

“Compatibility Between Industrial Facilities and Sensitive Land Uses” and demonstrate that the impact of any proposed industrial or commercial development on existing residential development in the vicinity will be in accordance with Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, to the satisfaction of the City.

17.3.12.4 That all of the provisions of the M1 Zone in Section 17.2 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 19.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof:

“19.3.46 **M3-46 PART OF LOT 7, 8, 9, CONCESSION 1 (BLANDFORD) KEY MAP 41
NW CORNER OF HIGHWAY 2 AND BLANDFORD ROAD**

19.3.46.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-46 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in the M2 Zone;
an animal kennel;
an animal shelter;
a bus storage establishment or facility;
a cartage express or truck terminal or yard;
a concrete batching or mixing plant;
a contractor’s yard or shop;
a customer contact centre office in a building with a minimum gross floor area of 1,400 square metres;
a farm implement dealer;
a feed mill;
a flour mill;
a food processing plant;
a fuel storage tank or supply yard;
a grain elevator;
a municipal yard;
an open storage use of goods or materials if accessory to a use permitted in the M3 Zone;
a planing mill and/or sawmill;
a storage tank;
a retail sales outlet or business office accessory to a permitted use.

19.3.46.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-46 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3.46.2.1 SETBACK TO ENVIRONMENTAL PROTECTION ZONES

Notwithstanding Section 5.1.14 of this By-Law to the contrary, no development and site alteration within the M3-46 Zone may be permitted within 30 metres of Environmental Protection Zone 1 (EP1).

19.3.46.3 HOLDING PROVISION

19.3.46.3.1 Where the symbol “H” appears on a zoning map following the zone symbol M3-46, those lands shall not be developed or used unless this By-Law has been amended to remove the relevant “H” symbol.

19.3.46.3.2 *Criteria for the Removal of the Holding Provision*

- i. Prior to the removal of the “H” symbol, the owner shall provide appropriate justification to demonstrate compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” and demonstrate that the impact of any proposed industrial or commercial development on existing residential development in the vicinity will be in accordance with Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, to the satisfaction of the City.

19.3.46.4 That all of the provisions of the M3 Zone in Section 19.2 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 Section 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.

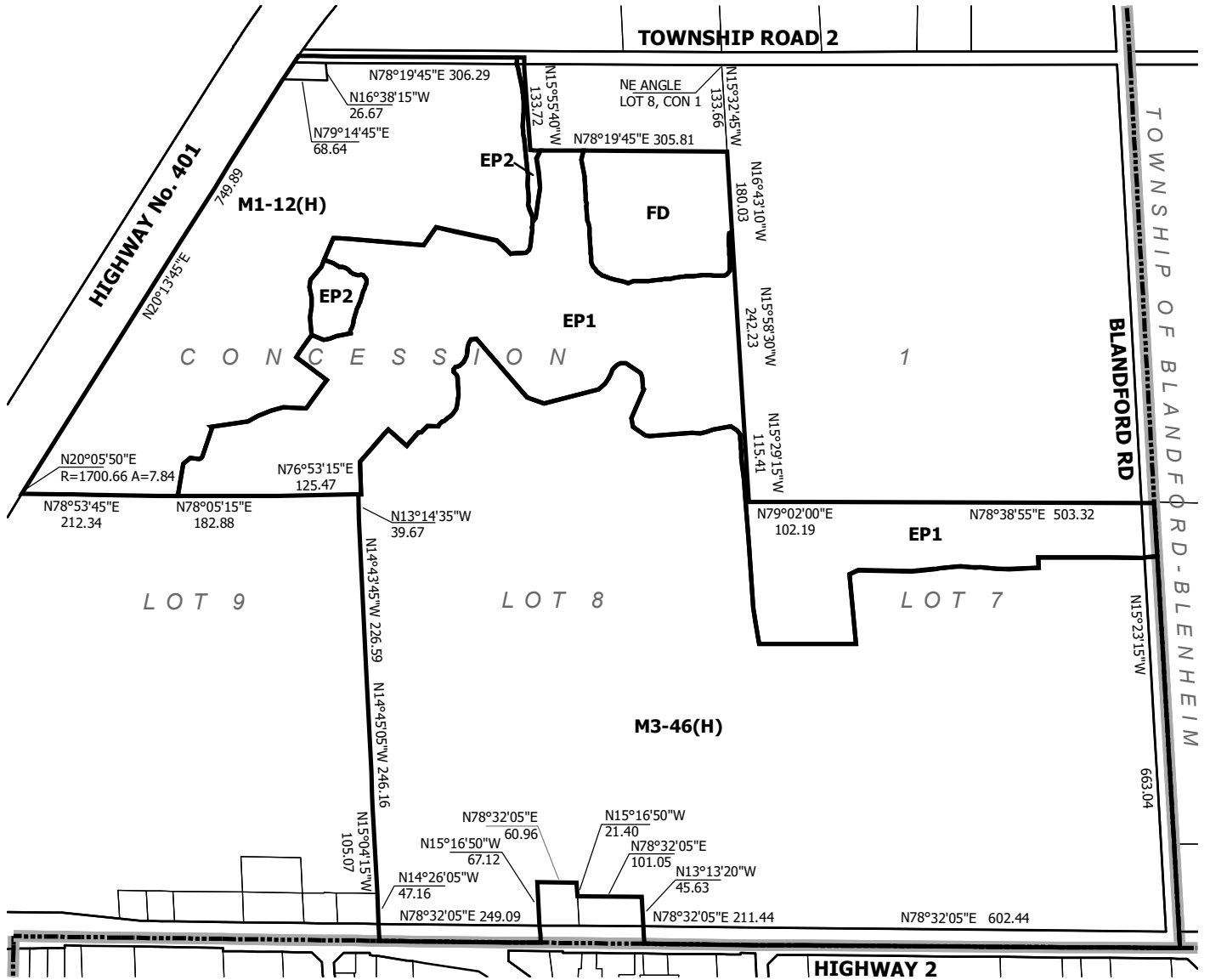
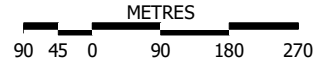
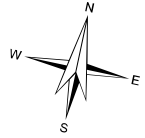
Mayor – Jerry Acchione

Deputy Clerk – Jeff Bun

SCHEDULE "A"

TO BY-LAW No.9739-25

PART LOTS 7, 8 & 9, CONCESSION 1 (BLANDFORD)
CITY OF WOODSTOCK



- M3-46(H)** AREA OF ZONE CHANGE TO M3-46(H)
- EP1** AREA OF ZONE CHANGE TO EP1
- FD** AREA OF ZONE CHANGE TO FD
- EP2** AREA OF ZONE CHANGE TO EP2
- M1-12(H)** AREA OF ZONE CHANGE TO M1-12(H)

NOTE: ALL DIMENSIONS IN METRES
THIS BY-LAW IS INTENDED TO
ENCOMPASS ALL OF THE LANDS IN
DRAFT PLAN OF SUBDIVISION SB24-02-8

THIS IS SCHEDULE "A"

TO BY-LAW No. ____9739-25____, PASSED

THE ____6th____ DAY OF ____March____, 2025



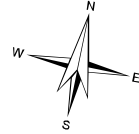
Growing stronger together

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MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW __9739-25__ APPLIES



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