

CITY OF SURREY

BY-LAW NO. 8830

A By-law to Regulate the Subdivision and Development of Land.

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As amended by By-laws No. 8954, 03/23/87; 9122, 08/17/87; 9410, 02/08/88; 9520, 05/09/88; 9551, 06/20/88; 9603, 06/27/88; 9619, 07/11/88; 9999, 05/23/89; 10005, 04/24/89; 10106, 06/19/89; 10164, 08/14/89; 10603, 09/10/90; 10645, 10/29/90; 10834, 02/18/91; 10846, 02/05/91; 10985, 07/15/91; 11041, 09/09/91; 10958, 12/09/91; 11159, 01/06/92; 11228, 04/27/92; 11447, 03/22/93; 11667, 03/01/93; 11900, 09/13/93; 12145, 01/17/94; 12268, 04/25/94; 12522, 01/23/95; 12786, 03/11/96; 13054, 04/07/97; 13108, 05/05/97; 12353, 06/17/97; 13471, 07/06/98; 13252, 07/13/98; 13578, 11/23/98; 13968, 03/20/00; 14000, 04/10/00; 13499, 06/12/00; 14145, 11/06/00; 14158, 12/04/00; 14582, 12/03/01; 14704, 06/10/02; 14936, 03/24/03; 15022, 06/23/03; 15217, 06/07/04; 15471, 07/28/04; 15667, 05/18/05; 15939, 02/13/06; 16050, 07/10/06; 16211, 01/15/07; 16531, 01/14/08; 16858, 01/19/09; 17081, 12/14/09; 17121, 02/01/10; 17243; 07/29/10; 17326, 01/10/11; 17248, 14/03/11; 17568, 02/06/12; 17844, 12/17/12; 18003, 07/22/13; 18022, 07/29/13; 18137, 01/13/14; 18260, 09/08/14; 18359, 01/12/15; 18500, 10/20/15; 18602, 12/14/2015; 18591, 12/14/15; 18636, 02/01/16; 18644, 02/22/16; 18983, 12/19/16; 19099, 02/06/17; 19365, 10/02/17; 19429, 12/18/17; 19719, 12/19/18; 19985, 12/16/19; 20077, 05/25/20; 20222, 12/21/20; 20342, 05/31/21; 20508, 12/24/21; 20553, 03/07/22, 20683, 07/11/22; 20875, 04/17/23; 21229, 05/06/24; 21388, 09/23/24; 21612, 04/28/2025

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WHEREAS it is deemed desirable to regulate the subdivision and development of land in order to promote the orderly and economic development of the City.

THEREFORE, the City 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 Subdivision and Development By-law, 1986, No. 8830."

Organi- 2. This By-law is divided into nine parts and forty-nine sections
zation dealing with the following subjects:

Section 1 Title

Section 2 Organization

Section 3 Schedules

Part I - Interpretation

Section 4 Definitions

Section 5 Interpretation

<u>Part II</u>	-	<u>General Requirements</u>
		Section 6 Submission of Application, Preliminary Layout Approval
		Section 7 Suitability
		Section 8 Submission of the Final Plan
		Section 9 Basis of Consideration of a Highway Allowance
		Section 10 Additional Requirements
		Section 11 Refusal of Subdivision
		Section 12 Development Permits
<u>Part III</u>	-	<u>Dedication of Parkland</u>
		Section 13 Parkland Dedication
		Section 14 Cash in Lieu of Parkland Dedication
		Section 15 Parkland Dedication Not Applicable
<u>Part IV</u>	-	<u>Parcel Standards</u>
		Section 16 Parcel Dimensions
<u>Part V</u>	-	<u>Highway Dedication, Servicing and Construction Standards</u>
		Section 17 Highway Dedication
		Section 18 Provision of Highways
		Section 19 Sidewalks and Walkways
		Section 20 Road Lengths
		Section 21 Half-roads
		Section 22 Construction Standards
		Section 23 Boulevards
		Section 24 Servicing Requirements, Exceptions and Alternate Servicing Systems
		Section 25 Land for Drainage Control
		Section 26 Type of Servicing
<u>Part VI</u>	-	<u>Servicing Agreements</u>
		Section 27 Agreement Conditions
		Section 28 Failure to Construct the Works and Services

Part VII - Payment of Taxes and Charges

Section 29 Payment of Taxes

Section 30 Development Cost Charges

Section 31 Application Fees

Section 32 Processing Fees

Part VIII - Latecomer Agreements

Section 33 Application for Cost Sharing

Section 34 Policy/Procedure

Section 35 Latecomer Charge Escalation

Sections 36 to 48 Deleted BL 10834 2/18/91

Part IX - Repeal Section

Section 49 Repeal

Schedules 3. Attached to and hereby made an integral part of this By-law are the following schedules:

Schedule "A"- Road Standards, Servicing Requirements, Design Criteria, Standard Documents, Specifications and Standard Drawings

Table 1 - Servicing Requirements

Table 2 - Highway Dedication, Pavement Widths and Sidewalks

Table 3 - Highway Dedication, Pavement Widths and Sidewalks
Alternative Local Road Standards

Schedule "B"-- Servicing Agreement Processing, Engineering Administration and Latecomer Administration Fees

Schedule "C"- Deleted by By-law No. 13578

Schedule "D"- Surrey Road Classification Map (R-91)

Schedule "E"- Detention Map E-2-12
(Map too large to attach – please see City Clerk for more information)

Schedule "F"- Deleted by By-law No. 11041

Schedules "G", "H" & "I" Deleted by By-law No. 10834

Schedule "J"- Deleted by By-law No. 13578

Schedule "K" - Surrey Major Road Allowance Map

PART I - INTERPRETATION

Definitions 4. (a) In this By-law unless the context otherwise requires:

"Accept, Acceptance"	or any tense of these words when used with respect to Work or Works and Services shall mean the final acceptance of the Works and Services as certified by the General Manager, Engineering in writing, when the maintenance period has been completed to the satisfaction of the General Manager, Engineering.
"Approving Officer"	means a person appointed as an Approving Officer for the City of Surrey under the "Land Title Act".
"Assessment Roll"	means the record of real property for the City of Surrey prepared for purposes of determining Property Taxes by the British Columbia Assessment Authority.
"Benefitting Lands"	Deleted BL 10834 2/18/91
"Bond"	means cash or an irrevocable Letter of Credit in favour of the City.
"Boulevard"	means all those portions of a highway not occupied by roadway and shall include the 'median' area between separated roadways.
"Building Permit"	means permission or authorization in writing by the General Manager, Planning and Development, or his designate, for the City of Surrey to perform work regulated by the Surrey Building By-law.
"Collector"	means the Officer appointed by Council, pursuant to the "Surrey Officers By-Law, 1993, No. 11640" as amended, for purposes of collecting taxes, levies and other charges for the City, or his authorized representative.
"Complete or Completion"	or any tense of these words when used with respect to the work or works and services shall mean completion to the satisfaction of the City when so certified by the General Manager, Engineering in writing.
"Connection"	means the actual physical connection between a utility main and an individual parcel of land.
"Contractor"	means a person or firm having a contract with an owner or the City to construct roads or install City works or services or any other items required by this By-Law.
"City"	means the City of Surrey
"Council"	means the elected Mayor and Councillors of the City.

"Developer"	means the owner, or authorized agent of the owner, of property for which an application for subdivision or building permit is made.
"Development"	means all lands within the subdivision, or all lands affected by the building permit, as the case may be.
"Drainage Works"	means a system of works designed and constructed in accordance with Schedule A to control the flow of storm water.
"Electrical and Tele-communications Service Line"	means electrical and between the pole or dip service connection and the building.
"Equivalent Service Connection"	Deleted BL 10834 2/18/91
"Extension"	means the extension of a City water, sewer or drainage system by a main from an existing City or Regional system to the City system within a subdivision; and for the purpose of Latecomer Agreements shall include such portions of a main that fronts and potentially benefits lands outside of the subdivision.
"Extension of Main with Oversizing"	Deleted BL 11041 9/9/91
"Frontender"	Deleted BL 10834 2/18/91
"Highway"	means and includes a street, road, lane, walkway, bridge, viaduct and any other way open to the use of the public, but does not include a Statutory Right-of-Way on private property.
"Lane"	means a highway having a dedicated width of not more than 8 metres, and not assigned a name or number, and providing a secondary vehicular access to the abutting properties.
"Latecomer"	means the owner of real property within the Benefitting Lands other than the frontender.
"Medical Health Officer"	means the official appointed as head of the Boundary Health Unit of the British Columbia Ministry of Health, or his duly authorized representative.
"Minimum Size"	means the Extension of a City water, sewer or drainage system with the minimum size required by Schedule A, the Design Criteria Manual, for the land use designation of the subdivision.
"General Manager, Engineering"	means the officer appointed by Council, pursuant to the "Surrey Officers By-Law, 1993, No. 11640" as amended, as head of the Engineering Department, or his authorized representative.

"General Manager, Planning and Development"	means the officer appointed by Council, pursuant to the Surrey Officers By-law, 1993, No. 11640" as amended, as head of the Planning and Development Department, or his authorized representative.
"Official Community Plan"	is that community plan established under the Surrey Official Community Plan By-law 1983 No. 7600, as amended.
"Owner"	in respect of real property means the registered owner of an estate in fee-simple, and includes: <ol style="list-style-type: none"> (1) the tenant for life under a registered life estate; (2) the registered holder of the last registered agreement for sale; (3) the holder or occupier of land held in the manner mentioned in Sections 409 and 410 of the Local Government Act. (4) an Indian who is an owner under the letters of patent of the City incorporated under Section 10 of the Local Government Act.
"Parcel"	means any lot, block or other area in which land is held or into which land is subdivided, including strata lots created by strata plan, but does not mean a highway or portion thereof.
"Preliminary Layout Approval (PLA)"	means a document issued by the Approving Officer which sets out terms and conditions for final subdivision plans approval.
"Professional Engineer"	means a person licensed to practice in the Province of British Columbia as a Professional Engineer.
"Provide"	in relation to services or other works means doing all that is necessary to make a service available and functioning in a proper manner, and shall include design, construction or installation, and testing.
"Units"	shall mean the number of self contained living areas that could be developed as per Surrey's zoning by-laws.
"Public Utility"	means any system having facilities installed in a highway or in a right-of-way for the purpose of providing a service to property, and shall include, but not be limited to, water distribution, sewage and drainage collection, street lighting, district energy, electric power distribution, telephone, cable television, and gas distribution systems.
"Replotting Scheme"	means the proposed plan for re-subdivision of an area under the replotting provisions of the Local Government Act.

"Statutory Right-of-Way"	<p>means an easement without a designated dominant tenement registerable under Section 214 of the Land Title Act; and includes but is not restricted to any land or interest in land acquired for the purpose of:</p> <ol style="list-style-type: none"> (1) public rights of passage with or without vehicles; or (2) erecting and maintaining any pole-line; or (3) laying, placing, maintaining and repairing drains, ditches, pipes, transmission-lines, or wires for the conveyance, transmission, or transportation of water, electric power, forest products, oil, or gas, or both oil and gas, or solids as defined in the "Pipe-lines Act"; or (4) a water distribution system, a fire hydrant system, a sewage collection system, a sewage disposal system, a drainage collection system or a drainage disposal system; and (5) the operation and maintenance of the undertaking for which the Statutory Right-of-Way is required.
"Road, Arterial"	<p>means a highway whose primary function is to carry through traffic from one area to another with as little interference as possible from adjacent land uses, but which may provide direct access to property as a secondary function.</p> <p>Existing and future arterial roads are designated on the "Surrey Road Classification Map (R-91)", attached as Schedule "D" to this By-law.</p> <ol style="list-style-type: none"> (1) Divided Arterial Road means an arterial road which prevents left turns except at selected points by means of a physical barrier between opposing traffic. (2) Undivided Arterial Road means an arterial road which has no physical barrier between opposing traffic.
"Road, Collector"	<p>means a highway primarily for collecting and distributing traffic between local roads and arterial roads but which may provide direct access to a parcel. Existing and future collector roads are designated on the "Surrey Road Classification Map (R-91)", attached as Schedule 'D' to this By-law.</p>
"Road, Local"	<p>means a highway whose primary function is to serve vehicle trip ends by providing direct access to properties, and which usually connects to other local roads or to collector roads. Local roads are classified into two types:</p> <ol style="list-style-type: none"> (1) Through Local Road means a local road having access to two different collector or local roads which may, therefore, serve some traffic having neither origin nor destination along its length.

(2) Limited Local Road means a local road which, by virtue of its connections to the collector road system, is likely to be used by traffic having either an origin or a destination along its length. Three variations of the limited local road are:

- (i) Cul-de-Sac: a limited local road with only one access point;
- (ii) P-loop: a variation of the cul-de-sac having a loop at one end; and
- (iii) Crescent: a limited local road having access to the same local or collector road at two separate locations.

For the purpose of this By-law, a local road which serves more than 100 self contained dwelling units is a through local road regardless of configuration.

"Roadway"	means the portion of a highway surfaced for the purpose of facilitating vehicular movement.
"Sidewalk"	means an improved area adjacent to the roadway for the use of pedestrian traffic.
"School Board"	means the Board of School Trustees, School City 36, (Surrey).
"Stormwater Control Plan"	means the Stormwater Control Plan as identified in Schedule "A", the Design Criteria Manual, of this Bylaw.
"Subdivider"	means the owner of the land proposed to be subdivided or his authorized agent.
"Walkway"	means a highway for the use of pedestrian traffic.
"Work"	or any variation thereof means and includes all work required to be done for the setting out, the execution and the completion to the satisfaction of the General Manager, Engineering.
"Zone"	means an area or City established under a Surrey Zoning By-Law.

Interpretation 5. (a) In this By-law whenever words are used importing the subdividing or subdivision of land, those words shall be deemed to refer to the division of land into two or more parcels, whether by plan or by metes and bounds description or by replotting scheme or otherwise; except that the words "subdivision plan" shall also be deemed to include a plan consolidating two or more parcels into a single parcel, or several parcels into a smaller number of parcels, or as defined in the Land Title Act.

- (b) Words directing or empowering any officer of the City to do any act or thing, or otherwise applying to him by his name of office, include his successors in such office and his lawful deputy, and such person as the Council may from time to time by By-law or resolution designate to act in his place or stead.
- (c) All gender terms shall include both masculine and feminine.
- (d) Unless otherwise defined herein all words or expressions used shall have the same meaning assigned to them as like words or expressions contained in the Land Title Act and in the Local Government Act and amendments thereto.

PART II - GENERAL REQUIREMENTS

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| Submission of Application | 6. | <ul style="list-style-type: none"> (a) The subdivider shall provide at the time application is made for preliminary approval of any proposed subdivision: <ul style="list-style-type: none"> (1) A statement in writing of the intended use of such lands (2) A dimensioned sketch plan of the proposed subdivision (3) Proof that the applicant for subdivision is the owner of the land or his duly authorized agent (4) Payment of the fees prescribed in Section 31 hereof. |
| Preliminary Layout Approval | | <ul style="list-style-type: none"> (b) Prior to final approval of a subdivision, the subdivider may obtain a Preliminary Layout Approval from the Approving Officer in which the subdivision servicing requirements and other conditions pursuant to the provisions of this by-law will be set out as accurately as is practicable. |
| Suitability | 7. | <ul style="list-style-type: none"> (a) No preliminary layout approval shall be given by the Approving Officer on an application for a subdivision of land unless such proposed subdivision: <ul style="list-style-type: none"> (1) Is suited to the configuration of the land being subdivided; and (2) Is suited to the use to which it is intended; and (3) Does not make impractical the future subdivision of the land within the proposed subdivision or the subdivision of any adjacent land. |
| Submission of the Final Plan | 8. | <p>The subdivider shall tender a final Subdivision Plan for examination by the Approving Officer and the Plan shall be accompanied by:</p> <ul style="list-style-type: none"> (a) The examination fee as prescribed by the Lieutenant Governor in Council; and |

- (b) Any other charges as set out in this By-law such as development cost charges, levies, and application, processing and administration fees; and
- (c) A certificate from the Collector that all taxes assessed on the subdivided land have been paid, and where local improvement taxes, rates or assessments are payable by instalments that all instalments owing at the date of the certificate have been paid pursuant to Section 29 hereof.

Basis of
Consideration
of a Highway
Allowance

- 9. Highway classifications shall be based on a hierarchy of highways integrated into the existing or proposed adjoining highway pattern, and are determined in relation to land use, configuration of the land, the classification of the existing or approach highway and current highway width. Highway allowances for arterial roads, collector roads, and unique local roads are identified in Schedule "K" to this By-law, the 'Surrey Major Road Allowance Map'.

Additional
Requirements

- 10. In deciding the suitability of the subdivision the Approving Officer may consider comments from:
 - (a) The Federal Department of Fisheries and Oceans with respect to salmon bearing streams;
 - (b) The Provincial Minister responsible for water, land, and environment with respect to fish bearing streams, floodplains, and water rights; and
 - (c) The Medical Health Officer with respect to water supply and sewage disposal where City service is unavailable

And if the Approving Officer so requires the Subdivider shall provide the following:

- (e) Profiles and plan views of every new highway shown with such topographical detail including horizontal and vertical curvature required to assess the engineering problems to be dealt with in opening up the highways shown on the plan,
- (f) A dimensioned sketch showing that the parcels into which the land is to be subdivided can be resubdivided to the smallest parcel size permitted by the Official Community Plan.
- (g) A contour plan of the lands proposed for subdivision.
- (h) A survey of existing trees on the lands proposed for subdivision.
- (i) A preliminary storm water control plan as defined in Schedule A.
- (j) A geotechnical slope stability assessment, as defined in Schedule "A" of his Bylaw.
- (k) A traffic impact study.

Refusal of Subdivision	11.	<p>(a) The Approving Officer may, at any stage of examining the subdivision plan, refuse to approve the plan if he considers that the deposit of the plan is against public interest.</p> <p>(b) Without affecting the generality of Section 11(a) above, the Approving Officer may, at any stage of examining the subdivision plan, refuse to approve the plan if he considers that the subdivision does not conform to:</p> <p>(1) All applicable provisions of the Local Government Act and Land Title Act; or</p> <p>(2) The respective City by-laws regulating the subdivision of land and zoning.</p>
Development Permits	12.	<p>(a) Council may issue Development Permits under the conditions laid out in the "Surrey Development Permit Form and Application Fee By-law, 1986, No. 8623" as amended, to vary or supplement the provisions of this By-law.</p>
Building Permits	12.	<p>(b) Where a developer applies for a building permit to construct or modify a building on a parcel of any zone within Surrey Zoning By-law, 1979, No. 5942 as amended, and Surrey Zoning By-law, 1993, No. 12000 as amended, other than zones A-1, A-2, RA, R1, R2 or R3, except for building permits involving modifications to existing buildings which do not involve a change in occupancy or use, as determined by the General Manager, Engineering, and where such modifications do not impose new capital cost burdens on the City, the developer shall provide highways, sidewalks, water distribution, sanitary sewer, drainage works, wiring and street lighting as required in Sections 24, 25, 26, 32 and Parts VI and VIII of Surrey Subdivision and Development By-law, 1986, No. 8830 as amended, as follows:</p> <p>(1) Zones C-4, C-5, C-8, C-8A, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPG, CPM, IB, IB-3, IL, IH, IS, or 1A: Highways, sidewalks, water distribution, sanitary sewer, drainage works, wiring and street lighting will be required where the value of construction, excluding furniture and finishings, is greater than \$400,000, including applicable taxes as estimated by the Chief Building Official.</p> <p>(2) All other zones: Highways, sidewalks, water distribution, sanitary sewer, drainage works, wiring and street lighting will be required where the value of construction, excluding furniture and finishings, is greater than \$50,000, including applicable taxes as estimated by the Chief Building Official.</p> <p>(3) For CD zones, the CD By-law will specify the applicable zone for the requirement of highways, sidewalks, water distribution, sanitary sewer, drainage works, wiring and street lighting.</p>

PART III - DEDICATION OF PARKLAND

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| Parkland
Parkland
Dedication | 13. | The subdivider shall dedicate, without compensation, up to five percent (5%) of the land proposed for subdivision for parkland at the locations required by the Approving Officer, in accordance with the Parks and Greenways Network maps and with the parkland dedication policies contained in the Surrey Official Community Plan, 2013, No. 18020, as amended. |
| Cash-in-
Lieu of
Parkland
Dedication | 14. | Where parkland dedication is not required as determined by the Approving Officer in accordance with the park dedication policy contained in the Surrey Official Community Plan, the subdivider shall pay cash-in-lieu of parkland dedication in an amount equivalent to 5% of the average market value of all the land proposed for subdivision assessed on the date of application for the subdivision. |
| Parkland
Dedication
Not
Applicable | 15. | Sections 13 and 14 do not apply:

(a) to subdivisions of less than three lots; or

(b) to subdivisions where the smallest lot being created is larger than 2 hectares; or

(c) to the consolidation of existing parcels. |

PART IV - PARCEL STANDARDS

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| Parcel
Dimensions | 16. | All parcels created by subdivision shall comply with the regulations and provisions with respect to the area, shape and dimensions for the zone in which the subdivision is located, as set out in Surrey Zoning By-law, 1964, No. 2265, as amended, and in Part 1 and Part 2 of Surrey Zoning By-law, 1979, No. 5942, as amended. |
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PART V - HIGHWAY DEDICATION, SERVICING AND CONSTRUCTION STANDARDS

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| Highway
Dedication | 17. | (a) The subdivider shall provide, without compensation

(1) For the purpose of a highway identified in Schedule "K" to this By-law, the 'Surrey Major Road Allowance Map', and within the development, land the width of the ultimate highway allowance identified in Schedule "K";

(2) For the purpose of a highway identified in Schedule "K" to this By-law, the 'Surrey Major Road Allowance Map', and bordering the development, land one-half of the width of the highway allowance indicated in Schedule "K", measured from the centreline of the ultimate highway allowance, which may not necessarily coincide with the centreline of the existing highway (if any); |
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		(3)	For the purpose of a highway not identified in Schedule "K" to this By-law, the 'Surrey Major Road Allowance Map', land as required by the City.
		(b)	Where, in the opinion of the Approving Officer, terrain and soil conditions are such that a roadway having a width of 8.0 metres cannot be adequately supported, protected, and drained within the widths specified in sub-section (a)(1), land sufficient to support, protect, and drain such a roadway may be required without compensation.
		(c)	Additional dedication may be required at intersections with arterial roads in order to provide traffic turn-lane channelization.
		(d)	Additional dedication may be required to accommodate utility Transformer Pads.
Section	18.	Deleted	BL 10834 2/18/91
Sidewalks and Walkways	19.	(a)	The subdivider shall provide sidewalks on highways within the lands being subdivided in accordance with the set standards as out in Schedule 'A' of this By-law for the various classifications of road in each zone.
		(b)	Without limiting the generality of sub-section (a), the Approving Officer may require:
		(1)	Sidewalks along a highway within the subdivision on which substantial pedestrian traffic is expected to be generated.
		(2)	Sidewalks along the side of a highway within the subdivision which fronts on or abuts a school, park, recreation facility, public building, shopping and commercial development; and
		(3)	Sidewalks on each side of an arterial or collector road within the subdivision; and
		(4)	Walkways within the subdivision to facilitate pedestrian movement.
		(b)	Sidewalks shall be constructed in accordance with the standards set out in Schedule 'A' of this By-law.
		(c)	Deleted BL 13578 11/23/98
Road Lengths	20.	Deleted	BL 13578 11/23/98
Half-roads	21.	(a)	In a subdivision where the road layout is such that a highway or a portion thereof serves or will serve the adjoining properties outside the subdivision, the Approving Officer may allow the dedication and construction of new half-roads along the perimeter of the subdivision, provided however the following conditions are satisfied:

		<ul style="list-style-type: none"> (1) There is sufficient highway dedication to provide for two-way traffic flow, sidewalk, street lights, and drainage collection system. (2) Such half-roads shall be constructed to the standards as set out in Schedule 'A' of this By-law.
Construction Standards	22.	<ul style="list-style-type: none"> (a) The subdivider shall clear, grade, surface and otherwise construct the required highways including roadways, emergency access and transit bays, in accordance with the standards contained in Schedule 'A' of this By-law. (b) Where a road passes through more than one zone, the zone having the most significant impact on the roadway, will dictate the applicable road standards.
Boulevards	23.	The subdivider shall grade and improve to grass or sodded standard all boulevards along highways within the subdivision.
Servicing Requirements	24.	<ul style="list-style-type: none"> (a) Except as otherwise provided in this By-law, the developer shall provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems such that each system: <ul style="list-style-type: none"> (1) Serves and is connected to all parcels created by the subdivision or the development; (2) Extends along all highways within the subdivision; (3) Extends along all highways adjacent to the development, up to the centreline of the highway allowance, (4) Connects to the appropriate public utility; (5) Provides the standard of service set out in Schedule 'A' of this By-law; and (6) Shall be constructed to allow for connection to lands and systems beyond the proposed development.
Exceptions		<ul style="list-style-type: none"> (b) Without limiting the generality of sub-section (a), the developer may not be required to provide water supply, sanitary sewer and drainage works, underground wiring, and street lighting systems where a system already exists which provides the standards required in Schedule 'A' for both the existing parcels and those to be created by subdivision; and
Alternate Servicing Systems		<ul style="list-style-type: none"> (c) Without limiting the generality of sub-section (a), where City services are not available, but are programmed for as part of an approved City Capital Works Program, the Approving Officer may approve a subdivision, or a building permit may be approved within which the provision and construction of water supply and/or sewage disposal and/or drainage works may be deferred; provided however that:

- (1) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction and installation of all services herein described, and
 - (2) All expenses and costs which may be incurred by reason of the execution of the said work resulting in damage to any property owned in whole or in part by the City or which the City by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain, and
 - (3) All expenses and costs which may be incurred by reason of liens for non-payment of labour or materials, workmen's compensation assessments, unemployment insurance, Federal or Provincial Taxes, and for encroachments, and
- (e) Ensures that all works and services to be designed, constructed and installed at his expense are to the standards prescribed in Schedule 'A' of this By-law, and
- (f) Retains as his agent a Professional Engineer, competent in the field of municipal engineering and who is registered as a member in good standing with the Engineers and Geoscientists of BC (EGBC), to prepare, sign and seal design (construction) drawings, and to provide general and resident engineering services during construction, including but not limited to, field inspection, preparing and certifying as-constructed drawings. Where only service connections or driveways are required, the services of a Professional Engineer are not required, and
- (g) Acknowledges that the City does not confirm the completeness or accuracy of the design (construction) drawings nor accept responsibility for any costs or damages resulting from errors, omissions or deficiencies in said drawings, and
- (h) Upon written notice that construction completion has been certified by the General Manager, Engineering, maintains all of the said works and services for at least the period specified below:
- | | |
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| Water Systems | One Year |
| Sanitary Sewer Systems | One Year |
| Storm Drainage Systems | One Year |
| Highway Paving, Asphalt
Walks and Curbs,
Street Lights | One Year |
| Concrete Curbs and Sidewalks | One Year |
- (i) Arranges and pays for the connection to the City's existing works and services or utilities, and
- (j) Remedies any defects appearing within the maintenance period and reimburse (pay to) the City for any damage to others works and services or properties resulting therefrom, and

- (k) Deposits with the City for the maintenance period, on or before the date of issuance of the Certificate of Completion of said works and services, security in the form of a bond in an amount equal to at least five (5) per cent of the estimated construction cost of the said works and services, as calculated by the General Manager, Engineering, from which the City may deduct the cost of maintaining the works, remedying any defects or damages should the owner fail to do so, and
- (l) Deposits with the City prior to the issuance of the Certificate of Completion such inspection reports, test results or other documentation acceptable to the General Manager, Engineering, to confirm compliance with plans and Schedule A, as prepared by and certified as correct by a Professional Engineer, and within two months of the date of the issuance of the Certificate of Completion for the works and services deposit with the City one set of paper prints and one set of transparencies of the drawings showing the works and services as actually constructed as prepared by and certified as correct by a Professional Engineer, and
- (m) Assigns, transfers and conveys the works and services, upon issuance of a Certificate of Completion by the City, together with all lands dedicated for roads upon or in which the works and services are located, and
- (n) Provides all rights-of-way, easements, restrictive covenants or other documentation pursuant to plan registration necessary for construction or ultimate access required by the Approving Officer for the subdivision, or development, where applicable, and
- (o) Arranges for B.C. Hydro, telephone, and cable companies to perform all work required to allow the provision of these services to the affected development within alignments approved by the General Manager, Engineering.

Failure to
Construct the
Works and
Services

28. (a) Where the developer has failed to construct the work and services within the period as prescribed in the "Servicing Agreement" the City may elect to:
- (1) at the request of the developer, extend the period of the Servicing Agreement on such terms and conditions, including security that it may deem reasonable, or
 - (2) may enter onto the site to complete the works and services and to use such security as it deems necessary, and, should such security be insufficient, to recover such additional amount from the developer.

PART VII - PAYMENT OF TAXES AND CHARGES

- | | | |
|--------------------------|-----|---|
| Payment of Taxes | 29. | (a) The subdivider shall pay all school taxes and all City taxes, rates and charges including charges established under Section 286 of the Local Government Act, assessed and levied against the lands to be subdivided, and where such taxes, rates and charges for the current year have not been assessed, levied and imposed on the said lands at the date on which the approval of the subdivision is signed by the Approving Officer, pay the amount estimated by the Collector to be the total of the school taxes, City taxes, rates and charges to be assessed, levied and imposed on the said lands for the current year. |
| | | (b) Deleted by By-law No. 10005 - April 24, 1989 |
| | | (c) Deleted by By-law No. 10005 - April 24, 1989 |
| | | (d) Every payment made pursuant to the provisions of clause (a) hereof shall be deemed to be monies to be applied at a future date in payment of taxes pursuant to the Local Government Act and every such payment and deposit shall be accepted by the Collector subject to the provisions of the Local Government Act. |
| Development Cost Charges | 30. | Subdividers under the Land Title Act or the Condominium Act shall pay to the City development cost charges pursuant to the Surrey Development Cost Charge By-law, 1985, No. 7996. |
| Application Fees | 31. | Deleted by Bylaw No. 18359. |
| Processing Fees | 32. | Every developer shall pay the Servicing Agreement Processing and Engineering Administration Fees in the amount and at the times as set out in Schedule B. |

PART VIII - LATECOMER AGREEMENTS

- | | | |
|------------------------------|-----|---|
| Application for Cost Sharing | 33. | A developer may apply to Council for cost sharing of a water sewer, drainage or highway system extension which provides excess or extended services pursuant to the Local Government Act. |
| | 34. | The City will process applications for cost sharing of a water, sewer or drainage or highway extension in accordance with current Council Policy, and the current Engineering Department procedure. |
| Latecomer Charge Escalation | 35. | The latecomer charges shall be escalated based on an interest rate of five per cent (5%) per annum. The accumulation of interest shall be compounded annually on the anniversary date of the completion of the extension. The interest component included in a latecomer charge shall be payable based on the number of whole years between the date of completion of the extension and the date that the connection is made. |

Sections 36 to 48 deleted BL 10834 2/18/91

PART IX - REPEAL SECTION

- Repeal 49. "Surrey Subdivision By-law, 1979, No. 5944" and
- "Surrey Subdivision By-law, 1979, No. 5944, Amendment By-law, 1983, No. 7471" and
- "Surrey Subdivision By-law, 1979, No. 5944, Amendment By-law, 1985, No. 8256" and
- "Surrey Subdivision By-law, 1979, No. 5944, Amendment By-law, 1985, No. 8320" and
- "Surrey Subdivision By-law, 1979, No. 5944, Amendment By-law, 1985, No. 8359" and
- "Surrey Subdivision By-law, 1979, No. 5944, Amendment By-law, 1986, No. 8716"
- are hereby repealed.

PASSED THREE READINGS by the City Council of the City of Surrey on the 3rd day of November, A.D., 1986.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of November, A.D., 1986.

_____ "D.A. ROSS" _____ MAYOR

_____ "W. VOLLRATH" _____ CLERK

SCHEDULE "A"

SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830

ROAD STANDARDS, SERVICING REQUIREMENTS, DESIGN CRITERIA

AND STANDARD DOCUMENTS, SPECIFICATIONS

AND STANDARD DRAWINGS

As amended by By-law Nos: 9410, 02/08/88; 10164, 08/14/89; 10645, 10/29/90; 10603, 09/10/90; 10834, 2/18/91; 10958, 12/09/91; 11447, 03/22/93; 11900, 09/13/93; 12353, 06/17/97; 13252, 07/13/98; 13578, 11/23/98; 13968, 03/20/00; 13499, 06/12/00; 14704, 06/10/02; 15471, 07/28/04; 15667, 05/18/05; 16050, 07/10/06; 18022, 07/29/13; 18602, 12/14/2015; 19365, 10/02/17; 21388, 09/23/24; 21612, 04/28/2025

Intent The intent of the regulation in this schedule is to ensure that every parcel is developed with an adequate standard or level of servicing and facilities including those provided by water supply, sanitary sewage disposal, drainage collection, electrical and telecommunications wiring, road, sidewalk, and street lighting systems.

1. SERVICING REQUIREMENTS RELATED TO ZONE

The minimum type of services required under various zones shall be in accordance with Tables 1, 2 and 3 of this schedule unless otherwise provided for in this by-law.

2. DESIGN AND CONSTRUCTION STANDARDS

All City Works (road, sewer, water main, drainage, etc.) shall be designed and constructed in compliance with the following documents, filed in the Office of the General Manager, Engineering, and as may be amended or replaced from time to time:

1. Design Criteria Manual, dated 2024.
2. Supplementary Master Municipal Construction Documents, dated 2024.
3. Master Municipal Construction Documents - Volume II, dated 2019.
4. Deleted by Bylaw 21388.
5. Water Meter and Service Connection Design Criteria Manual and Supplementary Specifications, dated 2020.

Table 1
Servicing Requirements

Land Use	<i>Zoning By-law 5942</i>	Water	Sanitary Sewer	Drainage	Wiring	Highway Dedication, Pavement Width & Sidewalks	Street Lighting
A-1, A-2	<i>A-1, A-2, A-3</i>	1 or 2	4	O	OH	Table 2	SL-IO
RA	<i>RS</i>	1 or 6	4	5	OH	Table 2	SL-IO
R1, R2, R2-O, R3, R5, R5-S, R4, R6, RM-M, RM 10, RM-15, RM-23, RM 30, RM 45, RM-70, RM 135, RMC 135, RMC- 150	<i>R-1, R- H(G), R-F, R-F(R), R-F(F), RF-SS, R-F(C), R-F(D), R-F(M), RT-1, RM-1, RM-2, RM-3, RM- 4, RFR-SS</i>	1	3	5	UG	Table 2	SL
C-4, C-5, C-8, C-8A, C-8B, C-15, C-35, CH1, CG-1, CG-2, CTA	<i>C-L, C-S, C-R(1), C-R(2), C-R(3), C-R(4), C-C, C-H, C-G(1), C-G(2), C-T(1) C-T(2), C-G</i>	1	3	5	UG	Table 2	SL
IB, IB-3	<i>I-1, I-P(2), I-G, I-C</i>	1	3	5	UG	Table 2	SL
IL, IL-1, IH	<i>I-4, I-S, I-T, I-W, I-H</i>	1	3	5	U/O	Table 2	SL
IA	<i>I-A</i>	1 or 2	3 or 4	5	U/O	Table 2	SL
PC, PA-1, PA-2, PI, CCR, CPR, CPG, CPM, RMS-1, RMS-1A, RMS-2	<i>P-C, P-A, P-P(1), P-P(2), P-R, P-D, P-P,</i>	To the standards of the surrounding Zone 8					
All zones in South Westminster and Bridgeview (as shown in the Standard Drawings)		1	3	FD	OH	Table 2	SL
All zones in West Panorama Ridge (as shown in the Standard Drawings)		1	3 or 4	7	UG	Table 2	SL - PR

Notes To Abbreviations In Table 1

O: Open ditch drainage system.

OH: Overhead wiring for electrical and telecommunications wiring.

UG: Underground wiring for electrical and telecommunications wiring.

For small-scale multi-unit housing residential, all electrical and telecommunications wired service lines must be located underground except as hereinafter provided:

1. Subdivision is on the same side as a major existing overhead hydro plant' (3-phase primary).

Overhead service connections will be permitted on those lots on the same side as an existing major overhead hydro plant.

2. Subdivision is on same side as existing overhead pole line.

Overhead service connections will be permitted where a subdivision is

- (i) on the same side of the street as an existing overhead pole line, and
- (ii) more than two-thirds of the block length* of that side of the street is developed to OCP density and has overhead wiring.

* A block length is 200 m minimum.

The above are only applicable where undergrounding is permitted by BC Hydro.

U/O: Underground wiring for electrical and telecommunications wiring except for overhead primary power distribution.

SL: Street lighting to the criteria in the Design Criteria Manual.

SL-IO: Street lighting at intersections of Arterial-to-Arterial and Arterial-to-Collector Road only.

SL-PR: Low profile street lighting at intersections of collector roads and arterial roads and in front of public buildings only.

FD: Modified French drain - ditch drainage system.

- 1: Water supply from the City distribution system to the criteria in the Design Criteria Manual.

- 2: Each parcel shall have a proven source of water meeting the most recent Drinking Water Quality Standards of the Province of British Columbia, and of sufficient quantity to provide a continuous flow of 2300 litres per day, all as certified by a Hydrogeologist registered in and for the Province of British Columbia.

- 3: Sanitary sewage collection system connected to the City trunk sewers.
- 4: A sewage disposal system designed and certified by an "Authorized Person" as defined, and in accordance with, the Sewerage System Regulation under the B.C. Public Health Act and Ministry of Health Sewerage System Standard Practice Manual. Minimum lot size shall be 0.81 hectare.

Holding tanks are not allowed within the Fraser Sewerage Area as defined by the GVS&DD.

- 5: Drainage system as specified in the Design Criteria Manual.
- 6: Where a proposed subdivision in an RS or RA Zone does not involve the extension of a water main, but fronts an existing water main which is unable to provide the fire flow specified in the Design Criteria Manual, but is able to provide at least 30 litres per second in addition to maximum day demand as determined by the Design Criteria Manual, subdivision may be permitted, provided that:
 - (a) the owner has provided to the General Manager, Engineering, a certificate from a Professional Engineer registered in the Province of British Columbia, specializing in fire protection engineering, stating that a structure or structures of particular area, shape, construction materials, and location can be constructed within the proposed subdivision, in conformance with the Fire Underwriters Survey's "Water Supply for Fire Protection - A Guide to Recommended Practice", current edition, and in conformance with the NFPA13D¹ specification, current edition; and
 - (b) the owner has registered a restrictive covenant in favour of the City of Surrey on the title of all lots created which provides:

In recognition that the City water main servicing this lot is unable to provide the fire flow required by the City's design criteria, the owner agrees:

- (i) not to construct or use any dwellings or accessory structures on the lot that are not sprinklered in accordance with the NFPA13D* specification, current edition, and as approved by the engaged Professional Engineer;
- (ii) not to construct or allow to be constructed any dwellings or accessory structures on the lot which will require a fire flow in excess of the available fire flow as determined by the Fire Underwriters Survey's "Water Supply for Public Fire Protection - A Guide to Recommended Practice", current edition;
- (iii) that all building designs in support of applications for building permits shall be certified by a Professional Engineer specializing in fire protection engineering, attesting that each sprinkler system to be installed provides protection as set out in the NFPA13D* specification, current edition, and that the minimum fire flow calculated following the Fire Underwriters Survey's

"Water Supply for Public Fire Protection - A Guide to Recommended Practice", current edition, is equal to or less than the fire flow available to the lot; and

- (iv) to indemnify and save harmless the City of Surrey, and its administrators, from any and all loss, damages or other expenses in any way arising from or caused by anything done hereunder.

* National Fire Protection Association

- 7: Open shallow swale drainage system with driveway culverts together with piped storm sewers where flow rates (five year storm), velocities, existing storm systems or site conditions warrant. Detention pursuant to the Design Criteria Manual.
- 8: All new marinas, or marinas undergoing renovation that exceed \$500,00, shall install pump-out facilities for access by pleasure craft. As appropriate, these facilities shall be connected to the municipal sewer system or be designed for handling by trucked liquid waste.

Table 2
Highway Dedication, Pavement Widths And Sidewalks

Land-Use / Zoning	Road Classification	Dedication Width (m)	Min. Pavement Width (m) or curb-to-curb	Bike Lanes	# of Sidewalks	Shoulders or Curbs
ALR & Rural Areas (RA, R1)	Limited Local	16.5	6.0	0	0	Shoulders
	Through Local	20.0	6.0	0		
	Road, Collector (2 lanes)	20.0	7.0	0	0	Shoulders
	Arterial (5 lanes)	24.0	17.0	0. Major bike routes have MUP on one side		Shoulders
R2, R2-O, R3	Limited Local (queuing St. parking 2 sides)	17.0	8.5	0	1	Barrier Curb
	Through Local (queuing St. parking 2 sides)	18.0	8.5	0	2	Barrier Curb
All Other Residential	Local	20.0	10.5	0	2	Barrier Curb
Commercial and Industrial	Local	20.0	11.0	0	2	Barrier Curb
All urban areas (i.e. Non-ALR & Rural)	Road, Collector	24.0	11.0	2 (one-way)	2	Barrier Curb
	Arterial (5 lanes) (constrained)	24.0	16.8	Narrow MUP each side		
		27.0	16.8			
	Arterial (5 lanes) (typical)	30.0	16.8	2 (one-way)	2	
	Arterial (7 lanes) (i.e. KGB north of 105 Ave)	37.0	23.4			
	Arterial (5 lanes) + SkyTrain	32.0	18.8			
	Arterial (5 lanes) + BRT/LRT	37.0	24.6			
Arterial (7 lanes) + BRT/LRT (i.e. KGB south of 102 Ave)	42.0	31.2				

Notes:

1. For Bridgeview / South Westminster and Panorama, refer to Standard Drawings for Unique Area Cross-Sections
2. For Arterial roads in ALR, pavement width, shoulder, curb and MUP is subject to whether road segment has farm access / equipment

Notes To Table 2

Note 1 These requirements are to be read in conjunction with this Bylaw.

- (a) Highway dedications for collector roads and local roads are in accordance with Section 945 of the Local Government Act, R.S.B.C. 1996, c. 323. Public utilities may not be accommodated in the location preferred by the Public Utility Companies except by additional or separate dedication or statutory right-of-way.
- (b) Local Roads servicing more than 100 self-contained dwellings units shall be classified as Through Local.

Note 2 Pavement Widths

- (a) Where construction of half of the width of the pavement standard is required, and the other half does not exist, the minimum width of pavement for all zones will be 6 metres, and the minimum width of dedication will be 11 metres, or 10 metres plus 1.0 metres plus a 1.0 metre statutory right-of-way in favour of the City.
- (b) Additional pavement width is needed at the intersection of lanes in order to provide turn radius, and may be needed at intersections with arterial roads in order to provide traffic turn lane channelization. Refer to "Surrey Road Classification Map (R-91)", attached as Schedule "D" to this By-law.
- (c) Parking in cul-de-sac heads or in parking bays is permitted when the designated highway dedication to accommodate the parking arrangements together with sidewalks and street lights is insufficient, additional property for parking spaces shall be dedicated.
- (d) If a highway dedication already exists or if topographic conditions are extreme, the road requirements shall conform to current Council policy for unopened roads.

Note 3 Sidewalks

Sidewalks are required in accordance with this Table and the Design Criteria Manual.

In land use zones: R2, R3, RA, RM-M, R2-O, R6, R5, R5-S, R4, RM-10, RM-15 and RM-23:

- sidewalks are not required on limited local roads less than 50 metres in length;
- a sidewalk is required on one side only on limited local roads 50 metres to 220 metres in length;
- sidewalks are required on both sides of limited local roads over 220 meters in length.

Where sidewalks are provided on one side only, they shall be located on the side closest to an existing or future school, park or transit route.

Note 4 Shoulders

Shoulder details are shown in the Standard Drawings.

Note 5 Curbs

Curb details are shown in the Standard Drawings.

Deleted by Bylaw 21388

Table 3

Highway Dedication, Pavement Widths And Sidewalks
Alternative Local Roads Standards

SCHEDULE "B"
TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830
SERVICING AGREEMENT PROCESSING, ENGINEERING ADMINISTRATION AND
FINANCIAL ADMINISTRATION FEES

1. SERVICING AGREEMENT PROCESSING FEE (payable prior to the project scoping submission)

Pre-Application Engineering Review: \$1,800.00

Mini-Servicing Agreement (Service Connections/Sidewalk with Development): \$4,600.00

x

Utility Extension (per Asset): \$8,510.00

NCP Servicing Amendment (per Asset): \$27,875.00

Pre-Servicing Agreement: \$8,510.00

Residential

Servicing Agreement for Small-Scale Multi-Unit Developments (R1 to R5) with subdivision or building permit.

2 - 20 lots: \$1,880.00/lot; \$8,510.00 min.

21 - 50 lots: \$1,430.00/lot; \$39,100.00 min.

51 - 100 lots: \$1,170.00/lot; \$72,800.00 min.

Over 100 lots: \$1,030.00/lot; \$118,100.00 min.

Servicing Agreement for Multi-family Developments (RMs) with subdivision or building permit.

2 - 50 units: \$810.00/unit; \$11,150.00 min.

51 - 100 units: \$720.00/unit.

101 - 200 units: \$645.00/unit.

Over 200 units: \$116,400.00 max.

Commercial and Industrial

\$1,340.00/1,000 sq. m. of building/parking footprint area being developed; \$8,510.00 min.

Short Form Servicing Agreements, an additional fee of \$1,925.00.

Agricultural

\$175.00/1,000 sq. m. of building/parking footprint area being developed; \$8,510.00 min.

Other

\$175.00/1,000 sq. m. of building/parking footprint area being developed; \$8,510.00 min.

Note: In the case of comprehensive developments involving more than one use, the above fees can be combined to arrive at the total fee.

Administrative Processing Only

\$1,885.00 for applications involving only the processing of legal documents and/or utility capacity calculations

\$855.00 for Processing Continuance (for each year project continues beyond Year 1)

\$470.00 for Servicing Agreement Extension or Reassignment

2. ENGINEERING ADMINISTRATION FEE (applicable only if project proceeds to construction stage)

Small-Scale Multi-Unit Housing Developments (R1 to R5)

4.0% on the first \$250,000.00 of estimated construction cost

2.5% on the next \$250,000.00 of estimated construction cost

1.5% on the remaining estimated construction cost

Agricultural, Multi-family (RMs), Institutional, Commercial and Industrial Developments

5.25% on the first \$250,000.00 of estimated construction cost

4.25% on the next \$250,000.00 of estimated construction cost

3.0% on the remaining estimated construction cost

Re-inspection of deficiencies: \$725.00 min.

3. FINANCIAL ADMINISTRATION FEE

Each Latecomer Agreement: \$4,200.00

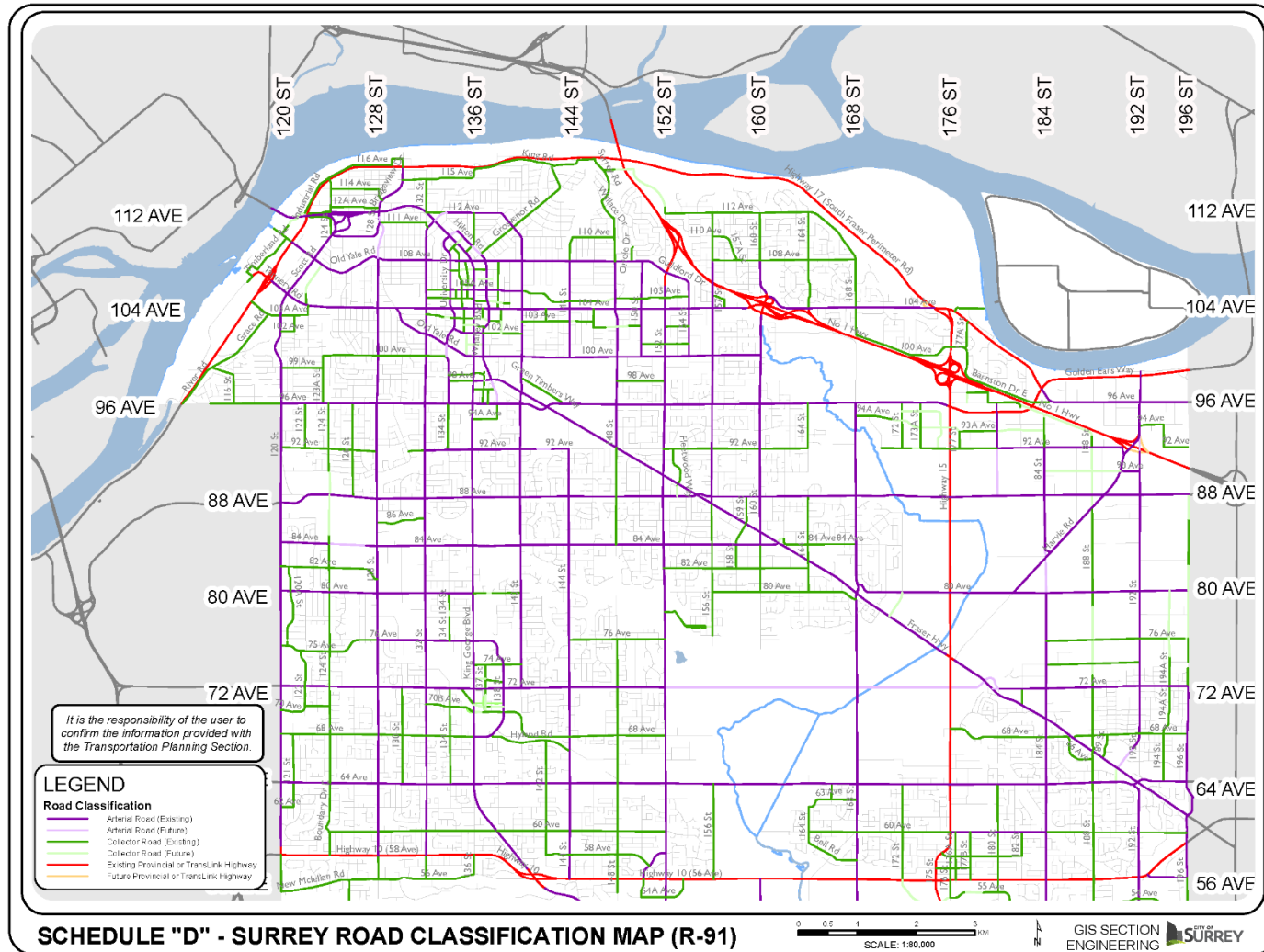
Each DCC Front-Ending and Development Works Agreements: \$8,100.00

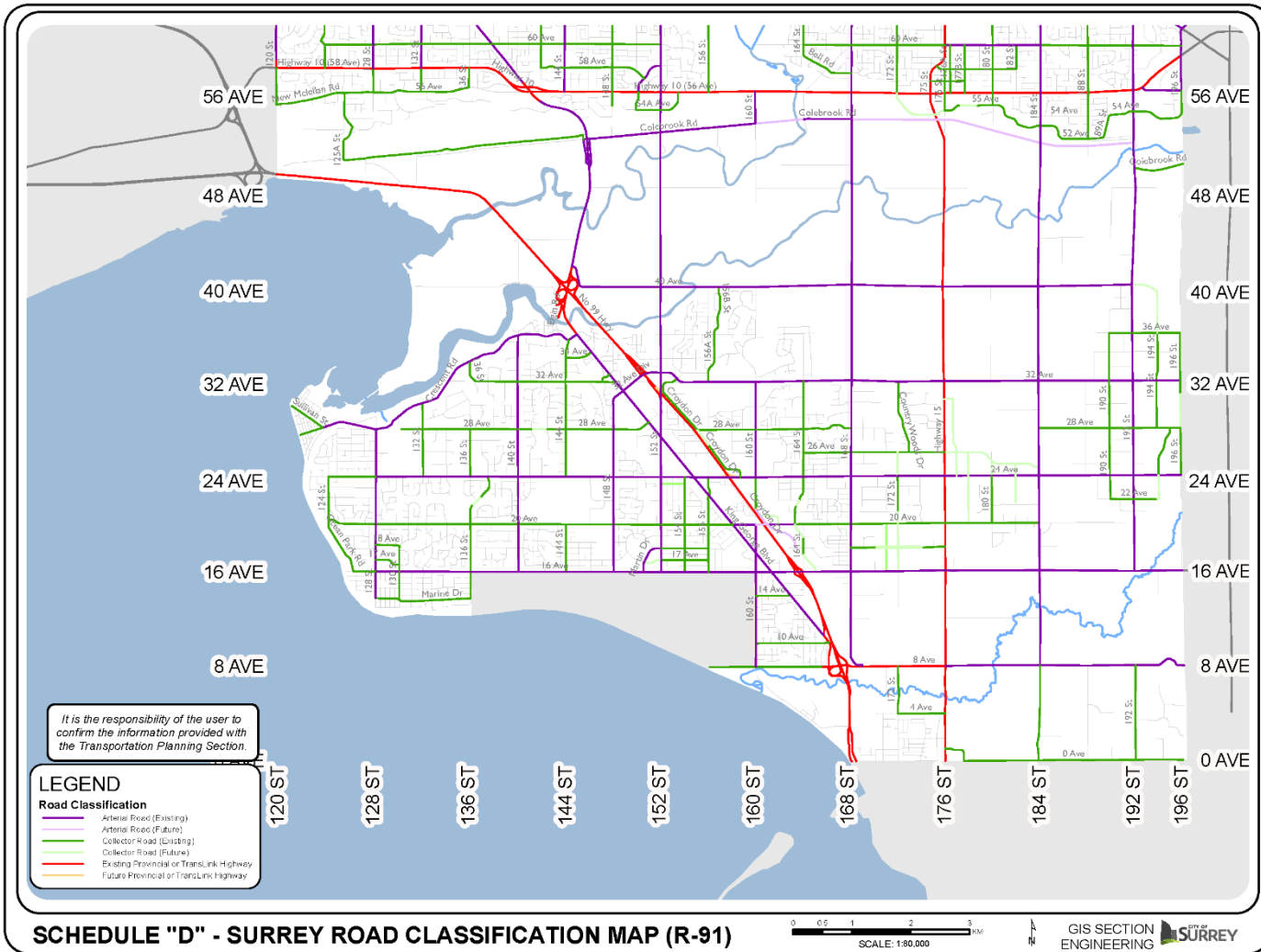
Each Latecomer, DCC Front-Ending or Development Works Agreement Reassignment: \$520.00

¹ Based on an ultimate of two dwelling units per lot.

All fees are subject to applicable taxes.

Schedule "D" – Surrey Road Classification Map (R-91)





Source: G:\MAPPING\GIS\Maps\Recurring\Transportation\m\Schedules\m\MajorRoadAllowance_Schedule\m\2023\Schedule_D_2023_AL-South.mxd
Cartographer: P205803 Date: 04-Sep-2024 © City of Surrey

Schedule "K" - Surrey Major Road Allowance Map

