

NO: R053

COUNCIL DATE: March 10, 2025

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 10, 2025**

FROM: **General Manager, Engineering** FILE: **3150-01**
General Manager, Parks, Recreation & Culture
Fire Chief, Fire Services
General Manager, Planning & Development
General Manager, Finance

SUBJECT: **2025 Development Cost Charge Bylaw**

RECOMMENDATION

The Engineering Department, Parks, Recreation & Culture Department, Fire Services, Planning & Development, and Finance Departments recommend that Council:

1. Receive this report for information;
2. Authorize the City Clerk to bring forward for First, Second and Third Reading the *2025 Development Cost Charge Bylaw*, attached as Appendix “I”;
3. Authorize staff to forward the *2025 Development Cost Charge Bylaw* (the “DCC Bylaw”), attached as Appendix “I”, to the Provincial Inspector of Municipalities for approval and to grant the City approval to enact the Bylaw (“Provincial Approval”); and
4. Upon Provincial Approval, authorize the City Clerk to bring forward the *2025 Development Cost Charge Bylaw*, attached as Appendix “I”, for Final Adoption.

INTENT

The purpose of this report is to obtain Council approval of an update to the City’s Development Cost Charge (“DCC”) Bylaw, which includes the introduction of a Fire Services DCC and a “roll back” in residential DCCs to 2023 rates, representing a “freeze” in residential DCC’s in order for the City to apply for Canadian Housing Infrastructure Funding (“CHIF”).

BACKGROUND

The City reviews and updates the DCC Bylaw on an annual basis each Spring to have new rates come into effect May 15th each year, to maintain a consistent one-year “grandparenting” or in-stream protection for pending development applications.

The DCC rates are based on the cost of new infrastructure and services required for growth servicing, and the total growth estimated for the next 10 years. Capital costs for engineering infrastructure are outlined in the 10-year Servicing Plan, whereas costs for Parkland Acquisition and Fire Services are outlined in separate respective plans. The growth pattern across the City is assessed by the Planning & Development Department and incorporates approved NCP plan areas and general growth outside of plan areas. In the next 10 years, the largest area of residential development growth is expected to be in apartments, representing more than 73% of all new lots, townhome and apartment units, or approximately 35,000 units.

On November 30, 2023, the Province provided royal assent of Bill 46, which is a housing statute pertaining to development financing. Bill 46 provided legislative authority for municipalities to establish a DCC for fire protection, amongst other municipal services.

In May 2024, Council gave final approval of the 2024 DCC Bylaw, which was generally an increase of 4.3% in DCC rates to align the annual rate of inflation for construction pricing and land escalation for the prior year. The one-year instream protection for these new rates is scheduled to cease on May 15, 2025.

In 2024, the Federal Government announced the CHIF of up to \$6 billion in Federal funding to Provinces and municipalities over 10 years with an objective to accelerate the construction of water, wastewater, drainage, and solid waste infrastructure that is required to directly support the creation of new homes. One of the conditions for securing funding is that municipalities larger in population than 300,000 would be required to “freeze” DCCs rates prior to April 1, 2024, which means for Surrey the need to “rollback” residential DCC rates to 2023 rates. CHIF funding applications are required to be submitted by March 31, 2025.

DISCUSSION

Staff have developed an approach for the proposed 2025 DCC Bylaw that balances the competing needs of the City (construction inflation and new fire protection DCC), with the desire for seeking federal funding through CHIF and the overall economic slow-down in development activity. The recommended balanced approach includes:

1. A “rollback” to the 2023 DCC rates for residential units, to comply with CHIF requirements;
2. Introduction of a fire protection DCC estimated to yield \$5 to 6 million per year in collections, combined with an equivalent reduction offset in DCC collections across other assets to net “zero increase”; and
3. Retaining the 2024 DCC rates for commercial, industrial and institutional uses (i.e., non-residential), representing a 0% increase for 2025 given current market conditions.

DCCs are levied on new developments to fund the costs of expanding and upgrading the City’s road, water, drainage, sewer services, parkland, and fire protection to meet the needs of projected growth that’s expected to occur. The City provides a financial contribution from non-growth revenue to support growth projects, referred to as a Municipal Assist Factor (“MAF”), which is currently set at 1% for all assets as the minimum requirement under the *Local Government Act*.

DCCs are charged at the subdivision stage when creating new small scale residential lots, or at the building permit stage for multi-family, commercial, industrial, and institutional development. The collection and usage of DCCs are legislated under the Provincial *Local Government Act*.

2025 Development Conditions

The costs of delivering and providing housing in Canada, and specifically in the Metro Vancouver region, have escalated substantially over the last few years. The City is participating in both local and nation-wide efforts to support the delivery of more housing at lower costs to ease the growing housing affordability crisis. A good example of this is the Housing Accelerator Fund, where the City received \$95 million over four years to deliver housing faster through delivering infrastructure, improving processes, and facilitating development projects.

The Federal Government has introduced the CHIF, a new \$6 billion program to support delivery of key water, sewer, and drainage infrastructure required to facilitate new home construction. A key criterion for CHIF is that the City would have to reduce DCC charges to those rates used prior to April 1, 2024. For Surrey, this would result in a decrease to all residential DCC rates to match those in the 2023 Bylaw schedules.

For the 2025 Bylaw, staff recommend meeting the CHIF criteria and “rolling back” to 2023 residential DCC rates to both provide immediate relief to the cost of delivering new homes and also to allow the City to submit an application to the CHIF program to meet long-term goals. This could mean a financial reduction of \$12 to \$20 million in reduced DCC revenue over the three years, which will be offset if the City is successful in its \$49 million CHIF funding application for water and sanitary trunk infrastructure projects to support growth in City Centre, Grandview, Redwoods and Darts Hill.

If the City is unsuccessful in securing the CHIF funding, staff will bring forward an updated 2025 DCC Bylaw for consideration.

Engineering Infrastructure Program

The City’s Engineering Infrastructure program is identified within the 10-Year Servicing Plan which establishes the capital expenditure plan for the construction of new and replacement of existing engineering infrastructure that will service existing neighbourhoods and support new growth across the City. The plan outlines all foreseen projects and initiatives that are planned over the next 10 years that would be funded through utility fees, road and traffic levy, DCCs, and external funding sources from other levels of government.

The Engineering 10-Year Servicing Plan was presented to Council on March 10, 2025 through Corporate Report No. R051; 2025, and this plan identifies \$1.92 billion of infrastructure to be constructed over the next 10 years, with \$0.96 billion, or 50%, of the plan to be funded through DCCs for transportation, water, sewer, and drainage infrastructure. This \$1.92 billion will be delivered through both the City’s annual capital programs, and a portion of the infrastructure program will be delivered by the development industry.

Parks, Recreation & Culture Department's Parkland Acquisition Program

The Parkland Acquisition Program is funded through several sources, including DCCs, Community Amenity Contributions ("CACs"), and cash-in-lieu of park dedication. Additional parkland is acquired through the Federal Eco-gift Program and other gifts of land to the City. The majority of new parkland acquisitions are funded by Parks DCCs whereas the CACs are utilized to buildout the park infrastructure and assets.

The value of the growth component (DCC eligible) of the proposed Parkland Acquisition Program is estimated to generate \$540 million over the next 10 years based on current DCC rates and growth projections. This includes a component for funding the City's Biodiversity Conservation Strategy ("BCS"), which was introduced in 2021.

Fire Services 10-Year Capital Plan

Fire Services has developed a 10-Year Capital Plan that identifies its immediate needs to support existing residents and businesses, as well as support growth forecasts. The 10-Year Capital Plan was endorsed by Council on October 7, 2024 through Corporate Report No. R184; 2024, and this \$163 million plan included \$125 million in capital expenditures to service growth.

Fire Services has traditionally been funded from general tax revenue, with an estimated annual CAC revenue of \$1.0 million per year over 2023 to 2025. These funding sources have competing needs with other City programs and services, and Council authorized staff to establish a fire protection DCC in-line with Bill 46 to allow for the collection of DCCs.

Staff recommend introducing a Fire Protection DCC in the 2025 Bylaw, and establishing this DCC across all residential, commercial, industrial and institutional land-uses as all buildings require fire protection. Given current economic market conditions, staff recommend the introductory fire DCC be set at 50% of the desired rate, meaning an expected revenue of \$56 million over 10 years. Staff further recommend that this introductory DCC be temporarily offset for three years (May 2028) by reductions in other DCC programs, to result in a "net zero" impact to residential DCCs, thereby ensuring the City is still eligible for CHIF funding. During this three-year period, and up until the fire protection DCC reserve is sufficient, the Fire Services Capital Program would continue to be funded through general tax revenue.

In three years, as part of the 2027 DCC Bylaw which in effect yields collections as of May 2028, the fire protection DCC would be increased to its desired amount; unless the City is unsuccessful in securing CHIF funding and at which time an updated fire protection DCC may be brought forward for Council's consideration.

Changes to the DCC Rate Schedule

In late 2023, the Provincial Government also introduced Bill 44 which required all municipalities in BC to amend zoning to allow a minimum of four units per detached lot as a right, with the possibility of up to six units in specific cases of lot size and proximity to transit. Bill 44 introduced the concept of Small-Scale Multi-Unit Housing (“SSMUH”) which has resulted in changes to Surrey’s Zoning Bylaw and has introduced new infrastructure challenges associated with unplanned growth. To meet these challenges, Council has endorsed the introduction DCC rates to meet additional units beyond single family in SSMUH developments. The proposed DCC 2025 Bylaw incorporates a SSMUH rate that is equivalent to that of townhomes in the case of duplex or houseplex type developments, and 50% of that rate for coach houses or garden suites.

In addition to introducing new DCC rate classes, the proposed Bylaw greatly simplifies the DCC rate structure, moving from a zoning based list, to a housing form based list for residential development, where DCCs will be charged to:

- Detached SSMUH lots;
- SSMUH units (in excess of the first home and secondary suite);
- Townhouses;
- Low-rise apartments; and
- High-rise apartments.

This change is much simpler for the development community and limits the potential for DCC increases associated with minor re-zoning applications.

Proposed 2025 DCC Rates

In order to accommodate the changes required in the DCC Bylaw to accommodate Fire Services, to meet the criteria of the CHIF program, and deliver affordability to the residents of Surrey, the following key rate changes have been proposed:

- All residential DCCs (net totals) will be consistent with the 2023 DCC Bylaw rates;
- Fire Protection Services DCC is included for most building types, and DCC rates have been established based on a \$56 million program over 10 years. These introductory DCCs have been offset by reductions in other DCC rates to result in “no net increase” for residential DCC’s up to May 2027;
- DCC rates for commercial, industrial, and institutional buildings have been held at the 2024 DCC rate, with no increase and further support collection of DCCs for residential development; and
- Area Specific DCCs have been held consistent with the 2023 rate schedules.

The City’s ability to “roll back” residential DCC rates to 2023 rates and “freeze” non-residential DCC’s at 2024 rates, while still introducing a fire protection DCC with “no net increase” is possible due to increased growth projections over the next 10 years which would support DCC collection, and larger than average DCC collections in 2024 that support the funding of the servicing plan. While there is the possibility that DCC revenue in 2025 and 2026 could be lower than expected due to the current economic downturn, holding the line on DCC’s should foster a quicker recovery in economic market and enable the City to achieve the forecasted DCC revenues.

Impact on the 5-Year (2025-2029) Financial Plan

The relevant components of the proposed 10-Year Servicing Plan, Parkland Acquisition Program and Fire Services Capital Plan align with the 5-Year (2024-2028) Financial Plans and proposed changes for 2025, incorporating funding currently available in capital reserves.

Legal and Finance Review

This report has been reviewed by Legal and Finance Department.

CONCLUSION

The City's DCC program is essential to help deliver the services to the residents of Surrey as our community grows. The program already funds growth in water, sewer, drainage, transportation, and parks areas, and has similar overall DCC rates to the other large municipalities: Burnaby, Coquitlam, and Richmond. Addressing the growth from additional residential units from small scale multi unit housing will help support City programs in an equitable way. Introduction of the Fire Protection DCC will help diversify the costs of providing more high-quality Fire Services as Surrey grows, sharing it between existing residents and new development.

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Appendix "I" - Proposed 2025 *Development Cost Charge Bylaw*

CITY OF SURREY

BYLAW NO. 21598

A Bylaw to impose development cost charges.

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WHEREAS:

- A. Pursuant to Part 14, Division 19 of the *Local Government Act*, S.B.C 2015, c.1, as amended Development Cost Charge Amendment Bylaw Approval Exemption Regulation, BC Reg 130/2010, and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and
- B. Development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey to pay the capital costs of
 - (a) providing, constructing, altering or expanding sewage, water, drainage, fire protection, police, highway and solid waste and recycling facilities, other than off-street parking facilities, and
 - (b) providing and improving park land

to service directly or indirectly, the development for which the charges are being imposed.

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

TITLE

- 1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge Bylaw, 2025, No. 21598".

DEFINITIONS AND INTERPRETATION

- 2. For the purposes of this Bylaw, unless the context otherwise requires:

"Anniedale-Tynehead" means the area of the City of Surrey shown in Section E.27(a) of Schedule "G" of the Surrey Zoning Bylaw;

"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 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner of the building, but does not include Not-for-Profit Rental Housing. 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, as amended; and
- (c) not be strata-titled or further subdivided;

"**BA**" or "**Building Area**" 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, and excluding areas for parking that are provided as an accessory use to the building or structure;

"**Bylaw 5942**" means Surrey Zoning By-law, 1979, No. 5942 as amended;

"**Campbell Heights**" means the area of the City of Surrey shown in Section E.17(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**City Centre**" means the area of the City of Surrey shown in Schedule E.30(a) of the Surrey Zoning Bylaw;

"**Community Charter**" means the *Community Charter*, SBC 2003, c.26, as amended;

"**Completed**" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer;

"**Darts Hill**" means the area of the City of Surrey shown in Section E.35(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Developed Area**" means that area of a lot containing any improvements for the accommodation of a building, accessory building, structure, storage or parking or circulation area, landscaping or anything to facilitate the permitted use;

"**DU**" or "**Dwelling Unit**" means dwelling unit as defined in the Surrey Zoning Bylaw;

"**Effective Date**" means the date on which this bylaw comes into force, which is established as May 15, 2024;

"**Eligible Development**" means a development that is eligible in accordance with 563 of the *Local Government Act* for a rental housing development operated by public housing bodies prescribed in the *Residential Tenancy Act* and Regulations if the units are subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, and is either:

- (a) wholly owned and operated by a public housing body; or
- (b) operated by a public housing body, pursuant to a legal agreement with the property owner;

"**Federal and Provincial Buildings**" means buildings or lots owned by the Provincial or Federal government for use by the Provincial or Federal government or crown corporations, excluding a Hospital operating under Federal or Provincial legislation, located in any zone;

"**Highway 99 Corridor**" means the area of the City of Surrey shown in Section E.20(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Hospital" means a hospital, a private hospital, and/or a licensed community care facility as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, and a private mental hospital as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended;

"In-Stream" means, in reference to an application, not determined, rejected or withdrawn and:

- (a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;
- (b) in the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the City of Surrey as a legitimate application;
- (c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application; and
- (d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;

"Issuable" means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

- (a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;
- (b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
- (c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;
- (d) all review comments arising from the building permit application review process have been addressed to the satisfaction of the City of Surrey; and
- (e) all applicable fees and levies have been paid;

"Local Government Act" means *Local Government Act*, SBC 2015, c. 1, as amended;

"Minor Change" means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot;

"Precursor Application" means, in relation to a building permit, that there is an:

- (a) In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or
- (b) In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates;

"Qualified Occupants" means:

- (a) a person who is a resident as defined under the *Community Care and Assisted Living Act*, SBC 2002, c. 75, as amended; and
- (b) a person who is employed to manage the Assisted Living Residence and their spouse, provided only one Dwelling Unit within the Assisted Living Residence is designated for this type of occupant;

"Redwood Heights" means the area of the City of Surrey shown in Section E.33(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Revision Permit" means a revised building permit issued by the City of Surrey where the City of Surrey has accepted a proposed change to the scope of work originally authorized by a building permit;

"Seniors Apartments" means a multiple unit residential building with a minimum density of 45 Dwelling Units per acre and where there exists a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors, but does not include Not-for-Profit Rental Housing;

"South Campbell Heights" means the area of the City of Surrey shown in Section E.39(a) of Schedule "G" of the Surrey Zoning Bylaw;

"Square Footage of the Dwelling Unit" or "sq. ft. of 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), crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks;

"Substantial Change" means a change to the scope of work authorized by a building permit which results in either:

- (a) an increase by more than five percent (5%) in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot; or
- (b) a change to the zone or land use on which the development cost charges was based, as determined by the City of Surrey;

"Surrey Zoning Bylaw" means Surrey Zoning By-law, 1993, No. 12000, as amended; and

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.
4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

DEVELOPMENT COST CHARGES

5. Every person who obtains: approval of a subdivision; or a building permit authorizing the construction, alteration or extension of a building or structure shall pay to the City of Surrey the development cost charges in the amounts set out in this Bylaw including all Schedule(s) as follows:
 - (a) Schedule B - City Wide

EXCEPT:
City Centre (Schedule C); Anniedale-Tynehead (Schedule D); and South Surrey NCP Areas: Highway 99, Campbell Heights, South Campbell Heights, Redwood Heights, and Darts Hill (Schedule E).
 - (b) Schedule C - City Centre;
 - (c) Schedule D - Anniedale-Tynehead;
 - (d) Schedule E - South Surrey NCP Areas: Highway 99 Corridor, Campbell Heights, South Campbell Heights, Redwood Heights, and Darts Hill.
6. The list of zones set out in Schedule A of this Bylaw include zones in both the Surrey Zoning Bylaw and 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 "Bylaw 12000 Zone" column in Schedule A.
7. Development cost charges shall be payable at the time specified below:
 - (a) after application for a subdivision has been submitted, but before the approval of the subdivision and the subdivision plan has been executed by the approving officer, for agricultural, small-scale multi-unit housing subdivision lots, or all zones and land uses within Campbell Heights; and
 - (b) for all cases other than those described in clause 7(a), after application for a building permit has been submitted, but before the building permit has been issued.

EXEMPTIONS

8. Development cost charges are not payable if any of the following applies in relation to a development authorized by a building permit:
 - (a) the value of the work authorized by the permit does not exceed \$100,000;
 - (b) the size of the Dwelling Unit is no greater than 312.2 ft² [29 m²]; and
 - (c) 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, used for an Eligible Development.

MIXED USE AND COMPREHENSIVE DEVELOPMENTS

9. For mixed use developments, the development cost charges payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in the applicable Schedule(s). The total payable will be the sum of the development cost charges for each portion of the development.
10. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning Bylaw.

CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT

11. If a Minor Change to a building permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

12. If a Substantial Change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

EFFECTIVE DATE AND TRANSITIONAL PROVISIONS

13. This Bylaw will come into force on the Effective Date.
14. Surrey Development Cost Charge Bylaw, 2023, No. 21174 and all amendments thereto, is hereby repealed except in the case of:
- (a) applications for subdivision of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;
 - (b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and
 - (c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date

in which case Surrey Development Cost Charge Bylaw, 2025, No. 21598, and all amendments thereto, shall apply. Surrey Development Cost Charge Bylaw, 2024, No. 21174, and all amendments thereto, shall be wholly repealed one year from the Effective Date.

PASSED FIRST READING on the __th day of _____, 2025.

PASSED SECOND READING on the __th day of _____, 2025.

PASSED THIRD READING on the __th day of _____, 2025.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the ____th day of _____, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____th day of _____, 2025.

_____MAYOR

_____CLERK

SCHEDULE A

List of Zones

Bylaw 5942 and Surrey Zoning Bylaw No. 12000

Table 1: Agricultural Zones

Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
General Agriculture	A-1	A-1, A-3
Intensive Agriculture	A-2	A-2

Table 2: Small-Scale Multi-Unit Housing Zones

Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
Acreage Residential	RA	RS
Suburban Residential	R1	R-1
Quarter Acre Residential	R2	-
Oceanfront Residential	R2-O	-
Urban Residential	R3	R-F, R-F(R), R-F(F), RF-SS, RFR-SS
Small Lot Residential	R4	-
Compact Residential	R5	-
Special Compact Residential	R5-S	-
Semi-Detached Residential	R6	-
Manufactured Home Residential	RM-M	R-F(M), CT(2)
* Duplex Residential; Acreage, Half-Acre, and Single Family Residential Gross Density; and Cluster Residential *	RM-D; RA-G, RH-G, RF-G; and RC	R-F(D); R-A(G), R-H(G); and R-F(C)

* Each lot rezoned to one of RA, R1, R2, R3, R4, or R5 zones based on lot size, and DCCs will be charged accordingly.

Table 3: Multi Family Residential Zones

Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
Multiple Residential 10	RM-10	-
Multiple Residential 15	RM-15	RT-1
Multiple Residential 23	RM-23	-
Multiple Residential 30	RM-30	RM-1
Multiple Residential 45	RM-45	RM-2
Multiple Residential 70	RM-70	RM-3
Multiple Residential Commercial 135	RMC-135	-
Multiple Residential Commercial 150	RMC-150	RM-4
Special Care Housing 1	RMS-1	P-P, P-P(2)
Special Care Housing 1A	RMS-1A	-
Special Care Housing 2	RMS-2	P-P, P-P(2)

SCHEDULE A

List of Zones

Bylaw 5942 and Surrey Zoning Bylaw No. 12000

Table 4: Institutional, Commercial, and Industrial Zones

Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
Cemetery	PC	P-C
Assembly Hall 1	PA-1	P-A
Assembly Hall 2	PA-2	P-A
Local Commercial	C-4	C-L
Neighbourhood Commercial	C-5	-
Community Commercial	C-8	C-S
Community Commercial A	C-8A	-
Community Commercial B	C-8B	-
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
Business Park	IB	I-1, I-P(2), I-G, I-4
Business Park 1	IB-1	-
Business Park 2	IB-2	-
Business Park 3	IB-3	-
Light Impact Industrial	IL	I-G, I-S, 1-T, I-W
Light Impact Industrial 1	IL-1	-
High Impact Industrial	IH	1-H, 1-W
Salvage Industrial	IS	1-L(S)
Agro-Industrial	IA	I-A
Comprehensive Development	CD	C-D

SCHEDULE B

Surrey Development Cost Charge Bylaw, 2025, No. 21598

CITY WIDE

EXCEPT:

City Centre (Schedule C);

Annidale-Tynehead (Schedule D); and

South Surrey NCP Areas - Highway 99; Campbell Heights; South Campbell Heights; Redwood Heights; and Darts Hill (Schedule E)

No	Zones and Land Uses City Wide	DCC Components						Total	Units for Each Column	
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition			Fire Protection
1	Agricultural Agriculture (A-1, A-2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot	
2	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; RM-23; and RM-M SSMUH Lots (RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6); and RM-23	\$3,404	\$5,270	\$21,494	\$2,751	\$4,177	\$13,057	\$3,000	\$53,154	/lot (a)
3	Manufactured Home (RM-M)	\$1,702	\$2,636	\$9,808	\$894	\$919	\$12,721	\$1,875	\$30,555	/pad or /DU
4	SSMUH Building Area Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	\$1.39	\$2.14	\$8.08	\$0.96	\$1.56	\$13.48	\$0.86	\$28.47	/sq.ft. of BA
5	Building area of coach house or garden suite without secondary suite	\$0.55	\$0.86	\$3.23	\$0.38	\$0.62	\$5.39	\$0.34	\$11.39	/sq.ft. of BA
6	Multiple Residential Townhouse (RM-10, RM-15, RM-30, RC (Type III))	\$1.39	\$2.14	\$8.08	\$0.96	\$1.56	\$13.48	\$0.86	\$28.47	/sq.ft. of DU (b)
7	Low Rise Apartment (RM-45, RM-70) - [except line 8]	\$1.79	\$2.77	\$10.51	\$1.43	\$1.10	\$13.66	\$0.86	\$32.14	/sq.ft. of DU (c)
8	Low Rise Apartment (RM-45, RM-70) - Seniors Apartments and Assisted Living Residences	\$2.00	\$3.10	\$6.84	\$0.62	\$1.23	\$15.46	\$0.86	\$30.12	/sq.ft. of DU (c)
9	High Rise Apartment (RM-135, RMC-135, RMC-150) - [except line 10]	\$1.91	\$2.95	\$9.35	\$1.16	\$0.48	\$15.13	\$0.86	\$31.83	/sq.ft. of DU (d)
10	High Rise Apartment (RM-135, RMC-135, RMC-150) - Seniors Apartments and Assisted Living Residences	\$1.91	\$2.95	\$7.01	\$0.67	\$0.48	\$15.19	\$0.86	\$29.07	/sq.ft. of DU (d)
11	Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.58	\$2.71	\$0.00	\$0.29	\$14.58	/sq.ft. of BA (e)
12	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$0.89	\$0.54	\$0.00	\$0.29	\$8.77	/sq.ft. of BA (e)
13	CTA, CPG, CPM CPR, and CCR Tourist Accomodation (CTA)	\$1,220	\$1,804	\$4,902	\$857	\$920	\$0	\$290	\$9,994	/pad (f)
14	Golf Course (CPG), Marina (CPM), Commercial Recreation (CPR), Child Care (CCR)	\$0.88	\$1.20	\$6.35	\$1.19	\$1.63	\$0.00	\$0.29	\$11.54	/sq.ft. of BA
15	Dwelling Units in Non Residential DU in Non Residential Zones	\$1.79	\$2.77	\$10.51	\$1.43	\$1.10	\$13.66	\$0.86	\$32.14	/sq.ft. of DU (c)
16	Industrial All Industrial Zones & Land Uses - Developed Area	\$7,771	\$12,033	\$43,046	\$7,027.43	\$35,503	\$0	\$3,025	\$108,406	/acre (e)
17	All Industrial Zones & Land Uses - All other floors	\$0.19	\$0.28	\$0.63	\$0.08	\$0.16	\$0.00	\$0.07	\$1.40	/sq.ft. of BA (e)
18	Institutional Assembly Hall (PA-1, PA-2)	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$0.00	\$3.71	/sq.ft. of BA (e)
19	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$0.00	\$3.71	/sq.ft. of BA (e)
20	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$0.90	\$1.63	\$0.00	\$0.29	\$9.98	/sq.ft. of BA (e)
21	Hospitals	\$0.88	\$1.20	\$2.54	\$0.30	\$1.63	\$0.00	\$0.29	\$6.85	/sq.ft. of BA (e)
22	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$0.88	\$0.54	\$0.00	\$0.29	\$8.78	/sq.ft. of BA (e)
23	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (e)
24	Special Care Housing (RMS-1, RMS-2, RMS-1A)	\$0.81	\$1.20	\$1.64	\$0.10	\$1.04	\$0.00	\$0.29	\$5.08	/sq.ft. of BA

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.

(b) To a maximum of \$49,823/DU.

(c) To a maximum of \$43,389/DU.

(d) To a maximum of \$39,788/DU.

(e) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 15.

(f) Rate to be charged per trailer pad or camping site in addition to rates of lines 11 and 12 for BA of any building.

