

**The Corporation of the Township of Douro-Dummer**

**By-law Number 2026-XX**

**Being a By-law to amend By-law No. 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law"**

**Whereas** By-law No. 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 required the rezoning of the subject lands as a condition of Peterborough County Consent Application B-79-24;

**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 A2 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 2661 County Road 6 and more particularly described as Part of Lot 30, Concession 7 (Dummer Ward) and Part 2, Plan 45R-17963 from the Rural Zone (RU) to the Special District 268 Zone (S.D. 268) 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 "21.268 Special District 268 Zone (S.D. 268)" immediately following subsection 21.267 Special District 267 Zone (S.D. 267)" which shall read as follows:

**21.268 Special District 268 Zone (S.D. 268) – Roll No. 1522-020-005-27803 (B-79-24 Severed Lot)**

No person shall within any Special District 268 Zone (S.D. 268) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.268.1 Permitted Uses**

**21.268.1.1** All uses permitted in Section 4.1 of the Residential Zone (R) of By-law No. 10-1996, as amended.

**21.268.2 Regulations for Permitted Uses**

All regulations of Section 4.2 of the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.268.3 Special Provisions**

All provisions of Section 3, General Zone Provisions of By-law No. 10-1996, as amended, shall apply to the use of land, buildings or structures within the Special

District 268 Zone (S.D. 268) with the following exceptions:

- a) Notwithstanding Section 3.1.3, the total lot coverage of all accessory buildings or structures shall not exceed 5.5% of the lot area.
- b) Notwithstanding Section 3.1.4, the maximum height for the existing metal sided shop on brick foundation shall be 7.62 metres.
- c) Notwithstanding Section 3.1.11, the accessory buildings and structures existing as of the date of passing of this By-law and shown on the Plan of Survey prepared by JBF Surveyors dated March 19, 2025, attached to this By-law as Schedule "B" shall be permitted to remain without a principal building.

All minimum setbacks for all accessory buildings and structures, existing as of the date of passing of this By-law shall be as shown on the Plan of Survey prepared by JBF Surveyors dated March 19, 2025, and attached to this By-law as Schedule "B".

3. All other relevant 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 2nd day of June 2026.

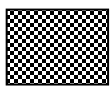
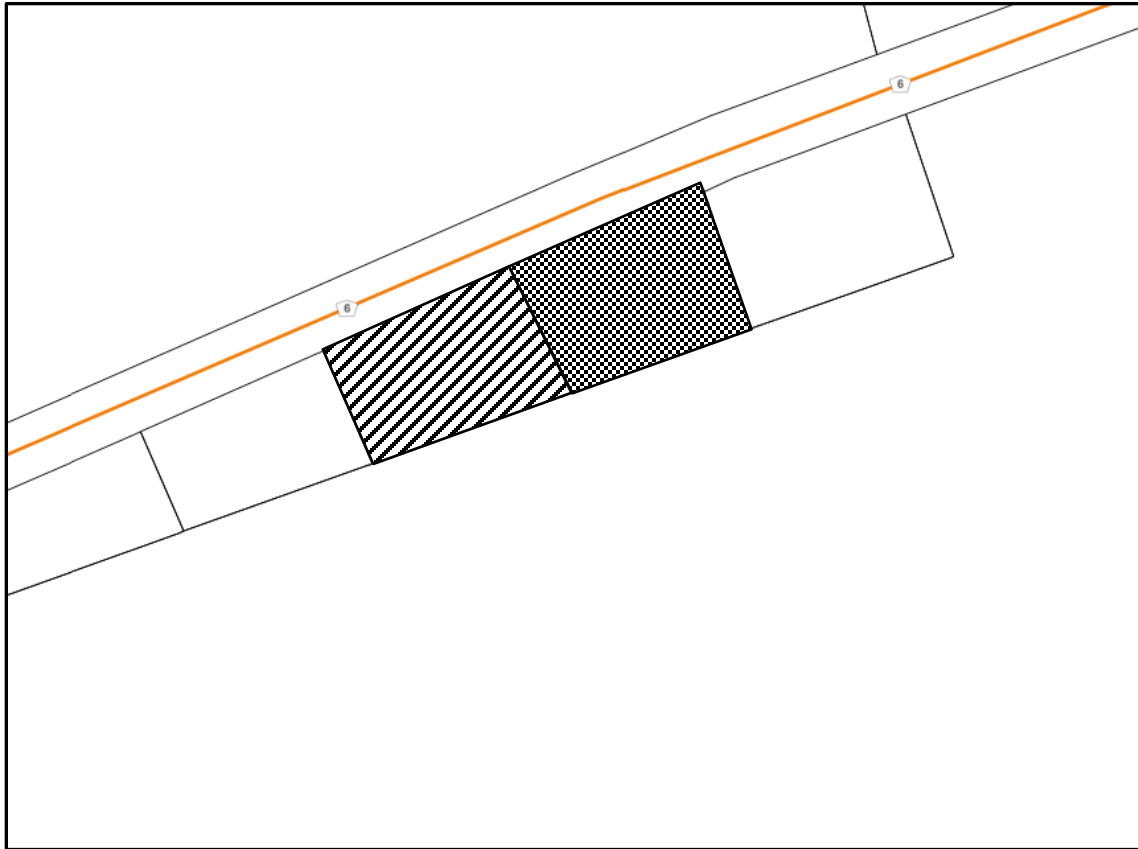
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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig

Schedule "A" to By-law 2026-XX



Rezone from the 'Rural Zone (RU)' to the 'Special District 268 Zone (S.D. 268)'



Area to remain zoned the 'Rural Zone (RU)'

This is Schedule '1' to By-law No. 2026-XX passed this 2nd day of June 2026.

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig

**Schedule "B" to By-law 2026-XX**

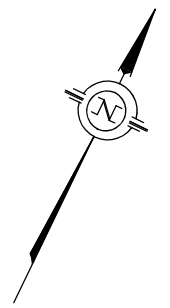
DRAFT

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

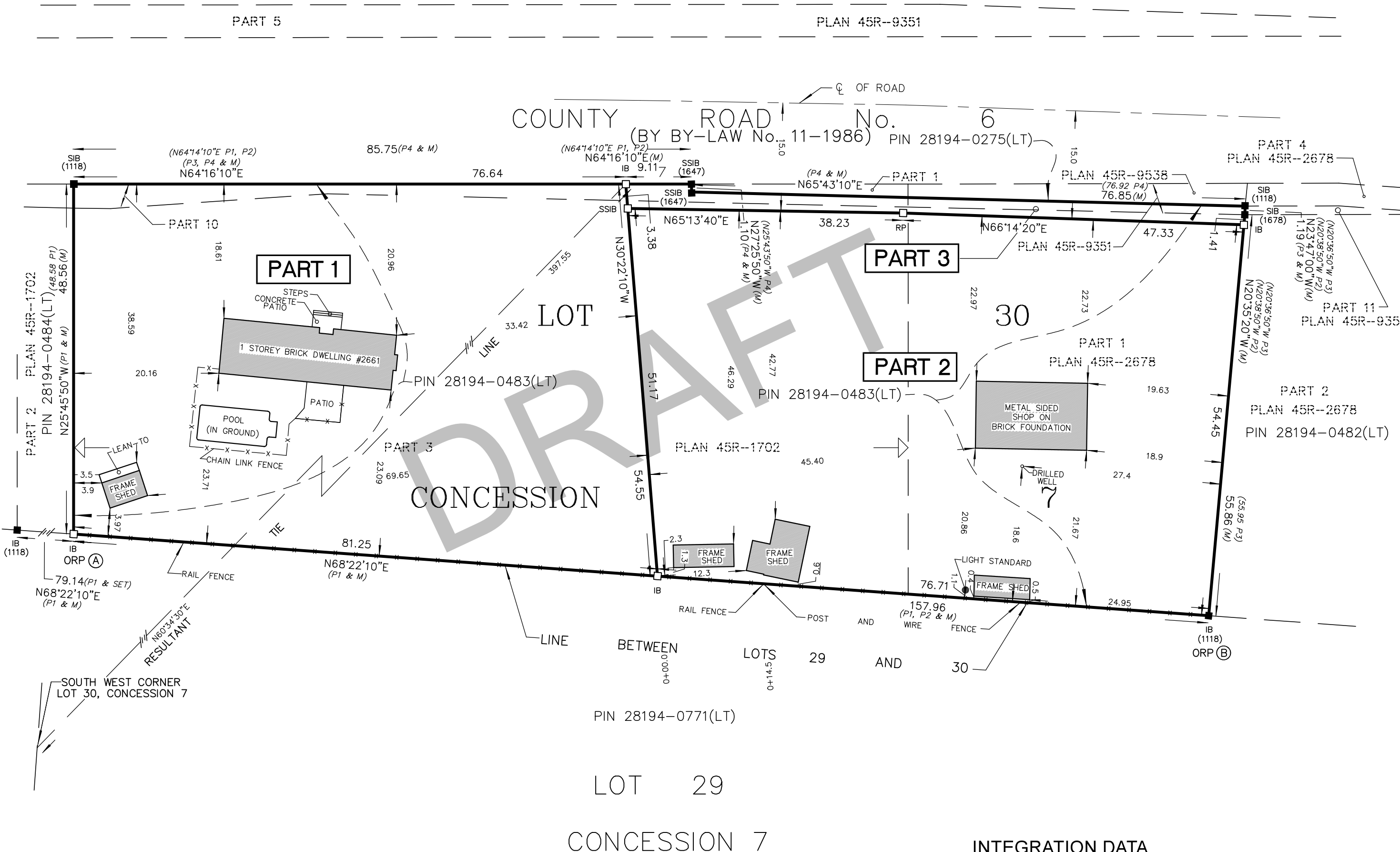
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 30	7	PART OF PIN 28194-0483(LT)	4051.5 sq.m.
2	PART OF LOT 30	7	PART OF PIN 28194-0483(LT)	4280.1 sq.m.
3	PART OF LOT 30	7	PART OF PIN 28194-0483(LT)	211.1 sq.m.

PARTS 1, 2 AND 3 COMPRISE ALL OF PIN 28194-0483(LT)



LOT 30

CONCESSION 7



PLAN OF SURVEY OF  
PART OF LOT 30  
CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF DUMMER  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH



SCALE: 1:500

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 430mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:500

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON 10 JANUARY, 2025

SIGNED AT LAKEFIELD, ONTARIO  
THIS 19th DAY OF MARCH, 2025

*Christopher E. Musclove*  
CHRISTOPHER E. MUSCLOVE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN  
SUBMISSION FORM NUMBER V-62412

LEGEND

- . . . . . DENOTES SURVEY MONUMENT FOUND
- . . . . . DENOTES SURVEY MONUMENT PLANTED
- WIT. . . . . DENOTES WITNESS
- SIB . . . . . DENOTES STANDARD IRON BAR
- SSIB . . . . . DENOTES SHORT STANDARD IRON BAR
- IB . . . . . DENOTES IRON BAR
- RIB . . . . . DENOTES ROUND IRON BAR
- M . . . . . DENOTES MEASURED
- 1118 . . . . . DENOTES E.G. GURNETT, O.L.S.
- 1647 . . . . . DENOTES J.B. FLEGUEL, O.L.S.
- 1678 . . . . . DENOTES J.C.G. KEAT, O.L.S.
- P1 . . . . . DENOTES PLAN 45R-1702
- P2 . . . . . DENOTES PLAN 45R-2678
- P3 . . . . . DENOTES PLAN 45R-9351
- P4 . . . . . DENOTES PLAN 45R-9538

BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS ON POINTS A AND B LISTED HEREON AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS EPOCH 2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 2°05'50" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1, P2, P3 & P4

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00022027

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS EPOCH 2010.0).

OBSERVED REFERENCE POINT (ORP) COORDINATE VALUES ARE TO 'RURAL' ACCURACY SPECIFICATION IN ACCORDANCE WITH SEC. 14(2) OF O.REG. 216/10

POINT	UTM NORTHING	UTM EASTING
ORP (A)	4936186.57	731446.94
ORP (B)	4936244.79	731593.77

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



**JBF SURVEYORS**  
3177 LAKEFIELD ROAD., BOX 70  
LAKEFIELD, ON K0L 2H0  
PHONE: 705-652-6198  
INFO@JBF SURVEYORS.COM  
WWW.JBF SURVEYORS.COM

PROJ. # 9581\_DRAFT