

TITLE

**THE CORPORATION OF THE CITY OF WOODSTOCK**

**BY-LAW NUMBER 8626-10**

A BY-LAW TO REGULATE THE USE OF LANDS, BUILDINGS AND STRUCTURES  
IN THE CITY OF WOODSTOCK

The Council of the Corporation of the  
City of Woodstock  
ENACTS as follows:

**SECTION 1.0            TITLE, APPLICATION, ADMINISTRATION AND ENFORCEMENT**

1.1            **TITLE**

1.1.1        This Zoning By-law shall be known and may be cited as the “City of Woodstock Zoning By-law”, the “Zoning By-law” or the “By-law” and any such reference shall be taken as meaning the By-law as amended.

1.2            **APPLICATION**

1.2.1        The provisions of this By-Law shall apply to all lands within the limits of The Corporation of the City of Woodstock.

1.2.2        No *person* shall use any land, or *erect, alter or use any building, structure* or part thereof within the limits of the *Corporation* except in conformity with the provisions of this By-Law.

1.2.3        No *person* shall use any *building, structure* or part thereof, *erected, or altered* in contravention of this By-Law so long as such *building, structure* or part thereof, continues to contravene the provisions of this By-Law.

1.2.4        No *person* shall change the purpose of which any *lot, building or structure* is used, or *erect, alter or use any building or structure* or sever any lands from any *existing* lot if the effect of such action is to cause the original, adjoining, remaining or new *building, structure* or *lot* to be in contravention of this By-law.

TITLE1.3 **ADMINISTRATION**

1.3.1 This By-Law shall be administered and enforced by such *person* or *persons* as shall be appointed from time to time by by-law of the *Corporation* as the "*By-Law Enforcement Officer*".

1.4 **INSPECTION**

1.4.1 The *By-Law Enforcement Officer* or an officer or employee of the *Corporation* acting under the direction of *Council* may enter upon any property or premises at any reasonable time for the purpose of administering or enforcing this By-Law.

1.5 **APPLICATION FOR PERMITS**

1.5.1 In addition to all the requirements of the *Corporation's Building By-Law*, or any other by-law of the *Corporation*, every application for a building permit shall be accompanied by a plan in duplicate, (a copy of which shall be retained by the *By-Law Enforcement Officer*), drawn to scale and showing the following:

- i) The true dimensions of the *lot* to be built upon or otherwise *used*.
- ii) The proposed location, *height* and dimensions of any *building, structure* or *use* proposed for such *lot*.
- iii) The proposed location and dimensions of any *yards, setback, landscaped open space, off-street parking spaces* or off-street loading facilities required by this By-Law.
- iv) The location of all existing *buildings* or *structures* on the *lot* shown on the plan.
- v) A statement signed by the owner, indicating the exact *use* proposed for each aforesaid *building, structure* or *use*, and giving all information necessary to determine if such proposed or existing *building, structure* or *use* conforms with the requirements of this By-Law.

1.5.2 Notwithstanding the provisions of any other by-law of the *Corporation*, no building permit or occupancy permit shall be issued where the proposed *building, structure* or *use* would be in violation of any of the provisions of this By-law.

1.6 **VIOLATIONS AND PENALTIES**

1.6.1 Every person who *uses* any *lot*, or *erects, alters* or *uses* any *building* or *structure* or any part of any *lot, building* or *structure* in a manner contrary to any requirements of this By-law or who causes or permits such *use, erection, or alteration* or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction shall be liable to a fine or penalty as provided in the Planning Act.

TITLE1.7 **VALIDITY**

- 1.7.1 If any section, clause, provision or schedule, or part thereof, of this By-law is for any reason declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause, provision or schedule so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses, provisions or schedules of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof have been declared to be invalid.

1.8 **REMEDIES**

- 1.8.1 Where any *building or structure* is to be *erected, altered*, reconstructed, extended or part thereof is to be *used*, or any *lot* is to be used in contravention of any requirement of this By-law, such contravention may be remedied at the expense of the *person* in default with the *Corporation* recovering the expenses pursuant to the relevant provisions of the Municipal Act in that regard.

1.9 **REPEAL OF EXISTING BY-LAWS**

By-law Number 5899-81 of the City of Woodstock and all subsequent amendments thereto and those portions of By-law Number 19-84 of the Township of Norwich; By-law Number 466-82 and By-law Number 1360-2002 of the Township of Blandford-Blenheim; By-law Number 15-83 and By-law Number 2003-18 of the Township of East Zorra-Tavistock; and By-law Number 25-98 of the Township of South West Oxford that are applicable within the administrative boundaries of the *Corporation* are hereby repealed.

1.10 **MINOR VARIANCES TO THE ZONING BY-LAW**

Notwithstanding Section 1.9, all minor variances granted for relief from the provisions of By-law Number 5899-81 of the City of Woodstock and to any amendments thereto, or any other Zoning By-law in effect within the administrative boundaries of the City of Woodstock, by the Committee of Adjustment of the City of Woodstock, the *County* or the Ontario Municipal Board shall remain in full force and effect and shall be considered minor variances to this By-law and a building permit may be issued by the *Corporation* provided that the terms and conditions of any decision of the Committee of Adjustment, the *County* or the Ontario Municipal Board have been complied with.