SCHEDULE C

Surrey Development Cost Charge Bylaw, 2025, No. 21598

AREA SPECIFIC - CITY CENTRE

No	Zones and Land Uses City Centre	DCC Components								Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Property Acquisition for Road Network	Drainage	Parkland Acquisition	Fire Protection		
Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; RM-23; and RM-M											
1	SSMUH Lots (RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6); and RM-23	\$3,404	\$5,270	\$21,494	\$2,751	\$12,425	\$4,177	\$13,057	\$3,000	\$65,579	/lot (a)
2	Manufactured Home (RM-M)	\$1,702	\$2,636	\$9,808	\$894	\$7,766	\$919	\$12,721	\$1,875	\$38,321	/pad or /DU
SSMUH Building Area											
3	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	\$1.39	\$2.14	\$8.08	\$0.96	\$3.55	\$1.56	\$13.48	\$0.86	\$32.02	/sq.ft. of BA
4	Building area of coach house or garden suite without secondary suite	\$0.55	\$0.86	\$3.23	\$0.38	\$1.42	\$0.62	\$5.39	\$0.34	\$12.81	/sq.ft. of BA
Multiple Residential											
5	Townhouse (RM-10, RM-15, RM-30, RC (Type III))	\$1.39	\$2.14	\$8.08	\$0.96	\$3.55	\$1.56	\$13.48	\$0.86	\$32.02	/sq.ft. of DU (b)
6	Low Rise Apartment (RM-45, RM-70) - [except line 8]	\$1.79	\$2.77	\$10.51	\$1.43	\$3.28	\$1.10	\$13.66	\$0.86	\$35.42	/sq.ft. of DU (c)
7	Low Rise Apartment (RM-45, RM-70) - Seniors Apartments and Assisted Living Residences	\$2.00	\$3.10	\$6.84	\$0.62	\$3.28	\$1.23	\$15.46	\$0.86	\$33.40	/sq.ft. of DU (c)
8	High Rise Apartment (RM-135, RMC-135, RMC-150) - [except line 10]	\$1.91	\$2.95	\$9.35	\$1.16	\$2.62	\$0.48	\$15.13	\$0.86	\$34.45	/sq.ft. of DU (d)
9	High Rise Apartment (RM-135, RMC-135, RMC-150) - Seniors Apartments and Assisted Living Residences	\$1.91	\$2.95	\$7.01	\$0.67	\$2.62	\$0.48	\$15.19	\$0.86	\$31.69	/sq.ft. of DU (d)
Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR											
10	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.58	\$3.51	\$2.71	\$0.00	\$0.29	\$18.09	/sq.ft. of BA (e)
11	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$0.89	\$2.21	\$0.54	\$0.00	\$0.29	\$10.98	/sq.ft. of BA (e)
CTA, CPG, CPM CPR, and CCR											
12	Tourist Accomodation (CTA)	\$1,220	\$1,804	\$4,902	\$857	\$3,510	\$920	\$0	\$290	\$13,504	/pad (f)
13	Golf Course (CPG), Marina (CPM), Commercial Recreation (CPR), Child Care (CCR)	\$0.88	\$1.20	\$6.35	\$1.19	\$3.51	\$1.63	\$0.00	\$0.29	\$15.05	/sq.ft. of BA
Dwelling Units in Non Residential											
14	DU in Non Residential Zones	\$1.79	\$2.77	\$10.51	\$1.43	\$3.28	\$1.10	\$13.66	\$0.86	\$35.42	/sq.ft. of DU (c)
Industrial											
15	All Industrial Zones & Land Uses - Developed Area	\$7,771	\$12,033	\$43,046	\$7,027	\$15,290	\$35,503	\$0	\$3,025	\$123,695	/acre (e)
16	All Industrial Zones & Land Uses - All other floors	\$0.19	\$0.28	\$0.63	\$0.08	\$2.21	\$0.16	\$0.00	\$0.07	\$3.61	/sq.ft. of BA (e)
Institutional											
17	Assembly Hall (PA-1, PA-2)	\$0.88	\$1.20	\$0.00	\$0.00	\$2.23	\$1.63	\$0.00	\$0.00	\$5.94	/sq.ft. of BA (e)
18	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$2.23	\$1.63	\$0.00	\$0.00	\$5.94	/sq.ft. of BA (e)
19	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$0.90	\$2.23	\$1.63	\$0.00	\$0.29	\$12.21	/sq.ft. of BA (e)
20	Hospitals	\$0.88	\$1.20	\$2.54	\$0.30	\$1.12	\$1.63	\$0.00	\$0.29	\$7.97	/sq.ft. of BA (e)
21	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$0.88	\$2.19	\$0.54	\$0.00	\$0.29	\$10.97	/sq.ft. of BA (e)
22	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (e)
23	Special Care Housing (RMS-1, RMS-2, RMS-1A)	\$0.81	\$1.20	\$1.64	\$0.10	\$1.12	\$1.04	\$0.00	\$0.29	\$6.20	/sq.ft. of BA

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.

(b) To a maximum of \$56,035/DU.

(c) To a maximum of \$47,817/DU.

(d) To a maximum of \$43,063/DU.

(e) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 14.

(f) Rate to be charged per trailer pad or camping site in addition to rates of lines 10 and 11 for BA of any building.

SCHEDULE D

Surrey Development Cost Charge By-law, 2025, No. 21598

AREA SPECIFIC - ANNIEDALE-TYNEHEAD

No	Zones and Land Uses Anniedale-Tynehead	DCC Components						Total	Units for Each Column	
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition			Fire Protection
1	Agricultural Agriculture (A-1, A-2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot	
2	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; RM-23; and RM-M SSMUH Lots (RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6); and RM-23	\$3,663	\$6,197	\$23,520	\$5,313	\$5,958	\$9,022	\$0	\$53,673	/lot (a)
3	Manufactured Home (RM-M)	\$2,340	\$3,959	\$12,701	\$2,869	\$1,311	\$8,210	\$0	\$31,390	/pad or /DU
4	SSMUH Building Area Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	\$2.06	\$3.48	\$10.04	\$2.27	\$2.30	\$9.38	\$0.00	\$29.53	/sq.ft. of BA
5	Building area of coach house or garden suite without secondary suite	\$0.82	\$1.39	\$4.02	\$0.91	\$0.92	\$3.75	\$0.00	\$11.81	/sq.ft. of BA
6	Multiple Residential Townhouse (RM-10, RM-15, RM-30, RC (Type III))	\$2.06	\$3.48	\$10.04	\$2.27	\$2.30	\$9.38	\$0.00	\$29.53	/sq.ft. of DU (b)
7	Low Rise Apartment (RM-45, RM-70) - [except line 8]	\$2.34	\$3.96	\$12.94	\$2.92	\$1.49	\$9.48	\$0.00	\$33.13	/sq.ft. of DU (c)
8	Low Rise Apartment (RM-45, RM-70) - Seniors Apartments and Assisted Living Residences	\$2.34	\$3.96	\$7.53	\$1.70	\$1.49	\$9.48	\$0.00	\$26.50	/sq.ft. of DU (c)
9	High Rise Apartment (RM-135, RMC-135, RMC-150) - [except line 10]	\$2.25	\$3.81	\$9.73	\$2.20	\$0.55	\$7.67	\$0.00	\$26.21	/sq.ft. of DU (d)
10	High Rise Apartment (RM-135, RMC-135, RMC-150) - Seniors Apartments and Assisted Living Residences	\$2.25	\$3.81	\$7.30	\$1.65	\$0.55	\$7.67	\$0.00	\$23.23	/sq.ft. of DU (d)
11	Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR Commercial - Ground floor	\$1.18	\$1.99	\$10.80	\$2.44	\$4.04	\$0.00	\$0.00	\$20.44	/sq.ft. of BA (e)
12	Commercial - All other floors except ground floor	\$1.18	\$1.99	\$6.81	\$1.53	\$0.80	\$0.00	\$0.00	\$12.32	/sq.ft. of BA (e)
13	CTA, CPG, CPM, CPR, and CCR Tourist Accomodation (CTA)	\$1,773	\$2,993	\$6,623	\$1,491.49	\$1,366	\$0	\$0	\$14,247	/pad (f)
14	Golf Course (CPG), Marina (CPM), Commercial Recreation (CPR), Child Care (CCR)	\$1.29	\$1.99	\$8.58	\$1.94	\$2.42	\$0.00	\$0.00	\$16.23	/sq.ft. of BA
15	Dwelling Units in Non Residential DU in Non Residential Zones	\$2.44	\$4.13	\$13.50	\$3.05	\$1.55	\$9.89	\$0.00	\$34.55	/sq.ft. of DU (c)
16	Industrial All Industrial Zones & Land Uses - Developed Area	\$11,793	\$19,948	\$79,728	\$18,008.44	\$52,818	\$0	\$0	\$182,296	/acre (e)
17	All Industrial Zones & Land Uses - All other floors	\$0.27	\$0.46	\$0.83	\$0.19	\$0.24	\$0.00	\$0.00	\$1.99	/sq.ft. of BA (e)
18	Institutional Assembly Hall (PA-1, PA-2)	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$0.00	\$5.71	/sq.ft. of BA (e)
19	Public & Private Schools (to grade 12)	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$0.00	\$5.71	/sq.ft. of BA (e)
20	Public & Private Schools (Post Secondary)	\$1.29	\$1.99	\$6.87	\$1.55	\$2.42	\$0.00	\$0.00	\$14.13	/sq.ft. of BA (e)
21	Hospitals	\$1.29	\$1.99	\$3.43	\$0.77	\$2.42	\$0.00	\$0.00	\$9.91	/sq.ft. of BA (e)
22	Federal and Provincial Buildings	\$1.29	\$1.99	\$6.75	\$1.52	\$0.80	\$0.00	\$0.00	\$12.36	/sq.ft. of BA (e)
23	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
24	Special Care Housing (RMS-1, RMS-2, RMS-1A)	\$1.18	\$1.99	\$2.21	\$0.50	\$1.55	\$0.00	\$0.00	\$7.44	/sq.ft. of BA

- (a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
- (b) To a maximum of \$51,673/DU.
- (c) To a maximum of \$44,725/DU.
- (d) To a maximum of \$35,378/DU.
- (e) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 15.
- (f) Rate to be charged per trailer pad or camping site in addition to rate of lines 11 and 12 for BA of any building.

SCHEDULE E

Surrey Development Cost Charge Bylaw, 2025, No. 21598

AREA SPECIFIC - SOUTH SURREY NCP AREAS: HIGHWAY 99 CORRIDOR; CAMPBELL HEIGHTS; SOUTH CAMPBELL HEIGHTS; REDWOOD HEIGHTS; AND DARTS HILL

No	Zones and Land Uses Highway 99 Corridor, Campbell Heights and South Campbell Heights	DCC Components							Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition	Fire Protection		
Highway 99 Corridor										
1	All Commercial Zones & Land Uses	\$20,386	\$28,580	\$178,587	\$60,337	\$0	\$11,819	\$0	\$299,709	/acre (a)
2	All Industrial Zones & Land Uses	\$20,386	\$28,580	\$32,525	\$17,746	\$0	\$11,819	\$0	\$131,057	/acre (a)
3	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
4	All Other Zones and Land Uses (b)									(b)
Campbell Heights										
5	All Commercial, Industrial Zones & Land Uses	\$7,771	\$12,033	\$89,307	\$7,027	\$35,563	\$0	\$3,025	\$154,667	/acre (a)
6	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
South Campbell Heights										
7	All Commercial, Industrial Zones & Land Uses	\$7,771	\$117,313	\$43,046	\$7,027	\$35,563	\$0	\$3,025	\$213,685	/acre (a)
8	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

Table 1 Notes:
 (a) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 15 of Schedule B.
 (b) For line 4, refer to the applicable Zone and Land Use in Schedule B.

No	Zones and Land Uses Redwood Heights	DCC Components							Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition	Fire Protection		
Agricultural										
1	Agriculture (A-1, A-2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; RM-23; and RM-M										
2	SSMUH Lots (RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6), and RM-23	\$5,292	\$5,113	\$21,494	\$2,751	\$4,177	\$31,134	\$1,175	\$71,136	/lot (a)
3	Manufactured Home (RM-M)	\$4,428	\$4,279	\$9,808	\$894	\$919	\$26,979	\$759	\$48,067	/pad or DU
SSMUH Building Area										
4	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	\$2.36	\$2.28	\$8.08	\$0.96	\$1.56	\$19.79	\$0.35	\$35.38	/sq.ft. of BA
5	Building area of coach house or garden suite without secondary suite	\$0.94	\$0.91	\$3.23	\$0.38	\$0.62	\$7.92	\$0.14	\$14.15	/sq.ft. of BA
Multiple Residential										
6	Townhouse (RM-10, RM-15, RM-30, RC (Type III))	\$2.36	\$2.28	\$8.08	\$0.96	\$1.56	\$19.79	\$0.35	\$35.38	/sq.ft. of DU (b)
7	Low Rise Apartment (RM-45, RM-70) - [except line 8]	\$3.24	\$3.13	\$10.51	\$1.43	\$1.10	\$23.10	\$0.35	\$42.87	/sq.ft. of DU (c)
8	Low Rise Apartment (RM-45, RM-70) - Seniors Apartments and Assisted Living Residences	\$3.24	\$3.13	\$6.84	\$0.62	\$1.23	\$24.48	\$0.35	\$39.90	/sq.ft. of DU (c)
Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR										
9	Commercial - Ground floor	\$1.53	\$1.48	\$7.99	\$1.58	\$2.71	\$0.00	\$0.29	\$15.58	/sq.ft. of BA
10	Commercial - All other floors except ground floor	\$1.53	\$1.48	\$5.04	\$0.89	\$0.54	\$0.00	\$0.29	\$9.77	/sq.ft. of BA
CTA, CPG, CPM CPR, and CCR										
11	Tourist Accommodation (CTA)	\$2,295	\$2,222	\$4,902.10	\$857.30	\$920.00	\$0	\$290	\$11,486	/pad (d)
12	Golf Course (CPG), Marina (CPM), Commercial Recreation (CPR), Child Care (CCR)	\$1.68	\$1.63	\$6.35	\$1.19	\$1.63	\$0.00	\$0.29	\$12.77	/sq.ft. of BA
Institutional										
13	Assembly Hall (PA-1, PA-2)	\$1.68	\$1.63	\$0.00	\$0.00	\$1.63	\$0.00	\$0.00	\$4.94	/sq.ft. of BA
14	Public & Private Schools (to grade 12)	\$1.68	\$1.63	\$0.00	\$0.00	\$1.63	\$0.00	\$0.00	\$4.94	/sq.ft. of BA
15	Public & Private Schools (Post Secondary)	\$1.68	\$1.63	\$5.09	\$0.90	\$1.63	\$0.00	\$0.29	\$11.22	/sq.ft. of BA
16	Hospitals	\$1.68	\$1.63	\$2.54	\$0.30	\$1.63	\$0.00	\$0.29	\$6.08	/sq.ft. of BA
17	Federal and Provincial Buildings	\$1.68	\$1.63	\$5.00	\$0.88	\$0.54	\$0.00	\$0.29	\$10.01	/sq.ft. of BA
18	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
19	Special Care Housing (RMS-1, RMS-2, RMS-1A)	\$1.53	\$1.48	\$1.64	\$0.10	\$1.04	\$0.00	\$0.29	\$6.08	/sq.ft. of BA

Table 2 Notes:
 (a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
 (b) To a maximum of \$61,919/DU.
 (c) To a maximum of \$57,871/DU.
 (d) Rate to be charged per trailer pad or camping site in addition to rate of lines 9 and 10 for BA of any other building.

No	Zones and Land Uses Darts Hill	DCC Components							Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition	Fire Protection		
Agricultural										
1	Agriculture (A-1, A-2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; RM-23; and RM-M										
2	SSMUH Lots (RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6), and RM-23	\$3,404	\$5,270	\$21,494	\$2,751	\$14,315	\$13,057	\$3,000	\$63,292	/lot (a)
3	Manufactured Home (RM-M)	\$1,702	\$2,636	\$9,808	\$894	\$3,149	\$12,721	\$1,875	\$32,785	/pad or DU
SSMUH Building Area										
4	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	\$1.39	\$2.14	\$8.08	\$0.96	\$5.36	\$13.48	\$0.86	\$32.27	/sq.ft. of BA
5	Building area of coach house or garden suite without secondary suite	\$0.55	\$0.86	\$3.23	\$0.38	\$2.14	\$5.39	\$0.34	\$12.91	/sq.ft. of BA
Multiple Residential										
6	Townhouse (RM-10, RM-15, RM-30, RC (Type III))	\$1.39	\$2.14	\$8.08	\$0.96	\$5.36	\$13.48	\$0.86	\$32.27	/sq.ft. of DU (b)
7	Low Rise Apartment (RM-45, RM-70) - [except line 8]	\$1.79	\$2.77	\$10.51	\$1.43	\$3.77	\$13.66	\$0.86	\$34.81	/sq.ft. of DU (c)
8	Low Rise Apartment (RM-45, RM-70) - Seniors Apartments and Assisted Living Residences	\$2.00	\$3.10	\$6.84	\$0.62	\$4.21	\$15.46	\$0.86	\$33.10	/sq.ft. of DU (c)
Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR										
9	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.58	\$9.70	\$0.00	\$0.29	\$21.57	/sq.ft. of BA
10	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$0.89	\$1.94	\$0.00	\$0.29	\$10.17	/sq.ft. of BA
CTA, CPG, CPM CPR, and CCR										
11	Tourist Accommodation (CTA)	\$1,220	\$1,804	\$4,902	\$857	\$3,285	\$0.00	\$290	\$12,260	/pad (d)
12	Golf Course (CPG), Marina (CPM), Commercial Recreation (CPR), Child Care (CCR)	\$0.88	\$1.20	\$6.35	\$1.19	\$5.82	\$0.00	\$0.29	\$15.73	/sq.ft. of BA
Institutional										
13	Assembly Hall (PA-1, PA-2)	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	\$0.00	\$7.90	/sq.ft. of BA
14	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	\$0.00	\$7.90	/sq.ft. of BA
15	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$0.90	\$5.82	\$0.00	\$0.29	\$14.17	/sq.ft. of BA
16	Hospitals	\$0.88	\$1.20	\$2.54	\$0.30	\$5.82	\$0.00	\$0.29	\$11.03	/sq.ft. of BA
17	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$0.88	\$1.94	\$0.00	\$0.29	\$10.18	/sq.ft. of BA
18	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
19	Special Care Housing (RMS-1, RMS-2, RMS-1A)	\$0.81	\$1.20	\$1.64	\$0.10	\$3.73	\$0.00	\$0.29	\$7.77	/sq.ft. of BA

Table 3 Notes:
 (a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
 (b) To a maximum of \$56,473/DU.
 (c) To a maximum of \$46,994/DU.
 (d) Rate to be charged per trailer pad or camping site in addition to rate of lines 9 and 10 for BA of any building.