

**The Corporation of the Township of Douro-Dummer**

**By-law Number 2020-42**

**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 parcels of land in Concession 1, Part Lot 12 in former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough, more particularly described as:

**Merged Lot**

Con 1, Part lot 12, Parts 1 and 2 Plan 45R-16911  
874 Payne Line  
Roll Number: 1522-020-003-07006

**Retained Lot**

Con 1, Part lot 12, Part 3 Plan 45R-16911  
1384 County Road 4  
Roll Numbers: 1522-020-003-07004

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

2. Section 21 - Special Districts is amended by the addition two new subsections "21.238, Special District 238 (S.D. 238) Zone" and "21.239, Special District 239 (S.D. 239) Zone" immediately following Section 21.237, "Special District 237 (S.D. 237) Zone" respectively as follows:

a) 21.238 Special District 238 (S.D. 238) Zone

**Roll No. 020-003-07006 (Merged Lot)**

No person shall within any Special District 238 (S.D. 238) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.238.1 Permitted Uses

21.238.1.1 all uses permitted in the Residential (R) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

a) Minimum Lot Area shall be 2,791.95 m<sup>2</sup>

21.238.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Surveyor's Real Property Report prepared by JBF Surveyors, Ontario Land Surveyor, dated November 21, 2019 and attached to this by-law as Schedule 'B' and on file at the Township Office.

All provisions and regulations of the Residential (R) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

b) 21.239 Special District 239 (S.D. 239) Zone

**Roll No. 020-003-07004 (Retained Lot)**

No person shall within any Special District 239 (S.D. 239) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.239.1 Permitted Uses

21.239.1.1 all uses permitted in the Residential (R) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

a) Minimum Lot Area shall be 2,227.73 m<sup>2</sup>

b) Minimum Lot Frontage shall be 35.58 metres

21.239.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Surveyor's Real Property Report prepared by JBF Surveyors, Ontario Land Surveyor, dated November 21, 2019 and attached to this by-law as Schedule 'B' and on file at the Township Office.

All provisions and regulations of the Residential (R) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

3. The area shown on Schedule "A" of this By-law, identified as X shall henceforth be zoned "Special District 238 (S.D. 238) Zone" and shall cease to be zoned "Residential (R) Zone".
4. The area shown on Schedule "A" of this By-law, identified as Y shall henceforth be zoned "Special District 239 (S.D. 239) Zone" and shall cease to be zoned "Residential (R) Zone".
5. Schedule 'B15' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.

6. 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 4th day of August, 2020.

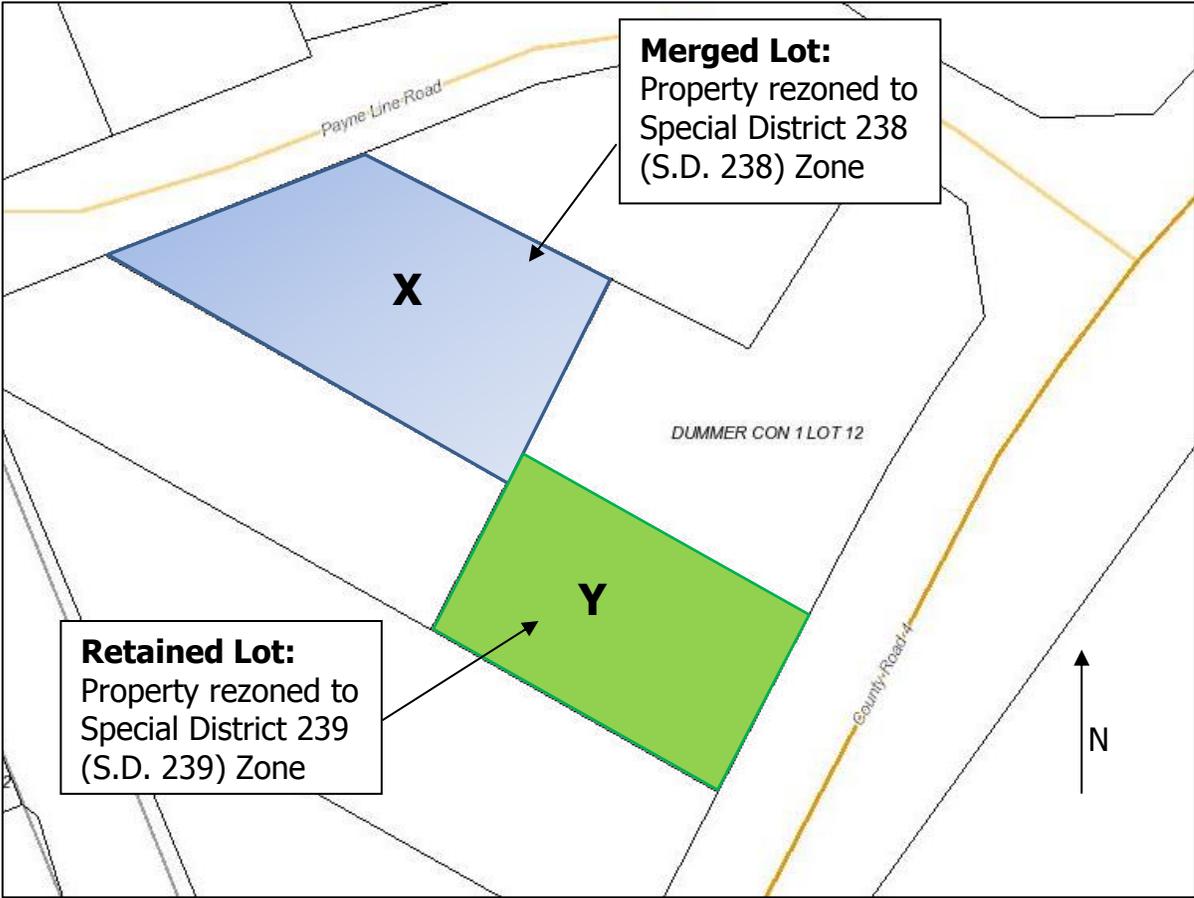
---

Mayor, J. Murray Jones

---

Clerk, Crystal McMillan

**Schedule "A" to By-law 2020-42**



**Property X  
to be rezoned to Special District 238 (S.D. 238) Zone.**

**Property Y  
to be rezoned to Special District 239 (S.D. 239) Zone.**

**This is Schedule 'A' to By-law  
No. 2020-42 passed this  
4th day of August, 2020.**

\_\_\_\_\_  
Mayor, J. Murray Jones

\_\_\_\_\_  
Clerk, Crystal McMillan

