

The Corporation of the Township of Douro-Dummer

By-law Number 2026-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 B3 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on the property known municipally as 1071 Moodie Drive and more particularly described as Part of Lot 21, Concession 6 (Douro Ward), Lot 4, Plan 41 from the Shoreline Residential Zone (SR) to the Special District 269 Zone (S.D. 269) as shown on Schedule "A" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by the addition of subsection "21.269 Special District 269 Zone (S.D. 269)" immediately following subsection "21.268 Special District 268 Zone (S.D. 268)" which shall read as follows:

21.269 Special District 269 Zone (S.D. 269) – Roll No. 1522-010-001-38000

No person shall within any Special District 269 Zone (S.D. 269) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.269.1 Permitted Uses

21.269.1.1 All uses permitted in Section 6.1 of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended.

21.269.2 Regulations for Permitted Uses

All regulations of Section 6.2 of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- | | |
|-----------------------------------|----------------------|
| a) Minimum Lot Area | 2,165 m ² |
| b) Minimum Lot Frontage | 27.94 m |
| c) Minimum Shoreline Lot Frontage | 42.50 m |

21.269.3 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 269 Zone (S.D. 269) with the following exceptions:

- a) Notwithstanding subsection 3.1.6 c), the minimum eastern interior side yard setback for a boathouse shall be 1.95 m.
 - b) Notwithstanding subsection 3.1.6 e), an attached open deck shall be permitted as an appurtenance to a boathouse. The maximum area for an attached open deck appurtenant to a boathouse shall be 3.71 m².
3. The boathouse and attached open deck shall be constructed as shown on the Concept Plan, prepared by D.M. Wills Associates Ltd. dated June 9, 2026, and attached to this By-law as Schedule "B".
 4. All other relevant zones and provisions of By-law No. 10-1996, as amended, shall apply.

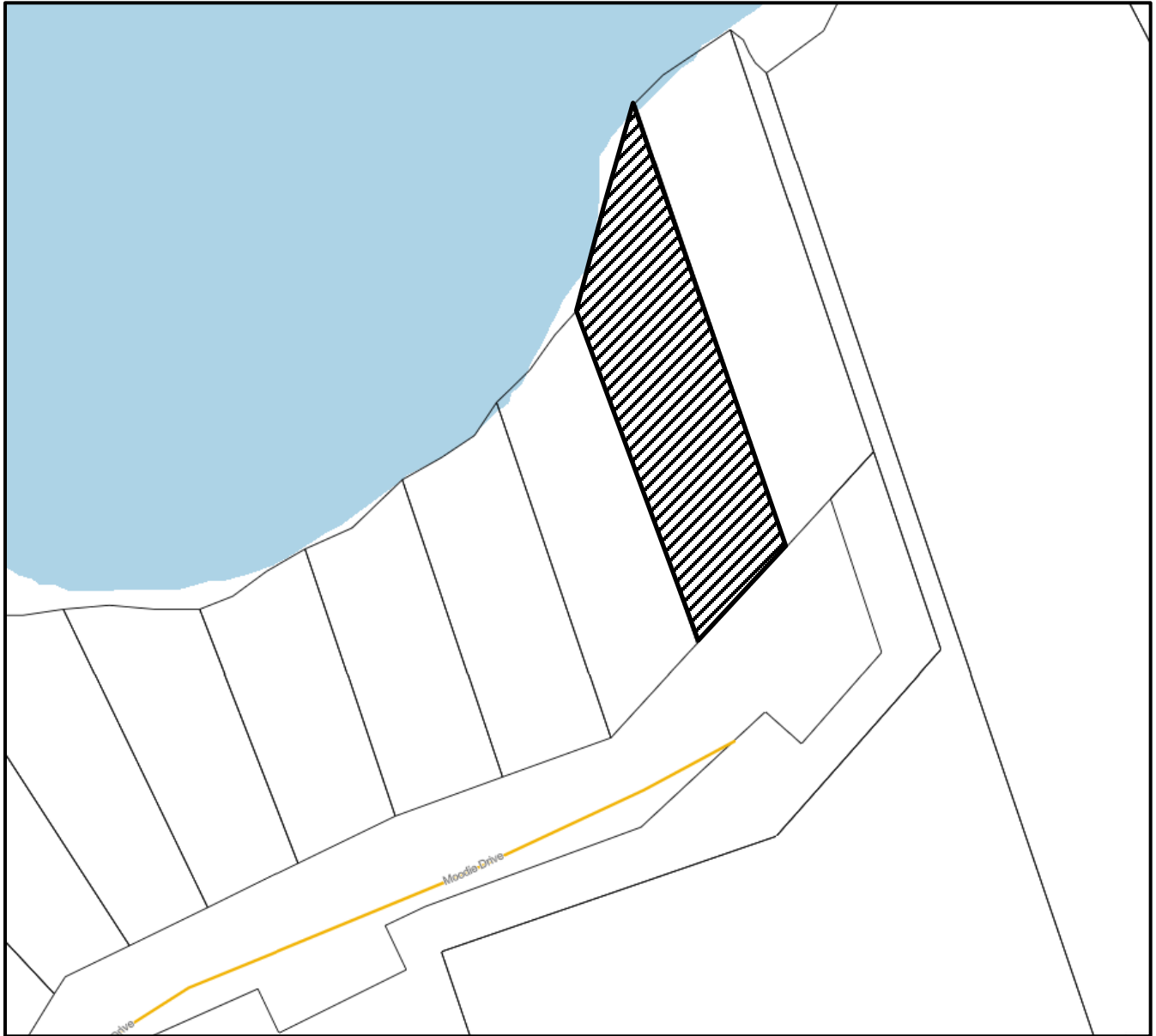
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 16th day of June 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "A" to By-law 2026-XX



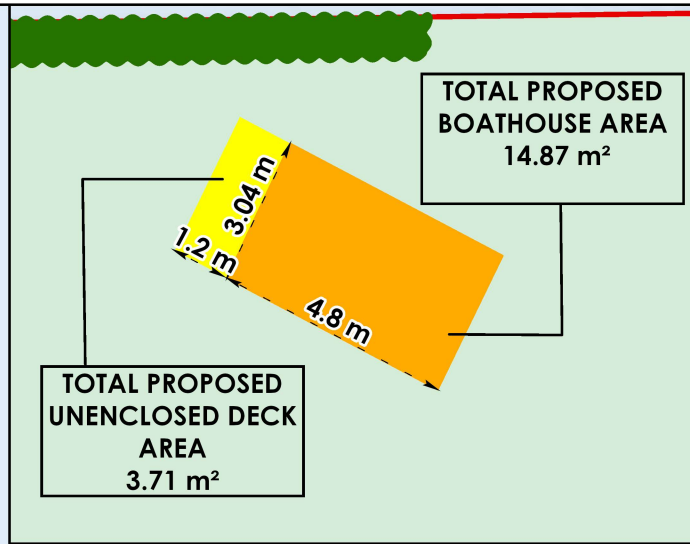
Land to be rezoned from the 'Shoreline Residential Zone (SR)'
to the 'Special District 269 Zone (S.D. 269)'

**This is Schedule "A" to By-law
No. 2026-XX passed this
16th day of June 2026.**

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "B" to By-law 2026-XX



SITE STATISTICS TABLE				
ADDRESS:	1071 Moodie Drive Lakefield, ON K0L 2H0			
ZONE(S):	Shoreline Residential (SR)			
PROVISION	EXISTING	REQUIREMENT	PROPOSED	COMPLIANCE
MIN. LOT AREA	2,165 m ²	4,050 m ²	2,165 m ²	N
MIN. LOT FRONTAGE	27.94 m	60 m	27.94 m	N
MIN. SHORELINE FRONTAGE	42.50 m	60 m	42.50 m	N
MIN. REAR LOT LINE	N/A	15 m	66 m	Y
MIN. INTERIOR SIDE YARD	N/A	9 m	17.3 m (W), 1.95 m (E) Boathouse	N
MIN. WATER YARD	N/A	0 m	12 m	Y
MAX. BOATHOUSE AREA	N/A	80 m ²	14.87 m ²	Y
MAX. BUILDING HEIGHT	N/A	4.57 m	4.15 m	Y
MAX. ACCESSORY BUILDING COVERAGE	0.36 %	5 %	1.2 %	Y

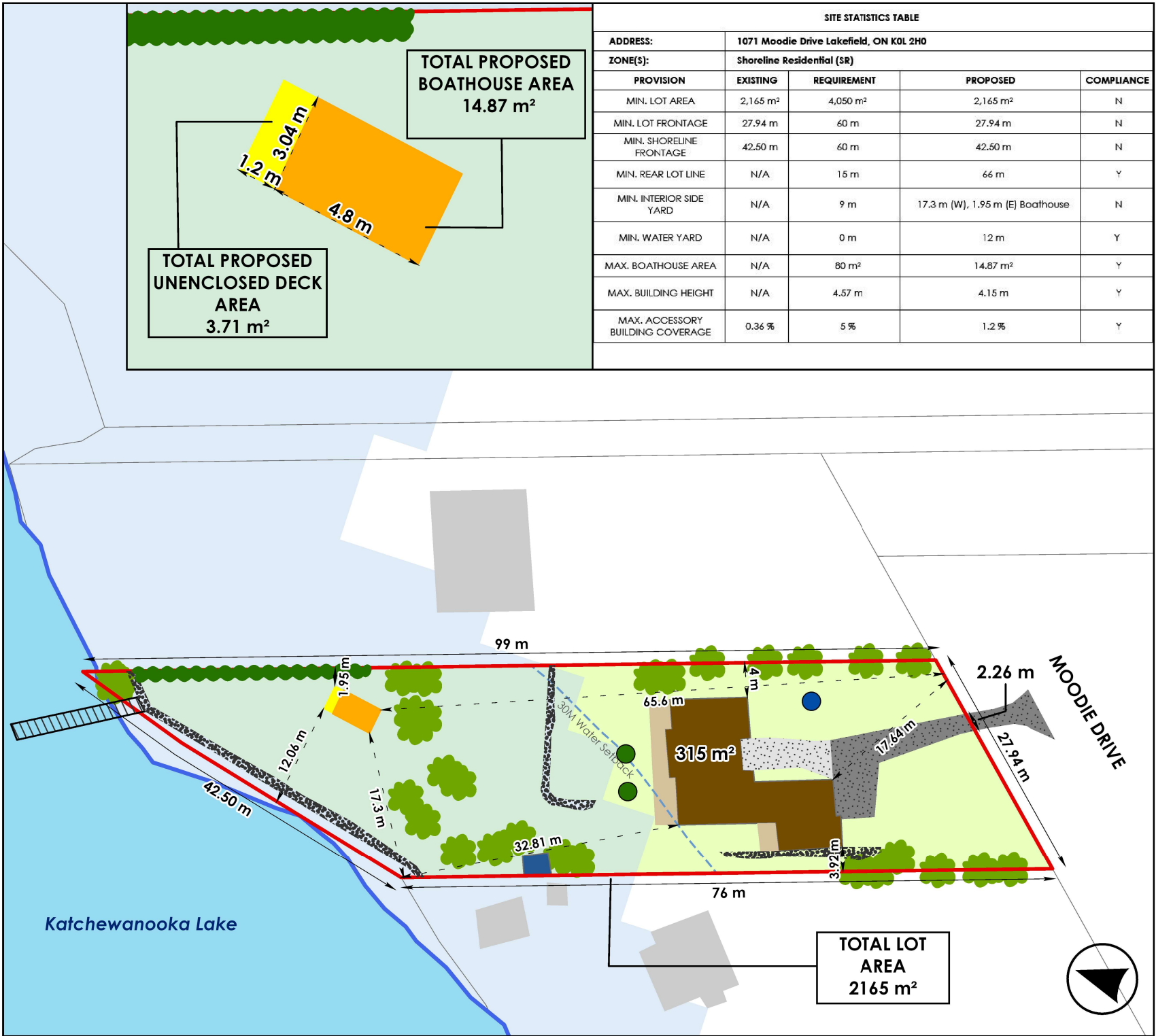
CONCEPT PLAN

1071 Moodie Drive
Township of Douro-Dummer

Figure 4

Legend

- Subject_Property
- Existing Dwelling
- Non-habitabal Deck
- Proposed Boathouse
- Existing Foot Path
- Existing Driveway
- Existing Landscaping
- Existing Shed
- Deck
- Dock
- Abutting Buildings
- Armour Stone
- ORCA High Water Level
- OHN Waterbody
- Septic
- Well
- Hedge
- Trees



Data Sources
County of Peterborough GIS
TD Consulting INC. Site Plan

Meters
0 3 5 10 15 20

NAD1983 UTM ZONE 17N SCALE: 1:599

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	6/9/2026
Project Number:	11212

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