

NO: **R001**

COUNCIL DATE: **January 9, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 6, 2012**

FROM: **General Manager, Engineering**

FILE: **5260-07**

XC: **3150-01**

SUBJECT: **10-Year (2012-2021) Servicing Plan and 2012 Development Cost Charge By-law**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve the 10-Year (2012-2021) Servicing Plan attached as Appendix I to this report;
2. Authorize the City Clerk to bring forward for the required readings the Development Cost Charge By-law attached as Appendix II to this report; and
3. Subject to the By-law being given the required readings, authorize staff to forward the By-law to the Provincial Ministry of Community, Sport and Cultural Development for approval prior to its final adoption by Council.

## INTENT

The purpose of this report is to obtain Council approval of an updated 10-Year (2012-2021) Servicing Plan and to have the related Development Cost Charge By-law be given the required readings so as to allow the By-law to be submitted to the Ministry of Community, Sport and Cultural Development for approval prior to its final adoption by Council.

## BACKGROUND

The 10-Year Servicing Plan establishes the City's capital expenditure plan for the construction of engineering infrastructure to service existing neighbourhoods and to support new growth across the City. It also forms the basis for establishing the City's Development Cost Charge rates (DCCs).

In 2010, Council adopted the current 10-Year (2010-2019) Servicing Plan and related DCC rates. Each year since 2006, staff has undertaken a review of the Servicing Plan and recommended appropriate adjustments to the Plan and the related DCC rates.

To provide the development industry with some level of certainty about when DCC rate changes will occur, the City has established March 15<sup>th</sup> of each year as the date on which DCC by-law amendments and associated DCC rate changes take effect. The last adjustments to the DCC rates

came into effect on March 15, 2011. The adjustments recommended in this report are proposed to take effect on March 15, 2012.

## DISCUSSION

Since the last 10-year servicing plan update in 2010, a number of planning and engineering studies have been completed that identify future infrastructure needs across the City. These include:

- Stage 2 of the Neighbourhood Concept Plan (NCP) for Grandview Heights Area 2 (Sunnyside Heights);
- Several Integrated Stormwater Management Plans (ISMPs);
- New City-wide water and sewer models; and
- A New Walking Plan, which is a subordinate part of the City’s Transportation Strategic Plan.

Many of the infrastructure elements identified in these studies and plans have been incorporated into the proposed 10-Year (2012-2021) Servicing Plan.

The 10-Year (2012-2021) Servicing Plan builds on the previous 10-year plan. Projects that have been completed have been deleted and new projects that are needed to support new development over the next 10 years have been added. In addition, project cost estimates have been updated to reflect current construction prices. The proposed 10-Year Servicing Plan is not a commitment to constructing all of the identified projects but rather projects will be constructed on a year-to-year basis as funding becomes available through DCCs that are collected on new development, City annual budgets and utility rates or from other agencies.

### New 10-Year Servicing Plan

The estimated total cost of all of the projects that have been included in each of the various categories of the 10-Year (2012-2021) Servicing Plan are listed in the following table:

Program	Growth Component (DCC Eligible)	Non-Growth Component	External Funding	Total
Arterial Roads	\$326,600,000	\$116,183,000	\$62,228,125	\$505,011,125
Non-Arterial Roads	\$73,250,000	\$124,050,000	\$0	\$197,300,000
Drainage	\$103,250,000	\$110,871,951	\$0	\$214,121,951
Sewer	\$82,500,000	\$63,984,000	\$2,534,000	\$149,018,000
Water	\$63,250,000	\$110,144,014	\$0	\$173,394,014
<b>TOTAL</b>	<b>\$648,850,000</b>	<b>\$525,232,965</b>	<b>\$64,762,125</b>	<b>\$1,238,845,090</b>

Notes: City-wide costs exclude Campbell Heights and Highway 99 Corridor Build-Out Plans

The “Non-Growth component” is funded by general revenue for transportation infrastructure or utility fees for sewer, water, and drainage infrastructure and some limited external funding. The growth component is funded, apart from a small amount (5 to 10%) of City funding assistance, from revenues generated through DCCs. The DCC rates required to support the 10-Year (2012-2021) Servicing Plan are listed below. The Plan also recognizes external funding from TransLink in relation to the construction of and safety improvements on the Major Road Network.

## Growth Projections

The Plan assumes that 37,600 residential dwelling units will be constructed over the next 10 years starting in 2012 through to 2021 representing a population increase of 91,000. During this same period, commercial floor space is expected to expand by 500,000 square feet per year and industrial development by 35 acres per year. These growth assumptions were used in preparation of the Servicing Plan and in the calculation of the revised DCCs.

## Development Cost Charges

The following table provides some examples of the current and proposed DCC rates for zones where rate changes are being proposed. These were developed in accordance with guidelines contained in the DCC Best Practices Guide as published by the Ministry of Community, Sport and Cultural Development.

### City-Wide DCCs

Zone	TOTAL		
	Existing DCC Rate	Proposed DCC Rate	Rate Change %
SF (RF, RF-12, RFC)	\$25,766 / lot	\$26,248 / lot	1.9%
SF Small Lot (RF-9, RF-SD)	\$22,340 / lot	\$22,779 / lot	2.0%
RM-10, RM-15 & RM-30	\$14.49 / sq. ft.	\$14.90 / sq. ft.	2.8%
RM-45 and RM-70	\$16.25 / sq. ft.	\$16.46 / sq. ft.	1.3%
RM-135 and RMC-150	\$13.27 / sq. ft.	\$13.60 / sq. ft.	2.5%
RM-135 and RMC-150 (in City Centre)	\$8.87 / sq. ft.	\$9.10 / sq. ft.	2.6%
Commercial (ground floor)	\$9.17 / sq. ft.	\$9.37 / sq. ft.	2.2%
Industrial	\$71,210 / acre	\$72,879 / acre	2.3%

### Campbell Heights DCCs

Zone	TOTAL		
	Existing DCC Rate	Proposed DCC Rate	Rate Change %
All Zones	\$134,453 / acre	\$134,452 / acre	0.0%

### Highway 99 Corridor DCCs

Zone	TOTAL		
	Existing DCC Rate	Proposed DCC Rate	Rate Change %
All Commercial Zones	\$203,656 / acre	\$208,713 / acre	2.5%
All Industrial Zones	\$99,979 / acre	\$101,226 / acre	1.2%

## **Development Cost Charge By-law**

In addition to amending the rates of the new DCC By-law, a minor text amendment to the by-law was completed as the qualification period for a reduction in DCCs for significant commercial projects that have a building value that exceeds \$10 million ended on December 21, 2011.

## **Public Consultation**

Information on the 10-Year (2012-2021) Servicing Plan and proposed DCC rates and a consultation section were provided on the City's website at [www.surrey.ca/DCCs](http://www.surrey.ca/DCCs) and advertisements were placed in the local newspapers advising the community of this information. No comments have been received from the public through this consultation process.

The City's Development Advisory Committee (DAC) was also consulted regarding the 10-year Servicing Plan and the DCC rate changes. The DAC had the following comments:

- The DAC accepts the rate adjustments as proposed in this report as being necessary and reasonable;
- The DAC indicated that the Servicing Plan should include the value of dedications for road allowances over 20 metres in width as a DCC eligible project item. Staff will be exploring this matter further with the DAC during 2012 and will make appropriate adjustments to the next edition of the 10-Year Servicing Plan based on the outcome of this on-going dialogue with the DAC;
- The DAC is concerned that detention ponds constructed by developers based on a DCC front-end agreement, the amount of DCC rebates that are available does not cover the entire cost of the project, and therefore a development works agreement is necessary to recover the revenue shortfall from the benefitting area. Staff have reviewed this concern and have determined that regular updates to the 10-Year Servicing Plan and DCC rates will mitigate the concern and are committed to such updates;
- The DAC expressed concern that DCCs for parkland acquisition are increasing across Metro Vancouver and suggested that local governments consider reducing their parkland requirements. Staff will be discussing this matter in more detail with the DAC at a future meeting during 2012; and
- The DAC suggested that the City should consider purchasing land for parks and stormwater detention ponds in advance of Neighbourhood Concept Plans being prepared. Normally, the NCP process causes land prices in the study area to increase significantly. This approach is being pursued by staff but is limited to some extent by cash flow, as DCCs are paid at the time of development and as such reserves are not available to purchase lands well in advance of development.

## **Implementation**

The 10-Year Servicing Plan and DCC rates as proposed in this report are expected to be implemented in accordance with the following schedule:

- January 9, 2012 Corporate Report to Council for approval of the 10-Year (2012-2021) Servicing Plan and initial readings of the related 2012 DCC By-law
- February, 2012 Ministry of Community and Rural Development approval of the 2012 DCC By-law
- March 5, 2012 Final Adoption of 2012 DCC By-law
- March 15, 2012 New DCC Rates Take Effect

## **Impact on the Five Year (2012-2016) Financial Plan**

The Five Year (2012-2016) Capital and General Operating Financial Plans, which are to be considered by the Finance Committee on **January 16, 2012** and which will be subsequently considered by Council, reflect the proposed 10-Year (2012-2021) Servicing Plan as documented in this report.

## **Legal Services and Finance Review**

This report and the related By-law have been reviewed by the Finance and Technology Department and the Legal Services Division.

## **SUSTAINABILITY CONSIDERATIONS**

A properly developed and adequately funded 10-Year Servicing Plan will help to ensure continued orderly development in Surrey, which will support the Economic Pillar of the Sustainability Charter; particularly, the following action items in the Charter:

- EC3: Sustainable Infrastructure Maintenance and Replacement;
- EC4: Sustainable Financial Management Practices; and
- EC11: Providing infrastructure to support and expand Surrey's Employment Land Base.

## CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve the 10-Year (2012-2021) Servicing Plan attached as Appendix I to this report;
- Authorize the City Clerk to bring forward for the required readings the Development Cost Charge By-law attached as Appendix II to this report; and
- Subject to the By-law being given the required readings, authorize staff to forward the By-law to the Provincial Ministry of Community, Sport and Cultural Development for approval prior to its final adoption by Council.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

VL/JA/brb

- c.c. - General Manager, Parks, Recreation & Culture  
- General Manager, Finance & Technology  
- General Manager, Planning & Development

Appendix I: 10-Year (2012-2021) Servicing Plan

Appendix II: Proposed Development Cost Charge By-law

**10 Year (2012-2021) Servicing Plan**

# APPENDIX II

## CITY OF SURREY

### BY-LAW NO. XXXXX

A By-law of the City to impose development cost charges.

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#### WHEREAS:

- A. Pursuant to Section 933 of the *Local Government Act* and the regulations passed pursuant thereto, the Council of the City of Surrey may, by by-law, impose development cost charges; and
- B. The development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed.

NOW THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

#### TITLE

- 1. This By-law may be cited for all purposes as "Surrey Development Cost Charge By-law, 2012, No. XXXXX".

#### DEFINITIONS AND INTERPRETATION

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

**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 905 of the *Local Government Act* 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 from time to time; 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.

**Campbell Heights** means the area of the City of Surrey shown as Area XVII in Schedule "F" of the Surrey Zoning By-law.

**City Centre** means the area of the City of Surrey shown in Schedule "D1" of the Surrey Zoning By-law.

**Community Charter** means the *Community Charter*, S.B.C. 2003, c.26, as amended from time to time.

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

**DA or 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 or device to facilitate the permitted use.

**DU or Dwelling Unit** means dwelling unit as defined in the Surrey Zoning By-law.

**Effective Date** means the date on which this by-law comes into force, which is established as March 15, 2012.

**Federal and Provincial Buildings** means buildings or land owned by the Provincial or Federal government for use by the Provincial or Federal Government or Crown corporations, excluding hospitals operating under Federal or Provincial legislation, located in any zone.

