

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER 9645-23

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 Section 5.1 to By-Law Number 8620-10, as amended, is hereby further amended by deleting subsection iii) in Section 5.1 1.1 and replacing it with the following

“iii) it is not *used* for human habitation except as *permitted* in Section 5.2.4 and 5.2.8; and”

2. That Section 5.2 to By-law Number 8626-10, as amended, is hereby amended by deleting subsection 5.2.8 in its entirety and replacing it with the following:

“5.2.8 **ADDITIONAL RESIDENTIAL UNITS**

Notwithstanding any other provisions of this By-law to the contrary, the following provisions contained in Table 3A shall apply so as to permit the construction of an *additional residential unit* as an *accessory use* to a *single-detached dwelling house, semi-detached dwelling house or street row dwelling house*, where *permitted*.

TABLE 3A – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)

	Provision
Number of ARUs per lot	i) Maximum of 2 ARUs per lot, in addition to the principal <i>dwelling house</i> . The ARUs may be within the principal <i>dwelling house</i> , or 1 may be permitted in the <i>dwelling house</i> and 1 within a structure <i>accessory</i> to a permitted use. The principal <i>dwelling house</i> must be a legally <i>permitted use</i> on the lot
ARU Unit Size	i) Cumulatively, no greater than 50% of the gross floor area of the principal <i>dwelling house</i> on the lot, to a maximum of 100 m ² , ii) Notwithstanding the above, an ARU may occupy the whole of a basement of a <i>dwelling house</i>
Permitted dwelling types	i) An ARU may be contained within the principal <i>dwelling house</i> or in an <i>accessory structure</i> on the lot associated with a <i>single-detached dwelling house, semi-detached dwelling house or street row dwelling house</i>
Parking (per unit)	i) In addition to the parking requirements for the principal <i>dwelling house</i> in accordance with the provisions of Section 5.4, the required additional <i>parking spaces</i> for an ARU shall be located on the same lot, in accordance with the following - a minimum of 1 additional <i>parking space</i> shall be provided, and

	<ul style="list-style-type: none"> - the required <i>ARU parking space</i> may be a <i>tandem parking space</i> ii) Notwithstanding Section 5 4 4- Location of Parking Areas, Table 7- Yards Where Parking Areas are Permitted, on a <i>lot</i> containing an <i>ARU</i>, a maximum of 65% of a <i>front yard</i> or <i>exterior side yard</i> may be used for a <i>parking area</i> for an <i>ARU</i>
ARUs in Detached Accessory Structures	<ul style="list-style-type: none"> i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential <i>use</i> shall comply with the general provisions in accordance with Section 5 1 1 of this By-law, ii) An <i>ARU</i> in a building or structure <i>accessory</i> to a residential <i>use</i> shall only be <i>permitted</i> on a <i>lot</i> that has a minimum <i>lot area</i> of 540 m²
Restricted Areas	<p><i>ARUs</i> and associated parking areas shall <u>not</u> be permitted</p> <ul style="list-style-type: none"> i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with Section 5 1 6 of this By-law, ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5 1 7 of this By-law, or iii) on any lot containing a <i>boarding or lodging house</i>, a <i>group home Type 1</i>, a <i>group home Type 2</i>, a <i>garden suite</i>, a <i>converted dwelling house</i>, a <i>duplex dwelling house</i>, a <i>mobile home</i>, or a <i>bed and breakfast establishment</i>

3. That Section 6.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 6.1 and replacing it with the following Section 6.1

“6.1 USES PERMITTED

No *person* shall within any R1 Zone *use any lot* or *erect, alter* or *use any building* or *structure* for any purpose except for one or more of the following R1 *uses*:

an additional residential unit subject to the provisions of Section 5.2.8;
a bed and breakfast establishment;
a home occupation in a permitted dwelling house;
a single-detached dwelling house.”

4. That Section 8.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 8.1 and replacing it with the following Section 8.1:

“8.1 USES PERMITTED

No *person* shall within any R3 Zone *use any lot* or *erect, alter* or *use any building* or *structure* for any purpose except for one or more of the following R3 *uses*:

an additional residential unit subject to the provisions of Section 5.2.8;
an apartment dwelling house;
a bed and breakfast establishment;
a boarding or lodging house;
a converted dwelling house;
a group home type 1;
a home occupation in a permitted dwelling house;

a horizontally-attached dwelling house;
a multiple-attached dwelling house;
a retirement home;
a street row dwelling house.”

5. That Section 10.0 to By-law Number 8626-10, as amended, is hereby amended by deleting Section 10.1 and replacing it with the following Section 10.1:

“10.1 USES PERMITTED

No *person* shall within any HD Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following HD uses:

an additional residential unit subject to the provisions of Section 5.2.8;
a bed and breakfast establishment;
a converted dwelling house containing not more than 3 *dwelling units;*
a duplex dwelling house;
a home occupation in a permitted dwelling house;
a semi-detached dwelling house;
a single detached dwelling house ”

6. 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 16th day of November, 2023.

READ a third time and finally passed this 16th day of November, 2023.



Mayor – Jerry Acchione



Clerk – Amelia Humphries