

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 B14 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on a portion of the lands known municipally as 804 Iron Woods Drive and more particularly described as Part of Lots 10 & 11, Concession 1, Parts 1 to 7 of Plan 45R-11474, Except for Parts 1 & 2 of Plan 45R-16356 from the 'Restricted Commercial Tourist-Two (CTR-2) Zone' and the 'Restricted Open Space-Two (OSR-2) Zone' to the 'Hamlet Residential (HR) Zone', the Special District 266 Holding Zone (S.D. 266(H))', and the 'Environmental Conservation (EC)' Zone as illustrated on Schedule '1' attached hereto and forming part of this By-law.
2. Section 12 Commercial Tourist Zone (CT) is amended by deleting subsection 12.6 Restricted Commercial Tourist-Two (CTR-2) Zone in its entirety and replaced with "Reserved".
3. Section 18 Open Space Zone (OS) is amended by deleting subsection 18.5 Restricted Open Space-Two (OSR-2) Zone in its entirety and replaced with "Reserved".
4. Section 21 Special Districts is amended by the addition of subsection "21.266 Special District 266 Holding Zone (S.D. 266(H))" immediately following subsection "21.265 Special District 265 Zone (S.D. 265)" which shall read as follows:

21.266 Special District 266 Holding Zone (S.D. 266(H)) – Roll No. 1522-020-003-07400

No person shall within any Special District 266 Holding Zone (S.D. 266(H)) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.266.1 Permitted Uses

21.266.1.1 a Contractor's Yard

21.266.2 Regulations for Permitted Uses

All regulations of the Restricted Industrial Zone (M1) of By-law No. 10-1996, as amended, shall apply to the use of land, buildings or structures within the Special District 266 Holding Zone (S.D. 266(H)) with the following exceptions:

- | | |
|--|--------|
| a) Minimum Lot Frontage | 45.5 m |
| b) Minimum Southern Interior Side Yard | 7.2 m |
| c) Minimum Rear Yard | 7.9 m |
| d) Minimum Planting Strip Width | 3 m |

21.266.3 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 266 Holding Zone (S.D. 266(H)) with the following exception:

- a) Notwithstanding subsection 3.31.2 a), the minimum setback between a driveway and the boundary of a residential zone shall be 3 m.

21.266.4 Holding Provisions

The Holding Provision attached to the Special District 266 Holding Zone (S.D. 266 (H)) shall be removed when the following action has been secured to the satisfaction of the Township:

- a) A site plan agreement has been entered into in accordance with Section 41 of the Planning Act, R.S.O., 1990, as amended.
- b) Prior to the removal of the Holding Provision, the only uses permitted shall be an existing building, structure, or use.

5. All other relevant provisions of By-law No. 10-1996, as amended, shall apply.

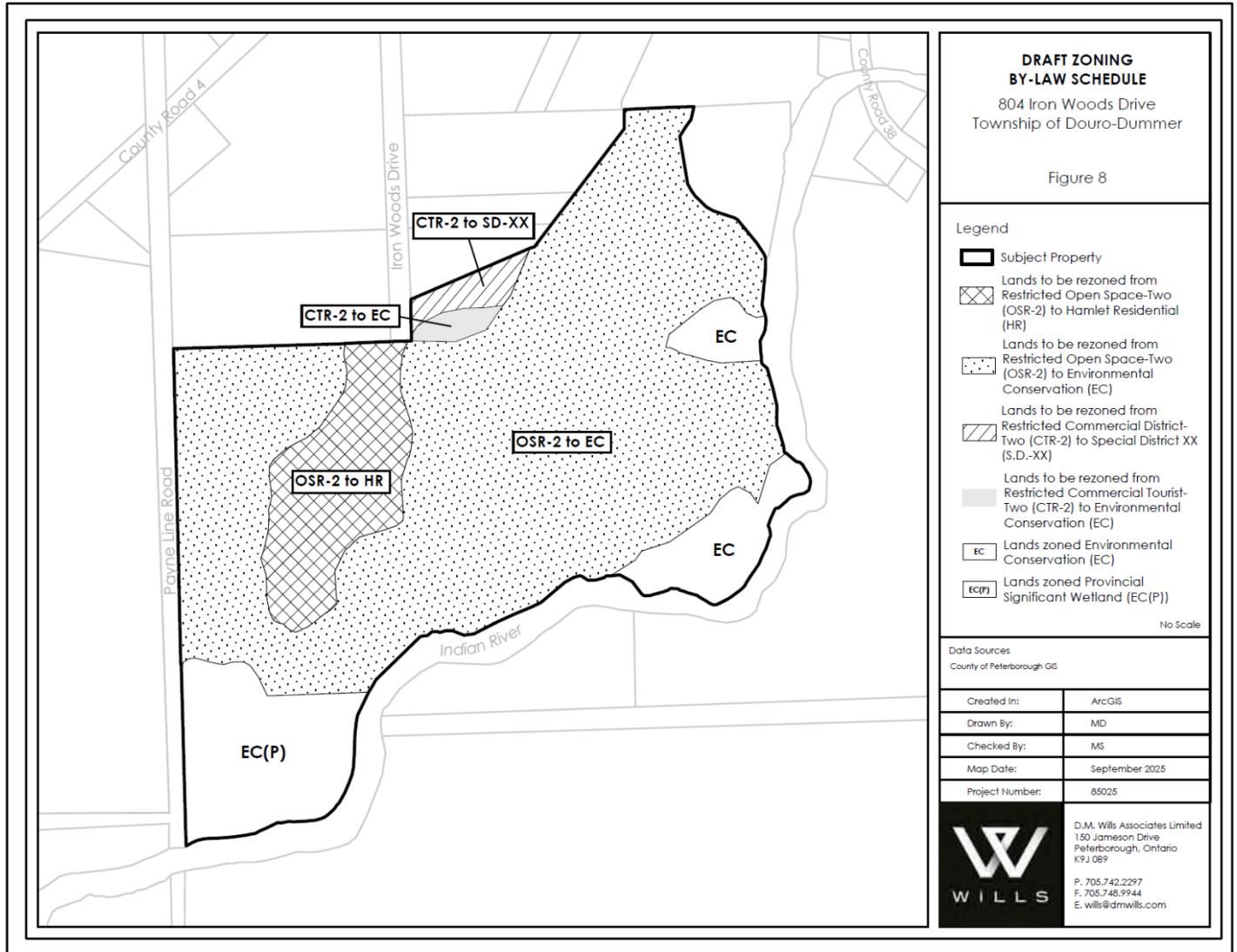
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XXth day of Month 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2026-XX



This is Schedule '1' to By-law No. 2026-XX passed this XXth day of Month 2026.

 Mayor, Heather Watson

 Clerk, Martina Chait-Hartwig