

The Corporation of the Township of Douro-Dummer

By-law Number 2017-23

**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 two parcels of land in Part of Lots 17 and 18, Registered Plan No. 6 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:

Retained Lot: Part Lot 17, Plan 6, Part 1 Excluding Part 2 on Plan 45R-16247, 1052 Dodworth Island, Roll No. 020-005-71800

Merged Lot: Part Lot 18 Plan 6, Blk. No. 158783, including Part 2 on Plan 45R-16247, 1056 Dodworth Island, Roll No. 020-005-71601
as indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 - Special Districts is amended by the addition of two new subsections "21.215, Special District 215 (S.D. 215) Zone" and "21.216, Special District 216 (S.D. 216) Zone" immediately following Section 21.214, "Special District 214 (S.D. 214) Zone" respectively as follows:

a) 21.215 Special District 215 (S.D. 215) Zone

Roll No. 020-005-71800 – Retained Lot

No person shall within any Special District 215 (S.D. 215) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.215.1 Permitted Uses

21.215.1.1 all uses permitted in the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

The Minimum Lot Area shall be 9621m².

21.215.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Sketch, on the subject property.

b) 21.216 Special District 216 (S.D. 216) Zone
Roll No. 020-005-71601 – Merged Lot

No person shall within any Special District 216 (S.D. 216) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.216.1 Permitted Uses

21.216.1.1 all uses permitted in the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

The Minimum Lot Area shall be 5421 m².

21.216.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017, and attached to this by-law as Schedule 'B'.

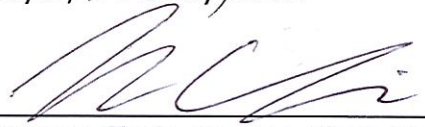
All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Sketch, on the subject property.

3. The area shown on Schedule "A" of this By-law, identified as X shall henceforth be zoned "Special District 215 (S.D. 215) Zone" and shall cease to be zoned "Island Residential (IR) Zone".
4. The area shown on Schedule "A" of this By-law, identified as Y shall henceforth be zoned "Special District 216 (S.D. 216) Zone" and shall cease to be zoned "Island Residential (IR) Zone".
5. Schedule 'B7' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.
6. 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 18th day of April, 2017.

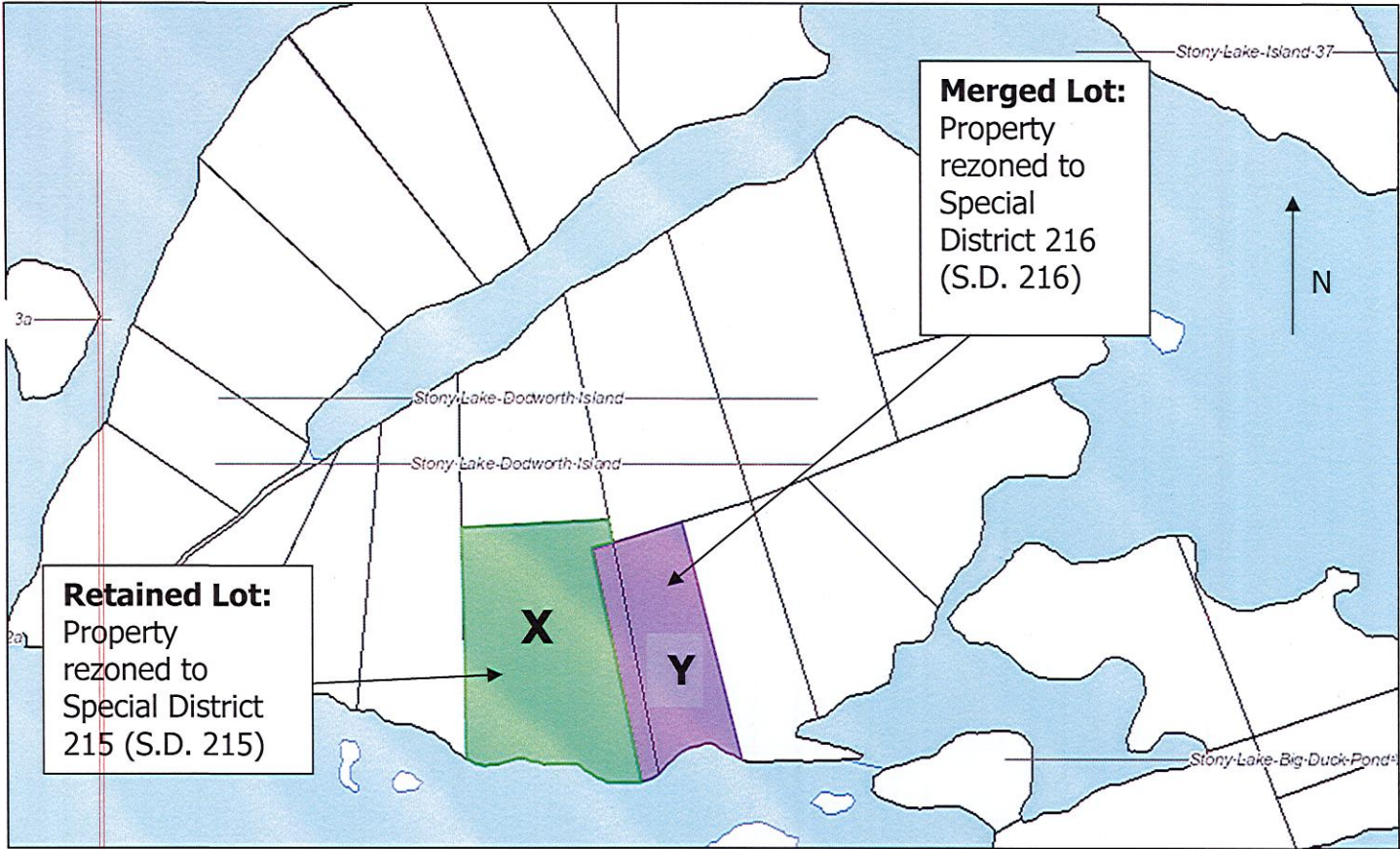


Mayor, J. Murray Jones

Deputy Clerk, Martina Chait-Hartwig

Roll No.: 020-005-71601/71800


Schedule "A" to By-law 2017-23




Property **X**
to be rezoned to Special District 215 (S.D. 215) Zone.

Property **Y**
to be rezoned to Special District 216 (S.D. 216) Zone.

This is Schedule 'A' to By-law
No. 2017-22 passed this
18th day of April, 2017.

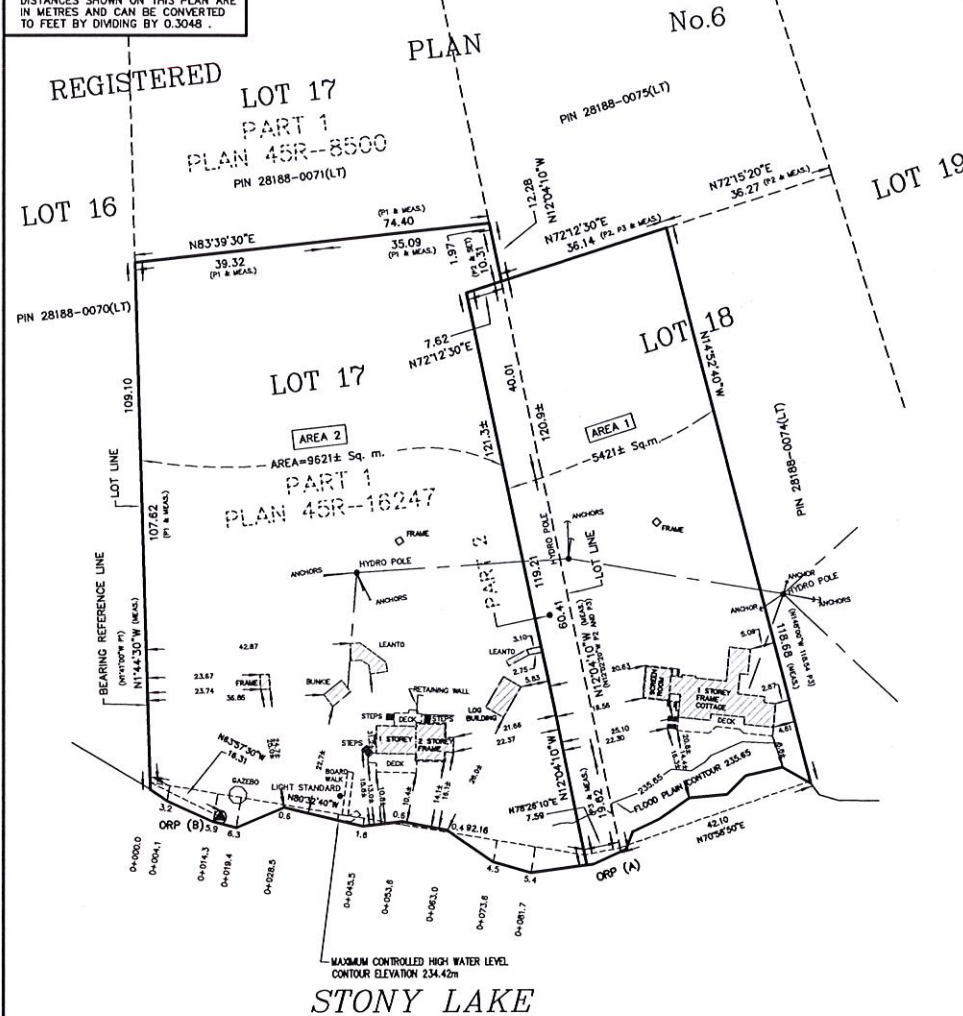


Mayor, J. Murray Jones



Deputy Clerk, Martina Chait-Hartwig

NOTE:
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.



SKETCH TO ILLUSTRATE
PART OF LOTS 17 AND 18,
REGISTERED PLAN No. 6
TOWNSHIP OF DOURO-DUMMER
GEOGRAPHIC TOWNSHIP OF DUMMER
COUNTY OF PETERBOROUGH

20 10 0 20 40 metres
SCALE: 1:750

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REVISED: 1 MARCH, 2014

AREA 1
COTTAGE, SCREEN ROOM AND DECK AREA = 263.4 Sq.m.
LOT COVERAGE = 5%

AREA 2
COTTAGE AREA = 97.3 Sq.m.
DECKS AND STEPS AREA = 60.4 Sq.m.
ACCESSORY STRUCTURES = 94.2
LOT COVERAGE = 2.6%

WATER NOTE:

STONY LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL
AUTHORITY
BY A DAM AT THE OUTLET OF CLEAR LAKE IN LOT 37, CONCESSION 12
TOWNSHIP OF SMITH

MAXIMUM CONTROLLED LEVEL IS ELEVATION 234.42m

MINIMUM CONTROLLED LEVEL IS ELEVATION 234.12m

ELEVATIONS ARE GEODETIC, DERIVED FROM TRENT CANAL BENCH MARK
CONSISTING OF A BRASS ONTARIO HYDRO SURVEY MONUMENT SET ON
TOP OF CONCRETE RETAINING WALL ON NORTH END OF DAM.
ELEVATION 235.96m



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DRAWN BY: RW

FILE: DU'R 6-33

JOB: 31801