

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 <i>multi-use apartment dwelling house</i> .
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14.3.52.2.3 HEIGHT OF PRINCIPAL BUILDING

Maximum	23 m
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14.3.52.2.4 ACCESSORY USES AND BUILDINGS

Maximum Permitted Size	155 m ² of floor area
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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 21st day of March, 2024.

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

Mayor – Jerry Acchione

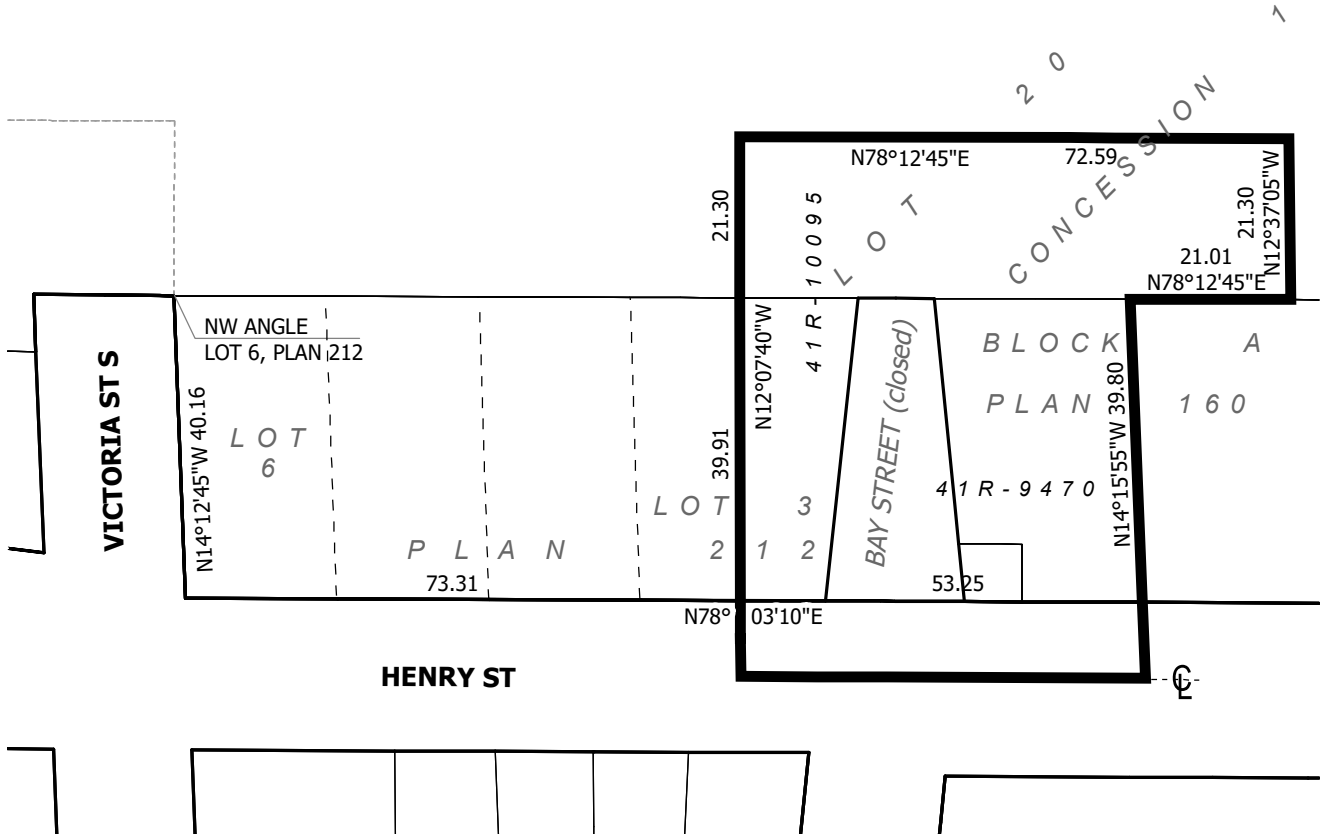
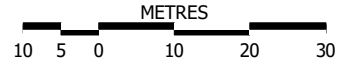
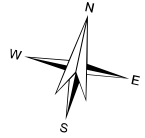
Clerk – Amelia Humphries

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

THIS IS SCHEDULE "A"

TO BY-LAW No. 9673-24, PASSED

THE 21st DAY OF March, 2024

NOTE: ALL DIMENSIONS IN METRES

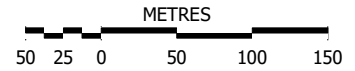
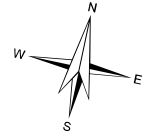


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 MAYOR

 CLERK

KEY MAP



 LANDS TO WHICH BYLAW __9673-24_ APPLIES



Growing stronger together

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