

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 has initiated a zoning by-law amendment to amend By-Law No. 10-1996, as amended, insofar as it is necessary to clarify provisions regulating sewage systems within the Township;

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

1. The area affected by this By-Law includes all lands within the Township of Douro-Dummer. As such, there is no schedule attached to this amendment.
2. Section 3 – General Provisions – Table of Contents is amended by changing the name of subsection 3.55 from "Sewage System Leaching Beds" to "Sewage Systems".
3. Subsection 3.1.2 - Location is amended by deleting the last paragraph in its entirety and replacing the word "public" in the second last paragraph with the word "street" so that the subsection shall now read as follows:

"3.1.2 Location

Except as otherwise provided herein, in any residential zone category and where a residential lot is created in the Rural Zone (RU) for the purpose of constructing a detached dwelling, any accessory building or structure which is not part of the main building shall not be erected:

- (a) within any required front yard or water yard; save and except as permitted in accordance with Sections 3.1.5 and 3.1.6 hereof;
- (b) within a minimum rear yard of 1.5 metres;
- (c) within a minimum side yard of 1.5 metres;
- (d) within a minimum separation distance of 1.5 metres, from any building, structure, or part thereof, and not to be intruded upon by any awning, canopy, roof, wall or similar structure.

Notwithstanding any setback requirements of this By-law to the contrary; no accessory building or structure may be located within 15 metres of any lot line abutting a street or private road."

4. Section 3.55 Sewage System Leaching Beds is deleted in its entirety and replaced with the following:

"3.55 Sewage Systems

Sewage systems must be located a minimum of 30 metres from the high water mark and a minimum of 3 metres from any street or private road.

Vacant lots of record which were in existence prior to March 28, 2006 are subject to the regulations outlined in Section 3.57 of this By-law.

Sewage systems on lots of record that existed prior to April 1, 2008, which require replacement due to structural damage or malfunction should be set back a minimum of 30 metres from the high water mark if possible or to the greatest setback that is achievable to the satisfaction of the authority having jurisdiction. Due to their importance towards ensuring public health and/or safety, a Minor Variance and/or Zoning By-law Amendment will not be required in the case where the replacement sewage system must be located within the 30-metre setback of the high water mark.

Notwithstanding the above, properties located adjacent to a Provincial Highway will be subject to the requirements of the Ministry of Transportation. The requirements of the Ministry supersede those of the municipality."

5. Subsection 22.218 – Definitions "Sewage System, Private" is amended by deleting the word "Private".
6. Subsection 22.233 – Definitions "Structure" is amended by deleting the words "including any component of a private sewage system" and adding the word "infrastructure" so that the definition shall read as follows:

"22.233 "Structure" means anything constructed, built or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground; but does not include a sign, trailer, mobile home, tent or infrastructure."

7. 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 XXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig