

The Corporation of the Township of Douro-Dummer

By-law Number 2021- 71

**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 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 consists of a parcel of land in Concession 7, Part Lot 6 and 7, in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough, more particularly described as:

**Concession 7, Part Lot 6 and 7
Part 1 Plan 45R-17190
Dummer Ward, Township of Douro-Dummer
Parent Roll No.:1522-020-002-01000**

as indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 - Special Districts is amended by the change to subsection "21.252.2.1, Special District 252 (S.D. 252) Zone" immediately following Section 21.251, "Special District 251 (S.D. 251) Zone" respectively as follows:

- a) 21.252.2.1 Special District 252 (S.D. 252) Zone

Roll No. 1522-020-002-01000 (Retained Lot)

No person shall within any Special District 252 (S.D. 252) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.252.1 Permitted Uses

- 21.252.1.1 all uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply.

21.252.2 Special Provisions

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exception:

21.252.2.1 Special Provisions

a) Minimum Lot Frontage Shall be 45.0 metres

3. The area shown on Schedule "A" of this By-law, identified as (EC) shall henceforth be zoned "Environmental Constraint (EC)" and shall cease to be zoned "Rural (RU) Zone".
4. Schedule 'A2' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.
5. All other relevant provisions of By-law 10-1996, as amended, shall apply.

If no notice of objection is filed with the Acting 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 7th day of December, 2021.

Mayor, J. Murray Jones

Acting Clerk, Martina Chait-Hartwig

File No.: R-16-21
Parent Roll No.: 020-002-01000

Schedule "A" to By-law 2021-71



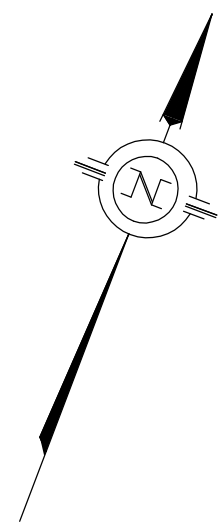
Portion of parcel shown in ■ to be zoned Environmental Constraint (EC) Zone.

This is Schedule 'A' to By-law No. 2021- 71 passed this 7th day of December, 2021.

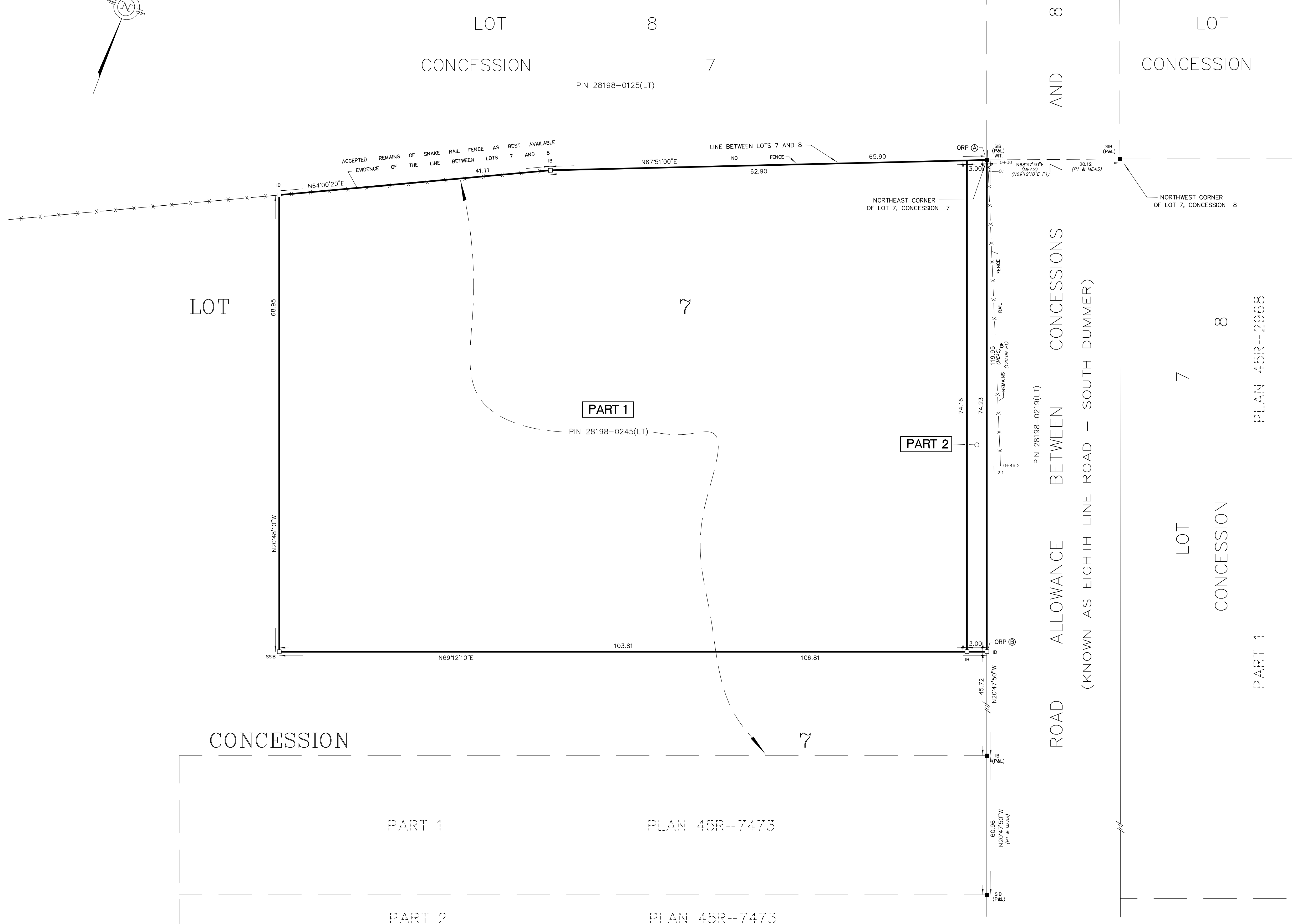
Mayor, J. Murray Jones

Acting Clerk, Martina Chait-Hartwig

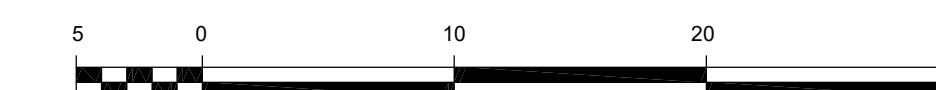
METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 7	7	PART OF PIN 28198-0245	7515.14 sq. m.
2	PART OF LOT 7	7	PART OF PIN 28198-0245	222.58 sq. m.



PLAN OF SURVEY OF
PART OF LOT 7
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



SCALE: 1:300

THE INTENDED PLOT SIZE OF THIS PLAN IS 860mm IN WIDTH BY 560mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON AUGUST 9, 2021

SIGNED AT LAKEFIELD, ONTARIO
THIS 16TH DAY OF AUGUST, 2021

CHRISTOPHER E. MUSCL
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER 216497

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 WIT DENOTES WITNESS
 P&L DENOTES PIERCE & LYONS, O.L.S.
 P1 DENOTES PLAN 45R-7473

BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS ON POINTS A AND B LISTED HEREON AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS EPOCH 2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 2°06'50" COUNTER CLOCKWISE
WAS APPLIED TO BEARINGS SHOWN ON P1

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00025531

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS EPOCH 2010.0).

OBSERVED REFERENCE POINT (ORP) COORDINATE VALUES ARE TO 'RURAL' ACCURACY SPECIFICATION IN ACCORDANCE WITH SEC. 14(2) OF O REG. 216/10

POINT	UTM NORTHING	UTM EASTING
ORP (A)	4923901.71	736950.96
ORP (B)	4923832.32	736977.31

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



JBFS SURVEYORS
3177 LAKEFIELD RD., BOX 70
LAKEFIELD, ON K0L 2H0
PHONE: 705-652-6198
INFO@JBFSURVEYORS.COM
WWW.JBFSURVEYORS.COM

PROJ. # 8075