

CORPORATION OF THE TOWNSHIP OF DOURO

ZONING BY-LAW NO. 1992-72

BEING A BY-LAW PASSED PURSUANT TO SECTION 34 OF THE PLANNING ACT, C.1, S.O., 1983, AS AMENDED, TO AMEND BY-LAW NO. 1973-11 AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF DOURO.

WHEREAS the Council of the Corporation of the Township of Douro has received a request to amend By-law No. 1973-11, the comprehensive Zoning By-law, as amended, insofar as is necessary to rezone those lands at part of Lot 1, Concession 12 within the Township of Douro, legally described as Part of the West Half of Lot 44 on Registered Plan No. 6. The subject lands have an area of approximately 0.10 hectares (0.23 acres) and are located to the east of the City of Peterborough, adjacent to the east of the Trent Canal and fronting onto Canal Road. The rezoning would allow the use of the subject lands for residential purposes which would allow for one existing single-family residence.

AND WHEREAS the Council of the Corporation of the Township of Douro has given due consideration to the request and considers it reasonable to amend By-law No. 1973-11 as amended, by rezoning the subject property within the Open Space (OS) Zone;

AND WHEREAS By-law No. 1973-11, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro;

AND WHEREAS the matters herein are in conformity with the provisions of the Official Plan of the Township of Douro as approved by Council;

AND WHEREAS Section 34 of the Planning Act permits the Council to pass an amending Zoning By-law;

NOW THEREFORE THE Council of the Corporation of the Township of Douro ENACTS as follows:

1. THAT Schedule "A", the Zone Map, attached hereto and forming part of By-law No. 1973-11 is hereby further amended by rezoning those lands described as Part of Lot 1, Concession 12 within the Township of Douro, legally described as Part of the West Half of Lot 44 on Registered Plan No. 6, being adjacent to the east of the Trent Canal and having approximately 15.24 meters (50.0 feet) of frontage on Canal Road, from the Open Space (OS) Zone to Special Residential No. 5 Zone (S.R.5) in accordance with the Zone Map attached hereto as Schedule "A" and forming part of this By-law.
2. By-law No. 1973-11, as amended, is hereby further amended as follows:
  - a) The Township of Douro Zoning By-law is amended by the addition of a new subsection, namely Section 6E "Special Residential No. 5 Zone (S.R.5)" which shall read as follows:

"6E Special Residential No. 5 Zone (S.R.5)

Notwithstanding the provisions of Section 6 hereof to the contrary, no person shall in any Special Residential No. 5 Zone (S.R.5) use any land, or erect, alter or use any building except in accordance with the following provisions.

6E.1 Permitted Uses

6E.1.1 The uses permitted are those permitted in Section 6.1, Permitted Uses of the Residential (R) Zone.

6E.2 Regulations for Permitted Uses

The regulations for permitted uses are those contained in Section 6.2 Regulations for Permitted Uses in the Residential (R) Zone, except that the minimum lot area and frontage shall be 0.10 ha (0.23 ac.) and 15.24 m (50.0 ft.) respectively.

- b) The area shown on Schedule "A" of this By-law shall henceforth be zoned "Special Residential No. 5 Zone (S.R.5)" and shall cease to be zoned Open Space (OS).
  - c) All other relevant provisions of By-law No. 1973-11, as amended shall apply.
3. THAT subject to notice of the passing of this By-law in accordance with the provisions of Section 34(17) of the Planning Act, this By-law shall come into force on the date of passing by the Council of the Corporation of the Township of Douro where no notice of appeal or objection is received pursuant to the provisions of Section 34(19) of the Planning Act, c.1, S.O., 1983.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME and finally passed in Council this 27th day of October, 1992.

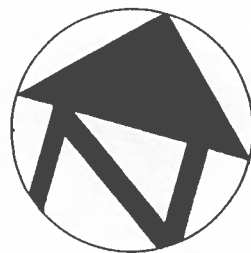
REEVE: Fred Hefferman

CLERK: Robert C. Allen

# TOWNSHIP OF DOURO

## SCHEDULE A

### TO BY-LAW No. 1992-72



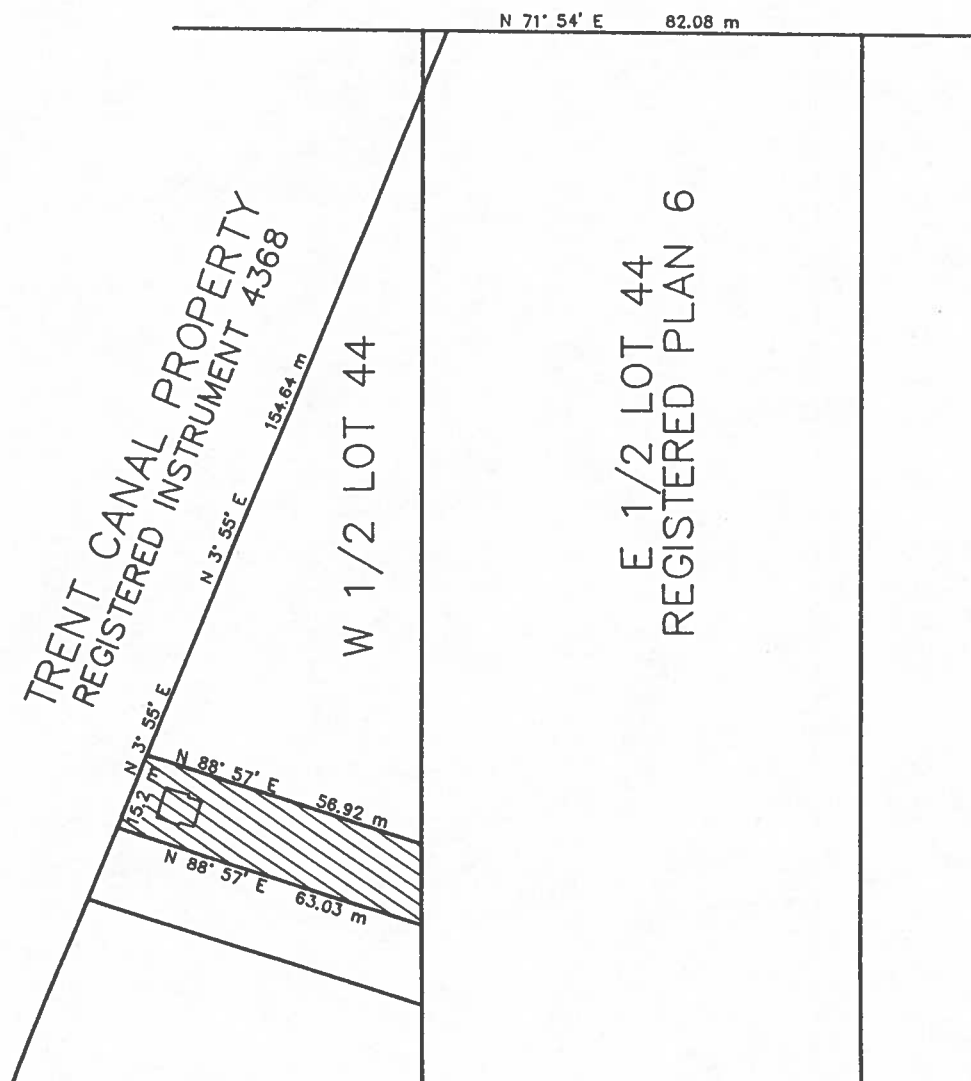
This is schedule A to By-Law 1992-72 passed this  
27th day of October 1992.

Signatures of the signing officers. Fred Heffernan Reeve  
Robert C. Allen Clerk

### REDESIGNATION:



FROM OPEN SPACE (OS) TO SPECIAL RESIDENTIAL 5 ZONE (S.R.5).



SCALE: 1 : 1500

M.J. DAVENPORT & ASSOCIATES LTD.