

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:

- 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		

- 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 <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

	<i>accessory</i> to a permitted use. The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the <i>lot</i> .
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 <i>lot</i>, 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</i> to a residential use 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</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>.</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.

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