

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 B10 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on a portion of the property known municipally as 1842 South Bayshore Road East and more particularly described Part Lots 32 and 33, Concession 11 (Dummer Ward) from the Limited Service Residential Zone (LSR) to the Special District 263 Holding Zone (S.D. 263 (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 "21.263 Special District 263 Holding Zone (S.D. 263 (H))" immediately following subsection "21.262 Special District 262 Zone (S.D. 262)" which shall read as follows:

21.263 Special District 263 Holding Zone (S.D. 263 (H)) – Roll No. 1522-020-005-57900

No person shall within any Special District 263 Holding Zone (S.D. 263 (H)) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.263.1 Permitted Uses

21.263.1.1 All uses permitted in Section 7.1 of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended.

21.263.2 Regulations for Permitted Uses

All regulations of Section 7.2.1 of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Water Yard Setback for principal dwelling (North) 12.73 m
- b) Minimum Water Yard Setback for principal dwelling (East) 13.75 m

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| c) Minimum Water Yard Setback for principal dwelling (South) | 18.11 m |
| d) Maximum Building Height for principal dwelling | 9.21 m |

21.263.4 Holding Provisions

The Holding Provision attached to the Special District 263 Holding Zone (S.D. 263 (H)) shall be removed when the following action has been secured to the satisfaction of the Township:

- a) A Site Plan Agreement is entered into between the Owner and the Township in accordance with Section 41 of the Planning Act, R.S.O., 1990, as amended.
- 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.

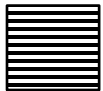
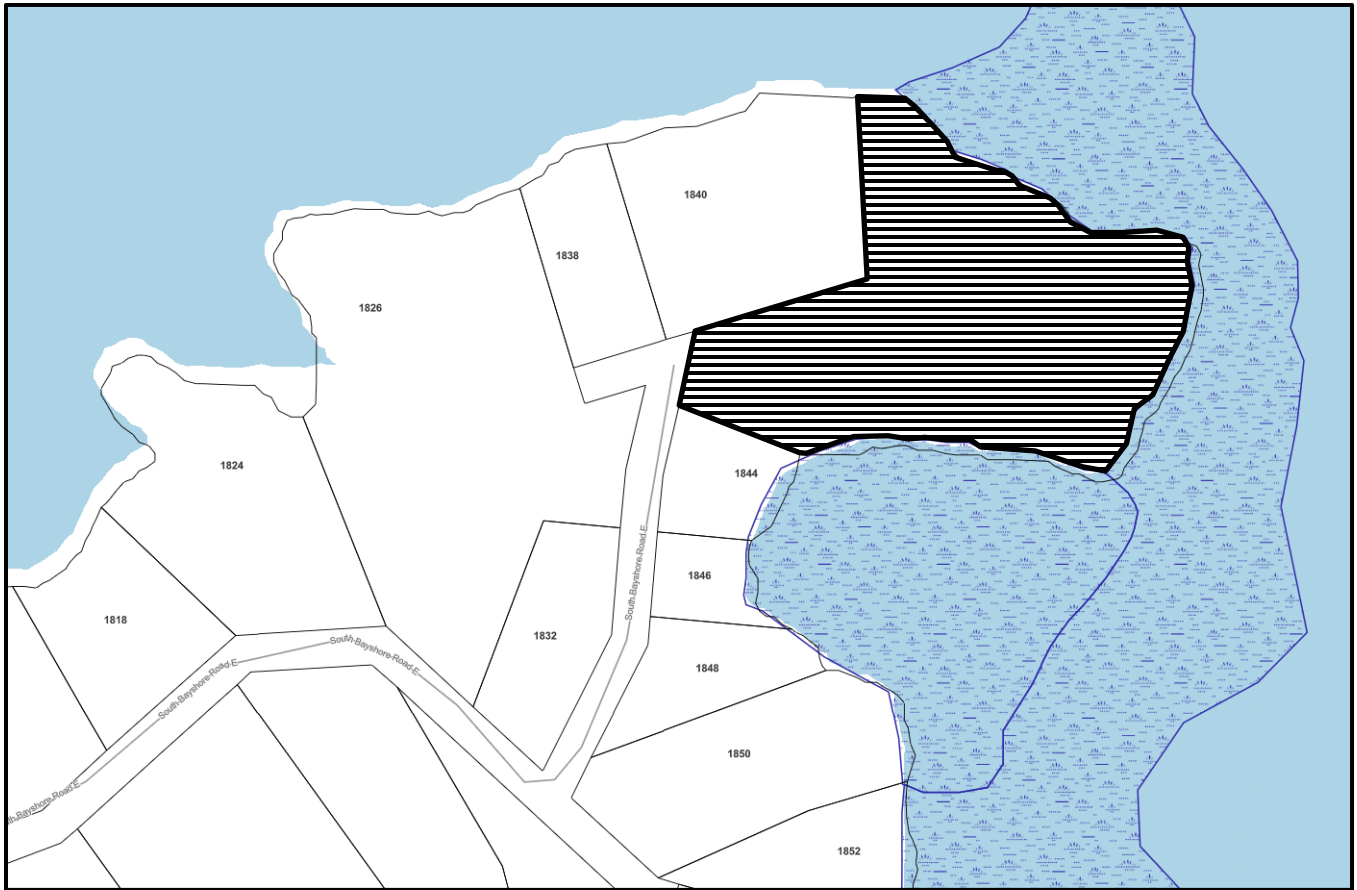
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of the Planning Act, RSO 1990, as amended.

Passed in Open Council this XXst day of Month, 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2026-XX



Land to be rezoned from the 'Limited Service Residential Zone (LSR)' to the 'Special District 263 Holding Zone (S.D. 263 (H))'

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

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig