.
  - (3) Schedule 3, is amended by deleting it in its entirety and inserting a new schedule 3, attached hereto and forming part of this by-law.
  - (4) Schedule 4, is amended by deleting it in its entirety and inserting a new schedule 4, attached hereto and forming part of this by-law.
  - (5) Schedule 6, is amended by deleting it in its entirety and inserting a new schedule 6, attached hereto and forming part of this by-law.
  - (6) Schedule 7, is amended by deleting it in its entirety and inserting a new schedule 7, attached hereto and forming part of this by-law.

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

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, 2008, No. 16854”.

PASSED THREE READINGS by the City Council on the 15th day of December, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of January, 2009.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**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-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), \$2,120 plus \$74 per lot or dwelling unit calculated on the maximum number of lots or dwelling units allowable on the site after zoning amendment. <sup>(1)</sup>
- (ii) \$815 plus \$165 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	= \$2,940 + \$36.00 per dwelling unit <sup>(1)</sup>
RM-30	= \$2,940 + \$31.00 per dwelling unit <sup>(1)</sup>
RM-45	= \$2,940 + \$24.00 per dwelling unit <sup>(1)</sup>
RM-70, RM-135, RMC-135 RMC-150	= \$2,940 + \$0.119 per square metre <sup>(2)</sup>
RMS-1, RMS-1A, RMS-2,	= \$2,120 + \$0.076 per square metre <sup>(2)</sup>

(c) Institutional Zones:

PC	= \$2,120 + \$175 per hectare <sup>(3)</sup>
PI, PA-1, PA-2	= \$2,120 + \$0.019 per square metre <sup>(2)</sup>

(d) Commercial Zones:

C-4, C-5	= \$2,940 + \$0.19 per square metre <sup>(2)</sup>
C-8, C-8A, C-8B	= \$2,940 + \$0.19 per square metre <sup>(2)</sup>
C-15	= \$2,940 + \$0.152 per square metre <sup>(2)</sup>
C-35	= \$2,940 + \$0.119 per square metre <sup>(2)</sup>
CHI	= \$2,940 + \$0.066 per square metre <sup>(2)</sup>
CG-1, CG-2	= \$2,940 + \$0.540 per square metre <sup>(2)</sup>
CTA	= \$2,940 + \$0.324 per square metre <sup>(2)</sup>
CCR	= \$2,940 + \$0.180 per square metre <sup>(2)</sup>
CPR, CPG, CPM	= \$2,940 + \$260 per hectare up to and including 40 hectares of the site area <sup>(3)</sup>

(e) Industrial Zones:

IL, IL-1	= \$2,940 + \$0.076 per square metre <sup>(2)</sup>
ISB, IB, IB-2	= \$2,940 + \$0.042 per square metre <sup>(2)</sup>
IH	= \$2,940 + \$0.076 per square metre <sup>(2)</sup>
IA	= \$2,940 + \$0.105 per square metre <sup>(2)</sup>

(f) Agricultural Zones:

A-1	= \$2,120 + \$175 per hectare up to and including 4 hectares of the site area <sup>(3)</sup>
A-2	= \$2,120 + \$265 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), \$3,745 + \$0.210 per square metre for non-residential portions of the project + \$62.00 per dwelling unit within a multiple residential or commercial building or \$75 per single family lot + \$250 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 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 of an existing Land Use Contract pursuant to Section 930(5) of the Local Government Act:
- |   |         |
|---|---------|
| (i) Single Family Residential and Duplex Uses | \$1,760 |
| (ii) Multi-Family Residential Uses            | \$2,461 |
| (iii) Institutional Uses                      | \$1,760 |
| (iv) Recreational Uses                        | \$2,461 |
| (v) Commercial & Industrial Uses              | \$2,461 |
| (vi) Agricultural Uses                        | \$1,760 |
| (vii) Any combination of the Above Uses       | \$3,522 |
- (b) \$443 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) \$3,636 plus \$705 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) \$1,760 plus \$705 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 \$815 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 \$815 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 \$815 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.

**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 919.1(1)(f) of the Local Government Act).

RC	= \$2,120 + \$74.00 per dwelling unit <sup>(1)</sup>
RM-D, RM-M, RM-10	= \$2,120 + \$59.00 per dwelling unit <sup>(1)</sup>
RM-15, RM-23	= \$2,120 + \$59.00 per dwelling unit <sup>(1)</sup>
RM-30	= \$2,120 + \$50.00 per dwelling unit <sup>(1)</sup>
RM-45	= \$2,120 + \$42.00 per dwelling unit <sup>(1)</sup>
RM-70	= \$2,120 + \$29.00 per dwelling unit <sup>(1)</sup>
RM-135	= \$2,120 + \$0.225 per square metre <sup>(2)</sup>
RMC-135	= \$2,120 + \$0.288 per square metre <sup>(2)</sup>
RMC-150	= \$2,120 + \$0.218 per square metre <sup>(2)</sup>
RMS-1, RMS-1A, RMS-2	= \$2,120 + \$0.78 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	= \$2,120 + \$0.605 per square metre <sup>(2)</sup>
C-8, C-8A, C-8B	= \$2,120 + \$0.605 per square metre <sup>(2)</sup>
C-15	= \$2,120 + \$0.605 per square metre <sup>(2)</sup>
C-35	= \$2,120 + \$0.340 per square metre <sup>(2)</sup>
CHI	= \$2,120 + \$0.540 per square metre <sup>(2)</sup>
CG-1, CG-2	= \$2,120 + \$0.605 per square metre <sup>(2)</sup>
CTA	= \$2,120 + \$0.605 per square metre <sup>(2)</sup> + \$11.33 per pad <sup>(3)</sup>
CCR	= \$2,120 + \$0.605 per square metre <sup>(2)</sup>



CPG, CPM, CPR = \$2,120 + \$0.225 per square metre or<sup>(2)</sup>  
\$2,120 + \$175 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 = \$2,120 + \$0.542 per square metre<sup>(2)</sup>

IB, IB-1, IB-2, I-P<sup>(2)</sup> = \$2,120 + \$0.542 per square metre<sup>(2)</sup>

IH = \$2,120 + \$0.542 per square metre<sup>(2)</sup>

I-4 = \$2,120 + \$0.824 per square metre<sup>(2)</sup>

IA = \$2,120 + \$0.542 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), \$2,120 + \$0.605 per square metre + \$62.00 per dwelling unit + \$250 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).

\$1,112 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) \$1,112 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) \$2,120 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) \$443 for each Development Permit application for signage only or for surface parking lots only.

(i) \$443 for each Development Permit application that involves amendments to an existing Development Permit that requires a Planning Report to Council.

(j) \$222 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) \$968 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) \$540 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.

## III. TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMIT

\$1,220 plus a Public Hearing fee of \$815 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."

**SCHEDULE THREE (3) BY-LAW 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

\$1,246 plus a Public Hearing fee of \$815.

II. GAMING APPLICATION

\$1,246 plus a Public Hearing fee of \$815

III. RESTRICTIVE COVENANT AMENDMENT

(a) \$556 for each major amendment or discharge of a Restrictive Covenant that requires approval from City Council.

(c) \$278 for each minor amendment or discharge of a Restrictive Covenant that does not require approval from City Council.

IV. LAND USE CONTRACT AMENDMENT

\$222 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 and Long Term Lease Approvals:  
\$1,535 + \$75 per lot to be created.
- II. Lot Line Adjustment Where No Additional Lot is Created:  
\$600 per application
- III. Consolidation Where No Additional Lot is Created:  
\$1,285 per application
- IV. Strata Subdivision Excluding Bare Land Strata Subdivision:
  - (a) Phased Strata Subdivision
    - (i) Approval of Form P:  
\$620 per application
    - (ii) Approval of Phased Strata Plans or Amendment of Form P:  
\$140 per application
  - (b) Strata Subdivision Other than Bare Land Strata or Phased Strata Subdivisions:  
\$620 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 \$278, whichever is greater.
- VI. Preliminary Layout Approval Amendments  
Where amendments to a Preliminary Layout Approval is required due to changes initiated by the applicant, \$278.00.

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

I. Change of Owner or Agent

- (a) \$222 for each time the ownership of any of the land involved in a Land Development Application changes.
- (b) \$222 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

\$222 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.

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

I. Amendment Fees

- (a) \$1,760 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) \$912 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.

**SCHEDULE NINE (9) - BY-LAW 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) \$2,060, plus a Public Hearing fee of \$815 for major amendment to approved heritage protection instruments where the changes have commenced before the application is submitted.