

CITY OF SURREY

BY-LAW NO. 13096

A by-law to amend the provisions of  
"Surrey Zoning By-law, 1979, No. [5942](#),"  
as amended.

.....

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

1. "Surrey Zoning By-law, 1979, No. [5942](#)," as amended, is hereby further amended as follows:

(1) Part XV RS Suburban Residential Zone is amended in Section C. by inserting new Sub-section 7. after Sub-section 6. and before Section D. as follows:

"7. Notwithstanding the minimum yard requirements stated above, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section H. Yards and Setbacks of Part XVIII R-F Family Residential Zone shall apply."

(2) Part XV RS Suburban Residential Zone is amended in Section D. by inserting new Sub-section 4. after Sub-section 3. as follows:

"4. Notwithstanding Sub-section D.3, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Sub-section J.3 of Part XVIII R-F Family Residential Zone shall apply."

(3) Part XV RS Suburban Residential Zone is amended by inserting new Section E. and Section F. after new Section 4. as follows:

"E. DENSITY

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.

F. SITE COVERAGE

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply."

(4) Part XVII R-1 Residential Zone No. One (1) is amended in Section C. by inserting new Sub-section 5.

after Sub-section 4. and before Section D. as follows:

"5. Notwithstanding the minimum yard requirements stated above, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section H. Yards and Setbacks of Part XVIII R-F Family Residential Zone shall apply."

(5) Part XVII R-1 Residential Zone No. One (1) is amended by deleting Section D. in its entirety and inserting new Section D. in its place as follows:

"D. SITE COVERAGE

The maximum site coverage shall be 33%, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply."

(6) Part XVII R-1 Residential Zone No. One (1) is amended by inserting new Section G. after Section F. 5. (d) as follows:

"G. DENSITY

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply."

(7) Part XVIII R-F Family Residential Zone is amended in Section D. 2 by inserting new sub-paragraph (iii) after sub-paragraph (ii) and before Section E. as follows:

"(iii) notwithstanding the above, the maximum allowable floor area shall be as follows:

a. 270 square metres [2,900 sq.ft.] for lots of 560 square metres [6,000 sq.ft.] or less; and

b. 330 square metres [3,550 sq.ft.] for lots in excess of 560 square metres [6,000 sq.ft]."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. [5942](#), Text Amendment By-law, 1997, No. 13096."

PASSED FIRST AND SECOND READING on the 14th day of April, 1997.

PUBLIC HEARING HELD thereon on the 12th day of May, 1997.

PASSED THIRD READING on the 12th day of May, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of May, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK