

THE CORPORATION OF THE VILLAGE OF SUNDRIDGE
BY-LAW NO. 2022-002

Being a By-law to amend By-law No. 89-002 as amended, the Zoning By-law for the Village of Sundridge with respect to lands legally described as Part Lot 75, Registrar's Compiled Plan No. 333, located at 10356 Highway 124 in the Village of Sundridge.

WHEREAS the Council of the Corporation of the Village of Sundridge is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the Council of the Corporation of the Village of Sundridge deems it appropriate to amend By-Law 89-002 as amended;

NOW THEREFORE the Council of the Corporation of the Village of Sundridge enacts as follows:

1. Schedule 'A', to Zoning By-law No. 89-002 as amended, is hereby further amended by zoning lands legally described as Part Lot 75, Registrar's Compiled Plan No. 333, located at 10356 Highway 124 in the Village of Sundridge from the Highway Commercial (C2) Zone to the Residential Multiple Exception (R2*1) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Furthermore Zoning By-law 89-002 as amended, shall be further amended by adding the following new subsection after Section 4.2.3:

*4.2.3.1 Residential Multiple Exception (R2*1) Zone*

*Lands described legally as Part Lot 75, Registrar's Compiled Plan No. 333, located at 10356 Highway 124 in the Village of Sundridge and located in the R2*1 Zone, shall be subject to the following provisions:*

a) *Permitted Uses:*

- i. An apartment dwelling; and/or*
- ii. A restaurant with an internal accessory dwelling unit.*

b) *Regulations for Apartment Dwelling:*

<i>i. Minimum Lot Size:</i>	<i>1.26 ha</i>
<i>ii. Minimum Lot Frontage:</i>	<i>65 metres</i>
<i>iii. Maximum Ground Floor Area:</i>	<i>1,134 m²</i>
<i>iv. Maximum Total Floor Area:</i>	<i>3,402 m²</i>
<i>v. Maximum Height:</i>	<i>3 stories</i>
<i>vi. Minimum Front Yard Setback:</i>	<i>40 metres</i>
<i>vii. Minimum Rear Yard Setback:</i>	<i>15 metres</i>
<i>viii. Minimum Interior Side Yard Setback:</i>	<i>24 metres</i>
<i>ix. Maximum Number of Apartment Dwelling Units</i>	<i>50</i>
<i>x. Maximum Number of Bachelor Units</i>	<i>26</i>
<i>xi. Maximum Number of 1 Bedroom Units</i>	<i>18</i>
<i>xii. Maximum Number of 2 Bedroom Units</i>	<i>6</i>
<i>xiii. Parking:</i>	<i>1.25/DU</i>

c) *Regulations for a Restaurant:*

i. <i>Minimum Lot Size:</i>	1.26 ha
ii. <i>Minimum Lot Frontage:</i>	65 m
iii. <i>Maximum Ground Floor Area:</i>	260 m ²
iv. <i>Maximum Total Floor Area:</i>	520 m ²
v. <i>Maximum Total Floor Area that may be used for dwelling unit:</i>	50%
vi. <i>Minimum Front Yard Setback:</i>	2.6 m
vii. <i>Minimum Rear Yard Setback:</i>	100 m
viii. <i>Minimum Interior Side Yard Setback:</i>	20 m

*In the R2*1 Zone, where the number of apartment dwelling units is less than 50 the distribution of bachelor, 1 bedroom and 2-bedroom units shall not exceed a total occupancy of 57 persons.*

3. In all other respects the provisions of By-law 89-002, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

PASSED THIS 12th DAY OF JANUARY, 2022.

Original Signed by Mayor Hall
Lyle Hall, Mayor

Original Signed by Nancy Austin
Nancy Austin, Clerk Administrator