

BY-LAW NUMBER 9603-23

Maximum for a Dwelling House
for lots having 12 m frontage or
greater, but less than 13.5 m

42% of the lot area

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
---	-------

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 ²
---------------------------	--------------------

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 m² 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 1st day of June, 2023.

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

Mayor – Jerry Acchione

Clerk – Amelia Humphries

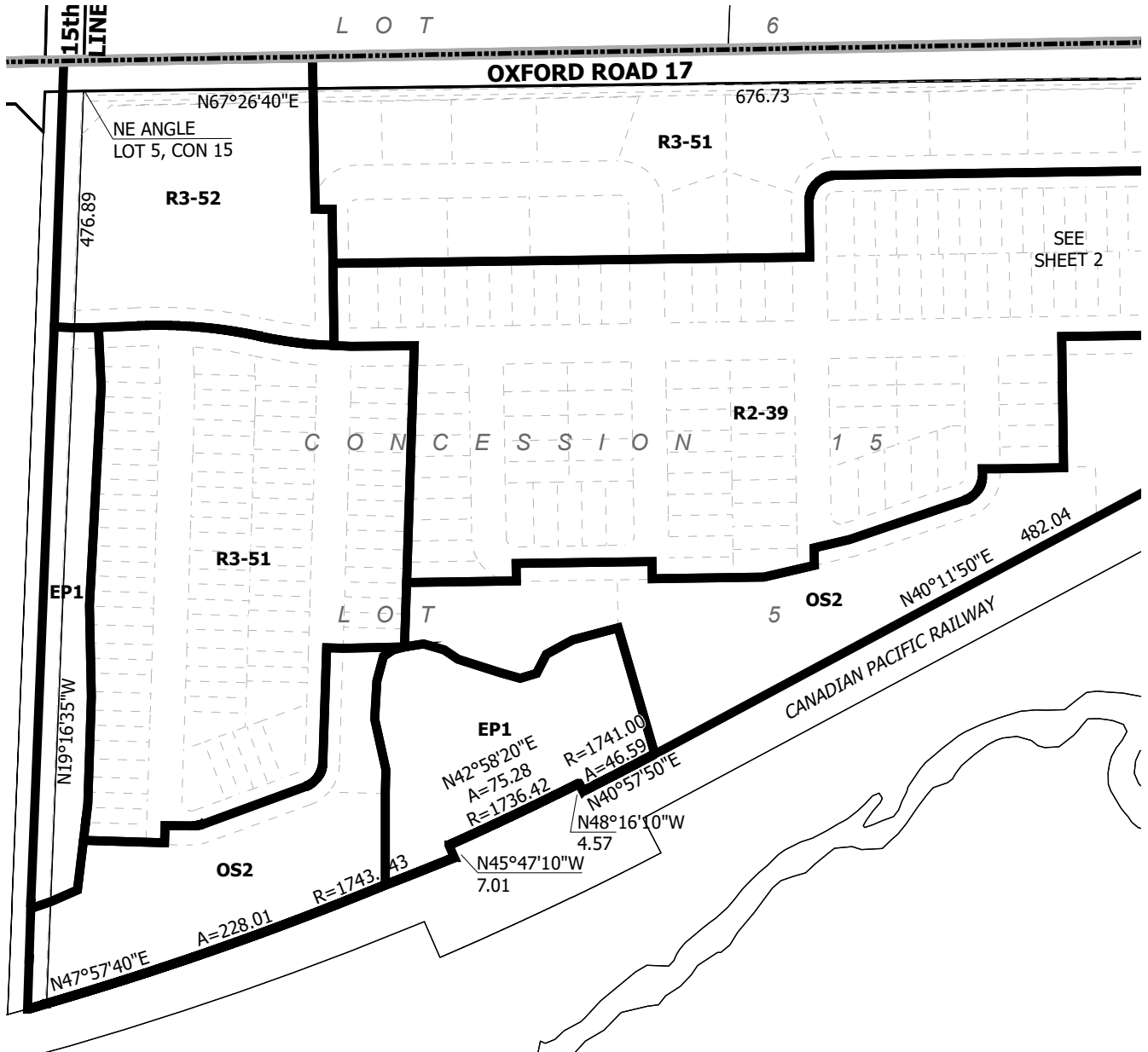
SCHEDULE "A"

TO BY-LAW No. 9603-23

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



METRES
30 15 0 30 60 90



- 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 1st 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

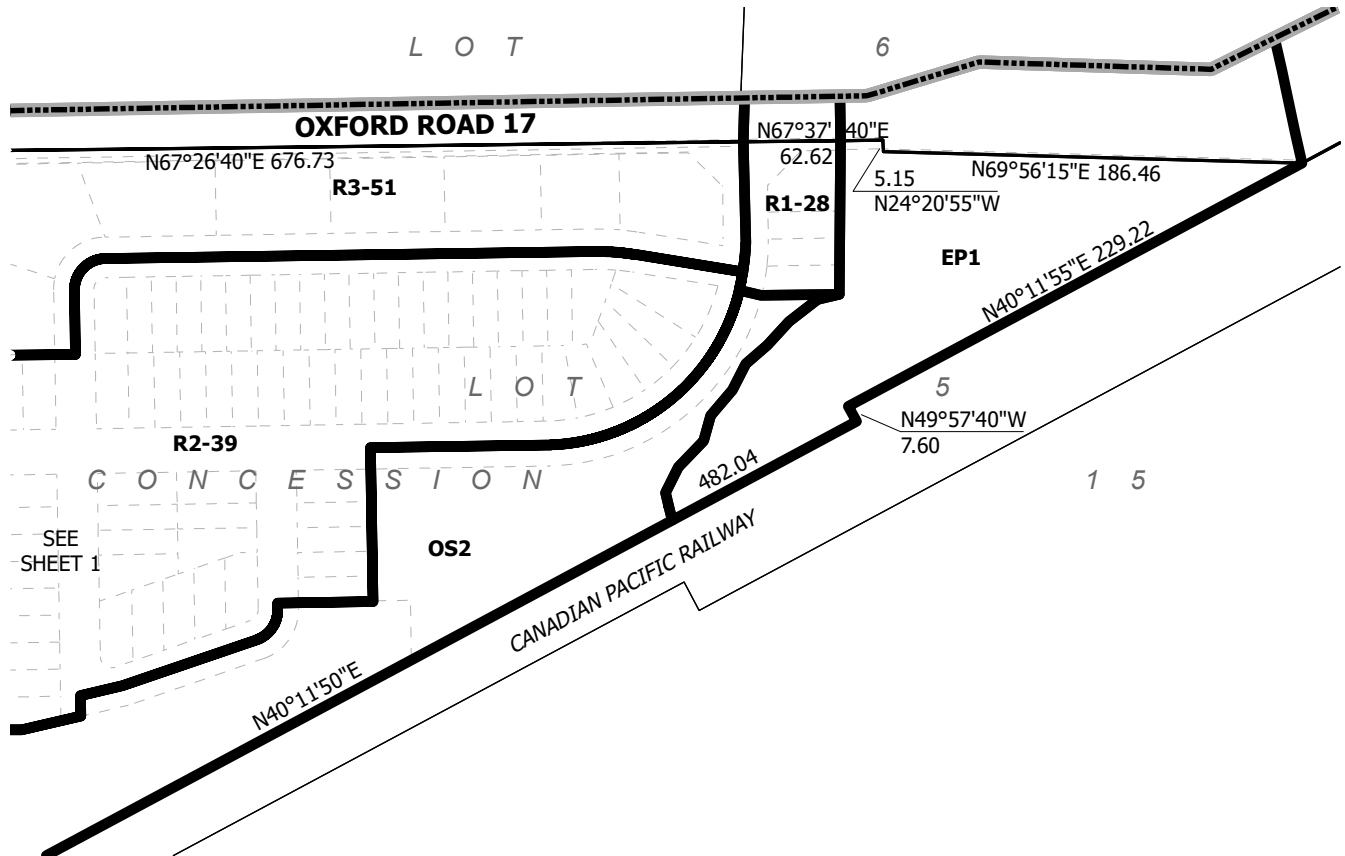
SCHEDULE "A"

TO BY-LAW No. 9603-23

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



METRES
30 15 0 30 60 90



R1-28 AREA OF ZONE CHANGE TO R1-28

R2-39 AREA OF ZONE CHANGE TO R2-39

R3-51 AREA OF ZONE CHANGE TO R3-51

EP1 AREA OF ZONE CHANGE TO EP1

OS2 AREA OF ZONE CHANGE TO OS2

SHEET 2 OF 2

THIS IS SCHEDULE "A"

TO BY-LAW No. 9603-23 PASSED

THE 1ST DAY OF JUNE, 2023

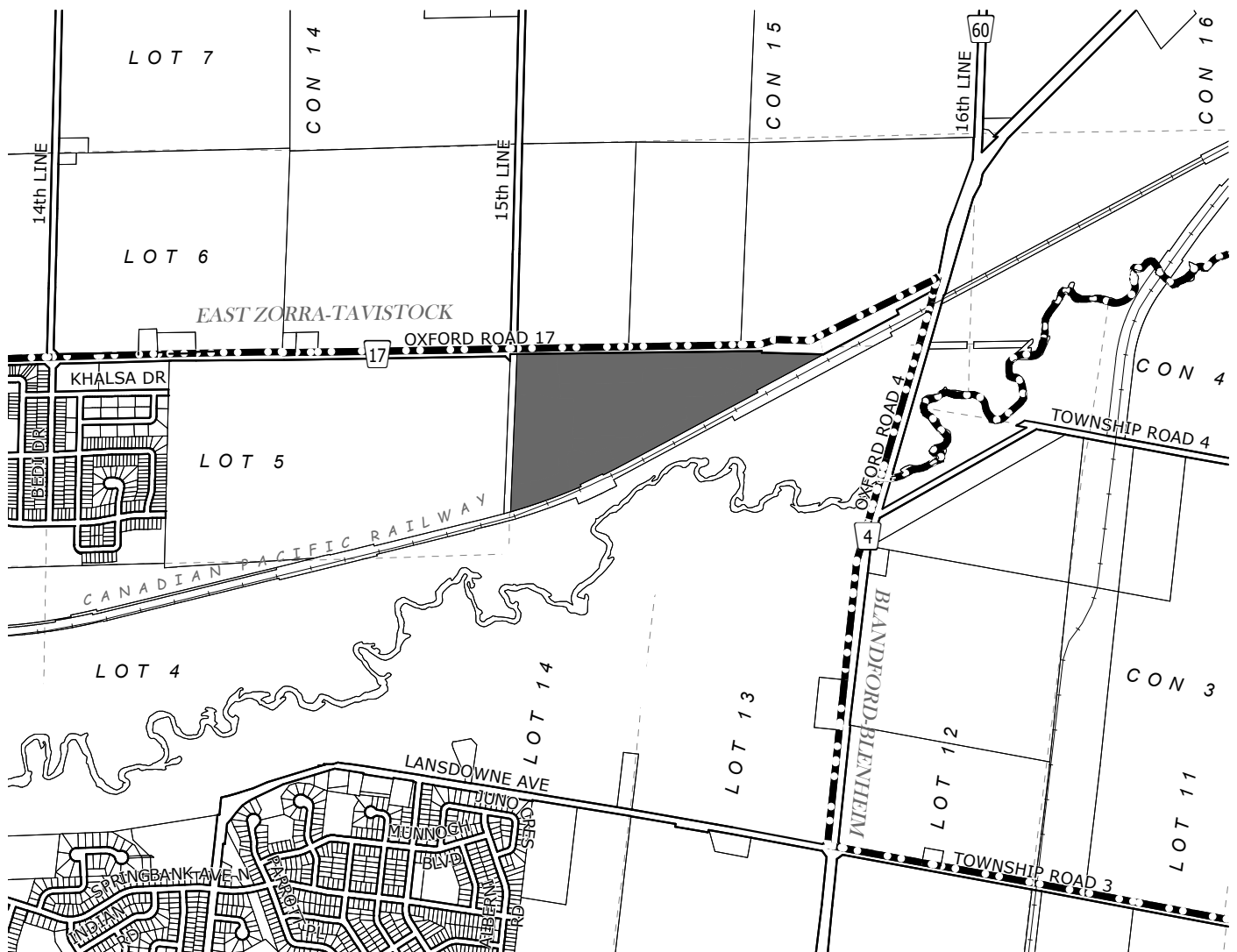
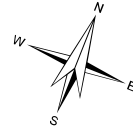
NOTE: ALL DIMENSIONS IN METRES

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

MAYOR - Jerry Acchione

CLERK - Amelia Humphries

KEY MAP



 LANDS TO WHICH BYLAW 9603-23 APPLIES