

P.O. Box 129, 110 Main Street, Sundridge, Ontario, P0A 1Z0

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Telephone (705) 384-5316

Fax (705) 384-7874

Email: [villageoffice@sundridge.ca](mailto:villageoffice@sundridge.ca)

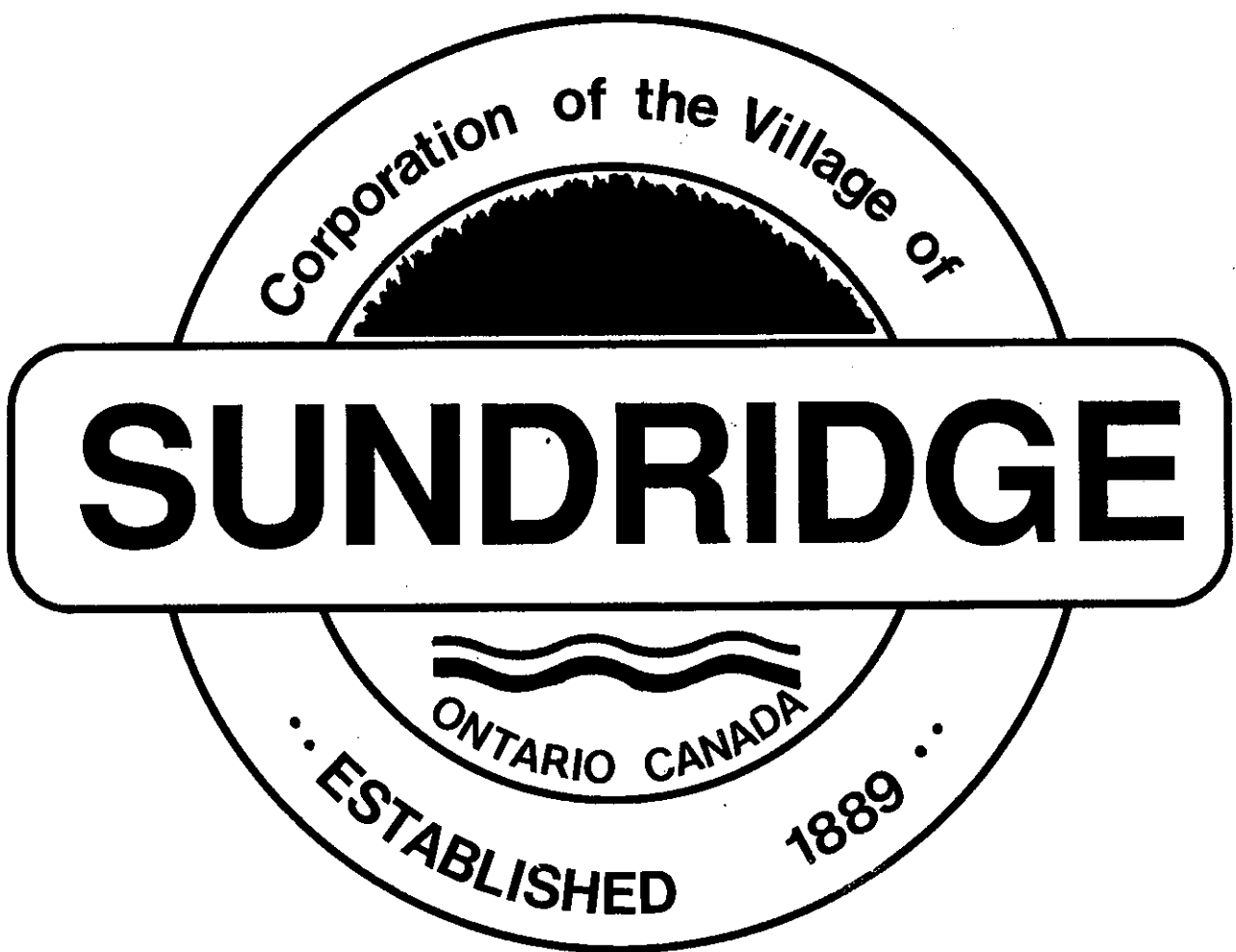
This is a copy of the original Zoning By-Law adopted August 29, 1989 and does not reflect any site specific zoning changes or amendments.

Any change or amendments to this By-Law can be verified through the Village of Sundridge Municipal Office.

Lillian S. Fowler

CAO/ Clerk

Village of Sundridge



**BY-LAW NO. 89-002**

**LEHMAN**  
**& Associates**

**JULY 1989**

**NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE VILLAGE OF SUNDRIDGE.**

TAKE NOTICE that the Council of the Corporation of the Village of Sundridge passed By-Law 89-002 on the 29<sup>th</sup> day of AUG, 1989 under Section 34 of the Planning Act.

AND TAKE NOTICE THAT any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the clerk of the Village of Sundridge not later than the 3<sup>rd</sup> day of OCT, 1989, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

An explanation of the purpose and effect of the By-law describing the lands to which the By-law applies is attached. The complete By-law is available for inspection in my office during regular office hours..

Dated at the Village of Sundridge this 6<sup>th</sup> day of SEPT, 1989.

Mrs. Lillian Fowler,  
Clerk.

**Explanatory Note to  
By-Law No. 89-002  
of the  
Village of Sundridge**

**Lands Affected:**

By-Law No. 89-002 is a comprehensive Zoning By-Law that applies to all of the lands within the municipal limits of the Village of Sundridge.

**Purpose and Effect:**

By-Law No 89-002 is intended to regulate the use of all lands, buildings and structures with the Village. The By-Law will, upon approval, replace the existing Zoning By-Law No. 74-002.

This By-Law permits and regulates the use of land as shown on the Zoning Map, Schedule "A" Uses that legally existed prior to the date of adoption of this By-Law will be permitted to continue. Any use not specifically permitted by the By-Law is not permitted. New development occurring after this By-Law comes into effect must comply with the regulations set out in the By-Law.

While By-Law No. 89-002 is a new zoning By-Law for the Village, many of the provisions of By-Law No. 74-002 have been retained. Similarly, the Zoning Map, Schedule "A", places most properties in the same zone as the previous By-Law. In most instances properties have been zoned for the use that legally existed at the time of adoption of this By-Law.

**Key Map:**

This By-Law covers all of the Village of Sundridge. A copy of Schedule "A" to the By-Law has been attached as a Key Map to this Explanatory Note.

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**SECTION 1**  
**ADMINISTRATION**

**1.1 TITLE**

This by-law may be referred to as "The Zoning By-Law of the Village of Sundridge."

**1.2 AREA AFFECTED BY THIS BY-LAW**

This by-law applies to all lands within the Village of Sundridge.

**1.3 BUILDING PERMITS**

The requirements of the by-law must be met before a Building Permit is issued by the Village for the erection or alteration of any building or structure.

**1.4 ENFORCEMENT**

Any person convicted of a violation of this By-law is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$20,000 and on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.

**1.5 SEVERABILITY PROVISION**

A decision of a Court that one or more of the provisions of this By-law are invalid in whole or in part does not affect this validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

**1.6 REPEAL OF EXISTING BY-LAWS**

By-Law No. 74-002 and amendments thereto are hereby repealed.

**1.7 EFFECTIVE DATE**

This By-law shall come into force the day that it was passed where there are no objections received or where objections are received upon the approval of the Ontario Municipal Board.

## SECTION 2

### ESTABLISHMENT OF ZONES

#### 2.1 ZONES

For the purposes of this By-law, the following zones are established and they may be referred to by the name or by the symbol set opposite the name of the zone below:

R1 - Residential Type One  
R2 - Residential Type Two

C1 - General Commercial  
C2 - Highway Commercial

M - Industrial  
I - Institutional  
OS - Open Space

D - *DEVELOPMENT HOLDING*

#### 2.2 ZONE SCHEDULE

The zones and zone boundaries are shown on the attached Schedule A, which forms part of this By-law.

#### 2.3 DETERMINING ZONE BOUNDARIES

1. A zone boundary shown approximately at a lot line, street or lane is considered to be at the boundary of the lot line, street or lane.
2. A zone boundary shown approximately in the centre line of a street or lane is considered to be the centre line of the street or lane.
3. Unless the location of a zone boundary is specified by dimensions on the zoning map, a zone boundary which lies within a lot shall be fixed by the scale of the Schedule upon which it is shown.
4. A zone boundary shown following approximately a shoreline or the centre line of a creek, stream or channel is considered to be the shoreline or centre line and moves with any natural change in the shoreline.

#### 2.4 COMPLIANCE WITH ZONING BY-LAW

No person shall change the use of any building, structure or land or erect or use any building or structure or occupy any land or building except in conformity with the provisions of this By-law.



## SECTION 3

### GENERAL PROVISIONS

#### 3.1 USES PERMITTED IN ALL ZONES

Any lands may be used and any building or structure may be erected, altered, enlarged or used in any zone for the following purposes, provided that such uses, buildings, or structures shall be in compliance with the provisions and standards of the zone in which they are located:

##### (a) Accessory Uses

Accessory Uses, buildings and structures shall be permitted in any Zone but shall not:

1. Be used for human habitation except where a dwelling is a permitted accessory use;
2. Be built closer to the front lot line or side yard line than the minimum distance required by this By-Law for the main building on the lot; and, on a corner lot, shall not be located in the exterior side yard.
3. Be built closer than 1.5 (4.9 ft.) metres to any lot line;
4. Exceed 4.5 metres (14.7 ft) in height;
5. Exceed ten per cent (10%) coverage of the total lot area in any Residential zones;
6. Be built within 1.8 metres (5.9 ft.) of the main building, unless the accessory building is constructed of non-combustible materials;
7. In the case of a marine facility, be constructed such that the structure extends beyond the area contained by the extension of the lot boundaries at 90 degrees from the shoreline into the water.

##### (b) Construction Facilities

Any sheds, scaffolds, or other structures incidental to building construction for work in progress which has neither been finished nor abandoned shall be permitted in any Zone.

##### (c) Home Occupations

Home occupations shall be permitted in any zone within the Village of Sundridge provided that:

1. There shall be no advertising other than a plate or sign with a maximum area of 0.2 square metres, (2.1 sq. ft.);

2. There shall be no open storage or display of materials or finished products;
3. The home occupation is secondary to the main residential use and neither changes the residential character of the dwelling nor creates or becomes a nuisance with regard to noise, fumes, dust, odour, traffic or parking.
4. The floor area devoted to a home occupation shall not be more than 25% of the total floor area of the dwelling, or a maximum of 46 sq. m. (495.1 sq. ft.) whichever is less.
5. Only persons who live in the dwelling may be employed in the home occupation;
6. Where a home occupation is the office of a veterinarian, physician, or dentist, the use shall be for consultation and emergency treatment and not as a clinic or hospital.

**(d) Public Recreational Facilities**

Outdoor public recreational facilities operated by or for the Village of Sundridge are permitted in any zone.

**(e) Public Uses**

This By-law permits the use of land in any zone or the use, construction or reconstruction, of any building or structure for the provision of public services by the Village or of any telephone company, any transportation or public utility owned, operated or authorized by or for the Village of Sundridge, any department of the Federal or Provincial Government, including Ontario Hydro or any Conservation Authority established by the Government of Ontario provided that:

- (i) any building or structure is designed and maintained in general harmony with the buildings and structures in that zone; and,
- (ii) there is no exterior storage of goods, materials or equipment in any Residential Zone.

**3.2 MULTIPLE USES**

Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be satisfied. Where there is conflict such as in the case of lot size or lot frontage, the more restrictive or stringent standards will apply.

**3.3 PROHIBITED USES**

Notwithstanding anything contained in this By-Law no land or building in any Zone shall be used for any purpose which from its nature or from the material used is declared to be noxious trade, business or manufacture under The Health Promotion and Protection Act without the consent of the local Medical Officer of Health as provided in that Act, or the Ministry of the Environment under the Environmental Protection Act.

### **3.4 NON-CONFORMING USES**

- (a) The use of any land, building or structure for any purpose shall be permitted to continue if such land, building or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose.
- (b) The erection of any building or structure for a purpose prohibited by this By-law shall be permitted if:
  - 1. the plans for the building or structure have been approved by the building inspector prior to the day of the passing of the By-law, and,
  - 2. the building or structure when erected is used and continues to be used for the purpose for which it was erected, and,
  - 3. the erection of such building or structure is commenced within one (1) year after the day of the passing of this By-law and the erection of such building or structure is completed within a reasonable time.
- (c) The enlargement, renovation or reconstruction of a building or structure which is non-conforming by reason of non-compliance with a minimum lot area or other lot provisions shall be permitted provided that the extent of non-compliance is not increased.

### **3.5 RESTORATION AND RECONSTRUCTION**

- (a) Nothing in this By-law prevents the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date this By-law was passed, provided that the dimensions of the original building or structure are not increased or its original use altered.
- (b) Nothing in this By-law prevents the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure.

### **3.6 FRONTAGE ON A STREET**

All lots shall front on a public street. Notwithstanding this requirement, lots existing as of the effective date of this By-law which do not front on a public street may be used in accordance with the other provisions of this by-law provided that the lot has deeded access to a public street.

### **3.7 PARKING REQUIREMENTS**

- (a) When any new development is undertaken or when any existing development is enlarged, or use changed, provisions shall be made for off-street vehicular parking spaces in accordance with the standards of Table 1 of this section.
- (b) Where any alteration or enlargement of an existing building or structure existing in a Commercial Zone is no greater than 10 per cent of the gross floor area of the building on the effective date of this By-law, there shall be no additional parking spaces required.

- (c) The parking requirements for a single lot or building containing a number of uses shall be the sum total of the parking requirements for each of the component uses.

**TABLE 1**  
**PARKING REQUIREMENTS**

TYPE OF BUILDING	PARKING REQUIRED
1. A dwelling unit	Two (2) parking spaces for each dwelling unit.
2. Places of worship, auditoria, restaurants, private clubs, and other places of assembly.	Where there are fixed seats, one (1) parking space for every five (5) seats, or one (1) parking space for each 9 sq. m. (96.8 sq. ft.) of floor area devoted to public use, whichever is greater.
3. Hospitals, nursing and welfare institutions.	One (1) parking space for each (2) beds.
4. Hotels, motels and tourist cabins.	One (1) parking space per rental unit plus one (1) additional parking space for each 4.5 sq. m. (48.5 sq. ft.) of floor area devoted to public use.
5. Offices, Industrial Uses and Commercial Uses	One (1) parking space per 27.5 sq.m. (296.0 sq. ft.) of floor area used for that purpose.
6. Elementary Schools	One (1) parking space for each teacher and one (1) for each employee.
7. High Schools	Four (4) parking spaces for each teaching classroom.
8. Marinas	One (1) parking space for each 27.5 sq. m. (296.0 sq. ft.) total retail floor area, plus one (1) parking space for each boat slip provided.

### 3.8 STANDARDS FOR PARKING AREAS

Where this By-law requires or permits parking facilities:

- (a) The parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles and provide proper drainage.

- (b) The parking area shall be provided or maintained on the same lot or on a lot within 100 metres (328 ft) of the building or use for which it is required or intended provided that the parking area is registered on title with the commercial use. The use for which the parking is provided shall only continue as long as the parking is available.
- (c) Each parking space shall be a minimum width of 3.0 metres (9.8 ft.) and a minimum length of 6.0 metres (19.6 ft.).
- (d) Each parking area shall be accessible by means of an area of ingress or egress at least 3.0 metres (9.8 ft.) in width.
- (e) Parking spaces shall be accessible by means of an aisle of at least the following width.

Aisle Width	Parking Angle
6.4 m. (20.9 ft.)	90 degrees
5.4 m. (17.7 ft.)	60 degrees
3.4 m. (11.1 ft.)	45 degrees
3.0 m. (9.8 ft.)	30 degrees

### 3.9 LOADING SPACES

In any zone, any building or structure of greater than 300 sq. m. (3229.5 sq. ft.) of gross floor area used for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods shall have one off-street loading space maintained on the same lot. The minimum width of an off-street loading space shall be 3.5 metres (11.4 ft.), the minimum length shall be 7.0 metres (22.9 ft.) and the minimum clearance height 4.3 metres (14.4 ft.).

### 3.10 SIGHT TRIANGLE

On any corner lot no fence or structure shall be erected, and no hedge, shrub, bush, tree or other plant shall be permitted to grow to a height greater than 1 metre (3.28 ft.) above the grade of the streets that abut the lot, within the triangular area bounded by the street lines and a line joining points on the street lines a distance of 6.0 metres (19.7 ft.) from the point of the intersection.

### 3.11 SINGLE LOT

Not more than one detached dwelling, or semi-detached dwelling, or one duplex dwelling shall be erected on any lot.

### **3.12 EXISTING UNDERSIZED LOTS**

Notwithstanding any other provisions in this By-law, a vacant lot capable of being conveyed on the date of passage of this By-law, having less than the minimum frontage and/or area required by this By-law, may be used for a purpose permitted in the zone in which the said lot is located provided that all other applicable provisions in the By-law are complied with.

### **3.13 GROUP HOMES**

A group home shall be permitted in all Residential Zones but shall be prohibited within 300 metres (984 ft.) of any established group home.

### **3.14 SEWAGE DISPOSAL SYSTEMS**

No buildings, structures or parking areas may be located on land used as the sewage disposal bed.

### **3.15 SETBACKS FROM STREAMS AND WATERCOURSES**

No building or structures shall be permitted within <sup>20</sup>10 metres of a stream or watercourse. In addition, the following provisions apply to lands abutting Lake Bernard.

1. The minimum opening elevation of all new structural development excluding docks and boathouses near the shoreline of Lake Bernard shall be flood-proofed to a minimum elevation of 330.5 metres, based on Canadian Geodetic Datum.
2. All new structural development, excluding docks and other structures that by their nature must be located at the shoreline, will be set back a minimum of 20 metres from the average summer water level of Lake Bernard or above an elevation of 332.5 metres, based on Canadian Geodetic Datum.

**SECTION 4**  
**ZONE PROVISIONS**

**RESIDENTIAL SINGLE FAMILY (R1) ZONE**

**4.1.1 PERMITTED USES**

No person shall within a Residential Single Family (R1) Zone, use any land or erect, alter or use any building or structure except for one or more of the following uses:

- i. a single-family detached dwelling
- ii. a semi-detached single family dwelling
- iii. a duplex single family dwelling

**4.1.2 REGULATIONS FOR PERMITTED USES**

a. Minimum Lot Area	With No Municipal Services 1400 square metres (15071 sq. ft.)	With Municipal Services 930 square metres (10,011.4 sq. ft.)
b. Minimum Lot Frontage	30 metres (98.4 ft.)	20 metres (65.6 ft.)
c. Minimum Yard Requirements		
i. Front Yard	7.0 metres (22.9 ft.)	
ii. Exterior Side Yard	7.0 metres (22.9 ft.)	
iii. Interior Side Yard	1.5 metres (4.9 ft.) one side 4.5 metres (14.8 ft.) other side	
iv. Rear Yard	7.6 metres (24.9 ft.)	
d. Minimum Gross Ground Floor Area for Dwelling	1 storey 1 1/2 or 2 storey	75 square metres (806.3 sq ft.) 50 square metres (538.2 sq. ft.)
e. Maximum Lot Coverage	35%	
f. Maximum Height of Buildings	9 metres (29.5 ft.)	

### 4.1.3 EXCEPTIONS

## 4.2 RESIDENTIAL MULTIPLE (R2) ZONE

### 4.2.1 PERMITTED USES

No person shall within a Residential Multiple (R2) Zone use any land or erect, alter, or use any building except for one or more of the following uses:

- i a semi-detached dwelling;
- ii a duplex dwelling;
- iii an apartment dwelling;
- iv a townhouse dwelling; and,
- v a converted dwelling.

### 4.2.2 REGULATIONS FOR PERMITTED USES

#### a. Minimum Lot Area

900 square metres (9688 sq. ft.) for the first four (4) dwelling units plus 90 square metres (968.8 sq. ft.) for each additional dwelling unit.

#### b. Minimum Lot Frontage 30 metres (98.4 ft.)

#### c. Minimum Yard Dimensions

- i. Front Yard 9.0 metres (29.5 ft.)
- ii. Exterior Side Yard 9.0 metres (29.5 ft.)
- iii. Interior Side Yard 5.0 metres (16.4 ft.)
- iv. Rear Yard 9.0 metres (29.5 ft.)

#### d. Minimum Gross Floor Area Per Dwelling Unit

- i. Bachelor Dwelling Unit 30 sq. metres (322.9 sq. ft.)
- ii. One Bedroom Dwelling Unit 40 sq. metres (430.6 sq. ft.)
- iii. Two Bedroom Dwelling Unit 50 sq. metres (538.2 sq. ft.)
- iv. Three or More Bedroom Dwelling Unit 60 sq. metres (645.9 sq. ft.)

#### e. Maximum Lot Coverage 40 per cent

#### f. Minimum Landscaped Open Space 30 per cent

#### g. Maximum Height of Buildings and Structures 11 metres (36.0 ft.)

#### h. Municipal Services

The uses permitted in this zone shall be permitted only where the lands are serviced by the Municipal sewage disposal system.



### 4.2.3 EXCEPTIONS

## 4.3 GENERAL COMMERCIAL (C1) ZONE

### 4.3.1 PERMITTED USES

No person shall, within the General Commercial (C1) Zone use any land, erect alter or use any building or structure, except for one or more of the following uses:

- a) Banks
- b) Commercial Parking Lots
- c) Dry Cleaning and/or Laundry Establishments
- d) Dwelling Units in a portion of a commercial building
- e) Funeral Homes
- f) Hotels
- g) Lodges
- h) Marinas
- i) Business and Professional Offices
- j) Open Air Markets
- k) Personal Service Establishments
- l) Recreational Establishments
- m) Restaurants
- n) Retail Stores
- o) Service or Repair Shops
- p) Taverns
- q) Taxi-Stands

### 4.3.2 REGULATIONS FOR PERMITTED USES

- |                              |                                |
|------------------------------|--------------------------------|
| a) Minimum Lot Area          | 300 sq. m.<br>(3229.5 sq. ft.) |
| b) Minimum Lot Frontage      | 10 metres<br>(32.8 ft.)        |
| c) Minimum Yard Requirements |                                |
| i) Front                     | none                           |
| ii) Interior Side            | none                           |
| iii) Exterior Side           | none                           |
| iv.) Rear                    | 1.0 metres (3.3 ft.)           |

- v) Notwithstanding the above where a lot in the General Commercial zone abuts a lot zoned Residential, the minimum yard shall be 3.0 metres (9.8 ft.) on that side.
- d) Maximum Lot Coverage 50 per cent
- e) Maximum Height of buildings and structures 10 metres (32.8 ft.)
- f) Municipal Services

The uses permitted in this zone shall be permitted only where the lands are serviced by the Municipal sewage disposal system.

#### 4.3.3 EXCEPTIONS

### 4.4 HIGHWAY COMMERCIAL (C2) ZONE

#### 4.4.1 PERMITTED USES

No person shall, within the Highway Commercial (C2) Zone, use any land, erect alter or use any building or structure except for one or more of the following uses.

- a) All of the uses permitted in the General Commercial (C1) Zone
- b) Motor Vehicle, Farm Equipment, Marine or Recreational Vehicle Sales and Service Establishments
- c) Motor Vehicle Service Stations *and Body Shops*
- d) Building Supply Sales
- e) Car Wash Establishments
- f) Greenhouses
- g) Storage Facilities
- h) Wholesale Outlets
- i) Veterinary Hospitals

#### 4.4.2 REGULATIONS FOR PERMITTED USES

- a) Minimum Lot Area 930 sq. m. (10,011.4 sq. ft.)
- b) Minimum Lot Frontage 30 metres (98.4 ft.)
- c) Minimum Yard Requirements
  - i. Front Yard 7.6 metres (24.9 ft.)
  - ii. Interior Side 3.0 metres (9.8 ft.)
  - iii. Exterior Side 7.6 metres (24.9 ft.)
  - iv. Rear Yard; 1.0 metres (3.3 ft.)
- d) Maximum Lot Coverage 40 per cent

- |                                  |                      |
|----------------------------------|----------------------|
| e) Minimum Landscaped Open Space | 10 per cent          |
| f) Maximum Height of Buildings   | 10 metres (32.8 ft.) |

#### **4.4.3 EXCEPTIONS**

##### **4.4.3.1 Highway Commercial Exception No. 1 (C2\*1) Zone**

Notwithstanding the uses permitted in the Highway Commercial (C2) Zone to the contrary, on lands within the Highway Commercial Exception No. 1 (C2-1) Zone the only permitted use shall be:

- i) A Building Supply Outlet

In all other respects, the regulations and provisions for the Highway Commercial (C2) Zone shall apply.

#### **4.5 INSTITUTIONAL (I) ZONE**

##### **4.5.1 PERMITTED USES**

No person shall, within an Institutional (I) Zone, use any land or erect alter or use any building or structure except in accordance with one or more of the following uses:

- a) Accessory Dwelling Units
- b) Arenas
- c) Assembly Halls
- d) Cemeteries
- e) Clinics
- f) Correctional Institutions
- g) Curling Clubs
- h) Day Nurseries
- i) Fire Halls
- k) Government Offices
- l) Group Homes
- m) Libraries
- n) Museums
- o) Nursing Homes
- p) Places of Worship
- q) Private Clubs
- r) Recreational Establishments
- s) Schools

#### 4.5.2 REGULATIONS FOR PERMITTED USES

- |   |                                  |
|---|----------------------------------|
| a. Minimum Lot Area                           | 930 sq. m.<br>(10,001.4 sq. ft.) |
| b. Minimum Lot Frontage                       | 30 metres<br>(98.4 ft.)          |
| c. Minimum Yard Requirements                  |                                  |
| i. Front Yard                                 | 7.6 metres (24.9 ft.)            |
| ii. Exterior Side Yard                        | 7.6 metres (24.9 ft.)            |
| iii. Interior Side Yard                       | 3.0 metres (9.8 ft.)             |
| iv. Rear Yard                                 | 7.6 metres (24.9 ft.)            |
| d. Maximum Lot Coverage                       | 35 per cent                      |
| e. Maximum Height of Buildings and Structures | 11.0 metres (36.0 ft.)           |
| f. Minimum Landscaped Open Space              | 30%                              |
| g. Municipal Services                         |                                  |

The uses permitted in this zone shall be permitted only where the lands are serviced by the Municipal sewage disposal system.

#### 4.5.3 EXCEPTIONS

#### 4.6 INDUSTRIAL (M) ZONE

4.6.1 No person shall, within the Industrial (M) Zone, use any land, or erect, alter or use any building or structure except in accordance with one or more of the following uses.

- a) Auto Body Shops
- b) Manufacturing
- c) Public Garages
- d) Transportation Facilities
- e) Warehousing
- f) Building Supply Outlets
- g) Feed Mills
- h) Bulk Fuel Depots
- i) Existing Pits and Quarries
- j) Works Yards
- k) Accessory commercial uses not exceeding 25 per cent of the gross floor area or lot area.
- l) Accessory dwelling unit for a caretaker or owner
- m) Open Storage

#### 4.6.2 REGULATIONS FOR PERMITTED USES

- a. Minimum Lot Area 2000 sq. metres (21,530 sq. ft.)
- b. Minimum Frontage 60 metres (196.8 ft.)
- c. Minimum Yard Requirements
  - i. Front 15 metres (49.2 ft.)
  - ii. Interior Side 5.0 metres (16.4 ft.)
  - iii. Exterior Side 15 metres (49.2 ft.)
  - iv. Rear 15 metres (49.2 ft.)
  - v. Where a lot zoned Industrial (M) abuts a lot in a Residential Zone, the abutting yard shall be a minimum of 15 metres (49.2 ft.) This area shall not be used for open storage of goods or materials.
- d. Maximum Lot Coverage 40 per cent
- f. Minimum Landscaped Open Space 10 per cent
- g. Maximum Height of Buildings 11 metres (36.0 ft.)

#### 4.6.3 REGULATIONS FOR OPEN STORAGE

Where goods or materials are stored on a property the lands utilized for storage purposes shall be screened from all abutting lands by a 3.0 metre ( 9.8 ft.) wide landscaping strip or a solid fence not less than 1.8 metres in height.

#### 4.6.4 EXCEPTIONS

##### 4.6.4.1 Industrial Exception No. 1 (M\*1) Zone

~~Notwithstanding the uses permitted in the Industrial (M) Zone, on lands permitted within the Industrial Exception No. 1 (M\*1) Zone, as shown on Schedule A, the only permitted use shall be an existing ~~pit~~. In all other respects the provisions for the Industrial (M) Zone shall apply.~~ *fuel depot*

*change stack Fuel Depot to C1*

## 4.7 OPEN SPACE (OS) ZONE

### 4.7.1 PERMITTED USES

No person shall within an Open Space (OS) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- i. an athletic field;
- ii. conservation, forestry, reforestation, bird sanctuaries, in accordance with Provincial Statutes, or other similar uses which provide for the preservation and management of the natural environment.
- iii. a dock, boat lift or launching ramp;
- iv. a fairground;
- v. a public park or private recreational park;

### 4.7.2 REGULATIONS

#### a. Minimum Yard Dimensions

i. Front Yard	20 metres (65.6 ft.)
ii. Exterior Side Yard	8 metres (26.2 ft.)
iii. Interior Side Yard	8 metres (26.2 ft.)
iv. Rear Yard	8 metres (26.2 ft.)

#### b. Maximum Lot Coverage 30 per cent

#### c. Minimum Landscaped Open Space Requirement 50 per cent

#### d. Maximum Height of Buildings 10 metres (32.8 ft.)

### 4.7.4 EXCEPTIONS

## 4.8 DEVELOPMENT HOLDING (D) ZONE

### 4.8.1 PERMITTED USES

No person shall within a Development Holding (D) Zone use any land or erect alter or use any building or structure except for one or more of the following uses;

- i) a legally existing use, building or structure as of the date of passing of this by-law.

### 4.8.2 REGULATIONS

- i) The above-noted uses are permitted provided that such are located on existing lots of record.
- ii) Any expansion of such uses so that the existing yards, lot coverage or height are altered is not permitted.

## **SECTION 5**

### **DEFINITIONS**

For the purpose of this By-law the definitions and interpretations given in this Section shall govern unless a contrary intention appears. Where interpretation is required for terms not defined in this By-law, the definitions found in Webster's Dictionary published in Toronto, 1983, shall apply.

The words "used for" include "designated for" and vice versa; words used in a present tense include the plural and vice versa; the word "building" includes "structure"; and the word "shall" is mandatory and not directory.

#### **5.1 ACCESSORY**

A use, separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

#### **5.2 ACT**

The Planning Act, (R.S.O. 1983) as amended from time to time.

#### **5.3 BUILDING**

A structure consisting of a wall, roof and floor or any one of them or a structural system serving the same purpose and including any tents, awnings and carports.

#### **5.4 BUILDING SUPPLY AND LUMBER OUTLET**

A building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements but does not include any use or activity otherwise defined or classified herein.

#### **5.5 BULK FUEL DEPOT**

Shall mean lands, buildings and structures used for the storage, distribution of fuels and oils but shall not include retail sales or key lock operations.

#### **5.6 CAR WASH**

A building or structure containing facilities for washing motor vehicles for a fee.

## **5.7 COUNCIL**

The Council of the Corporation of the Village of Sundridge

## **5.8 DAY NURSERIES**

A day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, R.S.O., 1980, c.111 as amended.

## **5.9 DRY CLEANING ESTABLISHMENT**

A building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of only non-combustible and non-flammable solvents which emit no odours or fumes.

## **5.10 DWELLING**

A building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently.

## **5.11 DWELLING, ACCESSORY**

A use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

## **5.12 DWELLING, APARTMENT**

A separate building containing three or more dwelling units.

## **5.13 DWELLING, CONVERTED**

A building originally constructed as a single detached dwelling unit of at least 225 sq. m. of gross floor area which has been converted by partition and/or the addition of sanitary and cooking facilities into more than one dwelling unit but less than five dwelling units.

## **5.14 DWELLING, DETACHED**

A detached building containing one dwelling unit only.



**5.15 DWELLING, DUPLEX**

The whole of a two-storey building divided horizontally into separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

**5.16 DWELLING, SEMI-DETACHED**

The whole of a building divided vertically into two separate dwelling units.

**5.17 DWELLING, TOWNHOUSE**

A dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade.

**5.18 DWELLING UNIT**

A room or rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside.

**5.19 DWELLING UNIT, ACCESSORY**

A separate dwelling unit which is contained in a building which was originally designed as a single family dwelling and continues to be occupied by the owner.

**5.20 ERECT**

To build, construct, reconstruct, alter or relocate including any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, or structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

**5.21 FAMILY**

Shall mean one human being or two or more human beings related by blood, marriage or legal adoption, or a group of not more than three human beings who need not be related by blood or marriage, living together as a single housekeeping unit and may include domestic servants and not more than two boarders or lodgers.

## **5.22 FLOOR AREA, GROSS**

Shall mean the total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.

## **5.23 FRONTAGE**

The horizontal distance between the side lot lines. Where such lot lines are not parallel, the lot frontage shall be measured by a line joining the centre of the front and rear lot lines at a point 7.5 metres from and parallel to the front lot line.

## **5.24 FUNERAL HOME**

The business premises of an undertaker or funeral director whether or not the same includes a crematorium or a school of instruction in embalming or preparation for burial of human remains.

## **5.25 GROUP HOME**

A single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under Provincial statute in compliance with municipal by-laws.

## **5.26 HEIGHT**

The vertical distance between the mean elevation of the ground the exterior walls of the building, and in the case of flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge. A chimney or a tower, steeple or other roof structure which is used only as an ornament upon to house the mechanical equipment of any building shall be disregarded in calculating the height of such building.

## **5.27 HOME OCCUPATION**

An occupation carried on by the occupant of a dwelling on his premises as a secondary use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and where no person other than a family member is employed except as otherwise provided elsewhere in this By-law.

**5.28 HOSPITAL**

A hospital as defined by The Private Hospitals Act, and a Sanitarium as defined the The Private Sanitaria Act, or a hospital as defined by the Public Hospitals Act.

**5.29 HOTEL**

A building or part of a building that contains a general kitchen and dining room and other public rooms, the remaining rooms of which contain no provision for cooking, and are usually hired by transients as places of abode; and includes a hostel for men or women.

**5.30 LANDSCAPING STRIP**

Shall mean an open unobstructed space free of buildings or structures which is used for the growing and maintenance of grass, flowers, shrubs or other landscaping.

**5.31 LOT**

A parcel or tract of land which:

- i) is a whole lot as shown on a registered plan of subdivision except a registered plan of subdivision deemed not to be a plan of subdivision under a By-law passed pursuant to Section 49 of The Planning Act, (R.S.O. 1983);
- ii) fronts on a public highway or waterbody and is a separate parcel of land without any adjoining lands being owned by the same owner or owners as at the date of the passing of this By-law, or
- iii) the description of which is the same as in a Deed which has been given consent pursuant to Section 49 of The Planning Act (R.S.O. 1983);
- iv) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 49 of The Planning Act (R.S.O. 1983).

For the purpose of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Town, Her Majesty in Right of Ontario or Her Majesty in Right of Canada.

**5.32 LOT AREA**

The total horizontal area within the lot lines of a lot.

**5.33 LOT, CORNER**

A lot situated at the intersection of two or more streets, or at the intersection of a street and a railway right-of-way, or a lot abutting on one or more parts of the same street, in which an interior angle of less than one hundred and thirty-five (135) degrees is contained, between the front and side lot lines abutting by the said street or streets.

**5.34 LOT COVERAGE**

The percent of the lot area covered by buildings or structures excluding parking areas, driveways and walkways.

**5.35 LOT, INTERIOR**

A lot other than a corner lot.

**5.36 LOT LINE**

Any boundary of a lot.

**5.37 LOT LINE, EXTERIOR**

The side lot line which abuts the street on a corner lot.

**5.38 LOT LINE, FRONT**

The lot line that abuts the street, but in the case of any lot having water access only the front lot line shall be the lot line abutting the highwater mark of the navigable waterway, or the lot line abutting the Crown Shoreline Reserve and:

- a) in the case of a corner lot or through lot, the shorter lot line that abuts a street or navigable waterway shall be deemed to be the front lot line and the longer lot line that abuts a street or navigable waterway shall be deemed the side lot line, but,
- b) in the case of a corner lot or through lot with two lot lines of equal length abutting streets, the lot line that abuts the wider street shall be deemed to be the front line line, but where the streets are of equal width, the lot line which abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the owner of the lot may designate which street line shall be the front lot line.

**5.39 LOT LINE, REAR**

The lot line farthest from or opposite to the front lot line.

**5.40 LOT LINE, SIDE**

A lot line other than a front or rear lot line.

**5.41 LOT, THROUGH**

A lot bounded on opposite sides by streets.

**5.42 MARINA**

An establishment or premises, containing docking facilities and located on a waterbody, where boats or boat accessories are berthed, stored, serviced, repaired, or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.

**5.43 MOTEL**

A structure containing a series of living or sleeping units with individual interior sanitary conveniences, including motor courts or tourist courts. All required parking is at grade and direct access is available from the parking area to the individual units.

**5.44 MOTOR VEHICLE SERVICE STATION**

A building or place where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark-plugs and batteries for motor vehicles are stores or kept for sale, or where motor vehicles may be oiled, greased, or washed, or where only running repairs essential to the operation of motor vehicles are performed.

**5.45 MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT**

A building or part of a building, where a dealer displays new or used motor vehicles for sale or rent in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline or a motor vehicle body shop, but shall not include any other use or activity otherwise defined or classified in the By-law.

**5.46 PARKING AREA**

An area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles.

**5.47 PERSONAL SERVICE ESTABLISHMENT**

A building or part of a building in which persons are employed in furnishing services and otherwise administering to individual and personal needs of patrons such as barber shops, beauty parlours, hair dressing shops, and shoe repair shops.

**5.48 PLACES OF WORSHIP**

Churches, chapels, temples, parish halls and synagogues including offices for the administration of the religious institution, convents, seminaries, monasteries, rectories, parsonages and parish houses.

**5.49 RECREATIONAL ESTABLISHMENT**

Premises where entertainment is offered for gain or profit such as a motion picture or other theatre, public hall, billiard or pool rooms, an establishment offering three or more electronic games for public use, bowling alley, ice or roller skating rink and all other similar places of amusement.

**5.50 RESTAURANT**

A building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption .

**5.51 RETAIL STORE**

A building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.

**5.52 SCHOOL**

A public school, a separate school, a university, a community college or a private school authorized by the Province of Ontario.

**5.53 SERVICE OR REPAIR SHOP**

A shop for servicing, repairing, installing or renting things and equipment.

**5.54 SHOPPING CENTRE**

A group of commercial establishments designed, developed and owned as a unit, as opposed to a business area comprising unrelated individual commercial establishments.

**5.55 STREET**

A highway as defined under The Highway Traffic Act, (R.S.). 1980), or a road which has been assumed and is maintained by the Corporation of the Village of Sundridge.

**5.56 STRUCTURE**

Anything man-made that is fastened to or into the earth or another structure or rests on the earth by its own mass.

**5.57 TAVERN**

A tavern or public house as defined by The Liquor Licence Act, but does not include a hotel or restaurant.

**5.58 USE**

- a) Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or,
- b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.

**5.59 VETERINARY HOSPITAL**

The premises of a veterinary surgeon where animals are treated or kept.

**5.60 YARD**

Any open unoccupied space appurtenant to a building measured from the closest supporting structure of the building to the lot line.

**5.61 YARD, EXTERIOR SIDE**

A side yard immediately adjacent to an exterior lot line.

**5.62 YARD, FRONT**

A yard extending across the full width of the lot between the front lot line and the nearest wall of any building or structure on the lot for which the yard is required.

**5.63 YARD, REAR**

A yard extending across the full width of the lot between the rear lot line and the nearest wall of any building on the lot for which the yard is required.

**5.64 YARD, SIDE**

A yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building on the lot for which the yard is required.



**SECTION 6**  
**EXCEPTIONS**

**SECTION 7**

**ADOPTION**

This By-law was read a first and second time this 29th day of AUG, 1989.

This By-law was read a third time and finally passed this 29th day of AUG, 1989.

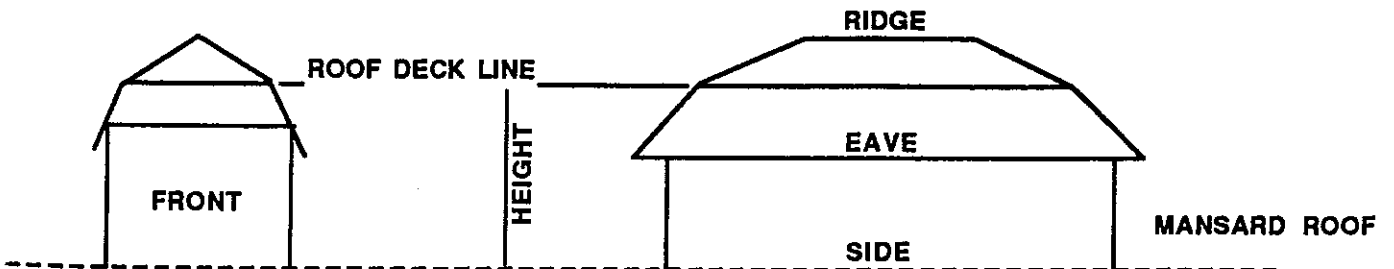
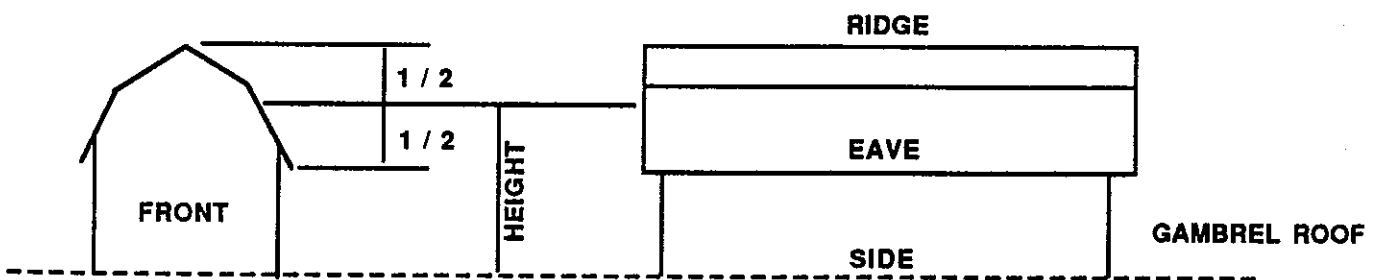
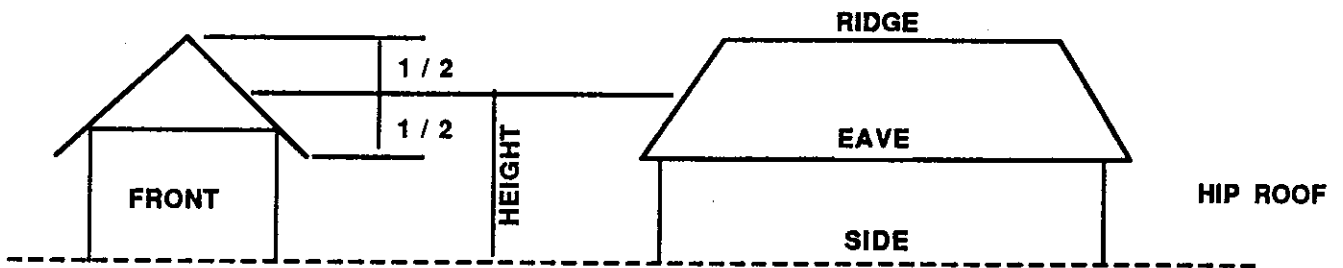
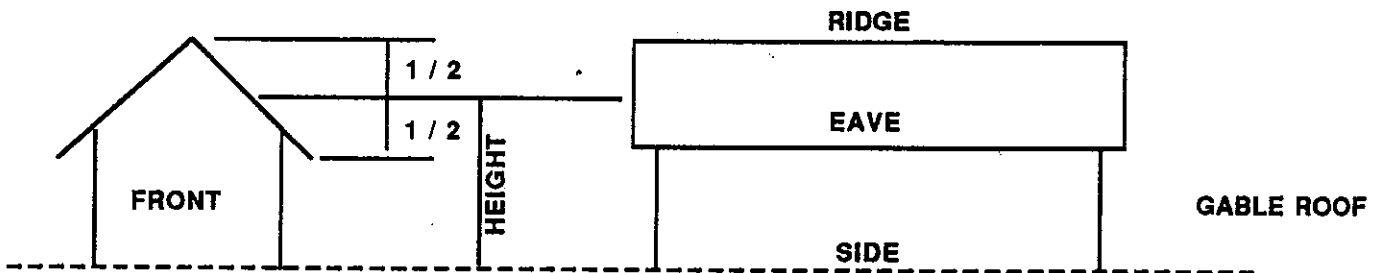
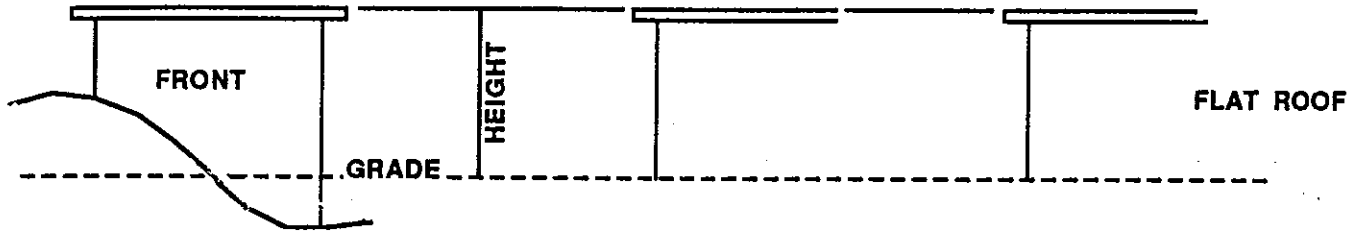
*Eugene Schneider*  
E. SCHNEIDER, REEVE

*Lillian S. Fowler*  
L.S. FOWLER, CLERK

## APPENDIX

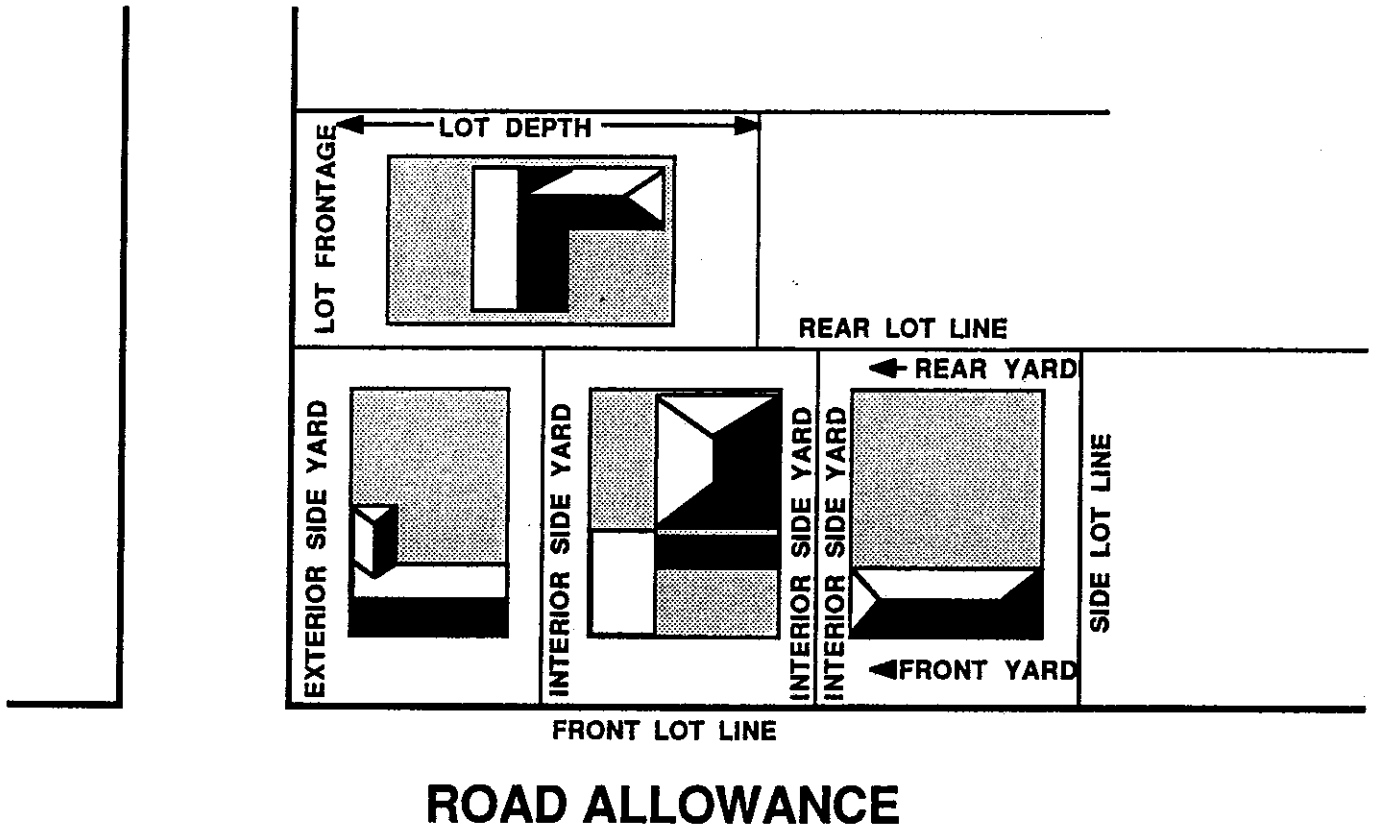
The following information is included for information only and does not form part of this By-Law.

# GUIDE TO HEIGHT DEFINITIONS



NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY & DOES NOT FORM PART OF THIS BY-LAW.

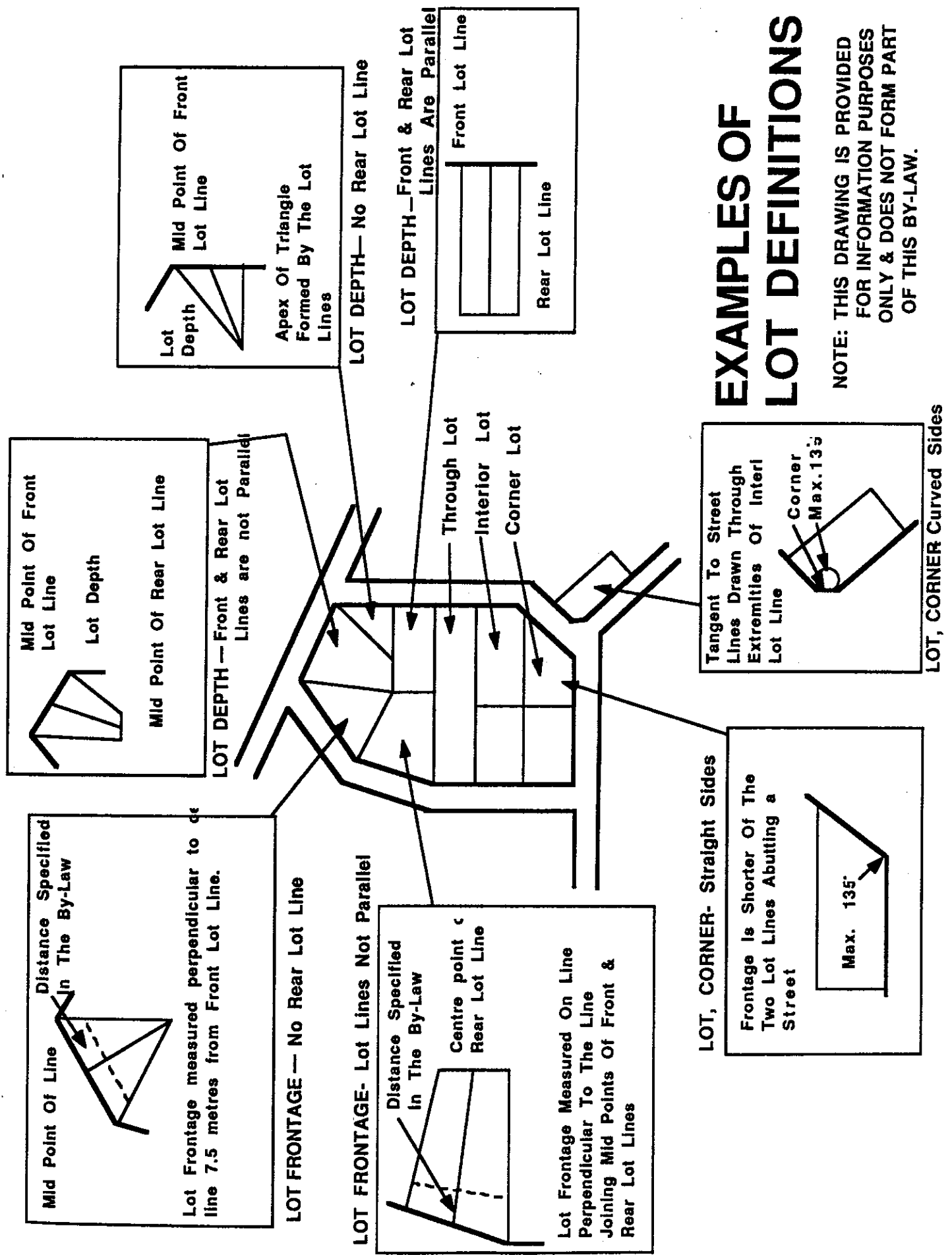
# EXAMPLE OF YARD DEFINITIONS



NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY & DOES NOT FORM PART OF THIS BY-LAW.

# EXAMPLES OF LOT DEFINITIONS

NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY & DOES NOT FORM PART OF THIS BY-LAW.



Mid Point Of Front Lot Line  
Lot Depth  
Mid Point Of Rear Lot Line  
LOT DEPTH - Front & Rear Lot Lines are not Parallel

Mid Point Of Line  
Distance Specified In The By-Law  
Lot Frontage measured perpendicular to a line 7.5 metres from Front Lot Line.

LOT FRONTAGE - No Rear Lot Line

LOT FRONTAGE- Lot Lines Not Parallel

Distance Specified In The By-Law  
Centre point of Rear Lot Line  
Lot Frontage Measured On Line Perpendicular To The Line Joining Mid Points Of Front & Rear Lot Lines

LOT DEPTH - Front & Rear Lot Lines Are Parallel  
Front Lot Line  
Rear Lot Line

Through Lot  
Interior Lot  
Corner Lot

Tangent To Street Lines Drawn Through Extremities Of Interlot Line  
Corner  
Max. 135°  
LOT, CORNER Curved Sides

LOT, CORNER- Straight Sides  
Frontage Is Shorter Of The Two Lot Lines Abutting a Street  
Max. 135°

## ZONE PROVISIONS - Imperial Measurement

ZONE	MIN. LOT AREA	MIN. LOT FRONTAGE	FRONT YARD DEPTH	EXT. SIDE YARD WIDTH	INT. SIDE YARD WIDTH	REAR YARD DEPTH	MIN. GROSS GROUND FLR. AREA sq. ft.	MAX. LOT COVERAGE OF BUILDINGS	MAX. HEIGHT OF BUILDINGS	MIN. LANDSCAPED OPEN SPACE
Residential Type One (R1) With No Services	15,071 sq. ft.	98.4 ft.	22.9	22.9	14.8 ft.	24.9	1st story - 806 sq. ft. 1/2 or 2 - 538.2 sq. ft.	35%	29.5	x 3.28
With Services	10,011.4 sq. ft.	65.6 ft.			and 4.9 ft.					
Residential Type Two (R2)	9,689 sq. ft. for first 4 units plus 968 sq. ft. for additional unit	98.4 ft.	29.5	29.5	18.4	29.5	Each - 322.9 sq. ft. One Bed. - 430.6 sq. ft. Two Bed. - 598.2 sq. ft. Three or more - 645.9 sq. ft.	40%	36	30%
General Commercial (C1)	3,229 sq. ft.	32.8 ft.			9.84	3.3		50%	32.8	10%
Highway Commercial (C2)	10,011.4 sq. ft.	98.4 ft.	24.9	24.9	10	3.3		40%	32.8	10%
Institutional (I)	10,011.4 sq. ft.		24.9	24.9	9.84	49.2		35%	36	30%
Industrial (M)	21,630 sq. ft.	198.8 ft.	49.2	16.4 or 49.2	49.2	28.2		40%	36	10%
Open Space (OS)			65.6	28.2	28.2	28.2		30%	32.8	50%

## ZONE PROVISIONS - Metric Measurement

ZONE	MIN. LOT AREA	MIN. LOT FRONTAGE	FRONT YARD DEPTH	EXT. SIDE YARD WIDTH	INT. SIDE YARD WIDTH	REAR YARD DEPTH	MIN. GROSS GROUND FLR. AREA	MAX LOT COVERAGE OF BUILDINGS	MAX HEIGHT OF BUILDINGS	MIN. LANDSCAPED OPEN SPACE
Residential Type One (R1) With No Services With Services	1400 sq. m.	30 m.	7.0 m.	7.0 m.	4.5 m.	1.0 m.	1 storey, 75 sq. m.	35.0%	9 m.	
	930 sq. m.	20 m.		and 1.5 m.			1/2 or 2 - 50 sq. m.			
Residential Type Two (R2) for first 4 units 90 sq. m. for additional unit	900 sq. m.	30 m.	9.0 m.	9.0 m.	5.0 m.	9.0 m.	Back - 30 sq. m. One Bed - 40 sq. m. Two Bed - 50 sq. m. Three or more - 60 sq. m.	40.0%	10 m.	30.0%
General Commercial (C1)	300 sq. m.	10 m.	none	none	none or 3.0 m next to R1 or R2	1.0 m.		40.0%	10 m.	10.0%
	930 sq. m.	30 m.	7.6 m.	7.6 m.	3.0 m.	7.6 m.		40.0%	10 m.	10.0%
Industrial (I)	930 sq. m.	30 m.	7.6 m.	7.6 m.	3.0 m.	7.6 m.		35.0%	11 m.	30.0%
Industrial (M)	2000 sq. m.	60 m.	15. m.	5.0 m.	15 m.	15 m.		40.0%	11 m.	10.0%
Open Space (OS)			20.0 m.	8.0 m.	8.0 m.	8.0 m.		30.0%	10 m.	50.0%



# VILLAGE OF SUNDRIDGE

SCHEDULE 'A' ZONING BY-LAW NO. 89-002

- ( R1 ) RESIDENTIAL TYPE 1
- ( R2 ) RESIDENTIAL TYPE 2
- ( I ) INSTITUTIONAL
- ( M ) INDUSTRIAL
- ( C1 ) GENERAL COMMERCIAL
- ( C2 ) HIGHWAY COMMERCIAL
- ( OS ) OPEN SPACE
- ( D ) DEVELOPMENT HOLDING

