

The Corporation of the Township of Douro-Dummer

By-law Number 2025-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 B7 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 1006 Stony Lake-Island 35 and more particularly described Plan 6, Part Block A and Plan 7, Part Lot 3 (Dummer Ward) being Parts 2 and 3, Plan 45R-14724 from the Island Residential Zone (IR) to the Special District 114 Zone (S.D. 114) 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 "21.114 Special District 114 Zone (S.D. 114)" immediately following subsection "21.113 Special District 113 Zone (S.D. 113)" which shall read as follows:

21.114 Special District 114 Zone (S.D. 114) – Roll No. 1522-020-005-73200

No person shall within any Special District 114 Zone (S.D. 114) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.114.1 Permitted Uses

21.114.1.1 All uses permitted in Section 8.1 of the Island Residential Zone (IR) of By-law 10-1996, as amended.

21.114.2 Regulations for Permitted Uses

All regulations of Section 8.2.1 of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 0.59 ha
- b) Minimum Water Yard for principal structure with no further encroachment beyond the existing footprint 13.8 m

21.114.3 Special Provisions

All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, shall apply to the use of land, buildings or structures within the Special District 114 Zone (S.D. 114) with the following exception:

- a) Notwithstanding subsection 3.1.9, the maximum area for all open decks and stairs shall be 97 m² and the minimum water yard shall be 9.6 m.

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

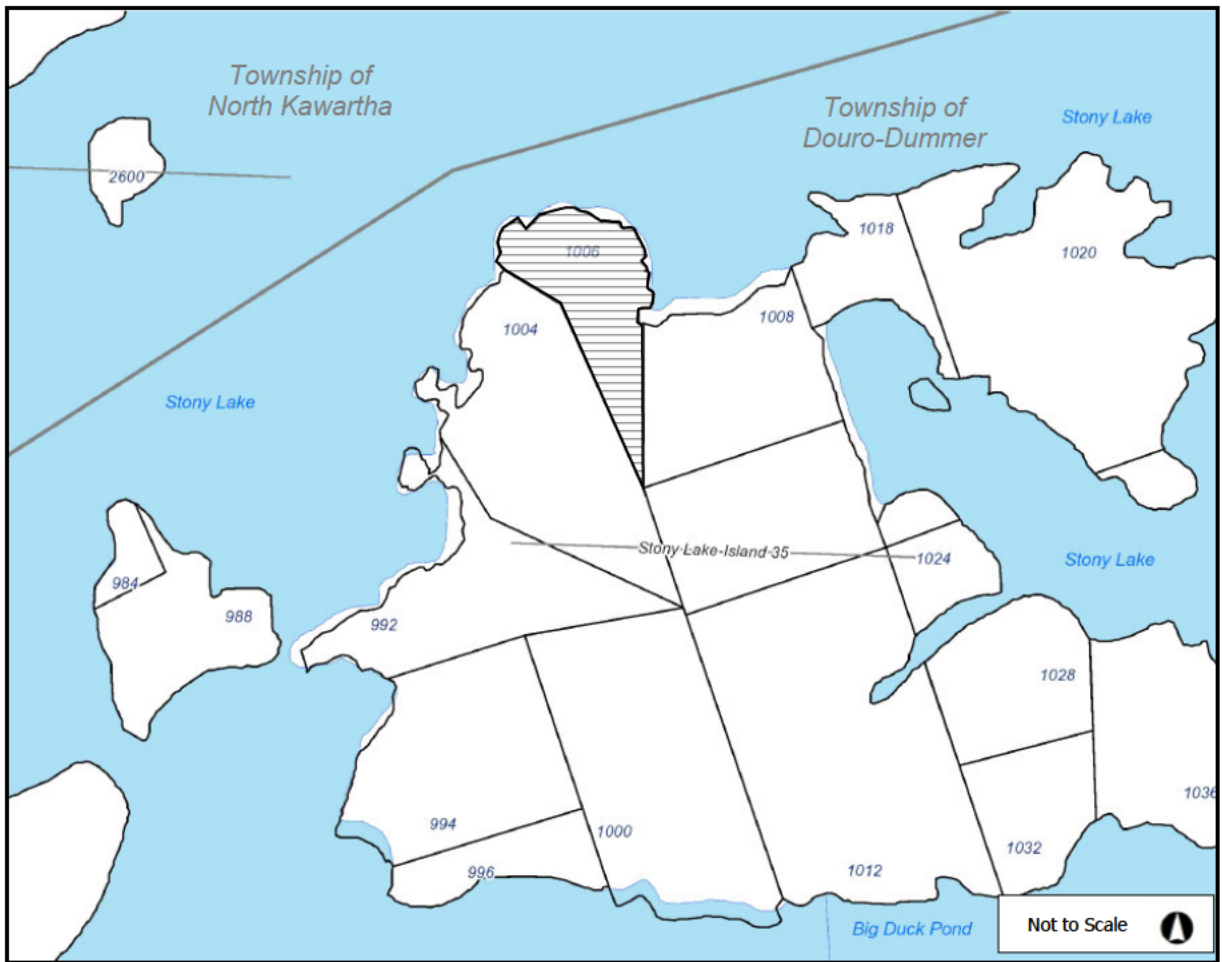
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XXth day of XXXX, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-XX



Rezone from the 'Island Residential Zone (IR)'
to the 'Special District 114 Zone (S.D. 114)'

This is Schedule '1' to By-law
No. 2025-XX passed this
18th day of February, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig