

CITY OF WOODSTOCK

COUNCIL APPROVED BY-LAWS

The following is a list of by-laws that have been passed since the most recent comprehensive by-law consolidation, but have not yet been consolidated into the comprehensive by-law.

Copies of the Council approved by-laws listed here, follow immediately behind this page.

By-Law #	Third Reading	Location	Zone Change
9773-25	September 18, 2025	Pt Prk Lt 3, N Side of Ingersoll Ave. (Formerly Mary St) Range 4, PI 10, 350 Vansittart Ave/ 360 Devonshire Ave	Sect. 11.3.11, C1-11
9784-25	October 16, 2025	Part Lots 11 & 12, Conc. 1 (East Oxford), S side of Devonshire Ave, lying b/w Lansdowne Ave & Woodall Way	Sect. 7.3.45, R2-45
9786-25	November 20, 2025	Lot 4, Plan 959 1295 Dundas St	Sect. 14.3.15, C4-15

*By-Law is under appeal to LPAT.

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER 9773-25

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 'C1-11' the zone symbol of the lands so designated 'C1-11' on Schedule "A" attached hereto.
2. That Section 11.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"11.3.11 **C1-11 350 VANSITTART AVE./360 DEVONSHIRE AVE. (KEY MAP 22)**

- 11.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C1-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 11.1 of this By-Law;
a medical clinic.*

- 11.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C1-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- 11.3.11.2.1 *Gross Floor Area* per Non-Residential Use

Maximum	460 m ²
---------	--------------------

- 11.3.11.2.2 Cumulative *Gross Floor Area* for all Non-Residential Uses

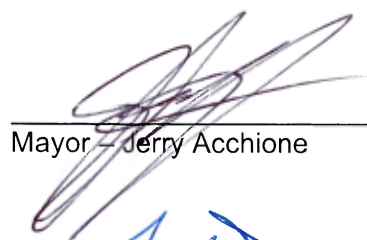
Maximum	714 m ²
---------	--------------------

- 11.3.11.3 That all the provisions of the C1 Zone in Section 11.2 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."

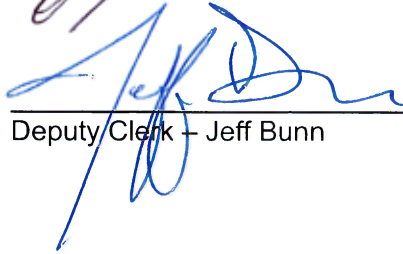
3. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of September, 2025.

READ a third time and finally passed this 18th day of September, 2025.



Mayor - Jerry Acchione



Deputy Clerk - Jeff Bunn

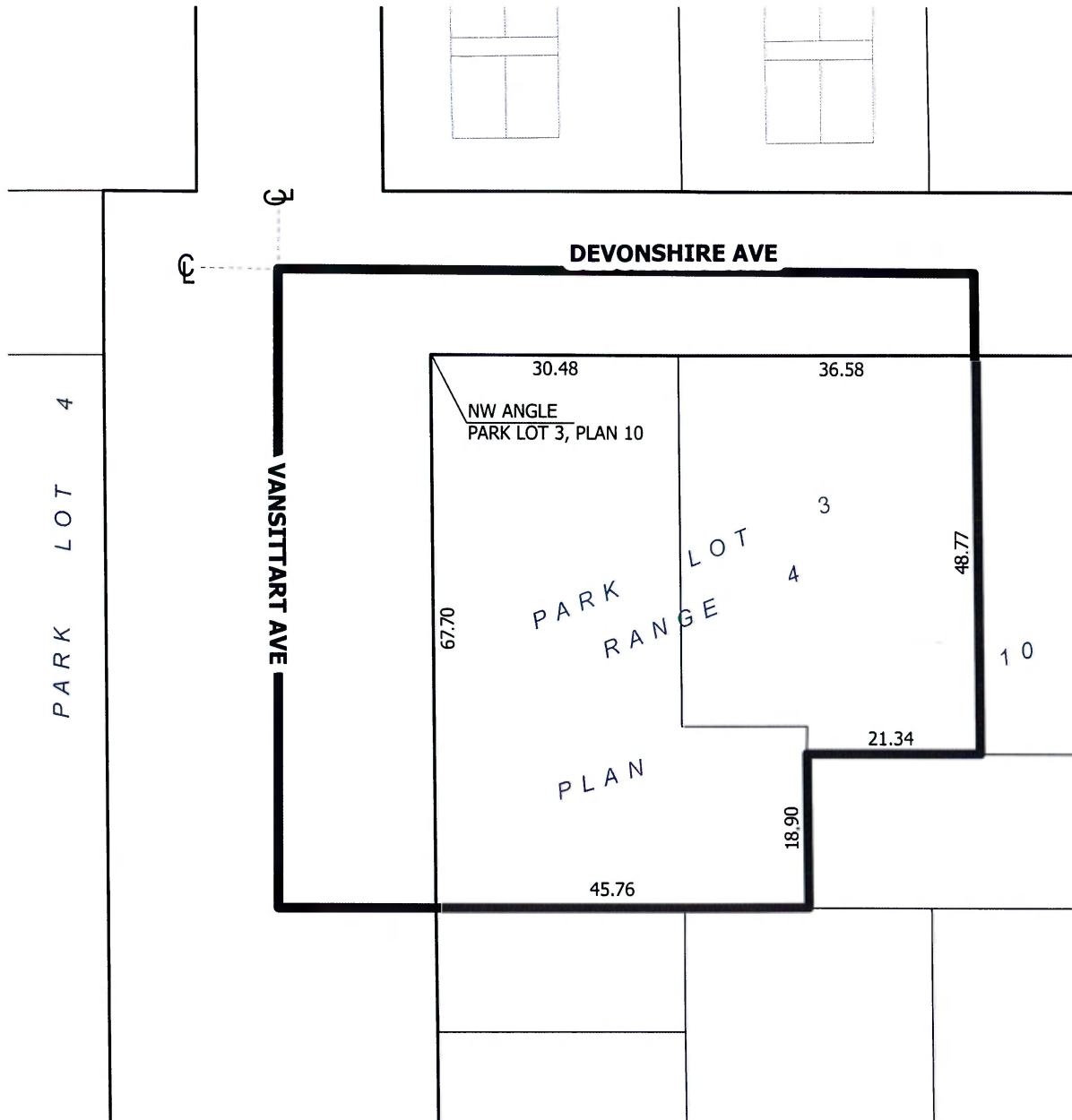
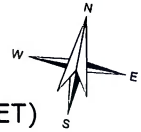
SCHEDULE "A"

TO BY-LAW No. 9773-25

PART PARK LOT 3, NORTH SIDE OF INGERSOLL AVE (FORMERLY ST. MARY STREET)

RANGE 4, PLAN 10

CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C1-11

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
Information Services ©2025

THIS IS SCHEDULE "A"

TO BY-LAW No. 9773-25 PASSED

THE 8th DAY OF September,

2025
MAYOR

CLERK

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER 9784-25

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 'R2-45' and 'R3-68' the zone symbol of the lands so designated 'R2-45' and 'R3-68' on Schedule "A" attached hereto.
2. That Section 7.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"7.3.45 **R2-45 SPRUCEDALE EXTENSION, SOUTH OF DEVONSHIRE AVENUE**
(KEY MAP 53)

- 7.3.45.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses *permitted* in Section 7.1 of this By-Law.

- 7.3.45.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-45 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.45.2.1 *Lot Frontage:*

Minimum for a *semi-detached dwelling house* 8 metres

Corner lot minimum for a
semi-detached dwelling house 11 metres

7.3.45.2.2 *Lot Area:*

Minimum for a *single-detached dwelling house* 285 square metres

Minimum for a *semi-detached dwelling house* 250 square metres

7.3.45.2.3 *Lot Coverage:*

Maximum for *semi-detached dwelling house*
and accessory buildings 50% of the lot area

Maximum for *single-detached dwelling house*
Main dwelling only 44% of the lot area

7.3.45.2.4 *Interior Side Yard Width*

Minimum

- i) where there is no attached garage 3.0 m on one side and 0.6 m on the other side
- ii) where a garage is attached to or within the *main building* 1.2 m on one side and 0.6 m on the other side
- iii) In all cases, the minimum distance between adjacent dwellings shall be not less than 1.8 m, and the minimum interior side yard width on one side shall not be less than 1.2 m.

7.4.45.2.5 *Location of Parking Areas*

Maximum of a *front yard* or *exterior side yard*
to be used for parking for *single-detached dwellings*
with *frontages* greater than 10 metres,
without an *Additional Residential Unit*

57%

7.3.45.3 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. That Section 8.3 to By-law Number 8626-10, as amended, is hereby further amended by adding the following subsection:

"8.3.68 **R3-68 SPRUCEDALE EXTENSION, SOUTH OF DEVONSHIRE AVENUE**
(KEY MAPS 53, 54)

8.3.68.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-68 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all uses *permitted* in Section 7.1 of this By-Law;
all uses *permitted* in Section 8.1 of this By-Law.

8.3.68.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-68 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

8.3.68.2.1 Residential Uses Permitted in Section 7.1 of this By-Law:

- i) all provisions of the R2 Zone in Section 7.2 of this By-Law shall apply.
- ii) notwithstanding subsection 8.3.68.2.1 of this By-Law, the minimum *lot frontage* and *corner lot frontage* for a *semi-detached dwelling house* shall be in accordance with subsection 7.3.45.2.1 of this By-Law;
- iii) notwithstanding subsection 8.3.68.2.1 of this By-Law, the minimum *lot area* for a *single detached dwelling house* and for a

semi-detached dwelling house shall be in accordance with subsection 7.3.45.2.2 of this By-Law;

- iv) notwithstanding subsection 8.3.68.2.1 of this By-Law, the maximum *lot coverage* for a *single-detached dwelling house* and a *semi-detached dwelling house* and accessory buildings shall be in accordance with subsection 7.3.45.2.3 of this By-Law.
- v) notwithstanding subsection 8.3.68.2.1 of this By-Law, the minimum *interior side yard width* for a *single-detached dwelling house* shall be in accordance with subsection 7.3.45.2.4 of this By-Law.

8.3.68.2.2 Residential Uses Permitted in Section 8.1 of this By-Law:

- i) all provisions of the R3 Zone in Section 8.2 of this By-Law shall apply.
- ii) notwithstanding subsection 8.3.68.2.2 i) of this By-law, the following provisions shall apply to a *street row dwelling house*:

a) *Interior Side Yard Width:*

Minimum	1.5 m
---------	-------

b) *Exterior Side Yard Width:*

Minimum	4.5 m
---------	-------

- c) *Frontage* for a dwelling unit with only 1 wall attached to an adjoining wall

Minimum	7.4 m
---------	-------

- d) *Lot Area* for a dwelling unit with only 1 wall attached to an adjoining wall

Minimum	235 square metres
---------	-------------------

e) *Lot Coverage*

Maximum for main dwelling	55%
---------------------------	-----

Maximum for all main buildings and accessory buildings	60%
--	-----

8.3.68.2.3 *Location of Parking Areas*

Maximum of a *front yard* or *exterior side yard* to be used for parking for *single-detached dwellings* with *frontages* greater than 10 metres, without an *Additional Residential Unit* 57%


8.3.68.3 That all other provisions of the R3 Zone in Section 8.2 of this By-Law shall apply and further, that all other provisions of this By-law

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 16th day of October, 2025.

READ a third time and finally passed this 16th day of October, 2025.



Mayor – Jerry Acchione



Clerk – Amelia Humphries

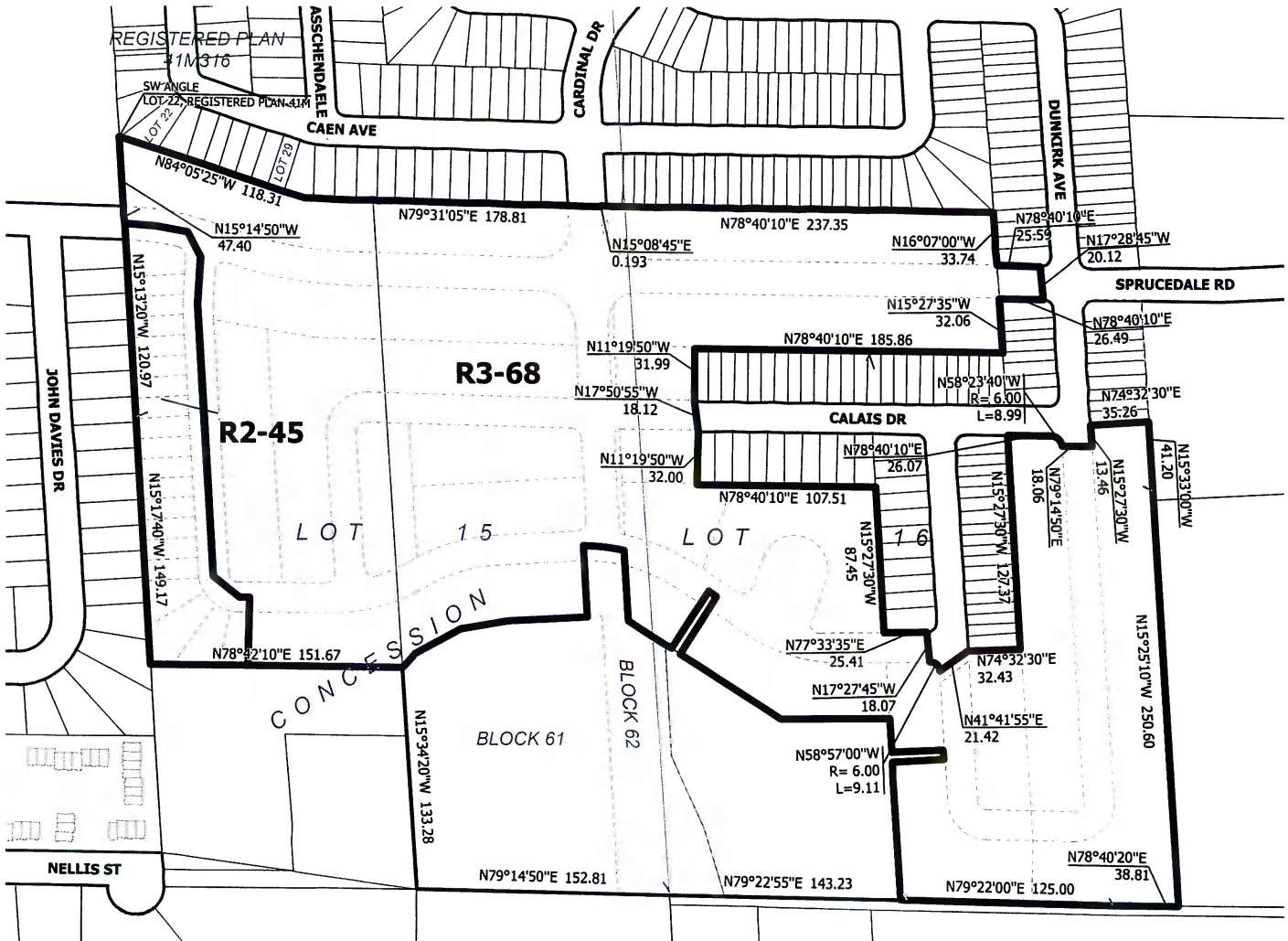
SCHEDULE "A"

TO BY-LAW No. 9784-25

PART LOTS 14 AND 15, CONCESSION 1 (BLANDFORD)
CITY OF WOODSTOCK



METRES
40 20 0 40 80 120



NOTE: ALL DIMENSIONS IN METRES
THIS BY-LAW IS INTENDED TO ENCOMPASS
ALL OF THE UNREGISTERED LANDS OF
DRAFT PLAN OF SUBDIVISION 32T-08003
EXCLUDING BLOCKS 59, 61 AND 62

R3-68 AREA OF ZONE CHANGE TO R3-68

R2-45 AREA OF ZONE CHANGE TO R2-45

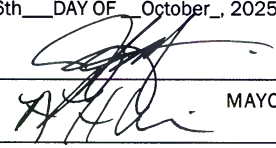

THIS IS SCHEDULE "A"

TO BY-LAW No. 9784-25, PASSED

THE 16th DAY OF October, 2025



Produced By The Department of Corporate Services
Business Systems ©2025


MAYOR

CLERK

THE CORPORATION OF THE

CITY OF WOODSTOCK

BY-LAW NUMBER 9786-25

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 Section 14.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting subsection 14.3.15 and replacing it with the following:

"14.3.15 **C4-15 1295 DUNDAS STREET (KEY MAP 68)**

- 14.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

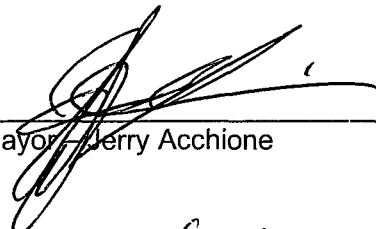
all uses *permitted* in Section 14.1 of this By-Law;
a health club;
a specialty store for the retail sale and rental of costumes and/or mask,
and party supplies;
a commercial school.

- 14.3.15.2 That all 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."

2. 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 20th day of November, 2025.

READ a third time and finally passed this 20th day of November, 2025.



Mayor – Jerry Acchione



Clerk – Amelia Humphries

