# 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:

- Schedule A1 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 909 Douro Third Line and more particularly described as West Half Part Lot 12, Concession 3 (Douro Ward) from the Special District 183 Zone (S.D. 183) to the Special District 259 Zone (S.D. 259) and by changing the zone category on a portion of lands known municipally as 904 Douro Second Line and more particularly described as East Half Part Lot 12, Concession 3 (Douro Ward) from the Special District 184 Zone (S.D. 184) to the Special District 260 Zone (S.D. 260) as shown on Schedule "1" attached hereto and forming part of this By-law.
- Section 21 Special Districts is amended by the addition of subsections "21.259 Special District 259 Zone (S.D. 259)" and "21.260 Special District 260 Zone (S.D. 260)"immediately following subsection 21.258 Special District 258 Zone (S.D. 258)" which shall read as follows:

## 21.259 <u>Special District 259 Zone (S.D. 259) – Roll No. 1522-010-</u> 002-12450

No person shall within any Special District 259 Zone (S.D. 259) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## 21.259.1 Permitted Uses

**21.259.1.1** All uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

## 21.259.2 <u>Regulations for Uses Permitted in Section</u> 21.259.1.1

All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

a) Minimum Lot Area

 b) All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, as they apply to the use of any land, buildings or structures permitted in the Special District 259 Zone (S.D. 259) shall apply and be complied with.

## 21.260 <u>Special District 260 Zone (S.D. 260) – Roll No. 1522-010-</u> 002-12400

No person shall within any Special District 260 Zone (S.D. 260) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

# 21.260.1 Permitted Uses

**21.260.1.1** All uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

# 21.260.2 <u>Regulations for Uses Permitted in Section</u> 21.160.1.1

All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 24.6 ha
- b) All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, as they apply to the use of any land, buildings or structures permitted in the Special District 260 Zone (S.D. 260) shall apply and be complied with.
- 3. All other relevant provisions of By-law 10-1996, as amended, shall apply.

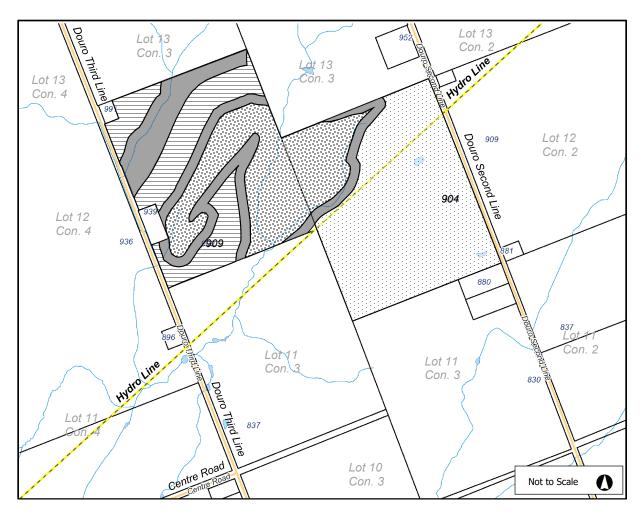
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XXth day of XXXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

#### File: R-09-24 Roll No.'s 1522-010-002-12450 & 1522-010-002-12400 Beyer & Thorn (Township Initiated)



# Schedule "1" to By-law 2024-XX



Rezone from the 'Special District 183 Zone (S.D. 183)' to the 'Special District 259 Zone (S.D. 259)'



Rezone from the 'Special District 184 Zone (S.D. 184)' to the 'Special District 260 Zone (S.D. 260)'



Area to remain zoned 'Environmental Conservation Provincially Significant Wetland Zone (EC(P))'



This is Schedule '1' to By-law No. 2024-XX passed this XXth day of XXXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig