

The Corporation of the Township of Douro-Dummer

By-law Number 2026-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 B4 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on the property known municipally as 694 Birchview Road and more particularly described Part Lot 25, Concession 2 (Douro Ward) Part 1, Plan 45R-17775 from the Shoreline Residential Zone (SR) to the Special District 267 Holding Zone (S.D. 267 (H)) 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 "21.267 Special District 267 Holding Zone (S.D. 267 (H))" immediately following subsection "21.266 Special District 266 Holding Zone (S.D. 266(H))" which shall read as follows:

21.267 Special District 267 Holding Zone (S.D. 267 (H)) – Roll No. 1522-010-001-14600

No person shall within any Special District 267 Holding Zone (S.D. 267 (H)) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.267.1 Permitted Uses

21.267.1.1 All uses permitted in Section 6.1 of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended.

21.267.2 Regulations for Permitted Uses

All regulations of Section 6.2.1 of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Shoreline Frontage 42.9 m
- b) Minimum Water Yard Setback for principal dwelling 18.3 m

21.267.3 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 267 Holding Zone (S.D. 267 (H)) with the following exception:

- a) Notwithstanding subsection 3.1.9, the maximum area for all open decks attached to the principal dwelling which project into the required water yard shall be 58 m² and the minimum water yard setback shall be 16.5 m.

21.267.4 Holding Provisions

The Holding Provision attached to the Special District 267 Holding Zone (S.D. 267 (H)) shall be removed when the following action has been secured to the satisfaction of the Township:

- a) A Mitigation Measures Agreement is entered into between the Owner and the Township which would recognize the recommendations outlined in Section 8.2 of the Environmental Impact Study prepared by Sumac Environmental Consulting dated September 2025.
- b) Prior to the removal of the Holding Provision, the only uses permitted shall be an existing building, structure, or use.

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

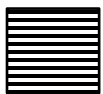
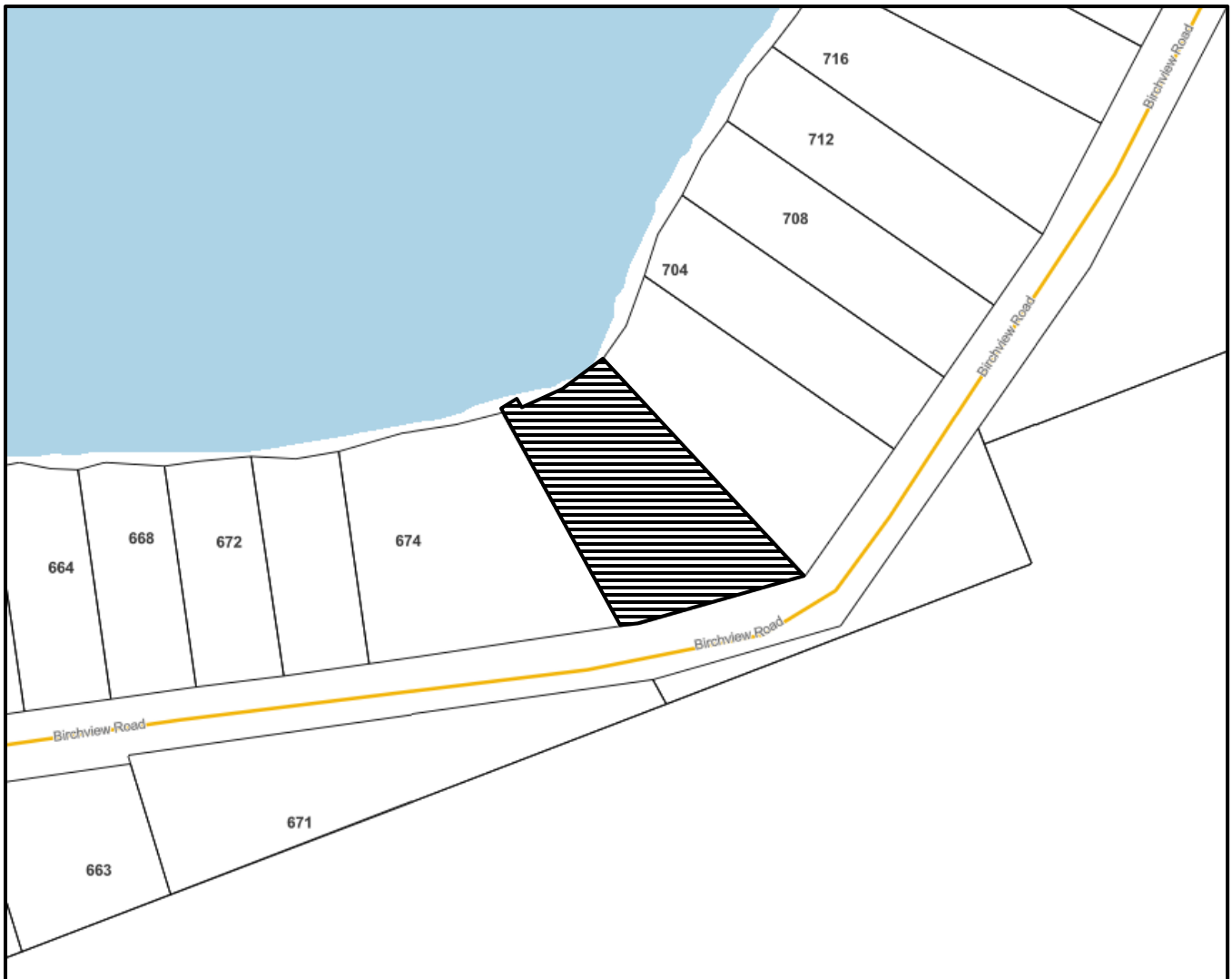
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of the Planning Act, RSO 1990, as amended.

Passed in Open Council this ___st day of _____, 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2026-XX



Land to be rezoned from the 'Shoreline Residential Zone (SR)' to the 'Special District 267 Holding Zone (S.D. 267 (H))'

This is Schedule '1' to By-law No. 2026-XX passed this ___st day of _____, 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig