

NO: **R258**

COUNCIL DATE: **December 17, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 13, 2012**

FROM: **General Manager, Parks, Recreation  
and Culture**

FILE: **3150-00/P**  
XC: **5260-07**

SUBJECT: **Development Cost Charge Rate Adjustments Related to Parkland**

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## RECOMMENDATIONS

The Parks, Recreation and Culture Department recommends that Council:

1. Receive this report as information;
2. Authorize the City Clerk to bring forward for the required readings the Development Cost Charge By-law (the "By-law") that is attached as Appendix I to this report, which if adopted, will act to increase the Parkland DCC rates applicable to new residential development as documented in this report; and
3. Subject to the By-law being given the required readings, authorize staff to forward a copy of the By-law to the Provincial Ministry of Community, Sport and Cultural Development for approval prior to it being considered for final adoption by Council.

## INTENT

This report is focused on seeking approval for a new Surrey Development Cost Charge By-Law that will act to increase the DCC rates related to parkland acquisition to ensure, as the City continues to grow, the provision of parkland across the City to the standards prescribed in the Official Community Plan.

## BACKGROUND

Section 935 of the Local Government Act allows a local government to charge development cost charges on new development for parkland acquisition and park development. Parkland acquisition for the City of Surrey is administered through the Parkland Acquisition Program. Under the Surrey Development Cost Charge By-Law the City collects DCCs from residential development to support the acquisition and development of parkland across the City. The

By-Law also includes DCC's related to the provision of engineering infrastructure, including roads, drainage, sanitary sewers and water.

Council adopted the current Engineering Infrastructure 10-Year (2012-2021) Servicing Plan and related DCC rates in early 2012. The Engineering Department has recently reviewed the current 10-Year (2012-2021) Servicing Plan and the current DCC rates for engineering infrastructure and has determined that the current DCC rates for engineering infrastructure are sufficient to support the continuing roll-out in 2013 of the 10-year Servicing Plan.

The DCC rates for parkland acquisition have not kept pace with the escalation in land prices. As such, the Parks, Recreation and Culture Department undertook a review of the 10-Year Parkland Acquisition Program and the related Parkland DCC rates, which is the subject of this report.

## **DISCUSSION**

The Official Community Plan (OCP) for Surrey establishes targets for the provision of parkland. The City is well-positioned with respect to meeting the parkland targets of the OCP. The recommendations of this report will allow for the continued achievement of the OCP targets with respect to the provision of parkland in support of on-going growth.

The Parkland Acquisition Program identifies parkland to be acquired over the next ten years to accommodate expected growth in the City. Projections indicate that the City will grow by approximately 98,000 residents over the next ten years.

Park sites identified in approved Neighbourhood Concept Plan (NCP) areas represent the majority of the parkland that will need to be acquired for the next 10 years. These NCP parks are generally Community Parks, Neighbourhood Parks and/or Nature Preserves/Linkages. The remainder of the parkland proposed to be acquired during the next 10 years is related to the expansion of existing parks to accommodate infill development (i.e., development in existing developed areas outside of NCP areas) and to improve the functionality of some existing parks.

### **Parkland Acquisition**

Parkland is acquired by the City through all of the following mechanisms:

- Purchasing land for parks/nature preserves using Development Cost Charge revenues including the 5% Municipal Assistance amount that is contributed by the City from General Revenue sources (i.e., the City contributes the equivalent of 5% of the total parkland DCC revenues toward the parkland acquisition program);
- Dedication of parkland by developers (in accordance with the requirements of the Local Government Act) of 5% of the area of single family residential subdivision sites or the City purchases land for parkland using cash contributions that are made by developers in lieu of the above-referenced 5% dedication requirement;

- Developer dedications of riparian areas and other lands at no cost to the City for conservation purposes; and
- Donations of land by philanthropists (typically these are not aligned with the parkland acquisition program).

**Parkland Acquisition Needs over the next 10 Years**

The following table documents the area of parkland that will need to be acquired by the City over the next 10 years in each of the various categories of parks.

Park Type	Area to be Acquired
<b>Neighbourhood</b>	150 acres
<b>Community</b>	194 acres
<b>City</b>	20 acres
<b>Nature Preserves and Linkages</b>	186 acres
<b>Total</b>	<b>550 Acres</b>

Based on current land valuations, it is estimated that the parkland that will need to be purchased by the City over the next 10 years will cost \$276.6 million as documented in the following table.

Park Type	Cost of Parkland Acquisition to be funded from DCCs (\$Millions)
<b>Neighbourhood</b>	\$105.7
<b>Community</b>	\$114.5
<b>City</b>	\$8.7
<b>Nature Preserves and Linkages</b>	\$47.7
<b>Total</b>	<b>\$276.6</b>

The parkland DCC rates are proposed to be adjusted to share these parkland acquisition costs equitably across the various types of residential development that will be developed over the next 10 years (i.e., the costs will recognize the different average household sizes that the various types of residential development accommodate). The following table documents examples of the proposed Parkland DCC rate adjustments across a range of development types and the resulting impacts on the overall DCC rates that are payable by each type. It should be noted that the percentage change in the Parkland DCC rate for each type of residential development is equal to all other types.

A	B	C	D	E	F
Zone	Current Parkland DCC Rate (incl. in total in col. D)	Proposed Parkland DCC Rate (incl. in total in col. E)	Current Total* DCC Rate	Proposed Total* DCC Rate	Proposed Percentage Increase In Total* DCC Rate
<b>RF – 12</b> (Single Family 12)	\$5,362/lot	\$6,167/lot	\$26,248/lot	\$27,052/lot	3.1%
<b>RM-30</b> (Multi-Family 30 units/ac)	\$5.58/sf	\$6.41/sf	\$15.90/sf	\$16.74/sf	5.3%
<b>RM-135</b> (High Density Multi-Family 135 units/ac – not in City Centre)	\$5.24/sf	\$6.03	\$13.60/sf	\$14.39/sf	5.8%

\*The total DCC rate includes roads, drainage, sewer, water and parkland.

## Public Consultation

### Public Open House

Information on the Parkland Acquisition Program and proposed DCC rate adjustments was presented at a Public Open House on November 29<sup>th</sup>, 2012. The Open House, which was held at City Hall, was advertised in local newspapers and on the City’s website. Those attending the Open House supported the proposed rate adjustments.

### Surrey Environmental Partners Comment

Following the Open House, the Surrey Environmental Partners (SEP) advised in writing that SEP supports the DCC rate adjustments for parkland as proposed.

### Development Advisory Committee

Staff also made a presentation to the Surrey Development Advisory Committee (DAC) regarding the Parkland DCC rate adjustments. The members of the DAC made the following comments:

- The rate adjustments as proposed appear necessary and are reasonable;
- The City should review the Impact Ratios as they pertain to the calculation of parkland acquisition DCCs to ensure that the rates are equitable between Single Family, Townhouse and Apartment units (*Staff has confirmed that the rates as proposed in this report represent the proportional impact on parkland of each type of residential development based on its respective average household occupancy rate per dwelling unit*);

- The Urban Containment Boundary in Metro Vancouver will continue to put upward pressure on land prices and it was suggested that the City will need to review its Parkland provision to match the urban condition as the City continues to grow;
- There is a need to have a reasonable approach to habitat protection as it pertains to corridor widths (*Riparian [habitat] area protection is largely driven by regulations of other orders of government. Adjustments to reduce corridor widths are often made on a case-by-case basis at the time of development application review for specific sites.*);
- DCCs for parkland should be reasonable and not form a disproportionate percentage of the fees collected at the time of land development approval;
- Municipalities within the Metro Vancouver Region should meet to discuss opportunities to provide publicly accessible open space in the Agricultural Land Reserve; and
- The City should consider purchasing land for parks and storm water detention ponds in advance of Neighbourhood Concept Plans being prepared. Normally, the NCP approval process causes land prices in the NCP area to increase significantly. (*This approach is being pursued but is limited to some extent by cash flow, as DCCs are paid at the time of development and DCC reserves are not always sufficient to purchase lands well in advance of development.*)

## **Implementation**

The DCC rates as proposed in this report are expected to be implemented by way of the adoption of a new DCC By-law in accordance with the following schedule:

- December, 2012 Corporate Report to Council for approval of the proposed DCC rates and initial readings of the related DCC By-law
- February, 2013 Ministry of Community, Sport and Cultural Development approval of the proposed DCC By-law
- March 11, 2013 Final adoption of the DCC By-law
- March 15, 2013 New Parkland DCC Rates take effect

To provide the development industry with some level of certainty about when DCC rate changes will occur, the City has established March 15th 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, 2012; these adjustments being related to engineering infrastructure and not parkland acquisition/development. The DCC adjustments recommended in this report are intended to take effect on March 15, 2013.

The normal protocols regarding the applicability of DCC rates to in-stream development

applications will be respected in relation to the proposed DCC rate adjustments.

### **Legal Services and Finance Division Review**

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

### **SUSTAINABILITY CONSIDERATIONS**

An adequately funded Parkland Acquisition Program will assist in achieving the objectives of the City's Sustainability Charter. Such a Program will ensure the continued provision of open space for active and passive recreation for the residents of Surrey as well as the protection of the natural environment. These outcomes are in support of all three pillars of the City's Sustainability Charter; more particularly, the following Charter action items:

- SC6: Accessible and Appropriately Located Services within the City;
- EC4: Sustainable Financial Management Practices;
- EN9: Sustainable Land use Planning and Development; and
- EN12: Enhancement and Protection of Natural Areas.

### **CONCLUSION**

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

- Authorize the City Clerk to bring forward for the required readings the proposed new Development Cost Charge By-law (the "By-law") that is attached as Appendix 1 to this report, which, if adopted, will act to increase the Parkland DCC rates applicable to new residential development as documented in this report; and
- Subject to the By-law being given the required readings, authorize staff to forward a copy of the By-law to the Provincial Ministry of Community, Sport and Cultural Development for approval prior to it being forwarded for final adoption by Council.

Laurie Cavan  
General Manager  
Parks, Recreation and Culture

Appendix I: Proposed New Surrey Development Cost Charge By-Law

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# APPENDIX I

## Proposed New Surrey Development Cost Charge By-Law

### CITY OF SURREY

### BY-LAW NO. 17856

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, ENACTS AS FOLLOWS:

#### TITLE

- 1. This By-law may be cited for all purposes as "Surrey Development Cost Charge By-law, 2013, No. 17856".

#### DEFINITIONS AND INTERPRETATION

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

**Anniedale-Tynehead** means the area of the City of Surrey shown as Area XXVII in Schedule "F" of the Surrey Zoning By-law.

**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, 2013.

**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" for the entire City of Surrey except Anniedale-Tynehead, and Schedule "A-1" for Anniedale-Tynehead 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. Subject to section 14, *Surrey Development Cost Charge By-law, 2012, No. 17539*, 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, 2012, No. 17539*, and all amendments thereto, shall apply. *Surrey Development Cost Charge By-law, 2012, No. 17539*, and all amendments thereto, shall be wholly repealed one year from the effective date.
14. For Anniedale-Tynehead Schedule "A", not Schedule "A-1", of *Surrey Development Cost Charge By-law, 2012, No. 17539*, shall apply to the following:
  - (a) applications for subdivision of land that are in-stream on July 27, 2012 and which are completed within one year of July 27, 2012; and

(b) building permits that are in-stream on July 27, 2012 and which are issuable within one year of July 27, 2012.

In all other cases, the provisions of this By-law, including the transitional provisions of Section 13, shall apply for Anniedale-Tynehead.

PASSED FIRST READING on the    day of.

PASSED SECOND READING on the    day of.

PASSED THIRD READING on the    day of.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK





**Schedule "A"**  
**Surrey Development Cost Charge By-law, 2013, No. 17856**

Effective Date: March 15, 2013

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	\$6.48	\$17.31	/sq.ft. of DU (c)
24	DU in Non Residential Zones (in City Centre)	\$1.09	\$1.43	\$3.90	\$0.85	\$0.84	\$3.45	\$11.56	/sq.ft. of DU (d)
	<b>Industrial (except for lines 33,34 &amp; 35)</b>								
25	All Industrial Zones & Land Uses - Developed Area	\$5,280	\$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 Uses	\$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 \$27,527/DU.
- (c) Rate to be charged based on the total sq. ft. of DU to a maximum of 22,849/DU.
- (d) Rate to be charged based on the total sq. ft. of DU to a maximum of \$15,606/DU.
- (e) Rate to be charged based on the total sq. ft. of DU to a maximum of \$517,987/DU.
- (f) Rate to be charged based on the total sq. ft. of DU to a maximum of \$11,900/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 "A-1"**  
**Surrey Development Cost Charge By-law, 2013, No. 17856**

Effective Date: March 15, 2013

No	Zones and Land Uses	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
	CTA, CPG, CPM CPR, and CCR								
14	CTA	\$1,450	\$2,080	\$5,060	\$1,310	\$1,050	\$0	\$10,950	/pad (e)
15	CPG, CPM, CPR, CCR	\$1.06	\$1.38	\$6.56	\$1.70	\$1.86	\$0.00	\$12.56	/sq.ft. of BA
	<b>Dwelling Units in Non Residential</b>								
16	DU in Non Residential Zones	\$2.00	\$2.87	\$10.31	\$2.67	\$1.19	\$6.48	\$25.52	/sq.ft. of DU (c)
	<b>Industrial</b>								
17	All Industrial Zones & Land Uses - Developed Area	\$9,679	\$13,844	\$60,928	\$15,773	\$40,489	\$0	\$140,713	/acre (d)
18	All Industrial Zones & Land Uses - All other floors	\$0.22	\$0.32	\$0.64	\$0.17	\$0.19	\$0.00	\$1.54	/sq.ft. of BA (d) (f)
	<b>Institutional</b>								
19	PA-1, PA-2, PC	\$1.06	\$1.38	\$0.00	\$0.00	\$1.86	\$0.00	\$4.30	/sq.ft. of BA (d)
20	Public & Private Schools (to grade 12)	\$1.06	\$1.38	\$0.00	\$0.00	\$1.86	\$0.00	\$4.30	/sq.ft. of BA (d)
21	Public & Private Schools (Post Secondary)	\$1.06	\$1.38	\$5.25	\$1.36	\$1.86	\$0.00	\$10.91	/sq.ft. of BA (d)
22	Hospitals	\$1.06	\$1.38	\$2.62	\$0.68	\$1.86	\$0.00	\$7.60	/sq.ft. of BA (d)
23	Federal and Provincial Buildings	\$1.06	\$1.38	\$5.16	\$1.33	\$0.62	\$0.00	\$9.55	/sq.ft. of BA (d)
24	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

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 \$39,550/DU.
- (c) Rate to be charged based on the total sq. ft. of DU to a maximum of \$34,452/DU.
- (d) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 16.
- (e) Rate to be charged per trailer pad or camping site in addition to rate of lines 12 and 13 for BA of any other building.
- (f) Rate to be charged for all other floors in addition to rate of line 17.

**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