

The Corporation of the Township of Douro-Dummer

By-law Number 2025-27

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 B10 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 2357 Lakeside Road and more particularly described Part Lot 32, Con. 11 (Dummer Ward) Part 5, Plan 26 and Part 12, Plan 45R-26 from the Limited Service Residential Zone (LSR) to the Special District 262 Zone (S.D. 262) 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 "21.262 Special District 262 Zone (S.D. 262)" immediately following subsection "21.261 Special District 261 Zone (S.D. 261)" which shall read as follows:

21.262 Special District 262 Zone (S.D. 262) – Roll No. 1522-020-005-63200

No person shall within any Special District 262 Zone (S.D. 262) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.262.1 Permitted Uses

21.262.1.1 All uses permitted in Section 7.1 of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended.

21.262.2 Regulations for Permitted Uses

All regulations of Section 7.2.1 of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 0.18 ha
- b) Minimum Water Yard Setback for principal structure
 - i. Northeast corner 10.2 m
 - ii. Southeast corner 8.0 m
- c) Maximum Building Height 9.25 m

21.262.3 Special Provisions

All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, shall apply to the use of land, buildings or structures within the Special District 262 Zone (S.D. 262) with the following exception:

- a) Notwithstanding subsection 3.1.9, the maximum area for all open decks and stairs projecting into the required water yard shall be 53.3 m² and the minimum water yard setback shall be 5.5 m at the southeast corner and 9.1 m at the northeast corner.

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

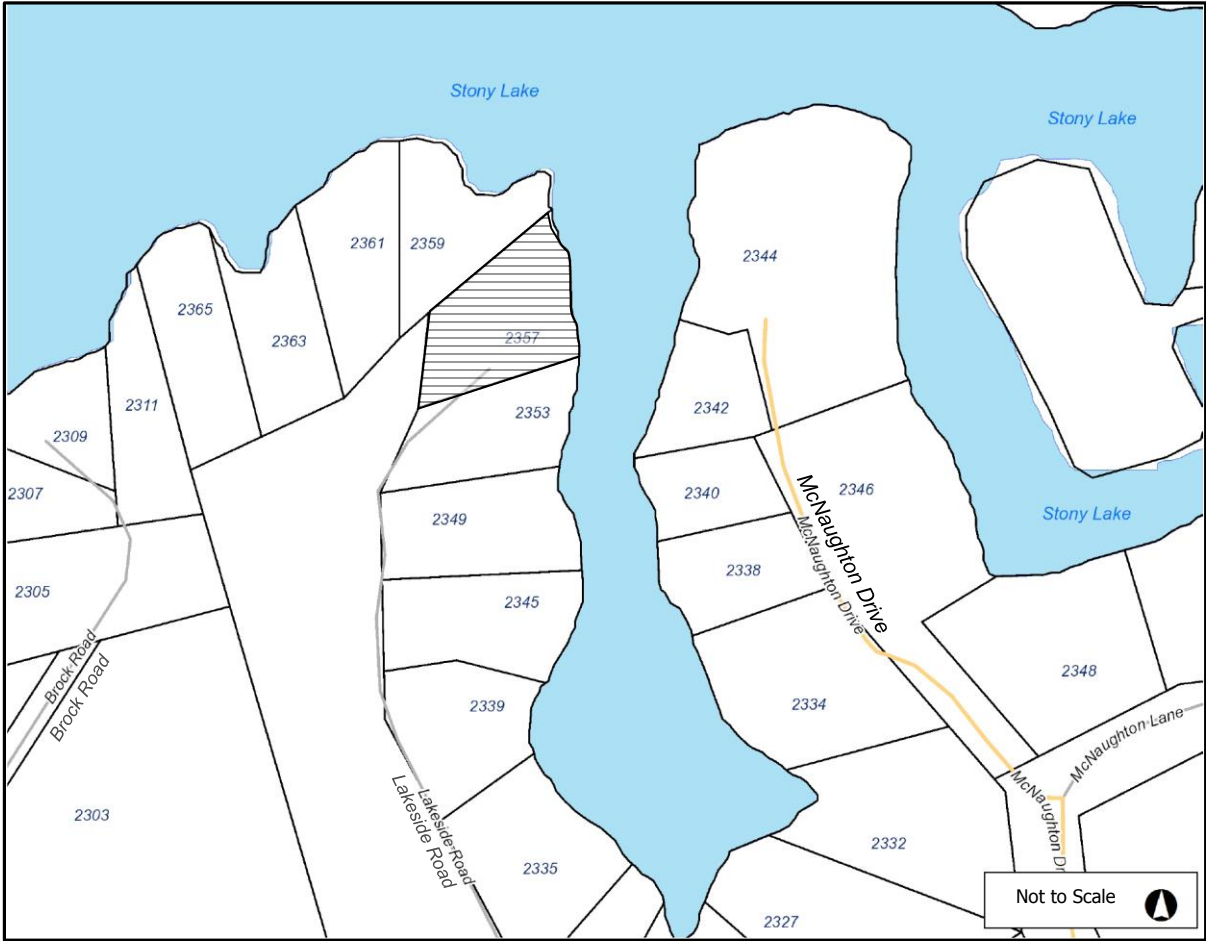
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 5th day of August, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-27



Land to be rezoned from the 'Limited Service Residential Zone (LSR)' to the 'Special District 262 Zone (S.D. 262)'

This is Schedule '1' to By-law No. 2025-27 passed this 5th day of August, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig