

The Corporation of the Township of Douro-Dummer

By-law Number 2024-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 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 129 Douro Ninth Line and more particularly described as Part Lots 1 and 2, Concession 9 (Douro Ward) from the Rural Zone (RU) to the Special District 258 Zone (S.D. 258) 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 subsection "21.258 Special District 258 Zone (S.D. 258)" immediately following subsection 21.257 Special District 257 Zone (S.D. 257)" which shall read as follows:

21.258 Special District 258 Zone (S.D. 258) – Roll No. 1522-010-004-04700

No person shall within any Special District 258 Zone (S.D. 258) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.258.1 Permitted Uses

21.258.1.1 All uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

21.258.2 Regulations for Permitted Uses

All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Exterior Side Yard for the farm building identified as "proposed building footprint" on the Site Plan prepared by Cambium dated February 2023 and attached as Schedule "2" hereto and forming part of this By-law

- b) All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, as they apply to the use of any land, buildings or structures permitted in the Special District 258 Zone (S.D. 258) shall apply and be complied with.

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

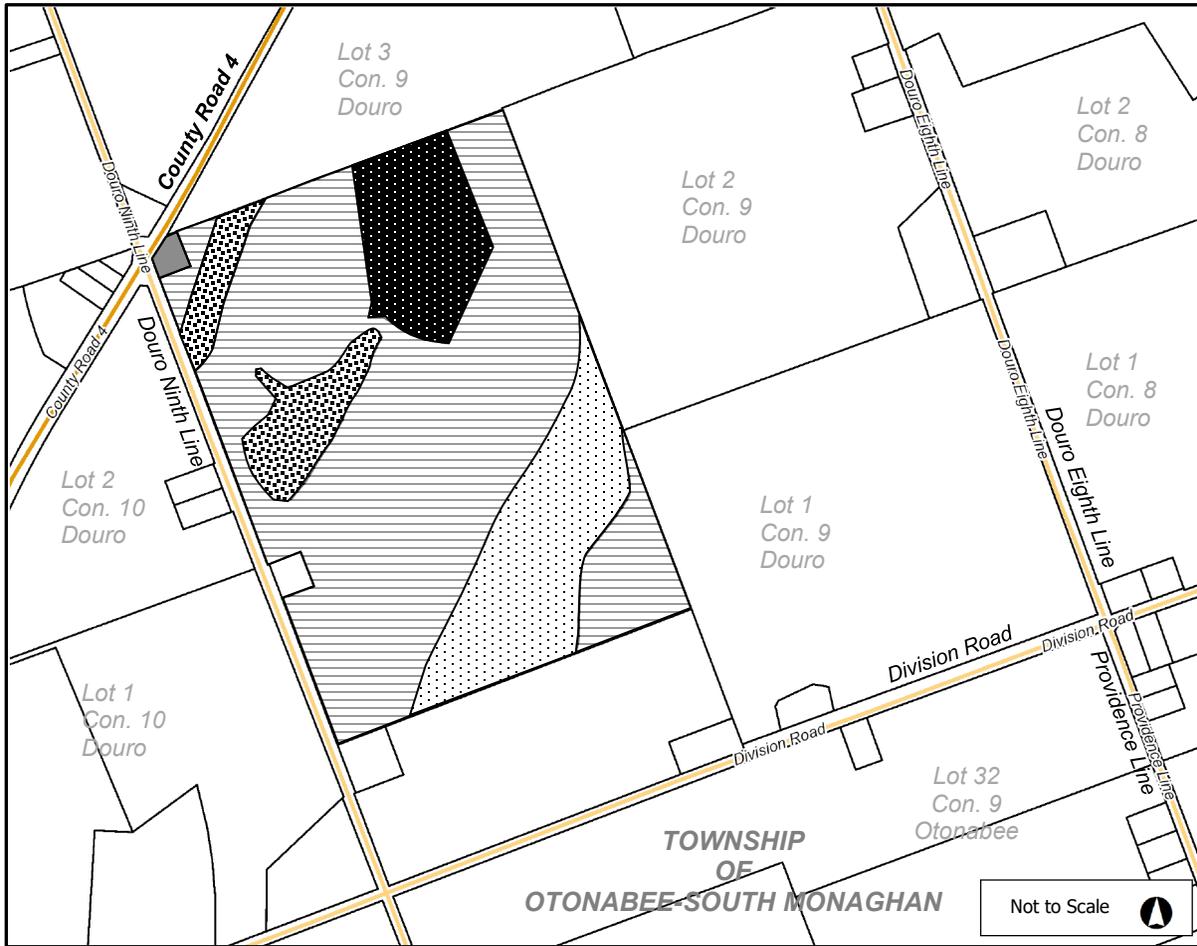
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XXth day of XXXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX

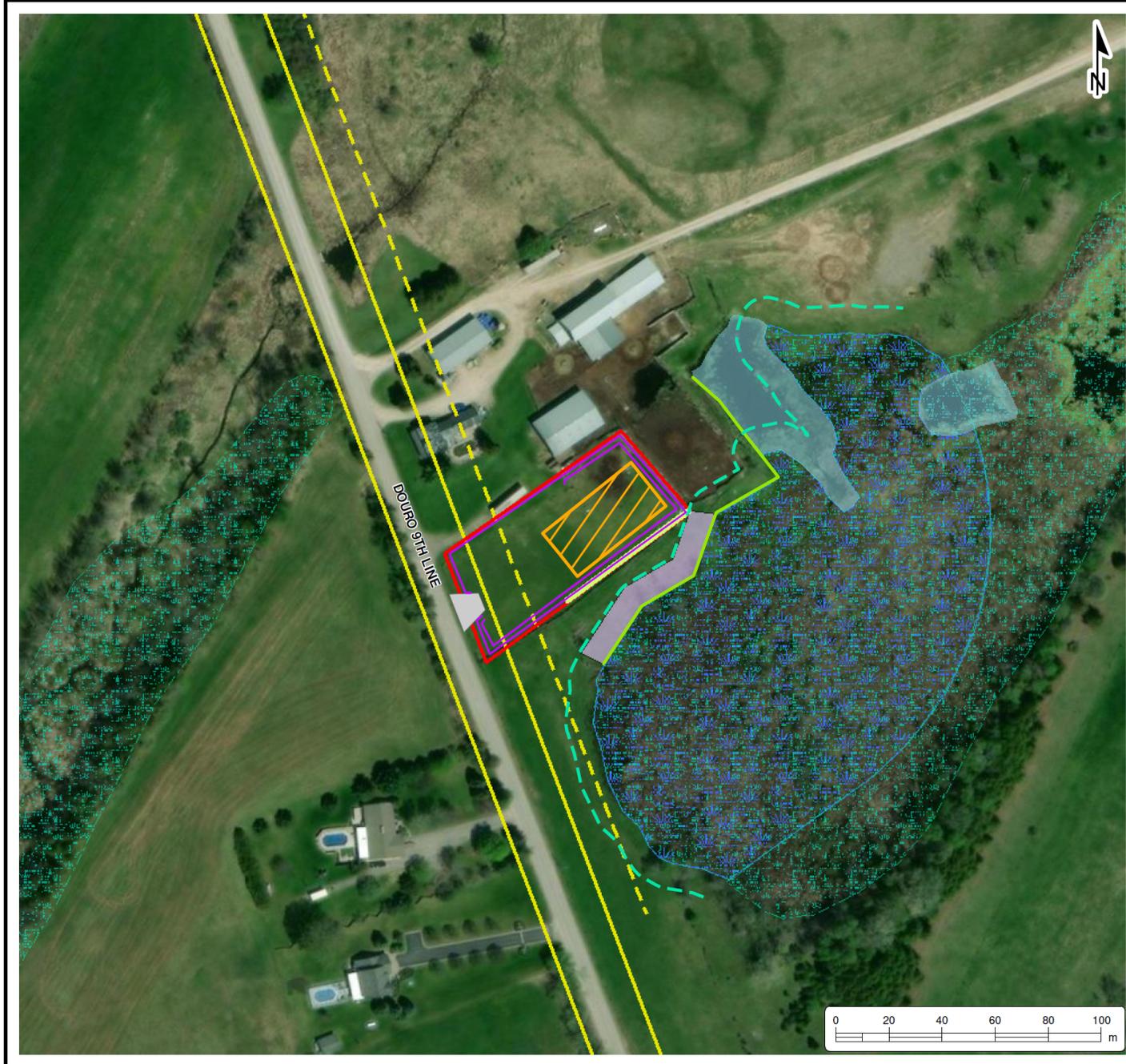


-  **Rezone from the 'Rural Zone (RU)' to the 'Special District 258 Zone (S.D. 258)'**
-  **Area to remain zoned 'Extractive Industrial Zone (M2)'**
-  **Area to remain zoned 'Environmental Conservation Provincially Significant Wetland Zone (EC(P))'**
-  **Area to remain zoned 'Environmental Conservation Zone (EC)'**
-  **Area to remain zoned 'Special District 106 Zone (S.D. 106)'**

This is Schedule '1' to By-law No. 2024-XX passed this XXth day of XXXXX, 2024.

 Mayor, Heather Watson

 Clerk, Martina Chait-Hartwig



**ENVIRONMENTAL
MANAGEMENT PLAN**
STARFIRA FEEDS
153 Douro Ninth Line
Douro-Dummer, Ontario

- LEGEND**
- 14m Right of Way Setback
 - Proposed 10m Wetland Setback
 - Sediment Fence
 - Verified Wetland Boundary
 - Pond
 - Unevaluated Wetland
 - Wetland
 - MTO Right of Way
 - Mud Mat (50mm - 100 mm aggregate)
 - Restoration Area
 - Cedar Hedgerow
 - Proposed Building Footprint
 - Site (0.33 ha) (approximate)

Notes:
- Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
- Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.

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SITE PLAN

Project No.:	12683-001	Date:	February 2023
Scale:	1:2,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	DJL	Checked by:	MOL
			2

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

C:\GIS\MDC\12683-001\Starfira Feeds - MPE - 153 Douro Ninth Line, Douro-Dummer\2023-02-07 FIG.2 - Site Plan.mxd

**This is Schedule '2' to By-law
No. 2024-XX passed this
XXth day of XXXXX, 2024.**