**Highway 99 Corridor** means the area of the City of Surrey shown as Area XX in Schedule "F" of the Surrey Zoning By-law.

**Hospitals** means hospitals as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended from time to time, the *Hospital Insurance Act*, R.S.B.C. 1996, c. 204, as amended from time to time, private hospitals as defined under the *Hospital Act* and private mental hospitals as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended from time to time.

**In-stream** means,

- (a) in the case of an application for subdivision, one for which the application form has been completed, the application fees have been paid and all required supporting documentation necessary to make the application complete have been submitted and accepted by the City as a legitimate application; and
- (b) in the case of an application for building permit, one for which the application form has been completed, the application fee has been paid, and all required supporting documentation including all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings necessary to make the application complete have been submitted and accepted by the City 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;

- (b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the subject property;
- (c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the subject property has been registered at the Land Title Office on title to the subject property; and
- (d) all applicable fees and levies have been paid.

**Local Government Act** means *Local Government Act*, R.S.B.C. 1996, c. 323, as amended from time to time.

**LA or Lot area** means the total area of a lot.

**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 of all dwelling units, the building area, the number of dwelling units within a building or on a lot, or the developed area of a lot.

**Not-for-profit rental housing** means a non-for-profit housing development project subject to the Memorandum of Understanding on Responding to Homelessness between the BC Housing Management Commission and the City of Surrey dated for reference March 31, 2008.

**Person with Disability** means a person who, in the written opinion of a medical doctor or registered psychologist, has a significant permanent disability that cannot be significantly permanently improved by medical treatment, and that produces a loss or impairment of physical or mental ability.

**Qualified Occupant** means:

- (a) a person who is 70 years of age or older;
- (b) a person with disability;

- (c) a person who is employed to manage the assisted living residence, provided only one dwelling unit within the assisted living residence is designated for this type of occupant; and
- (d) a person who is a companion or spouse of a person in (a), (b) or (c) herein, and resides in the same dwelling unit.

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

**Seniors Apartments** means a multiple unit residential building containing 45 dwelling units per acre or greater and where there exists a housing agreement pursuant to Section 905 of the *Local Government Act* 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.

**Square footage of the DU 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), basements, 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 units, 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.

**Surrey Zoning By-law** means Surrey Zoning By-law, 1993, No. 12000, as amended from time to time.

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

### **DEVELOPMENT COST CHARGES**

5. Every person who obtains:
  - (a) approval of a subdivision; or
  - (b) a building permit authorizing the construction, alteration or extension of a building or structure including a building permit that authorizes the construction, alteration or extension of a building or part of a building that will, after the construction, alteration or extension, contain one or more self-contained dwelling units;

shall pay to the City of Surrey the development cost charge in the amounts set out in Schedule "A" of this By-law. The list of zones set out in Schedule "B" of this By-law include zones in both Surrey Zoning By-law and Surrey Zoning By-law, 1979, No. 5942, as amended ("By-law 5942"). The development cost charges payable for any zones where By-law 5942 is applicable are determined by referring to its equivalent zone in the "By-law 12000" column in Schedule "B".

6. Development cost charges shall be payable at the time specified below:
  - (a) after application for a subdivision has been made, but before the final approval of the subdivision has been given, for agricultural, single family, single family with a secondary suite land use, or all zones and land uses within Campbell Heights;

- (b) for all zones and land uses within Campbell Heights whose development cost charges were not collected upon approval of the subdivision as described in clause 6(a), after application for a building permit has been made, but before the building permit has been issued; and
- (c) for all cases other than those described in clause 6(a) and clause 6(b), after application for a building permit has been made, but before the building permit has been issued.

## EXEMPTIONS

- 7. A development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:
  - (a) 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, exempt from taxation under Section 220(1)(h) or 224(2)(f) of the *Community Charter*;
  - (b) in the case of residential zones and land uses, the value of the work authorized by the permit does not exceed \$100,000;
  - (c) for all cases other than those described in clause 7(b), the value of the work authorized by the permit does not exceed \$50,000;
  - (d) the square footage of the DU is no larger than 312.2 ft<sup>2</sup> [29m<sup>2</sup>];
  - (e) 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 not-for-profit rental housing.

## **MIXED USE AND COMPREHENSIVE DEVELOPMENTS**

8. For mixed use developments, the development cost charge 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 Schedule "A". The total payable will be the sum of the development cost charges for each portion of the development.
9. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning By-law.

## **CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT**

10. 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 By-law in effect at the time of issuance of the revision permit. The difference between the original development cost charge amount and the recalculated development cost charge amount shall be paid to the City prior to the issuance of the revision permit.
11. 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 By-law in effect at the time of issuance of the revision permit. The difference between the original development cost charge amount and the recalculated development cost charge amount shall be paid to the City prior to the issuance of the revision permit.

## **EFFECTIVE DATE AND TRANSITIONAL PROVISIONS**

12. This by-law will come into force on the Effective Date.
13. *Surrey Development Cost Charge By-law, 2011, No. 17330*, and all amendments thereto, is hereby repealed except in the case of:

- (a) applications for subdivision of land that are in-stream on the effective date and which are completed within one year of the effective date; and
- (b) building permits that are in-stream on the effective date and which are issuable within one year of the effective date,

in which case *Surrey Development Cost Charge By-law, 2011, No. 17330*, and all amendments thereto, shall apply. *Surrey Development Cost Charge By-law, 2011, No. 17330*, and all amendments thereto, shall be wholly repealed one year from the effective date.

PASSED THREE READINGS by the City of Surrey Council on the \_\_ day of \_\_\_\_\_, 2012.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the \_\_ day of \_\_\_\_\_, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



**Schedule "A"**  
**Surrey Development Cost Charge By-law, 2012, No. XXXXX**

No	Zones and Land Uses	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
<b>Agricultural (except for lines 33, 34 &amp; 35)</b>									
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
<b>Single Family Residential (except for lines 33, 34 &amp; 35)</b>									
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O	\$1,714	\$2,238	\$11,147	\$2,435	\$5,866	\$2,681	\$26,081	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C	\$1,714	\$2,238	\$11,147	\$2,435	\$3,352	\$5,362	\$26,248	/lot
4	RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$1,545	\$2,017	\$10,143	\$2,216	\$1,978	\$4,880	\$22,779	/lot
5	RM-D	\$3,089	\$4,034	\$20,287	\$4,431	\$3,352	\$9,760	\$44,953	/lot (a)
<b>Multi Family Residential (except for lines 33, 34 &amp; 35)</b>									
6	RM-M	\$1,095	\$1,430	\$6,019	\$1,315	\$737	\$4,880	\$15,476	/pad or /DU
7	RM-10, RM-15, RM-30, RC (Type III) (except line 8)	\$0.96	\$1.26	\$4.76	\$1.04	\$1.30	\$5.58	\$14.90	/sq.ft. of DU (b)
8	RM-30 (in City Centre)	\$0.96	\$1.26	\$4.76	\$1.04	\$1.30	\$5.58	\$14.90	/sq.ft. of DU (b)
9	RM-45, RM-70 (except lines 10, 11, 12, & 13)	\$1.09	\$1.43	\$6.13	\$1.34	\$0.84	\$5.63	\$16.46	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Seniors Apartments not in City Centre)	\$1.09	\$1.43	\$3.57	\$0.78	\$0.84	\$5.63	\$13.34	/sq.ft. of DU (c)
11	RM-45, RM-70 (for Assisted Living Residences)	\$1.09	\$1.43	\$3.57	\$0.78	\$0.84	\$1.88	\$9.59	/sq.ft. of DU (c)
12	RM-45, RM-70 (in City Centre, except for lines 11 & 13)	\$1.09	\$1.43	\$3.90	\$0.85	\$0.84	\$3.00	\$11.11	/sq.ft. of DU (d)
13	RM-45, RM-70 (for Seniors Apartments in City Centre)	\$1.09	\$1.43	\$3.57	\$0.78	\$0.84	\$3.00	\$10.71	/sq.ft. of DU (d)
14	RM-135, RMC-135, RMC-150 (except lines 15, 16, & 17)	\$1.05	\$1.38	\$4.61	\$1.01	\$0.31	\$5.24	\$13.60	/sq.ft. of DU (e)
15	RM-135, RMC-135, RMC-150 (for Seniors Apartments not in City Centre)	\$1.05	\$1.38	\$3.46	\$0.76	\$0.31	\$5.24	\$12.20	/sq.ft. of DU (e)
16	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	\$1.05	\$1.38	\$3.46	\$0.76	\$0.31	\$1.75	\$8.71	/sq.ft. of DU (e)
17	RM-135, RMC-135, RMC-150 (in City Centre) (except for line 16)	\$1.05	\$1.38	\$2.95	\$0.64	\$0.31	\$2.77	\$9.10	/sq.ft. of DU (f)
18	RMS-1, RMS-2, RMS-1A	\$0.53	\$0.69	\$1.00	\$0.22	\$0.84	\$0.00	\$3.28	/sq.ft. of BA
<b>Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR (except for lines 33, 34 &amp; 35)</b>									
19	Commercial - Ground floor	\$0.53	\$0.69	\$4.90	\$1.07	\$2.18	\$0.00	\$9.37	/sq.ft. of BA (g)
20	Commercial - All other floors	\$0.53	\$0.69	\$3.09	\$0.68	\$0.44	\$0.00	\$5.43	/sq.ft. of BA (g)

**Schedule "A"**  
**Surrey Development Cost Charge By-law, 2012, No. XXXXX**

No	Zones and Land Uses	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
<b>CTA, CPG, CPM CPR, and CCR (except for lines 33, 34 &amp; 35)</b>									
21	CTA	\$790	\$1,040	\$3,010	\$660	\$740	\$0	\$6,240	/pad (h)
22	CPG, CPM, CPR, CCR	\$0.58	\$0.69	\$3.90	\$0.85	\$1.31	\$0.00	\$7.33	/sq.ft. of BA
<b>Dwelling Units in Non Residential</b>									
23	DU in Non Residential Zones (excluding line 24)	\$1.09	\$1.43	\$6.13	\$1.34	\$0.84	\$5.63	\$16.46	/sq.ft. of DU (c)
24	DU in Non Residential Zones (in City Centre)	\$1.09	\$1.43	\$3.90	\$0.85	\$0.84	\$3.00	\$11.11	/sq.ft. of DU (d)
<b>Industrial (except for lines 33,34 &amp; 35)</b>									
25	All Industrial Zones & Land Uses - Developed Area	\$5,290	\$6,908	\$26,417	\$5,771	\$28,493	\$0	\$72,879	/acre (g)
26	All Industrial Zones & Land Uses - All other floors	\$0.12	\$0.16	\$0.38	\$0.08	\$0.13	\$0.00	\$0.87	/sq.ft. of BA (g) (i)
<b>Institutional (except for lines 33, 34 &amp; 35)</b>									
27	PA-1, PA-2, PC	\$0.58	\$0.69	\$0.00	\$0.00	\$1.31	\$0.00	\$2.58	/sq.ft. of BA (g)
28	Public & Private Schools (to grade 12)	\$0.58	\$0.69	\$0.00	\$0.00	\$1.31	\$0.00	\$2.58	/sq.ft. of BA (g)
29	Public & Private Schools (Post Secondary)	\$0.58	\$0.69	\$3.12	\$0.68	\$1.31	\$0.00	\$6.38	/sq.ft. of BA (g)
30	Hospitals	\$0.58	\$0.69	\$1.56	\$0.34	\$1.31	\$0.00	\$4.48	/sq.ft. of BA (g)
31	Federal and Provincial Buildings	\$0.58	\$0.69	\$3.07	\$0.67	\$0.44	\$0.00	\$5.45	/sq.ft. of BA (g)
32	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
<b>Highway 99 Corridor</b>									
33	All Commercial Zones & Land	\$9,756	\$26,033	\$152,273	\$0	\$9,320	\$11,331	\$208,713	/acre (g)
34	All Industrial Zones & Land Uses	\$9,756	\$26,033	\$44,786	\$0	\$9,320	\$11,331	\$101,226	/acre (g)
<b>Campbell Heights</b>									
35	All Zones & Land Uses	\$10,063	\$14,564	\$97,511	\$0	\$12,314	\$0	\$134,452	/acre (g)

Comments:

- (a) Based on an ultimate of 2 DU per lot.
- (b) Rate to be charged based on the total sq. ft. of DU to a maximum of \$26,075/DU.
- (c) Rate to be charged based on the total sq. ft. of DU to a maximum of \$22,221/DU.
- (d) Rate to be charged based on the total sq. ft. of DU to a maximum of \$14,999/DU.
- (e) Rate to be charged based on the total sq. ft. of DU to a maximum of \$17,000/DU.
- (f) Rate to be charged based on the total sq. ft. of DU to a maximum of \$11,375/DU.
- (g) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 23 or line 24.
- (h) Rate to be charged per trailer pad or camping site in addition to rate of lines 19 and 20 for BA of any other building.
- (i) Rate to be charged for all other floors in addition to rate of line 25.

**SCHEDULE "B"**

**LIST OF ZONES**

**SURREY ZONING BY-LAWS 12000 AND 5942**

	Name of Zone	By-law 12000 Zone	By-law 5942 Zone
<b>Residential Zones</b>	General Agriculture	A-1	A-1, A-3
	Intensive Agriculture	A-2	A-2
	One-Acre Residential	RA	RS
	Acreage Residential Gross Density	RA-G	R-A(G)
	Half-Acre Residential	RH	R-1
	Half-Acre Residential Gross Density	RH-G	R-H(G)
	Single Family Residential	RF	R-F, R-F(R), R-F(F)
	Single Family Residential Secondary Suite	RF-SS	RF-SS, RFR-SS
	Single Family Residential Gross Density	RF-G	R-F(C)
	Duplex Residential	RM-D	R-F(D)
	Manufactured Home Residential	RM-M	R-F(M), CT(2)
	Multiple Residential 15	RM-15	RT-1
	Multiple Residential 30	RM-30	RM-1
	Multiple Residential 45	RM-45	RM-2
	Multiple Residential 70	RM-70	RM-3
	Multiple Residential Commercial 150	RMC-150	RM-4
	Special Care Housing 1	RMS-1	P-P, P-P(2)
	Special Care Housing 2	RMS-2	P-P, P-P(2)
<b>Institutional Zones</b>	Cemetery	PC	P-C
	Assembly Hall 1	PA-1	P-A
	Assembly Hall 2	PA-2	P-A

**SCHEDULE "B"**  
**LIST OF ZONES**  
 continued  
**SURREY ZONING BY-LAWS 12000 AND 5942**

	Name of Zone	By-law 12000 Zone	By-law 5942 Zone
<b>Commercial Zones</b>	Local Commercial	C-4	C-L
	Community Commercial	C-8	C-S
	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
<b>Industrial Zones</b>	Business Park	IB	I-1, I-P(2), I-G, I-4
	Light Impact Industrial	IL	I-G, I-S, I-T, I-W
	High Impact Industrial	IH	I-H, I-W
	Salvage Industrial	IL	I-L(S)
	Agro-Industrial	IA	I-A
<b>Comprehensive Development Zone</b>	Comprehensive Development	CD	C-D