

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER 9740-25

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 'M3-47 (H)', 'C4-57 (H)', 'EP1' & 'EP2' the zone symbols of the lands so designated 'M3-47 (H)', 'C4-57 (H)', 'EP1' & 'EP2' on Schedule "A" attached hereto.
2. 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.

"19.3.47 **M3-47 PART LOT 9, CONCESSION 1 (BLANDFORD) KEY MAP 41**
 685691 OXFORD ROAD 2

19.3.47.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-47 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 19.1 of this By-law.

19.3.47.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M3-47 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

19.3.47.2.1 SETBACK TO ENVIRONMENTAL PROTECTION ZONES

Notwithstanding Section 5.1.14 of this By-Law to the contrary, no development and site alteration within the M3-47 Zone may be permitted within 30 metres of Environmental Protection Zone 1 (EP1) and 15 metres of Environmental Protection Zone 2 (EP2).

19.3.47.3 HOLDING PROVISION

19.3.47.3.1 Where the symbol "H" appears on a zoning map following the zone symbol M3-47, those lands shall not be developed or used unless this By-Law has been amended to remove the relevant "H" symbol.

19.3.47.3.2 *Criteria for the Removal of the Holding Provision*

- i. Prior to the removal of the "H" symbol, the owner shall satisfy the requirements of Section 5.1.2- *Adequate Municipal Services* of the City of Woodstock Zoning By-Law and the applicant shall enter into appropriate development agreements with the City and County respecting the extension of municipal services, cost-sharing of services on external lands required for the development of the lands.

- ii. Prior to the removal of the “H” symbol, the owner shall provide a detailed noise study which demonstrates compliance with Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, and the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” to the satisfaction of the City.
- iii. Prior to the removal of the “H” symbol, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

19.3.47.4 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.”

3. That Section 14.3 to By-law Number 8626-10, as amended, is hereby amended by adding the following subsection at the end of thereof.

“14.3.57 **C4-57 PART LOT 9, CONCESSION 1 (BLANDFORD) KEY MAP 41**
685691 OXFORD ROAD 2”

14.3.57.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-57 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All non-residential uses *permitted* in Section 14.1 of this By-law;
A tourist information centre.

14.3.57.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-57 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.57.2.1 SETBACK TO ENVIRONMENTAL PROTECTION ZONES

Notwithstanding Section 5.1.14 of this By-Law to the contrary, no development and site alteration within the C4-57 Zone may be permitted within 30 metres of Environmental Protection Zone 1 (EP1) and 15 metres of Environmental Protection Zone 2 (EP2).

14.3.57.3 HOLDING PROVISION

14.3.57.3.1 Where the symbol “H” appears on a zoning map following the zone symbol C4-57, those lands shall not be developed or used unless this By-Law has been amended to remove the relevant “H” symbol.

14.3.57.3.2 *Criteria for the Removal of the Holding Provision*

- i. Prior to the removal of the “H” symbol, the owner shall satisfy the requirements of Section 5.1.2- *Adequate Municipal Services* of the City of Woodstock Zoning By-Law and the applicant shall enter into appropriate development agreements with the City and County respecting the extension of municipal services, cost-sharing of services on external lands required for the development of the lands.
- ii. Prior to the removal of the “H” symbol, the owner shall provide a detailed noise study which demonstrates compliance with Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines to the satisfaction of the City.
- iii. Prior to the removal of the “H” symbol, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

14.3.57.4 That all of the provisions of the C4 Zone in Section 14.2 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.

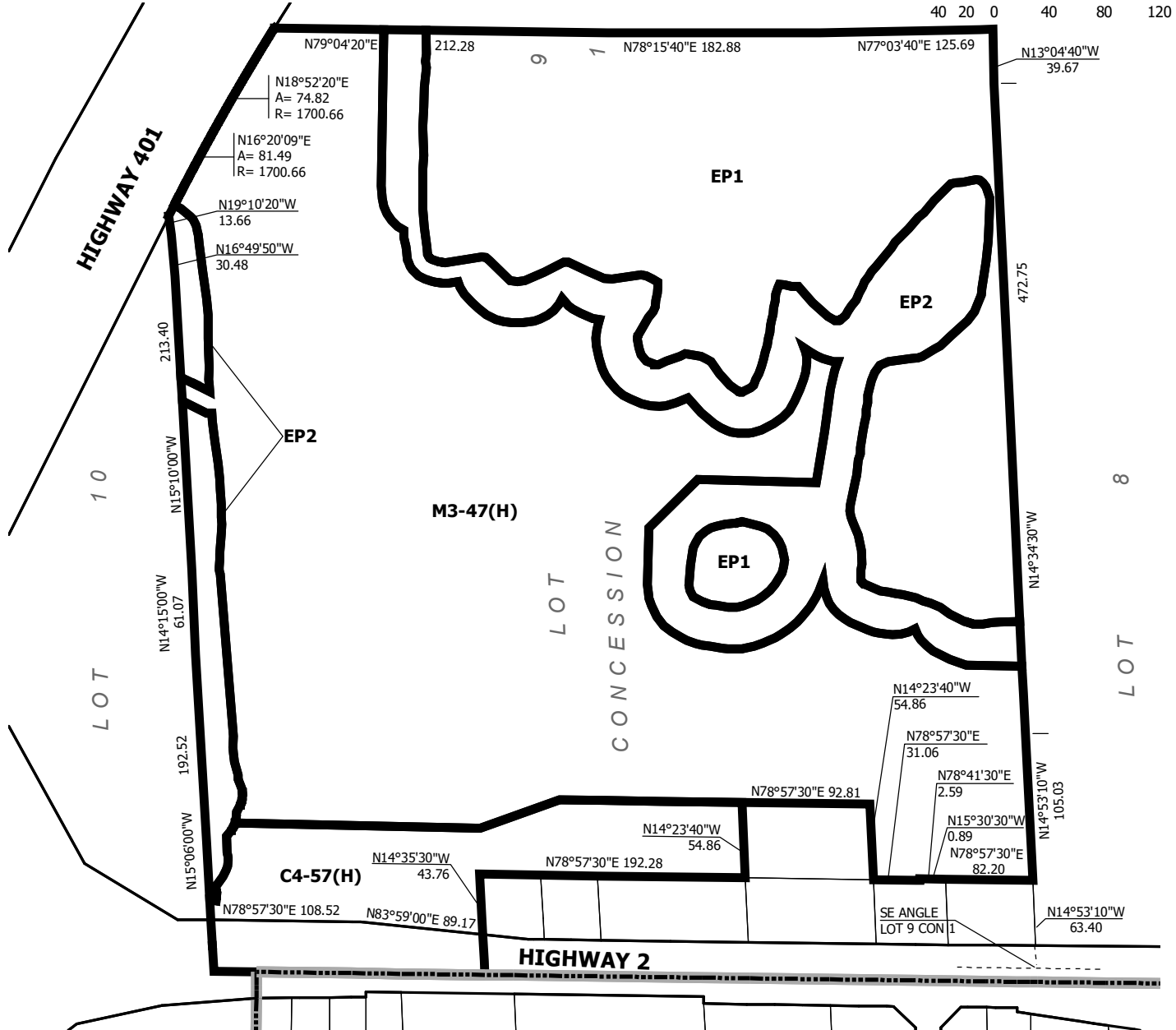
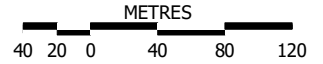
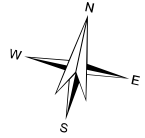
Mayor – Jerry Acchione

Deputy Clerk – Jeff Bunn

SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 9, CONCESSION 1 (BLANDFORD)
PART 1, REFERENCE PLAN 41R-4202
CITY OF WOODSTOCK



- M3-47(H)** AREA OF ZONE CHANGE TO M3-47(H)
- EP1** AREA OF ZONE CHANGE TO EP1
- EP2** AREA OF ZONE CHANGE TO EP2
- C4-57(H)** AREA OF ZONE CHANGE TO C4-57(H)

NOTE: ALL DIMENSIONS IN METRES
THIS BY-LAW IS INTENDED TO
ENCOMPASS ALL OF THE LANDS IN
DRAFT PLAN OF SUBDIVISION SB23-06-8

THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2025

MAYOR

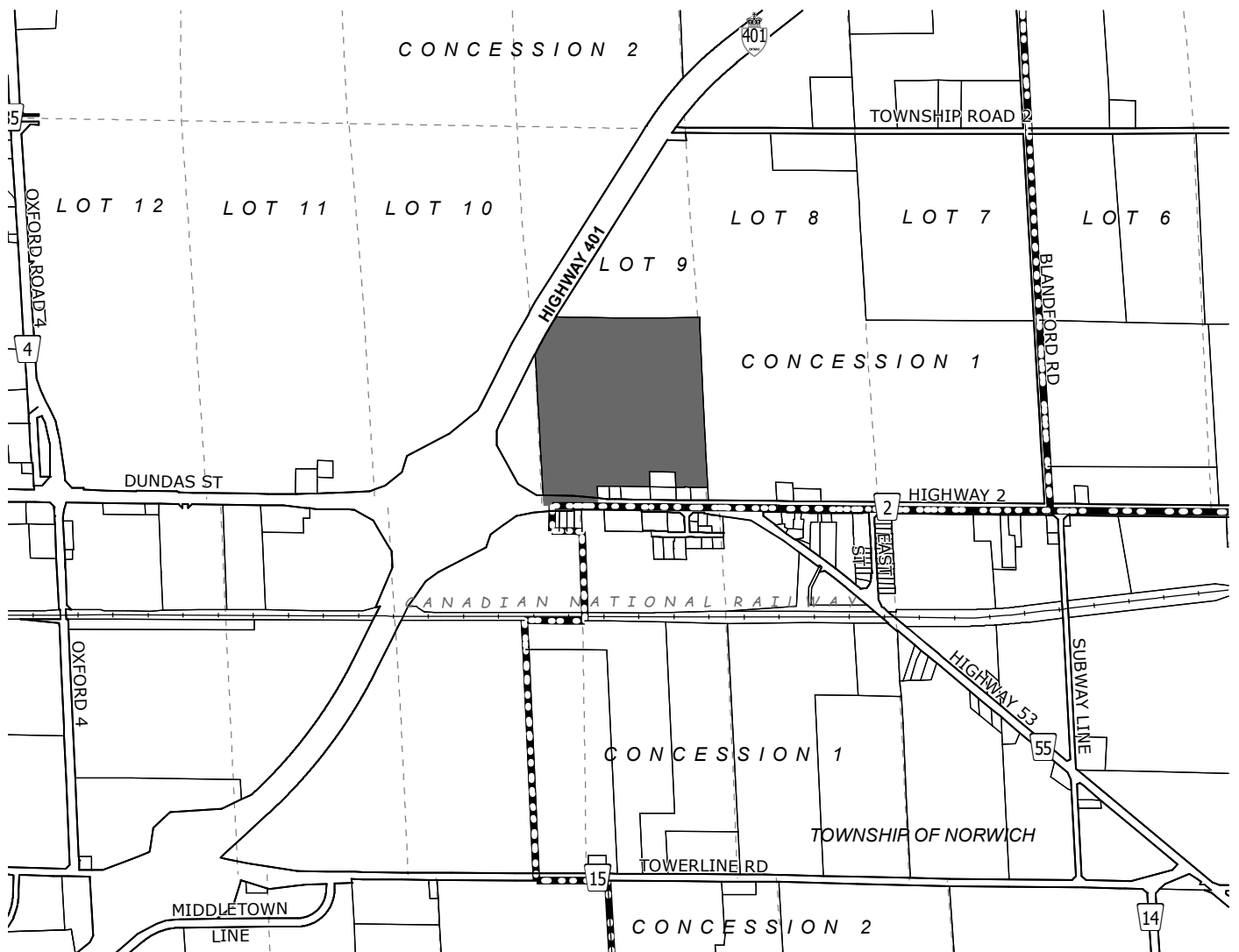
CLERK



Growing stronger together

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KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Growing stronger together

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