

The Corporation of the Township of Douro-Dummer

By-law Number 2024-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 B1 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 782 Canal Road and more particularly described as Part Lot 1, Concession 12 (Douro Ward) being Part Lot 44, Plan 6 and Part 1, 45R-13398 from the Residential Zone (R) to the Special District 95 Zone (S.D. 95) as shown on Schedule "1" attached hereto and forming part of this By-law.
- 2. Section 21 Special Districts is amended by deleting subsection "21.95 Special District 95 Zone (S.D. 95)" in its entirety and replacing it with the following:

**21.95            Special District 95 Zone (S.D. 95) – Roll No. 1522-010-005-24000**

No person shall within any Special District 95 Zone (S.D. 95) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.95.1            Permitted Uses**

**21.95.1.1**            All uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

**21.95.2            Regulations for Permitted Uses**

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Frontage            43 m
- b) Minimum Lot Area            2,780 m<sup>2</sup>
- c) Minimum Front Yard            9.2 m
- d) Minimum Interior Side Yard (North)            4.3 m  
for the existing second dwelling unit only
- e) Minimum Rear Yard            6.5 m  
for the existing second dwelling unit only

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

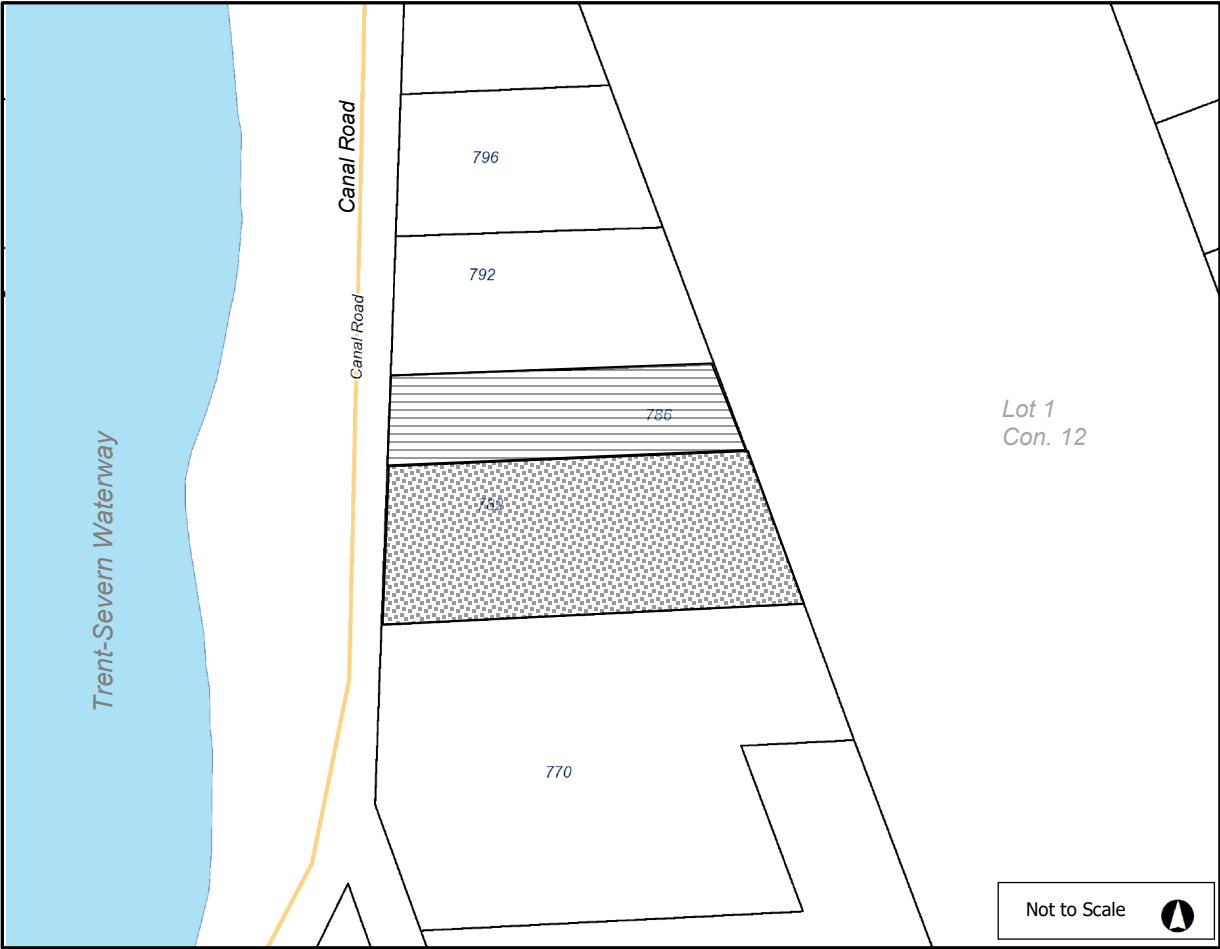
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.



Passed in Open Council this 2nd day of April, 2024.

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX



-  Rezone from the 'Residential Zone (R)' to the 'Special District 95 Zone (S.D. 95)'
-  Area to remain zoned the 'Special District 95 Zone (S.D. 95)'

This is Schedule '1' to By-law No. 2024-XX passed this 2nd day of April, 2024.

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig