

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 B2 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 192 County Road 4 and more particularly described as Part Lots 1 and 2, Concession 10 (Douro Ward) being Parts 1 and 2, Plan 45R-7839 from the Special District 79 Zone (S.D. 79) to the Environmental Conservation Two Zone (EC-2) as shown on Schedule “1” attached hereto and forming part of this By-law.
- 2. Section 21 Special Districts is amended by deleting subsection “21.79 Special District 79 Zone (S.D. 79)” in its entirety and replacing it with the following:

21.79 Special District 79 Zone (S.D. 79) – Roll No. 1522-010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

- 21.79.1.1 a business or professional office, a self-storage business, a retail commercial establishment for the sale of moving supplies, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.

21.79.2 Regulations for Permitted Uses

- a) Minimum Lot Area 1.5 ha
- b) Minimum Lot Frontage 100 m
- c) Minimum Front Yard to the building existing at the time of the passing of this by-law 14.52 m
- d) Minimum Front Yard for all other structures 15 m
- e) Minimum Interior East Side Yard to the building existing at the time of the passing of this by-law 12.6 m
- f) Minimum Interior Side Yard for all other structures 14 m

g) Minimum Rear Yard	15 m
h) Maximum Height	11 m
i) Maximum Lot Coverage	25%
j) Minimum Landscaped Open Space	10%
k) Minimum Distance Between Buildings	7.5 m
l) Minimum Parking Requirement	22 parking spaces

#### **21.79.2.1 Special Provisions**

**21.79.2.1.1** No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

**21.79.2.1.2** For the purposes of the Special District 79 Zone (S.D. 79), a "self-storage business" is defined as "premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area".

**21.79.2.1.3** For the purposes of the Special District 79 Zone (S.D. 79), a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

**21.79.2.1.4** For the purposes of the Special District 79 Zone (S.D. 79), an "outside vehicle storage use" shall be defined as lands used for the outdoor storage of vehicles such as, but not limited to, cars, vans, trailers, boats, recreational motor homes and trailers.

**21.79.2.1.5** A planting strip shall be provided in accordance with the regulations of Section 3.32 of By-law No. 10-1996, as amended.

**21.79.2.1.6** Any outside storage shall comply with the minimum yard requirements.

**21.79.2.1.7** All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Special District 79 Zone (S.D. 79) shall apply and be complied with.

3. Section 19 Environmental Conservation Zone (EC) is amended by the addition of subsection 19.7 "Environmental Conservation Two Zone (EC-2)" immediately following subsection 19.6 "Environmental Conservation One Zone (EC-1)" which shall read as follows:

**19.7            Environmental Conservation Two Zone (EC-2)**

Development, including buildings and structures is prohibited within any Environmental Conservation Two Zone (EC-2).

The placing or removal of fill is prohibited within any Environmental Conservation Two Zone (EC-2) except as required in the Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering, dated November 15, 2024.

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

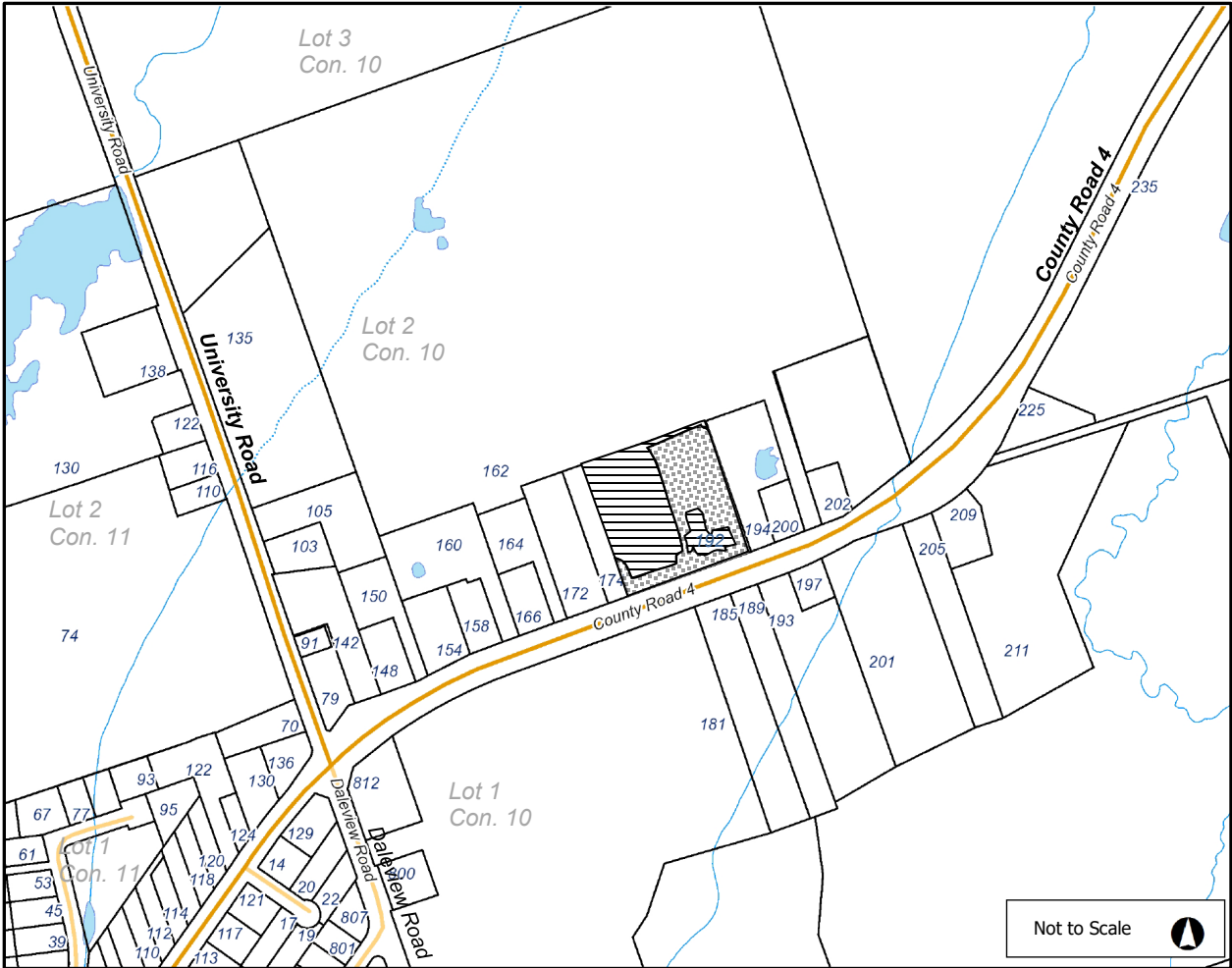
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XX day of XXXX, 2024.

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX



Area to remain zoned the 'Special District 79 Zone (S.D. 79)'



Rezone from the 'Special District 79 Zone (S.D. 79)' to the 'Environmental Conservation Two Zone (EC-2)'

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

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig