

The Corporation of the Township of Douro-Dummer

By-law Number 2025-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 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 1670 County Road 40 and more particularly described as Part of Lot 23, Concession 8 (Dummer Ward) Part 1, Plan 45R-1317 from the Rural Zone (RU) to the Special District 265 Zone (S.D. 265) as shown on Schedule "1" attached hereto and forming part of this By-law.
- 2. Section 21 Special Districts is amended by the addition of subsection "21.265 Special District 265 Zone (S.D. 265)" immediately following subsection "21.264 Special District 264 Zone (S.D. 264)" which shall read as follows:

21.265 Special District 265 Zone (S.D. 265) – Roll No. 1522-020-005-30000

No person shall within any Special District 265 Zone (S.D. 265) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.265.1 Permitted Uses

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

21.262.2 Regulations for Permitted Uses

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 Frontage for uses Permitted in Sections 9.1.5 and 9.1.6 20.8 m

21.265.3 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 265 Zone (S.D. 265) with the following exception:

- a) Notwithstanding subsection 3.39.4 ii), the maximum height for the second dwelling unit shall be 6.1 metres.
- b) Notwithstanding subsection 3.39.4 v), the maximum separation distance between the primary dwelling unit and the secondary dwelling unit shall be 46.16 metres.

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

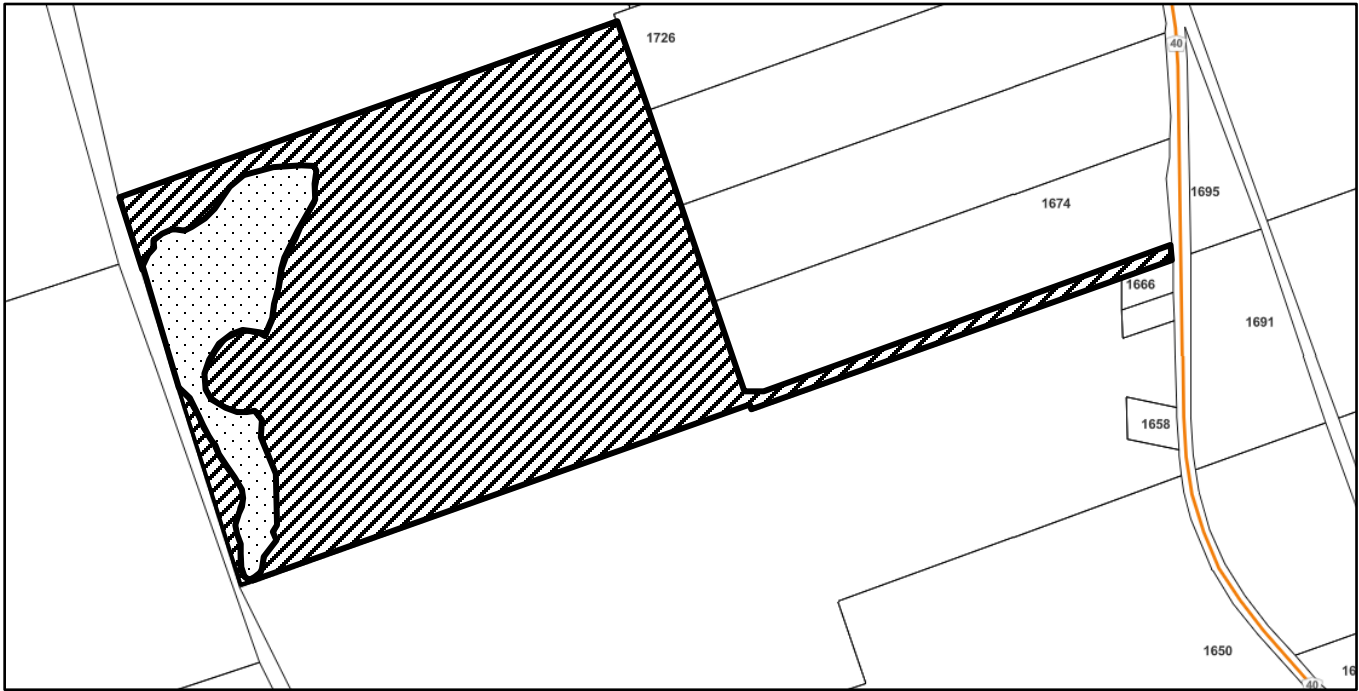
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 3rd day of February, 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-XX



Land to be rezoned from the 'Rural Zone (RU)' to the 'Special District 265 Zone (S.D. 265)'



Land to remain the 'Environmental Conservation Provincially Significant Wetland Zone (EC(P))'

This is Schedule '1' to By-law No. 2025-XX passed this 3rd day of February, 2026.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig