

**The Corporation of the Township of Douro-Dummer**

**By-law Number 2022-XX**

**Being a By-law to amend By-law Number 10-1996, as amended,  
otherwise known as "The Township of Douro-Dummer  
Comprehensive Zoning By-law"**

**Whereas** By-law No. 2013-56, passed by Council on October 15, 2013, had the effect of placing a holding provision (H) on certain lands located within Part of Lot 10, Concession 9 of the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough, more particularly described as roll no. 1522-010-004-08100;

**And Whereas** the Township of Douro-Dummer has entered into a Road Allowance Agreement ('Level of Municipal Services Agreement') via By-law No. 2022-55, as passed by Council on December 6, 2022;

**And Whereas** the Township of Douro-Dummer has approved of the Site Plans and a Site Plan Agreement has been entered into;

**And Whereas** all other applicable provisions of Section 3.15 of By-law No. 10-1996, as amended have been complied with;

**And Whereas** pursuant to Section 36(4) of The Planning Act, R.S.O. 1990, as amended, a by-law may be passed by Council for removing a holding provision (H);

**And Whereas** By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

**And Whereas** Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

**And Whereas** the Council of the Township of Douro-Dummer deems it advisable to amend By-law No. 10-1996 as amended;

**Now Therefore** the Council of the Township of Douro-Dummer hereby enacts as follows:

1. The area affected by this By-law consists of land located at 4034 Centre Road, Douro Ward, in the County of Peterborough, as indicated on Schedule "A" attached hereto, and forming part of this by-law, more particularly described as:

**Concession 9, Pt Lot 10, Blocks 7 to 8**  
**Douro Ward**  
**4034 Centre Road**  
**Roll No.: 1522-010-004-08100**

2. Section 21 – Special Districts is amended by deleting subsection "21.190, Special District 190 - Holding (S.D. 190-H) Zone" in its entirety and replacing it with the following:

**21.190      Special District 190 Zone (S.D. 190)**

No person shall within any Special District 190 Zone (S.D. 190) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### **21.190.1 Permitted Uses**

**21.190.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.190.2 Regulations for Uses Permitted in Section 21.190.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

### 21.190.2.1 Special Provisions

- a) Minimum Lot Area 2,700 m<sup>2</sup>
  - b) Minimum Lot Frontage none
  - c) Minimum Front Yard 6 m
  - d) Maximum Lot Coverage 17.3%
- e) For the purposes of this section the front lot line is deemed to be the line which separates the lot from the abutting unopened road allowance.
- f) Notwithstanding Sections 3.11 and 3.12 of this By-Law to the contrary, the construction of a permanent single detached dwelling may be permitted on an existing lot of record which is undersized and which abuts an unopened Township road allowance. Access to the lot will be provided via a driveway on the unopened road allowance which is constructed to standards satisfactory to the Township.

3. Schedule 'A1' of By-law No. 10-1996, as amended, is hereby further amended by removing the Holding Symbol from the lands identified as Roll No.: 1522-010-004-08100 as shown on Schedule "A" attached hereto and forming part of this By-law.

4. All other relevant provisions of By-law 10-1996, as amended, shall apply.

If no notice of objection is filed with the Acting Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

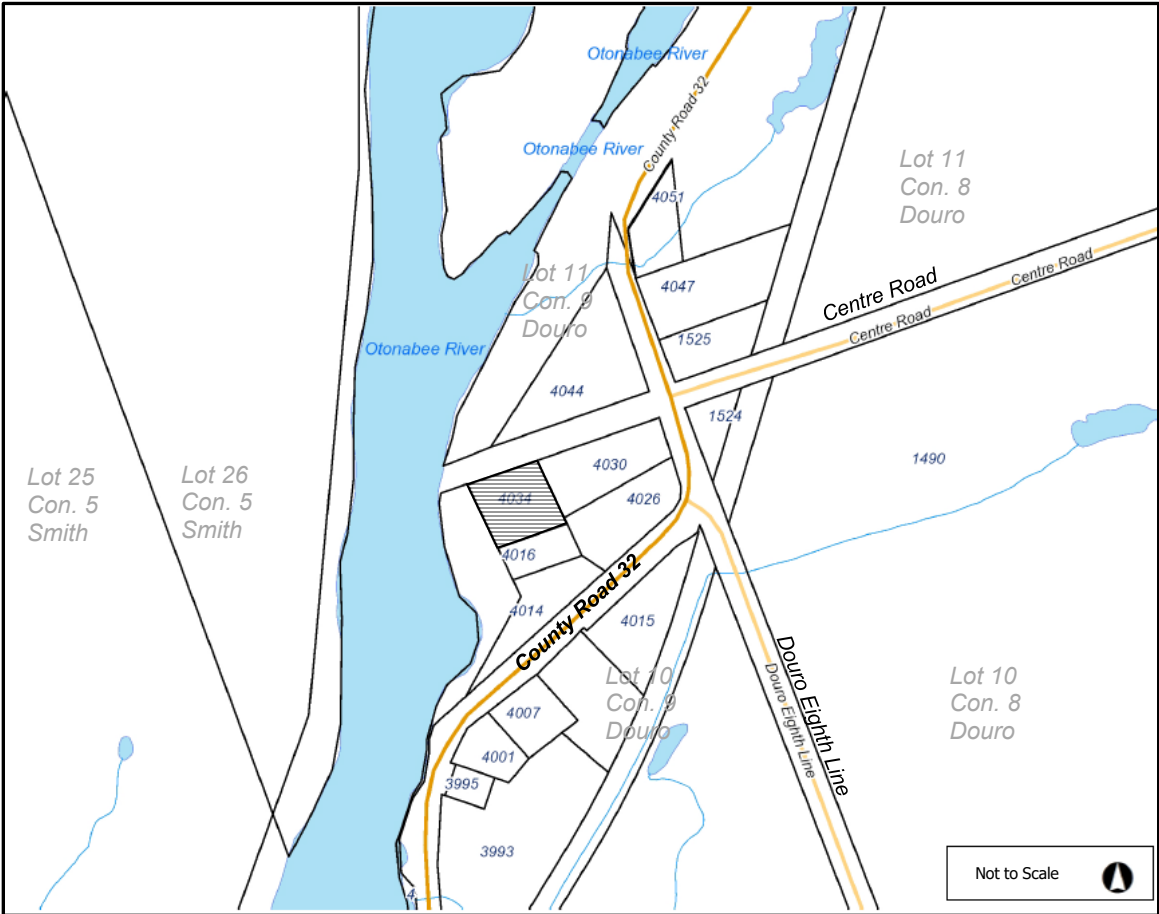
Passed in Open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.


Mayor, Heather Watson

Acting Clerk, Martina Chait-Hartwig

**File: R-17-21**  
**Roll No.: 1522-010-004-08100**

**Schedule “A” to By-law 2022-XX**



 **Property subject to the removal of the 'Holding Symbol (H)' and to remain zoned 'Special District 190 Zone (S.D. 190)'**

**This is Schedule 'A' to By-law No. 2022-XX passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**

\_\_\_\_\_  
Mayor, J. Murray Jones

\_\_\_\_\_  
Acting Clerk, Martina Chait-Hartwig