

# The Corporation of the Township of Douro-Dummer

## By-law Number 2023-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 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 required the rezoning of the subject lands as a condition of Peterborough County Consent Applications B-21-22 and B-22-22;

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

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

1. Schedule A1 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 4131 County Road 32 and described as Part Lot 12, Concession 8 of the Douro Ward to the Special District 255 Zone (S.D. 255), the Special District 256 Zone (S.D. 256) and the Environmental Conservation Zone (EC) as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by the addition of a new subsection "21.255 Special District 255 Zone (S.D. 255)" immediately following subsection 21.254 Special District 254 Zone (S.D. 254)" which shall read as follows:

**21.255      Special District 255 Zone (S.D. 255) – Roll No. 1522-010-003-14620 (Severed Lots A and B)**

No person shall within any Special District 255 Zone (S.D. 255) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### **21.255.1 Permitted Uses**

**21.255.1.1** all uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

## 21.255.2 Regulations for Permitted Uses

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Frontage 0 m

3. Section 21 Special Districts is amended by the addition of a new subsection "21.256 Special District 256 Zone (S.D. 256)" immediately following subsection 21.255 Special District 255 Zone (S.D. 255)" which shall read as follows:

**21.256      Special District 256 Zone (S.D. 256) – Roll No. 1522-010-003-14620 (Retained Lot)**

No person shall within any Special District 256 Zone (S.D. 256) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### **21.256.1 Permitted Uses**

**21.256.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended save and except a single detached dwelling.

## **21.256.2 Regulations for Permitted Uses**

The applicable regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- |                         |      |
|-------------------------|------|
| a) Minimum Lot Area     | 4 ha |
| b) Minimum Lot Frontage | 0 m  |

4. Section 21.43 Special District 43 Zone (S.D. 43) is amended by deleting subsection "21.43.2 Regulation for Uses Permitted in Section 21.43.1" in its entirety and replacing it with the following:

### **21.43.2 Regulations for Permitted Uses**

All regulations of Section 9.2.4 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area (Part 3,  
Plan 45R-12828) 1.55 ha
- b) Minimum Lot Frontage (Part 3,  
Plan 45R-12828) 0 m
- c) The front lot line shall be the lot line which  
faces County Road 32.
- d) Minimum Rear Yard for the existing  
detached accessory structure identified as  
the metal-clad pole barn on Plan of Survey  
prepared by J.B. Fleguel O.L.S, completed  
on January 28, 2005 and attached as  
Schedule "2" to this By-law 0 m

5. 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.

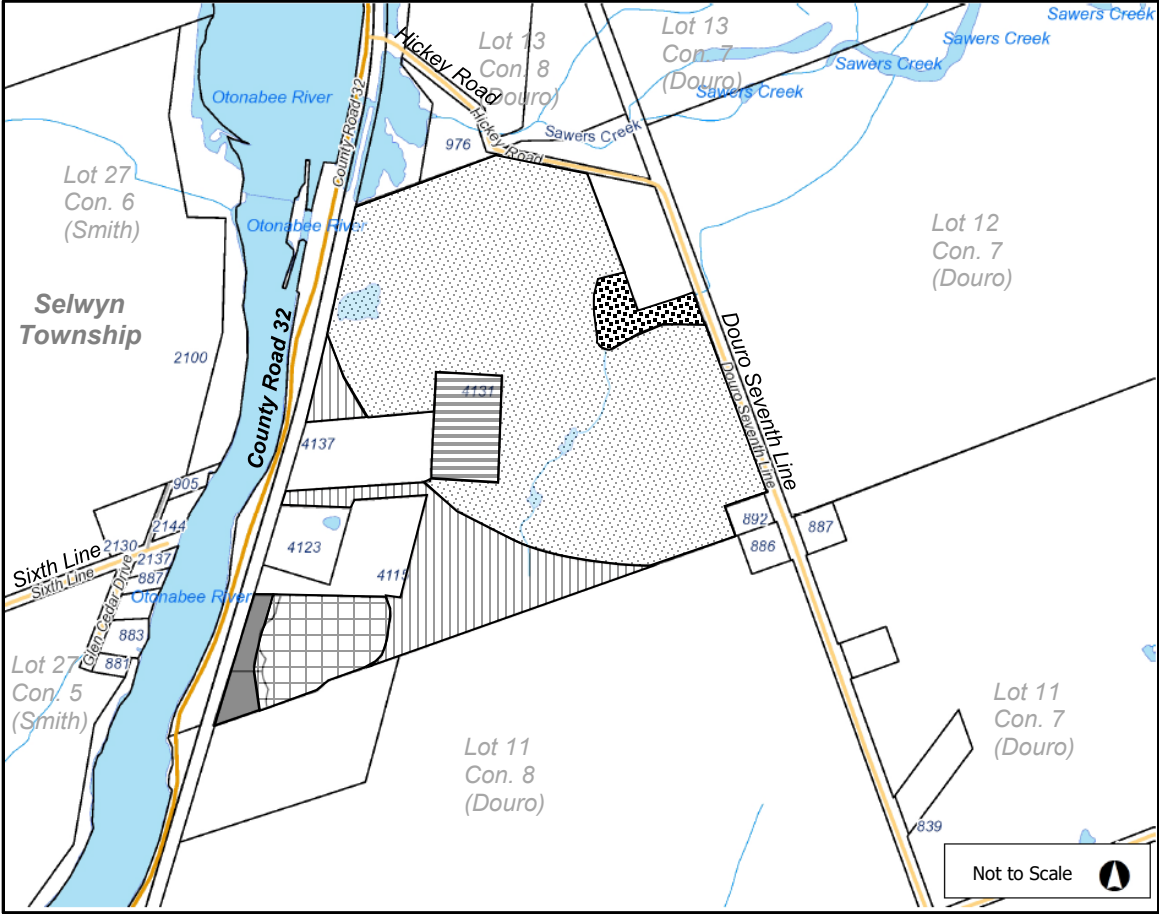
Passed in Open Council this 7th day of February, 2023.







\_\_\_\_\_  
Mayor, Heather Watson

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

**File: R-05-22**  
**Roll No. 1522-010-003-14620**

**Schedule “1” to By-law 2023-XX**



-  Rezone from the 'Rural Zone (RU)' to the 'Special District 255 Zone (S.D. 255)'
-  Rezone from the 'Rural Zone (RU)' to the 'Special District 256 Zone (S.D. 256)'
-  Rezone from the 'Rural Zone (RU)' to the 'Environmental Conservation Zone (EC)'
-  Area to remain zoned the 'Development Zone (D2)'
-  Area to remain zoned the 'Environmental Conservation Zone (EC)'
-  Area to remain zoned the 'Special District 43 Zone (S.D. 43)'

**This is Schedule 'A' to By-law No. 2023-XX passed this 7th day of February, 2023.**

\_\_\_\_\_  
Mayor, Heather Watson

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



PLAN OF SURVEY OF  
PART OF LOT 12, CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF DOURO  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH

SCALE: 1 INCH = 150 FEET



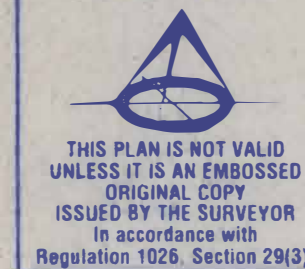
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET  
AND DECIMALS THEREOF, AND CAN BE CONVERTED TO  
METRES BY MULTIPLYING BY 0.3048.

J.B. FLEGUEL O.L.S.  
2005

- DENOTES SURVEY MONUMENT, FOUND.
- DENOTES SURVEY MONUMENT, PLANTED.
- P1 DENOTES TSW PLAN No. T-1954 (CLSR#63668)
- P2 DENOTES DEPOSITED PLAN 45R-3400
- P3 DENOTES DEPOSITED PLAN 45R-10241
- P4 DENOTES DEPOSITED PLAN 45R-7112
- P5 DENOTES DEPOSITED PLAN 45R-5989
- P6 DENOTES DEPOSITED PLAN 45R-9641
- P7 DENOTES PLAN ATTACHED TO INST. No. 174838
- P8 DENOTES DEPOSITED PLAN 45R-12828
- 688 DENOTES C.D. COPELAND, O.L.S.
- TSW DENOTES TRENT SEVERN WATERWAY
- E&P DENOTES ELLIOTT & PARR, O.L.S.
- 712 DENOTES G.W. ELLIOTT, O.L.S.
- 1456 DENOTES D.M. ROBERTSON, O.L.S.
- 1647 DENOTES J.B. FLEGUEL, O.L.S.

BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE RELATED  
TO THE BEARING N 14° 39' 30" E OF A PORTION OF THE  
SOUTHEASTERLY LIMIT OF THE FORMER CNR RIGHT-OF-WAY  
THROUGH LOT 12, CONCESSION 8, IN ACCORDANCE WITH DEPOSITED  
PLAN 45R-10241.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1561914



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT AND  
THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON JANUARY 28, 2005

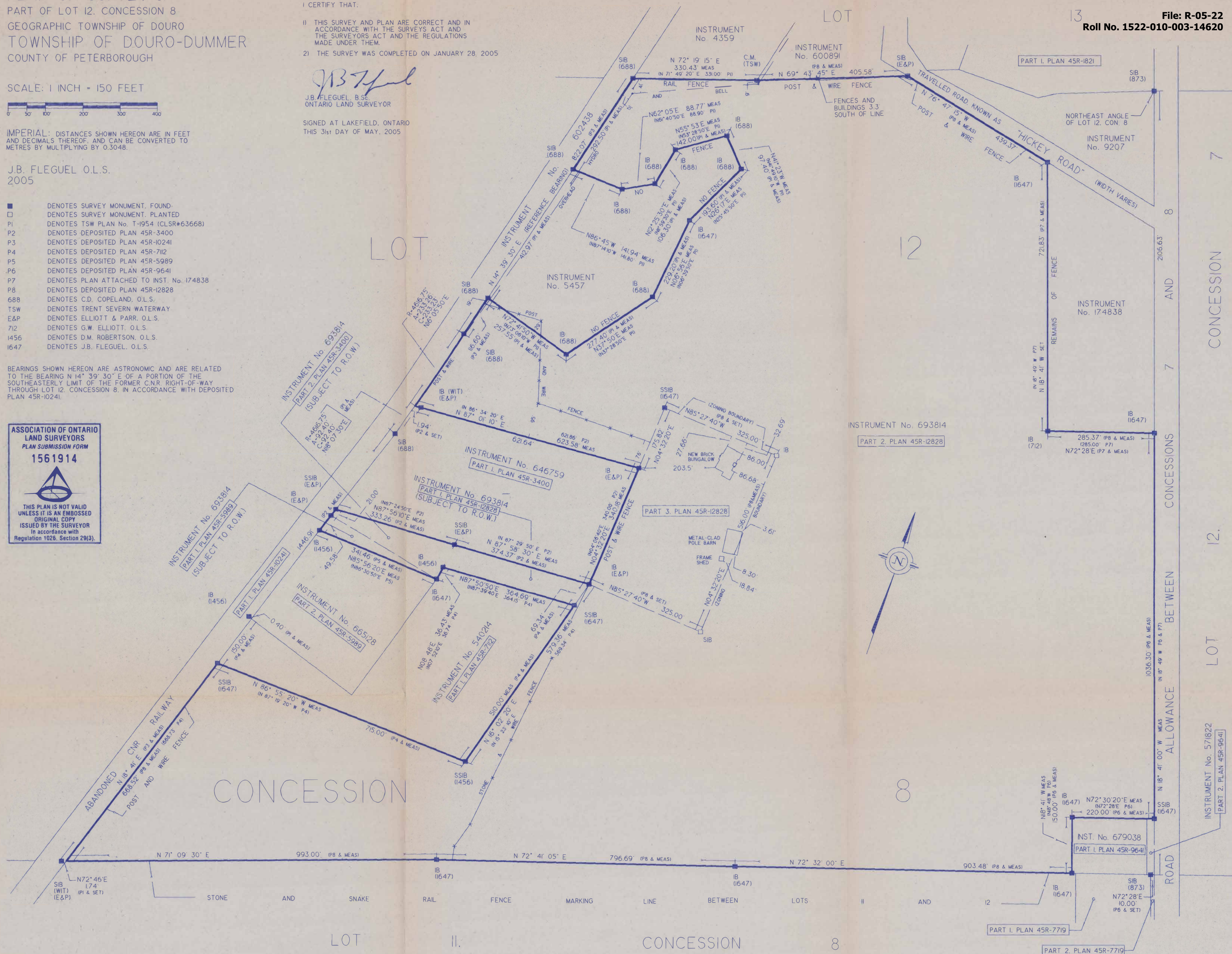
*J.B. Fleguel*  
J.B. FLEGUEL, B.Sc.  
ONTARIO LAND SURVEYOR

SIGNED AT LAKEFIELD, ONTARIO  
THIS 31st DAY OF MAY, 2005

Schedule "2" to By-law 2023-XX

By-law 2023-XX - Page 5

File: R-05-22  
Roll No. 1522-010-003-14620



INSTRUMENT No. 169705

J.B. FLEGUEL  
ONTARIO LAND SURVEYOR  
44 CLEMENTI STREET, BOX 70  
LAKEFIELD, ONTARIO K0L 2H0  
PHONE: 705-652-6198  
FAX: 705-652-1647  
PROJ. # 3042