

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. The area affected by this By-law is known municipally as 800 Canal Road and more particularly described as Part Lot 1, Concession 12 (Douro Ward) being Part Lot 44, Plan 6 as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by deleting subsection "21.155 Special District 155 Zone (S.D. 155)" in its entirety and replacing it with the following:

21.155 Special District 155 Zone (S.D. 155) – Roll No. 1522-010-005-24400

No person shall within any Special District 155 Zone (S.D. 155) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.155.1 Permitted Uses

21.155.1.1 One permanent single detached 2-storey dwelling on one (1) lot.

21.155.2 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 Area | 766 m ² |
| b) Minimum Lot Frontage | 24 m |
| c) Minimum Front Yard | 9 m |
| d) Minimum Rear Yard | 4 m |
| e) Minimum First Storey Floor Area | 58 m ² |
| f) Maximum First Storey Floor Area | 134.3 m ² |
| g) Maximum Lot Coverage | 17.6% |
| h) Maximum Height | 9.1 m |
| i) Minimum setback for a septic system from a public road | 6 m |

- j) Minimum Interior Side Yard (South) 1.5 m
- k) Minimum Interior Side Yard (North) 5 m
- l) All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Special District 155 Zone (S.D. 155) shall apply and be complied with.

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

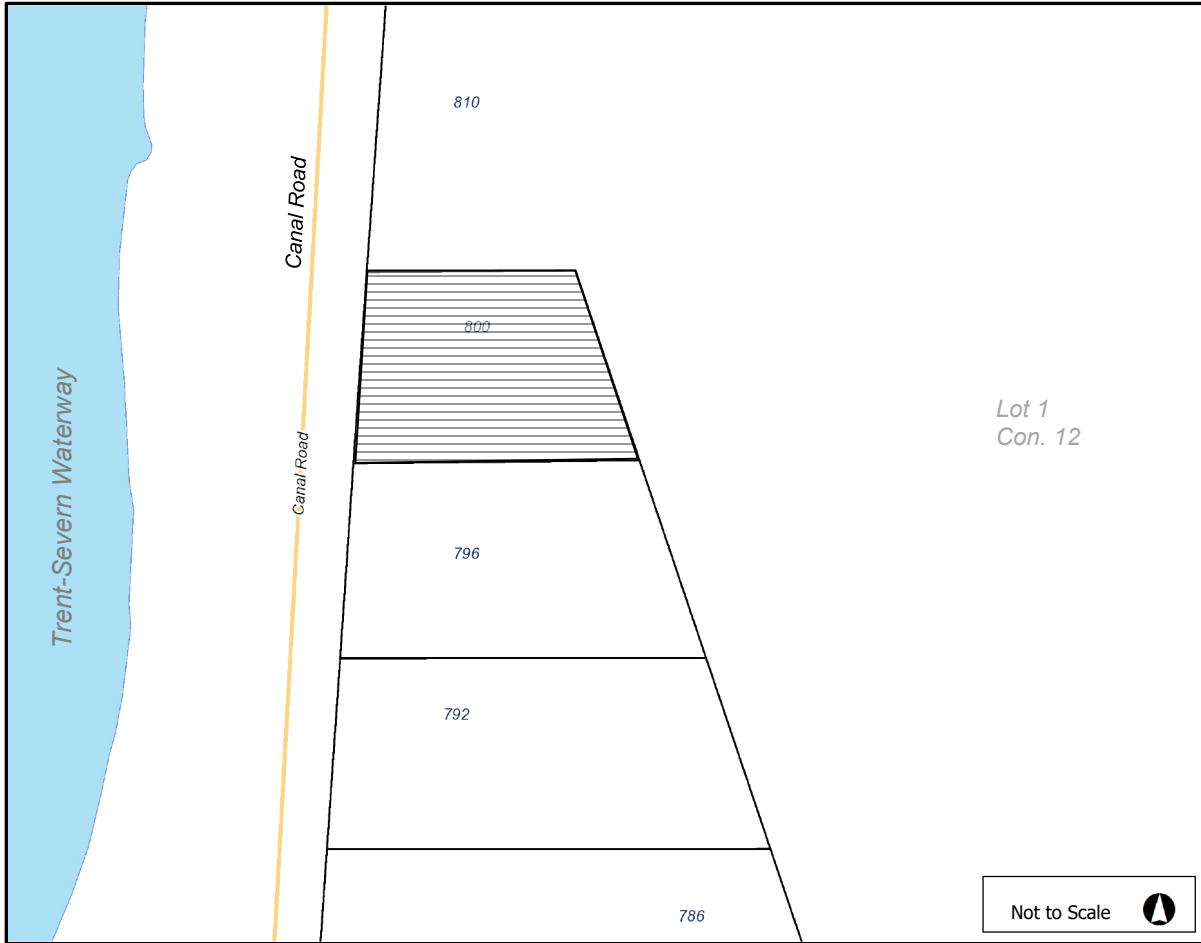
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.


Passed in Open Council this 5th day of November, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX



 **Area to remain zoned the 'Special District 155 Zone (S.D. 155)'**

This is Schedule '1' to By-law No. 2024-XX passed this 5th day of November, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig