

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER 9738-25

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 'R2-40' the zone symbols of the lands so designated 'R2-40' on Schedule "A" attached hereto.
2. That Section 6.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 6.3.29 and replacing it with the following subsection:

“6.3.29 R1-29 KARN ROAD (KEY MAPS 108 & 109)”

6.3.29.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-29 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 6.1 of this By-law;
an *additional residential* unit, subject to Section 5.2.8.

6.3.29.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-29 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.29.2.1 *Lot Area*

Minimum	360 m ²
<i>Corner Lot</i> Minimum	455 m ²

6.3.29.2.2 *Front Yard Depth*

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

6.3.29.2.3 *Height*

Maximum 12.5 m

6.3.29.2.4 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R1-29.

6.3.29.2.5 Driveway Standards, Distance from Intersection

Minimum for City Roads 7.5 m

6.3.29.3 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 further amended by deleting subsection 7.3.40 and replacing it with the following subsection:

“7.3.40 **R2-40 KARN ROAD (KEY MAPS 108 & 109)**

7.3.40.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-40 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.

7.3.40.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.40.2.1 *Lot Area*

Minimum 274 m²

7.3.40.2.2 *Lot Coverage*

Maximum for *dwelling house* 46% of the *lot area*

Maximum for all *main buildings and accessory buildings* 51% of the *lot area*

7.3.40.2.3 *Front Yard Depth*

Minimum 4.5 m

except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.40.2.4 *Exterior Side Yard Width*

Minimum 4 m

7.3.40.2.5 *Interior Side Yard Width*

Minimum

- i) where there is no attached garage 3.0 m on one side and 0.6 m on the other side
- ii) where a garage is attached to or within the *main building* 1.2 m on one side and 0.6 m on the other side

Special Provision Regarding Subclause ii)

In all cases, the minimum distance between adjacent dwellings shall be 1.8 m. and the minimum *interior side yard width* on one side shall not be less than 1.2 m.

7.3.40.2.6 Projection of Eaves and Gutters

Where the *main building* has an *interior side yard width* less than 1.2 metres, the maximum projection of an eave or gutter shall be 0.6 m and the minimum setback between the eave or gutter and the interior *lot line* shall be 0.15 m.

7.3.40.2.7 *Height*

Maximum 12.5 m

7.3.40.2.8 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R2-40.

7.3.40.2.9 Driveway Standards, Distance from Intersection

Minimum for City Roads 7.5 m

7.3.40.3 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 further amended by deleting subsection 8.3.55 and replacing it with the following subsection:

“8.3.55 **R3-55 KARN ROAD (KEY MAPS 108 & 109)**

8.3.55.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-55 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;
an *additional residential* unit, subject to Section 5.2.8.

8.3.55.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-55 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.55.2.1 *Lot Coverage*

Maximum for <i>dwelling house</i>	50% of the <i>lot area</i>
Maximum for all <i>main buildings and accessory buildings</i>	60% of the <i>lot area</i>

8.3.55.2.2 *Lot Frontage*

Minimum - Exterior Unit	7.6 m
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8.3.55.2.3 *Front Yard Depth*

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.55.2.4 *Interior Side Yard Width*

Minimum – <i>Street Row Dwelling House</i>	1.5 m for end <i>dwelling units</i>
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8.3.55.2.5 *Exterior Side Yard Width*

Minimum - <i>Street Row Dwelling House</i>	3.0 m
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8.3.55.2.6 *Height*

Maximum	12.5 m
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8.3.55.2.7 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R3-55.

8.3.55.2.8 Driveway Standards, Distance from Intersection

Minimum for City Roads	7.5 m
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8.3.55.3 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 further amended by deleting subsection 8.3.56 and replacing it with the following subsection:

“8.3.56 R3-56 KARN ROAD (KEY MAPS 108 & 109)”

8.3.56.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-56 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;
an *additional residential* unit, subject to Section 5.2.8.

8.3.56.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-56 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.56.2.1 *Lot Depth*

Minimum 27.5 m

8.3.56.2.2 Driveway Standards, Distance from Intersection

Minimum for City Roads 7.5 m

8.3.56.2.2 That all the provisions of the R3-55 Zone in Section 8.3.55 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. That Section 9.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 9.3.20 and replacing it with the following subsection:

“9.3.20 R4-20 KARN ROAD (KEY MAP 109)”

9.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an apartment dwelling house;
a horizontally-attached dwelling house;
a multiple-attached dwelling house;
a street row dwelling house;

9.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.3.20.2.1 Number of Dwelling Units

Minimum 270

9.3.20.2.2 *A horizontally-attached dwelling house; a multiple-attached dwelling house and/or a street row dwelling house* shall be developed in accordance with the provisions of Section 8.2 of this By-law.

9.3.20.2.3 Provisions for an Apartment Dwelling House

9.3.20.2.3.1 An *apartment dwelling house* in the R4-20 Zone shall be developed in accordance with the provisions of Section 9.2 of this By-law.

9.3.20.2.3.2 Parking

Minimum	1.25 spaces per unit, plus <i>required</i> visitor parking
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9.3.20.2.4 Driveway Standards, Distance from Intersection

Minimum for City Roads	7.5 m
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9.3.20.2.5 **Holding Provisions**

Where an “H” appears on a zoning map following the zone symbol R4-20, those lands shall not be developed or *used* unless this By-law has been amended to remove the “H” symbol or the provisions governing the “H” symbol have been amended to permit the *use*.

9.3.20.2.5.1 **Criteria for the Removal of, or Amendment to the Holding Provision**

- i) Prior to the removal of the “H” symbol to allow a *use* or *uses* permitted in the R4-20 Zone, the Owner shall submit detailed plans to the satisfaction of the City of Woodstock for the development of the whole of the lands to which the R4-20 Zone applies.
- ii) The detailed plans noted in i) above will include a Noise Impact Assessment (NIA) that evaluates noise impacts and provides mitigation recommendations related to the development of the lands. The said NIA will be prepared by a qualified Acoustic Engineer experienced with mineral aggregate operations and further, the NIA may be subject to peer review at the sole discretion of the City, at the expense of the Owner.
- iii) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be circulated to the owners of the licensed pit operations to the south and southwest of the subject lands, and any other persons considered appropriate by the City of Woodstock.
- iv) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be completed and approved to the satisfaction of the City of Woodstock in consultation with the County of Oxford.
- v) Prior to the removal of the “H” symbol, the Owner shall agree in writing with the City that mitigation measures recommended by the NIA noted in ii)

above will be implemented and the cost of same borne by the Owner, to the satisfaction of the City of Woodstock.

9.3.20.3 That all the provisions of the R4 Zone in Section 9.2 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.”

7. 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 6th day of March, 2025.

READ a third time and finally passed this 6th day of March, 2025.

Mayor – Jerry Acchione

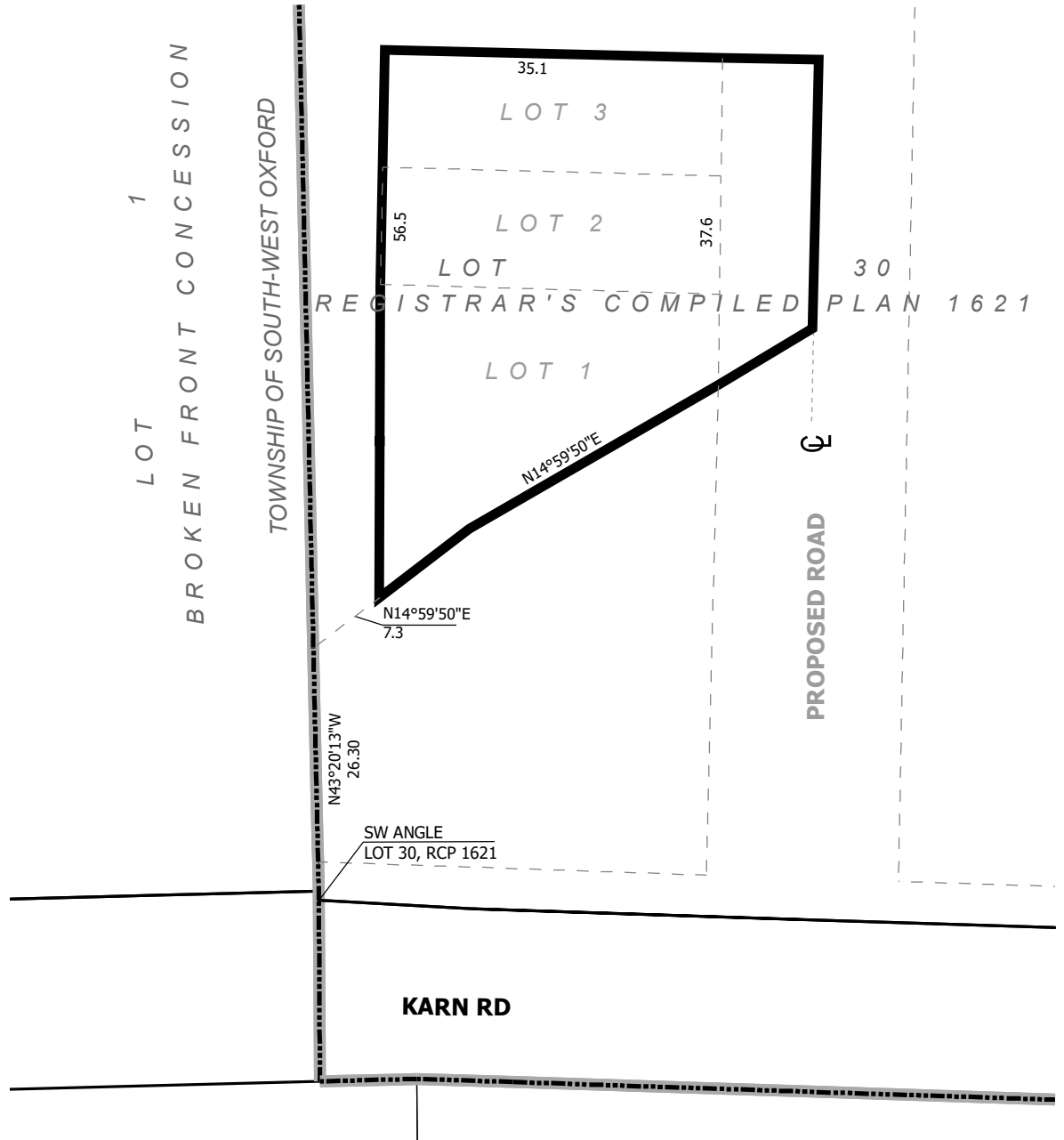
Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. 9738-25



PART LOT 30, REGISTRAR'S COMPILED PLAN 1621
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R2-40

THIS IS SCHEDULE "A"

NOTE: ALL DIMENSIONS IN METRES.
THIS BY-LAW IS INTENDED TO ENCOMPASS
LOTS 1, 2 & 3, DRAFT PLAN OF SUBDIVISION
SB21-13-8 REVISION 2023-04-12.

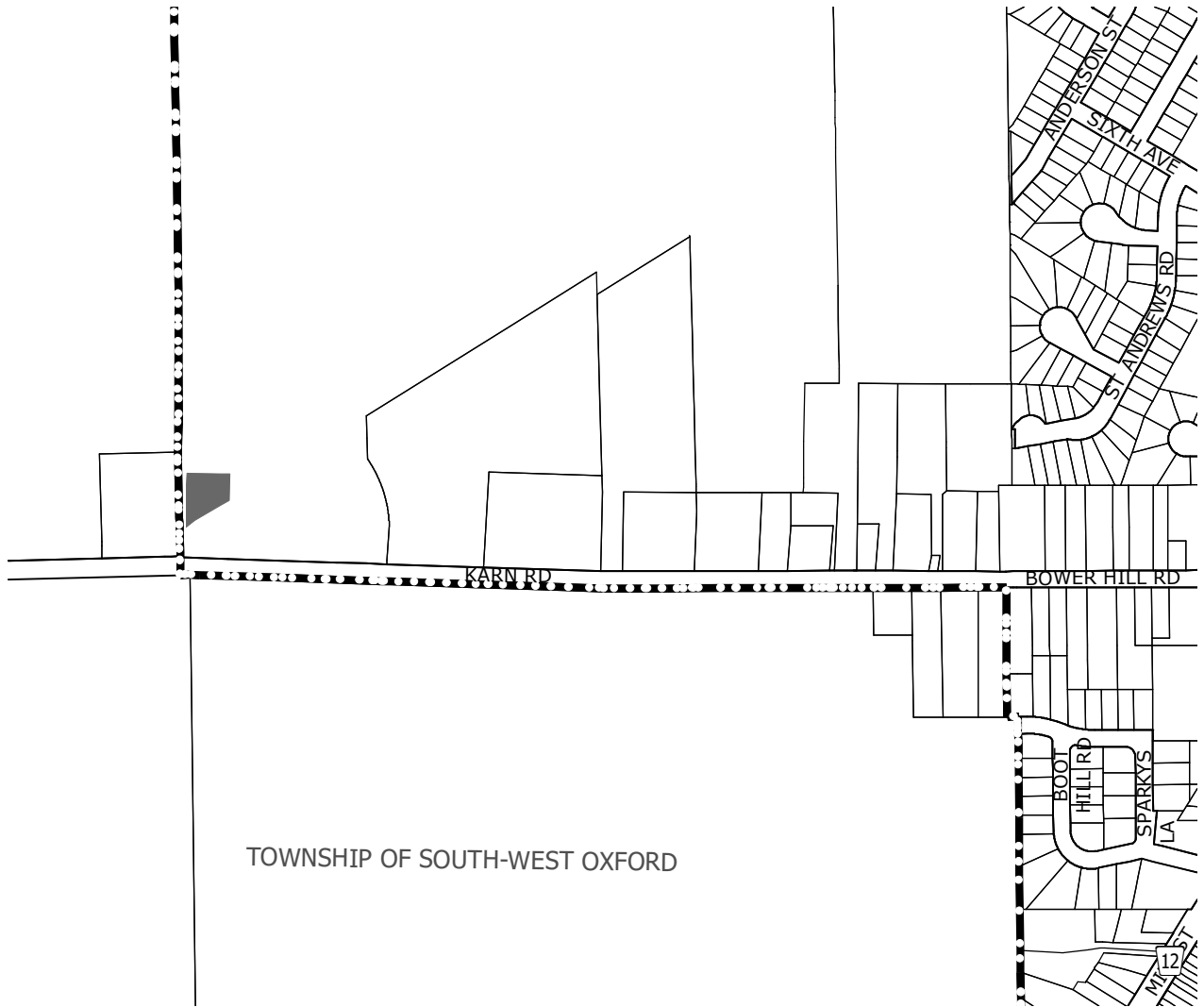
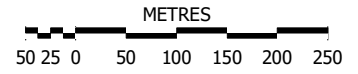
TO BY-LAW No. 9738-25, PASSED

THE 6th DAY OF March, 2025

MAYOR

CLERK

KEY MAP



TOWNSHIP OF SOUTH-WEST OXFORD



LANDS TO WHICH BYLAW 9738-25 APPLIES



Growing stronger together

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