

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 Section 36 of The Planning Act, RSO 1990, as amended, permits the Council to use a holding symbol "H" to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the 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 B3 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 3742 Highway 28 and more particularly described as Part 2, Plan 45R-14098 in Part Lots 23 and 24, Concession 5 (Douro Ward) from the Special District 249 Zone (S.D. 249) to the Special District 249 – Holding Zone (S.D. 249-H) as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by deleting subsection "21.249 Special District 249 Zone (S.D. 249)" in its entirety and replacing it with the following:

"21.249 Special District 249 - Holding Zone (S.D. 249-H) – Roll No. 1522-010-001-33700

No person shall within any Special District 249 - Holding Zone (S.D. 249-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.249.1 Permitted Uses

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

21.249.1.2 A satellite campus for Lakefield College School institutional uses, including indoor and outdoor classrooms, educational programming, and alumni, community, and parent outreach events;

21.249.1.3 Retreat/residence uses;

21.249.1.4 One (1) apartment or residence to provide accommodation for a property caretaker; and

21.249.1.5 The residence and structures on the site which existed as of the date of passing of this By-law, as indicated in Schedule "2" attached hereto, and forming part of this By-law.

21.249.2 Definition

For the purposes of any S.D. 249 Zone, the following definition shall apply:

"A retreat/residence use means a structure or multiple structures designed and used for the purpose of accommodation associated with the educational and course-related objectives of the Lakefield College School and its regular operations."

21.249.3 Regulations for Uses Permitted in Section 21.249.1

With the exception of the residence and structures which existed as of the date of passing of this By-law as indicated on Schedule "2" attached hereto, all regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any new development with the following exceptions:

- a) Minimum Front Yard (Highway 28) 45 m
- b) Minimum Water Yard 30 m
- c) Minimum Wetland Boundary Setback 30 m
- d) Minimum Setback for Sensitive Uses
From an Above-Groundwater Pit
(including classrooms, retreat/
residence uses, and
caretaker accommodation) 150 m
- e) Minimum Parking Requirement 0.15 parking
spaces per bed
within retreat/
residence uses
- f) Notwithstanding Section 3.3.2 of By-law 10-1996,
as amended, no planting strip between the subject
property and neighbouring residential uses shall
be required.
- g) 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 249
Zone (S.D. 249) shall apply and be complied with.

21.249.4 Holding Provisions

In accordance with Section 3.15 of By-law No. 10-1996, as amended, the Holding Provisions attached to the Special District 249 – Holding Zone (S.D. 249-H) shall be removed when the following actions have been secured to the satisfaction of the Township:

21.249.4.1 A hydrogeological assessment and septic design which demonstrates the proposed occupancy for the retreat/residence can be accommodated, in accordance with local and provincial legislation;

21.249.4.2 Prior to development and soil disturbance in any unassessed areas, a Stage 2 Archaeological Assessment be completed and accepted by the required Ministry.

21.249.4.3 An up to date Environmental Impact Study including any updates to mitigation requirements for Species at Risk protection.

21.249.4.4 A Site Plan Agreement is entered into between the landowner and the Township.

21.249.5 Interim Uses

Until the Holding (H) symbol is removed, lands zoned Special District 249 – Holding (S.D. 249-H) shall only permit:

21.249.5.1 All uses permitted in the Rural (RU) Zone of By-Law 10-1996, as amended; and

21.249.5.2 Outdoor institutional uses, including educational programming and community, alumni, and parent outreach events.

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

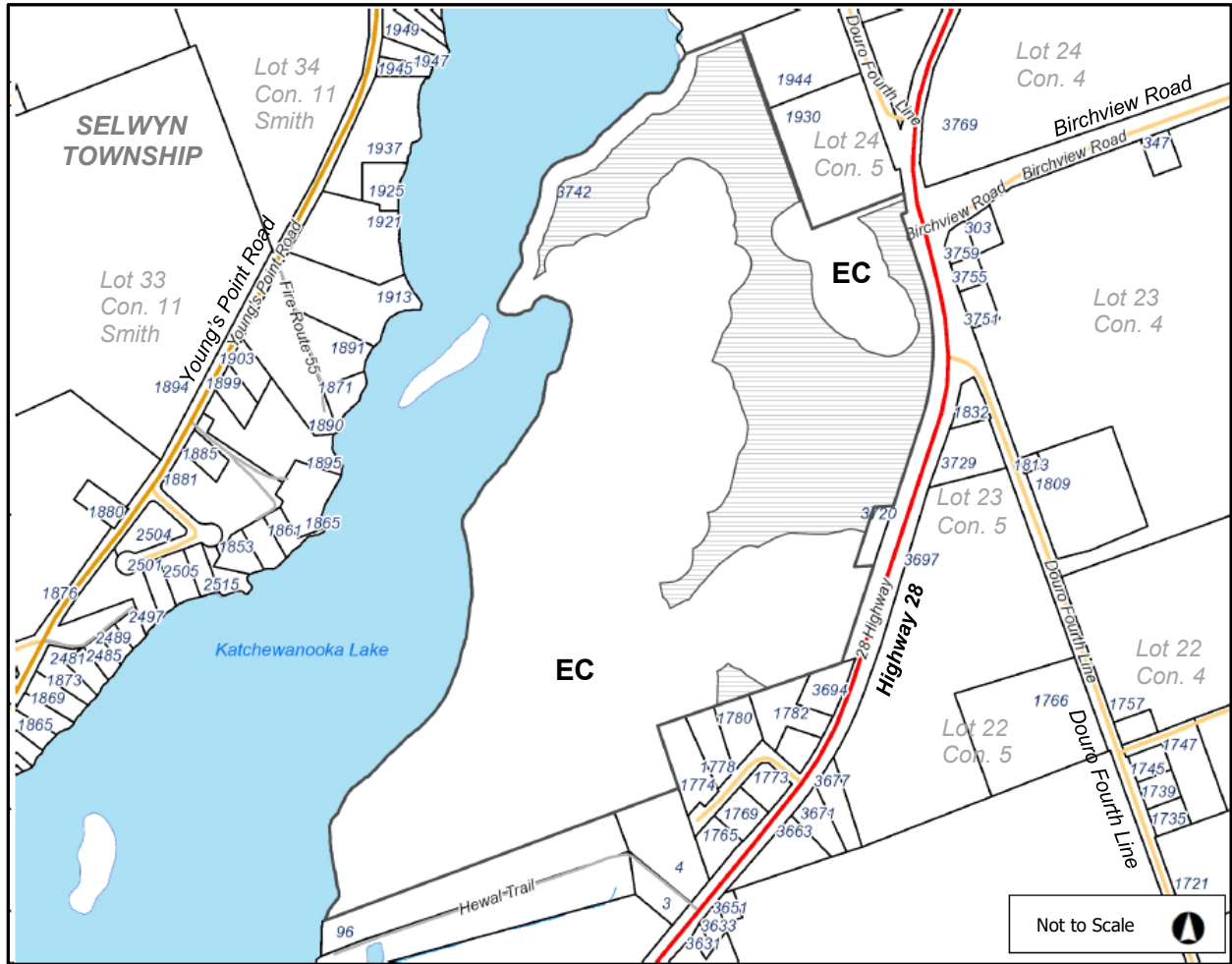
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 7th day of May, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX



Rezone from the 'Special District 249 Zone (S.D. 249)'
to the 'Special District 249 – Holding Zone (S.D. 249-H)'



Area to remain zoned 'Environmental
Conservation Zone (EC)'

This is Schedule '1' to By-law
No. 2024-XX passed this
7th day of May, 2024.

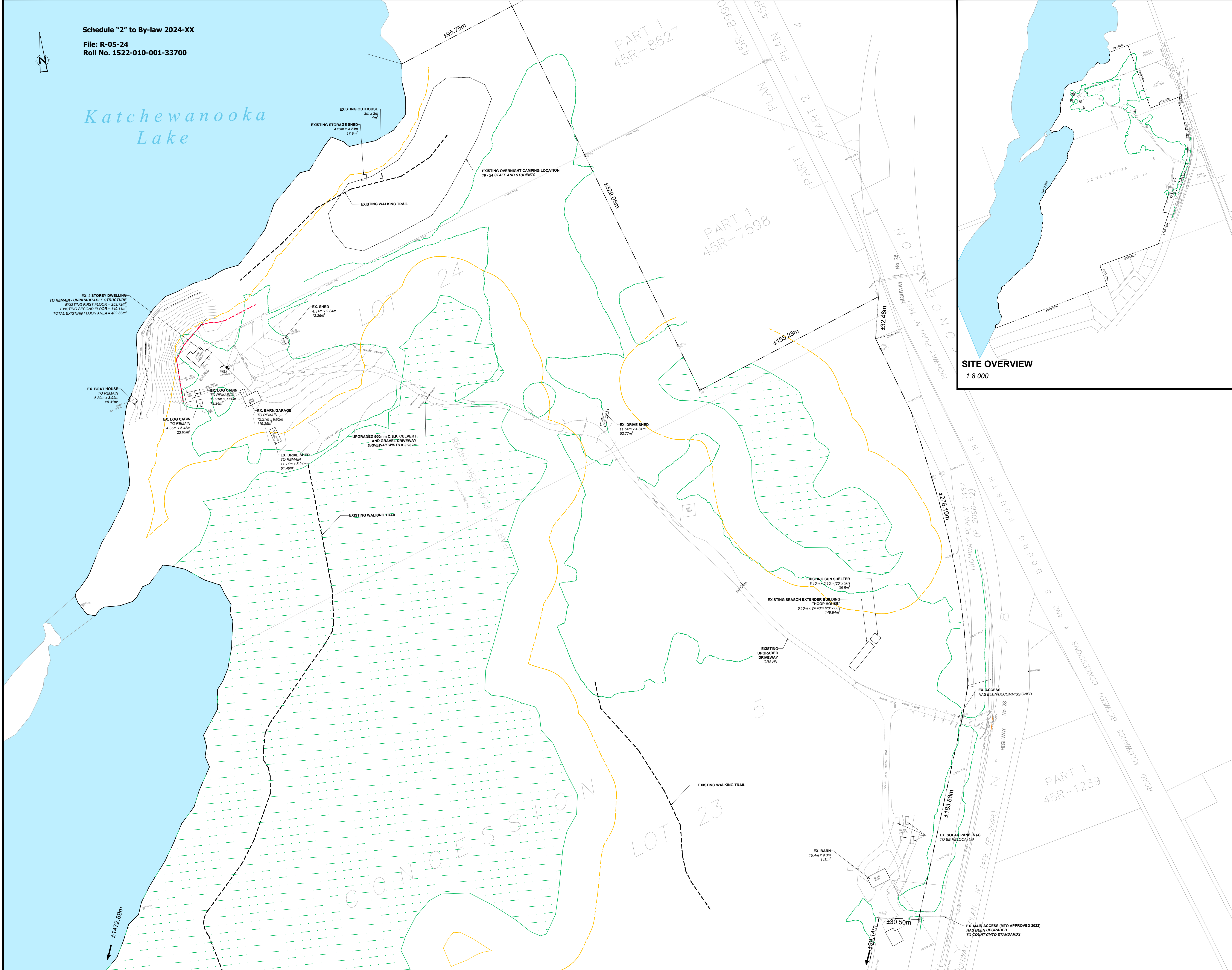
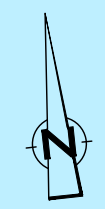
Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

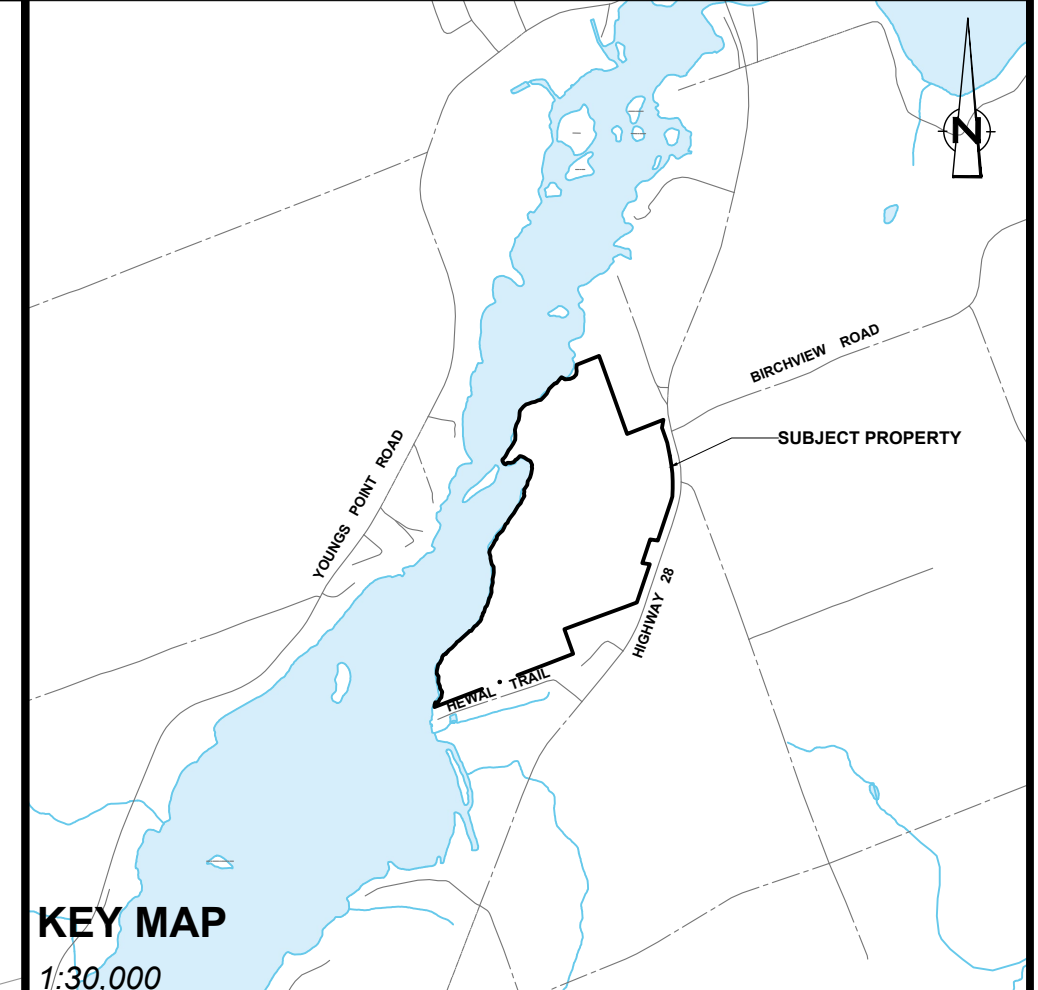
Schedule "2" to By-law 2024-XX

File: R-05-24
Roll No. 1522-010-001-33700

Katchewanooka
Lake



SITE OVERVIEW
1:8,000



KEY MAP
1:30,000

- SUBJECT BOUNDARY
- EXISTING PARCEL
- WATERBODY
- EX. WETLAND (FROM CAMBIUM EIS REPORT)
- WETLAND/SHORELINE BUFFER (30m)
- REGULATED FLOOD LINE (233.38m CONTOUR)
- EDGE OF EXISTING WOODLAND
- EXISTING HYDRO LINE
- EXISTING CONTOUR LINE (0.5m INTERVAL)
- EROSION HAZARD LIMIT (FROM CAMBIUM SLOPE STABILITY STUDY)

- NOTES:**
1. PROPERTY / RIGHT-OF-WAY BOUNDARIES ARE APPROXIMATE.
 2. TEMPORARY BENCHMARK: TOP OF SURVEY SPIKE SET IN THE SOUTH EASTERLY FACE OF HYDRO SERVICE POLE SERVICING THE 2 STOREY DWELLING. ELEVATION = 238.80m
 3. TOPOGRAPHIC SURVEY WAS DONE BY ECOVUE CONSULTING SERVICES INC. ON JUNE 27TH, 2019.

This is Schedule '2' to By-law
No. 2024-XX passed this
7th day of May, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

EcoVue Consulting Services Inc.

 311 George St. N., Suite 200
 Peterborough ON K9J 3H3
 Tel: 705-876-8340 Fax: 705-742-8343
 www.ecovueconsulting.com

DRAWN BY: MC	PROJECT No.: 23-2561
APPROVED BY:	HORIZ. SCALE: 1:1250
REVISION DATE: MARCH 08, 2024	PLOT DATE: MARCH 08, 2024

**NORTHCOTE FARMS
LAKEFIELD COLLEGE SCHOOL**
 PART OF LOTS 23 & 24, CONCESSION 5
 GEOG. TWP. OF DOURO
 THE TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH