THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9679-24

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 'R2-42' the zone symbol of the lands so designated 'R2-42' on Schedule "A" attached hereto.
- 2. That Section 7.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end thereof:

"7.3.42 **R2-42 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

7.3.42.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-42 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

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

- 7.3.42.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-42 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:
- 7.3.42.2.1 *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*.

7.3.42.2.2 Rear Yard Depth

Minimum

7 m

7.3.42.2.3 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-42, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

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- 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 7.4 m 1 wall attached to an adjoining wall

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

b) Lot Area:

Minimum corner lot

c)	Lot Coverage:		
	Maximum for all <i>main buildings</i> and accessory buildings	60% of the <i>lot area</i> of which the <i>dwelling</i> shall not exceed 55%	
d)	Interior Side Yard Width:	Shail hot exceed 3370	
	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 18th day of April, 2024.

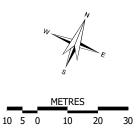
READ a third time and finally passed this 18th day of April, 2024.

Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A" TO BY-LAW No. 9679-24

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



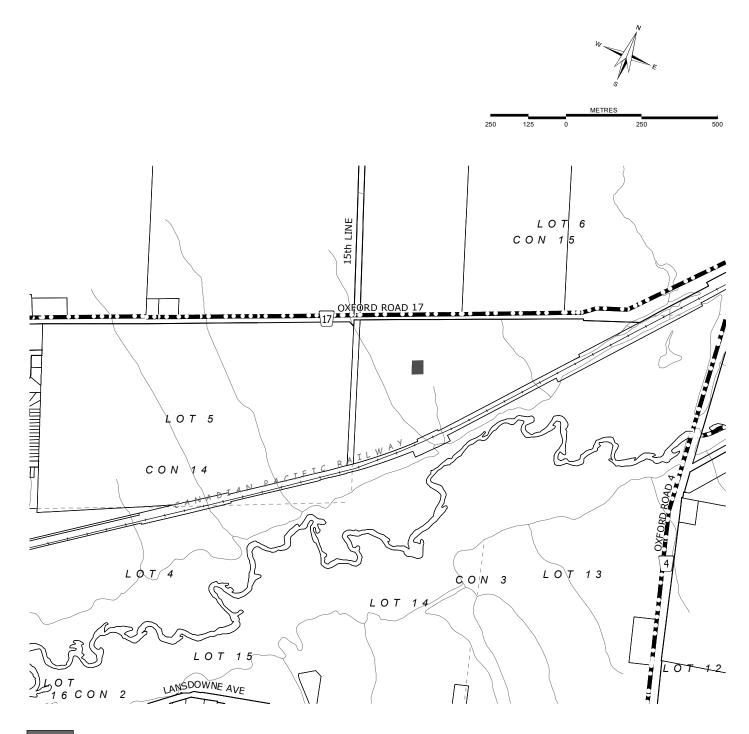
LOT 6

R/A BTWN CON 14 & 15 (NOT OPEN) NW ANGLE LOT 5, CON 15 N19°17'33"W 132.40 LOT 5 N70°28'55"E A=18.06 R=240.00 <u>N76°27'10"E</u> N71°07'15"E A=31.93 R=240.00 <u>N76°4</u>1'15"E N65°54'40"E 35.49 A=18.04 R=260.00 A=32.46 R=260.00 £ <u>N68°</u>17'20"E A=7.67 R=260.00 <u>N67°</u>07'05"E N67°26'35"E 29.31 N67°26'35"E A=10.11 R=240.00 25.22 V22°33'25"W 36.50 54 36. ≥ 5 19°49'1 5 N67°26'35"E 31.05 CONCESSIO N 1 5 ىنى THIS IS SCHEDULE "A" AREA OF ZONE CHANGE TO R2-42 TO BY-LAW No. __9679-24___, PASSED ALL DIMENSIONS IN METRES NOTE: THE ____18th__ DAY OF __April__, 2024 **Oxford**County MAYOR Growing stronger together Produced By The Department of Corporate Services

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OXFORD ROAD 17

KEY MAP



LANDS TO WHICH BYLAW __9679-24_ APPLIES

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