



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.

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Mayor – Jerry Acchione

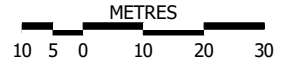
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Clerk – Amelia Humphries

# SCHEDULE "A"

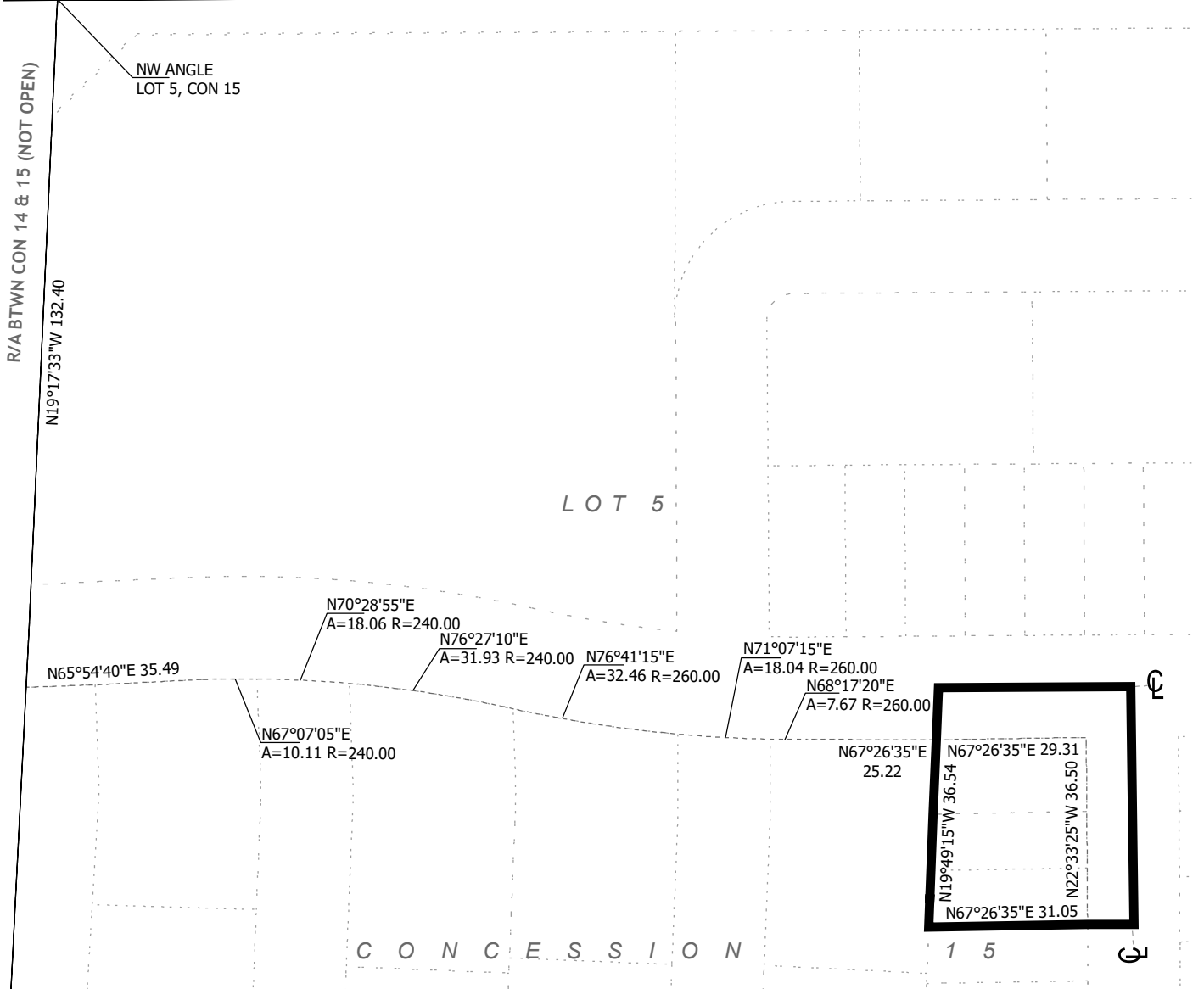
TO BY-LAW No. 9679-24

PART LOT 5, CONCESSION 15 (EAST ZORRA)  
CITY OF WOODSTOCK



LOT 6

OXFORD ROAD 17



THIS IS SCHEDULE "A"

 AREA OF ZONE CHANGE TO R2-42

NOTE: ALL DIMENSIONS IN METRES

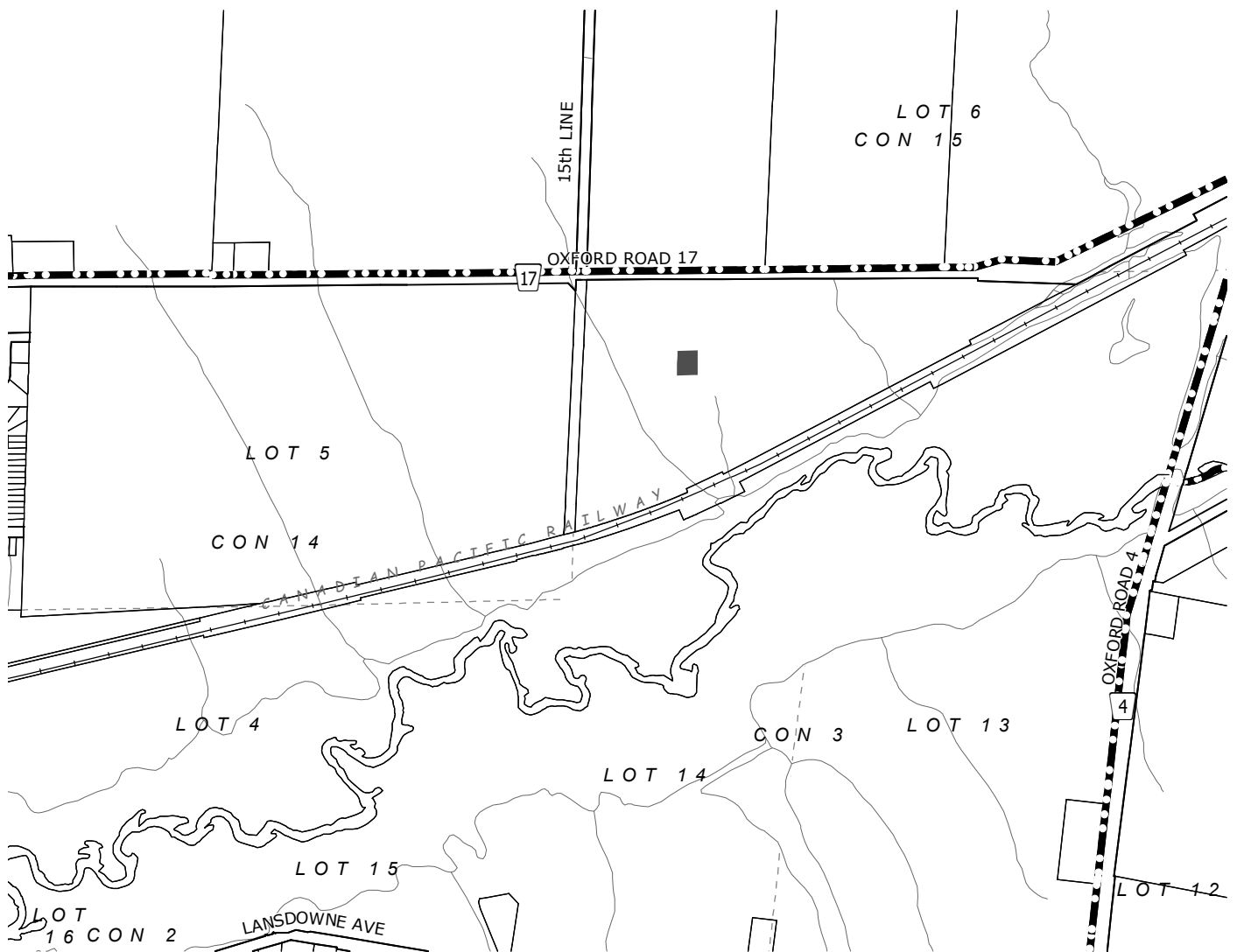
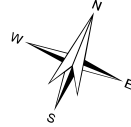
TO BY-LAW No. 9679-24, PASSED


THE 18th DAY OF April, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# KEY MAP



 LANDS TO WHICH BYLAW \_\_9679-24\_ APPLIES



*Growing stronger together*

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