### THE CORPORATION OF THE

### CITY OF WOODSTOCK

BY-LAW NUMBER \_\_9744-25\_\_\_\_

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 'R3-63' the zone symbol of the lands so designated 'R3-63' on Schedule "A" attached hereto.
- 2. That Section 8.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

## "8.3.63 **R3-63 747 PAVEY STREET AND 97 FYFE AVENUE\_** (KEY MAP 73)

8.3.63.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-63 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

multiple-attached dwelling house;

apartment dwelling house.

- 8.3.63.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-63 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:
- 8.3.63.2.1 Front Lot Line

Notwithstanding any provision of this By-Law to the contrary, for the purposes of interpreting this Zoning By-Law, on lands zoned R3-63, the front lot line shall be deemed to be the lot line adjacent to Pavey Street.

8.3.63.2.2 Permitted Number of Dwelling Units

Maximum 52

8.3.63.2.3 Height

Maximum four storeys

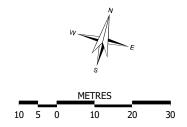
8.3.63.2.4 Interior Side Yard Width

|              | Minimum from northerly lot line                                 | 3 m   |
|--------------|---|---|
| 8.63.2.5     | Front Yard Depth  |   |
|              | Minimum   | 8.5 m   |
| 8.3.63.2.6   | Off-Street Parking Required                                     |   |
|              | Minimum   | 1.25 parking spaces per dwelling unit (inclusive of visitor parking)  |
| 8.3.63.3     | shall apply, and further that all c                             | Zone in Section 8.2 to this By-Law, as amended, other provisions of this By-Law, as amended, that is herein contained shall continue to apply mutatis |
|              | By-law comes into force in accordan<br>R.S.O. 1990, as amended. | ce with Section 34(21) and (30) of the Planning   |
| READ a first | and second time this 20 <sup>th</sup> day of Ma                 | arch, 2025.   |
| READ a third | time and finally passed this 20th da                            | y of March, 2025.   |
|              |   |   |
|              |   | Mayor – Jerry Acchione  |
|              |   | Clerk – Amelia Humphries  |

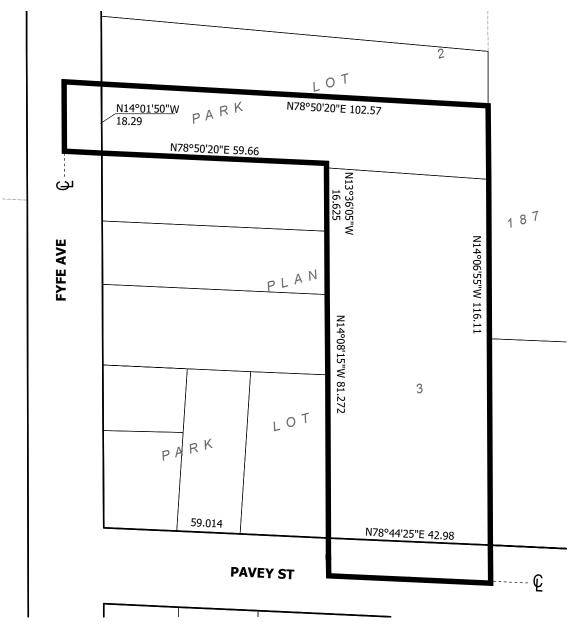
# SCHEDULE "A"

TO BY-LAW No. \_\_9744-25

PART PARK LOTS 2 & 3 EAST OF FYFE AVE, REGISTERED PLAN 187 CITY OF WOODSTOCK



CLERK



|  | THIS IS SCHEDULE "A"        |
|--|-----------------------------|
| AREA OF ZONE CHANGE TO R3-63                     | TO BY-LAW No9744-25, PASSED |
| NOTE: ALL DIMENSIONS IN METRES                   | THE20th DAY OF9744-25, 2025 |
| <b>Öxford</b> County                             | MAYOR                       |
| Growing stronger together                        | WATCH.                      |
| Produced By The Department of Corporate Services |                             |

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# **KEY MAP**

