

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

**By-law Number 2017-45**

**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 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 lands comprising Part Lots 31 and 32, Concession 9, in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough, more particularly described as:

**Part Lots 31 and 32, Conc. 9, and all of Lots 9, 10, 11, 12, 13, 14 and 15 on  
Registered Plan No. 15**

**1390 Irwin Road**

**Roll Nos. 1522-020-005-42600, 42700, 42900, 43000 and 43100**

as indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 - Special Districts is amended by deleting subsections 21.54 and 21.55 in their entirety and replaced with "Reserved"

3. Section 21 – Special Districts is amended by the addition of seven new subsections namely "Special District 217- Holding Zone (S.D. 217-H) Zone", "Special District 218- Holding Zone (S.D. 218-H) Zone", "Special District 219- Holding Zone (S.D. 219-H) Zone", "Special District 220- Holding Zone (S.D. 220-H) Zone", "Special District 221- Holding Zone (S.D. 221-H) Zone", "Special District 222- Holding Zone (S.D. 222-H) Zone" and "Special District 223- Holding Zone (S.D. 223-H) Zone" immediately following Section 21.216, Special District 216 (S.D. 216) Zone" respectively as follows:

a) 21.217 Special District 217-Holding Zone (S.D. 217-H) Zone  
No person shall within any Special District 217-Holding Zone (S.D. 217-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.217.1 Permitted Uses

21.217.1.1 all uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

21.217.2 Special Provisions

The setbacks for the existing building (recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

21.217.2.1 Special Provisions

- a) Minimum Lot Area 1484.9 m2
- b) Minimum Lot Frontage 16.3 m

- b) 21.218 Special District 218-Holding Zone (S.D. 218-H) Zone  
No person shall within any Special District 218 - Holding Zone (S.D. 218-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.218.1 Permitted Uses

- 21.218.1.1 all uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

21.218.2 Special Provisions

The setbacks for all existing structures (recreational dwelling and frame shed) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

21.218.2.1 Special Provisions

- a) Minimum Lot Area 2776.2 m2
- b) Minimum Lot Frontage 35.1 m

- c) 21.219 Special District 219-Holding Zone (S.D. 219-H) Zone  
No person shall within any Special District 219- Holding Zone (S.D. 219-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.219.1 Permitted Uses

- 21.219.1.1 all uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

**21.219.2 Special Provisions**

The setbacks for the existing building (two storey wet slip boathouse) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

The maximum height for the existing two storey wet slip boathouse shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B' shall be 5.3 m.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.219.2.1 Special Provisions**

- |                         |                       |
|-------------------------|-----------------------|
| a) Minimum Lot Area     | 2661.3 m <sup>2</sup> |
| b) Minimum Lot Frontage | 26.7 m                |

**d) 21.220 Special District 220-Holding Zone (S.D. 220-H) Zone**

No person shall within any Special District 220 - Holding Zone (S.D. 220-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.220.1 Permitted Uses**

- 21.220.1.1 All uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

**21.220.2 Special Provisions**

The setbacks for the existing structures (two storey three unit dwelling, one storey accessory building and two storey accessory building) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

The maximum floor area and height for the existing two accessory structures (one storey accessory building and two storey accessory building) shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B' shall be as follows:

- |                                  |                      |
|----------------------------------|----------------------|
| a) One Storey Accessory Building |                      |
| Maximum Floor Area               | 62.3 m <sup>2</sup>  |
| b) Two Storey Accessory Building |                      |
| Maximum Floor Area               | 127.5 m <sup>2</sup> |
| Maximum Height                   | 7.3 m                |

The Maximum Number of Dwelling Units for the existing 2 storey frame three unit dwelling shall be 3 (three), as defined in Section 21.220.3, and as shown on the Irwin Inn Property Residential Development Site Plan

prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

21.220.2.1 Special Provisions

a) Minimum Lot Frontage 52.3 m

21.220.3 A **Three-Unit Dwelling** means the whole of a building that is divided into three separate dwelling units, with each unit having an independent or separate entrance directly from the outside.

21.220.4 Notwithstanding the provisions of Section 3.1.2(d) the minimum separation distance shall between the one storey accessory structure and the Three-Unit Dwelling shall be: 0.6 m

e) 21.221 Special District 221-Holding (S.D. 221-H) Zone

No person shall within any Special District 221-Holding (S.D. 221-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.221.1 Permitted Uses

21.221.1.1 All uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

21.221.2 Special Provisions

The setbacks for the existing structure (one storey recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

21.221.2.2 Special Provisions

a) Minimum Lot Area 2491.5 m<sup>2</sup>  
b) Minimum Lot Frontage 27.2 m

f) 21.222 Special District 222-Holding (S.D. 222-H) Zone

No person shall within any Special District 222 – Holding (S.D. 222-H) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.222.1 Permitted Uses

21.222.1.1 All uses permitted in the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exception:

## 21.222.2 Special Provisions

The setbacks for the existing structure (one and a half storey recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

### 21.222.2.1 Special Provisions

- |                         |                       |
|-------------------------|-----------------------|
| a) Minimum Lot Area     | 2993.1 m <sup>2</sup> |
| b) Minimum Lot Frontage | 30.8 m                |

## g) 21.223 Special District 223 – Holding (S.D. 223-H) Zone

No person shall within any Special District 223 – Holding (S.D. 223-H) Zone use any land, erect, alter or use any building or structure except in accordance with the following provisions:

### 21.223.1 Permitted Uses

- 21.223.1.1 All uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exception:

### 21.223.2 Special Provisions

The Maximum Number of Dwelling Units on this lot are the existing two (2) single detached dwellings.

All provisions and regulations of the Rural (RU) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

4. The area shown on Schedule "A" of this By-law, identified as 'Lot 9' and 'Lot 10' shall henceforth be zoned "Special District 217-Holding (S.D. 217-H) Zone" and "Special District 218-Holding (S.D. 218-H) Zone", and shall cease to be zoned "Commercial Tourist (CT) Zone".
5. The area shown on Schedule "A" of this By-law, identified as 'Lot 12/13' shall henceforth be zoned "Special District 219-Holding (S.D. 219-H) Zone" and "Special District 220-Holding (S.D. 220-H) Zone" and shall cease to be zoned "Commercial Tourist (CT) Zone", "Special District 54 (S.D. 54) Zone" and "Special District 55 (S.D. 55) Zone".
6. The area shown on Schedule "A" of this By-law, identified as 'Lot 14' and 'Lot 15' shall henceforth be zoned "Special District 221-Holding (S.D. 221-H) Zone" and "Special District 222-Holding (S.D. 222-H) Zone" and shall cease to be zoned "Commercial Tourist (CT) Zone", and "Open Space (OS) Zone".
7. The area shown on Schedule "A" of this By-law, identified as 'Retained' shall henceforth be zoned "Special District 223-Holding (S.D. 223-H) Zone" and shall cease to be zoned "Rural (RU) Zone", "Commercial Tourist (CT) Zone", and "Open Space (OS) Zone".



8. Schedule 'B9' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.
9. The holding provision (H) shall only be removed following any conditions of the Peterborough County Land Division Committee being satisfied; and further the holding provision (H) may be removed either on an individual lot or multiple lot basis.
10. All other relevant provisions of By-law 10-1996, as amended, shall apply.

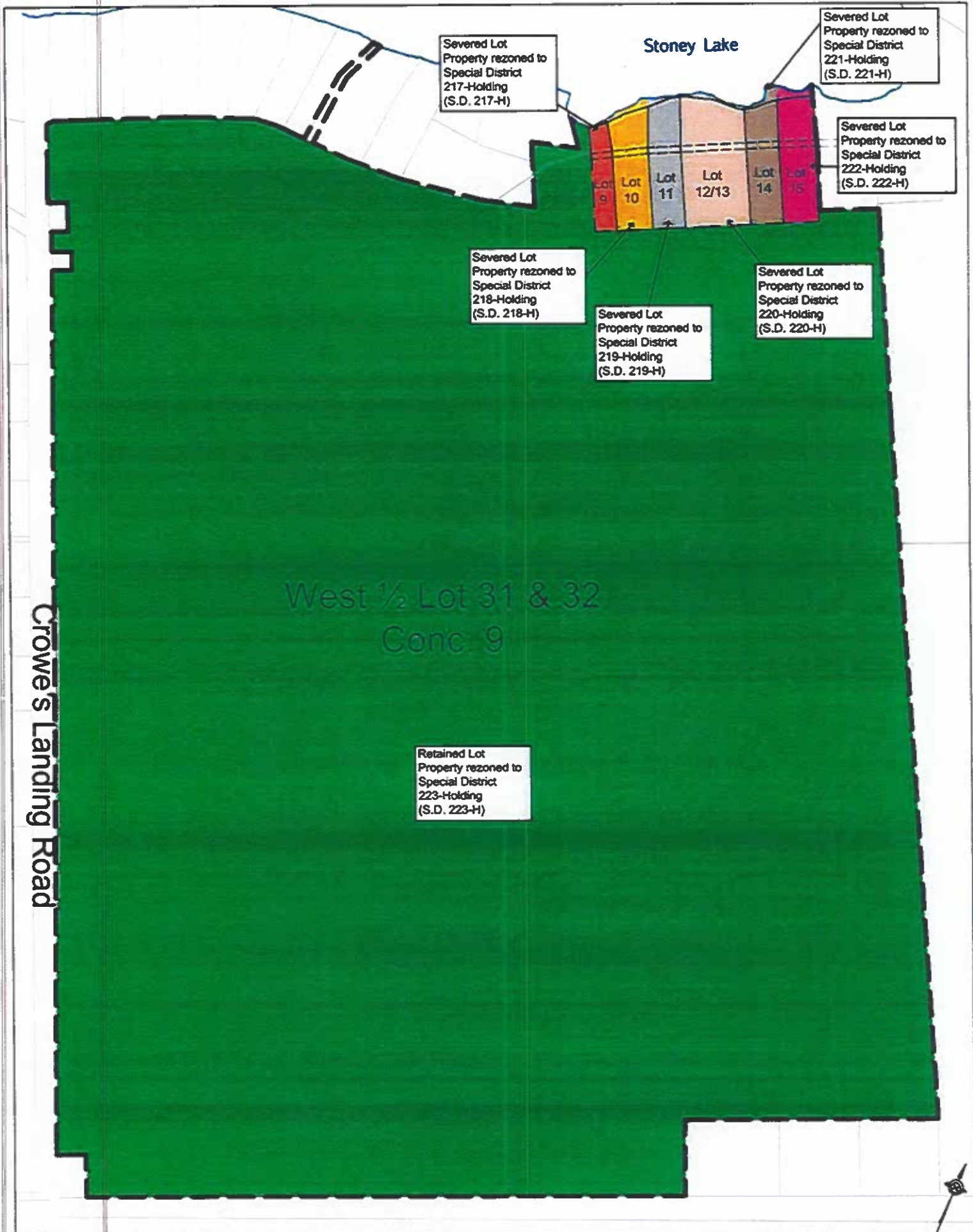
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in open council this 5 day of September 2017

  
Mayor, J. Murray Jones

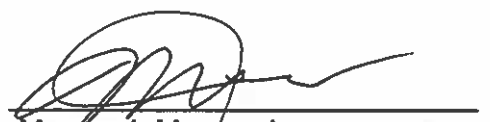
  
Clerk, Crystal McMillan


# Schedule 'A' to By-law 2017-45



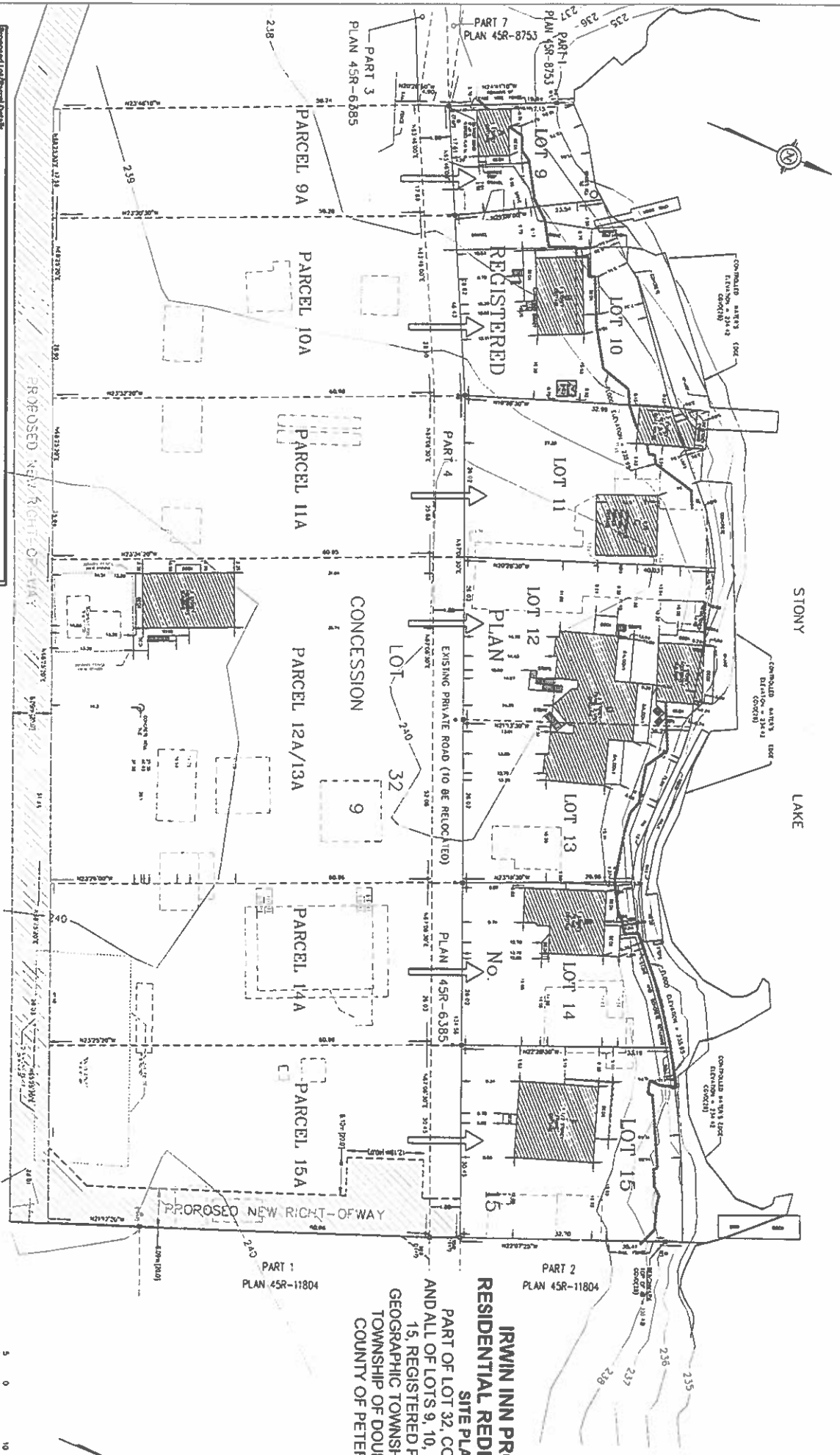
- Lands Subject of Amendment
- Existing Lot Boundaries
- Lands to be rezoned to 'Special District 217-Holding (S.D. 217-H)' Zone
- Lands to be rezoned to 'Special District 218-Holding (S.D. 218-H)' Zone
- Lands to be rezoned to 'Special District 219-Holding (S.D. 219-H)' Zone
- Lands to be rezoned to 'Special District 220-Holding (S.D. 220-H)' Zone
- Lands to be rezoned to 'Special District 221-Holding (S.D. 221-H)' Zone
- Lands to be rezoned to 'Special District 222-Holding (S.D. 222-H)' Zone
- Lands to be Rezoned to 'Special District 223-Holding (S.D. 223-H)' Zone

September, 201

  
 Mayor, J. Murray Jones

  
 Clerk, Crystal McMillan

This is Schedule 'A' to By-law No. 2017-45 passed this 5 day of September, 2017.



Proposed Lot/Parcel Details				
Parcel	Area (m <sup>2</sup> )	Total Lot Area (m <sup>2</sup> )	Building GFA (m <sup>2</sup> )	Lot Coverage
9	185.1	185.1	185.1	100%
9A	1115.7	1400.8	2.05	14.6
10	185.3	185.3	185.3	100%
10A	1080.3	2776.2	3.05	20.3
11	185.3	185.3	185.3	100%
11A	1710.6	2641.3	3.05	13.5
12	185.3	185.3	185.3	100%
12A/13A	185.3	185.3	185.3	100%
13	185.3	185.3	185.3	100%
14	185.3	185.3	185.3	100%
14A	1708.7	2481.5	4.05	27.3
15	185.3	185.3	185.3	100%
15A	185.3	185.3	185.3	100%

- LEGEND**
- Building/Structures to be Removed
  - Existing Building/Structure to Remain
  - Proposed New Roadway
  - Flood Contour
  - Proposed Lot Addition

**IRWIN INN PROPERTY  
RESIDENTIAL REDEVELOPMENT  
SITE PLAN**

PART OF LOT 32, CONCESSION 9  
AND ALL OF LOTS 9, 10, 11, 12, 13, 14 AND  
15, REGISTERED PLAN NO. 15  
GEOGRAPHIC TOWNSHIP OF DUMMER  
COUNTY OF PETERBOROUGH



**J. B. NEQUEL SURVEYORS**  
100-452-5185  
100-452-5186  
100-452-5187  
100-452-5188  
100-452-5189  
100-452-5190  
100-452-5191  
100-452-5192  
100-452-5193  
100-452-5194  
100-452-5195  
100-452-5196  
100-452-5197  
100-452-5198  
100-452-5199  
100-452-5200  
100-452-5201  
100-452-5202  
100-452-5203  
100-452-5204  
100-452-5205  
100-452-5206  
100-452-5207  
100-452-5208  
100-452-5209  
100-452-5210  
100-452-5211  
100-452-5212  
100-452-5213  
100-452-5214  
100-452-5215  
100-452-5216  
100-452-5217  
100-452-5218  
100-452-5219  
100-452-5220  
100-452-5221  
100-452-5222  
100-452-5223  
100-452-5224  
100-452-5225  
100-452-5226  
100-452-5227  
100-452-5228  
100-452-5229  
100-452-5230  
100-452-5231  
100-452-5232  
100-452-5233  
100-452-5234  
100-452-5235  
100-452-5236  
100-452-5237  
100-452-5238  
100-452-5239  
100-452-5240  
100-452-5241  
100-452-5242  
100-452-5243  
100-452-5244  
100-452-5245  
100-452-5246  
100-452-5247  
100-452-5248  
100-452-5249  
100-452-5250  
100-452-5251  
100-452-5252  
100-452-5253  
100-452-5254  
100-452-5255  
100-452-5256  
100-452-5257  
100-452-5258  
100-452-5259  
100-452-5260  
100-452-5261  
100-452-5262  
100-452-5263  
100-452-5264  
100-452-5265  
100-452-5266  
100-452-5267  
100-452-5268  
100-452-5269  
100-452-5270  
100-452-5271  
100-452-5272  
100-452-5273  
100-452-5274  
100-452-5275  
100-452-5276  
100-452-5277  
100-452-5278  
100-452-5279  
100-452-5280  
100-452-5281  
100-452-5282  
100-452-5283  
100-452-5284  
100-452-5285  
100-452-5286  
100-452-5287  
100-452-5288  
100-452-5289  
100-452-5290  
100-452-5291  
100-452-5292  
100-452-5293  
100-452-5294  
100-452-5295  
100-452-5296  
100-452-5297  
100-452-5298  
100-452-5299  
100-452-5300

METRIC: 1:500 SCALE

DATE: NOVEMBER 21, 2016