

**CITY OF WOODSTOCK**  
**COUNCIL APPROVED BY-LAWS**

The following is a list of by-laws that have been passed since the most recent comprehensive by-law consolidation, but have not yet been consolidated into the comprehensive by-law.

Copies of the Council approved by-laws listed here, follow immediately behind this page.

<b>By-Law #</b>	<b>Third Reading</b>	<b>Location</b>	<b>Zone Change</b>
9469-21	June 17, 2021	City Wide	2.0, 5.2.6.2.4
9554-22	October 20, 2022	Part Lots 11 & 12, Conc. 1 (East Oxford)	Sect. 19.3.39, M3-39
9556-22	December 15, 2022	Pt Blk 137, 41M234, Pt 3, 41R8712	9.3.4, R4-4
9561-22	December 15, 2022	Pt Lt 14, Conc. 1 (East Oxford), except 405875 & Pt 1 & 2, 41R3042	M3-14
9562-22	December 15, 2022	Pt Lots 8-9, Pl 491	19.3.41, M3-41
9563-22	December 15, 2022	Lots 1 & 2, Plan 491	19.3.40, M3-40
9564-22	December 15, 2022	Lot 17, Plan 1616, being PTS 5-8, Plan 41R-9117	9.3.12, R4-12
9566-22	December 15, 2022	Lot 1, Plan 1115	8.3.47, R3-47
9569-23	January 12, 2023	Lt 75-77, Plan 337	C4-18
9577-23	February 16, 2023	Blk 2, 41M362	19.3.14, M3-14
9578-23	February 16, 2023	Lots 27 & 28, Part Lots 29, 32 & 33, Plan 86; Part Lot 115C, Plan 293	14.3.53, C4-53
9579-23	February 16, 2023	Part Lots 2-6, Blk 12, Plan 34	9.3.14, R4-14
9585-23	March 2, 2023	Pt Lt 7, Plan 491	18.3.14, M2-14
9588-23	March 16, 2023	Pt Lt 5, Conc. 14 (East Zorra), PTS 1- 3, 41R9986	6.3.27, R1-27
9591-23	April 20, 2023	Lot 4, Reg. Plan 197	8.3.53, R3-53
9592-23	April 20, 2023	Lots 1, 2, 3, 4, 5 & 6, Plans 49, 50 & 216	15.3.1, C5-1
9603-23	June 1, 2023	Pt Lt 5, Conc. 15 (East Zorra)	6.3.28, R1-28, 7.3.39, R2-39, 8.3.51, R3-51, 8.3.52, R3-52

<b>By-Law #</b>	<b>Third Reading</b>	<b>Location</b>	<b>Zone Change</b>
9610-23	July 13, 2023	Part Lot 18, Conc. 2 (EO)	16.3.4.2.1
9613-23	July 13, 2023	Part Lots 20 & 21, Reg. Plan 1600, being PARTS 3 & 9, Plan 41R-5666	9.3.19, R4-19
9619-23	August 10, 2023	Pt Lts 13, 14 & 16 n/s Main St, Plan 86, Pt Blks I & J, Plan 55, Pt Queen St & Pt Givens St	20.3.3, M4-3
9620-23	August 10, 2023	Pt Lt 14, Con 2 (Blandford), Pts 1 & 2, 41R8016	OS2-5
9621-23	August 10, 2023	Pt Blk 2, Plan M-73, d/a Pts 1 & 2, 41R9242	M3-2
9622-23	August 10, 2023	Lots 363-366 & 514-517, Plan 827	9.3.18, R4-18
9623-23	August 10, 2023	Part of Park Lot 2, Plan 55	8.3.54, R3-54
9635-23	October 19, 2023	Blk 1, 41M113	6.3.30, R1-30, 6.3.31, R1-31, 24.3.8, OS2-8
9636-23	October 19, 2023	Pt Lt 12, Conc 1 (East Oxford), Pts 1 & 2, 41R1577	14.3.34, C4-34, 14.3.54, C4-54
9639-23	November 2, 2023	Lt 14, Plan 1621	6.3.29, R1-29, 7.3.40, R2-40, 8.3.55, R3-55, 8.3.56, R3-56, 9.3.20, R4-20
9643-23	November 16, 2023	Lot 8, Plan 1654, Part 2 41R2336	C6
9644-23	November 16, 2023	Lt 9, Plan 427	7.3.41
9645-23	November 16, 2023	City Wide	5.1.1.1, 5.2.8, 6.1, 8.1, 10.1
9652-23	December 14, 2023	Part Lot 14, Plan 213	R2
9653-23	December 14, 2023	Part Lot 1 & 2, Plan 174	11.3.10, C1-10
9664-24	February 15, 2024	Pt Lt 6, PI 495	19.3.42, M3-42
9665-24	February 15, 2024	Lt 16, PI 573	14.3.56, C4-56
9670-24	March 21, 2024	Pt Lt 18 PI 1654, Pts 3 & 4, 41R8186	M3
9671-24	March 21, 2024	Pt Lt 7 Blk W PI 49	C5
9672-24	March 21, 2024	Pt Lt 9 & 10 s/s Park Row, Plan 86	8.3.58, R3-58

<b>By-Law #</b>	<b>Third Reading</b>	<b>Location</b>	<b>Zone Change</b>
9673-24	March 21, 2024	Pt Blk A, Plan 160; Pt Lots 19 & 20, Conc. 1 (EO); Pt Lots 7, 8, 11 & 12, Plan 212	14.3.52, C4-52
9678-24	April 18, 2024	Pt Lt 13 Conc 2 (Blandford), Pt 1 41R3245	19.3.43, M3-43
9679-24	April 18, 2024	Pt Lot 5, Conc. 15 (East Zorra) Pts 1, 2, 3, 4	7.3.42, R2-42
9711-24	April 18, 2024 OLT Approved September 9, 2024	Pt Lt 11 w/s Mill St, Plan 86	8.3.57, R3-57
9684-24	May 16, 2024	Block 1, Plan 41M389	19.3.45
9688-24	June 6, 2024	City Wide (HSKP)	1.10, 3.1.1, 3.2.9, 4.0, 5.1.1.2, 5.1.2, 5.1.8.1, 5.1.9, 5.1.9.2, 5.1.10.1, 5.1.17, 5.2.8, 5.2.5.1, 5.4.4.1, 7.2, 8.2, 14.2, 19.3.25, 19.3.44, M3-44, 19.3.37.1, M3-37, 28.3.1
9689-24	June 20, 2024	Pt of Lt 10, PI 41M82, Pt 2, 41R9080 Except Pt 1 on 41R10192	16.3.13, C6-13
9696-24	July 11, 2024	Block 1, Plan 41M362	M3-25
9697-24	July 11, 2024	Pt Lt 5, Conc. 13, (East Zorra), Pt 2, 41R-9789	7.3.43, R2-43
9698-24	July 11, 2024	All Lands within the City of Woodstock	5.1.1.1, 5.2.8
9721-24	August 15, 2024	Pt Lt 1 W/S light St PI 10 as in 475336; Pt Lt 1 W/S light St PI 10 as in 325505	15.3.16, C5-16
9709-24	September 19, 2024	Pt Park Lt 1 E/S Fyfe Ave, PI 187	R2
9710-24	September 19, 2024	All of Lt 8 & Pt of Lt 9, PI 1626, Pts 1, 4, 7, 8, 13, 20-24, 41R10485	14.3.35, C4-35
9724-24	December 12, 2024	Lt 8, PI 73, Pt Lt 7, 9, PI 73 Pt 1 & 2 41R5009	14.3.58, C4-58
9727-25	January 16, 2025	Pt Lt 50 PI 216; Pt Parklt 9 W/S Norwich Av PI 187 as in 449249	14.3.46, C4-46

\*By-Law is under appeal to LPAT.

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THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9469-21

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Section 2.0, to By-law Number 8626-10, as amended, is hereby amended by deleting the definition of "Parking Area" and replacing it with the following:

"PARKING AREA", means an area provided for the parking of motor vehicles, recreational vehicles and *utility trailers* and may include aisles, *parking spaces* and related ingress and egress lanes but shall not include any part of a public *street* or *lane*. A *parking area* may include a *private garage*.

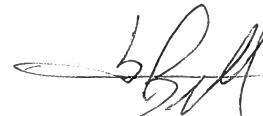
2. That Section 5.2.6.2 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof.

5.2.6.2.4 No *travel trailer*, boat, *motor home* or similar recreational vehicle shall be used for occupancy while stored on any *lot*.

This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17<sup>th</sup> day of June 2021.

READ a third time and finally passed this 17<sup>th</sup> day of June 2021.



Mayor – Trevor Birtch



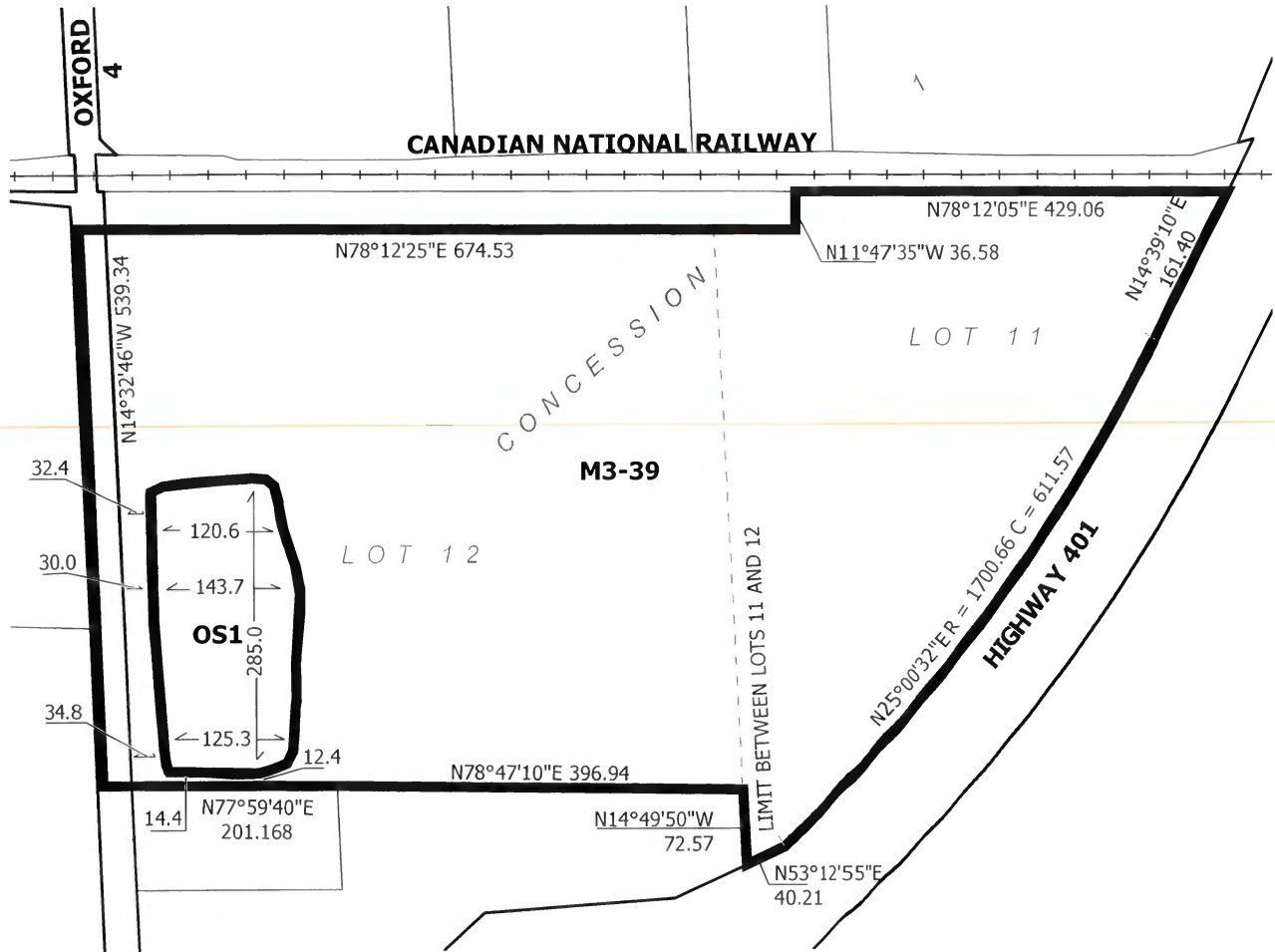
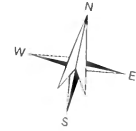
Clerk – Amelia Humphries





**SCHEDULE "A"**  
TO BY-LAW No. 9554-22

PART LOTS 11 AND 12, CONCESSION 1 (EAST OXFORD)  
CITY OF WOODSTOCK



- OS1** AREA OF ZONE CHANGE TO OS1
- M3-39** AREA OF ZONE CHANGE TO M3-39

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 9554-22, PASSED

THE 20th DAY OF October, 2022

*Conne Landers*  
ACTING MAYOR

*[Signature]*  
CLERK



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THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9556-22

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Section 9.3.4 to By-law Number 8626-10, as amended, is hereby amended by replacing the existing subsection with the following subsection.

“9.3.4 **R4-4 JULIANA DRIVE AT FINKLE STREET (KEY MAP 95)**

9.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*an apartment dwelling house.*

9.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.3.4.2.1 *Lot Area*

Minimum 0.79 hectares

9.3.4.2.2 *Number of Apartment Units*

Maximum 142

9.3.4.2.3 *Height of Building*

Maximum 12 storeys

9.3.4.2.4 *Front Yard Depth*

Minimum 7.5 metres

9.3.4.2.5 *Exterior Side Yard Width*

Minimum 7.5 metres

9.3.4.2.6 *Interior Side Yard Width*

Minimum 3.5 metres

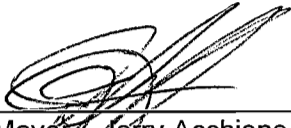
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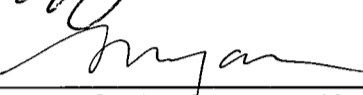
9 3.4.2.7 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 15<sup>th</sup> day of December, 2022.

READ a third time and finally passed this 15<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

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THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9561-22

A By-law to amend Zoning By-law Number 8626-10, as amended.

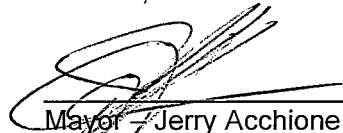
WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

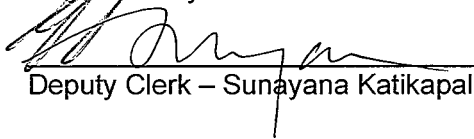
THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-14' the zone symbol of the lands so designated 'M3-14' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R S O. 1990, as amended.

READ a first and second time this 15<sup>th</sup> day of December, 2022

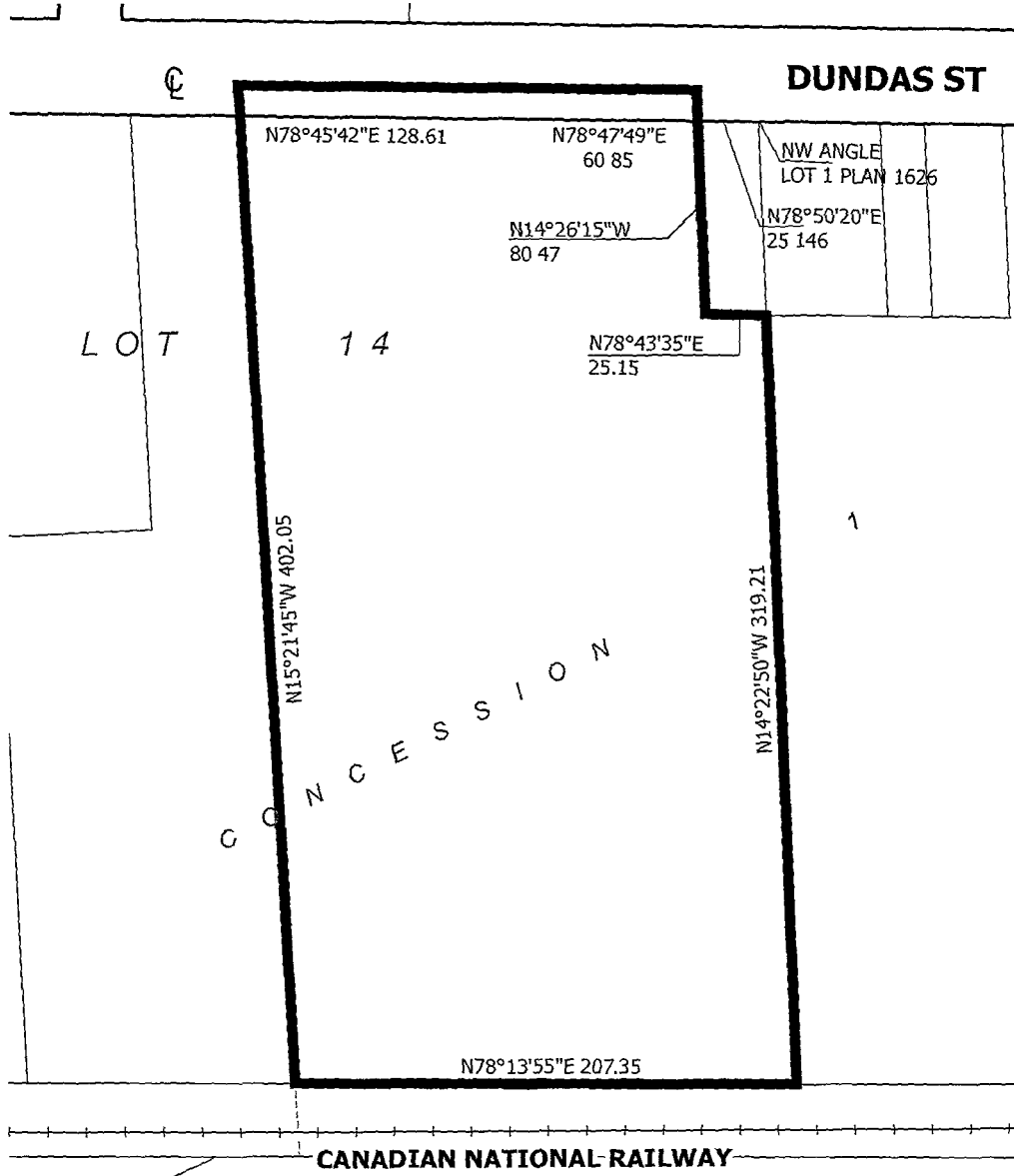
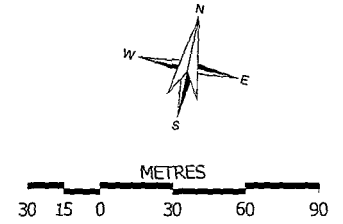
READ a third time and finally passed this 15<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

**SCHEDULE "A"**  
 TO BY-LAW No. 9561-22

PART LOT 14, CONCESSION 1 (EAST OXFORD)  
 CITY OF WOODSTOCK

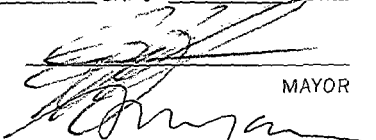
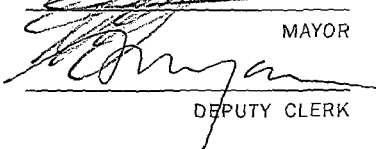


 AREA OF ZONE CHANGE TO M3-14

NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9561-22, PASSED  
 THE 15 DAY OF December 2022

  
 MAYOR  
  
 DEPUTY CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9562-22

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

- 1 That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-41' the zone symbol of the lands so designated 'M3-41' on Schedule "A" attached hereto
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

"19.3 41        **M3-41                    WEST SIDE OF BEARDS LANE, NORTH OF PARKINSON ROAD**  
**(KEY MAP 77)**

19.3 41.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-41 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 19.1 of this By-Law.

19 3 41.2        Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-41 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19 3 41.2.1     Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned M3-41, no development or site alteration is *permitted* within 25 metres of Environmental Protection Zone 1 (EP1).

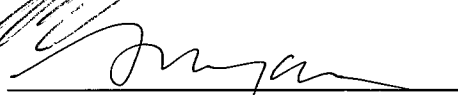
19.3.41.3        That all the provisions of the M3 Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*"

- 3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 15<sup>th</sup> day of December, 2022.

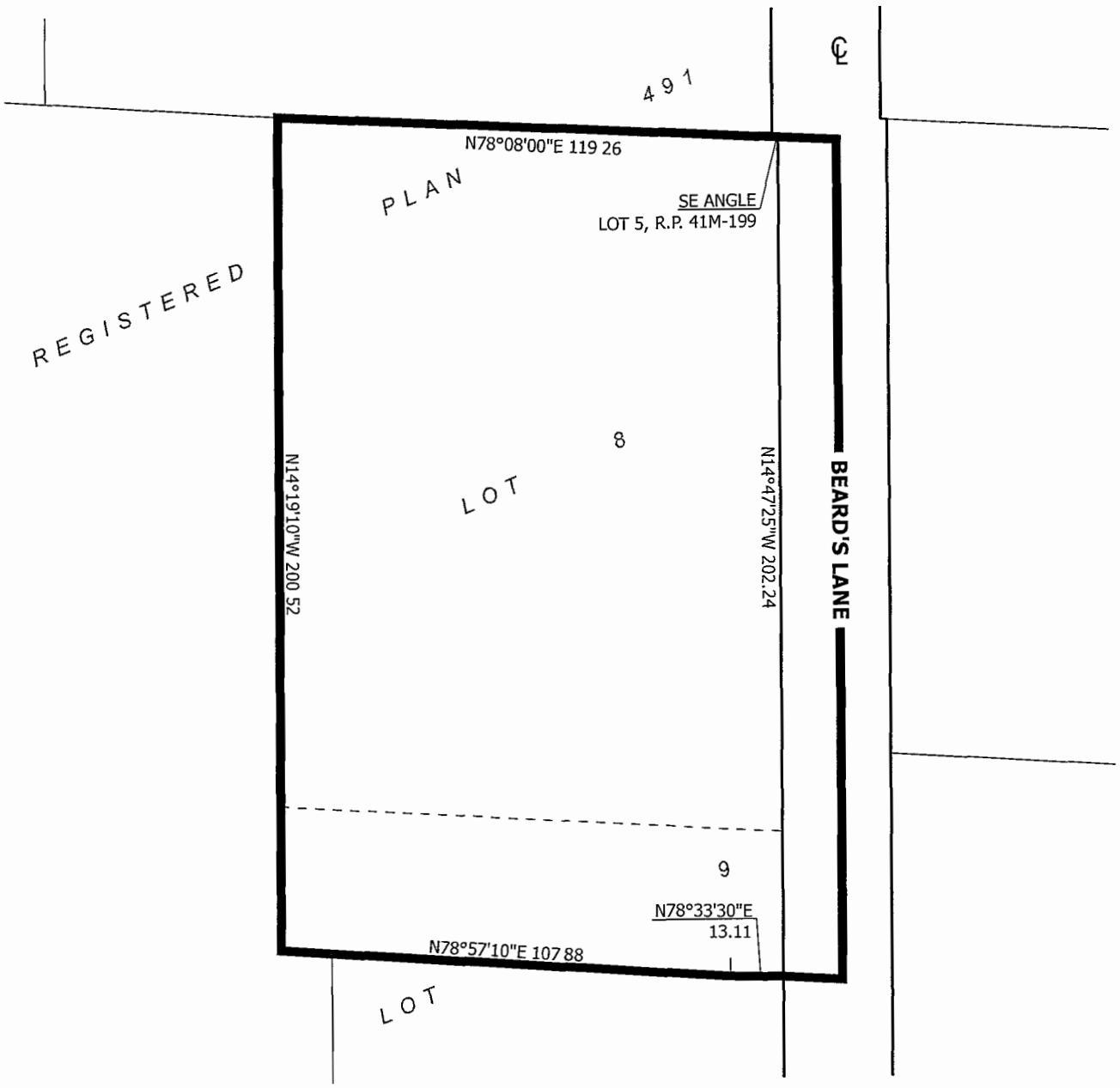
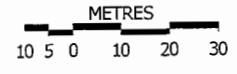
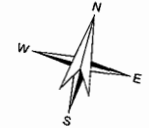
READ a third time and finally passed this 15<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Mayor - Jerry Acchione

  
\_\_\_\_\_  
Deputy City Clerk - Sunayana Katikapalli

**SCHEDULE "A"**  
 TO BY-LAW No. 9562-22

PT OF LOT 9 AND ALL OF LOT 8, REGISTERED PLAN 491  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-41

NOTE: ALL DIMENSIONS IN METRES

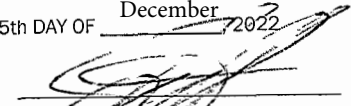


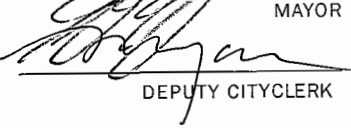
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 Information Services ©2022

THIS IS SCHEDULE "A"

TO BY-LAW No. 9562-22, PASSED

THE 15th DAY OF December 2022

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 DEPUTY CITYCLERK





THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9563-22

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-40' the zone symbol of the lands so designated 'M3-40' on Schedule "A" attached hereto.
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

"19.3.40 **M3-40 LOTS 1 AND 2, RP 491, 1100 DUNDAS STREET (KEY MAP 76)**

19.3.40.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law.

19.3.40.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3.40.2.1 OPEN STORAGE


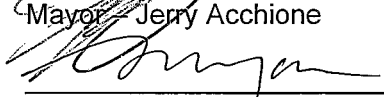
Where *open storage* is provided, it shall be located a minimum distance of 49 m from Dundas Street.

19.3.40.3 That all of the provisions of the M3 Zone in Section 19.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* "

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

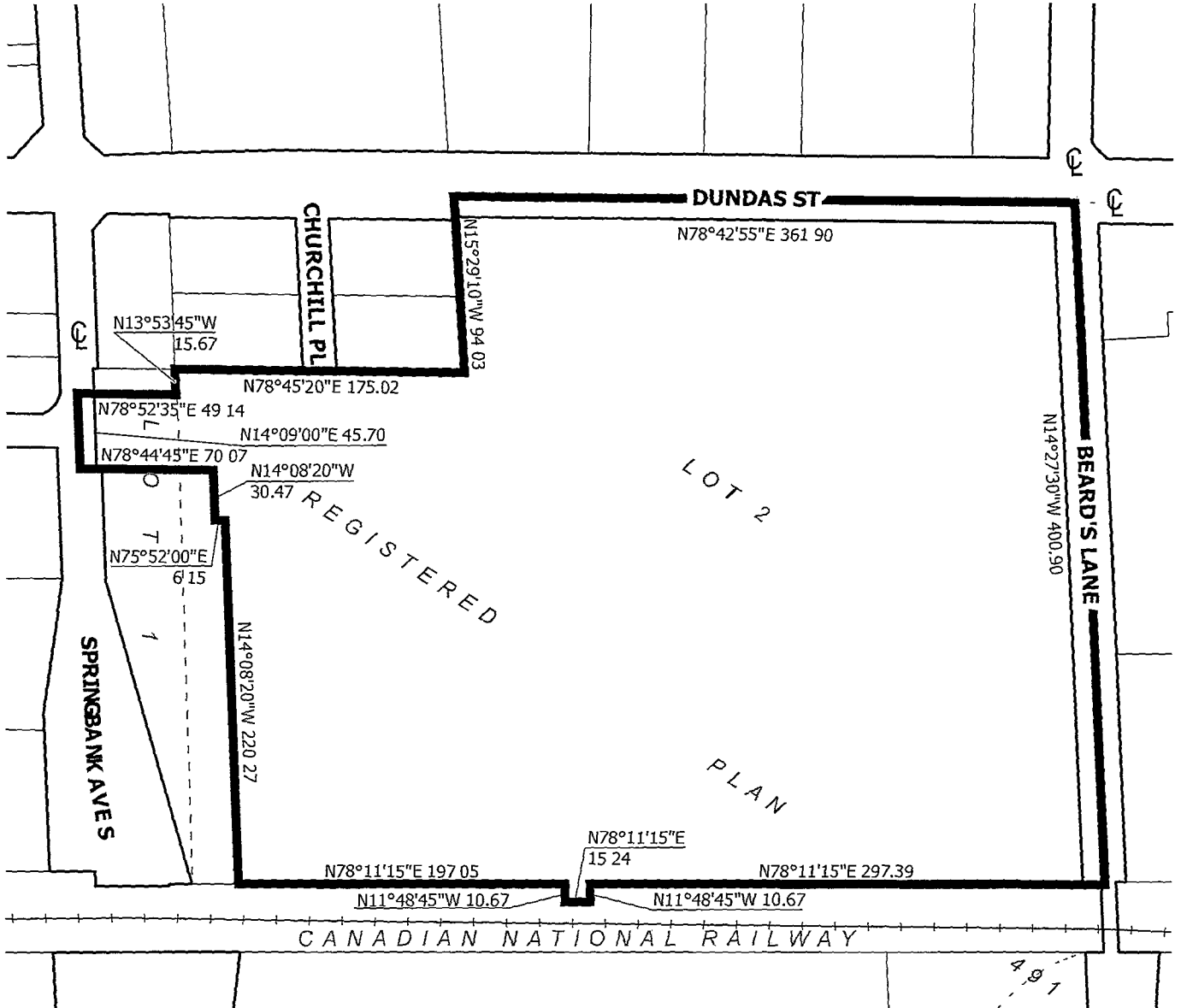
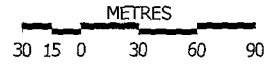
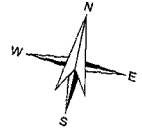
READ a first and second time this 15<sup>th</sup> day of December, 2022


READ a third time and finally passed this 15<sup>th</sup> day of December, 2022

  
\_\_\_\_\_  
Mayor Jerry Acchione  
  
\_\_\_\_\_  
Deputy City Clerk Sunayana Katikapalli

**SCHEDULE "A"**  
TO BY-LAW No. 9563-22

PT LOTS 1 AND 2, REGISTERED PLAN 491  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-40

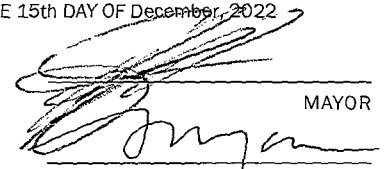
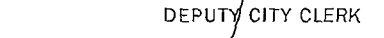
NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"

TO BY-LAW No. 9563-22, PASSED

THE 15th DAY OF December, 2022

  
MAYOR  
  
DEPUTY CITY CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9564-22

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1 That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by replacing the existing subsection with the following subsection.

"9.3.12 **R4-12 EAST SIDE OF SOUTHWOOD WAY (KEY MAP 102)**

9.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-12 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

*an apartment dwelling house*

9.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions

9.3.12.2.1 Number of units

Maximum 52

9.3.12.2.2 *Height*

Maximum 4 storeys

9.3.12.2.3 *Lot Frontage*

Minimum 9.5 m

9.3.12.2.4 *Interior Side Yard Width*

Minimum 6.3 m (north side)

7.3 m (south side)

9.3.12.2.5 *Parking Area Setback*

Minimum Nil

9.3.12.2.6 *Parking Spaces*


Minimum 70


9.3.12.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 15<sup>th</sup> day of December, 2022.

READ a third time and finally passed this 15<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy City Clerk – Sunayana Katikapalli

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9566-22

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

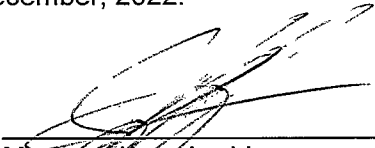
1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R3-47' the zone symbol of the lands so designated 'R3-47' on Schedule "A" attached hereto.
2. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

8.3.47	<b><u>R3-47</u></b>	<b><u>816 DEVONSHIRE AVENUE</u></b>	<b><u>(KEY MAP 48)</u></b>
8.3.47.1	Notwithstanding any provisions of this By-Law to the contrary, no <i>person</i> shall within any R3-47 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> or use any <i>building</i> or <i>structure</i> for any purpose except the following:  <i>a horizontally-attached dwelling house: a single-detached dwelling.</i>		
8.3.47.2	Notwithstanding any provisions of this By-law to the contrary, no <i>person</i> shall within any R3-47 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> or use any <i>building</i> or <i>structure</i> except in accordance with the following provisions:		
8.3.47.2.1	<u>Lot Frontage</u>		
	Minimum		19.5 m (64 ft)
8.3.47.2.2	<u>Setback of Parking Area from Interior Side Lot Line</u>		
	Minimum (from the easterly lot line)		nil
8.3.47.2.3	<u>Number of Units in a Horizontally-Attached Dwelling House:</u>		
	Maximum		6
8.3.47.2.4	<u>Joint Access (Driveway Aisle) Width for 90 degree Parking:</u>		
	Minimum		6.0 m (19.7 ft)
8.3.47.3	That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis		

- 
3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

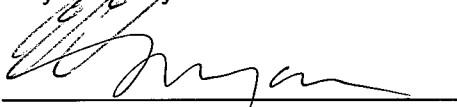
READ a first and second time this 15<sup>th</sup> day of December, 2022

READ a third time and finally passed this 15<sup>th</sup> day of December, 2022.



---

Mayor - Jerry Acchione

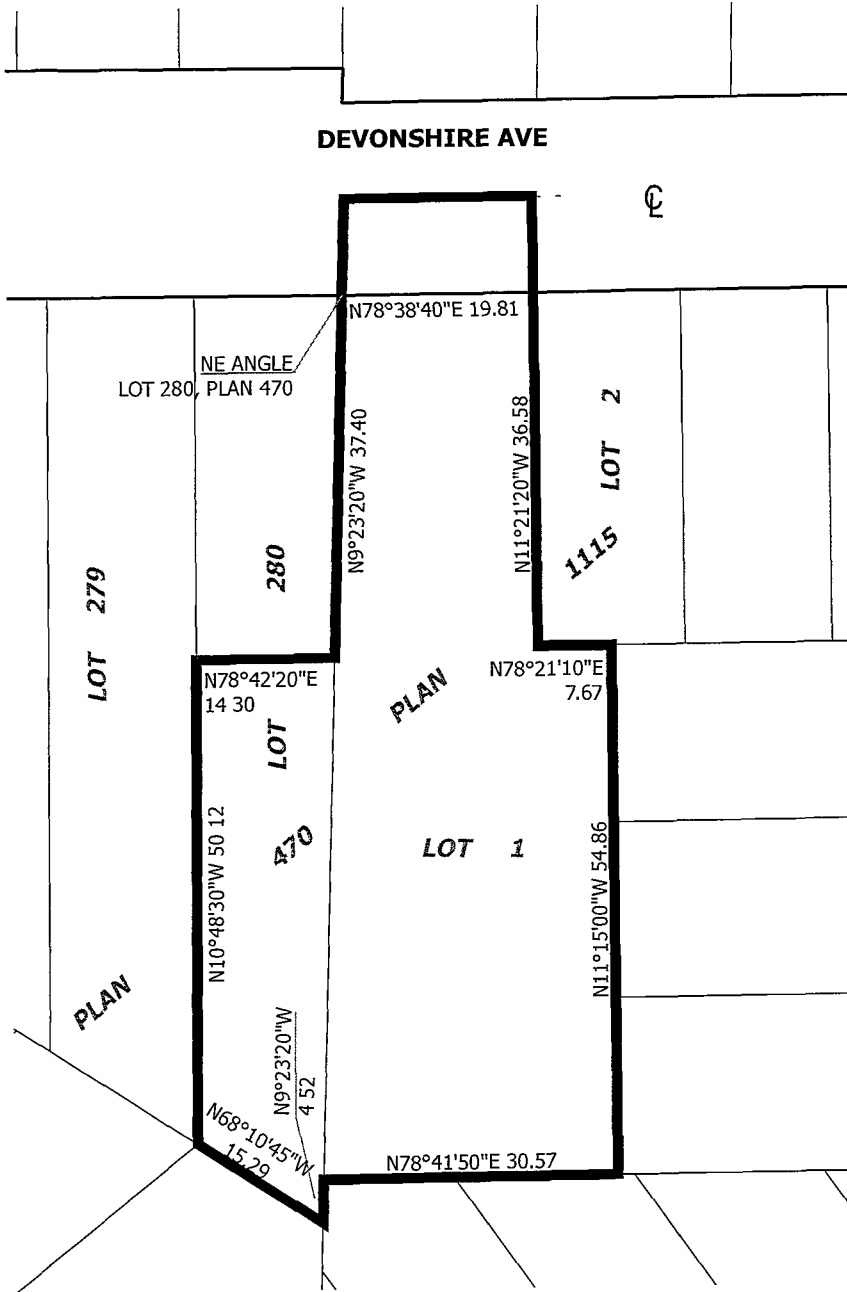
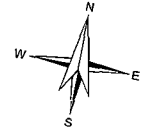


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Deputy City Clerk - Sunayana Katikapalli

**SCHEDULE "A"**  
TO BY-LAW No. 9566-22

LOT 1, PLAN 1115 AND PART LOT 280, PLAN 470  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R3-47

NOTE: ALL DIMENSIONS IN METRES

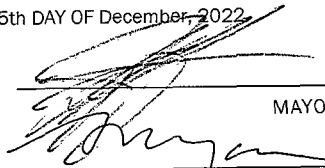


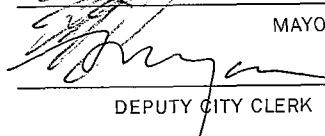
Produced by The Department of Corporate Services  
Information Services ©2022

THIS IS SCHEDULE "A"

TO BY-LAW No. 9566-22, PASSED

THE 15th DAY OF December, 2022

  
MAYOR

  
DEPUTY CITY CLERK





THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9569-23

A By-law to amend Zoning By-law Number 8626-10, as amended

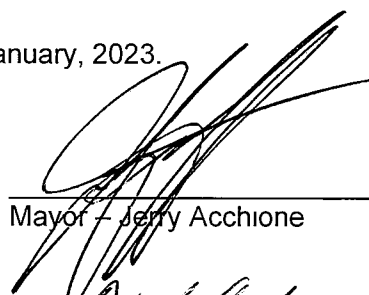
WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

- 1 That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'C4-18' the zone symbol of the lands so designated 'C4-18' on Schedule "A" attached hereto
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R S O 1990, as amended

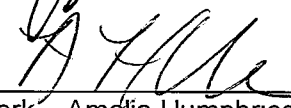
READ a first and second time this 12<sup>th</sup> day of January, 2023

READ a third time and finally passed this 12<sup>th</sup> day of January, 2023.



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Mayor - Jerry Acchione



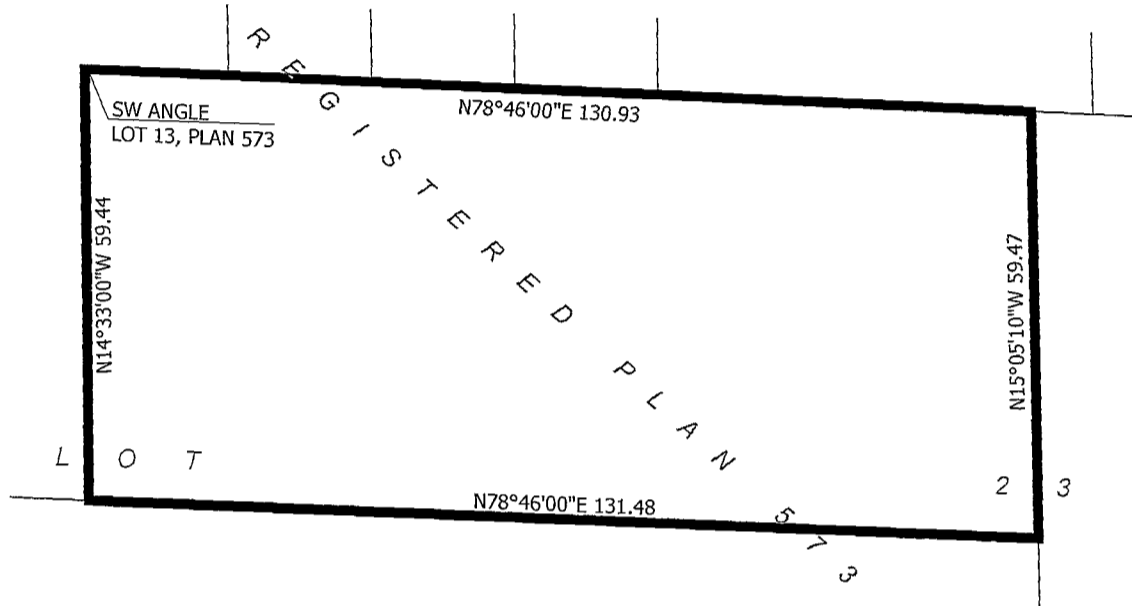
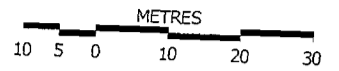
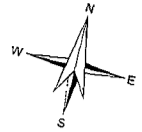
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Clerk - Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9569-23

PT LOT 23, REGISTERED PLAN 573  
PARTS 13, 29 AND 30, REFERENCE PLAN 41R-9971  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C4-18

NOTE: ALL DIMENSIONS IN METRES

 **Oxford County**

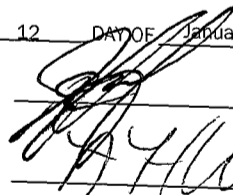
*Growing stronger together*

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Information Services ©2022

THIS IS SCHEDULE "A"

TO BY-LAW No. 9569-23, PASSED

THE 12 DAY OF January, 2023

  
MAYOR

  
CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9577-23

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 19.3.14 and replacing it with the following:

“19.3.14        **M3-14**        **EAST WOODSTOCK (KEY MAPS 80, 82)**

19.3.14.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an ambulance, police or fire depot,  
an *animal shelter*;  
an assembly plant,  
an *automobile service station*,  
a bus storage facility,  
a cartage express, or *truck terminal* or yard,  
a cold storage plant,  
a concrete batching or mixing plant;  
a *contractor's yard or shop*,  
a *customer contact centre office*  
a *dry cleaning establishment*;  
a fabricating plant;  
a farm implement dealer;  
a feed mill;  
a flour mill,  
a food processing plant;  
a *fuel storage tank* or supply yard,  
a grain elevator;  
a machine shop;  
a manufacturing plant,  
a monument sales shop,  
an *open storage use* of goods or material if *accessory to a use permitted* in the M3-14 Zone;  
a packaging plant;  
a *parking lot*;  
a planing mill or sawmill;  
a printing plant;  
a *public garage*;  
a retail sales outlet or business office *accessory to a permitted use*;  
a scientific research establishment,  
a *service shop*;  
a *warehouse*,  
a *wholesale outlet*;

19.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19 3.14.2.1 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned M3-14, no development or site alteration is *permitted* within 17 metres of Environmental Protection Zone 1 (EP1).

19 3.14 3 That all the provisions of the M3 Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

2 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16<sup>th</sup> day of February, 2023.

READ a third time and finally passed this 16<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9578-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'C4-53' the zone symbol of the lands so designated 'C4-53' on Schedule "A" attached hereto
2. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

"14.3.53 **C4-53 NORTH SIDE OF MAIN STREET, EAST SIDE OF INGERSOLL AVENUE**  
**(KEY MAP 60)**

14.3.53 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-53 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 14.1 of this By-Law;  
a machine shop.


14.3.53.2 That all the provisions of the C4 Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* "

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

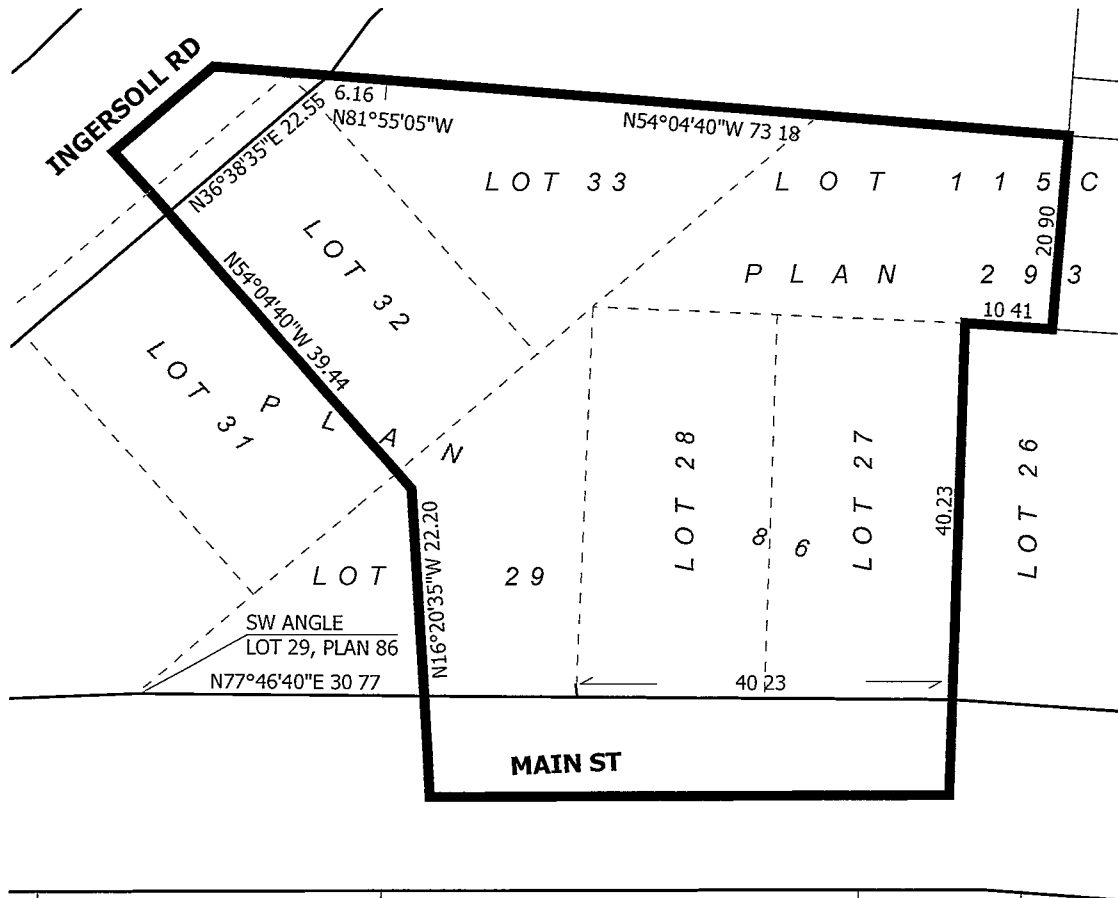
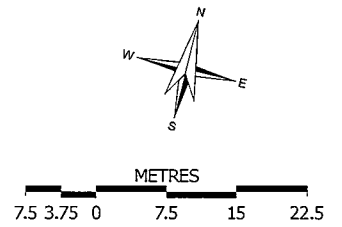
READ a first and second time this 16<sup>th</sup> day of February, 2023.

READ a third time and finally passed this 16<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. 9578-23  
 PT LOTS 29, 32, 33 AND LOTS 27, 28, PLAN 86  
 AND PT LOT 115C, PLAN 293  
 CITY OF WOODSTOCK



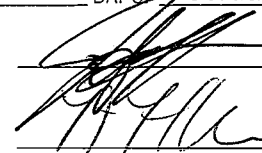
 AREA OF ZONE CHANGE TO C4-53

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services  
 Information Services ©2023

THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9578-23, PASSED  
 THE 16 DAY OF February, 2023

  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9579-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R4-14' the zone symbol of the lands so designated 'R4-14' on Schedule "A" attached hereto.
2. That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

"9.3.14        **R4-14            NORTH WEST CORNER OF MAIN STREET & WELLINGTON STREET**  
**(KEY MAP 62)**

9.3.14.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house.*

9.3.14.2        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

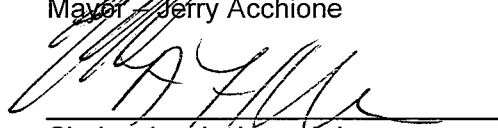
9.3.14.2.1	Lot Area	
	Minimum	57 m <sup>2</sup> / unit
9.3.14.2.2	Lot Frontage	
	Minimum	28.9 m
9.3.14.2.3	Rear Yard Depth	
	Minimum	9.6 m
9.3.14.2.4	Interior Side Yard Width	
	Minimum	6 m
9.3.14.2.5	Exterior Side Yard Width	
	Minimum	1.5 m

- 
- 9.3.14.2.6 Landscaped Open Space  
Minimum 32%
- 9.3.14.2.7 Height  
Maximum 6 storeys
- 9.3.14.2.8 Number of Apartment Units  
Maximum 50
- 9.3.14.2.9 Parking Area Location  
Notwithstanding Sections 5.4.4.1 and 5.4.4.2 of this By-Law, on lands zoned R4-14, parking areas may be located within a *front yard*, and the minimum setback to the main building on the lot shall be nil.
- 9.3.14.2.10 Parking Stall Size  
Notwithstanding Section 5.4.1.8 of this By-Law, on lands zoned R4-14, underground parking stalls adjacent to a wall or structure may have a minimum width of 2.7 m.
- 9.3.14.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”
3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16<sup>th</sup> day of February, 2023

READ a third time and finally passed this 16<sup>th</sup> day of February, 2023

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries



# SCHEDULE "A"

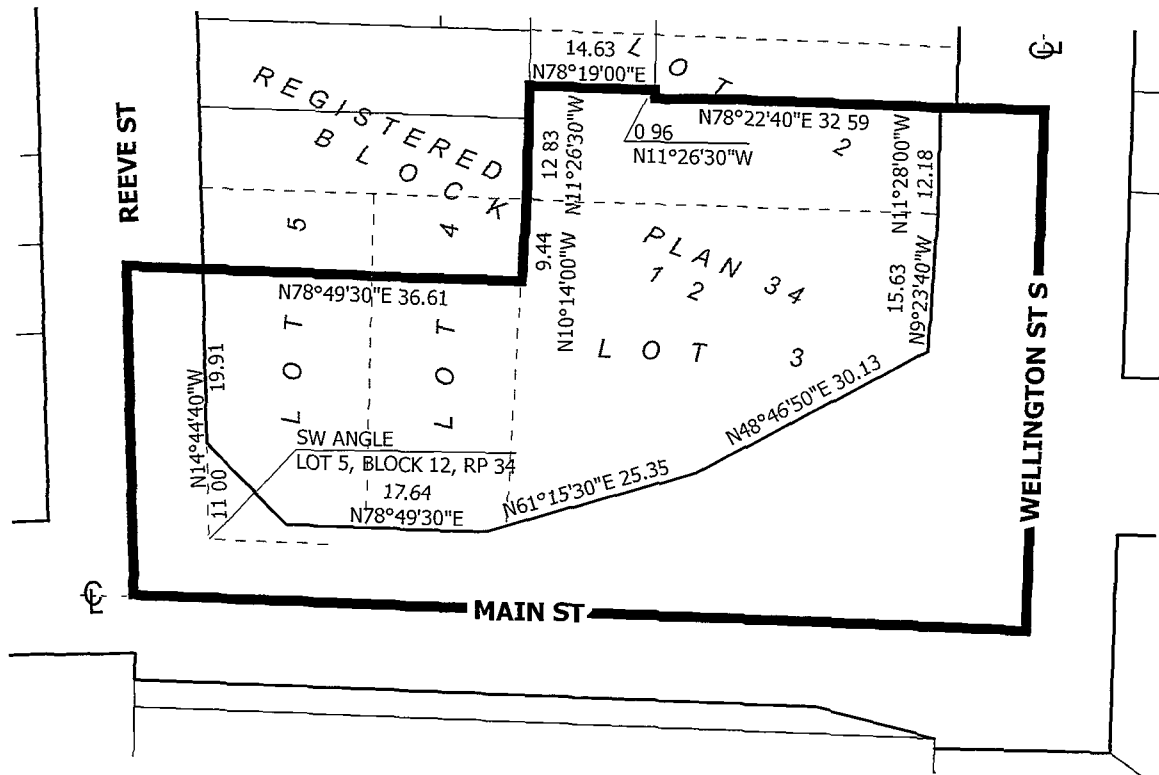
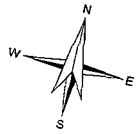
TO BY-LAW No. 9579-23

PT LOTS 2 AND 3, BLOCK 12 (WEST SIDE OF WELLINGTON STREET)  
 PT LOTS 4 AND 5, BLOCK 12 (NORTH SIDE OF MAIN STREET)

REGISTERED PLAN 34

PARTS 1, 4 TO 9 REFERENCE PLAN 41R-10187

CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO R4-14

NOTE: ALL DIMENSIONS IN METRES



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Produced By The Department of Corporate Services  
 Information Services ©2023

THIS IS SCHEDULE "A"

9579-23

TO BY-LAW No. \_\_\_\_\_, PASSED

THE 16 DAY OF February, 2023

*[Signature]*  
 \_\_\_\_\_  
 MAYOR

CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9585-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M2-14' the zone symbol of the lands so designated 'M2-14' on Schedule "A" attached hereto
- 2 That Section 18.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof

"18.3.14 **M2-14 NORTH SIDE OF PARKINSON ROAD, WEST OF BEARDS LANE**  
**(KEY MAP 77)**

18 3.14 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following.

*all uses permitted* in Section 18.1 of this By-Law;  
a truck training facility;  
a cartage express or *truck terminal* or yard.

18.3 14.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.14.2.1 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned M2-14, no development or site alteration is *permitted* within 54 metres of Environmental Protection Zone 1 (EP1).

18 3.14 2 2 Front Yard Depth

Minimum **13 m**

18 3.14 3 That all the provisions of the M2 Zone in Section 18 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*"

3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O 1990, as amended

READ a first and second time this 2<sup>nd</sup> day of March, 2023

READ a third time and finally passed this 2<sup>nd</sup> day of March, 2023



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Mayor Jerry Acchione

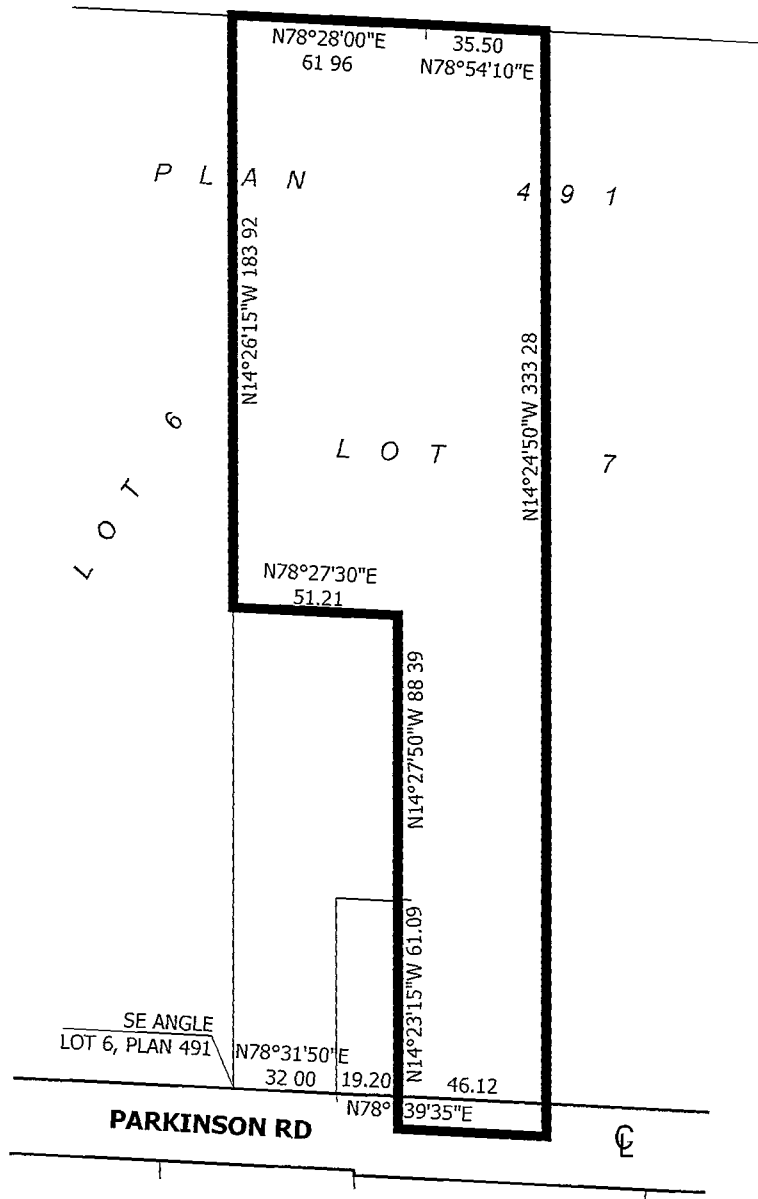
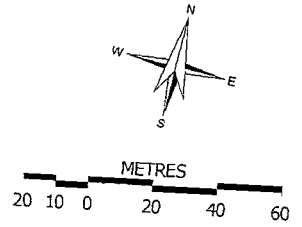


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Clerk – Amelia Humphries

SCHEDULE "A"  
 TO BY-LAW No. 9585-23

PT LOT 7, PLAN 491  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M2-14

NOTE: ALL DIMENSIONS IN METRES

**OxfordCounty**

*Growing stronger together*

Produced By The Department of Corporate Services  
 Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9585-23, PASSED

THE 2nd DAY OF March, 2023

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CLERK



THE CORPORATION OF THE  
 CITY OF WOODSTOCK  
 BY-LAW NUMBER 9588-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows

- 1 That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R1-27', 'R2-38', 'R3-48', 'R3-49', 'R3-50', 'R4-17', 'EP1', 'OS2' & 'OS2-7' the zone symbols of the lands so designated 'R1-27', 'R2-38', 'R3-48', 'R3-49', 'R3-50', 'R4-17', 'EP1', 'OS2' & 'OS2-7' on Schedule "A" attached hereto
- 2 That Section 6.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

"6.3.27	<b><u>R1-27</u></b>	<b><u>SOUTH OF OXFORD ROAD 17</u></b>	<b><u>(KEY MAP 9)</u></b>		
6.3.27.1	<p>Notwithstanding any provisions of this By-Law to the contrary, no <i>person</i> shall within any R1-27 Zone use any <i>lot</i>, or <i>erect</i>, <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except the following:</p> <p style="margin-left: 20px;">All uses permitted in Section 6.1 of this By-law,  <i>an additional residential unit</i>, subject to Section 5.2.8</p>				
6.3.27.2	<p>Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-27 Zone use any <i>lot</i>, or <i>erect</i>, <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following provisions.</p>				
6.3.27.2.1	<p><i>Front Yard Depth</i> for the main building, with or without a covered or uncovered porch, with or without a basement or cold room</p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 60%;">Minimum</td> <td style="text-align: right;">4.5 m</td> </tr> </table> <p>Except that an attached garage or carport shall be set back a minimum of 6 m from the <i>street line</i>.</p>			Minimum	4.5 m
Minimum	4.5 m				
6.3.27.2.2	<p><i>Lot Area</i></p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 60%;">Minimum</td> <td style="text-align: right;">459 m<sup>2</sup></td> </tr> </table>			Minimum	459 m <sup>2</sup>
Minimum	459 m <sup>2</sup>				
6.3.27.2.3	<p><i>Lot Coverage</i></p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 60%;">Maximum</td> <td style="text-align: right;">55%</td> </tr> </table>			Maximum	55%
Maximum	55%				

Inclusive of all buildings and accessory structures

6.3.27.2.4 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R1-27, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

6.3.27.2.5 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R1-27, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard

6.3.27.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

3. That Section 7.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

**“7.3.38 R2-38 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

7.3.38.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-38 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

All uses permitted in Section 7.1 of this By-law, an *additional residential* unit, subject to Section 5.2.8

7.3.38.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-38 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.38.2.1 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.38.2.2 *Lot Depth*

Minimum 25 m

7.3.38.2.3 *Lot Coverage*

Maximum 51%  
Inclusive of all buildings and accessory structures



7.3.38.2.4 *Interior Side Yard*

Minimum 1.2 m on one side, and 0.6 m on the other, provided there is a minimum of 1.8 m between *dwelling*s on two adjacent lots, and provided that any permitted encroachments (eaves, gutters, overhangs) are at least 0.3 m from any lot line

## 7.3.38.2.5 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R2-38, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

## 7.3.38.2.6 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-38, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

7.3.38.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

4 That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

“8.3.48 **R3-48 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**”

8.3.48.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-48 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

*a street row dwelling house*  
*a home occupation in a permitted dwelling house*

8.3.48.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-48 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.48.2.1 *Lot Area for End Unit Street Row Dwelling House*

Minimum 230 m<sup>2</sup>

8.3.48.2.2 *Lot Frontage for End Unit Street Row Dwelling House*

Minimum 7.7 m

8.3.48.2.3 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*

8.3.48.2.4 *Interior Side Yard Width (End Unit)*

Minimum 1.5 m

8.3.48.2.5 *Lot Coverage*

Maximum 58%

8.3.48.2.6 *Landscaped Open Space*

Minimum 30% of lot area

8.3.48.2.7 *Building Height*

Maximum 3 storeys

8.3.48.2.8 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9 1- Table 2 of this By-Law, on lands zoned R3-48, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard

8.3.48.2.9 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-48, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

8.3.48.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

5 That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

“8.3.49 **R3-49 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8.3.49.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-49 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

- a multiple attached dwelling*
- a home occupation in a permitted dwelling house*

8.3.49.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-49 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.49.2.1 *Lot Area*

Minimum 83 m<sup>2</sup>

8.3.49.2.2 *Lot Frontage*

Minimum 6.4 m

8.3.49.2.3 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room:

Minimum 2.75 m

8.3.49.2.4 *Rear Yard Depth*

Minimum Nil

8.3.49.2.5 *Interior Side Yard Width*

Minimum Nil

8.3.49.2.6 *Exterior Side Yard Width*

Minimum 4 m

8.3.49.2.7 *Building Height*

Maximum 3 storeys

8.3.49.2.8 *Lot Coverage*

Maximum 85%

8.3.49.2.9 *Landscaped Open Space*

Minimum 5%

8.3.49.2.10 *Amenity Area*

Minimum 8 m<sup>2</sup> per *dwelling unit*

8.3.49.2.11 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R3-49, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard

8.3.49.2.12 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-49, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

8.3.49.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

6 That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

“8.3.50 **R3-50 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8.3.50.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-50 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law.

8.3.50.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-50 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions

8.3.50.2.1 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room.

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.50.2.2 *Lot Frontage* (End Unit)

Minimum 7.7 m

8.3.50.2.3 *Interior Side Yard Width* (End Unit)

Minimum 1.2 m

8.3.50.2.4 *Lot Coverage*

Maximum 55%

8.3.50.2.5 *Building Height*

Maximum 3 storeys

8.3.50.2.6 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5 1.9.1- Table 2 of this By-Law, on lands zoned R3-50, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

8 3 50 3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis ”

7 That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

“9.3.17 **R4-17 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

9.3 17 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

*all uses permitted in Section 9.1 of this By-law*

9.3 17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-17 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions

9 3 17 2 1 *Front Yard Depth*

Minimum 8 m

9 3.17 2 2 Parking Requirements

On lands zoned R4-17, the minimum parking requirement shall be 1 5 spaces per unit, inclusive of visitor parking

9.3 17 3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis ”

8. That Section 24.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection.

“24 3 7 **OS2-7 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

24 3 7 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

*a conservation project,*  
*a flood control reservoir and associated works,*  
*a parking lot;*

a *public park*;  
a *passive use park*;  
a picnic area,  
a playground,  
a sanitary sewage pumping station

24.3 7 2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions

24.3 7 2.1 *Lot Area*

Minimum 1000 m<sup>2</sup>

24 3 7 2 2 *Lot Frontage*

Minimum 6 m

24.3 7.2 3 *Rear Yard Depth*

Minimum 1.5 m

24 3 7 2 4 *Interior Side Yard Width*

Minimum 1.5 m

24 3 7.2 5 Location of Parking Areas

On lands zoned OS2-7, parking areas may have a nil setback to all lot lines.

24 3 7.2 6 Distance from Environmental Protection Zones


Notwithstanding Section 5 1 14 of this By-Law, on lands zoned OS2-7, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

24 3 7.3 That all the provisions of the OS2 Zone in Section 24.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

9 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R S O 1990, as amended.

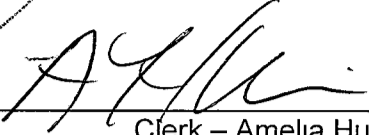
READ a first and second time this 16<sup>th</sup> day of March, 2023.

READ a third time and finally passed this 16<sup>th</sup> day of March, 2023



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Mayor – Jerry Acchione

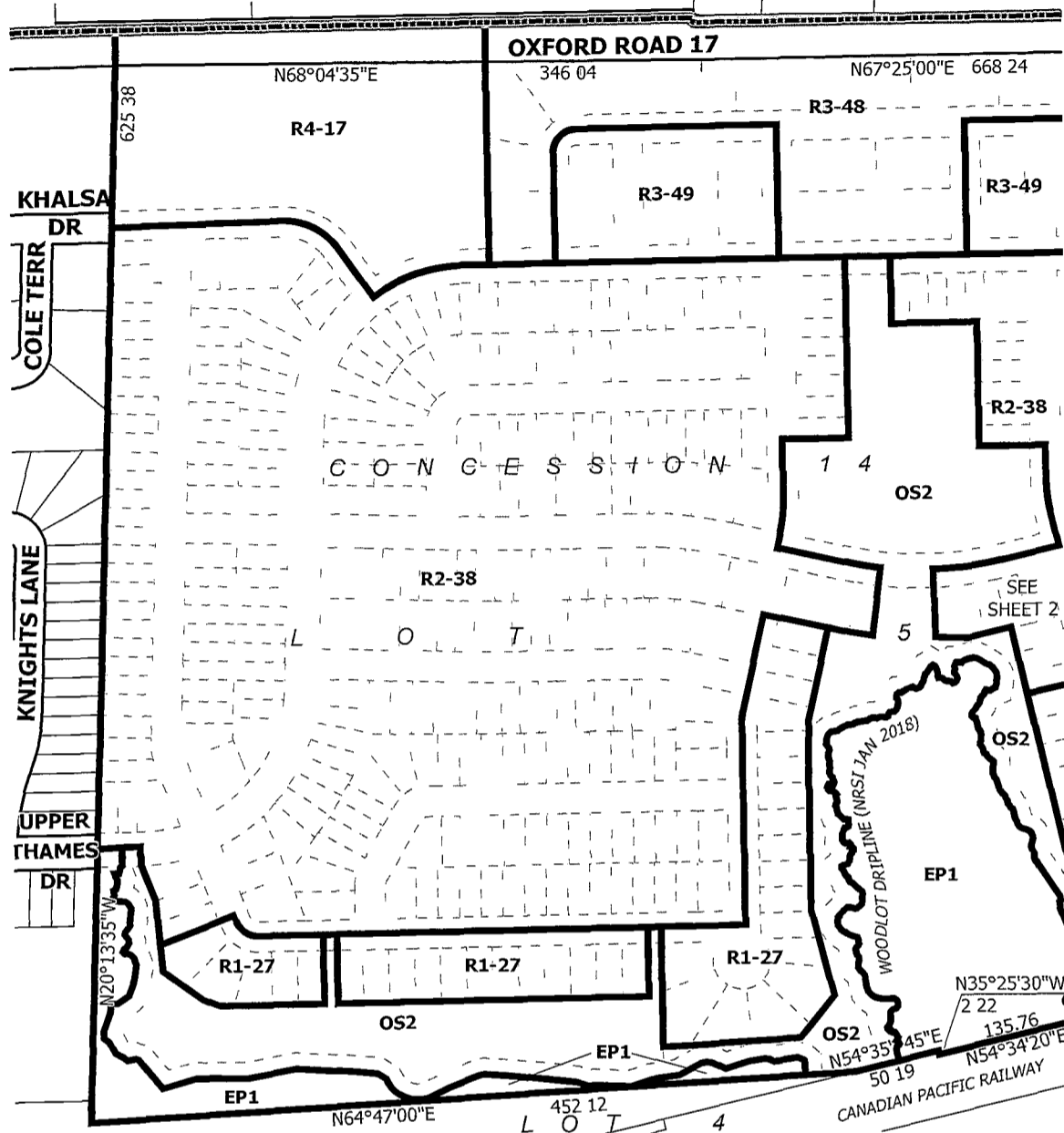
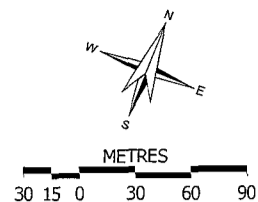


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Clerk – Amelia Humphries

**SCHEDULE "A"**  
TO BY-LAW No. 9588-23

PT LOT 5, CONCESSION 14 (EAST ZORRA)  
CITY OF WOODSTOCK



- |   |   |
|---|---|
| <b>R1-27</b> AREA OF ZONE CHANGE TO R1 27 | <b>R4-17</b> AREA OF ZONE CHANGE TO R4 17 |
| <b>R2-38</b> AREA OF ZONE CHANGE TO R2-38 | <b>OS2</b> AREA OF ZONE CHANGE TO OS2     |
| <b>R3-48</b> AREA OF ZONE CHANGE TO R3 48 | <b>EP1</b> AREA OF ZONE CHANGE TO EP1     |
| <b>R3-49</b> AREA OF ZONE CHANGE TO R3-49 |   |

SHEET 1 OF 2

THIS IS SCHEDULE "A"

TO BY-LAW No. 9588-23, PASSED  
THE 16 DAY OF March, 2023



NOTE: ALL DIMENSIONS IN METRES

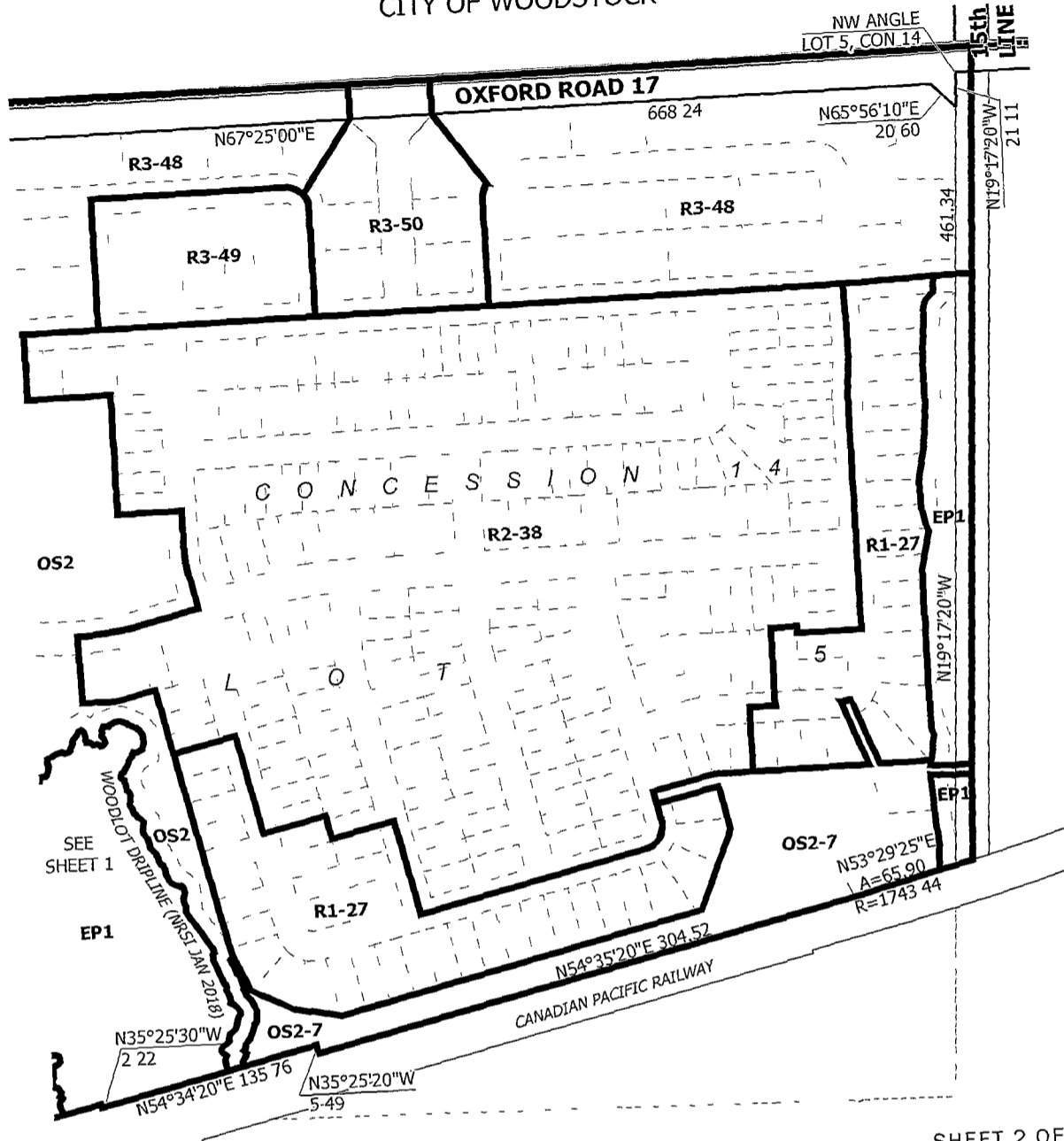
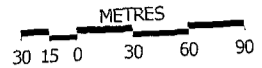
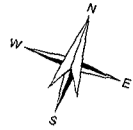
THIS BY-LAW IS INTENDED TO  
ENCOMPASS ALL OF THE DRAFT  
PLAN OF SUBDIVISION SB21-10-8

*[Signature]*  
MAYOR  
*[Signature]*  
CLERK



**SCHEDULE "A"**  
TO BY-LAW No. 9588-23

PT LOT 5, CONCESSION 14 (EAST ZORRA)  
CITY OF WOODSTOCK

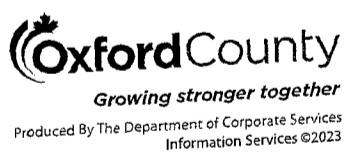


SHEET 2 OF 2

- |   |   |
|---|---|
| <b>R1-27</b> AREA OF ZONE CHANGE TO R1-27 | <b>R3-50</b> AREA OF ZONE CHANGE TO R3-50 |
| <b>R2-38</b> AREA OF ZONE CHANGE TO R2-38 | <b>OS2</b> AREA OF ZONE CHANGE TO OS2     |
| <b>R3-48</b> AREA OF ZONE CHANGE TO R3-48 | <b>OS2-7</b> AREA OF ZONE CHANGE TO OS2-7 |
| <b>R3-49</b> AREA OF ZONE CHANGE TO R3-49 | <b>EP1</b> AREA OF ZONE CHANGE TO EP1     |

THIS IS SCHEDULE "A"

TO BY-LAW No. 9588-23, PASSED  
THE 16 DAY OF March, 2023



NOTE: ALL DIMENSIONS IN METRES

THIS BY-LAW IS INTENDED TO ENCOMPASS ALL OF THE DRAFT PLAN OF SUBDIVISION SB21-10-8

*[Signature]*  
MAYOR  
*[Signature]*  
CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9591-23

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby-amended by changing to 'R3-53' the zone symbol of the lands so designated 'R3-53' on Schedule "A" attached hereto
- 2 That Section 8 3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof

"8 3 53 **R3-53 GRAHAM STREET, SOUTH OF ADMIRAL STREET (KEY MAP 46)**

8 3 53 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-53 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

*a street row dwelling house*

8.3.53.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-53 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions.

8 3 53 2 1 Frontage for dwelling units with only one wall attached to an adjoining unit


minimum 6.9 metres

8 3 53.3 That all the provisions of the R3 Zone in Section 8 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* "

- 3 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O 1990, as amended.

READ a first and second time this 20<sup>th</sup> day of April, 2023.

READ a third time and finally passed this 20<sup>th</sup> day of April, 2023.



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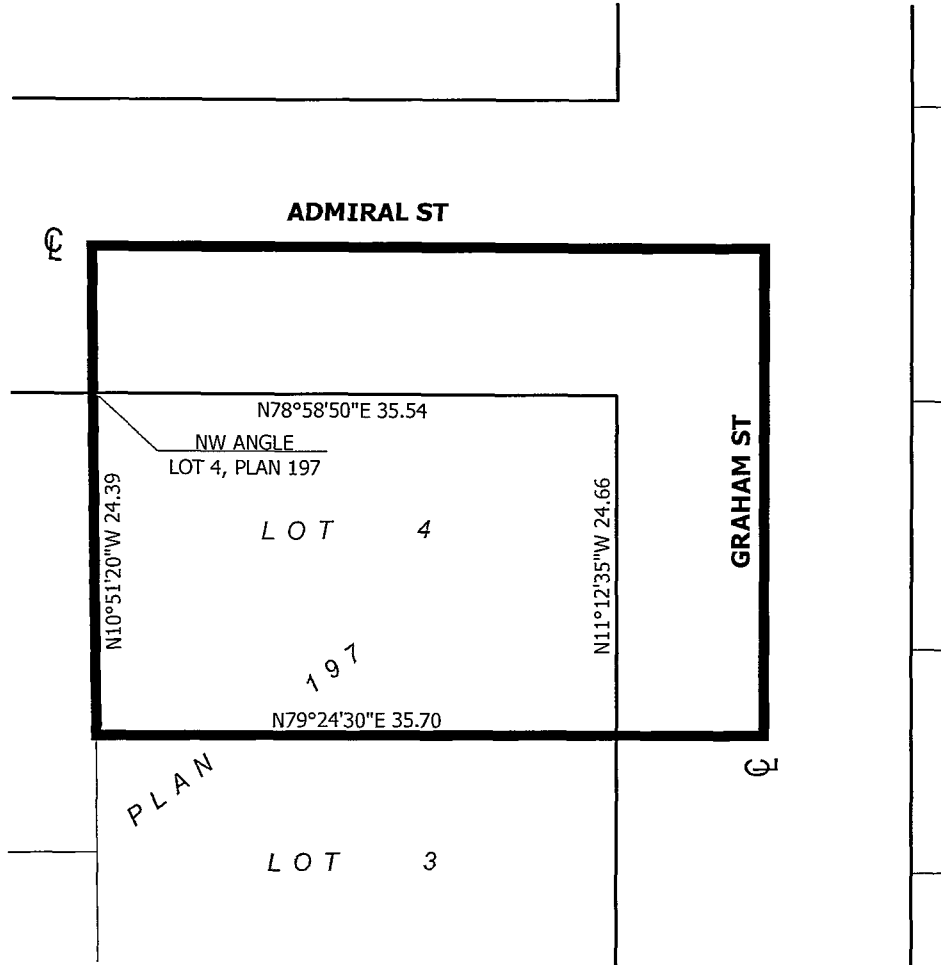
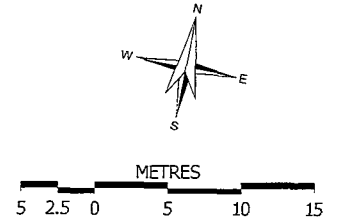
Mayor – Jerry Acchione



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Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. 9591-23  
 LOT 4, PLAN 197  
 CITY OF WOODSTOCK



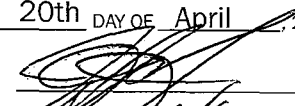
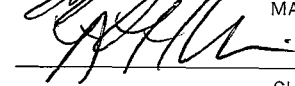
 AREA OF ZONE CHANGE TO R3-53

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services  
 Information Services ©2023

THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9591-23, PASSED  
 THE 20th DAY OF April, 2023

  
 \_\_\_\_\_ MAYOR  
  
 \_\_\_\_\_ CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9592-23

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows

- 1 That Section 15 3 to By-law Number 8626-10, as amended, is hereby amended by replacing the existing subsection 15 3 1 with the following subsection

“15 3 1 **C5-1 DUNDAS STREET AT YORK STREET (KEY MAP 65)**

- 15 3 1 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 15 1 of this By-law*

- 15 3 1.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C5-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions

- 15 3 1 2 1 Provisions for Non-Residential Uses:

- 15 3 1 2 1 1 *Gross Floor Area*


Minimum per individual unit 90 m<sup>2</sup>

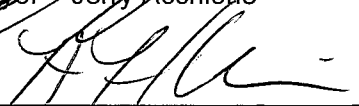
- 15 3 1 3 That all the provisions of the C5 Zone in Section 15.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*”

- 3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 20<sup>th</sup> day of April, 2023

READ a third time and finally passed this 20<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries





THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9603-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R1-28', 'R2-39', 'R3-51', 'R3-52', 'EP1' & 'OS2' the zone symbols of the lands so designated 'R1-28', 'R2-39', 'R3-51', 'R3-52', 'EP1' & 'OS2' on Schedule "A" attached hereto.
2. That Section 6.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

"6.3.28            **R1-28            SOUTH OF OXFORD ROAD 17            (KEY MAP 9)**

6.3.28.1            Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 6.1 of this By-law;  
an *additional residential* unit, subject to Section 5.2.8.

6.3.28.2            Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.28.2.1           *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum	4.5 m
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Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

6.3.28.2.2           *Lot Coverage*

Maximum for a Dwelling House for lots having 12 m frontage or greater, but less than 13.5 m	42% of the lot area
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6.3.28.2.3 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R1-28, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

6.3.28.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

3. That Section 7.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

“7.3.39 **R2-39 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

7.3.39.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this By-law.

7.3.39.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-39 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.39.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum	4.5 m
---------	-------

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.39.2.2 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-39, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

7.3.39.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

4. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

“8.3.51 **R3-51 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8.3.51.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this By-law;  
all *uses* permitted in Section 8.1 of this By-law.

8.3.51.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.51.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum	4.5 m
---------	-------

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.51.2.2 Residential Uses *Permitted* in Section 7.1:

All provisions of the R2 Zone in Section 7.2 of this By-law shall apply.

8.3.51.2.3 Residential Uses *Permitted* in Section 8.1:

i) all provisions of the R3 Zone in Section 8.2 of this By-law shall apply.

ii) notwithstanding subsection 8.3.51.2.3 i), the following provisions shall apply to a *street row dwelling house*:

a) *Lot Frontage*:

Minimum for a <i>dwelling</i> with only 1 wall attached to an adjoining wall	7.4 m
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except in no case shall the lot frontage of a *corner lot* be less than 10.5 m

b) *Lot Area*:

Minimum <i>corner lot</i>	295 m <sup>2</sup>
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c) *Lot Coverage*:

Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	60% of the <i>lot area</i> of which the <i>dwelling</i> shall not exceed 55%
---	--

- d) *Interior Side Yard Width:*  
 Minimum 1.5 m
- e) *Exterior Side Yard Width:*  
 Minimum 3.0 m
- f) Notwithstanding subsection 5.1.3.1, for the purpose of this section, a *sight triangle* shall be measured back from an intersection a distance of 7.5 m.

8.3.51.2.4 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-51, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.51.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

5. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

“8.3.52 **R3-52 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8.3.52.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-52 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law.

8.3.52.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-52 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.52.2.1 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-52, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.52.2.2 *Lot Area*

Minimum 140 m<sup>2</sup> per unit

8.3.52.2.3 *Height*  
Maximum 4 storeys

8.3.52.2.4 Parking Requirements  
Minimum 1.25 spaces per unit, plus *required* visitor parking

8.3.52.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

6. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 1<sup>st</sup> day of June, 2023.

READ a third time and finally passed this 1<sup>st</sup> day of June, 2023.

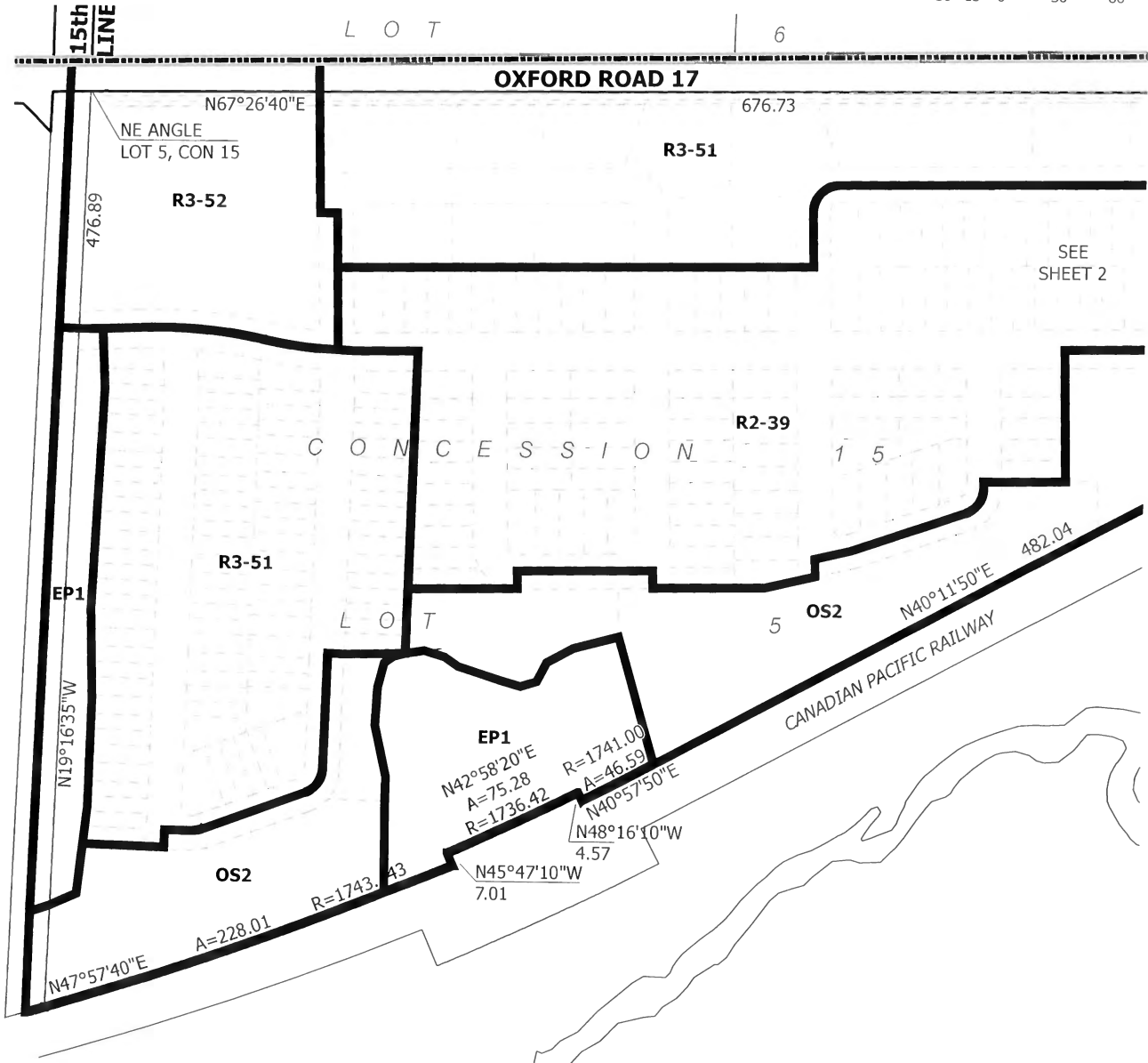
  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9603-23

PT LOT 5, CONCESSION 15 (EAST ZORRA)  
PARTS 1-4, REFERENCE PLAN 41R-10280  
CITY OF WOODSTOCK



- R2-39** AREA OF ZONE CHANGE TO R2-39
- R3-51** AREA OF ZONE CHANGE TO R3-51
- R3-52** AREA OF ZONE CHANGE TO R3-52

- EP1** AREA OF ZONE CHANGE TO EP1
- OS2** AREA OF ZONE CHANGE TO OS2

SHEET 1 OF 2

THIS IS SCHEDULE "A"

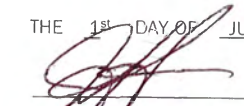
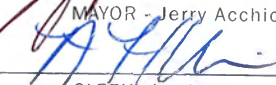
TO BY-LAW No. 9603-23 PASSED

THE 1<sup>st</sup> DAY OF JUNE 2023



NOTE: ALL DIMENSIONS IN METRES

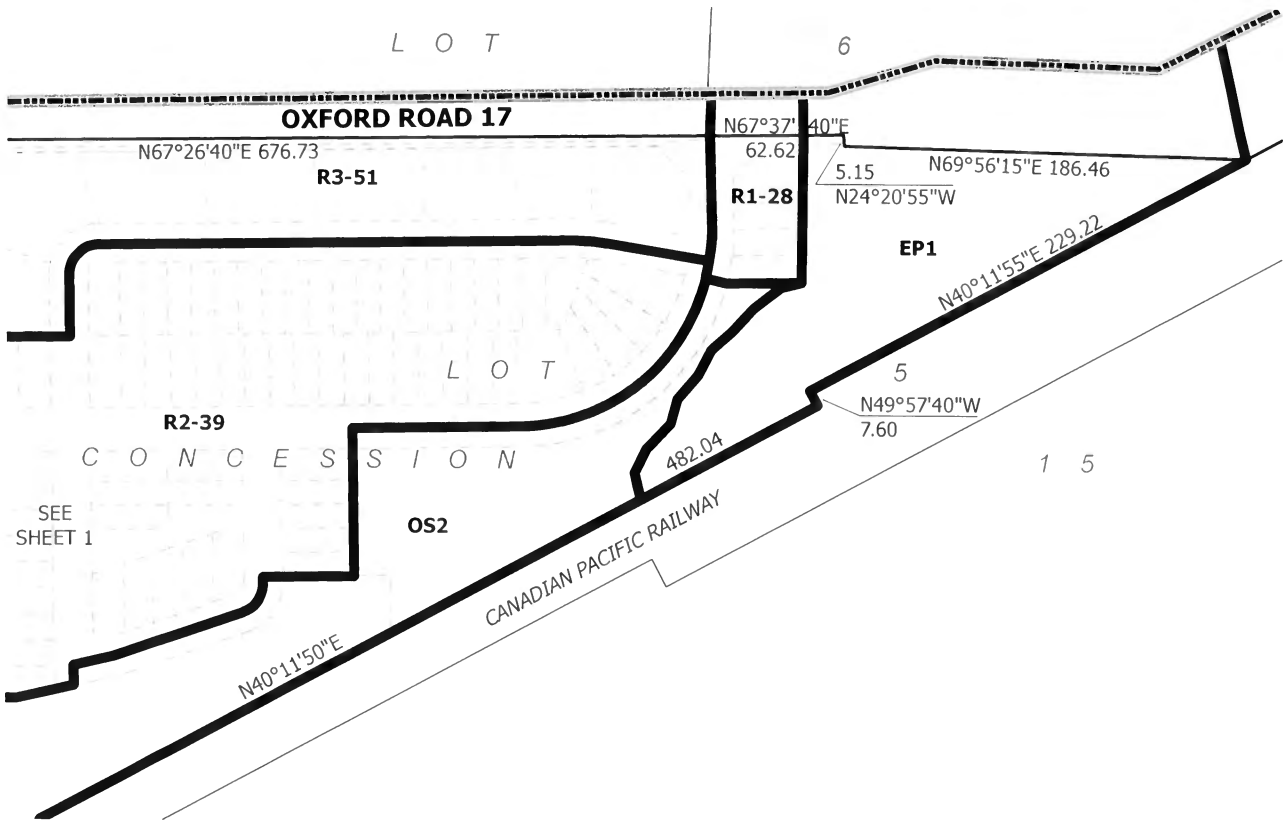
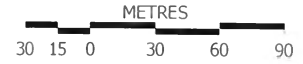
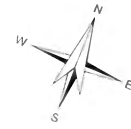
THIS BY-LAW IS INTENDED TO ENCOMPASS ALL OF THE DRAFT PLAN OF SUBDIVISION SB21-05-8

  
MAYOR - Jerry Acchione  
  
CLERK - Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9603-23

PT LOT 5, CONCESSION 15 (EAST ZORRA)  
PARTS 1-4, REFERENCE PLAN 41R-10280  
CITY OF WOODSTOCK



**R1-28** AREA OF ZONE CHANGE TO R1-28

**EP1** AREA OF ZONE CHANGE TO EP1

SHEET 2 OF 2

**R2-39** AREA OF ZONE CHANGE TO R2-39

**OS2** AREA OF ZONE CHANGE TO OS2

THIS IS SCHEDULE "A"

**R3-51** AREA OF ZONE CHANGE TO R3-51

TO BY-LAW No. 9603-23 PASSED

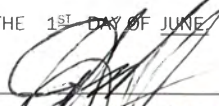
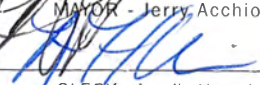
THE 1<sup>ST</sup> DAY OF JUNE 2023



Produced By The Department of Corporate Services  
Information Services ©2023

NOTE: ALL DIMENSIONS IN METRES

THIS BY-LAW IS INTENDED TO  
ENCOMPASS ALL OF THE DRAFT  
PLAN OF SUBDIVISION SB21-05-8

  
MAYOR - Jerry Acchione  
  
CLERK - Amelia Humphries





THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9610-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

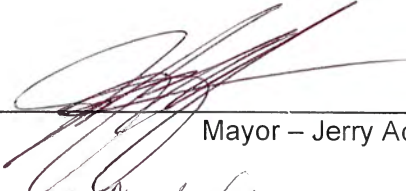
THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

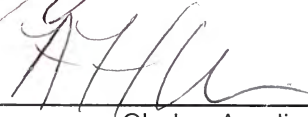
1. That Section 16.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection iv) of Section 16.3.4.2.1 and replacing it with the following:  

“iv) Notwithstanding subsection iii) above, a bank, with or without facilities for drive through service	Maximum Gross Floor Area 871 m <sup>2</sup> ”
--	--
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 13<sup>th</sup> day of July, 2023.

READ a third time and finally passed this 13<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9613-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R4-19' the zone symbols of the lands so designated 'R4-19' on Schedule "A" attached hereto.
2. That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

"9.3.19        **R4-19    NORTHWEST CORNER OF JULIANA DRIVE & LAMPMAN PLACE (KEY MAP 87)**

9.3.19.1       Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this By-law.

9.3.19.2       Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.19.2.1     *Lot Area*

Minimum                      48 m<sup>2</sup> per dwelling unit

9.3.19.2.2     *Front Yard Depth*

Minimum                      7.5 m

9.3.19.2.3     *Exterior Side Yard Width*

Minimum                      2.4 m

9.3.19.2.4     *Maximum Height*

10 *storeys*

9.3.19.2.5 Parking Location

Notwithstanding Section 5.4.4.1- Table 7- Yards Where Parking Areas are Permitted, on lands zoned R4-19, a parking area may be permitted within a front yard.

9.3.19.2.6 Parking Area Setback

Notwithstanding Section 5.4.4.2- Table 8- Setback Requirements for Parking Areas, on lands zoned R4-19, a parking area may be permitted with a nil setback to Lampman Place street line.

9.3.19.2.7 Parking Requirements

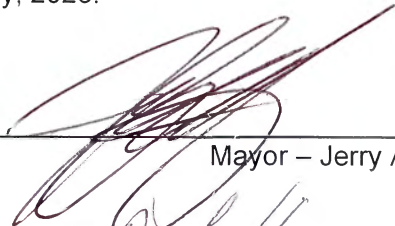
On lands zoned R4-19, the minimum parking requirement shall be 1.32 spaces per unit, inclusive of visitor parking.


9.3.19.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 13<sup>th</sup> day of July, 2023.

READ a third time and finally passed this 13<sup>th</sup> day of July, 2023.

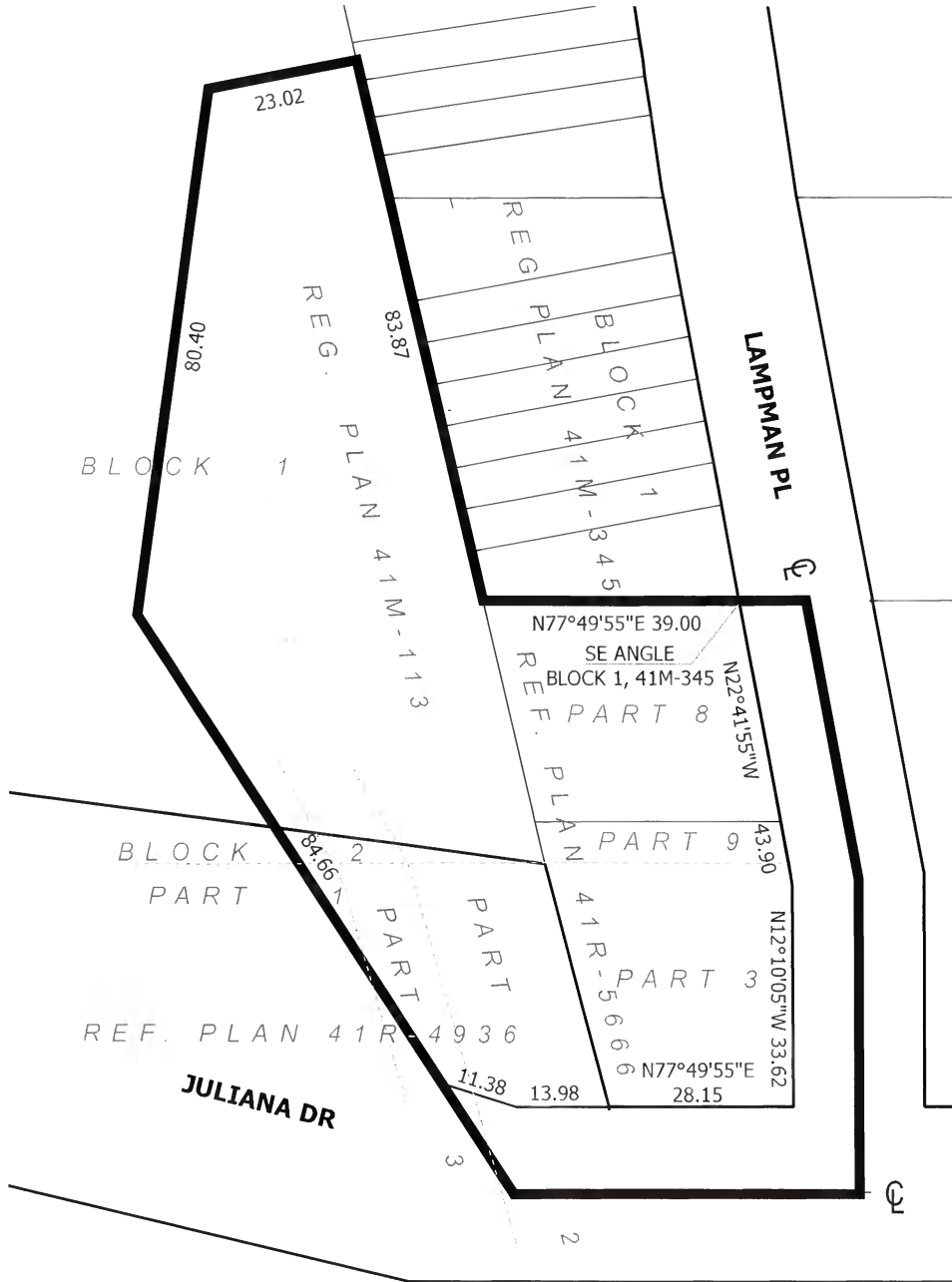
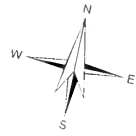
  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9613-23

PART BLOCKS 1 & 2, REGISTERED PLAN 41M-113,  
 PART LOTS 20, 21 & 27, REGISTRAR'S COMPILED PLAN 1600  
 PARTS 3, 8 & 9, REFERENCE PLAN 41R-5666 AND  
 PART OF PARTS 1, 2, & 3, REFERENCE PLAN 41R-4936  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R4-19

NOTE: ALL DIMENSIONS IN METRES

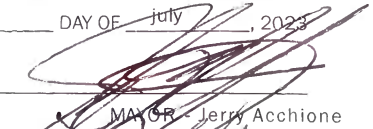



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 Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9613-23, PASSED

THE 13 DAY OF July, 2023

  
 MAYOR - Jerry Acchione  
  
 CLERK - Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9619-23

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

- 1 That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'M4-3' the zone symbol of the lands so designated 'M4-3' on Schedule "A" attached hereto.
2. That Section 20.3 to By-law Number 8626-10, as amended, is hereby amended by replacing the following subsection

"20 3.3            **M4-3**            **209 AND 211 MAIN STREET**            **(KEY MAP 60)**

20.3.3 1            Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 20.1 of this By-law,  
A health club;  
A maternal-focused health office

20.3.3.2            Notwithstanding the provisions of this By-Law to the contrary, no person shall within any M4-3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

20.3.3 2 1            Gross Floor Area for a Health Club and/or Maternal-Focused Health Office

Maximum	278 square metres
---------	-------------------

20 3 3.2.2            Permitted uses within a Maternal-Focused Health Office:

- naturopathy;
- osteopathy,
- massage therapy,
- craniosacral therapy,
- pelvic health therapy,
- physiotherapy;
- counselling and coaching,
- breast-feeding support;
- chiropractic care,
- yoga,
- prenatal education and workshops,
- doula and midwife support, and
- fitness and supporting product sales related to the above-noted uses

20 3.3 3 That all of the provisions of the M4 Zone in Section 20.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis ”

3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

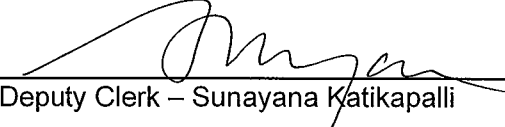
READ a first and second time this 10<sup>th</sup> day of August, 2023

READ a third time and finally passed this 10<sup>th</sup> day of August, 2023.



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Mayor – Jerry Acchione



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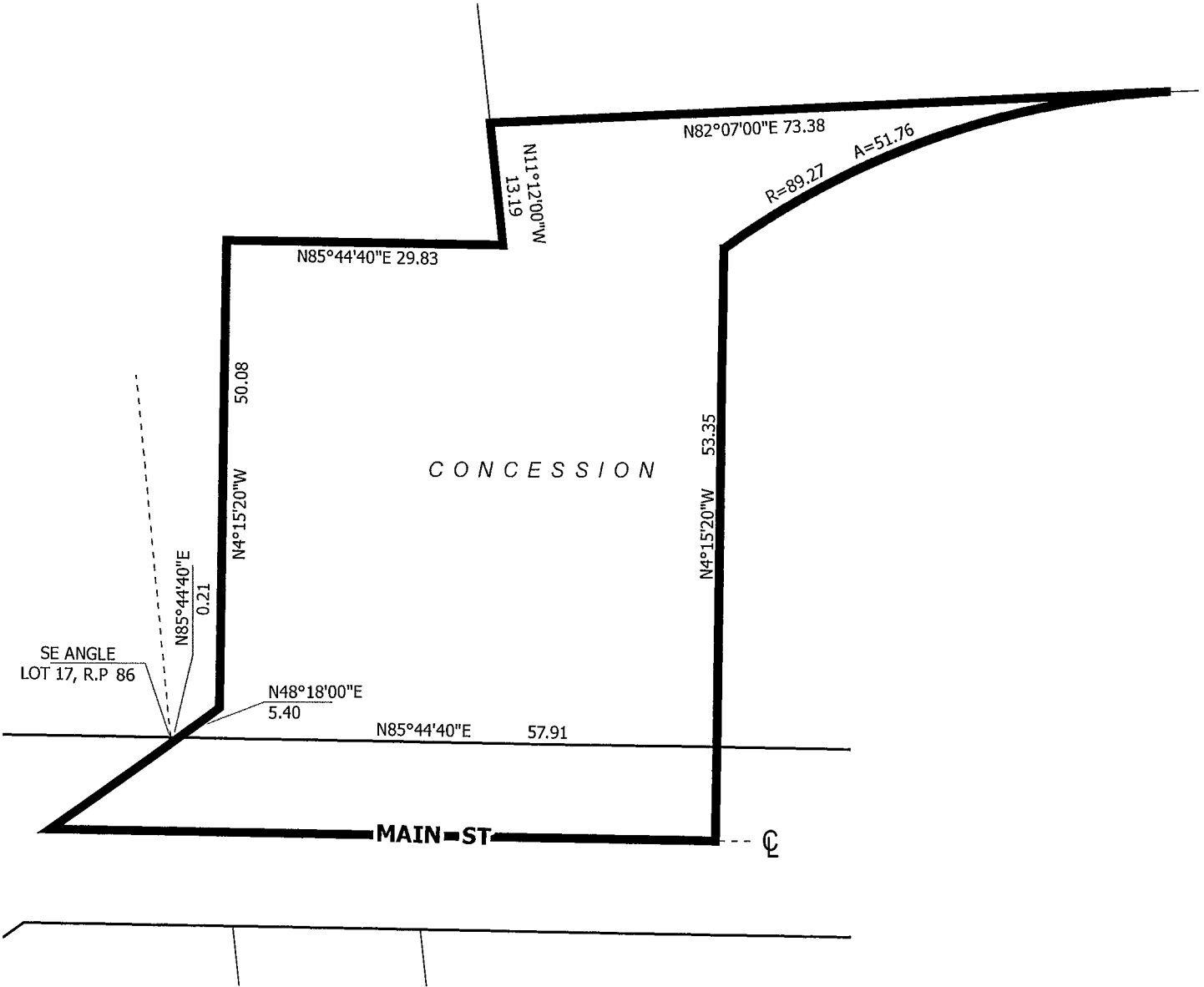
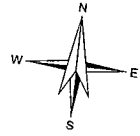
Deputy Clerk – Sunayana Katikapalli



# SCHEDULE "A"

TO BY-LAW No. 9619-23

PART LOTS 13, 14 & 16, PLAN 86  
AND PART BLOCKS I & J, PART GIVENS ST & PART QUEEN ST, PLAN 55  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M4-3

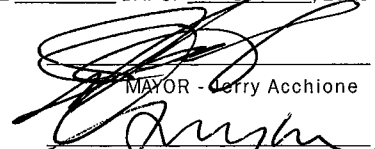
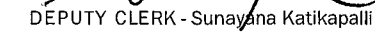
NOTE: ALL DIMENSIONS IN METRES

**OxfordCounty**  
*Growing stronger together*  
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Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9619-23, PASSED

THE 10 DAY OF August, 2023

  
MAYOR - Terry Acchione  
  
DEPUTY CLERK - Sunayana Katikapalli



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9620-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'OS2-5' the zone symbol of the lands so designated 'OS2-5' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

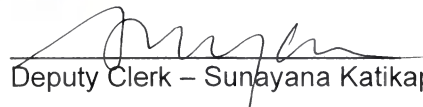
READ a first and second time this 10<sup>th</sup> day of August, 2023.

READ a third time and finally passed this 10<sup>th</sup> day of August, 2023.



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Mayor – Jerry Acchione



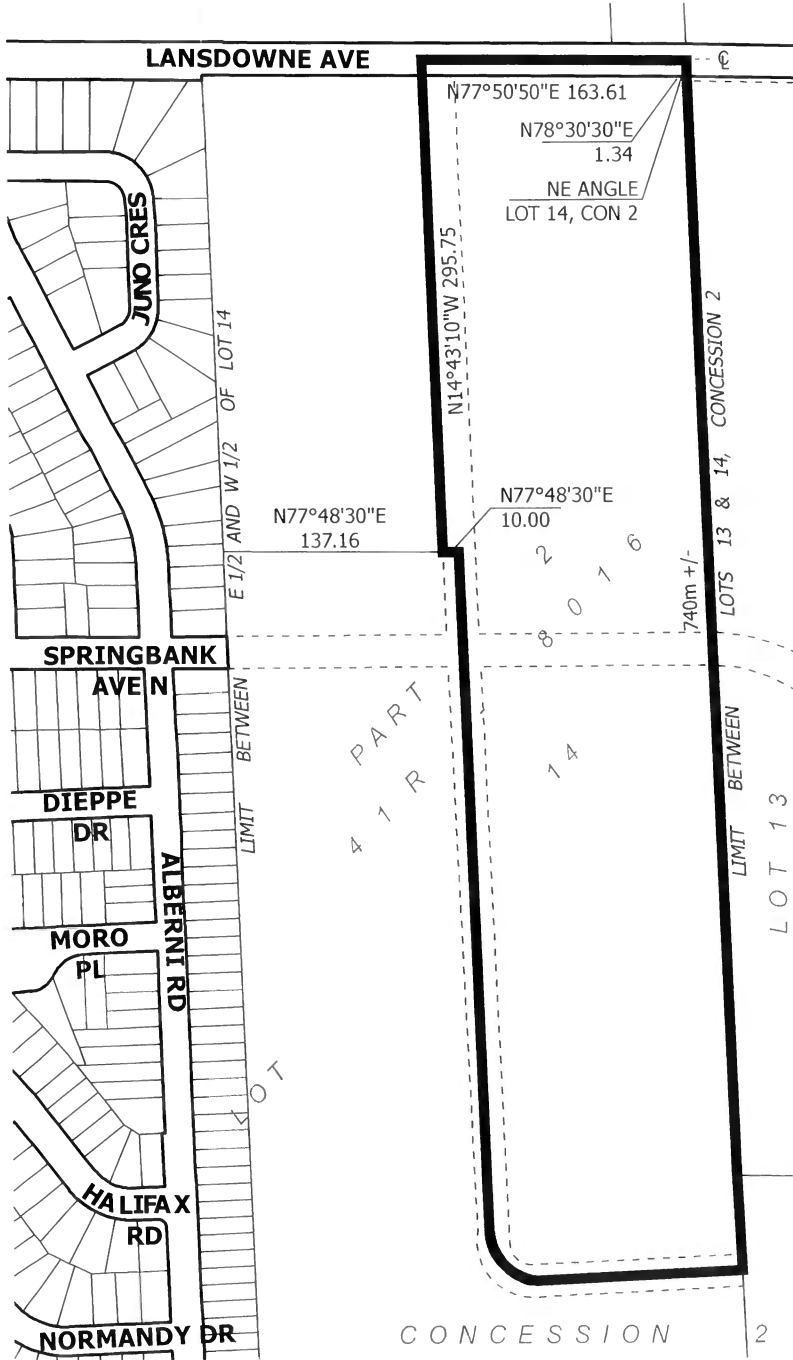
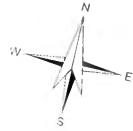
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Deputy Clerk – Sunayana Katikapalli

# SCHEDULE "A"

TO BY-LAW No. 9620-23

PART LOT 14, CONCESSION 2 (BLANDFORD)  
 PART OF PART 2, REFERENCE PLAN 41R-8016  
 CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO OS2-5

NOTE: ALL DIMENSIONS IN METRES



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 Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9620-23, PASSED

THE 10 DAY OF August, 2023

MAYOR - Jerry Acchione

DEPUTY CLERK - Sunayana Katikapalli

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9621-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

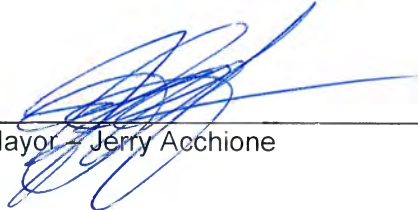
WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

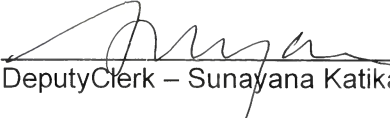
THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-2' the zone symbol of the lands so designated 'M3-2' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 10<sup>th</sup> day of August, 2023.

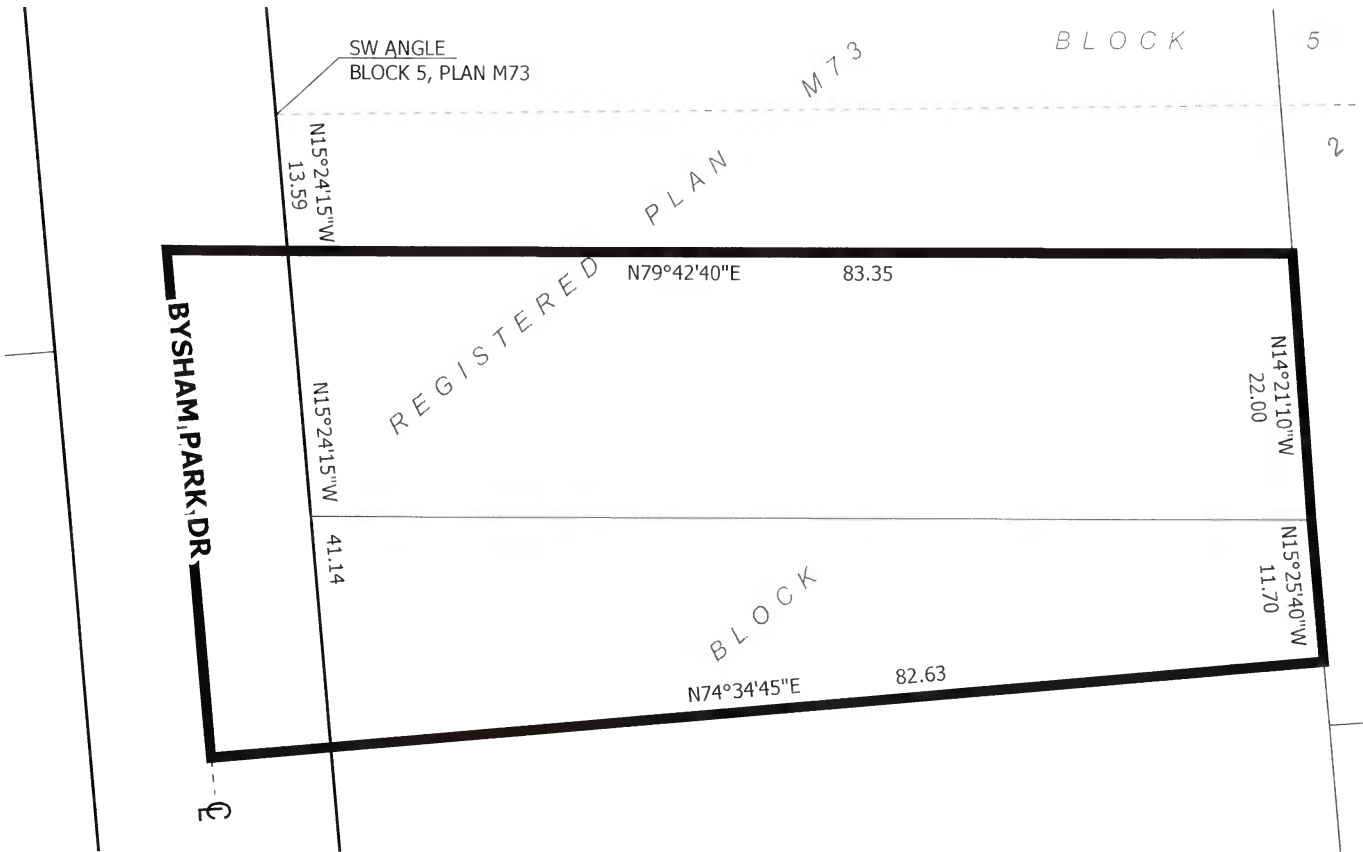
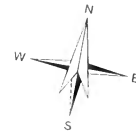
READ a third time and finally passed this 10<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

SCHEDULE "A"  
 TO BY-LAW No. 9621-23

TITLE BLOCK  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-2

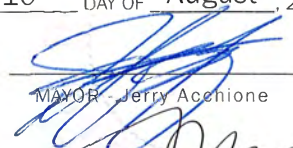
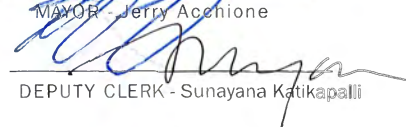
NOTE: ALL DIMENSIONS IN METRES



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 Information Services ©2023

THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9621-23, PASSED  
 THE 10 DAY OF August, 2023

  
 MAYOR - Jerry Acchione  
  
 DEPUTY CLERK - Sunayana Katikapalli

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9622-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R4-18' the zone symbols of the lands so designated 'R4-18' on Schedule "A" attached hereto.
2. That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

"9.3.18 **R4-18 NORTHWEST CORNER OF SPRINGBANK AVENUE & BRAESIDE STREET  
(KEY MAP 50)**

9.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this By-law.

9.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.18.2.1 *Interior Side Yard Width*

Minimum 6 m

9.3.18.2.2 Parking Requirements

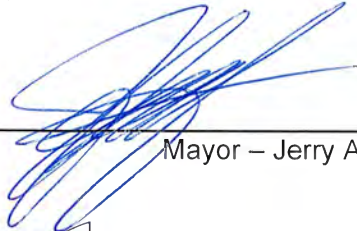
On lands zoned R4-18, the minimum parking requirement shall be 1.3 spaces per unit, inclusive of visitor parking.

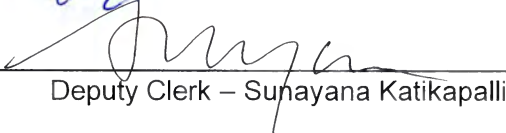
9.3.18.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

- 3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 10<sup>th</sup> day of August, 2023.

READ a third time and finally passed this 10<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

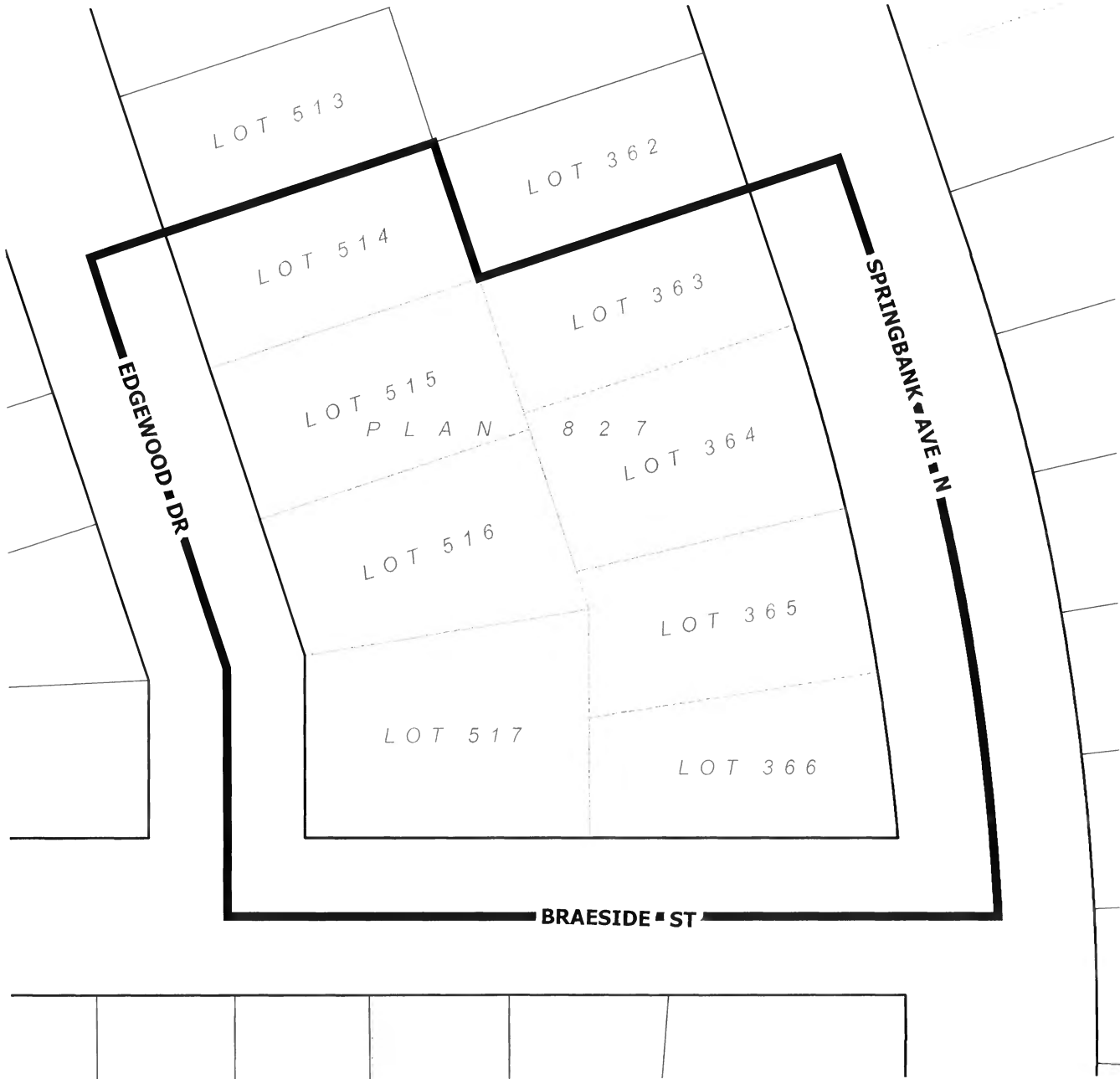
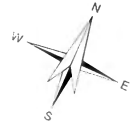


# SCHEDULE "A"

TO BY-LAW No. 9622-23

LOTS 363, 364, 365 & 366 AND LOTS 514, 515, 516 & 517, PLAN 827

CITY OF WOODSTOCK



THIS IS SCHEDULE "A"

 AREA OF ZONE CHANGE TO R4-18

TO BY-LAW No. 9622-23, PASSED

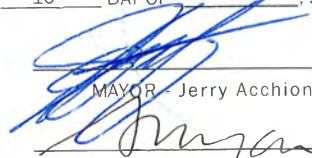
NOTE: ALL DIMENSIONS IN METRES

THE 10 DAY OF August, 2023



Growing stronger together

Produced By: The Department of Corporate Services  
Information Services ©2023

  
MAYOR - Jerry Acchione

  
DEPUTY CLERK - Sunayana Katikapalli



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9623-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R3-54' the zone symbols of the lands so designated 'R3-54' on Schedule "A" attached hereto.
2. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

"8.3.54            **R3-54    PART OF PARK LOT 2, PLAN 55, SOUTH SIDE OF PARK ROW, NORTH SIDE OF RAGLAN ST (KEY MAP 70)**

8.3.54.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-54 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law.

8.3.54.2        Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-54 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.54.2.1      *Lot Frontage*

Minimum                      3.7 m

8.3.54.2.2      Parking Area Setback

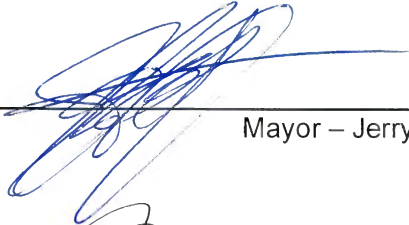
Notwithstanding Section 5.4.4.2- Table 8- Setback Requirements for Parking Areas, on lands zoned R3-54, a parking area may be permitted with a nil setback to *interior lot lines*.

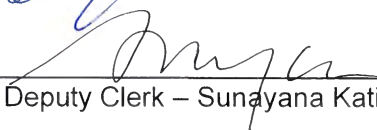
8.3.54.3        That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 10<sup>th</sup> day of August, 2023.

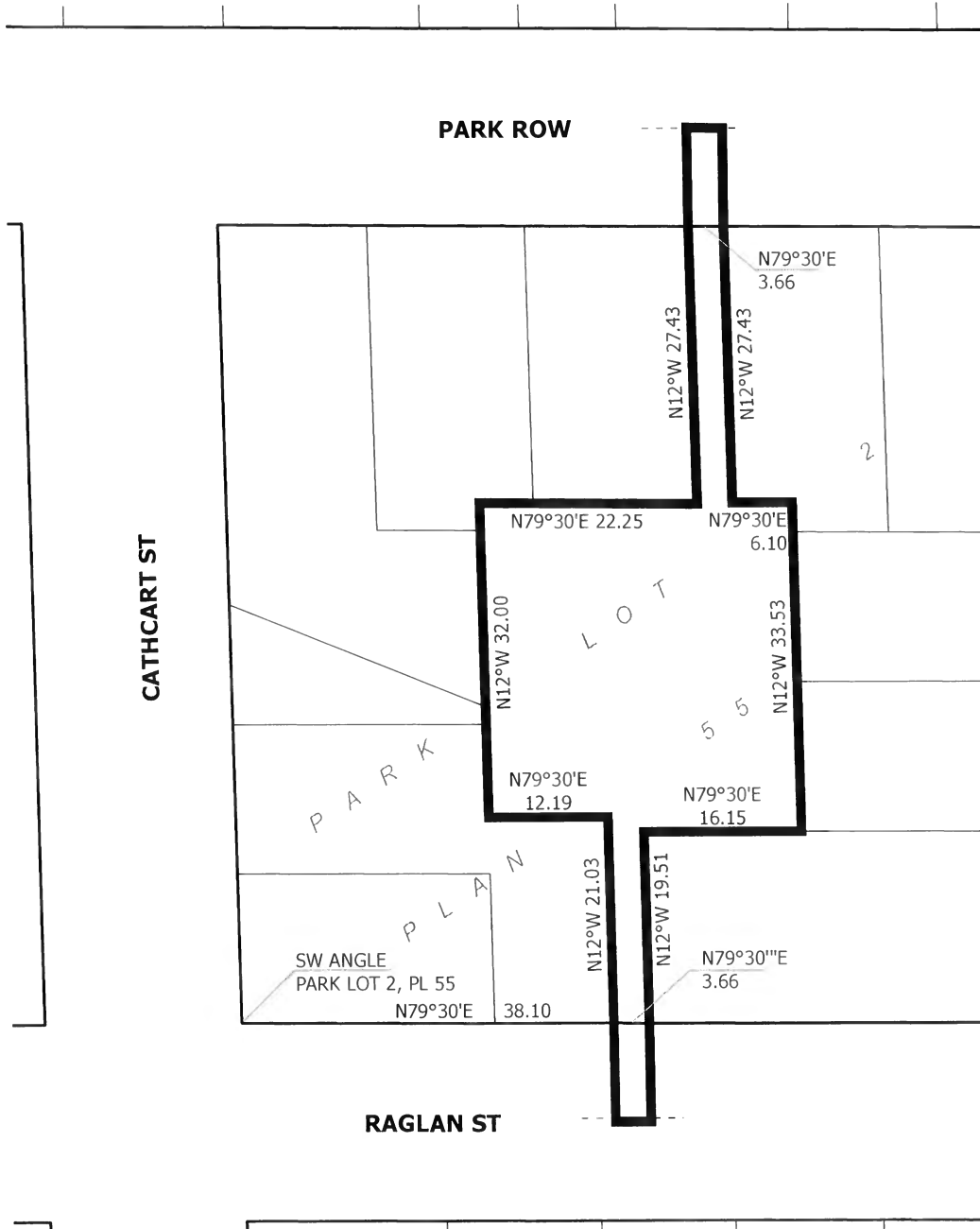
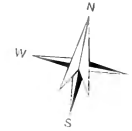
READ a third time and finally passed this 10<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

**SCHEDULE "A"**  
 TO BY-LAW No. 9623-23

PART PARK LOT 2, PLAN 55  
 CITY OF WOODSTOCK



THIS IS SCHEDULE "A"

 AREA OF ZONE CHANGE TO R3-54

TO BY-LAW No. 9623-23, PASSED

NOTE: ALL DIMENSIONS IN METRES

THE 10 DAY OF August, 2023



Growing stronger together

Produced By The Department of Corporate Services  
 Information Services ©2023

MAYOR Jerry Acchione

DEPUTY CLERK - Sunayana Katikapalli



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER   9635-23  \_\_\_\_\_

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R1-30, R1-31, OS1 & OS2-8' the zone symbols of the lands so designated 'R1-30, R1-31, OS1 & OS2-8' on Schedule "A" attached hereto.
- 2 That Section 6.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

**"6.3.30        R1-30        WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

6.3.30.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 of this By-law.

6.3.30.2        Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.3.30.2.1        *Lot Depth*

Minimum                                25 m

6.3.30.2.2        *Rear Yard Depth*

Minimum                                6.5 m

6.3.30.3        That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

- 3 That Section 6.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

**"6.3.31        R1-31        WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

6.3.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following

all *uses* permitted in Section 6.1 of this By-law

6.3.31.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions

6.3.31.2.1 *Lot Frontage*

Minimum 6.5 m

6.3.31.2.2 *Lot Depth*

Minimum 15 m

6.3.31.2.3 *Front Yard Depth*

Minimum 3 m

6.3.31.2.4 *Rear Yard Depth*

On lands zoned R1-31, the minimum *rear yard depth* to the OS1 Zone shall be 3 m

6.3.31.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

4. That Section 24.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

“24.3.8 **OS2-8 WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

24.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 24.1 of this By-law.

24.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS2-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

24.3.8.2.1 *Parking Area Setback*

Notwithstanding any provisions of this By-Law to the contrary, a *parking area* within



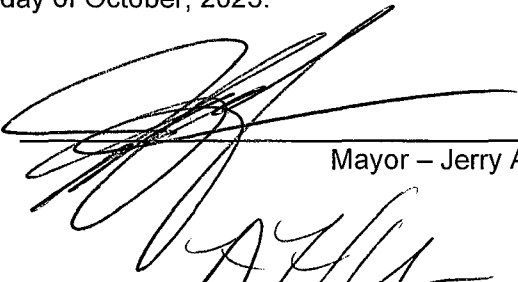
an OS2-8 Zone may have a 0 m setback to the *streetline. interior lot line* or *rear lot line*

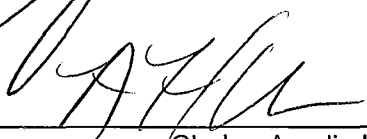
24 3.8 3 That all the provisions of the OS2 Zone in Section 24.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*”

5. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O 1990, as amended.

READ a first and second time this 19<sup>th</sup> day of October, 2023.

READ a third time and finally passed this 19<sup>th</sup> day of October, 2023.

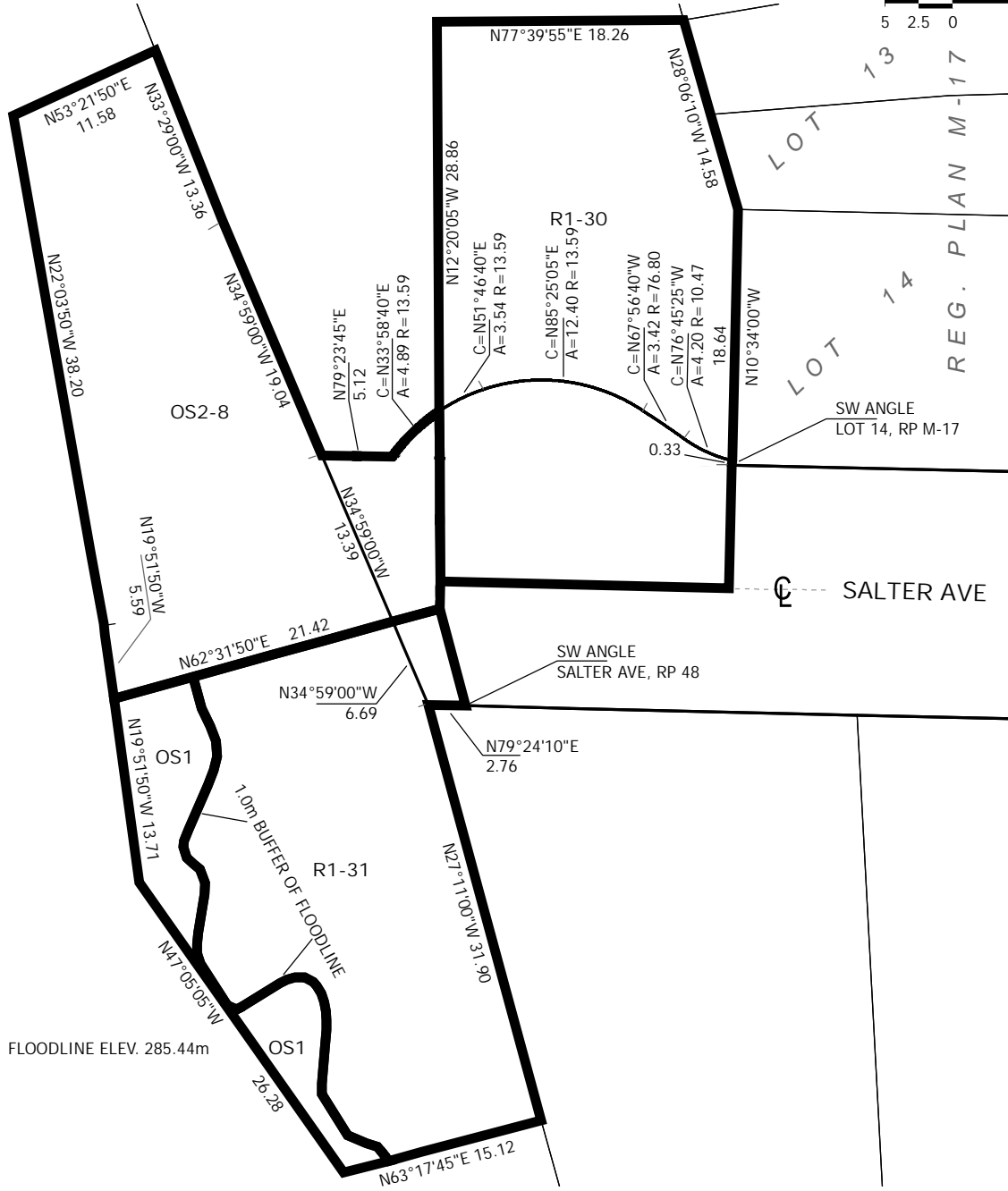
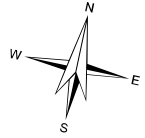
  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_

PART BLOCKS F AND G, REGISTERED PLAN M-17  
AND PART BLOCK 1, REGISTERED PLAN 41M-113  
CITY OF WOODSTOCK



- R1-30** AREA OF ZONE CHANGE TO R1-30
- R1-31** AREA OF ZONE CHANGE TO R1-31
- OS1** AREA OF ZONE CHANGE TO OS1
- OS2-8** AREA OF ZONE CHANGE TO OS2-8

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_, PASSED  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9636-23

A By-Law to amend Zoning By-Law Number 8626-10 as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C4-34(H)' and 'C4-54' the zone symbol of the lands so designated 'C4-34(H)' and 'C4-54' on Schedule "A" attached hereto.
2. That Section 14 3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 14.3.34 and replacing it with the following:

"14 3.34        **C4-34                    EAST WOODSTOCK & SE CORNER OF OXFORD ROAD 4 & DUNDAS STREET (KEY MAPS 69 & 105)**

14 3.34.1       Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

**Non-Residential Uses - Commercial**

- an ambulance depot;
- an auction establishment,
- an *automobile service station*;
- a bank;
- a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment;
- a brewers retail outlet,
- a bus station;
- a *business or professional office*;
- a *dry cleaners distribution station*;
- an *eating establishment*;
- a farm implement dealer;
- a farm produce retail outlet;
- a *hotel or motel and accessory dwelling unit*;
- a household power equipment sales and service establishment;
- a *laundry shop*,
- a miniature golf course or driving range,
- a *motor vehicle dealership*;
- a motor vehicle retail or wholesale parts outlet;
- a *motor vehicle washing establishment*;
- a *parking lot*;
- a personal service shop;
- a *public garage*;
- a *recreational building (indoor sports)*,
- a retail nursery,

a *service shop*,  
a specialty food store in accordance with the definition contain in Section 16 2.1;  
a swimming pool sales and service shop,  
a taxi stand,  
a tire sales establishment,  
a *veterinarian's clinic*,  
a *wholesale outlet*;  
a business office, wholesale outlet or retail sales outlet *accessory* to a *permitted use*.

Non Residential Uses – Industrial

an assembly plant,  
a cold storage plant,  
a fabricating plant;  
a manufacturing plant;  
a packaging plant;  
a printing plant,  
a processing plant,  
a scientific research establishment,  
a *warehouse*

14 3 34.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-34 Zone *use any lot*, or *erect, alter* or *use any building* or *structure* except in accordance with the following provisions:

14.3.34.2.1 Outdoor Storage Provisions for Industrial Uses

Outdoor storage of goods and materials associated with any industrial uses listed in Section 14.3.54 1 is not permitted.

14.3.34 2.2 Existing Lots

Notwithstanding any other provision of this By-law, any lot zoned C4-34 which existed on or before July 10, 2008 and does not meet any or all of the minimum Lot Frontage, Lot Area or Lot Depth provisions as contained in subsection 14.3.33.2 shall be deemed to be an existing lot for the purpose of this subsection and the following provisions shall apply:

(i) Lot Frontage

The minimum *lot frontage* shall be the *lot frontage* on a *street* existing on July 10, 2008;

(ii) Lot Area

The minimum *lot area* shall be the *lot area* existing on July 10, 2008,

(iii) Lot Depth

The minimum *lot depth* shall be the *lot depth* existing on July 10, 2008

14.3 34 2.3 **Holding Provisions**

14.3.34 2.3 1 **Criteria for the Removal of, or Amendment to the Holding Provision**

- i) Prior to the removal of the “H” symbol to allow a *use* or *uses* permitted in the C4-34 Zone, the Owner shall submit detailed site plans to the satisfaction of the City of Woodstock for the development of the whole of the lands to which the C4-34 Zone applies
- ii) The detailed plans noted in i) above will include appropriate allowance for Street connections and/or servicing corridors, as contained and contemplated in the Southeast Woodstock Secondary Plan, to be determined by the City, at the sole discretion of the City.

14.3 34 3 That all the provisions of the C4-33 Zone in Section 14.3.33.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

3 That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

“14 3 54 **C4-54 EAST SIDE OF OXFORD ROAD 4, SOUTH OF DUNDAS STREET (KEY MAP 105)**

14.3 54.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-54 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

**Non-Residential Uses – Commercial**

an ambulance depot;  
an auction establishment,  
an *automobile service station*;  
a bank;  
a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment,  
a brewers retail outlet,  
a bus station;  
a *business or professional office*;  
a *dry cleaners distribution station*;  
an *eating establishment*;  
a farm implement dealer;  
a farm produce retail outlet,  
a *hotel* or *motel* and *accessory dwelling unit*,  
a household power equipment sales and service establishment;  
a *laundry shop*;  
a miniature golf course or driving range;  
a *motor vehicle dealership*,  
a motor vehicle retail or wholesale parts outlet,

a *motor vehicle washing establishment*;  
a *parking lot*;  
a personal service shop;  
a *public garage*;  
a *recreational building (indoor sports)*,  
a retail nursery;  
a *service shop*,  
a specialty food store in accordance with the definition contain in Section 16.2.1;  
a swimming pool sales and service shop,  
a taxi stand,  
a tire sales establishment;  
a *veterinarian's clinic*,  
a *wholesale outlet*;  
a business office, wholesale outlet or retail sales outlet *accessory* to a *permitted use*.

Non Residential Uses – Industrial

an assembly plant;  
a *cartage express or truck terminal or yard*;  
a cold storage plant,  
a fabricating plant;  
a manufacturing plant;  
a packaging plant,  
a printing plant;  
a processing plant,  
a *public garage*  
a scientific research establishment,  
a *warehouse*.

14.3.54 2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-54 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.54.2.1 *Rear Yard Depth*

Minimum **7.5 m**

14.3.54.2.2 *Interior Side Yard Width*

Minimum **6 m**

14.3.54.2.3 *Front Yard Depth*

Minimum **15 m**

14.3.54.2.4 *Open Storage*

No portion of a *lot* shall be used for the storage of goods or materials unless such storage is within a *building* or unless the following provisions are complied with in the event that the storage is in the open

14.3.54 2.4.1 such *open storage* is accessory to the use of the main building on the lot,

14 3 54 2.4.2 such *open storage* complies with the *yard* and *setback* requirements of this section and no *open storage* is to be located any closer than **18 m** to any *street line*;

14 3.54 2.4.3 any portion of a *lot* used for *open storage* is screened from *streets* adjoining the *lot* by *buildings* or by fencing, shrub planting or similar screening

14.3.54.3 That all the provisions of the C4 Zone in Section 14 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

4. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R S O. 1990, as amended.

READ a first and second time this 19<sup>th</sup> day of October, 2023

READ a third time and finally passed this 19<sup>th</sup> day of October, 2023.

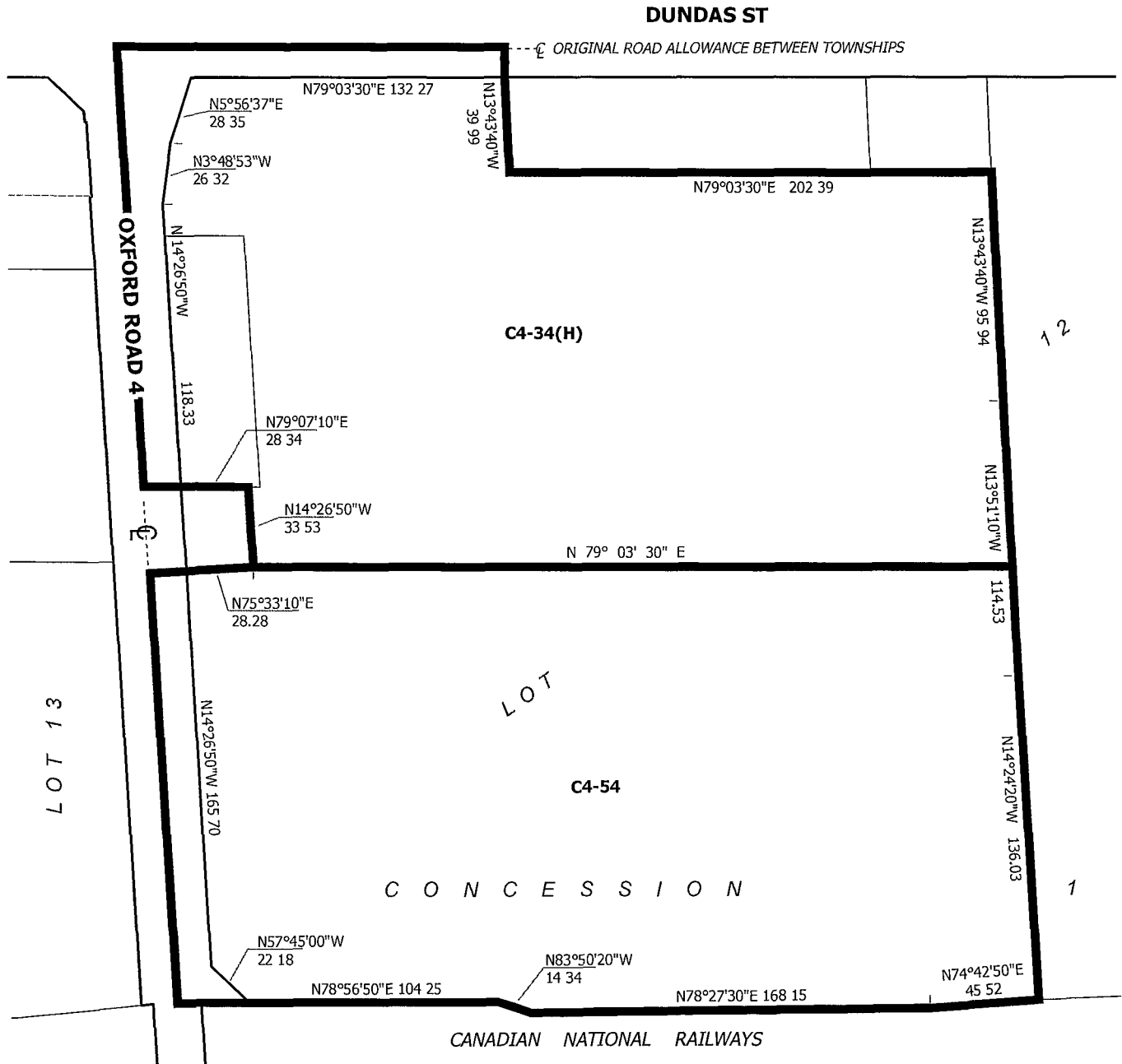
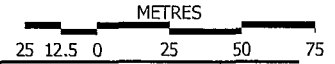
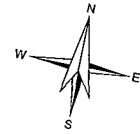
  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9636-23

PART LOT 12, CONCESSION 1 (EAST OXFORD)  
CITY OF WOODSTOCK



- C4-34(H)** AREA OF ZONE CHANGE TO C4-34(H)
- C4-54** AREA OF ZONE CHANGE TO C4-54

NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9636-23, PASSED  
 THE      19     DAY OF October, 2023

\_\_\_\_\_  
 Mayor - Jerry Acchioner

\_\_\_\_\_  
 Clerk - Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9639-23

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

- 1 That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'R1-29', 'R2-40', 'R3-55', 'R3-56', 'R4-20 (H)', 'EP2' and 'OS2' the zone symbols of the lands so designated 'R1-29', 'R2-40', 'R3-55', 'R3-56', 'R4-20 (H)', 'EP2' and 'OS2' on Schedule "A" attached hereto.
- 2 That Section 6.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof

"6 3.29            **R1-29            KARN ROAD            (KEY MAPS 108 & 109)**

6.3.29 1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-29 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 6 1 of this By-law;  
an *additional residential* unit, subject to Section 5 2.8.

6 3.29.2        Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-29 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.29.2.1     *Lot Area*

Minimum	360 m <sup>2</sup>
<i>Corner Lot</i> Minimum	455 m <sup>2</sup>

6 3.29.2.2     *Front Yard Depth*

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*

6.3.29 2.3 *Height*

Maximum 12 5 m

6.3 29.2 4 Distance from Environmental Protection Zones

Section 5 1 14 of this By-law shall not apply to lands zoned R1-29

6.3.29 3 That all the provisions of the R1 Zone in Section 6 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

3 That Section 7.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

“7.3.40 **R2-40 KARN ROAD (KEY MAPS 108 & 109)**

7 3 40.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this By-law.

7.3 40 2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3 40 2.1 *Lot Area*

Minimum 274 m<sup>2</sup>

7 3 40.2 2 *Lot Coverage*

Maximum for *dwelling house* 46% of the *lot area*

Maximum for all *main buildings and accessory buildings* 51% of the *lot area*

7.3 40.2 3 *Front Yard Depth*

Minimum 4 5 m

except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*

7.3.40.2.4 *Interior Side Yard Width*

Minimum

- i) where there is no attached garage 3.0 m on one side and 0.6 m on the other side
- ii) where a garage is attached to or within the *main building* 1.2 m on one side and 0.6 m on the other side

Special Provision Regarding Subclause ii)

Where the *interior side yard width* between the *main building* on an abutting *lot* and the immediately adjacent interior *lot line* is less than 1.2 m, the minimum width of the *interior side yard* adjacent to that same interior *lot line* shall be 1.2 m.

7.3.40.2.5 Projection of Eaves and Gutters

Where the *main building* has an *interior side yard width* less than 1.2 metres, the maximum projection of an eave or gutter shall be 0.6 m and the minimum setback between the eave or gutter and the interior *lot line* shall be 0.15 m.

7.3.40.2.6 *Height*

Maximum 12.5 m

7.3.40.2.7 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R2-40

7.3.40.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis ”

4. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

“8.3.55 **R3-55 KARN ROAD (KEY MAPS 108 & 109)**”

8.3.55.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-55 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

all *uses* permitted in Section 8.1 of this By-law, an *additional residential unit*, subject to Section 5.2.8

8 3.55.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-55 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions

8 3.55 2.1 *Lot Coverage*

Maximum for <i>dwelling house</i>	50% of the <i>lot area</i>
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	60% of the <i>lot area</i>

8 3.55 2 2 *Lot Frontage*

Minimum - Exterior Unit	7 6 m
-------------------------	-------

8.3.55.2.3 *Front Yard Depth*

Minimum	4.5 m
---------	-------

except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8 3.55.2.4 *Interior Side Yard Width*

Minimum – <i>Street Row Dwelling House</i>	1 5 m for end <i>dwelling units</i>
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8 3.55.2.5 *Exterior Side Yard Width*

Minimum - <i>Street Row Dwelling House</i>	3.0 m
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8 3 55 2 6 *Height*

Maximum	12.5 m
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8.3.55.2.7 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R3-55.

8.3 55 3 That all the provisions of the R3 Zone in Section 8 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

5 That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection:

**“8.3.56 R3-56 KARN ROAD (KEY MAPS 108 & 109)”**

8.3.56.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-56 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

all *uses* permitted in Section 8.1 of this By-law,  
an *additional residential* unit, subject to Section 5.2.8.

8.3.56.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-56 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.56.2.1 *Lot Depth*

Minimum 27.5 m

8.3.56.2.2 That all the provisions of the R3-55 Zone in Section 8.3.55 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*”

6 That Section 9.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection

**“9.3.20 R4-20 KARN ROAD (KEY MAP 109)”**

9.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house;*  
*a horizontally-attached dwelling house;*  
*a multiple-attached dwelling house;*  
*a street row dwelling house;*

9.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-20 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.20.2.1 Number of Dwelling Units

Minimum 270

9.3.20.2.2 A *horizontally-attached dwelling house, a multiple-attached dwelling house* and/or a *street row dwelling house* shall be developed in accordance with the provisions of Section 8.2 of this By-law

9 3.20.2.3 Provisions for an Apartment Dwelling House

9 3 20 2 3 1 An *apartment dwelling house* in the R4-20 Zone shall be developed in accordance with the provisions of Section 9 2 of this By-law.

9 3.20.2.3 2 Parking

Minimum	1 25 spaces per unit, plus <i>required</i> visitor parking
---------	---

9 3.20 2.4 **Holding Provisions**

Where an “H” appears on a zoning map following the zone symbol R4-20, those lands shall not be developed or *used* unless this By-law has been amended to remove the “H” symbol or the provisions governing the “H” symbol have been amended to permit the *use*.

9.3.20 2 4 1 **Criteria for the Removal of, or Amendment to the Holding Provision**

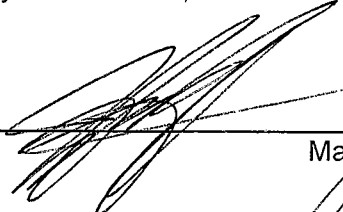
- i) Prior to the removal of the “H” symbol to allow a *use* or *uses* permitted in the R4-20 Zone, the Owner shall submit detailed plans to the satisfaction of the City of Woodstock for the development of the whole of the lands to which the R4-20 Zone applies
- ii) The detailed plans noted in i) above will include a Noise Impact Assessment (NIA) that evaluates noise impacts and provides mitigation recommendations related to the development of the lands. The said NIA will be prepared by a qualified Acoustic Engineer experienced with mineral aggregate operations and further, the NIA may be subject to peer review at the sole discretion of the City, at the expense of the Owner.
- iii) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be circulated to the owners of the licensed pit operations to the south and southwest of the subject lands, and any other persons considered appropriate by the City of Woodstock.
- iv) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be completed and approved to the satisfaction of the City of Woodstock in consultation with the County of Oxford
- v) Prior to the removal of the “H” symbol, the Owner shall agree in writing with the City that mitigation measures recommended by the NIA noted in ii) above will be implemented and the cost of same borne by the Owner, to the satisfaction of the City of Woodstock

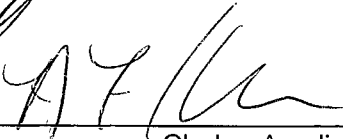
9 3 20.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

7 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R S O. 1990, as amended.

READ a first and second time this 2<sup>nd</sup> day of November, 2023.

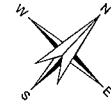
READ a third time and finally passed this 2<sup>nd</sup> day of November, 2023

  
\_\_\_\_\_  
Mayor – Jerry Acchione

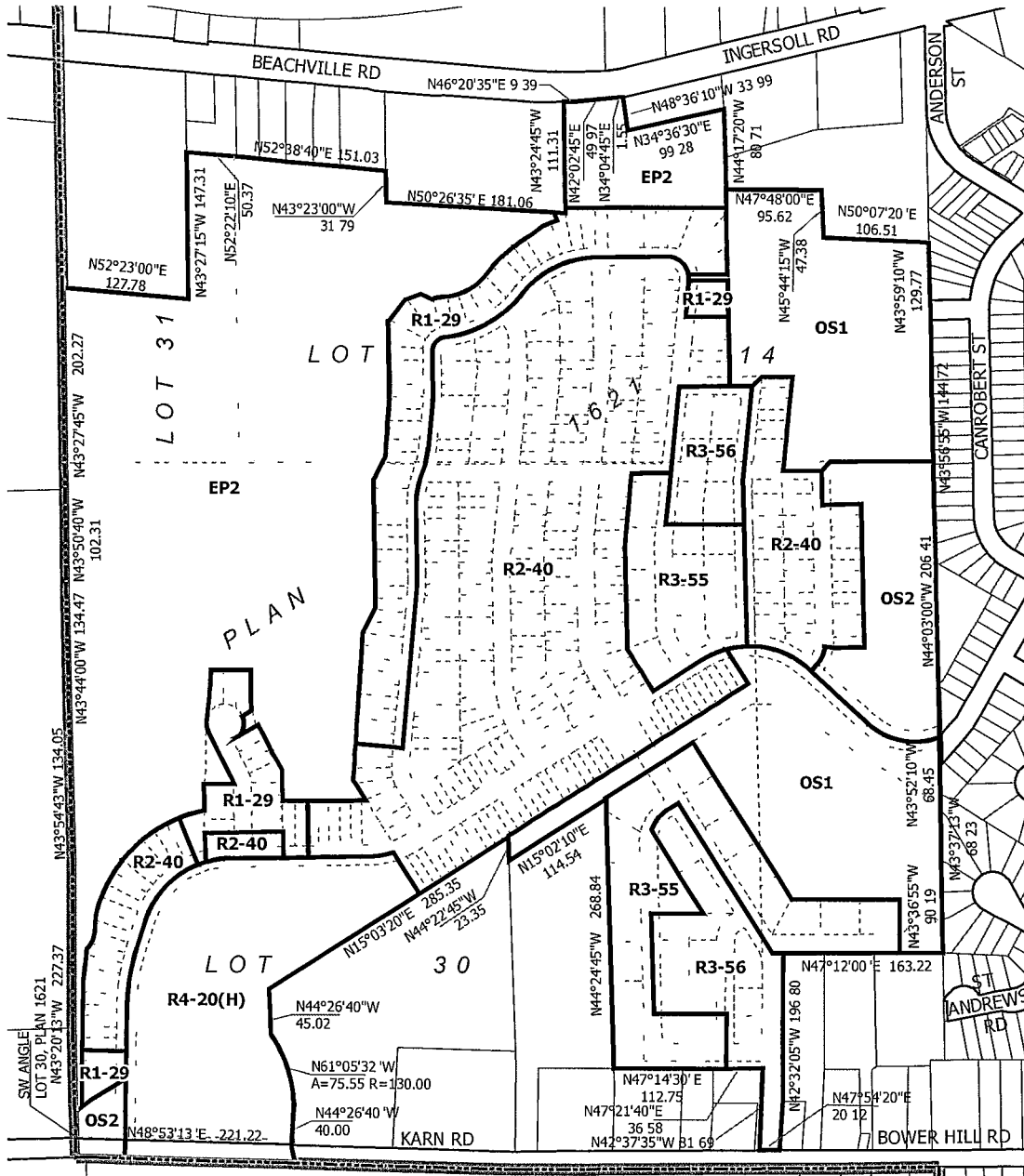
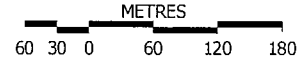
  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

## TO BY-LAW No. 9639-23



LOTS 14 & 31 AND PART LOT 30, PLAN 1621  
CITY OF WOODSTOCK



<b>R1-29</b>	AREA OF ZONE CHANGE TO R1-29	<b>OS1</b>	AREA OF ZONE CHANGE TO OS1
<b>R2-40</b>	AREA OF ZONE CHANGE TO R2-40	<b>OS2</b>	AREA OF ZONE CHANGE TO OS2
<b>R3-55</b>	AREA OF ZONE CHANGE TO R3-55	<b>EP2</b>	AREA OF ZONE CHANGE TO EP2
<b>R3-56</b>	AREA OF ZONE CHANGE TO R3-56		
<b>R4-20(H)</b>	AREA OF ZONE CHANGE TO R4-20(H)		

THIS IS SCHEDULE "A"

TO BY-LAW No. 9639-23, PASSED  
THE 2 DAY OF November, 2023



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9643-23

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C6' the zone symbol of the lands so designated 'C6' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16<sup>th</sup> day of November, 2023.

READ a third time and finally passed this 16<sup>th</sup> day of November, 2023.

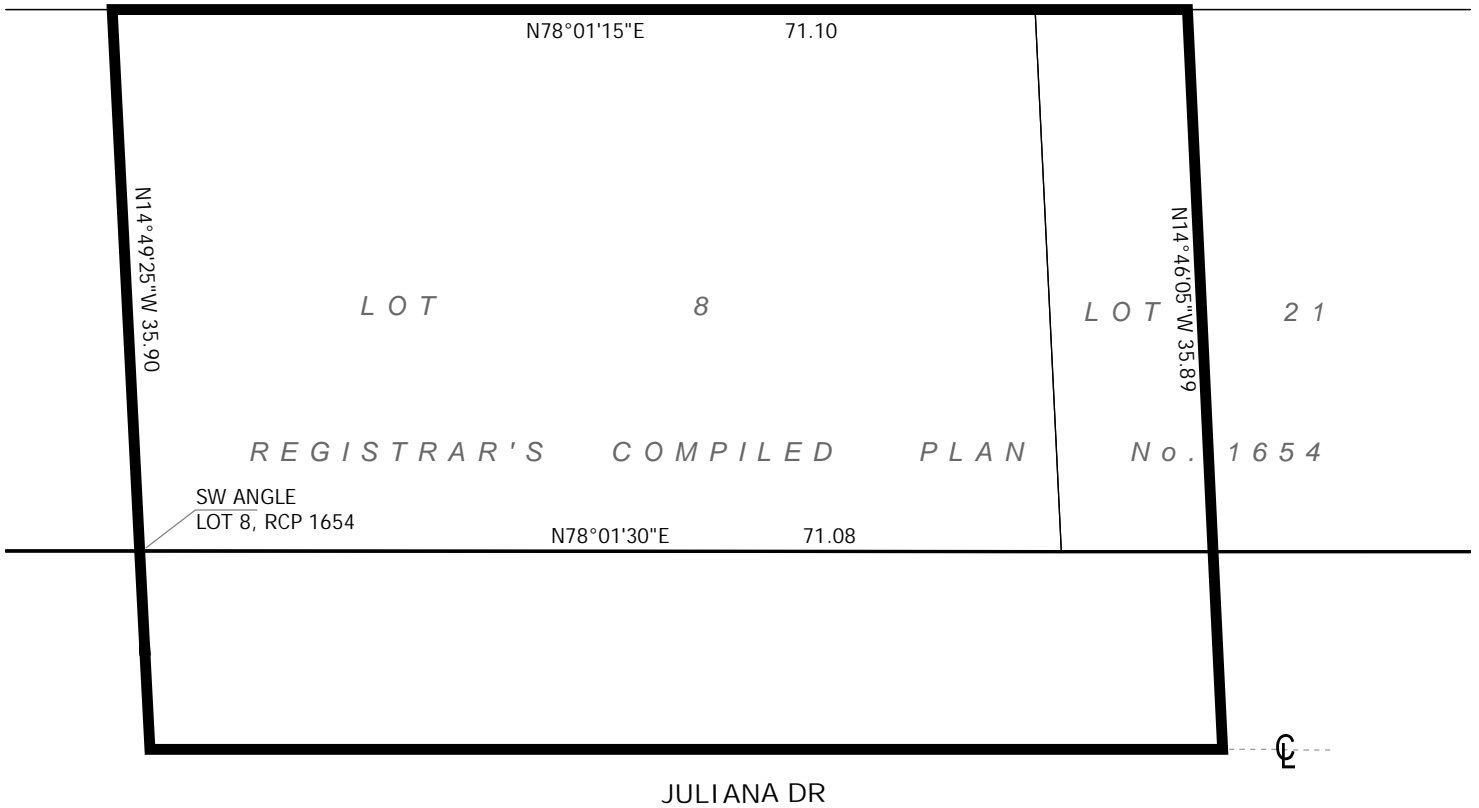
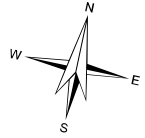
  
\_\_\_\_\_  
Mayor – Perry Achione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9643-23

LOT 8 AND PART LOT 21, REGISTRAR'S COMPILED PLAN 1654  
PART 2, REF. PLAN 41R-2336 & PART 14, REF. PLAN 41R-6986  
CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO C6

NOTE: ALL DIMENSIONS IN METRES



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Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9643-23, PASSED

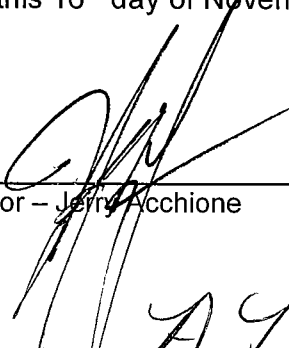
THE 16th DAY OF November, 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



READ a third time and finally passed this 16<sup>th</sup> day of November, 2023.



