

The Corporation of the Township of Woolwich

By-law No. ###-2022

A By-law to Further Amend Zoning By-law 55-86, of the Township of Woolwich (Township of Woolwich, 28 South Street – Kiwanis House)

Whereas on -----, 2022, the Council of Woolwich deems it desirable to further amend By-law 55-86, as amended;

Now therefore the Council of the Corporation of the Township of Woolwich hereby Enacts as follows:

1. That Part B2 of Schedule 'B' of By-law 55-86 as amended be deleted and replaced by the Plan attached as Schedule B of this By-law to rezone a 43 by 44 metre parcel located at 28 South Street, from Open Space (O-1) to Residential – Multiple with Design Guidelines (R-7A) – with site specific provisions.
2. That following **Section 26.1.3---** of By-law 55-86, as amended, the following Section and corresponding Schedule 'A' be added:
 - 26.1.--- Notwithstanding any other provisions of this By-law, the lands illustrated on the Plan forming Section 26.1.----- of Schedule 'A' (hereafter referred to as the "plan") of this By-law are subject to the following:
 - a) That parking for any permitted use shall be a minimum of 1.0 space per unit;
 - b) Maximum building height of 4 storeys;
 - c) Front yard shall be Snyder Ave, and that any building shall face Snyder Ave.;
 - d) Stacked Townhouse is permitted subject to the following:
 - i. A Stacked Townhouse means a residential building containing four (4) or more dwelling units which are horizontally and vertically separated in a split level or stacked manner, where each dwelling unit egresses directly outside to grade; and no egress is provided from the dwelling unit to a common corridor.
 - ii. Maximum Lot Coverage: 60%
 - iii. Minimum Building Line Setback:
 - a. Front wall: 3.5 m
 - b. To porch: 2 m

- c. To front wall of a one car garage: 9 m
 - d. To front wall of a two car garage: 6 m
 - iv. Side Yard:
 - a. Interior Side Yard: 3 m
 - b. Exterior Side Yard (setback to dwelling): 4.5 m
 - c. Exterior Side Yard (setback to porch): 3.5 m
 - v. In conformity with the provisions in Section 11B.3.4 and 11B.3.5
 - vi. Minimum Distance between Buildings: 3 metres
 - vii. Minimum Rear Yard: 7.5 m;
 - viii. Minimum rear and side yard setback for parking shall be 0.6 m;
 - ix. No buffer strips shall be required; and
 - x. Minimum amenity area (including Private Outdoor Living Area): 30 square metres per dwelling unit, which may include common areas for indoor recreational and entertainment and/or business; and
- e) A Back-to-Back Townhouse may also be developed in accordance with the Stacked townhouse provisions noted above.

Holding Provision

- f) Notwithstanding any other provisions of this By-law, the development of the lands identified with the (H), being the rear 19 m of the site, shall be limited to parking until such time as a further noise study and any associated mitigation works are completed to demonstrate that residential uses may be permitted within the area identified, all to the satisfaction of the Township, and Council has, by By-law removed the Holding Provision (H) symbol from the Zoning schedule pursuant to Section 36 of the Planning Act.

2. That this By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Woolwich subject to the provisions of the Planning Act, 1990, and amendments thereto.

Finally passed and enacted this ---- of -----, 2022.

Mayor

Clerk