

PLANNED UNIT DEVELOPMENT ZONE (PUD)**28.1 PURPOSE**

The Planned Unit Development Zone (PUD) is an alternative to conventional zoning regulations as set out elsewhere in this By-law. The intent of this alternative is to provide greater flexibility in *building* siting, mixing of housing types and land uses, to preserve natural features and to achieve overall better design within a specified development area. Within the PUD Zone, the prescriptive zoning standards relating to setbacks, *building* coverage, etc. are discarded in favour of standards negotiated between the proponent and the *Corporation*, based on a comprehensively planned project. Conditions of approval and the signing of a development agreement with the *Corporation* are also required.

28.2 SUBMISSION REQUIREMENTS

Consideration of development within the PUD Zone will only be considered where the following documentation has been submitted for review by the *Corporation*:

- a location map showing the subject lands in relation to the surrounding land uses, existing topography and transportation network;
- a comprehensive site development plan for the whole site outlining *building/lot* locations, roads/driveways, open spaces, environmental features, *parking areas* and constraints such as slope or flood plains in accordance with municipal standards;
- a landscaping plan indicating natural features to be preserved, new plantings and hard landscape elements;
- engineering plans including preliminary grading and stormwater management plans and site servicing plans and documents;
- such other supporting documents as is determined to be necessary to facilitate a proper and comprehensive review of the proposal.

28.3 REGULATIONS

Planned unit development will be evaluated in accordance with the following criteria:

28.3.1 Dwelling Types Permitted:

an *additional residential unit* subject to the Section 5.2.8;
an *apartment dwelling house*;
a *bed and breakfast establishment*;
a *boarding or lodging house*;
a *converted dwelling house*;
a *duplex dwelling house*;
a *dwelling unit* in a portion of a non-residential *building*;
a *home occupation* in a *permitted dwelling house*;
a *horizontally-attached dwelling house*;
a *multiple attached dwelling house*;

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a semi-detached dwelling house;
a single-detached dwelling house;
a street row dwelling house.

(Deleted and Replaced by By-Law 9688-24)

28.3.2 Density and *Height*:

For the purpose of this subsection, 'Net Residential Density' means the number of housing units per hectare of residential land, exclusive of lands required for common open space, environmentally sensitive areas and municipal transportation and servicing infrastructure, including stormwater management facilities.

The maximum Net Residential Density and dwelling *height permitted* in a planned unit development shall be in accordance with the following:

TABLE 28.3.2 - MAXIMUM DWELLING DENSITIES AND HEIGHT		
Use	Maximum Net Residential Density Permitted	Maximum Height
<i>Single-Detached Dwelling House</i>	20 units per hectare	11.0 metres
<i>Semi-Detached Dwelling House;</i> <i>Duplex Dwelling House</i>	35 units per hectare	11.0 metres
<i>Apartment Dwelling House</i> <5 storeys	70 units per hectare	4 storeys
<i>Apartment Dwelling House</i> >5 storeys	150 units per hectare	12 storeys
<i>Horizontally Attached Dwelling House;</i> <i>Multiple Attached Dwelling House;</i> <i>Street Row Dwelling House;</i>	35 units per hectare	11.0 metres
Overall Net Residential Density in the PUD Zone	50 units per hectare	N/A

28.3.3 Other Criteria:

Within the PUD Zone, development will comply with the following regulations:

i) General Provisions and Parking:

In accordance with the provisions of Section 5 herein.

ii) *Landscaped Open Space*:

Minimum

35% of lands zoned PUD

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28.3.4 Density Bonus Provisions:

Notwithstanding subsection 28.3.2, the net residential density within a Planned Unit Development may be *permitted* to be increased in accordance with the following table to a maximum total density bonus of 25% of the maximum allowable density after the owner has entered into and registered on title a density bonus agreement pursuant to Section 37 of the Planning Act with the Corporation.

TABLE 28.3.4 - P.U.D. DENSITY BONUS CRITERIA	
Density Bonus Criteria	% Bonus
Where the minimum open space requirement is exceeded by 50% or more and is provided as common open space.	5%
Where common open space is to be improved by the provision of walkways/bicycle paths, recreational amenities, benches, lights, etc.	5%
Siting of buildings to provide variation of setbacks, clustering and maintenance of views, and to provide solar orientation	5%
Design features incorporating integrated architectural treatment and styles, harmonious <i>use</i> of materials and enhanced landscaping	10%
Preservation and incorporation of <i>buildings</i> of historical significance or heritage value	5%
Presentations of topography, vegetative features, natural bodies of water and <i>watercourses</i> and other significant natural features	10%

28.3.5 *Accessory Buildings and Structures:*

28.3.5.1 *Accessory, non-residential buildings and structures are permitted within a Planned Unit Development where such structure or structures:*

- i) is occupied by *uses* that serve the residents of the development;
- ii) does not exceed a height of 9.0 metres;
- iii) is located in the interior of the development and is designed in a residential character with respect to roof lines, window locations and exterior cladding.

28.3.5.2 *Buildings and structures accessory to a single-detached dwelling house, semi-detached dwelling house, duplex dwelling house, converted dwelling house, horizontally attached dwelling house, multiple attached dwelling house or a street row dwelling house shall comply with the provisions for accessory buildings and structures as contained in Section 5 herein.*

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28.3.6 Mixed Residential and Non-Residential Developments:

Where a Planned Unit Development is 20 hectares in size or greater, commercial, institutional and recreational *uses* serving residents both within and outside of the development may be proposed in addition to residential uses subject to the following:

i) Non-Residential *uses* will be restricted to the following:

an administrative office of the *Corporation*, the *County*, the Province of Ontario or the Dominion of Canada;
an *assembly hall*;
a bake shop;*
a bank or trust office;*
a banquet hall;
a brewing-on-premises establishment;*
a *business or professional office**;
a *church*:
a *commercial school**;
a community centre;
a *convenience store**;
a *drug store**;
a *dry cleaning establishment**;
an *eating establishment**;
a finance office;*
a health club;
a *home for the aged*;
a *laundry shop**;
a *medical clinic**;
a *nursery school*;
a *personal service shop**;
a *public or private hospital*;
a retail food store;*
a *recreational building (indoor sports)**;
a *retirement home*;
a *shopping centre**;

ii) The total combined floor area of all commercial *uses* which are identified in Section 28.3.6 i) with an asterisk (*) shall be restricted to a maximum gross leasable commercial floor area of 2,325 square metres.iii) Non-Residential *uses* will be clustered in association with other community-oriented land *uses*, such as common open space, leisure facilities and pedestrian linkages and will form a focal point for the development.iv) Non-Residential *uses* shall be located adjacent to an arterial or collector road or located in such a manner that traffic is not directed through low density residential areas.v) Adequate screening, physical separation or other design measures can be utilized to reduce any adverse effects generated by the *use* on adjacent residential *uses*.

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- vi) Parking shall be provided in accordance with the provisions of Section 5 herein.

28.4 SPECIAL PROVISIONS**28.4.1 PUD-1 SALLY CREEK (KEY MAPS 2, 17)**

- 28.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any PUD-1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

any *use permitted* in Section 28.3.1 and 28.3.6 herein, except an *apartment dwelling house* greater than 5 *storeys*;
 a *retail store*;^{*}
 a *place of entertainment*;^{*}

- 28.4.2 Notwithstanding any other provision of this By-law to the contrary, the total combined floor area of all *retail store*^{*} *uses* shall be restricted to a maximum gross leasable commercial floor area of 930 square metres.

- 28.4.3 Notwithstanding any other provision of this By-law to the contrary, the maximum number of *retail store*^{*} *uses* shall be 5.

- 28.4.4 Notwithstanding Section 28.3.6 ii), the total combined floor area of all commercial *uses* which are identified in Section 28.3.6 or Section 28.4.1 with an asterisk (*) may be expanded to 3,900 square metres subject to the submission and endorsement, by resolution of Woodstock Council, of the supporting documentation set out below:

- a) a market study which demonstrates that the minimum trade area population required to support the proposed gross leasable commercial floor area exists or will exist when the facility is constructed or expanded;
- b) a retail impact study which includes the economic feasibility and the anticipated impact of the facility on the City's commercial hierarchy and the retail function of the City's Central Business District; and
- c) detailed site plans demonstrating that all parking demands and *loading space* requirements can be accommodated in accordance with Section 6 herein and that 20% of the lands associated with all commercial *buildings*, *parking*, and *loading areas* consist of *landscaped open space*.

28.4.5 Holding Provision

Where the symbol "H" appears on a zoning map following the zone symbol following the zone symbol PUD-1, those lands shall not be developed or *used* unless this By-law has been amended to remove the "H" symbol.

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- i) To ensure the orderly development or redevelopment of lands and *buildings* on the subject lands, the provision of a high quality, comprehensively planned project and compatibility with adjacent land uses, agreements shall be entered into with the City of Woodstock consistent with Section 41 of the Planning Act following site plan review if required by Council, prior to the removal of the “H” symbol.
- ii) To ensure that *buildings* and *structures* that have been identified as being historically significant are not negatively impacted by development or redevelopment, agreements shall be entered into with the City of Woodstock following site plan review if required by Council, consistent with Section 41 of the Planning Act, prior to the removal of the “H”.
- iii) To ensure the adequate provision of municipal services, traffic infrastructure improvement, proper access, stormwater management and other matters necessary to ensure proper site development and phasing of the development, the “H” symbol shall not be removed until a subdivision agreement or development agreement is entered into for the subject lands with the City of Woodstock and is registered on title.
- iv) To ensure that development satisfies Provincial Noise Guidelines, does not compromise long-term slope stability and adequately addresses floodplain issues, the “H” symbol shall not be removed until a subdivision agreement or development agreement is entered into for the subject lands with the City of Woodstock and is registered on title.
- v) To ensure that development will not have a negative impact on environmentally sensitive areas including aquatic habitat, terrestrial features and groundwater base flow, the “H” symbol shall not be removed until an Environmental Impact Statement is prepared by an environmental expert which demonstrates that development in the form proposed will not adversely affect the environmental features and functions and which specifies necessary mitigative or preventive measures required and is incorporated into a subdivision agreement or development agreement entered into with the City of Woodstock which is registered on title.
- vi) To ensure that development in the vicinity of former landfill sites and other areas where contamination exceeds Provincial criteria, the “H” symbol shall not be removed until site remediation is completed consistent with the requirements of the Ministry of Environment and Energy’s Guideline for Use at Contaminated Sites in Ontario and after a ‘Record of Site Condition’ is issued.

28.4.6 Permitted Interim Uses

- i) *existing uses* and temporary *uses* necessary to complete site remediation;
- ii) *use of a structure* or site as a ‘marketing presentation centre’ following site remediation

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28.4.7 That all other provisions of the PUD Zone in Section 28 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*.

28.4.2 **PUD-2 THE VILLAGES OF SALLY CREEK (KEY MAP 2)**

28.4.2.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any PUD-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 28.4.1 of this By-Law;
an automobile service station;
a motor vehicle washing establishment;
a pharmacy;

28.4.2.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any PUD-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

28.4.2.3 That all the provisions of the PUD Zone in Section 28 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*.

(Added by By-Law 9079-16)