

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 23-09-8 – City of Woodstock

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 23-09-8, initiated by the City of Woodstock, to amend the policies of the Low Density Residential District to broaden the permissions for ARUs within the City of Woodstock, in accordance with Provincial direction;
2. And further, that Council approve Amendment No. 307 to the County of Oxford Official Plan and the necessary By-law be raised.

REPORT HIGHLIGHTS

- The proposed Official Plan Amendment would amend the policies of the Low Density Residential Areas to provide additional opportunities for ARUs to be developed within the City of Woodstock.
- Planning staff recommend that the application be approved to implement the changes introduced to the Planning Act through Bill 23 and Bill 97, and to provide an additional housing choice and opportunity for current and future residents of the City.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

The City of Woodstock has initiated an amendment to the Official Plan to implement policies to facilitate the development of ARUs more broadly throughout the City.

Notice of complete application and notice of public meeting were published in the Oxford Review and Woodstock Sentinel Review newspapers on September 29, 2023 in accordance with the requirements of the Planning Act.

For Council’s information, the City of Woodstock held a public meeting to consider the proposed Official Plan Amendment on October 16, 2023 and City Council recommended support of the amendment and approved amendments to the City’s Zoning By-law ‘in-principle’ at their meeting of October 19, 2023.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
<p>Goal 1.1 – 100% Housed</p> <p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p> <p>Goal 1.4 – Connected people and places</p>	<p>Goal 2.2 – Preserve and enhance our natural environment</p>	<p>Goal 3.2 – Collaborate with our partners and communities</p> <p>Goal 3.4 – Financial sustainability</p>

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Applicant: City of Woodstock
500 Dundas Street, Woodstock, ON N4S 0A7

Location:

The proposed Official Plan Amendment would apply broadly to all lands within the City of Woodstock.

County of Oxford Official Plan:

The proposed amendments to the Official Plan will modify the policies for Low Density Residential areas and the Entrepreneurial District designation respecting Additional Residential Units.

City of Woodstock Zoning By-Law 8626-10:

The proposed amendments to the City's Zoning By-Law will amend Section 5.2.8 of the Zoning By-Law respecting the provisions for ARUs, and further, would amend Section 6.1 (R1), 8.1 (R3), 10.1 (HD) and 13.1.1 (C3) to permit an ARU as a permitted use.

Proposal:

Applications to amend the Official Plan and City Zoning By-Law have been initiated to expand the permissions for Additional Residential Units (ARUs) throughout the City of Woodstock.

Woodstock City Council initiated amendments to the Official Plan and the City Zoning By-law in 2020 which came into effect in 2021 respecting Additional Residential Units. The amendments introduced Official Plan policies permitting additional residential units in areas designated Low Density Residential and Entrepreneurial District in the City and permitted ARUs in the R2 zone (and the C3 Zone).

Since that time, the Planning Act has been amended through Bills 97, 109 and Bill 23 to more broadly permit ARUs in serviced settlement areas, such as the City of the Woodstock. As such, it is appropriate to revise the Official Plan policies and zoning provisions to reflect the legislative changes and to facilitate the development of ARUs to provide additional housing choices and housing supply for residents of the City.

Comments

2020 Provincial Policy Statement

The policies of Section 1.1 of the Provincial Policy Statement direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Section 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

The policies of Section 1.1.3 direct that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The policies of Section 1.1.3.5 state that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas based on local conditions.

Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Official Plan

The Official Plan contains policies respecting ARUs in Low Density Residential Areas in Section 7.2.4.3. The development of additional residential units within the Low Density Residential Districts shall be encouraged, where appropriate, with the goal/objective of increasing the range and availability of affordable housing options while maintaining the low density residential character of the housing and neighbourhoods comprising such districts.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the City has deemed it to be appropriate based on such considerations as the location, nature and character of existing development, existing level of services and presence of natural hazards and/or other constraints.

To this end, City Council shall establish appropriate zones and zoning provisions to permit the establishment of an additional residential unit in a single detached, semi-detached or row townhouse dwelling and/or a structure ancillary to such dwellings where they are satisfied that the following criteria can be addressed:

- A maximum of two additional residential units are permitted on a lot, consisting of two units in the principal dwelling or one in a principal dwelling and one in a structure ancillary to the principal dwelling;
- An additional residential unit shall generally not be permitted on a lot that contains a boarding or lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- The additional residential unit(s) shall be clearly secondary and subordinate to the principal dwelling and limited in size to maintain affordability and minimize potential impacts on neighbourhood character and on infrastructure and public service facilities;
- The gross floor area of the additional residential unit(s) shall not total greater than 50% of the gross floor area of the principal dwelling. The City may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate.
- Existing dwellings and lots are of sufficient size to accommodate the creation of additional residential unit(s) and to provide for adequate parking, landscaping and outdoor amenity areas, without detracting from the visual character of the lot or area;
- Any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an additional residential unit will maintain the general built form and architectural character of the principal dwelling and the surrounding residential neighbourhood;
- The principal dwelling must have direct, individual vehicular access to a public street. New additional driveways will generally not be permitted;
- To the extent feasible, existing trees and other desirable vegetation are preserved to assist in maintaining the character of the lot and area;
- The existing infrastructure and public service facilities serving the area are adequate to accommodate the establishment of additional residential unit(s);
- Stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- Any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- Land use compatibility concerns (e.g. due to proximity to industrial areas or on major facilities) will not be created or intensified;
- The potential effects on environmental and/or heritage resources, and the avoidance or mitigation of environmental constraints can be addressed in accordance with the policies of Section 3.2.;
- All other municipal requirements (e.g. servicing, emergency access, bylaws, standards, etc.) can be adequately addressed.

The following additional criteria shall apply to the establishment of an additional residential unit in a structure ancillary to a single detached, semi-detached or row townhouse dwelling:

- The ancillary structure must be located in a rear or interior side yard;
- The siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area (s) will allow for optimal privacy for the occupants of the additional residential unit, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- Landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and
- All other municipal requirements (e.g. servicing, emergency access, bylaws, standards, etc.) can be adequately addressed.

Additional residential units must be located on the same lot as the principal dwelling and may not be severed from such lot or converted into a separately transferable unit through plan of condominium.

The City's Zoning By-law shall establish the specific zoning provisions that must be met for an additional residential unit to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the City including, but not limited to, lot frontage and area; type of unit permitted; unit size and location; building height; location and setbacks; landscaping and amenity areas; parking and access, etc.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-law may also limit the location and extent of structural additions, alterations and/or features (e.g. building additions, doorways, windows, stairways, decks, etc.) that are permitted.

The zoning provisions for additional residential units will be implemented through a comprehensive, City initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an additional residential unit will generally not be permitted.

Where deemed necessary and/or appropriate, the City may implement other supplementary tools and measures to assist with tracking and regulating additional residential units including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

[Agency Comments](#)

The City of Woodstock Engineering Department (Development Division) has provided the following comments:

- The Building Department receives many inquiries daily respecting the establishment of ARUs throughout the City.
- It is noted that a building permit is required for the works required to create an ARU, and all work must comply with the Ontario Building Code.

- Building staff support the reduced minimum lot area for ARUs in detached ancillary structures.

Oxford County Public Works has reviewed these applications and has the following comments:

1. Each application for a Building Permit to establish an ARU within in a settlement serviced by County water or sewage systems must be circulated to the County to confirm capacity. A formal process, forms, templates, etc. should be developed in consultation with the Area Municipalities. This process should occur prior to an application for Building Permit being deemed complete and the City may amend their 'Building By-law' or equivalent document to incorporate this process.
2. The County Allocation Protocol, which forms an internal protocol/agreement between Public Works, Community Planning and Area Municipalities, should be amended to address ARUs and other infill development (e.g., to include the process described above and establish unit caps for specific systems).

Planning Analysis

As indicated, the purpose of the application for Official Plan amendment is to more broadly permit ARUs in low density residential areas throughout the City, in-keeping with the recent legislative changes that have been enacted by the Provincial government.

The proposed amendments are consistent with the Provincial Policy Statement's direction to promote intensification within existing building stock, efficiently use land and resources, provide for an appropriate range and mix of housing types and densities to meet the requirements of current and future residents of the City by permitting additional units.

The proposed Official Plan Amendment can be considered appropriate as it will broadly permit 2 ARUs per lot (excluding the principal dwelling) within a single detached dwelling, semi-detached dwelling, or townhouse dwelling (or a structure accessory thereto), subject to a number of review criteria to ensure that the ARUs remain appropriately sized, front on public streets and are not located in areas that are not subject to natural hazards or servicing constraints. The existing policies, while remaining largely appropriate, have been amended to increase the number of permitted units from 2 to 3, and to expand the areas and zones where ARUs are permitted to include all areas that contain a single detached, semi-detached or townhouse dwelling.

The City of Woodstock approved the accompanying zoning amendment (ZN 8-23-15) 'in-principle' to update Section 5.2.8 of the Zoning By-Law to introduce the following changes:

- Number of ARUs per lot - increase this to two ARUs per lot, either two in the principal dwelling or one in the principal dwelling and one within an accessory building.
- Increase the maximum ARU size to 50% of gross floor area of the principal dwelling, to a max of 100 m². The ARU may occupy the whole of a basement of an existing dwelling.
- Reduce the minimum required lot area for an ARU in an accessory building from 1000 m² to 540 m² (the minimum lot size for a corner lot in the R1 zone).

- An ARU would also be permitted within a single detached dwelling, semi-detached dwelling or townhouse dwelling in a R1, R2, R3, C3 or HD zone;
- Provide for an increased permitted parking area for an ARU, to a maximum of 65% of lot frontage.

Together, the proposed changes to the Official Plan and the City Zoning By-Law will provide greater housing variety, choice, and supply for current and future residents of the City.

CONCLUSIONS

Planning staff recommend that County Council approve the proposed revisions to the Official Plan policies that implement Provincial direction regarding ARUs.

SIGNATURES

Report author:

Original signed by _____
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Departmental approval:

Original signed by _____
Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original signed by _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 - Official Plan Changes
Attachment 2 - OPA 307

County of Oxford Official Plan

MUNICIPAL SERVICES

- existing municipal services and community facilities will be adequate to accommodate the *development* and its residents;

PARKING

- adequate off-street parking and outdoor amenity areas will be provided;

BROWNFIELDS

- redevelopment proposals within a designated Community Improvement Project Area as identified on Schedule W-6 will satisfy the requirements of Section 10.4, as appropriate;

ENVIRONMENT

- the effect of the proposed *development* on environmental resources or the potential effects of any environmental constraints on the proposed *development* will be addressed and mitigated in accordance with Section 3.2;

HERITAGE

- conversions which result in the preservation and/or upgrading of buildings considered by City Council to be of architectural or historical significance may be permitted to exceed the density limitations of Low Density Residential Districts if the policies of Section 10.3.10 are satisfied.

ADDITIONAL RESIDENTIAL UNITS
AMENDMENT No. 271

7.2.4.3 Additional Residential Units and Converted Dwellings

The development of *additional residential units* within the Low Density Residential Districts shall be encouraged, where appropriate, with the goal/objective of increasing the range and availability of affordable *housing options* while maintaining the low density residential character of the housing and neighbourhoods comprising such districts.

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The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the City has deemed it to be appropriate based on such considerations as the location, nature and character of existing development, existing level of services and presence of natural hazards and/or other constraints.

To this end, City Council shall establish appropriate zones and zoning provisions to permit the establishment of an additional residential unit in a single detached, semi-detached or row townhouse dwelling and/or a structure ancillary to such dwellings where they are satisfied that the following criteria can be addressed:

- a maximum of two additional residential units are permitted on a lot, in addition to the principal dwelling. The ARUs may consist of up to one two units in the principal dwelling and/or one in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- an additional residential unit shall generally not be permitted on a lot that contains a boarding or lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the additional residential unit(s) shall be clearly secondary and subordinate to the principal dwelling and limited in size to maintain affordability and minimize potential impacts on neighbourhood character and on infrastructure and public service facilities;
- the gross floor area of the additional residential unit(s) shall not total greater than 50% of the gross floor area of the principal dwelling. The City may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate.

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- existing dwellings and lots are of sufficient size to accommodate the creation of additional residential unit(s) and to provide for adequate parking, landscaping and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an additional residential unit will maintain the general built form and architectural character of the principal dwelling and the surrounding residential neighbourhood;
- the principal dwelling must have direct, individual vehicular access to a public street. New additional driveways will generally not be permitted;
- to the extent feasible, existing trees and other desirable vegetation are preserved to assist in maintaining the character of the lot and area;
- the existing infrastructure and public service facilities serving the area are adequate to accommodate the establishment of additional residential unit(s);
- stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- ~~any potential increase in on-street parking demand can be adequately accommodated and/or managed;~~
- land use compatibility concerns (e.g. due to proximity to industrial areas or on major facilities) will not be created or intensified; and

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AMENDMENT No. 271

- the potential effects on environmental and/or heritage resources, and the avoidance or mitigation of environmental constraints can be addressed in accordance with the policies of Section 3.2.

AMENDMENT No. 271

- all other municipal requirements (e.g. servicing, emergency access, bylaws, standards, etc.) can be adequately addressed.

*ADDITIONAL
RESIDENTIAL UNITS
IN AN ANCILLARY
BUILDING*

The following additional criteria shall apply to the establishment of an additional residential unit in a structure ancillary to a single detached, semidetached or row townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area (s) will allow for optimal privacy for the occupants of the additional residential unit, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and
- all other municipal requirements (e.g. servicing, emergency access, bylaws, standards, etc.) can be adequately addressed.

SEVERANCE

Additional residential units must be located on the same lot as the principal dwelling and may not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

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ZONING

The City's Zoning By-law shall establish the specific zoning provisions that must be met for an *additional residential unit* to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the City including, but not limited to, lot frontage and area; type of unit permitted; unit size and location; building height; location and setbacks; landscaping and amenity areas; parking and access, etc.

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To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-law may also limit the location and extent of structural additions, alterations and/or features (e.g. building additions, doorways, windows, stairways, decks, etc.) that are permitted.

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The zoning provisions for *additional residential units* will be implemented through a comprehensive, City initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit* will generally not be permitted.

OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, the City may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

CONVERTED DWELLINGS

AMENDMENT No. 271

In addition, City Council may zone areas within the city to permit the conversion of a principal dwelling for more than two dwelling units in accordance with the following criteria:

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;

County of Oxford Official Plan

- lot sizes are generally sufficient to accommodate the required off-street parking without detracting from the visual character of the area;
- existing dwelling units are generally of a size sufficient to accommodate the creation of additional dwelling units.

NO FURTHER
CONVERSION

Where an *additional residential unit* has been established within a principal dwelling, the conversion of the said dwelling to include additional units will generally not be permitted.

ZONING

The Zoning By-Law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-Law may also limit the extent of structural additions or changes that would be permitted.

SITE PLAN
CONTROL
AMENDMENT No. 271

~~Such converted dwellings may be subject to site plan control.~~

7.2.4.4 Specific Development Policies

In specified areas the nature, scale, location and design criteria of the Low Density Residential District designation may be varied to meet specific policy objectives or to accommodate the unique characteristics of the area. Low Density Residential Districts where specific policies apply, in addition to the relevant policies of this section, are identified as follows:

LIMIT OF
DESIGNATION

7.2.4.4.1 Springbank Avenue South at Parkinson Road

The location of lands designated Low Density Residential on Schedule W-3, Residential Development Plan which are adjacent to the Brick Wetlands Complex, is more precisely defined in the Brick Wetlands Environmental Impact Study modified and adopted by City Council on February 17, 1994 and shown in Appendix 3 attached to this Plan.

THE COUNTY OF OXFORD

BY-LAW NO. **6579-2023**

BEING a By-Law to adopt Amendment Number 307 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 307 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 307 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 8th day of November, 2023.

READ a third time and finally passed this 8th day of November, 2023.

MARCUS RYAN, WARDEN

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 307
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes
Amendment Number 307 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 7.2.4.3 of the Official Plan respecting Additional Residential Units and Converted Dwellings, to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

2.0 LOCATION OF LANDS AFFECTED

This amendment will generally apply to all lands within the City of Woodstock.

3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional units within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment modifies the existing policies for the City of Woodstock respecting Additional Residential Units that were introduced through OPA 271, adopted on February 23, 2022 and introduces clarifications that a maximum of three residential units may be permitted on a lot containing a single detached, semi-detached or townhouse dwelling, and that two ARUs may be permitted within the principal dwelling.

It is the opinion of Council that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and further, the amendment supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2.4.3, is hereby amended by deleting the first bullet point in subsection 7.2.4.3, Additional Residential Units and Converted Dwellings, and replacing it with the following:

- A maximum of two *additional residential units* are permitted on a lot, in addition to the principal dwelling. The *additional residential units* may consist of up to two units in the principal dwelling or one in the principal dwelling and/or one in a structure ancillary to the principal dwelling;

4.2 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2.4.3, is hereby amended by deleting the following duplicate bullet point in subsection 7.2.4.3 Additional Residential Units and Converted Dwellings:

- Any potential increase in on-streeting parking demand can be adequately accommodated and/or managed;

4.3 That Chapter 7 - CITY OF WOODSTOCK LAND USE POLICIES, is hereby amended by deleting the paragraph in subsection 7.2.4.3, Additional Residential Units and Converted Dwellings, corresponding with the side bar title SITE PLAN CONTROL in subsection 7.2.4.3:

Such converted dwellings may be subject to site plan control.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.