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Mayor – Jerry Acchione

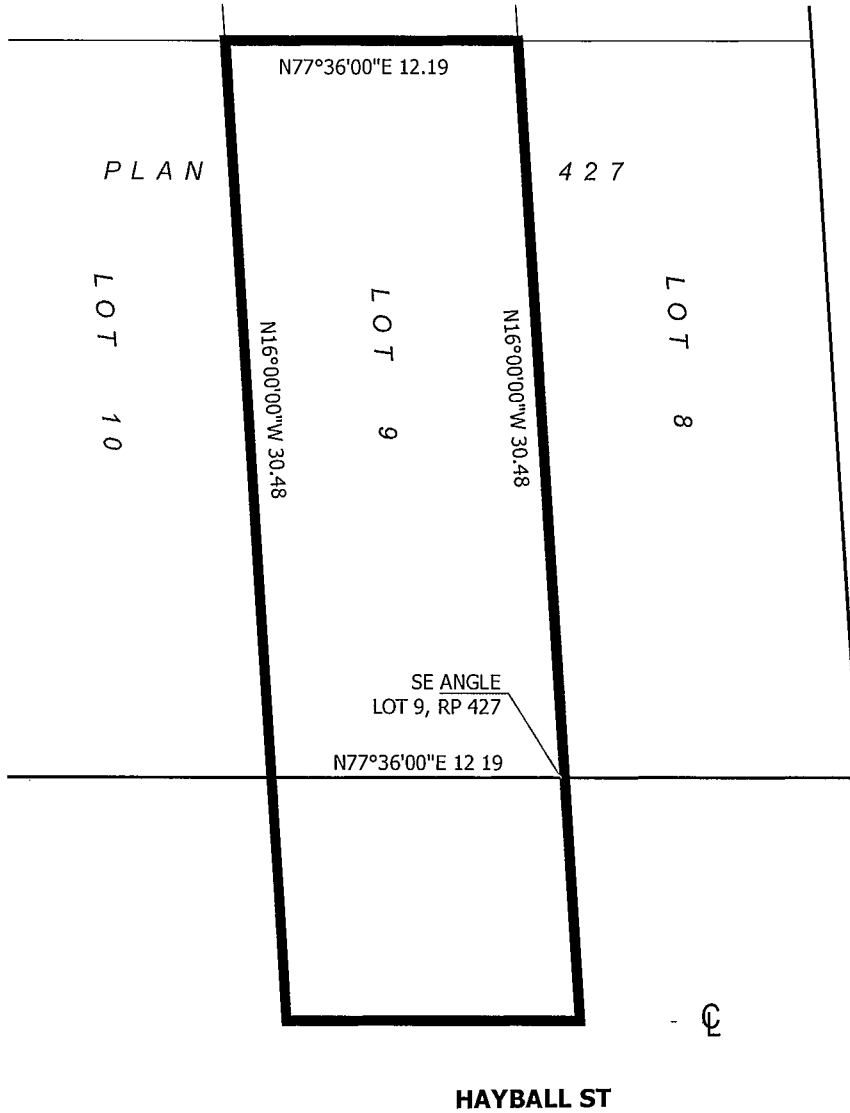
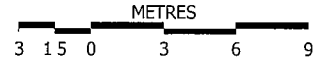
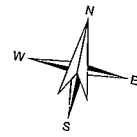


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Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. 9644-23

LOT 9, PLAN 427  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R2-41

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services  
 Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 9644-23, PASSED

THE 16th DAY OF November, 2023

\_\_\_\_\_  
 MAYOR Jerry Acchioner

\_\_\_\_\_  
 CLERK - Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9645-23

A By-Law to amend Zoning By-Law Number 8626-10 as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1 That Section 5.1 to By-Law Number 8620-10, as amended, is hereby further amended by deleting subsection iii) in Section 5.1 1.1 and replacing it with the following

“iii) it is not *used* for human habitation except as *permitted* in Section 5.2.4 and 5.2.8; and”

2. That Section 5.2 to By-law Number 8626-10, as amended, is hereby amended by deleting subsection 5.2.8 in its entirety and replacing it with the following:

“5.2.8 **ADDITIONAL RESIDENTIAL UNITS**

Notwithstanding any other provisions of this By-law to the contrary, the following provisions contained in Table 3A shall apply so as to permit the construction of an *additional residential unit* as an *accessory use* to a *single-detached dwelling house, semi-detached dwelling house or street row dwelling house*, where *permitted*.

**TABLE 3A – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

	Provision
Number of ARUs per lot	i) Maximum of 2 ARUs per lot, in addition to the principal <i>dwelling house</i> . The ARUs may be within the principal <i>dwelling house</i> , or 1 may be permitted in the <i>dwelling house</i> and 1 within a structure <i>accessory</i> to a permitted use. The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the lot
ARU Unit Size	i) Cumulatively, no greater than 50% of the gross floor area of the principal <i>dwelling house</i> on the lot, to a maximum of 100 m <sup>2</sup> , ii) Notwithstanding the above, an ARU may occupy the whole of a basement of a <i>dwelling house</i>
Permitted dwelling types	i) An ARU may be contained within the principal <i>dwelling house</i> or in an <i>accessory structure</i> on the lot associated with a <i>single-detached dwelling house, semi-detached dwelling house or street row dwelling house</i>
Parking (per unit)	i) In addition to the parking requirements for the principal <i>dwelling house</i> in accordance with the provisions of Section 5.4, the required additional <i>parking spaces</i> for an ARU shall be located on the same lot, in accordance with the following - a minimum of 1 additional <i>parking space</i> shall be provided, and

	<p>- the required <i>ARU parking space</i> may be a <i>tandem parking space</i></p> <p>ii) Notwithstanding Section 5 4 4- Location of Parking Areas, Table 7- Yards Where Parking Areas are Permitted, on a <i>lot</i> containing an <i>ARU</i>, a maximum of 65% of a <i>front yard</i> or <i>exterior side yard</i> may be used for a <i>parking area</i> for an <i>ARU</i></p>
ARUs in Detached Accessory Structures	<p>i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential <i>use</i> shall comply with the general provisions in accordance with Section 5 1 1 of this By-law,</p> <p>ii) An <i>ARU</i> in a building or structure <i>accessory</i> to a residential <i>use</i> shall only be <i>permitted</i> on a <i>lot</i> that has a minimum <i>lot area</i> of 540 m<sup>2</sup></p>
Restricted Areas	<p><i>ARUs</i> and associated parking areas shall <u>not</u> be permitted</p> <p>i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with Section 5 1 6 of this By-law,</p> <p>ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5 1 7 of this By-law, or</p> <p>iii) on any lot containing a <i>boarding or lodging house</i>, a <i>group home Type 1</i>, a <i>group home Type 2</i>, a <i>garden suite</i>, a <i>converted dwelling house</i>, a <i>duplex dwelling house</i>, a <i>mobile home</i>, or a <i>bed and breakfast establishment</i></p>

3. That Section 6.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 6.1 and replacing it with the following Section 6.1

**“6.1 USES PERMITTED**

No *person* shall within any R1 Zone *use any lot* or *erect, alter* or *use any building* or *structure* for any purpose except for one or more of the following R1 *uses*:

*an additional residential unit* subject to the provisions of Section 5.2.8;  
*a bed and breakfast establishment*;  
*a home occupation in a permitted dwelling house*;  
*a single-detached dwelling house.*”

4. That Section 8.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 8.1 and replacing it with the following Section 8.1:

**“8.1 USES PERMITTED**

No *person* shall within any R3 Zone *use any lot* or *erect, alter* or *use any building* or *structure* for any purpose except for one or more of the following R3 *uses*:

*an additional residential unit* subject to the provisions of Section 5.2.8;  
*an apartment dwelling house*;  
*a bed and breakfast establishment*;  
*a boarding or lodging house*;  
*a converted dwelling house*;  
*a group home type 1*;  
*a home occupation in a permitted dwelling house*;



*a horizontally-attached dwelling house;*  
*a multiple-attached dwelling house;*  
*a retirement home;*  
*a street row dwelling house.”*

5. That Section 10.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 10.1 and replacing it with the following Section 10.1:

**“10.1 USES PERMITTED**

No *person* shall within any HD Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following HD uses:

*an additional residential unit* subject to the provisions of Section 5.2.8;  
*a bed and breakfast establishment;*  
*a converted dwelling house* containing not more than 3 *dwelling units;*  
*a duplex dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a semi-detached dwelling house;*  
*a single detached dwelling house ”*

6. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16<sup>th</sup> day of November, 2023.

READ a third time and finally passed this 16<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9652-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

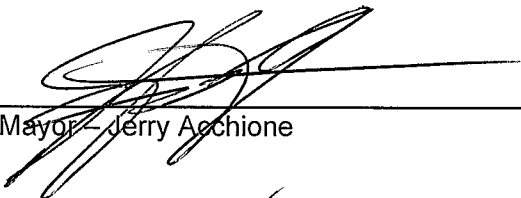
WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to R2 the zone symbol of the lands so designated R2 on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.


READ a first and second time this 14<sup>th</sup> day of December, 2023.

READ a third time and finally passed this 14<sup>th</sup> day of December, 2023.



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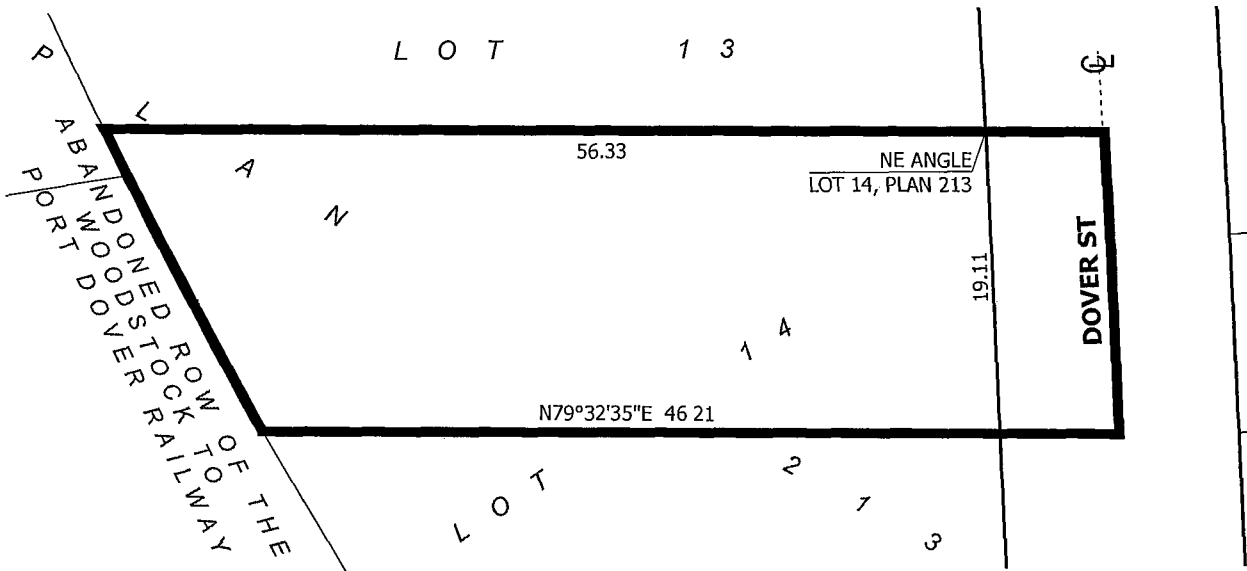
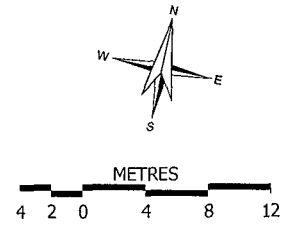
Mayor - Jerry Acchione




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Clerk - Amelia Humphries

SCHEDULE "A"  
 TO BY-LAW No. 9652-23  
 PT LOT 14, PLAN 213  
 CITY OF WOODSTOCK




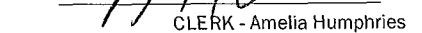
 AREA OF ZONE CHANGE TO R2

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 9652-23, PASSED

THE 14th DAY OF December, 2023

  
 MAYOR - Jerry Acchione  
  
 CLERK - Amelia Humphries

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9653-23

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to C1-10 the zone symbol of the lands so designated C1-10 on Schedule "A" attached hereto.
2. That Section 11.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof.

"11.3.10      **C1-10**                      **29 Clarke Street**                      **(Key Map 64)**

11.3.10.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:


*all uses permitted in Section 11.1 of this By-Law;  
a business or professional office.*

11.3.10.2      That all the provisions of the C1 Zone in Section 11.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*"

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

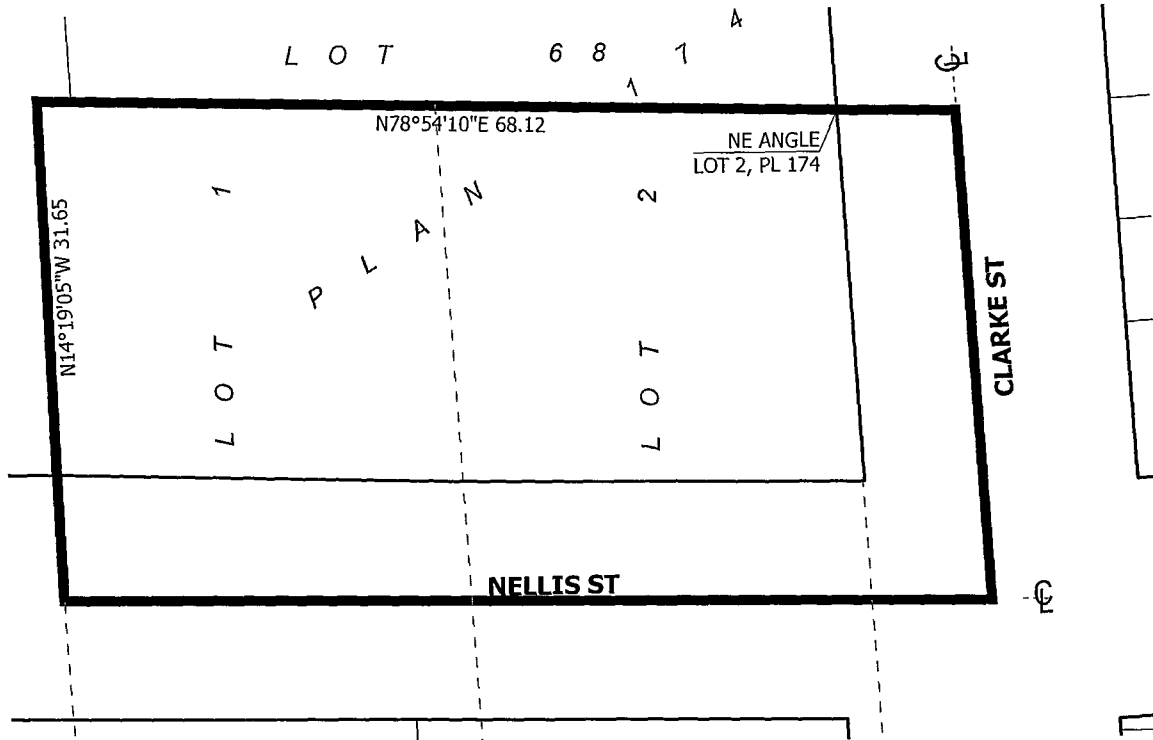
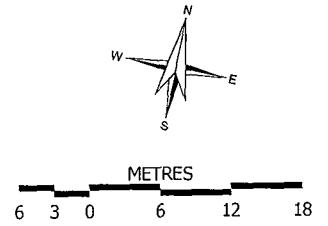
READ a first and second time this 14<sup>th</sup> day of December, 2023.

READ a third time and finally passed this 14<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

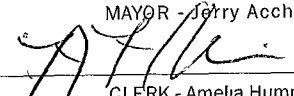
SCHEDULE "A"  
 TO BY-LAW No. 9653-23  
 PT LOTS 1 & 2, PLAN 174  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C1-10

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"  
 TO BY LAW No. 9653-23, PASSED THE  
 \_\_\_14th\_\_\_ DAY OF \_\_\_December\_\_\_, 2023

\_\_\_\_\_  
 MAYOR - Jerry Acchione  
  
 CLERK - Amelia Humphries

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9664-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'M3-42' the zone symbol of the lands so designated 'M3-42' on Schedule "A" attached hereto.
- 2 That Section 19.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"19.3.42 **M3-42** **SOUTHEAST CORNER OF JAMES STREET AND CLARKE ROAD SOUTH** **(KEY MAP 65)**

19.3.42.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-42 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law;  
A *veterinarian's clinic*.

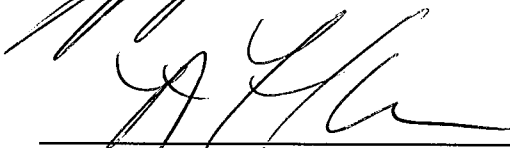
19.3.42.2 That all other provisions of the M3 Zone in Section 19.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* "

- 3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 15<sup>th</sup> day of February, 2024

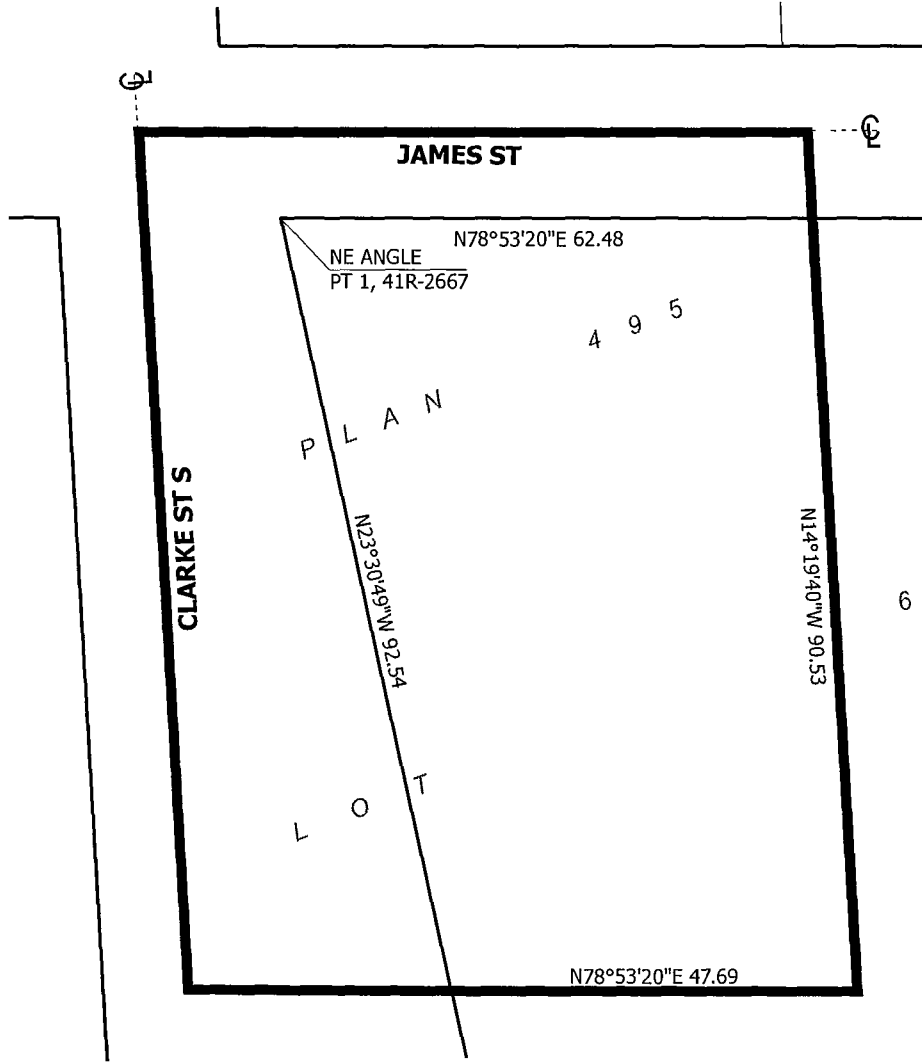
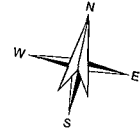
READ a third time and finally passed this 15<sup>th</sup> day of February, 2024

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. 9664-24

PT LOT 6, PLAN 495  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-42

NOTE: ALL DIMENSIONS IN METRES

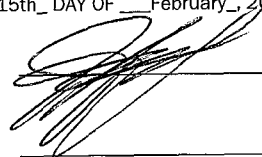


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 Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No 9664-24, PASSED

THE 15th DAY OF February, 2024

  
 \_\_\_\_\_  
 MAYOR

CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9665-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'C4-56' the zone symbol of the lands so designated 'C4-56' on Schedule "A" attached hereto
2. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

"14 3.56      **C4-56                          DUNDAS STREET EAST OF BEARD'S LANE                          (KEY MAP 78)**

14.3 56 1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-56 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law;  
A health club;  
A rental establishment;  
A paper products and associated party supply store

14.3.56 2      Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-56 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14 3 56.2.1      LOT FRONTAGE

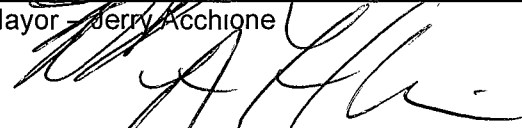
Minimum	19.5 m
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19.3.40 3      That all of the provisions of the C4 Zone in Section 14.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

READ a first and second time this 15<sup>th</sup> day of February, 2024

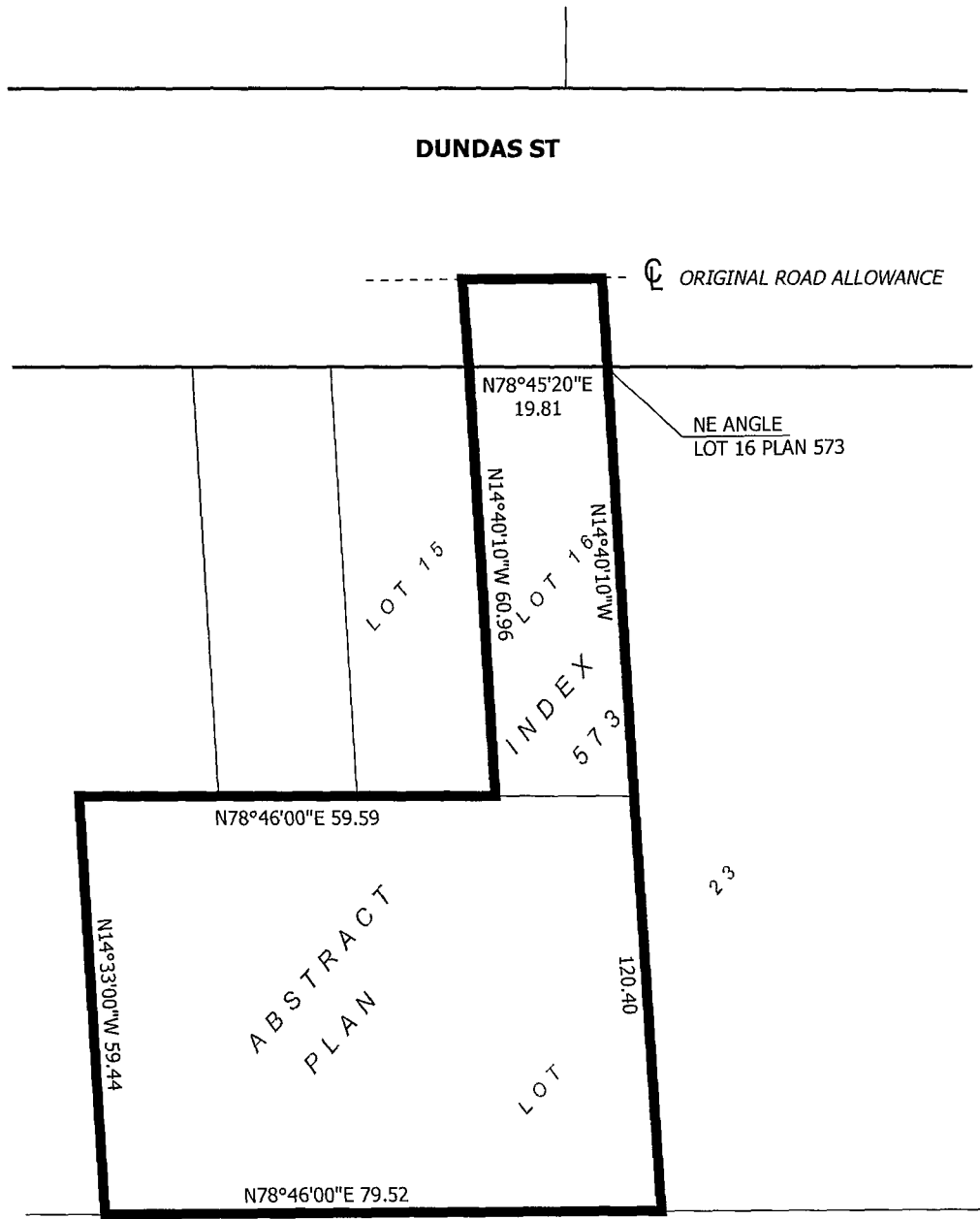
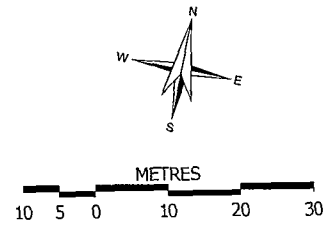
READ a third time and finally passed this 15<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

**SCHEDULE "A"**  
 TO BY-LAW No. 9665-24

LOT 16 & PART LOT 23, ABSTRACT INDEX PLAN 573  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C4-56

NOTE: ALL DIMENSIONS IN METRES



*Growing stronger together*

Produced By The Department of Corporate Services  
 Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 9665-24, PASSED

THE 15th DAY OF February, 2024



MAYOR

CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9670-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'M3' the zone symbol of the lands so designated 'M3' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.


READ a first and second time this 21<sup>st</sup> day of March, 2024.

READ a third time and finally passed this 21<sup>st</sup> day of March, 2024.



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Mayor – Jerry Acconione



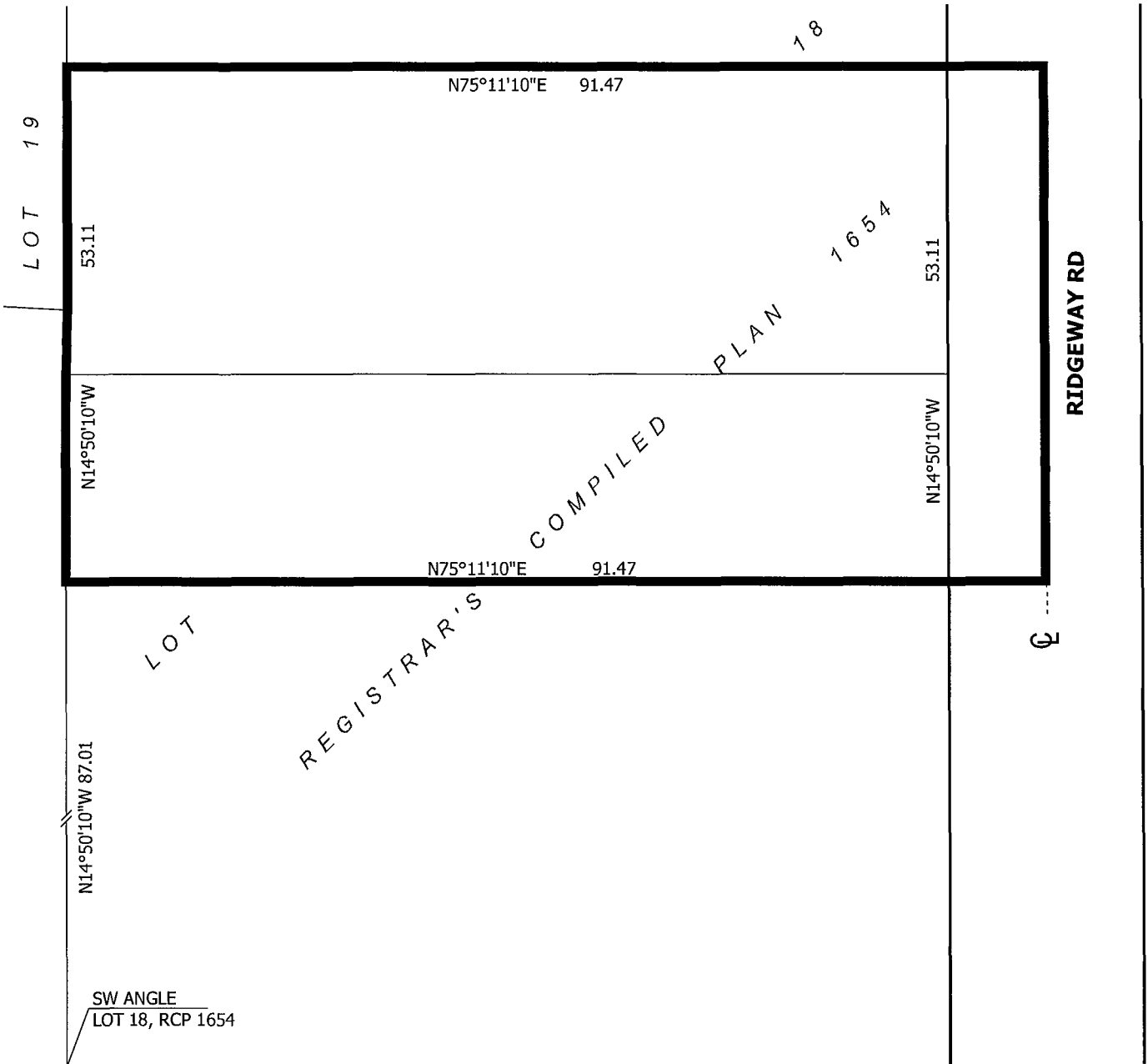
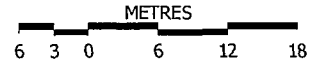
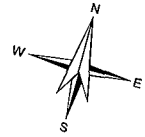
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Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9670-24

PART LOT 18, REGISTRAR'S COMPILED PLAN 1654  
PARTS 3, 4, 5 & 6, REFERENCE PLAN 41R-8186  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3

NOTE: ALL DIMENSIONS IN METRES

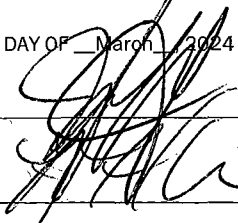


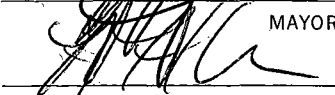
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Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 9670-24, PASSED

THE 21st DAY OF March, 2024

  
MAYOR

  
CLERK

THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9671-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended


THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C5' the zone symbol of the lands so designated 'C5' on Schedule "A" attached hereto
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O 1990, as amended.

READ a first and second time this 21<sup>st</sup> day of March, 2024.

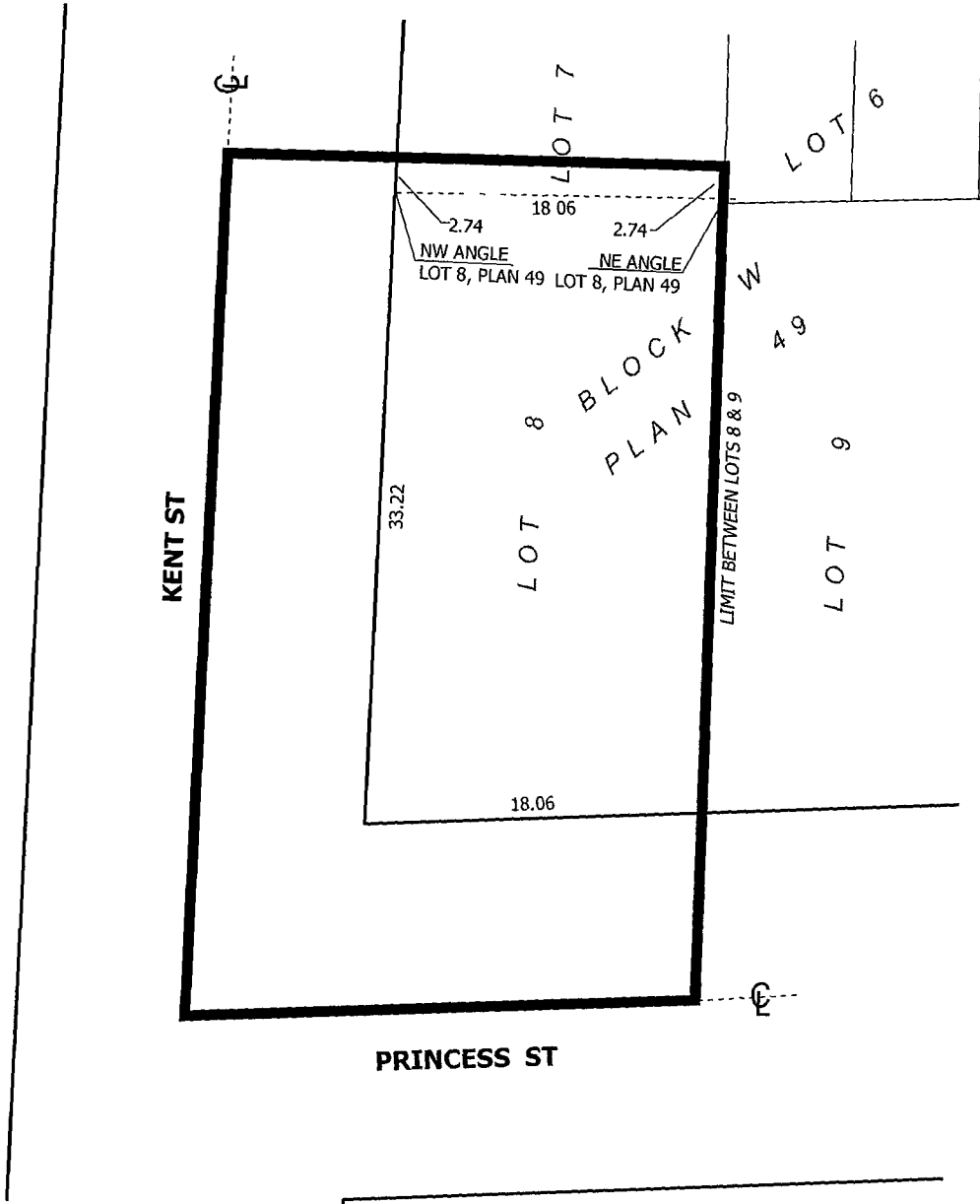
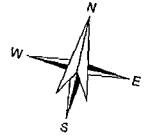
READ a third time and finally passed this 21<sup>st</sup> day of March, 2024.

  
\_\_\_\_\_  
Mayor - Jerry Acchione

  
\_\_\_\_\_  
Clerk - Amelia Humphries

**SCHEDULE "A"**  
**TO BY-LAW No. 9671-24**

**LOT 8 AND PART LOT 7, BLOCK W, REGISTERED PLAN 49**  
**CITY OF WOODSTOCK**



AREA OF ZONE CHANGE TO C5

NOTE: ALL DIMENSIONS IN METRES

**Oxford County**

*Growing stronger together*

Produced By The Department of Corporate Services  
 Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 9671-24, PASSED

THE 21st DAY OF March, 2024

*[Signature]*  
 \_\_\_\_\_  
 MAYOR

*[Signature]*  
 \_\_\_\_\_  
 CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9672-24

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby-amended by changing to 'R3-58' the zone symbol of the lands so designated 'R3-58' on Schedule "A" attached hereto.
2. That Section 8.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

"8.3 58        **R3-58 PARK ROW, EAST OF INGERSOLL ROAD        (KEY MAP 60)**

8.3.58.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-58 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a street row dwelling house;*  
*a horizontally-attached dwelling house.*

8.3.58.2        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-58 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8 3 58.2.1        *Lot Frontage for Horizontally-Attached Dwelling House*

Minimum	10 m
---------	------

8.3.58.2.2        *Interior Side Yard Width*

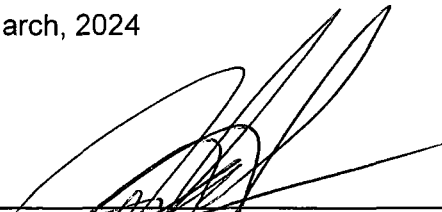
Minimum	1.5 m
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8 3 58.3        That all the provisions of the R3 Zone in Section 8 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O 1990, as amended

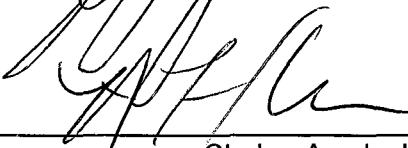
READ a first and second time this 21<sup>st</sup> day of March, 2024.

READ a third time and finally passed this 21<sup>st</sup> day of March, 2024



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Mayor – Jerry Acchione



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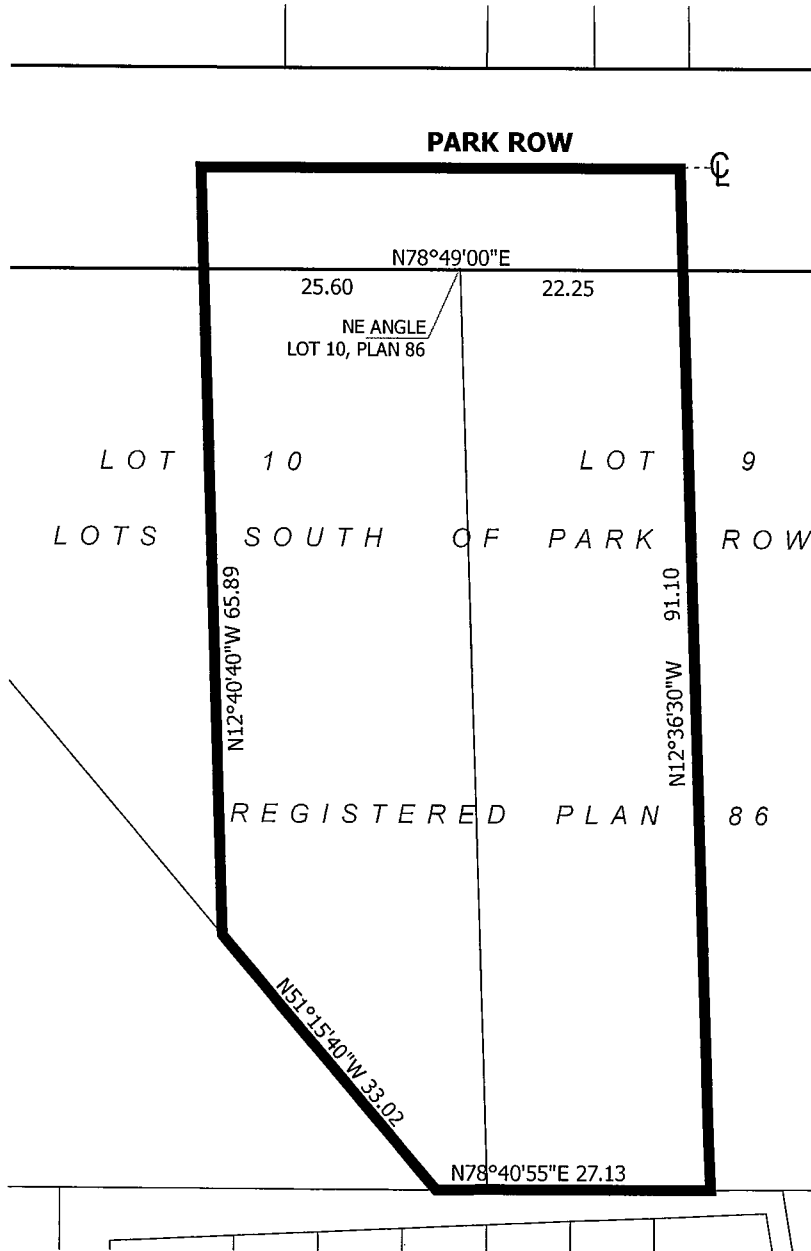
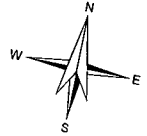
Clerk – Amelia Humphries



# SCHEDULE "A"

TO BY-LAW No. 9672-24

PART LOTS 9 & 10, SOUTH OF PARK ROW, REG. PLAN 86  
PARTS 1-5, REFERENCE PLAN 41R-10604  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R3-58

NOTE: ALL DIMENSIONS IN METRES

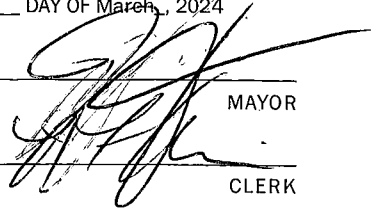



Produced By The Department of Corporate Services  
Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 9672-24, PASSED

THE 21st DAY OF March, 2024

  
MAYOR  
  
CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK

BY-LAW NUMBER 9673-24

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

- 1 That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C4-52' the zone symbol of the lands so designated 'C4-52' on Schedule "A" attached hereto.
2. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 14.3 52 and replacing it with the following Section:

"14.3.52 **C4-52 N/E CORNER OF HENRY STREET & VICTORIA STREET SOUTH**  
**(KEY MAP 72)**

14.3.52.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-52 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Non Residential Uses:

All uses *permitted* in Section 14 1.2 of this By-law

Residential Uses:

*A multi-use apartment dwelling house.*

14.3.52.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-52 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14 3 52.2.1 LOCATION OF *DWELLING UNITS*

*No dwelling unit shall be permitted in the basement or ground floor of a permitted building.*

14.3.52.2.2 NUMBER OF *DWELLING UNITS*

Maximum

30 units per *multi-use apartment dwelling house*

14.3 52 2 3 *HEIGHT OF PRINCIPAL BUILDING*

Maximum

23 m

14 3 52 2.4 *ACCESSORY USES AND BUILDINGS*

Maximum Permitted Size

155 m<sup>2</sup> of  
floor area

For the purpose of this section, the use of any *accessory buildings* or *structures* shall be for residential accessory purposes only

14.3.52.3 HOLDING PROVISION

Where the symbol "H" appears on a zoning map following the zone symbol C4-52, those lands shall not be developed or used unless this By-law has been amended to remove the "H" symbol.

14.3.52.3.1 Criteria for the Removal of the Holding Provision

- i) Prior to the removal of the "H" symbol, severance applications relating to the consolidation of these lands (B20-44-8, B20-45-8, B17-26-8) must be completed and registered with the Land Registry Office to the satisfaction of Oxford County.
- ii) Prior to the removal of the "H" symbol, a record of site condition must be completed and registered with the Province of Ontario to the satisfaction of the City of Woodstock.
- iii) Prior to the removal of the "H" symbol, CN must review and approve mitigation measures to buffer the development from CN property; including, but not limited to, potential requirements for crash walls, berms, development setbacks.

14.3.52.4 APPLICATION OF ZONING REGULATIONS


Notwithstanding any internal *lot lines*, lands zoned C4-52 shall be considered one *lot* for the purpose of this Zoning By-Law.

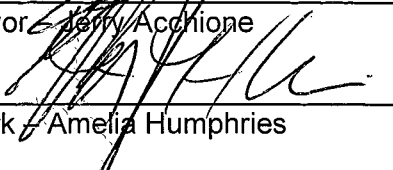
14.3.52.5 That all of the provisions of the C4 Zone in Section 14.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 21<sup>st</sup> day of March, 2024.

READ a third time and finally passed this 21<sup>st</sup> day of March, 2024.

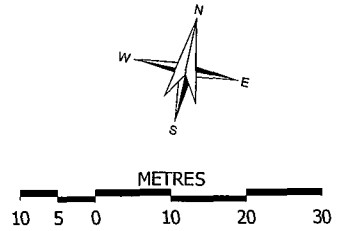
\_\_\_\_\_  
Mayor  Jerry Acchione

\_\_\_\_\_  
Clerk  Amelia Humphries

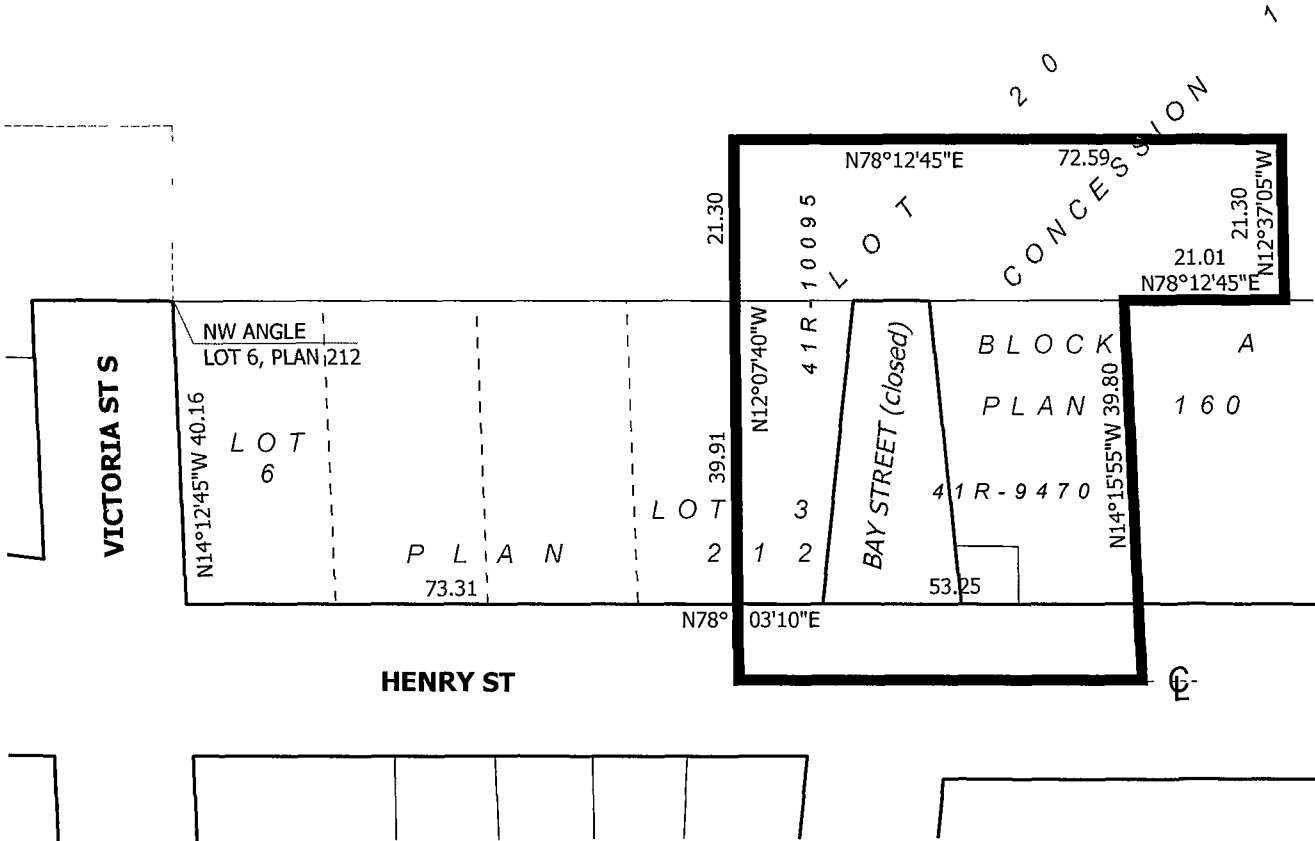
# SCHEDULE "A"


TO BY-LAW No. 9673-24

PT LOT 20, CONCESSION 1 (EAST OXFORD),  
 PT OF BAY STREET, AND PT OF BLOCK A, REG. PLAN 160,  
 AND PT LOT 3, REG. PLAN 212  
 PARTS 1-10 (INCLUSIVE), REFERENCE PLAN 41R-9470  
 AND PARTS 2, 4, 5 & 6, REFERENCE PLAN 41R-10095



CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C4-52

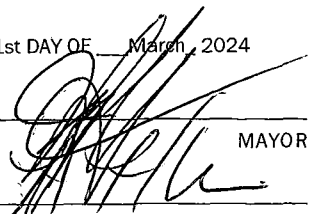
NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"

TO BY LAW No. 9673-24, PASSED

THE 21st DAY OF March, 2024

  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER \_9678-24\_

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-43(H)' the zone symbol of the lands so designated 'M3-43(H)' on Schedule "A" attached hereto.
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof

**"19.3 43      M3-43 CONCESSION 2, PT LOT 13, 715179 OXFORD ROAD 4      (KEY MAP 34)**

19.3 43.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-43 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 19.1 of this By-law

19.3.43.2      Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-43 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3 43 2.1      REAR YARD DEPTH

Minimum 7.5 m

19.3 43.2.2      INTERIOR SIDE YARD WIDTH

Minimum (southern lot line only) 3 m

19.3 43.2.3      PROVISIONS FOR A TRUCK TERMINAL, PUBLIC GARAGE AND ACCESSORY BUSINESS OFFICE

19 3.43.2.3.1      Maximum Gross Floor Area 2,400 m<sup>2</sup>

19.3.43.2 3 2      Minimum Off-Street Parking Required 21 spaces

19.3.43.2.3.3      Minimum Number of Loading Spaces Required Nil

19.3.43.3 HOLDING PROVISION

Where the symbol "H" appears on a zoning map following the zone symbol M3-43, those lands shall not be developed or *used* for any purpose unless this By-law has been amended to remove or otherwise amend the provisions regarding the "H" symbol.

19.3.43.3 1 *Criteria for the Removal of the Holding Provision*

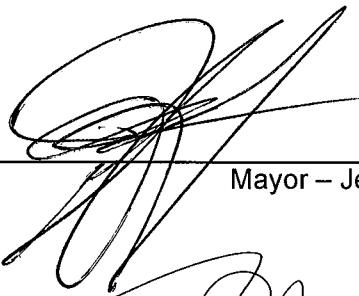
- i) Prior to the removal of the "H" symbol, the subject lands must be connected to municipal water and sanitary sewers to the satisfaction of Oxford County and the City of Woodstock.
- ii) Prior to removal of the "H" symbol, the *dwelling* existing on the lands on April 18, 2024 must be removed from the lands to the satisfaction of the City of Woodstock or alternatively, be converted to office space accessory to a permitted industrial use on the same lot, and shall obtain a Change of Use permit to this effect, to the satisfaction of the City of Woodstock.

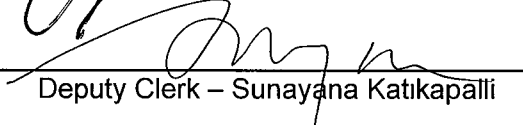
19.3.43.4 That all of the provisions of the M3 Zone in Section 19 2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* "

3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O 1990, as amended.

READ a first and second time this 18<sup>th</sup> day of April, 2024.

READ a third time and finally passed this 18<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

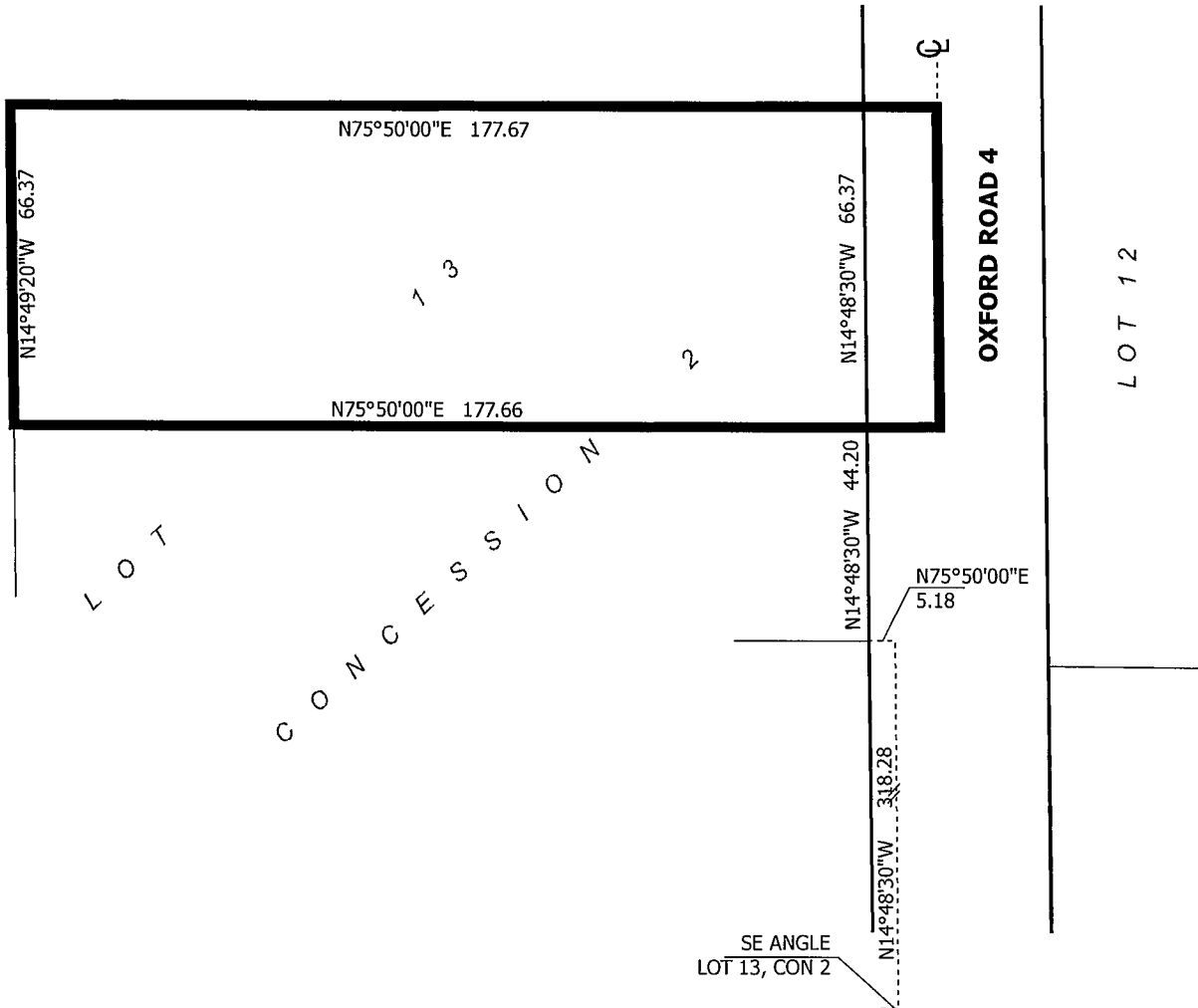
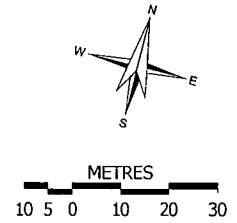
  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli



# SCHEDULE "A"

TO BY-LAW No. 9678-24

PART LOT 13, CONCESSION 2 (BLANDFORD)  
PART 1, REFERENCE PLAN 41R-3245  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-43(H)

NOTE: ALL DIMENSIONS IN METRES




*Growing stronger together*

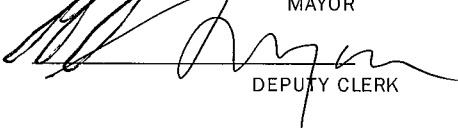
Produced By The Department of Corporate Services  
Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 9678-24, PASSED

THE 18th DAY OF April, 2024

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
DEPUTY CLERK





7.3 42.3 That all the provisions of the R2 Zone in Section 7 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. That Section 8 3 to By-law Number 8626-10, as amended, is hereby further amended by deleting Section 8.3.51 and replacing it with the following:

“8.3 51 **R3-51 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8 3.51.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this By-law;  
all *uses* permitted in Section 8.1 of this By-law.

8.3.51.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions

8.3.51.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.51.2.2 Residential Uses *Permitted* in Section 7 1:

All provisions of the R2 Zone in Section 7.2 of this By-law shall apply

8.3.51.2.3 Residential Uses *Permitted* in Section 8 1.

i) all provisions of the R3 Zone in Section 8.2 of this By-law shall apply.

ii) notwithstanding subsection 8.3.51.2 3 i), the following provisions shall apply to a *street row dwelling house*:

a) *Lot Frontage*:

Minimum for a *dwelling* with only 1 wall attached to an adjoining wall 7.4 m

except in no case shall the lot frontage of a *corner lot* be less than 10.5 m

b) *Lot Area*:

Minimum *corner lot* 295 m<sup>2</sup>

- c) *Lot Coverage:*  
Maximum for all *main buildings* and *accessory buildings* 60% of the *lot area* of which the *dwelling* shall not exceed 55%
- d) *Interior Side Yard Width*  
Minimum 1.5 m
- e) *Exterior Side Yard Width*  
Minimum 3.0 m
- f) *Rear Yard Depth* for End Unit  
Minimum 7 m
- g) Notwithstanding subsection 5.1 3 1, for the purpose of this section, a *sight triangle* shall be measured back from an intersection a distance of 7.5 m.

8.3 51.2.4 Distance from Environmental Protection Zones

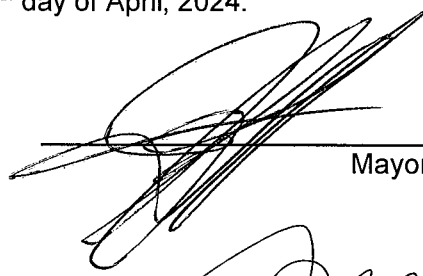
Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-51, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

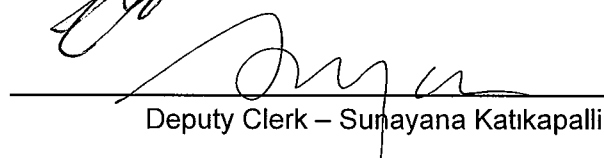
8.3 51.3 That all the provisions of the R3 Zone in Section 8 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

4. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R S O 1990, as amended.

READ a first and second time this 18<sup>th</sup> day of April, 2024.

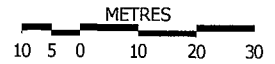
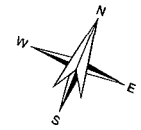
READ a third time and finally passed this 18<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli

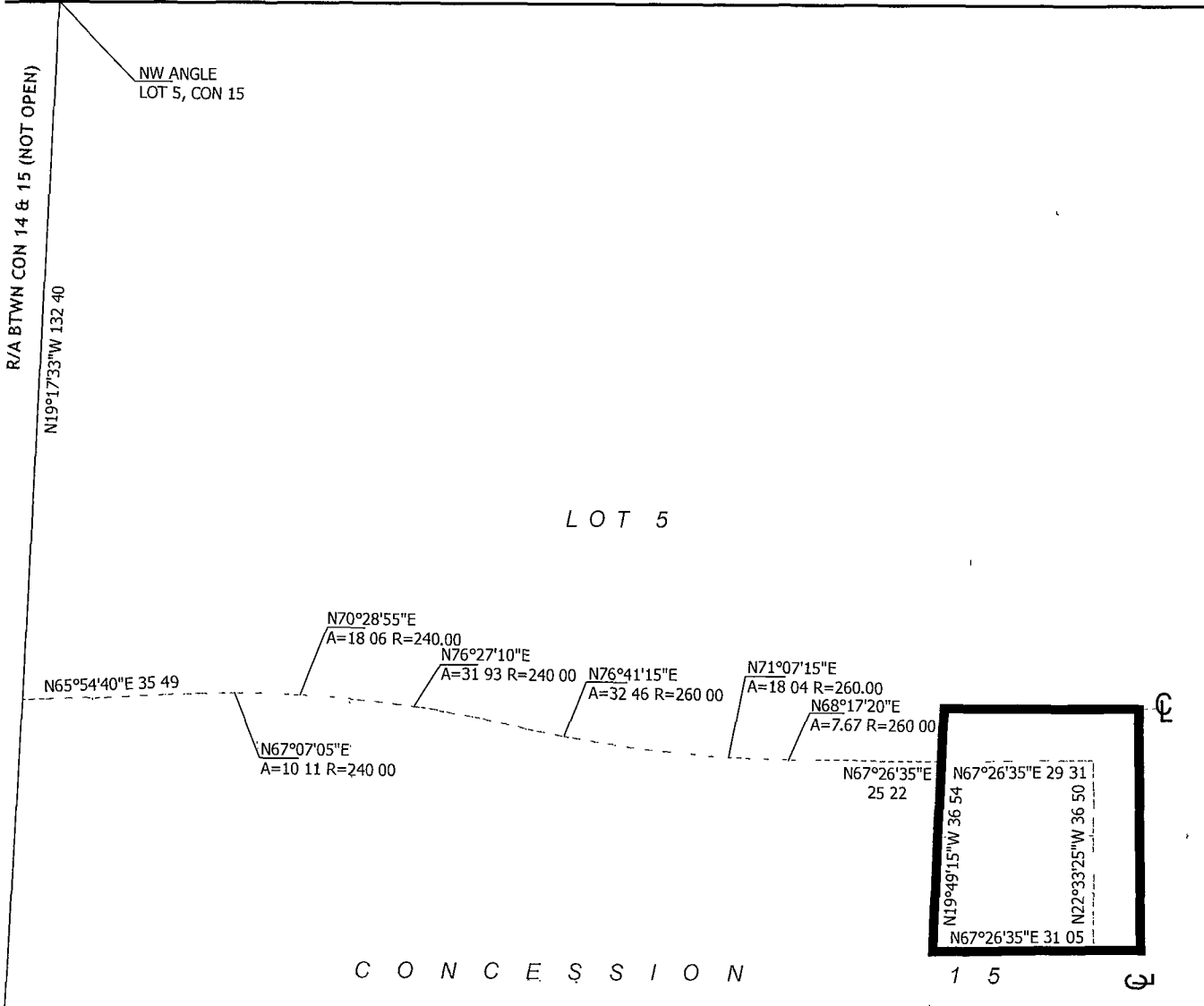
**SCHEDULE "A"**  
TO BY-LAW No. 9679-24

PART LOT 5, CONCESSION 15 (EAST ZORRA)  
CITY OF WOODSTOCK



LOT 6

**OXFORD ROAD 17**



C O N C E S S I O N

1 5

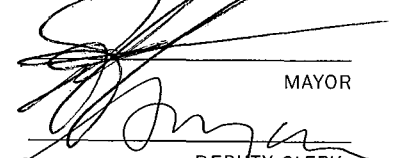

 AREA OF ZONE CHANGE TO R2-42

THIS IS SCHEDULE "A"

NOTE: ALL DIMENSIONS IN METRES

TO BY-LAW No. 9679-24, PASSED

THE 18th DAY OF April, 2024

  
MAYOR  
  
DEPUTY CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER \_9684-24\_

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

- 1 That Schedule "A" to By-law Number 8626-10, as amended, is hereby amended by changing to 'M3-45' the zone symbol of the lands so designated 'M3-45' on Schedule "A" attached hereto.
2. That Section 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

"19.3 45 **M3-45 LOT C, PLAN 41M-380, ALYEA STREET (KEY MAP 100)**

19.3.45.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following.

All uses *permitted* in Section 19 1 of this By-law; and  
An abattoir.

19 3.45.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-45 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3.45 2.1 Setback from EP2-2 and EP1-1 Zones

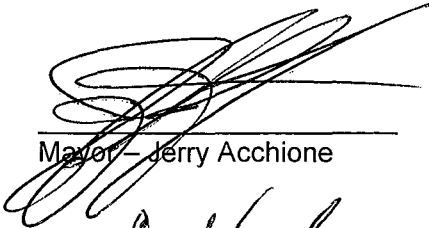
No development or site alteration is *permitted* between the eastern lot ine and the municipal stormwater easement.

19 3 45.3 That all of the provisions of the M3 Zone in Section 19.2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis* ”

- 3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R S O 1990, as amended

READ a first and second time this 16<sup>th</sup> day of May, 2024.

READ a third time and finally passed this 16<sup>th</sup> day of May, 2024.

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

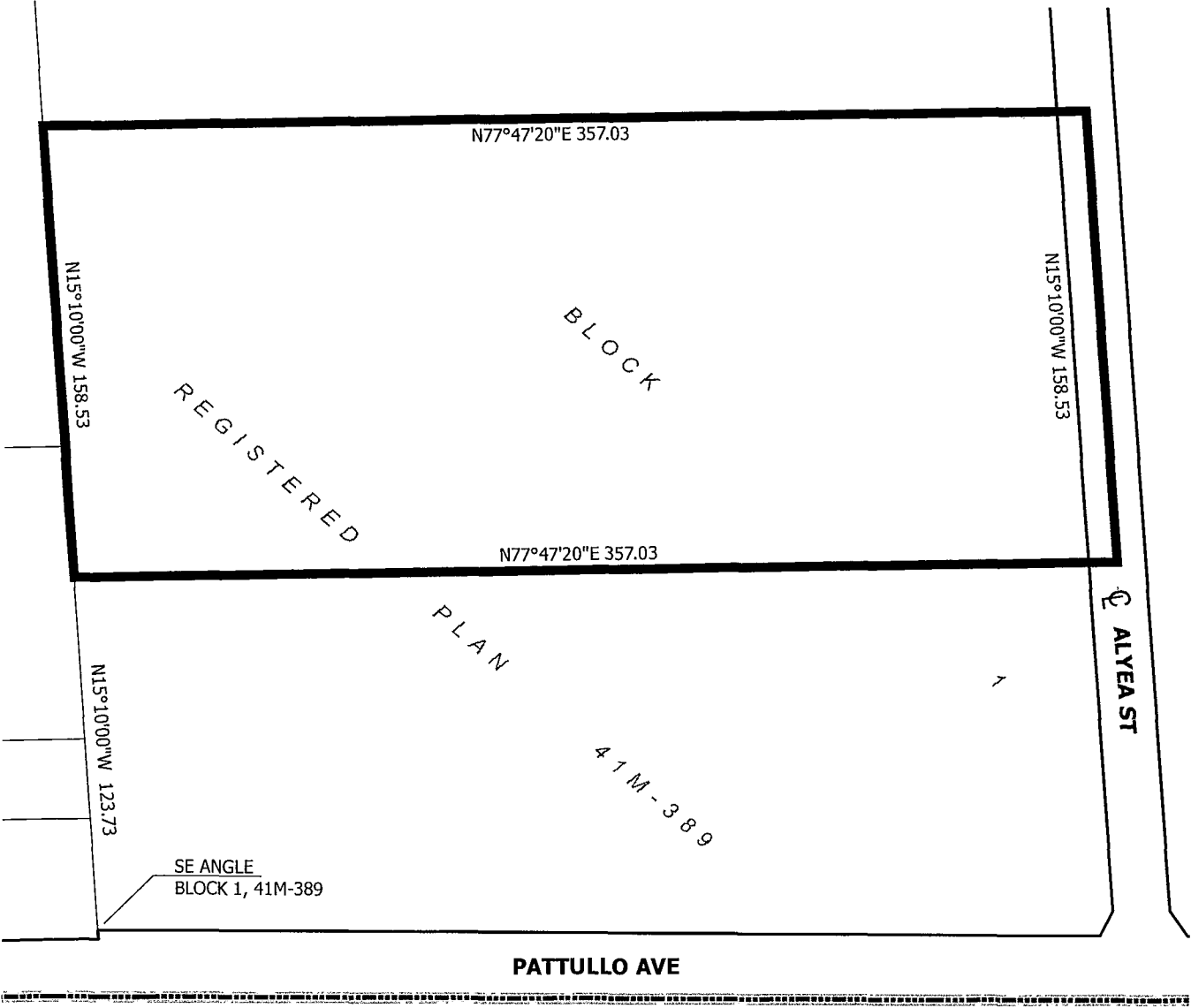
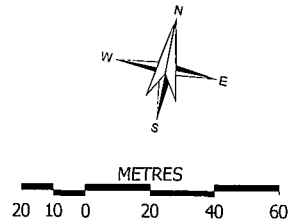
Mayor – Jerry Acchione

A handwritten signature in black ink, appearing to be the initials 'AHL' followed by a long horizontal stroke extending to the right.

Clerk – Amelia Humphries



**SCHEDULE "A"**  
 TO BY-LAW No. 9684-24  
 PART BLOCK 1, REGISTERED PLAN 41M-389  
 PARTS 6, 7 & 8, REFERENCE PLAN 41R-10628  
 CITY OF WOODSTOCK



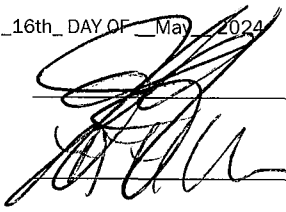
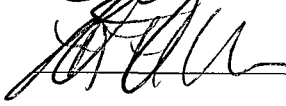
TOWNSHIP OF NORWICH

 AREA OF ZONE CHANGE TO M3-45

NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"  
 TO BY-LAW No. 9684-24, PASSED  
 THE 16th DAY OF May, 2024

  
 \_\_\_\_\_  
 MAYOR  
  
  
 \_\_\_\_\_  
 CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9688-24

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Section 1.0 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 1.10 in its entirety and replacing with:

1.10 MINOR VARIANCES TO THE ZONING BY-LAW

Notwithstanding Section 1.9, all minor variances granted for relief from the provisions of By-law Number 5899-81 of the City of Woodstock and to any amendments thereto, or any other Zoning By-law in effect within the administrative boundaries of the City of Woodstock, by the Committee of Adjustment of the City of Woodstock, the County or the Ontario Municipal Board/Ontario Land Tribunal shall remain in full force and effect and shall be considered minor variances to this By-law and a building permit may be issued by the Corporation provided that the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Municipal Board/Ontario Land Tribunal have been complied with

2. That Section 3.1 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 3.1.1 in its entirety and replacing it with the following

“3.1.1 The following schedules are included in and form part of this By-law

- |              |   |
|--------------|---|
| Schedule “A” | Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 110, inclusive   |
| Schedule “B” | Arterial Roads Plan   |
| Schedule “C” | Parking Space and Parking Aisle Requirement Plan comprising Schedules “C1” and “C2”   |
| Schedule “D” | Parking and Loading Space Reductions and Exemptions Plan  |
| Schedule “E” | Reduction and Exemption Plan – Miscellaneous Provisions   |
| Schedule “F” | Temporary Use By-laws   |
| Schedule “G” | Text of Minister’s Zoning Order regarding Slot Machines at Race Tracks (Woodstock Raceway)<br>- as per Ontario Regulation 690/98 (see subsection CF-5 and Key Map 64) |
| Schedule “H” | Accessible Parking Standards”   |

3. That Section 3.2 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

“3 2.9 SOURCE PROTECTION OVERLAYS

Mapping of the Source Protection Overlays on Schedule “A” of this By-law is intended to reflect the mapping of *Wellhead Protection Areas* (WHPAs) A, B and C in the most recently approved Source Protection Plans that apply to the City. The mapping of the Source Protection Overlays on Schedule “A” of this By-Law shall be updated to reflect any updates to the location and/or extent of the *Wellhead Protection Area* in the Source Protection Plan mapping without the requirement for a Zoning By-law amendment. In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail.”

4. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by adding the following definitions in alphabetical order:

““PRIVATE HOME DAY CARE”, means the temporary care and custody for reward or compensation of not more than 6 children under thirteen years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours.

“RISK MANAGEMENT OFFICIAL”, means the County Risk Management Official appointed under Part IV of the Clean Water Act

“SEPTIC SYSTEM AND/OR HOLDING TANK”, means a sewage system that stores and/or treats human waste on-site and is subject to approval under the Building Code Act, R.S.O. 1992, as amended, or Ontario Water Resources Act, R.S O 1991, as amended. These systems shall include, but are not limited to, greywater systems, cesspools, leaching bed systems and associated treatment units, and holding tanks, and shall not include sewage treatment plants.

“SIGNIFICANT DRINKING WATER THREAT”, means an activity that adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of drinking water and according to a risk assessment, poses or has the potential to pose a significant risk.

“WELLHEAD PROTECTION AREA”, is the area around a municipal drinking water supply well where certain land use activities may have the potential to affect the quality or quantity of water that flows into that well. The location and vulnerability of Wellhead Protection Areas is identified through the Source Protection Plans approved in accordance with Clean Water Act, 2006.”

5. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a “Boundary Adjustment” and replacing it with the following

““BOUNDARY ADJUSTMENT”, means an alteration the *lot area* and/or *lot frontage* of an *existing* residential *lot* approved by the *County* Land Division Committee, the Ontario Municipal Board/Ontario Land Tribunal or achieved by other legal means, but shall not include the creation of a new *lot*.”

6. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Building By-law" and replacing it with the following

"'BUILDING BY LAW", shall mean a By-law, as may from time to time be amended, which has been enacted by the *Corporation* pursuant to The Building Code Act, 1992, S O 1992 c.23."

7. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Habitable Room" and replacing it with the following:

"'HABITABLE ROOM" means a room or area used or intended to be used for living, sleeping, cooking or eating purposes and includes a washroom."

8. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Home Occupation" and replacing it with the following

"'HOME OCCUPATION" means an occupation, personal service, profession, business or craft which is carried on as an *accessory use* entirely within a *dwelling unit*, by the occupants thereof, which is clearly incidental and secondary to the *use* of the *dwelling unit* for residential purposes in accordance with Section 5.2.5. A Home Occupation does not include a *retail store, eating establishment, bakery, catering establishment, taxi stand, body rub parlour or an animal kennel.*"

9. That Section 4 to By-law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "

"'NURSERY SCHOOL", means a day nursery within the meaning of The Child Care and Early Years Act."

10. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Personal Service Shop" and replacing it with the following:

"'PERSONAL SERVICE SHOP", means a place in which persons are employed in furnishing services and otherwise administrating to the individual and personal needs and may include a barber shop, a beauty salon, spa services, a shoe repair shop, a clothing alteration shop, tattoo shop, tanning salon, massage therapy or any similar use, but does not include a *business or professional office, medical clinic, or an adult entertainment parlour.*"

11. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Service Shop" and replacing it with the following:

"'SERVICE SHOP" means a *building* or part of a *building* used for the repair or servicing of articles, goods or materials and may include *accessory* sales. May include the repair or servicing of communication parts and accessories, electronic devices, furniture, appliance repair shops and other similar uses, but shall not include a *building* or part of a *building* not otherwise defined or classified herein which includes manufacturing, industrial assembly or repair service and maintenance to *motor vehicles* "

12. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.1 2 i) in its entirety and replacing it with:

- 
- "i) a *cargo container* may not be located in any residential zone or a zone where a residential use is a primary use "
13. That Section 5 to By-law Number 8626-10 , as amended, is hereby further amended by deleting Subsection 5.1 2 in its entirety and replacing with:
- "5 1.2 ADEQUATE MUNICIPAL SERVICES
- 5.1.2 1 New and Existing Development
- 5 1.2.1.1 No *person* shall *use* any land or *erect* or *use* any *building* within the City of Woodstock unless the said land is serviced by municipal *water supply*, *sanitary sewers*, drainage systems and a *street* which meet municipal standards in effect and which have adequate capacity to service the development
- 5 1.2.1 2 Notwithstanding subsection 5.1 2 1.1, an industrial *use* or a commercial *use*, except for a *hotel or motel*, or an *eating establishment*, which is *permitted* in an Industrial or Commercial Zone will be *permitted* on private services if:
- a) municipal services cannot reasonably be extended to the site from their present location; and
  - b) a private sewage disposal system and/or private well has been approved by the appropriate regulatory authority; ~~and~~
  - c) Woodstock Council has passed a resolution supporting the *use* of private services; and
  - d) a notice, in accordance with Section 59 of the *Clean Water Act*, 2006, has been issued by the *Risk Management Official*, where required
- 5 1 2.1.3 Notwithstanding subsection 5.1.2 1.1, any legally existing use or use permitted in any R1-13 Zone, FD Zone or AG Zone shall be permitted on private services where municipal services cannot reasonably be extended to the site from their present location
- 5.1.2.1.4 Any *use*, *building* and/or *structure* that would require a new *septic system* and/or *holding tank* shall be considered in accordance with the Source Protection Areas provisions detailed in Section 5.17 of this By-Law "
- 14 That Section 5 to By-law Number 8626-10, as amended, is hereby further amended be deleting Subsection 5 1.8.1 e) in its entirety and replacing with:
- "e) where a *non-conforming use* is changed without the permission of the City of Woodstock Committee of Adjustment, or, where applicable, a decision rendered by the Ontario Municipal Board/Ontario Land Tribunal."
15. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1 9, Table 2 in its entirety and replacing it with.

Structure	Yard in Which Projection Permitted	Maximum Projection Permitted into Required Yards	Minimum Setback Between Projection and Lot Line
Uncovered and unenclosed steps providing access to the ground floor and/or uncovered and unenclosed <i>decks</i> , stoops or landings not exceeding one <i>storey</i> in height	<i>Front Yard</i>	No limit	2 m
	<i>Rear Yard</i>	No limit	5 m
	<i>Interior Side Yard</i>	No limit	0.6 m <sup>1</sup>
	<i>Exterior Side Yard</i>	No Limit	2.0 m
Uncovered and unenclosed steps providing access to the basement level	<i>Front Yard</i>	No limit	2 m
	<i>Rear Yard</i>	No limit	5 m
	<i>Interior Side Yard</i>	Not permitted	N/A
	<i>Exterior Side Yard</i>	No limit	2 m
Ramp used for handicapped access	All	Unlimited	None
Covered steps, <i>decks</i> , stoops or landings not exceeding one <i>storey</i> in height <sup>2</sup>	<i>Front Yard</i>	1.5 m	3.5 m
	<i>Rear Yard</i>	No limit	1.2 m
Sills, cornices, pilasters, chimneys, eaves, gutters, and similar architectural features	All	0.6 m	0.6 m
Bay windows	All	1.0 m	1.2 m
Fire escapes, steps providing access above ground floor and balconies above ground floor	<i>Rear Yard</i>	1.2 m	1.2 m
	<i>Side Yard</i>	1.2 m	1.2 m
Balconies on apartment buildings	All	1.5 m	---
Building cantilevers	<i>Front Yard</i>	0.6 m	---
	<i>Rear Yard</i>	0.6 m	---

<sup>1</sup> except that where the *structure* is located within an *interior side yard* that is attached to another *dwelling house* or *dwelling unit*, as the case may be, the minimum setback between the projection and the *lot line* shall be nil

<sup>2</sup> where the *structure* is located within an *interior side yard* that is attached to another *dwelling house* or *dwelling unit*, as the case may be, the minimum setback between the projection and the *lot line* shall be nil

16. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.9.2 in its entirety and replacing it with:

**"5.1.9.2 Additional Exclusions**

Notwithstanding subsection 5.1.9.1, no projection is *permitted* into a required *parking area* or easement.”

17. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.10.1 in its entirety and replacing it with:

“5.1.10.1 Where a maximum building height applies to a *main building*, any *structure* which is normally associated with said *building*, such as a chimney on a house; a stairwell enclosure or mechanical penthouse for an *apartment dwelling house*; a flagpole; processing towers associated with an industrial use; a steeple on a church may extend above the maximum *building height* prescribed.”

18. That Section 5 to By-Law Number 8626-10, as amended, is hereby further amended by adding the following:

“5.1.17 SOURCEWATER PROTECTION AREAS

5.1.17.1 IDENTIFICATION OF SOURCEWATER PROTECTION ZONES

The Source Protection Overlays (SP1 and SP2), shown on Schedule “A” of this By-Law, identify the portions of the *Wellhead Protection Areas (WHPAs)* associated with the County’s municipal drinking water supply wells where a drinking water threat, as prescribed by the Clean Water Act, 2006, can be a *significant drinking water threat*. The mapping of these areas in this By-Law reflects the WHPA mapping contained in the applicable Source Protection Plans, approved under the Clean Water Act, 2006.

The Source Protection Overlay 1 (SP1) applies to the portion of the WHPA closest to the wellhead, where the majority of the prescribed *significant drinking water threats* can occur. The Source Protection Overlay 2 (SP2) applies to the remainder of the WHPA, where only certain chemical and waste related *significant drinking water threats* can generally occur.

5.1.17.2 PRESCRIBED DRINKING WATER THREATS

A list of drinking water threats, as prescribed under the Clean Water Act, 2006, is provided below for information purposes.

- Waste disposal sites within the meaning of Part V of the Environmental Protection Act,
- The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
- The application of agricultural source material to land;
- The storage and/or management of agricultural source material;
- The application of non-agricultural source material to land,
- The handling and/or storage of non-agricultural source material,
- The application of commercial fertilizer to land;
- The handling and/or storage of commercial fertilizer;
- The application of pesticide to land;
- The handling and/or storage of pesticide;
- The application, handling and/or storage of road salt,



- The storage of snow,
- The handling and storage of fuel,
- The handling and storage of a dense non-aqueous phase liquid,
- The handling and storage of an organic solvent;
- The management of runoff that contains chemicals used in the de-icing of aircraft;
- An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body,
- An activity that reduces the recharge of an aquifer; and
- The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

These prescribed drinking water threats can only be *significant drinking water threats* under very specific circumstances, as established through the Clean Water Act and associated regulations.

Any land use or activity that is, or would be, a *significant drinking water threat* must conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by those policies despite any uses permitted by the zoning by-law. The SPP policies generally prohibit the establishment of new *significant drinking water threats*.

#### 5.1.17.3 USE PROHIBITIONS AND RESTRICTIONS IN SOURCE PROTECTION OVERLAYS 1 & 2

Notwithstanding the permitted uses of the underlying zone, no new *use, building and/or structure* that requires the issuance of a Building Permit and/or an approval under the Planning Act shall be permitted within the Source Protection Overlays 1 (SP1) or 2 (SP2) unless a notice, in accordance with Section 59 of the Clean Water Act, 2006, has been issued by the *Risk Management Official* in relation to such building permit or approval.

This notice requirement shall not apply to a new *use, building and/or structure* that is exclusively residential or where the *Risk Management Official* has provided written guidance specifying the situations in which the Building Official is permitted to make the determination as to whether a Section 59 notice is required, and they have determined that such notice is not required in accordance with that guidance.

#### 5.1.17.4 SEPTIC SYSTEMS AND HOLDING TANKS WITHIN SOURCE PROTECTION OVERLAY 1 (SP1)

Notwithstanding the permitted uses of the underlying zone, any *use, building and/or structure* that would require a new *septic system and/or holding tank* shall be prohibited within a Source Protection Overlay 1 (SP1). This prohibition shall not apply to a new *septic systems and/or holding tank* that is required for a municipal water supply well. For the purposes of this provision the term 'new' shall have the same meaning as in the applicable Source Protection Plan. The Risk Management Official shall make the final determination as to whether a *use, building or structure* to be serviced by an *septic system and/or holding tank* is prohibited in accordance with this provision and corresponding Source Protection Plan policies. This provision shall in no way supersede the requirement to connect to full municipal

services, where available, as set out in Section 5.1.2 [Adequate Municipal Services} of this By-Law ”

19 That Section 5.2 to By-law Number 8626-10, as amended, is hereby amended by deleting subsection 5.2.8 in its entirety and replacing it with the following

“5.2.8 **ADDITIONAL RESIDENTIAL UNITS**

Notwithstanding any other provisions of this By-law to the contrary, the following provisions contained in Table 3A shall apply so as to permit the construction of an *additional residential unit* as an *accessory use* to a *single-detached dwelling house, semi-detached dwelling house or street row dwelling house*, where *permitted*

**TABLE 3A – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

	Provision
Number of ARUs per lot	i) Maximum of 2 ARUs per lot, in addition to the principal <i>dwelling house</i> . The ARUs may be within the principal <i>dwelling house</i> , or 1 may be permitted in the <i>dwelling house</i> and 1 within a structure <i>accessory</i> to a permitted use. The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the lot.
ARU Unit Size	i) Cumulatively, no greater than 50% of the gross floor area of the principal <i>dwelling house</i> on the lot, to a maximum of 100 m <sup>2</sup> , ii) Notwithstanding the above, an ARU may occupy the whole of a basement of a <i>dwelling house</i> .
Permitted dwelling types	i) An ARU may be contained within the principal <i>dwelling house</i> or in an <i>accessory structure</i> on the lot associated with a <i>single-detached dwelling house, semi-detached dwelling house or street row dwelling house</i> . ii) Notwithstanding any Special Provisions as contained in Sections 6.3, Section 7.3 and Section 8.3 of this By-Law to the contrary, an ARU may be permitted as an <i>accessory use</i> to a <i>single detached dwelling house, semi-detached dwelling house or street row dwelling house</i> , where <i>permitted</i>
Parking (per unit)	i) In addition to the parking requirements for the principal <i>dwelling house</i> in accordance with the provisions of Section 5.4, the required additional <i>parking spaces</i> for an ARU shall be located on the same lot, in accordance with the following: - a minimum of 1 additional <i>parking space</i> shall be provided, and - the required ARU <i>parking space</i> may be a <i>tandem parking space</i> ii) Notwithstanding Section 5.4 4- Location of Parking Areas, Table 7- Yards Where Parking Areas are Permitted, on a lot containing an ARU, a maximum of 65% of a <i>front yard or exterior side yard</i> may be used for a <i>parking area</i> for an ARU.

ARUs in Detached Accessory Structures	i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential use shall comply with the general provisions in accordance with Section 5 1.1. of this By-law; ii) An <i>ARU</i> in a building or structure <i>accessory</i> to a residential use shall only be <i>permitted</i> on a <i>lot</i> that has a minimum <i>lot area</i> of 540 m <sup>2</sup> .
Restricted Areas	<i>ARUs</i> and associated parking areas shall <u>not</u> be permitted. i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with Section 5.1.6 of this By-law, ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5 1.7 of this By-law, or iii) on any lot containing a <i>boarding or lodging house, a group home Type 1, a group home Type 2, a garden suite, a converted dwelling house, a duplex dwelling house, a mobile home, or a bed and breakfast establishment.</i>

20. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.2 5.1 vi) in its entirety and replacing it with

“vi) a *private home day care*, located in a *single detached, a semi-detached dwelling, a duplex* or a *converted dwelling* with accommodation for the number of children permitted in accordance with the home-based child care requirements under the *Child Care and Early Years Act, 2014*, as amended is *permitted* as a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5 2 5 1i) shall not apply to a *private home day care*,”

21. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5 2.5 1 viii) in its entirety and replacing it with:

“viii) a *home occupation* or combination of all *home occupations* within the *dwelling unit* shall provide one *parking space* for a non-resident employee. The required *parking space* shall be paved and a tandem parking may be provided; and”

22. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.4 4 1, Table 7 in its entirety and replacing it with:

“TABLE 7 - YARDS WHERE PARKING AREAS ARE PERMITTED

Land Use or Zone	Yards Where Parking is Permitted	Special Conditions
Residential units with individual private driveways,  <i>permitted uses</i> in the C3 zone	all <i>yards</i>	a maximum of 50% of a front yard or exterior side yard may be used for a parking area <sup>1 2</sup>
Other residential units	<i>interior side yard</i>	

	<i>rear yard</i>	
Commercial and/or Institutional Zone	<i>all yards</i>	
Industrial and/or Open Space Zones	<i>all yards</i>	

<sup>1</sup> Maximum Width is 9 m or 50% of the front or exterior side lot line distance, whichever is less

<sup>2</sup> Overall Parking Area Coverage In any Residential Zone, the parking area shall not exceed 20% of the total lot area "

23. That Section 7 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 7.2, Table 7.2 in its entirety and replacing it with:

<b>"TABLE 7.2 – ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Single-Detached Dwelling House</b>	<b>Semi-Detached Dwelling House</b>	<b>Duplex Dwelling House</b>
<b>Lot Area</b>			
Minimum	290 m <sup>2</sup>		540 m <sup>2</sup>
Corner Lot Minimum	340 m <sup>2</sup>		
<b>Lot Coverage</b>			
Maximum for Dwelling House	41% of the lot area		
Maximum for all Main Buildings and Accessory Buildings	47% of the lot area		
<b>Lot Frontage</b>			
Minimum	9 0 m		18 0 m
Corner Lot Minimum	12 0 m		
<b>Lot Depth</b>			
Minimum	28 0 m		

<b>Front Yard Depth</b>  Minimum	6 0 m		
<b>Rear Yard Depth</b>  Minimum	7 5 m		
<b>Interior Side Yard Width</b>  Minimum	3 0 m on one side and 1 2 m on the other <sup>1</sup>	nil for the side that is attached to the other <i>dwelling house</i> and 3 0 m for the side that is not attached to the other <i>dwelling house</i> <sup>2</sup>	3 0 m on one side and 1 2 m on the other <sup>3</sup>
<b>Exterior Side Yard Width</b>  Minimum	4 5 m		
<b>Setback</b> Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule "B"	18 5 m adjacent to a <i>front yard</i> , and  17 0 m adjacent to an <i>exterior side yard</i>		
<b>Landscaped Open Space</b>  Minimum	30% of the <i>lot area</i>		
<b>Height</b>  Maximum	11 0 m		
<b>Number of Dwelling Houses per Lot</b>  Maximum	1	2	1

<b>Number of Dwelling Units per Lot</b>	1	2	2
Maximum			
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein		

- <sup>1</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m
- <sup>2</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot* the minimum *interior side yard width* shall be 1.2 m
- <sup>3</sup> except that where two garages or carports are attached to or are within the *main building* on the *lot*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m”

24 That Section 8 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 8.2, Table 8.2 in its entirety and replacing it with:

"TABLE 8.2 – ZONE PROVISIONS"						
Zone Provision	Apartment Dwelling House	Boarding or Lodging House, Group Home or Retirement Home	Converted Dwelling House	Horizontally Attached Dwelling House	Multiple Attached Dwelling House	Street Row Dwelling House
<b>Lot Area</b> Minimum	150 m <sup>2</sup> per dwelling unit	600 m <sup>2</sup>	540 m <sup>2</sup>	280 m <sup>2</sup> per dwelling unit <sup>1</sup> or 185 m <sup>2</sup> per dwelling unit <sup>2</sup>	150 m <sup>2</sup> per dwelling unit	150 m <sup>2</sup> per dwelling unit <sup>3</sup> or 240 m <sup>2</sup> per dwelling unit <sup>4</sup>
<b>Lot Coverage</b> Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	30% of the lot area	40% of the lot area	41% of the lot area <sup>5</sup> 47% of the lot area <sup>6</sup>	35% of the lot area	40% of the lot area	45% of the lot area
<b>Lot Frontage</b> Minimum	30.0 m	20.0 m	18.0 m	20.0 m	20.0 m	5.0 m <sup>8</sup> or 8.0 m <sup>9</sup>

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9688-24

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Section 1.0 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 1.10 in its entirety and replacing with:

1.10 MINOR VARIANCES TO THE ZONING BY-LAW

Notwithstanding Section 1.9, all minor variances granted for relief from the provisions of By-law Number 5899-81 of the City of Woodstock and to any amendments thereto, or any other Zoning By-law in effect within the administrative boundaries of the City of Woodstock, by the Committee of Adjustment of the City of Woodstock, the County or the Ontario Municipal Board/Ontario Land Tribunal shall remain in full force and effect and shall be considered minor variances to this By-law and a building permit may be issued by the Corporation provided that the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Municipal Board/Ontario Land Tribunal have been complied with

2. That Section 3.1 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 3.1.1 in its entirety and replacing it with the following

“3.1.1 The following schedules are included in and form part of this By-law

- |              |   |
|--------------|---|
| Schedule “A” | Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 110, inclusive   |
| Schedule “B” | Arterial Roads Plan   |
| Schedule “C” | Parking Space and Parking Aisle Requirement Plan comprising Schedules “C1” and “C2”   |
| Schedule “D” | Parking and Loading Space Reductions and Exemptions Plan  |
| Schedule “E” | Reduction and Exemption Plan – Miscellaneous Provisions   |
| Schedule “F” | Temporary Use By-laws   |
| Schedule “G” | Text of Minister’s Zoning Order regarding Slot Machines at Race Tracks (Woodstock Raceway)<br>- as per Ontario Regulation 690/98 (see subsection CF-5 and Key Map 64) |
| Schedule “H” | Accessible Parking Standards”   |

3. That Section 3.2 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

“3 2.9 SOURCE PROTECTION OVERLAYS

Mapping of the Source Protection Overlays on Schedule “A” of this By-law is intended to reflect the mapping of *Wellhead Protection Areas* (WHPAs) A, B and C in the most recently approved Source Protection Plans that apply to the City. The mapping of the Source Protection Overlays on Schedule “A” of this By-Law shall be updated to reflect any updates to the location and/or extent of the *Wellhead Protection Area* in the Source Protection Plan mapping without the requirement for a Zoning By-law amendment. In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail.”

4. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by adding the following definitions in alphabetical order:

““PRIVATE HOME DAY CARE”, means the temporary care and custody for reward or compensation of not more than 6 children under thirteen years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours.

“RISK MANAGEMENT OFFICIAL”, means the County Risk Management Official appointed under Part IV of the Clean Water Act

“SEPTIC SYSTEM AND/OR HOLDING TANK”, means a sewage system that stores and/or treats human waste on-site and is subject to approval under the Building Code Act, R.S.O. 1992, as amended, or Ontario Water Resources Act, R.S O 1991, as amended. These systems shall include, but are not limited to, greywater systems, cesspools, leaching bed systems and associated treatment units, and holding tanks, and shall not include sewage treatment plants.

“SIGNIFICANT DRINKING WATER THREAT”, means an activity that adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of drinking water and according to a risk assessment, poses or has the potential to pose a significant risk.

“WELLHEAD PROTECTION AREA”, is the area around a municipal drinking water supply well where certain land use activities may have the potential to affect the quality or quantity of water that flows into that well. The location and vulnerability of Wellhead Protection Areas is identified through the Source Protection Plans approved in accordance with Clean Water Act, 2006.”

5. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a “Boundary Adjustment” and replacing it with the following

““BOUNDARY ADJUSTMENT”, means an alteration the *lot area* and/or *lot frontage* of an *existing* residential *lot* approved by the *County* Land Division Committee, the Ontario Municipal Board/Ontario Land Tribunal or achieved by other legal means, but shall not include the creation of a new *lot*.”



6. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Building By-law" and replacing it with the following

"'BUILDING BY LAW", shall mean a By-law, as may from time to time be amended, which has been enacted by the *Corporation* pursuant to The Building Code Act, 1992, S O 1992 c.23."

7. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Habitable Room" and replacing it with the following:

"'HABITABLE ROOM" means a room or area used or intended to be used for living, sleeping, cooking or eating purposes and includes a washroom."

8. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Home Occupation" and replacing it with the following

"'HOME OCCUPATION" means an occupation, personal service, profession, business or craft which is carried on as an *accessory use* entirely within a *dwelling unit*, by the occupants thereof, which is clearly incidental and secondary to the *use* of the *dwelling unit* for residential purposes in accordance with Section 5.2.5. A Home Occupation does not include a *retail store, eating establishment, bakery, catering establishment, taxi stand, body rub parlour or an animal kennel.*"

9. That Section 4 to By-law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "

"'NURSERY SCHOOL", means a day nursery within the meaning of The Child Care and Early Years Act."

10. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Personal Service Shop" and replacing it with the following:

"'PERSONAL SERVICE SHOP", means a place in which persons are employed in furnishing services and otherwise administrating to the individual and personal needs and may include a barber shop, a beauty salon, spa services, a shoe repair shop, a clothing alteration shop, tattoo shop, tanning salon, massage therapy or any similar use, but does not include a *business or professional office, medical clinic, or an adult entertainment parlour.*"

11. That Section 4 to By-Law Number 8626-10, as amended, is hereby further amended by deleting the definition of a "Service Shop" and replacing it with the following:

"'SERVICE SHOP" means a *building* or part of a *building* used for the repair or servicing of articles, goods or materials and may include *accessory* sales. May include the repair or servicing of communication parts and accessories, electronic devices, furniture, appliance repair shops and other similar uses, but shall not include a *building* or part of a *building* not otherwise defined or classified herein which includes manufacturing, industrial assembly or repair service and maintenance to *motor vehicles* "

12. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.1 2 i) in its entirety and replacing it with:

- 
- "i) a *cargo container* may not be located in any residential zone or a zone where a residential use is a primary use "
13. That Section 5 to By-law Number 8626-10 , as amended, is hereby further amended by deleting Subsection 5.1 2 in its entirety and replacing with:
- "5 1.2 ADEQUATE MUNICIPAL SERVICES
- 5.1.2 1 New and Existing Development
- 5 1.2.1.1 No *person* shall *use* any land or *erect* or *use* any *building* within the City of Woodstock unless the said land is serviced by municipal *water supply*, *sanitary sewers*, drainage systems and a *street* which meet municipal standards in effect and which have adequate capacity to service the development
- 5 1.2.1 2 Notwithstanding subsection 5.1 2 1.1, an industrial *use* or a commercial *use*, except for a *hotel* or *motel*, or an *eating establishment*, which is *permitted* in an Industrial or Commercial Zone will be *permitted* on private services if:
- a) municipal services cannot reasonably be extended to the site from their present location; and
  - b) a private sewage disposal system and/or private well has been approved by the appropriate regulatory authority; ~~and~~
  - c) Woodstock Council has passed a resolution supporting the *use* of private services; and
  - d) a notice, in accordance with Section 59 of the *Clean Water Act*, 2006, has been issued by the *Risk Management Official*, where required
- 5 1 2.1.3 Notwithstanding subsection 5.1.2 1.1, any legally existing use or use permitted in any R1-13 Zone, FD Zone or AG Zone shall be permitted on private services where municipal services cannot reasonably be extended to the site from their present location
- 5.1.2.1.4 Any *use*, *building* and/or *structure* that would require a new *septic system* and/or *holding tank* shall be considered in accordance with the Source Protection Areas provisions detailed in Section 5.17 of this By-Law "
- 14 That Section 5 to By-law Number 8626-10, as amended, is hereby further amended be deleting Subsection 5 1.8.1 e) in its entirety and replacing with:
- "e) where a *non-conforming use* is changed without the permission of the City of Woodstock Committee of Adjustment, or, where applicable, a decision rendered by the Ontario Municipal Board/Ontario Land Tribunal."
15. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1 9, Table 2 in its entirety and replacing it with.

Structure	Yard in Which Projection Permitted	Maximum Projection Permitted into Required Yards	Minimum Setback Between Projection and Lot Line
Uncovered and unenclosed steps providing access to the ground floor and/or uncovered and unenclosed <i>decks</i> , stoops or landings not exceeding one <i>storey</i> in height	<i>Front Yard</i>	No limit	2 m
	<i>Rear Yard</i>	No limit	5 m
	<i>Interior Side Yard</i>	No limit	0.6 m <sup>1</sup>
	<i>Exterior Side Yard</i>	No Limit	2.0 m
Uncovered and unenclosed steps providing access to the basement level	<i>Front Yard</i>	No limit	2 m
	<i>Rear Yard</i>	No limit	5 m
	<i>Interior Side Yard</i>	Not permitted	N/A
	<i>Exterior Side Yard</i>	No limit	2 m
Ramp used for handicapped access	All	Unlimited	None
Covered steps, <i>decks</i> , stoops or landings not exceeding one <i>storey</i> in height <sup>2</sup>	<i>Front Yard</i>	1.5 m	3.5 m
	<i>Rear Yard</i>	No limit	1.2 m
Sills, cornices, pilasters, chimneys, eaves, gutters, and similar architectural features	All	0.6 m	0.6 m
Bay windows	All	1.0 m	1.2 m
Fire escapes, steps providing access above ground floor and balconies above ground floor	<i>Rear Yard</i>	1.2 m	1.2 m
	<i>Side Yard</i>	1.2 m	1.2 m
Balconies on apartment buildings	All	1.5 m	---
Building cantilevers	<i>Front Yard</i>	0.6 m	---
	<i>Rear Yard</i>	0.6 m	---

<sup>1</sup> except that where the *structure* is located within an *interior side yard* that is attached to another *dwelling house* or *dwelling unit*, as the case may be, the minimum setback between the projection and the *lot line* shall be nil

<sup>2</sup> where the *structure* is located within an *interior side yard* that is attached to another *dwelling house* or *dwelling unit*, as the case may be, the minimum setback between the projection and the *lot line* shall be nil

16. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.9.2 in its entirety and replacing it with:

**“5.1.9.2 Additional Exclusions**

Notwithstanding subsection 5.1.9.1, no projection is *permitted* into a required *parking area* or easement.”

17. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.1.10.1 in its entirety and replacing it with:

“5.1.10.1 Where a maximum building height applies to a *main building*, any *structure* which is normally associated with said *building*, such as a chimney on a house; a stairwell enclosure or mechanical penthouse for an *apartment dwelling house*; a flagpole; processing towers associated with an industrial use; a steeple on a church may extend above the maximum *building height* prescribed.”

18. That Section 5 to By-Law Number 8626-10, as amended, is hereby further amended by adding the following:

“5.1.17 SOURCEWATER PROTECTION AREAS

5.1.17.1 IDENTIFICATION OF SOURCEWATER PROTECTION ZONES

The Source Protection Overlays (SP1 and SP2), shown on Schedule “A” of this By-Law, identify the portions of the *Wellhead Protection Areas (WHPAs)* associated with the County’s municipal drinking water supply wells where a drinking water threat, as prescribed by the Clean Water Act, 2006, can be a *significant drinking water threat*. The mapping of these areas in this By-Law reflects the WHPA mapping contained in the applicable Source Protection Plans, approved under the Clean Water Act, 2006.

The Source Protection Overlay 1 (SP1) applies to the portion of the WHPA closest to the wellhead, where the majority of the prescribed *significant drinking water threats* can occur. The Source Protection Overlay 2 (SP2) applies to the remainder of the WHPA, where only certain chemical and waste related *significant drinking water threats* can generally occur.

5.1.17.2 PRESCRIBED DRINKING WATER THREATS

A list of drinking water threats, as prescribed under the Clean Water Act, 2006, is provided below for information purposes.

- Waste disposal sites within the meaning of Part V of the Environmental Protection Act,
- The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
- The application of agricultural source material to land;
- The storage and/or management of agricultural source material;
- The application of non-agricultural source material to land,
- The handling and/or storage of non-agricultural source material,
- The application of commercial fertilizer to land;
- The handling and/or storage of commercial fertilizer;
- The application of pesticide to land;
- The handling and/or storage of pesticide;
- The application, handling and/or storage of road salt,

- The storage of snow,
- The handling and storage of fuel,
- The handling and storage of a dense non-aqueous phase liquid,
- The handling and storage of an organic solvent;
- The management of runoff that contains chemicals used in the de-icing of aircraft;
- An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body,
- An activity that reduces the recharge of an aquifer; and
- The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

These prescribed drinking water threats can only be *significant drinking water threats* under very specific circumstances, as established through the Clean Water Act and associated regulations.

Any land use or activity that is, or would be, a *significant drinking water threat* must conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by those policies despite any uses permitted by the zoning by-law. The SPP policies generally prohibit the establishment of new *significant drinking water threats*.

#### 5.1.17.3 USE PROHIBITIONS AND RESTRICTIONS IN SOURCE PROTECTION OVERLAYS 1 & 2

Notwithstanding the permitted uses of the underlying zone, no new *use, building and/or structure* that requires the issuance of a Building Permit and/or an approval under the Planning Act shall be permitted within the Source Protection Overlays 1 (SP1) or 2 (SP2) unless a notice, in accordance with Section 59 of the Clean Water Act, 2006, has been issued by the *Risk Management Official* in relation to such building permit or approval.

This notice requirement shall not apply to a new *use, building and/or structure* that is exclusively residential or where the *Risk Management Official* has provided written guidance specifying the situations in which the Building Official is permitted to make the determination as to whether a Section 59 notice is required, and they have determined that such notice is not required in accordance with that guidance.

#### 5.1.17.4 SEPTIC SYSTEMS AND HOLDING TANKS WITHIN SOURCE PROTECTION OVERLAY 1 (SP1)

Notwithstanding the permitted uses of the underlying zone, any *use, building and/or structure* that would require a new *septic system and/or holding tank* shall be prohibited within a Source Protection Overlay 1 (SP1). This prohibition shall not apply to a new *septic systems and/or holding tank* that is required for a municipal water supply well. For the purposes of this provision the term 'new' shall have the same meaning as in the applicable Source Protection Plan. The Risk Management Official shall make the final determination as to whether a *use, building or structure* to be serviced by an *septic system and/or holding tank* is prohibited in accordance with this provision and corresponding Source Protection Plan policies. This provision shall in no way supersede the requirement to connect to full municipal

services, where available, as set out in Section 5.1.2 [Adequate Municipal Services} of this By-Law ”

19 That Section 5.2 to By-law Number 8626-10, as amended, is hereby amended by deleting subsection 5.2.8 in its entirety and replacing it with the following

“5.2.8 **ADDITIONAL RESIDENTIAL UNITS**

Notwithstanding any other provisions of this By-law to the contrary, the following provisions contained in Table 3A shall apply so as to permit the construction of an *additional residential unit* as an *accessory use* to a *single-detached dwelling house, semi-detached dwelling house or street row dwelling house*, where *permitted*

**TABLE 3A – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

	Provision
Number of ARUs per lot	i) Maximum of 2 ARUs per lot, in addition to the principal <i>dwelling house</i> . The ARUs may be within the principal <i>dwelling house</i> , or 1 may be permitted in the <i>dwelling house</i> and 1 within a structure <i>accessory</i> to a permitted use. The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the lot.
ARU Unit Size	i) Cumulatively, no greater than 50% of the gross floor area of the principal <i>dwelling house</i> on the lot, to a maximum of 100 m <sup>2</sup> , ii) Notwithstanding the above, an ARU may occupy the whole of a basement of a <i>dwelling house</i> .
Permitted dwelling types	i) An ARU may be contained within the principal <i>dwelling house</i> or in an <i>accessory structure</i> on the lot associated with a <i>single-detached dwelling house, semi-detached dwelling house or street row dwelling house</i> . ii) Notwithstanding any Special Provisions as contained in Sections 6.3, Section 7.3 and Section 8.3 of this By-Law to the contrary, an ARU may be permitted as an <i>accessory use</i> to a <i>single detached dwelling house, semi-detached dwelling house or street row dwelling house</i> , where <i>permitted</i>
Parking (per unit)	i) In addition to the parking requirements for the principal <i>dwelling house</i> in accordance with the provisions of Section 5.4, the required additional <i>parking spaces</i> for an ARU shall be located on the same lot, in accordance with the following: - a minimum of 1 additional <i>parking space</i> shall be provided, and - the required ARU <i>parking space</i> may be a <i>tandem parking space</i> ii) Notwithstanding Section 5.4 4- Location of Parking Areas, Table 7- Yards Where Parking Areas are Permitted, on a lot containing an ARU, a maximum of 65% of a <i>front yard or exterior side yard</i> may be used for a <i>parking area</i> for an ARU.

ARUs in Detached Accessory Structures	i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential use shall comply with the general provisions in accordance with Section 5 1.1. of this By-law; ii) An <i>ARU</i> in a building or structure <i>accessory</i> to a residential use shall only be <i>permitted</i> on a <i>lot</i> that has a minimum <i>lot area</i> of 540 m <sup>2</sup> .
Restricted Areas	<i>ARUs</i> and associated parking areas shall <u>not</u> be permitted. i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with Section 5.1.6 of this By-law, ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5 1.7 of this By-law, or iii) on any lot containing a <i>boarding or lodging house, a group home Type 1, a group home Type 2, a garden suite, a converted dwelling house, a duplex dwelling house, a mobile home, or a bed and breakfast establishment.</i>

20. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.2 5.1 vi) in its entirety and replacing it with

“vi) a *private home day care*, located in a *single detached, a semi-detached dwelling, a duplex* or a *converted dwelling* with accommodation for the number of children permitted in accordance with the home-based child care requirements under the *Child Care and Early Years Act, 2014*, as amended is *permitted* as a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5 2 5 1i) shall not apply to a *private home day care*,”

21. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5 2.5 1 viii) in its entirety and replacing it with:

“viii) a *home occupation* or combination of all *home occupations* within the *dwelling unit* shall provide one *parking space* for a non-resident employee. The required *parking space* shall be paved and a tandem parking may be provided; and”

22. That Section 5 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 5.4 4 1, Table 7 in its entirety and replacing it with:

“TABLE 7 - YARDS WHERE PARKING AREAS ARE PERMITTED

Land Use or Zone	Yards Where Parking is Permitted	Special Conditions
Residential units with individual private driveways,  <i>permitted uses</i> in the C3 zone	all <i>yards</i>	a maximum of 50% of a front yard or exterior side yard may be used for a parking area <sup>1 2</sup>
Other residential units	<i>interior side yard</i>	

	<i>rear yard</i>	
Commercial and/or Institutional Zone	<i>all yards</i>	
Industrial and/or Open Space Zones	<i>all yards</i>	

<sup>1</sup> Maximum Width is 9 m or 50% of the front or exterior side lot line distance, whichever is less

<sup>2</sup> Overall Parking Area Coverage In any Residential Zone, the parking area shall not exceed 20% of the total lot area "

23. That Section 7 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 7.2, Table 7 2 in its entirety and replacing it with:

<b>"TABLE 7.2 – ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Single-Detached Dwelling House</b>	<b>Semi-Detached Dwelling House</b>	<b>Duplex Dwelling House</b>
<b>Lot Area</b>			
Minimum	290 m <sup>2</sup>		540 m <sup>2</sup>
Corner Lot Minimum	340 m <sup>2</sup>		
<b>Lot Coverage</b>			
Maximum for Dwelling House	41% of the lot area		
Maximum for all Main Buildings and Accessory Buildings	47% of the lot area		
<b>Lot Frontage</b>			
Minimum	9 0 m		18 0 m
Corner Lot Minimum	12 0 m		
<b>Lot Depth</b>			
Minimum	28 0 m		



<b>Front Yard Depth</b>  Minimum	6 0 m		
<b>Rear Yard Depth</b>  Minimum	7 5 m		
<b>Interior Side Yard Width</b>  Minimum	3 0 m on one side and 1 2 m on the other <sup>1</sup>	nil for the side that is attached to the other <i>dwelling house</i> and 3 0 m for the side that is not attached to the other <i>dwelling house</i> <sup>2</sup>	3 0 m on one side and 1 2 m on the other <sup>3</sup>
<b>Exterior Side Yard Width</b>  Minimum	4 5 m		
<b>Setback</b> Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule "B"	18 5 m adjacent to a <i>front yard</i> , and  17 0 m adjacent to an <i>exterior side yard</i>		
<b>Landscaped Open Space</b>  Minimum	30% of the <i>lot area</i>		
<b>Height</b>  Maximum	11 0 m		
<b>Number of Dwelling Houses per Lot</b>  Maximum	1	2	1

<b>Number of Dwelling Units per Lot</b>	1	2	2
Maximum			
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein		

- <sup>1</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m
- <sup>2</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot* the minimum *interior side yard width* shall be 1.2 m
- <sup>3</sup> except that where two garages or carports are attached to or are within the *main building* on the *lot*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m"

24 That Section 8 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 8.2, Table 8.2 in its entirety and replacing it with:

<b>"TABLE 8.2 – ZONE PROVISIONS</b>						
<b>Zone Provision</b>	<b>Apartment Dwelling House</b>	<b>Boarding or Lodging House, Group Home or Retirement Home</b>	<b>Converted Dwelling House</b>	<b>Horizontally Attached Dwelling House</b>	<b>Multiple Attached Dwelling House</b>	<b>Street Row Dwelling House</b>
<b>Lot Area</b> Minimum	150 m <sup>2</sup> per dwelling unit	600 m <sup>2</sup>	540 m <sup>2</sup>	280 m <sup>2</sup> per dwelling unit <sup>1</sup> or 185 m <sup>2</sup> per dwelling unit <sup>2</sup>	150 m <sup>2</sup> per dwelling unit	150 m <sup>2</sup> per dwelling unit <sup>3</sup> or 240 m <sup>2</sup> per dwelling unit <sup>4</sup>
<b>Lot Coverage</b> Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	30% of the lot area	40% of the lot area	41% of the lot area <sup>5</sup> 47% of the lot area <sup>6</sup>	35% of the lot area	40% of the lot area	45% of the lot area
<b>Lot Frontage</b> Minimum	30.0 m	20.0 m	18.0 m	20.0 m	20.0 m	5.0 m <sup>8</sup> or 8.0 m <sup>9</sup>

<b>Lot Depth</b>	no provision	28 0 m	no provision	28 0 m		
Minimum						
<b>Front Yard Depth</b>	6 0 m					
Minimum						
<b>Rear Yard Depth</b>	10 0 m <sup>10</sup>	10 0 m	7 5 m			
Minimum						
<b>Interior Side Yard Width</b>	6 0 m <sup>11</sup>	3 0 m on one side and 1 5 m on the other <sup>12</sup>		3 0 m	3 0 m for end dwelling units	
Minimum						
<b>Exterior Side Yard Width</b>	6 0 m	4 5 m	4 5 m	4 5 m	6 0 m	4 5 m
Minimum						
<b>Setback</b>	18 5 m	18 5 m adjacent to a front yard;	18 5 m adjacent to a front yard;	18 5 m adjacent to a front yard,	18 5 m	18 5 m adjacent to a front yard;
Minimum distance from centreline of an arterial road as designated on Schedule "B"		and	and	and		and
		17 0 m adjacent to an exterior side yard	17 0 m adjacent to an exterior side yard	17 0 m adjacent to an exterior side yard		17 0 m adjacent to an exterior side yard
<b>Landscaped Open Space</b>	35% of the lot area	30% of the lot area		40% of the lot area	35% of the lot area	35% of the lot area <sup>14</sup>
Minimum						
<b>Landscaped Open Space between Buildings</b>	9 0 m <sup>15</sup>	no provision				
Minimum	3 0 m <sup>16</sup>					
<b>Amenity</b>	30 m <sup>2</sup> per dwelling	no provision		30 m <sup>2</sup> per	no	

<b>Area</b>	<i>unit</i>		<i>dwelling unit</i>	provision
Minimum				
<b>Private Outdoor Amenity Area per Dwelling Unit</b>		no provision	40 m <sup>2</sup> <sup>15</sup>	no provision
Minimum				
<b>Height</b>	3 storeys	11 0 m		3 storeys
Maximum				11 0 m
<b>Number of Boarding or Lodging Houses, Group Homes or Retirement Homes per Lot</b>	no provision	1	no provision	
Maximum				
<b>Number of Converted Dwelling Houses per Lot</b>	no provision	1	no provision	
Maximum				
<b>Number of Dwelling Unit</b>	8	no provision	8	no provision
Maximum				8
<b>Gross Floor Area per Roomer, Boarder or Dwelling Unit</b>	18 5 m <sup>2</sup>	45 0 m <sup>2</sup>	no provision	
Minimum				

<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein
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- <sup>1</sup> Minimum *Lot Area* per *dwelling unit* with an individual garage, carport or driveway
- <sup>2</sup> Minimum *Lot Area* per *dwelling unit* with communal parking
- <sup>3</sup> Minimum *Lot Area* per *dwelling unit* with two (2) walls attached to adjoining units
- <sup>4</sup> Minimum *Lot Area* per *dwelling unit* with only one (1) wall attached to an adjoining unit
- <sup>5</sup> Maximum *Lot Coverage* for a *dwelling house*
- <sup>6</sup> Maximum *Lot Coverage* for all *main buildings* and *accessory buildings*
- <sup>7</sup> No Provision
- <sup>8</sup> No Provision
- <sup>9</sup> Minimum *Lot Frontage* per *dwelling unit* with only one (1) wall attached to an adjoining unit
- <sup>10</sup> except that where a *rear yard* abuts an end wall which contains no habitable room windows, the *rear yard* may be reduced to 3 0 m, however, notwithstanding the foregoing, if the *rear lot line* of the *lot* abuts an R1 or R2 Zone, the aforementioned reduction shall not apply
- <sup>11</sup> except that where an *interior side yard* abuts an end wall containing no habitable room windows, the *interior side yard* may be reduced to 3 0 m
- <sup>12</sup> except that where a garage or carport is attached to or within the main building, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1 5 m
- <sup>13</sup> except that where two garages and/or carports are attached to or are within the *main building*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1 2 m
- <sup>14</sup> except that where an individual *street row dwelling unit* is located on its own independently conveyable *lot*, the minimum amount of *landscaped open space* for all *main buildings* and *accessory buildings* shall be 30% of the *lot area*
- <sup>15</sup> No Provision
- <sup>16</sup> Minimum *Landscaped Open Space* between *Buildings* where the *buildings* are situated such that both facing walls contain no windows to a habitable room "

25 That Section 14 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 14.2, Table 14 2 in its entirety and replacing it with.

<b>"TABLE 14.2 – ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Non-Residential Uses<sup>1</sup></b>	<b>Automobile Service Station</b>	<b>Motel or Hotel and Accessory Dwelling Unit</b>
<b>Lot Area</b>  Minimum	450 m <sup>2</sup>	no provision	1,125 m <sup>2</sup>
<b>Lot Coverage</b>  Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	40% of the <i>lot area</i>	40% of the <i>lot area</i> , including the canopy	25% of the <i>lot area</i>
<b>Lot Frontage</b>  Minimum	20 0 m	35 0 m	25 0 m
<b>Lot Depth</b>	30 0 m	40 0 m	45 0 m

<b>"TABLE 14.2 – ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Non-Residential Uses<sup>1</sup></b>	<b>Automobile Service Station</b>	<b>Motel or Hotel and Accessory Dwelling Unit</b>
Minimum			
<b>Front Yard Depth and Exterior Side Yard Width</b>	7.5 m	12.0 m	10.0 m
Minimum			
<b>Rear Yard Depth</b>	7.5 m		
Minimum			
<b>Interior Side Yard Width</b>	3 m	6 m	6 m
Minimum	except that where the interior <i>side lot line</i> abuts a residential use or a Residential or Development Zone, the minimum interior <i>side yard width</i> shall be 7.5 m		except that where an exterior wall of a <i>guest room</i> contains a habitable room window, such wall shall be located not closer than 7.5 m from an interior <i>lot line</i>
<b>Setback</b>	20.0 m from the centreline of an <i>arterial road</i> as designated on Schedule "B" attached to this By-law	24.5 m from the centreline of an <i>arterial road</i> as designated on Schedule "B" attached to this By-law	22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule "B" attached to this By-law
Minimum Distance			
<b>Landscaped Open Space</b>	10% of the <i>lot area</i>	5% of the <i>lot area</i>	0% of the <i>lot area</i>
Minimum			
<b>Height</b>	11.0 m		8 stories <sup>2</sup>
Maximum			
<b>Parking, Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 herein		

<sup>1</sup> excluding automobile service stations, public garages, any portion of a Non-Residential use with pump islands for the retail sale of gasoline, or motels or hotels

<sup>2</sup> excluding an accessory dwelling unit"

26. That Subsection 19.3.25 to By-law Number 8626-10, titled 'M3-25 East of Lansdowne Ave at Bysham Park Drive (Key Map 67)' is deleted in its entirety.
27. That Section 19 3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following at the end thereof:

**"19.3.44 M3-44 EAST OF LANSDOWNE AVE AT BYSHAM PARK DR (KEY MAP 67)**

19 3.44 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

i) Class A Uses:

a bank,  
a catering service,  
a computer, electronics or data processing establishment,  
an *eating establishment*;  
a financial institution;  
a motor vehicle retail or wholesale parts outlet;  
a *service shop*;  
a *wholesale outlet*;

ii) Class B Uses:

an adult education and training centre,  
a *business support service*,  
a cold storage plant;  
a *commercial school*;  
a *contractor's yard or shop*.  
an electrical and electronics products industry;  
an *industrial mall*;  
an industrial rental establishment;  
a laboratory,  
a machine shop;  
a monument sales shop;  
an office supply and equipment sales, rental and service establishment;  
a packaging and distribution centre;  
a postal and courier services facility;  
a research establishment;  
a retail sales outlet or business office accessory to a permitted use,  
a scientific research establishment;  
a telecommunications services establishment or facility,  
a *veterinarian's clinic*;  
a *warehouse*;  
a window assembly, fabricating and manufacturing plant

19.3.44 2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-44 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.44.2.1 Provision for an *Industrial Mall*:

Where an *industrial mall* is developed on the subject lands, a maximum of 50% of the *gross floor area* may be used for Class A Uses

19.3.44.2.2 *Open Storage* Provisions for an *Industrial Mall*, Industrial Rental Establishment and Monument Sales Shop

*Open storage* is not permitted for the above-noted uses

19.3.44.2.3 That all other provisions of the M3 Zone in Section 19.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

28 That Section 19.3.37 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 19.3.37.1, in its entirety and replacing it with:

“19.3.37.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-37 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 19.3.2.1 of this By-Law;  
a truck yard.”

29 That Section 28 to By-law Number 8626-10, as amended, is hereby further amended by deleting Subsection 28.3.1, in its entirety and replacing it with:

“28.3.1 Dwelling Types Permitted:

an additional residential unit subject to the Section 5.2.8;  
an apartment dwelling house;  
a bed and breakfast establishment;  
a boarding or lodging house;  
a converted dwelling house;  
a duplex dwelling house,  
a dwelling unit in a portion of a non-residential building,  
a home occupation in a permitted dwelling house;  
a horizontally-attached dwelling house;  
a multiple attached dwelling house;  
a semi-detached dwelling house,  
a single-detached dwelling house,  
a street row dwelling house.”

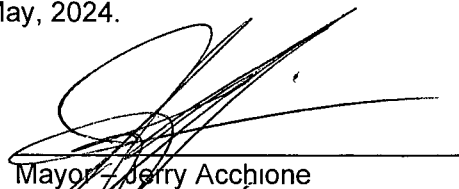
30. That Schedule “A” to By-Law 8626-10, as amended, is hereby further amended by replacing Key Maps 1-110 inclusive, with Key Maps 1-110 inclusive, attached to this By-Law

31 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 16<sup>th</sup> day of May, 2024.



READ a third time and finally passed this 16<sup>th</sup> day of May, 2024.



Mayor - Jerry Acchione



Clerk - Amelia Humphries



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9689-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C6-13' the zone symbol of the lands so designated 'C6-13' on Schedule "A" attached hereto.
2. That Section 16.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"16.3.13        **C6-13 NORTHWEST CORNER OF JULIANA DRIVE AND MONTCLAIR AVENUE  
(KEY MAP 88)**

- 16.3.13.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 16.1 of this By-law,  
A *veterinarian's clinic*.

The following uses shall be prohibited within any C6-13 Zone

A retail food store or supermarket;  
A brewers retail outlet,  
An LCBO outlet

- 16.3.13.2        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-13 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

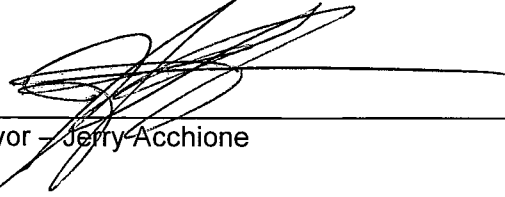
- 16.3.13.2.1        Notwithstanding any land severances or land ownership, those lands zoned C6-1 & C6-13 shall be considered one *lot* for the purpose of this zoning by-law

- 16.3.13.3        That all of the provisions of the C6-1 Zone in Section 16.3.1.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

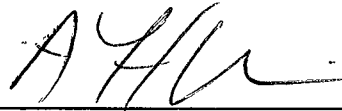
3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 20<sup>th</sup> day of June, 2024.

READ a third time and finally passed this 20<sup>th</sup> day of June, 2024.

A handwritten signature in black ink, appearing to be 'J. Acchione', written over a horizontal line.

Mayor – Jerry Acchione

A handwritten signature in black ink, appearing to be 'A. Humphries', written over a horizontal line.

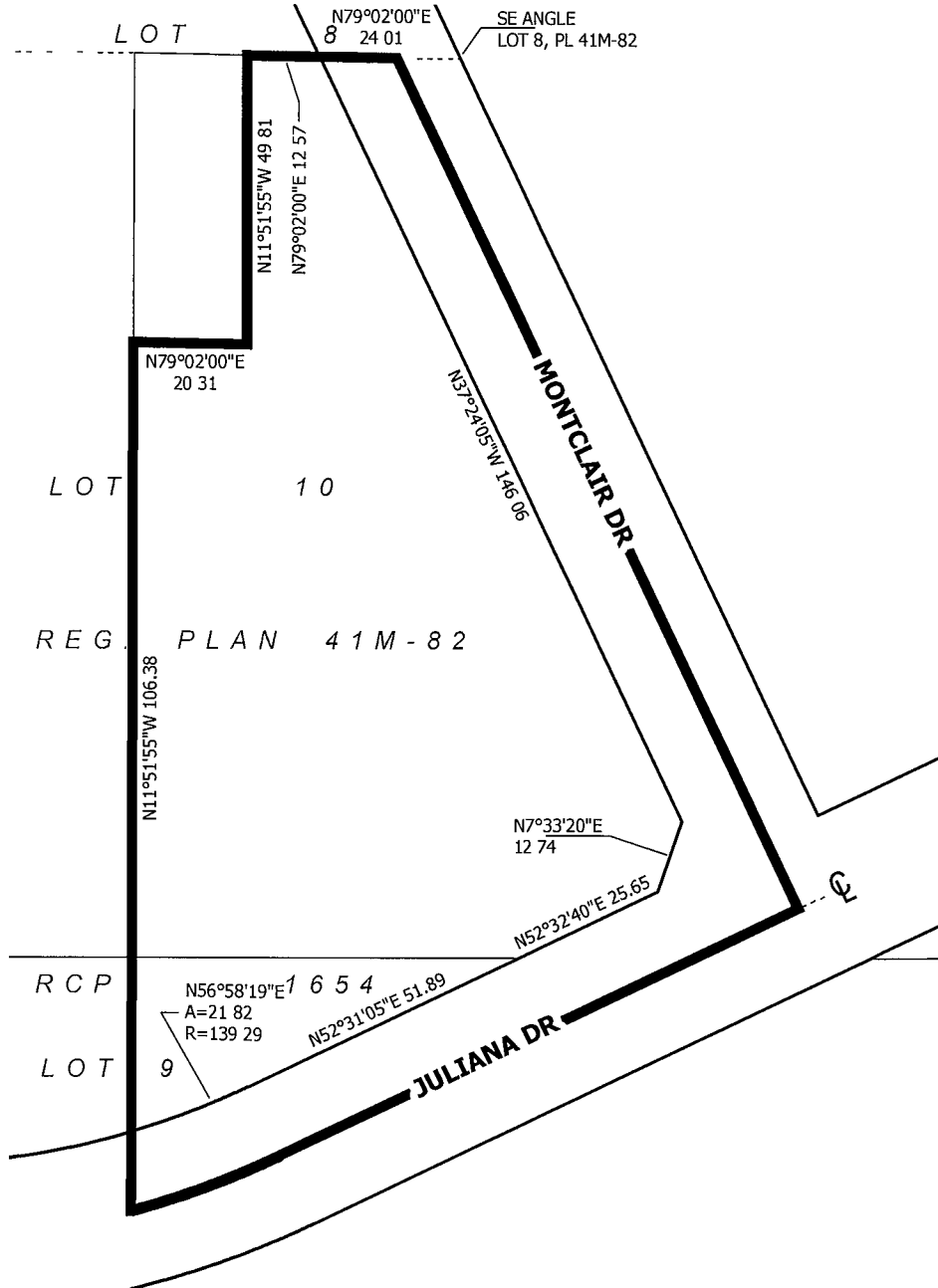
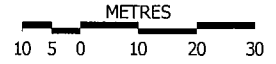
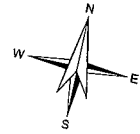
Clerk – Amelia Humphries

# SCHEDULE "A"

TO BY-LAW No. 9689-24

PART LOT 10, REG. PLAN 41M82 AND PART LOT 9, RCP 1654  
PART 2 & 4, REF. PLAN 41R9080 EXCEPT PART 1, REF. PLAN 41R10192

CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C6-13

NOTE: ALL DIMENSIONS IN METRES

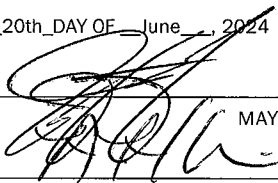


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THIS IS SCHEDULE "A"

TO BY-LAW No. 9689-24, PASSED

THE 20th DAY OF June, 2024

  
MAYOR

CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9696-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

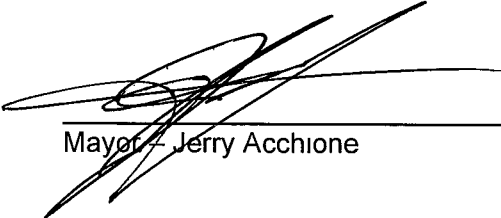
WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

- 1 That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'M3-25' the zone symbol of the lands so designated 'M3-25' on Schedule "A" attached hereto
- 2 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

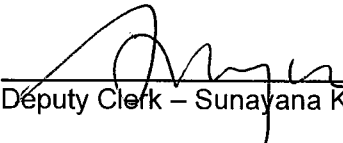
READ a first and second time this 11<sup>th</sup> day of July, 2024.

READ a third time and finally passed this 11<sup>th</sup> day of July, 2024.



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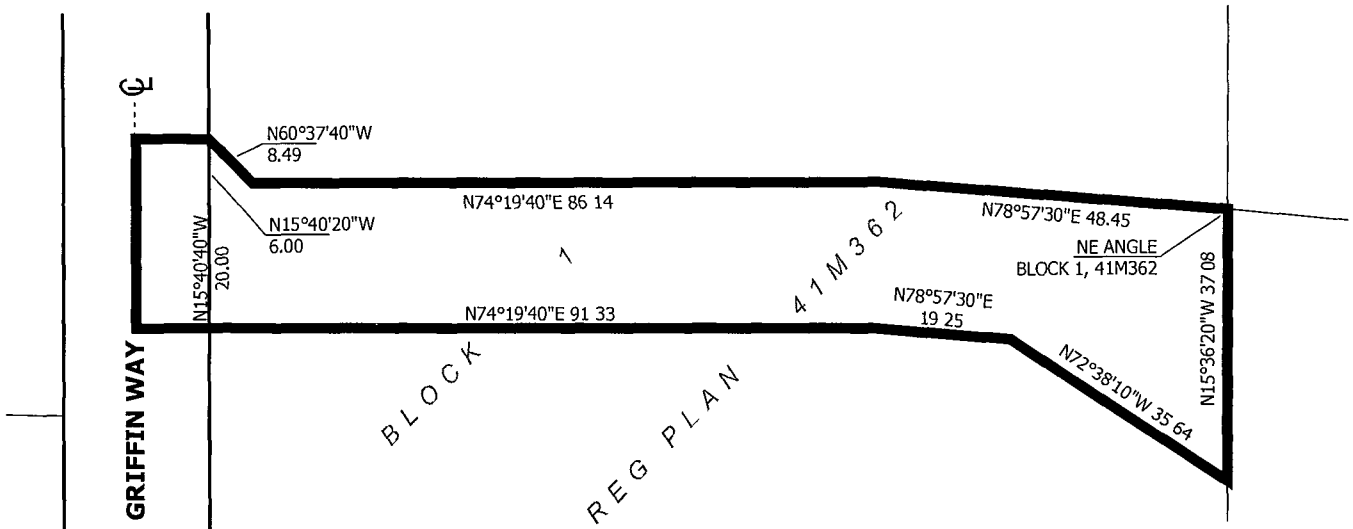
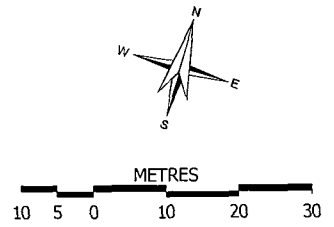
Mayor - Jerry Acchione



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Députy Clerk - Sunayana Katikapalli

**SCHEDULE "A"**  
 TO BY-LAW No. 9696-24  
 PART BLOCK 1, REGISTERED PLAN 41M-362  
 PARTS 1 & 2, REFERENCE PLAN 41R-10612  
 CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO M3-25

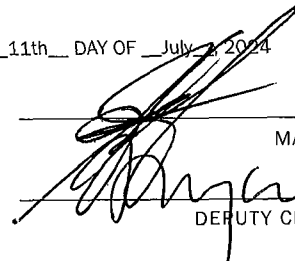
NOTE: ALL DIMENSIONS IN METRES

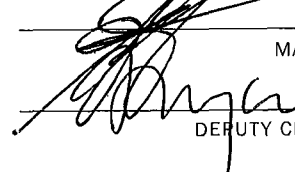


THIS IS SCHEDULE "A"

TO BY-LAW No. 9696-24, PASSED

THE 11th DAY OF July, 2024

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 DEPUTY CLERK



THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9697-24

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'R2-43' the zone symbol of the lands so designated 'R2-43' on Schedule "A" attached hereto
2. That Section 7.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following Section:

"7.3.43 **R2-43** 745188 OXFORD ROAD 17 (KEY MAP 5)

7.3.43 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-43 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 7.2 of this By-law

7 3 43 2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-43 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7 3.43.2.1 HOLDING PROVISION

Where the symbol "H" appears on a zoning map following the zone symbol R2-43, no *buildings or structures* shall be *erected or altered*, save and except *existing buildings and structures* unless this By-law has been amended to remove the "H" symbol.

7.3.43 2 1.1 Criteria for the Removal of the Holding Provision

- i) Prior to the removal of the "H" symbol, the plan of subdivision relating to these lands (SB21-12-8) must be completed and registered with the Land Registry Office to the satisfaction of Oxford County

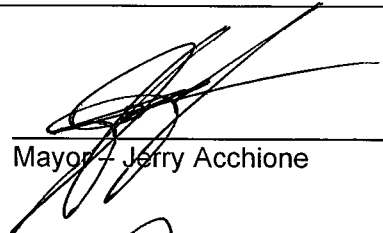
7.3.43.3 That all of the provisions of the R2 Zone in Section 7 2 to this By-Law, as amended, shall apply, and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

- 3 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended

READ a first and second time this 11<sup>th</sup> day of July, 2024.


READ a third time and finally passed this 11<sup>th</sup> day of July, 2024.

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Mayor – Jerry Acchione



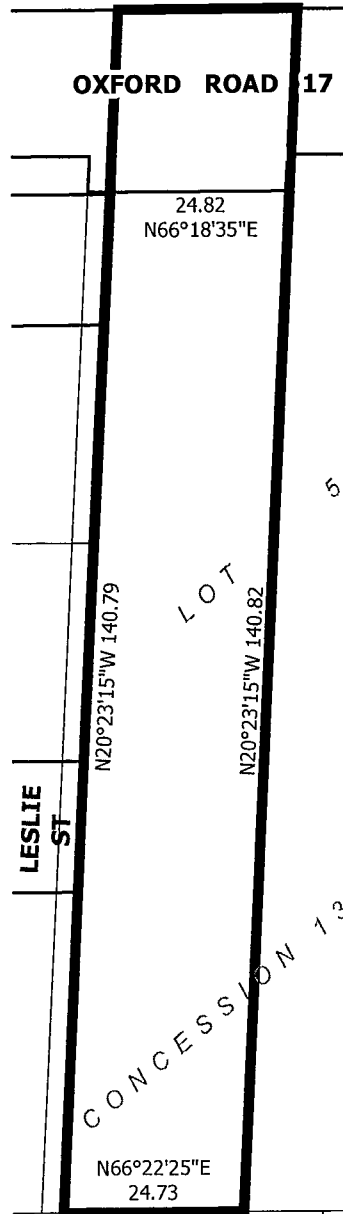
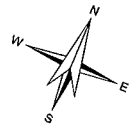
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Deputy Clerk – Sunayana Katikapalli

# SCHEDULE "A"

TO BY-LAW No. 9697-24

PT LOT 5, CONCESSION 13 (EAST ZORRA)  
PART 2, REFERENCE PLAN 41R-9789  
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R2-43(H)

**NOTE:** ALL DIMENSIONS IN METRES  
THIS BY-LAW IS INTENDED TO ENCOMPASS  
ALL OF THE DRAFT PLAN OF SUBDIVISION SB21-12-8.

THIS IS SCHEDULE "A"

TO BY-LAW No. 9697-24, PASSED

THE 11th DAY OF 9697-24, 2024



**Growing stronger together**

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DEPUTY CLERK



THE CORPORATION OF THE  
CITY OF WOODSTOCK

BY-LAW NUMBER 9698-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows.

- 1 That Section 5.1 to By-Law Number 8620-10, as amended, is hereby further amended by deleting Table 1- Regulations for Accessory Buildings, Uses and Structures in Section 5.1.1.1 and replacing it with the following:

**TABLE 1 - REGULATIONS FOR ACCESSORY BUILDINGS, USES AND STRUCTURES**

Provision	Residential Uses	Commercial & Institutional	Industrial/Open Space
<i>Permitted Location</i>	<i>Any yard other than a front yard</i>		
<i>Maximum Height</i>	6 0 m	6 0 m	6 0 m
<i>Side Yard Setback</i>	1 2 m	1 2 m	In accordance with Zone Standard
<i>Rear Yard Setback</i>	1 2 m	1 2 m	In accordance with Zone Standard
<i>Maximum Permitted Size</i>	10% of <i>lot area</i> to a maximum of 75 sq m of building area	10% of <i>lot area</i>	5% of <i>lot area</i>
<i>Setback from Streetline</i>	In accordance with the <i>Front Yard</i> or <i>Exterior Side Yard</i> requirement as contained in the applicable zone		

2. That Section 5.2 to By-law Number 8626-10, as amended, is hereby amended by deleting subsection 5 2 8 in its entirety and replacing it with the following

“5 2 8 **ADDITIONAL RESIDENTIAL UNITS**

Notwithstanding any other provisions of this By-law to the contrary, the following provisions contained in Table 3A shall apply so as to permit the construction of an *additional residential unit* as an *accessory use* to a *single-detached dwelling house, semi-detached dwelling house or street row dwelling house*, where *permitted*.

**TABLE 3A – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

	Provision
Number of ARUs per lot	1) Maximum of 2 <i>ARUs</i> per <i>lot</i> , in addition to the principal <i>dwelling house</i> . The <i>ARUs</i> may be within the principal <i>dwelling house</i> , or 1 may be permitted in the <i>dwelling house</i> and 1 within a structure

	<p><i>accessory to a permitted use</i> The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the <i>lot</i></p>
ARU Unit Size	<ul style="list-style-type: none"> <li>i) Cumulatively, no greater than 60% of the <i>gross floor area</i> of the principal <i>dwelling house</i> on the lot, to a maximum of 100 m<sup>2</sup>,</li> <li>ii) Notwithstanding the above, an <i>ARU</i> within the <i>basement</i> or <i>cellar</i> of the principal <i>dwelling house</i> shall not count towards the cumulative <i>gross floor area</i> limit</li> </ul>
Permitted dwelling types	<ul style="list-style-type: none"> <li>i) An <i>ARU</i> may be contained within the principal <i>dwelling house</i> or in an <i>accessory structure</i> on the <i>lot</i> associated with a <i>single-detached dwelling house</i>, <i>semi-detached dwelling house</i> or <i>street row dwelling house</i></li> </ul>
Parking (per unit)	<ul style="list-style-type: none"> <li>i) In addition to the parking requirements for the principal <i>dwelling house</i> in accordance with the provisions of Section 5 4, the required additional <i>parking spaces</i> for an <i>ARU</i> shall be located on the same <i>lot</i>, in accordance with the following <ul style="list-style-type: none"> <li>- a minimum of 1 additional <i>parking space</i> shall be provided, and</li> <li>- the required <i>ARU parking space</i> may be a <i>tandem parking space</i></li> </ul> </li> <li>ii) Notwithstanding Section 5 4 4- Location of Parking Areas, Table 7- Yards Where Parking Areas are Permitted, on a <i>lot</i> containing an <i>ARU</i>, a maximum of 65% of a <i>front yard</i> or <i>exterior side yard</i> may be used for a <i>parking area</i> for an <i>ARU</i></li> </ul>
ARUs in Detached Accessory Structures	<ul style="list-style-type: none"> <li>i) <i>ARUs</i> within a building or structure <i>accessory to a residential use</i> shall comply with the general provisions in accordance with Section 5 1 1 of this By-law,</li> <li>ii) An <i>ARU</i> in a building or structure <i>accessory to a residential use</i> shall only be <i>permitted</i> on a <i>lot</i> that has a minimum <i>lot area</i> of 540 m<sup>2</sup></li> </ul>
Restricted Areas	<p><i>ARUs</i> and associated parking areas shall <u>not</u> be permitted</p> <ul style="list-style-type: none"> <li>i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with Section 5 1 6 of this By-law,</li> <li>ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5 1 7 of this By-law, or</li> <li>iii) on any lot containing a <i>boarding or lodging house</i>, a <i>group home Type 1</i>, a <i>group home Type 2</i>, a <i>garden suite</i>, a <i>converted dwelling house</i>, a <i>duplex dwelling house</i>, a <i>mobile home</i>, or a <i>bed and breakfast establishment</i></li> </ul>

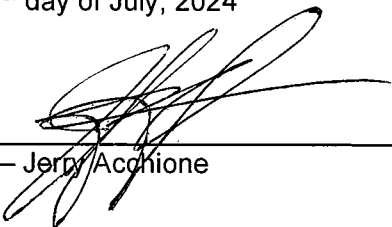
3. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

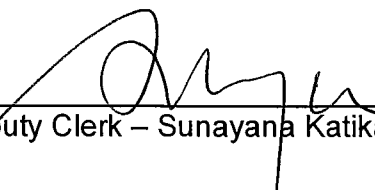
The Corporation of the  
City of Woodstock  
By-law Number 9698-24

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READ a first and second time this 11<sup>th</sup> day of July, 2024.

READ a third time and finally passed this 11<sup>th</sup> day of July, 2024

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli





THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9709-24

A By-Law to amend Zoning By-Law Number 8626-10 as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

- 1 That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'R2' the zone symbol of the lands so designated 'R2' on Schedule "A" attached hereto.
- 2 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R S O. 1990, as amended.

READ a first and second time this 19<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 19<sup>th</sup> day of September, 2024.



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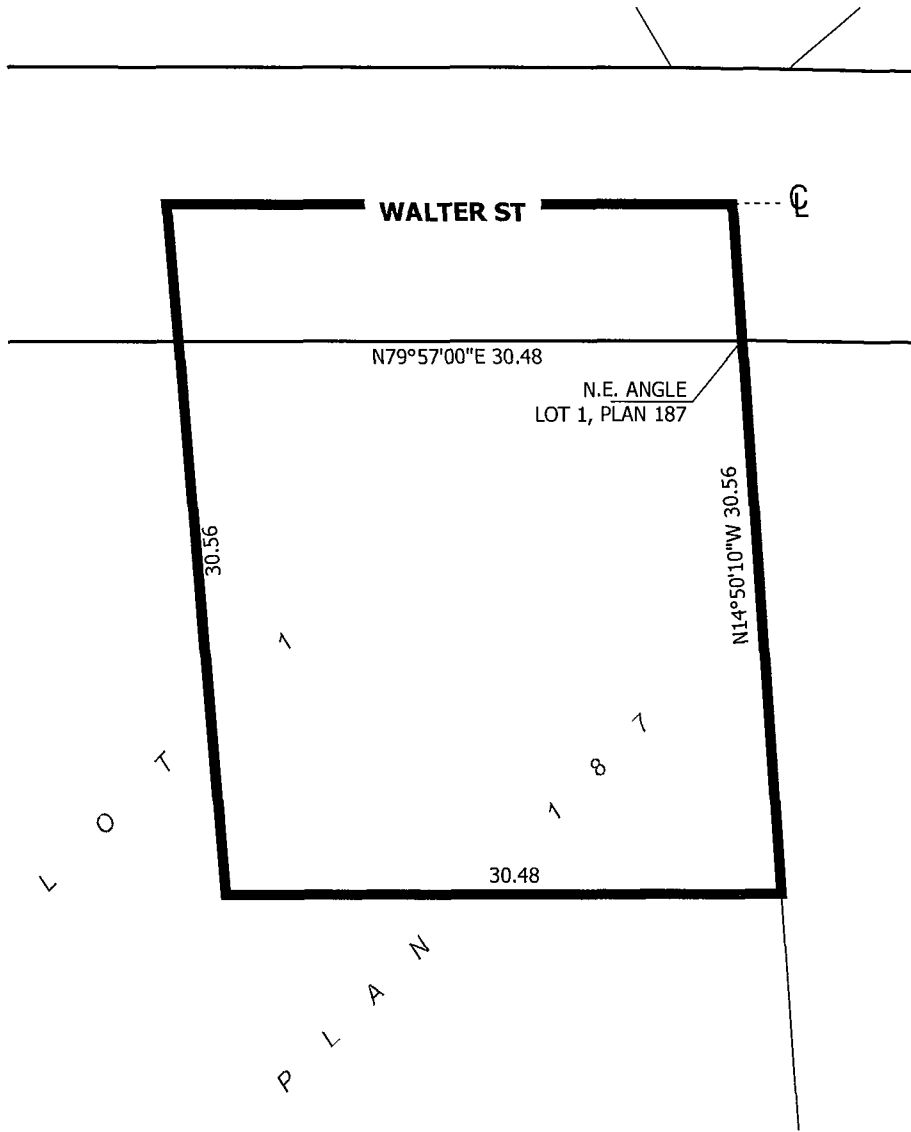
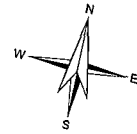
Mayor - Jerry Acchione




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Deputy Clerk - Sunayana Katikapalli

**SCHEDULE "A"**  
 TO BY-LAW No. 9709-24  
 PART PARK LOT 1, PLAN 187  
 CITY OF WOODSTOCK



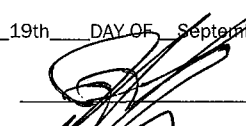

 AREA OF ZONE CHANGE TO R2

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 9709-24, PASSED

THE 19th DAY OF September, 2024

  
 \_\_\_\_\_  
 MAYOR  
  
 \_\_\_\_\_  
 CLERK

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9710-24

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Section 14.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting Section 14 3.35 in its entirety and replacing it with the following subsection

**"14.3.35      C4-35                  SOUTH SIDE OF DUNDAS STREET                  (KEY MAP 82)**

14.3.35.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-35 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following.

*all uses permitted* in Section 14.3.33.1 of this By-Law.

14 3.35.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-35 Zone use any *lot*, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

14.3.35.2.1    *Front Yard Depth*

Minimum	21 m
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14 3 35.2.2    *Interior Side Yard Width*

Minimum	4 6 m (main building)
	3 4 m (side entrance canopy)

14.3 35 2.3    *Height of Hotel*

Maximum	5 storeys
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14.3.35 2.4    *Parking Area Setback*

Minimum	Nil (eastern lot line)
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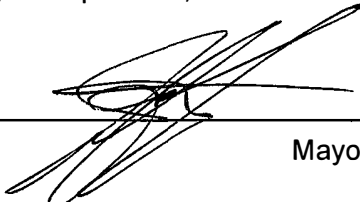
- 14.3 35.2.5 Truck Loading Spaces  
Minimum 1 per site
- 14 3 35 2.6 Passenger Loading Spaces  
Minimum 1 per site
- 14 3 35 2 7 Parking Spaces for Hotel  
Minimum 1 per guest room
- 14 3 35 2 8 Parking Spaces for Eating Establishment  
Minimum 1 per 10 7 m<sup>2</sup> of gross floor area
- 14.3.34 2 9 Required Number of Vehicle Queueing Spaces after Pick-up Window  
Minimum 0

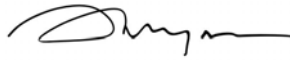
14 3 35 3 That all the provisions of the C4-33 Zone in Section 14.3 33 2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

2 This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 19<sup>th</sup> day of September, 2024

READ a third time and finally passed this 19<sup>th</sup> day of September, 2024.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Sunayana Katikapalli



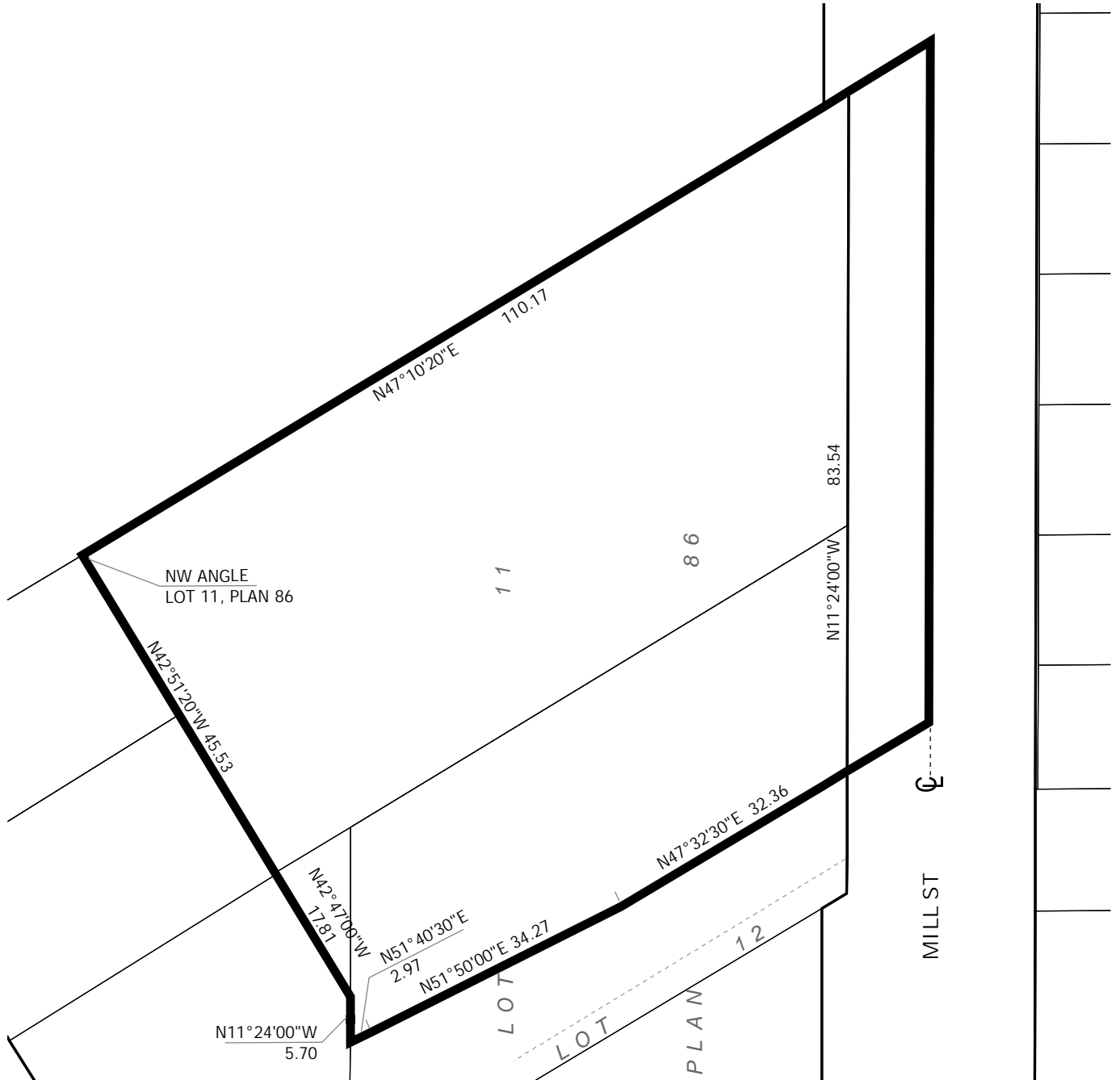
3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

Approved by OLT-24-000583  
September 9th, 2024

# SCHEDULE "A"

TO BY-LAW No. 9711-24

PART LOT 11 (WEST OF MILL ST), PLAN 86  
CITY OF WOODSTOCK



THIS IS SCHEDULE "A"

TO BY-LAW No. 9711-24,

Approved by OLT-24-000583  
September 9th, 2024

 AREA OF ZONE CHANGE TO R3-57

NOTE: ALL DIMENSIONS IN METRES



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Information Services ©2023





THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9721-24

A By-law to amend Zoning By-law Number 8626-10, as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Section 15.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting Section 15.3.16 in its entirety and replacing it with the following:

"15.3.16 **C5-16 385/387 DUNDAS STREET (KEY MAP 61)**

15.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an Apartment Dwelling House*

15.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-16 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

15.3.16.2.1 *Height*

Maximum 8 storeys

15.3.16.2.2 *Number of Dwelling Units*

Maximum 36

15.3.16.2.3 *Location of Parking Areas*

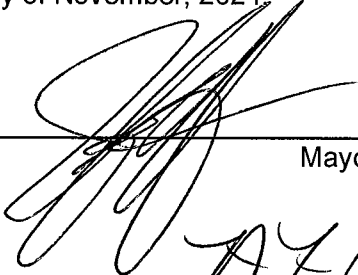
Notwithstanding any provision of this By-Law to the contrary, on lands zoned C5-16, the provisions of Section 5.4.4.2, Table 8- Setback Requirements for Parking Areas shall not apply.

15.3.16.3 That all the provisions of the C5 Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis.*"

2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.


READ a first and second time this 21<sup>st</sup> day of November, 2024

READ a third time and finally passed this 21<sup>st</sup> day of November, 2024.



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Mayor – Jerry Acchione



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Clerk – Amelia Humphries

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9724-24

A By-law to amend Zoning By-law Number 8626-10, as amended

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-law Number 8626-10, as amended

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock, enacts as follows:

1. That Schedule "A" to By-law Number 8626-10, as amended, is hereby-amended by changing to 'C4-58' the zone symbol of the lands so designated 'C4-58' on Schedule "A" attached hereto
2. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

"14.3 58` **C4-58 LOT 8, PART LOTS 7 & 9, PLAN 73, PART 1 OF 41R-3284, 225 NORWICH AVENUE (KEY MAP 74)**

14 3.58 1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-58 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following

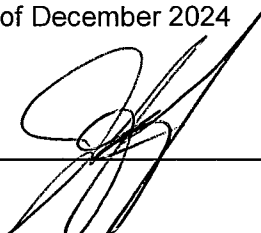
All *uses* permitted in Section 14.1 of this By-law;  
A *funeral home*.

14 3.58 2 That all the provisions of the C4 Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

- 3 This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R S.O 1990, as amended.

READ a first and second time this 9<sup>th</sup> day of December 2024.

READ a third time and finally passed this 9<sup>th</sup> day of December 2024

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Clerk – Amelia Humphries

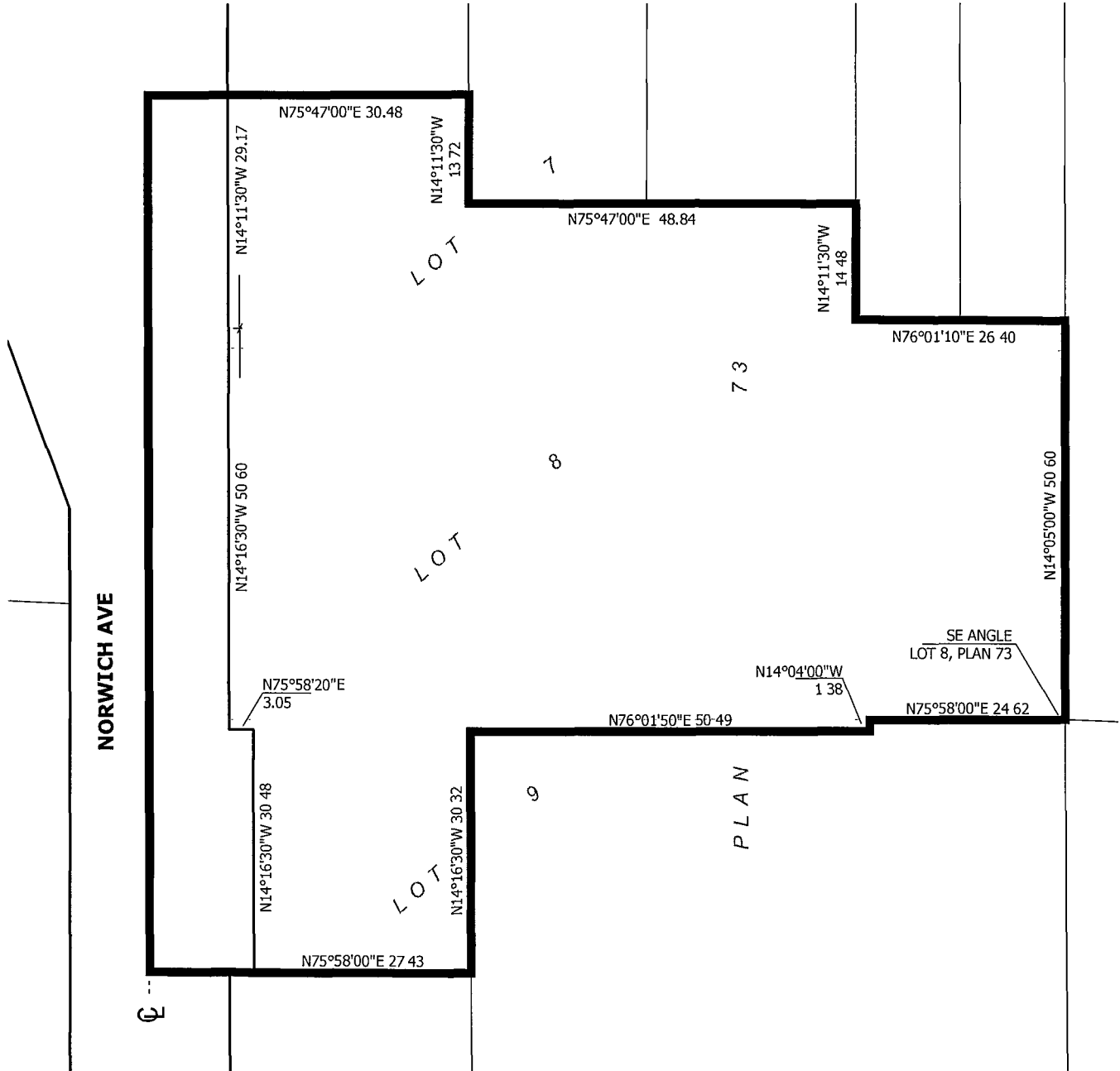
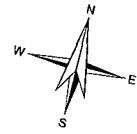
# SCHEDULE "A"

TO BY-LAW No. 9724-24

LOT 8, PART LOTS 7 & 9, PLAN 73

PARTS 1 & 2, REF. PLAN 41R-3284 AND PART 1 REF. PLAN 41R-5009

CITY OF WOODSTOCK



NORWICH AVE

LOT 7

LOT 8

LOT 9

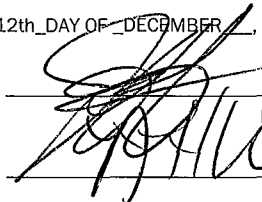

73

PLAN

THIS IS SCHEDULE "A"

TO BY-LAW No. 9724-24, PASSED

THE 12th DAY OF DECEMBER, 2024

  
MAYOR  
  
CLERK

 AREA OF ZONE CHANGE TO C4-58

NOTE: ALL DIMENSIONS IN METRES



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THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER 9727-25

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows

1. That Section 14.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 14.3.46 and replacing it with the following:

**14.3.46      C4-46                      NORWICH AVENUE & ALICE STREET                      (KEY MAP 73)**

- 14.3.46.1      Notwithstanding any provisions of this By-law to the contrary, no person shall within any C4-46 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 14.1 of this By-law;  
a health club;  
home furnishing and home décor sales;  
art sales including art classes and workshops *accessory* thereto.

- 14.3.46.2      That all provisions of the C4 Zone in Section 14.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

2.                      This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S O 1990, as amended.

READ a first and second time this 16<sup>th</sup> day of January, 2025.

READ a third time and finally passed this 16<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Mayor – Jerry Acchione

  
\_\_\_\_\_  
Deputy Clerk – Jeff Bunn

