

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-13

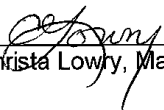
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;


NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial (C5)" Zone to "Rural (RU)" Zone for the lands identified on the attached Schedule 'A', which is legally described as Concession 10, Part Lot 10, Plan 26R-2845, Part 2, Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

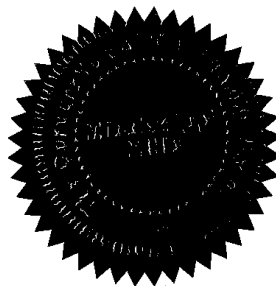
BY-LAW read, passed, signed and sealed in open Council this **5th day of February, 2019.**



Christa Lowry, Mayor



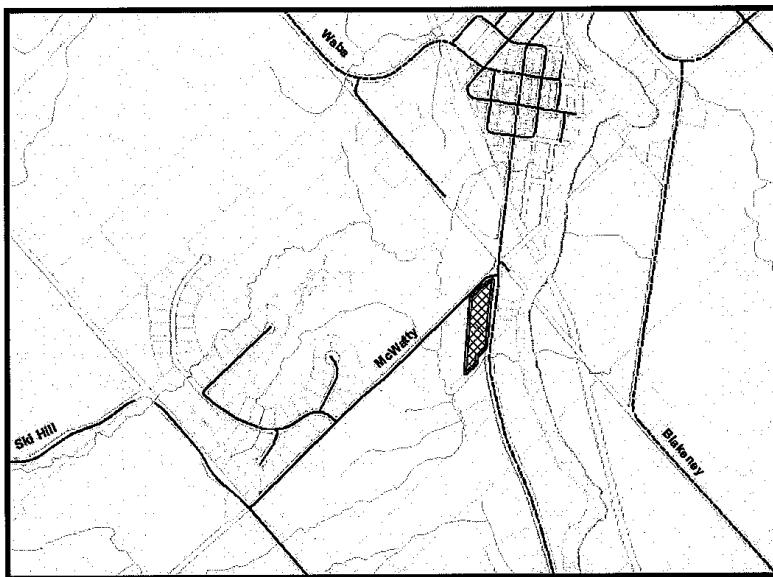
Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-13



Zoning Amendment Application Z-10-18
Lot 10, Concession 10; being Part 2 on 26R-2845
Pakenham Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-14

BEING a by-law to amend By-law No. 11-83 being the Comprehensive Zoning By-law for the Municipality of Mississippi Mills;

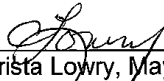
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address redundancies between it and the Ontario Building Code;

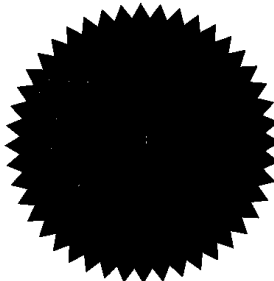
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Sections 5, 6, & 8 of By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing provisions identified on the attached Schedule 'A'.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **5th day of February, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO.19-14

Section	Current Provision	Proposed Provision
5 – Definitions	<p>“BASEMENT” means the portion of a building between two floor levels which is partly below finished grade level but which has at least fifty (50) per cent of its height from finished floor to finished ceiling above adjacent finished grade level for at least seventy-five (75) per cent of the building perimeter.</p>	<p>“BASEMENT” means the portion of a building between two floor levels which is partly below finished grade and is not a storey.</p>
5 – Definitions	<p>“CELLAR” means the portion of a building between two floor levels which has more than fifty (50) percent of its height from finished floor to finished ceiling below adjacent finished grade level for at least seventy-five (75) per cent of the building perimeter.</p>	<p>[Remove]</p>
5 – Definitions	<p>“CONVERTED DWELLING” means a building originally designed as a one-family dwelling which has been altered or converted so as to provide therein not more than four dwelling units, with or without separate entrances, none of which shall be located in the cellar of the dwelling but which may be located partially in the basement</p>	<p>“CONVERTED DWELLING” means a building originally designed as a one-family dwelling which has been altered or converted so as to provide therein not more than four dwelling units, with or without separate entrances, which may be located partially in the basement</p>
5 – Definitions	<p>“DWELLING UNIT FLOOR AREA” means the habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, verandah, unfinished attic, cellar or sunroom, and excluding common hallways, common stairways or other common areas and the thickness of exterior walls.</p>	<p>“DWELLING UNIT FLOOR AREA” means the habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, verandah, unfinished attic, or sunroom, and excluding common hallways, common stairways or other common areas and the thickness of exterior walls.</p>
5 – Definitions	<p>“FLOOR AREA” means: (a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling exclusive of any garage, carport, porch, verandah, unfinished attic, unfinished basement or unfinished cellar; [...]</p>	<p>“FLOOR AREA” means: (a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling exclusive of any garage, carport, porch, verandah, unfinished attic, or unfinished basement; [...]</p>
5 – Definitions	<p>“HABITABLE ROOM” means a room designed to provide living, dining, sleeping or kitchen accommodation. This definition</p>	<p>“HABITABLE ROOM” means a room designed to provide living, dining, sleeping or kitchen accommodation. This definition may include a bathroom, den, library or enclosed</p>

	<p>may include a bathroom, den, library or enclosed sunroom, but shall not include any porch, veranda, unfinished attic, unfinished basement or unfinished cellar.</p>	<p>sunroom, but shall not include any porch, veranda, unfinished attic, or unfinished basement.</p>
<p>6.15 – Occupancy Restrictions</p>	<p>(1) Human habitation shall not be permitted in any of the following buildings, structures or parts thereof;</p> <p>(a) any private garage or other building which is accessory to a residential use;</p> <p>(b) any truck, bus, coach or streetcar bodies whether or not the same is mounted on wheels;</p> <p>(c) any cellar, as defined in this By-law;</p> <p>(d) any building or structure before the main wall and roof have been erected, application of the exterior siding and roofing has been completed and the kitchen, heating and sanitary conveniences have been installed unless approval of the Chief Building Official has been obtained in advance;</p> <p>(e) any trailer other than as temporary or seasonal accommodation, pursuant to Section 8.14 herein.</p>	<p>(1) Human habitation shall not be permitted in any of the following buildings, structures or parts thereof;</p> <p>(a) any private garage or other building which is accessory to a residential use;</p> <p>(b) any truck, bus, coach or streetcar bodies whether or not the same is mounted on wheels;</p> <p>(c) any building or structure before the main wall and roof have been erected, application of the exterior siding and roofing has been completed and the kitchen, heating and sanitary conveniences have been installed unless approval of the Chief Building Official has been obtained in advance;</p> <p>(d) any trailer other than as temporary or seasonal accommodation, pursuant to Section 8.14 herein.</p>
<p>8.5 – Dwelling Units Below Grade</p>	<p>(1) No dwelling unit shall in its entirety be located in a cellar. If any portion of a dwelling unit is located in a cellar such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar use only and shall not be used for sleeping accommodation.</p> <p>(2) However, a dwelling unit in its entirety, may be located in a basement in accordance with the permitted uses and regulations of this By-law, provided that the finished floor level of such basement is located above the level of the sanitary or storm sewer serving the building or structure in which such basement is located or provided that the dwelling unit is serviced by an appropriate sewage pumping facility.</p>	<p>[Remove]</p>

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-16

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 33 (A-33)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Concession 7B, Lot 22, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:
11.3.33 *Notwithstanding their 'A' zoning designation, lands designated as 'A-33' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*
 - i) *all residential uses are prohibited; and*
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 19th day of February, 2018.


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-16



Zoning By-law Amendment Application D14-COC-18; Z-12-18
Concession 7B, Lot 22
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 2380 Ramsay Con. 7B



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-17

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.


WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Limited Service Residential (LSR)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Concession 12, Part Lot 27, Plan 26R-98, Part 6 (except Plan 26R-1959, Part 1-2, Plan 27R-6554, Part 1, and Plan 27R-9585 Parts 1-3), Pakenham Ward, Municipality of Mississippi Mills
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **19th day of February, 2019.**


Christa Lowry, Mayor

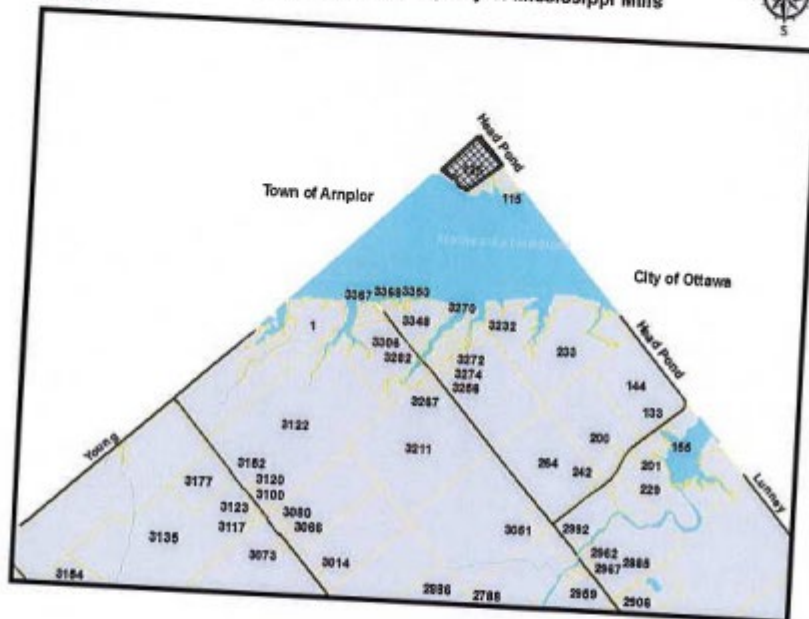

Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-17



Zoning Amendment Application Z-11-18
Part Lot 27, Concession 12 N Pakenham
Pakenham Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-51

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

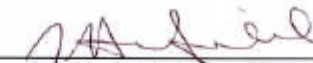
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Limited Service Residential (LSR)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Part Lot 14, Concession 8 Pakenham Township, now Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **7th day of May, 2019.**


Rickie Minnille, Deputy Mayor


Jeanne Harfield, Acting Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-52

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Rural – Special Exception Holding (RU-xh)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Lot 8, Concession 9 Pakenham Township, now Pakenham Ward, Municipality of Mississippi Mills; municipally known as 250 Comba Lane.
2. That Section 5 to By-law No. 11-83, as amended, is hereby further amended by adding the following definition:

"WINERY: Shall mean the uses associated with the growing production of grapes, fruits or other produce directly associated with onsite cider or wine making process. Buildings or structures on the site may be used for value-added services including storage, display, processing, tasting, hospitality room, administrative facilities, outdoor patio area. An on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other uses that are normally incidental, subordinate and accessory to the main permitted use may also be permitted where it is demonstrated that they are secondary to the primary use."
3. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:

12.3,x *Notwithstanding their "RU" zoning designation, lands delineated as "RU-xh" on Schedule 'A' to this by-law may be used for the following additional purposes:*

 - (1) *Winery*
 - (2) *Micro-Brewery*
 - (3) *Dairy*

The holding provision (h) shall maintain a water consumption operating limit of no more than 1000L/day, to be lifted upon approval by the Municipality and Conservation Authority of the following:

 - (1) *Appropriate hydrological studies that support the required*

water use, maintaining appropriate water quality and quantity standards of the aquifer.

4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 7th day of May, 2019.


Rickie Minnille, Deputy Mayor


Jeanné Harfield, Acting Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-53

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.


WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development (D)" Zone to "Development – Special Exception (D-x)" Zone for the lands identified on the attached Schedule 'A', which are legally described municipally as 550 Country Street, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 40 of By-law No. 1-83, as amended, is hereby further amended by adding the following provisions to Subsection 3 Special Provisions:
40.03.x Notwithstanding their 'D' zoning, on those lands delineated as 'D-x' a single detached dwelling shall be permitted in accordance with the R1 zone provisions and applicable general provisions of Section 5 and 8.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **7th day of May, 2019**.


Rickie Minnille, Deputy Mayor


Jeanne Harfield, Acting Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-62

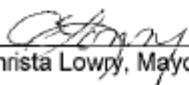
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

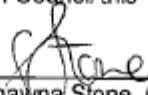
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Rural – Special Exception Holding (RU-x)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Pt Lt 1, Con 5, being Part 3 on Reference Plan 26R-769 Ramsay Township, now Ramsay Ward, Municipality of Mississippi Mills; municipally known as 487 Townline Road.
2. That Section 5 to By-law No. 11-83, as amended, is hereby further amended by adding the following definition:
"CONTAINER SALES AND RENTAL ESTABLISHMENT: Shall mean the use of land for the temporary erection and storage of shipping containers which are rented or sold for transport off-site for use by the general public."
3. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:
12.3.x *Notwithstanding their "RU" zoning designation, lands delineated as "RU-x" on Schedule 'A' to this by-law may be used for the following additional purposes:*
 - (1) *Commercial Storage*
 - (2) *Container Sales and Rental Establishment*
 - (3) *Agricultural Equipment Sales, Service & Storage Business*
4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

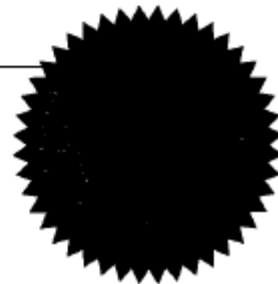
BY-LAW read, passed, signed and sealed in open Council this **18th day of June, 2019.**



Christa Lowry, Mayor



Shayna Stone, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-67

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

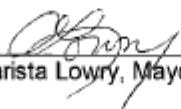
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 34 (A-34)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as East ½ Lot 8, Concession 12, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.33 *Notwithstanding their 'A' zoning designation, lands designated as 'A-34' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*

 - i) *all residential uses are prohibited; and*
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

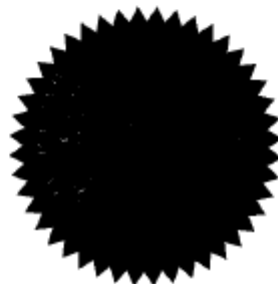
BY-LAW read, passed, signed and sealed in open Council this 18th day of June, 2019.



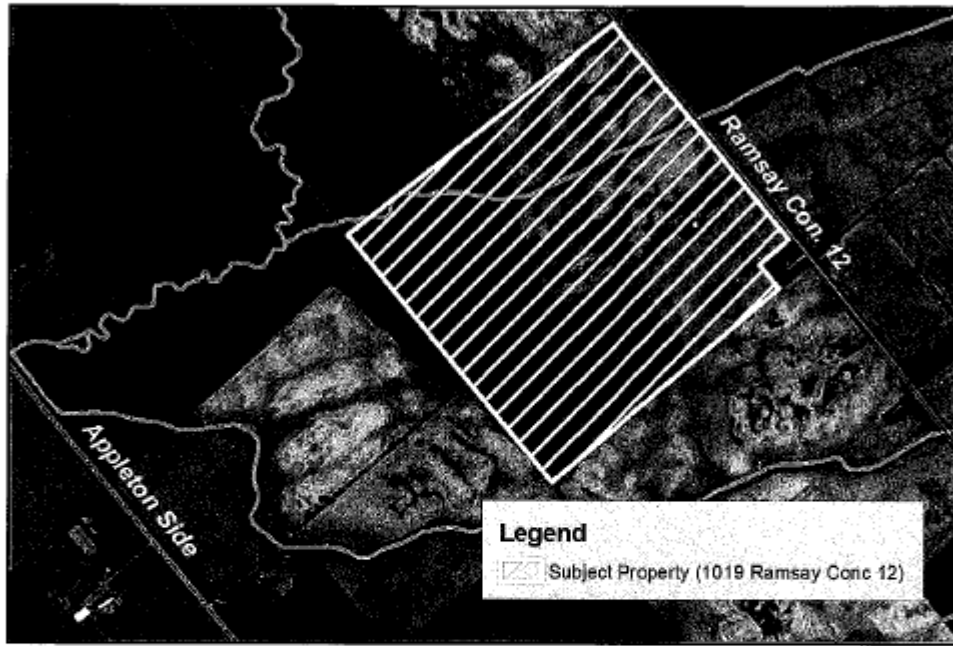
Christa Lowry, Mayor



Shawna Stone, Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-67



0 100 200 400 600 Metres

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-83

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Limited Service Residential (LSR)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Part Lot 23, Concession 5 Pakenham, being Part 1 on Reference Plan 27R-9280, Pakenham Ward, Municipality of Mississippi Mills, known locally as 154 McManus Side Road.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 17th day of September, 2019.



Christa Lowry, Mayor



Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-83



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-89

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 35 (A-35)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Part of West Part Lot 6, Concession 11 Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.33 *Notwithstanding their 'A' zoning designation, lands designated as 'A-35' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*

- i) *all residential uses are prohibited; and*
- ii) *the minimum permitted lot area is 34ha.*

3. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Commercial" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Part of West Part Lot 6, Concession 11 Ramsay Ward, Municipality of Mississippi Mills.
4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

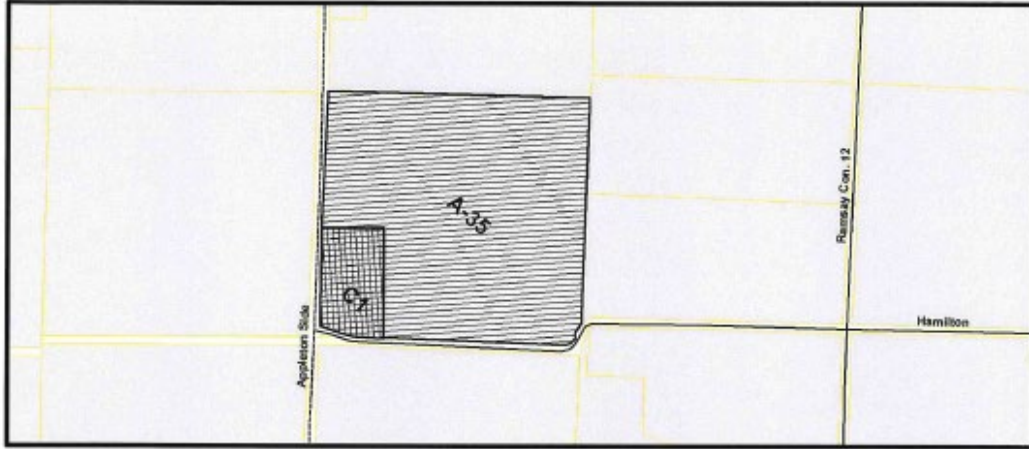
BY-LAW read, passed, signed and sealed in open Council this **1st day of October, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-89



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-92

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to "Rural – Special Exception Holding (RU-35-h)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Part Lot 6, Concession 9 and 10 Pakenham Township, now Pakenham Ward, Municipality of Mississippi Mills; municipally known as 3360 County Road 29 North.
2. That Section 5 to By-law No. 11-83, as amended, is hereby further amended by adding the following definition:

"Cannabis: means a part, or mixture of substances including, a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not, but shall not include non-viable seeds, mature stalks, hemp fibers or roots of the plant. psychoactive drug from the cannabis plant, commonly known as marijuana, used for medical or recreational purposes in its derivative forms, that is produced, tested, stored, distributed, and/or sold."

"Cannabis Growing Facility: means any number of building or structures licenced by Health Canada for the purposes of producing cannabis. Production of cannabis shall be deemed to including, manufacturing, synthesizing, altering chemical properties, cultivating, propagating or harvesting the product. Incindiary uses may also include: the on-site storage of commercial motor vehicles (trucks, tractors and/or trailers) for freight, handling including pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s)."

"Wellness Centre: means a building or part thereof used to provide a range of therapeutic and wellness disciplines such as massage therapy, energy medicine, naturopath medicine, acupuncture, homeopathy, health counselling and personal training, and may include accessory uses such

as administrative offices, treatment rooms, physical fitness rooms, and waiting rooms.”

3. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:

12.3.35 *Notwithstanding their "RU" zoning designation, lands delineated as "RU-35-h" on Schedule 'A' to this by-law may be used for the following additional purposes:*

- (1) Cannabis Growing Facility (Max gross floor area of 380m²)
- (2) Wellness Centre
- (3) Detached Accessory Dwelling Units (no more than 8 units)


The holding provision (h) shall prohibit further construction of new buildings on the site until such time as the applicant has demonstrated the following:

- (1) The completion of a geotechnical analysis to the satisfaction of the MVCA;
- (2) The submission and approval of a septic system for the proposed wellness centre by the Leeds Grenville and Lanark District Health Unit;
- (3) The completion of an Environmental Impact Assessment to the satisfaction of the Municipality and MVCA;
- (4) The submission of a Site Plan Control application respecting the full build-out of the site including the management of impacts resulting from grading and drainage of the lands;

4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **15th day of October, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-94

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.


WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential First Density (R1)" Zone to "Residential Second Density – Special Exception (R2-19)" Zone and "Residential First Density Subzone C (R1C)" for the lands identified on the attached Schedule 'A', which are legally described as Part Lots 49, 50 and 70 on PLAN 6262, Almonte Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:
14.4.19 Notwithstanding the permitted uses of the "R2" zone, on the lands denoted as "R2-19" on Schedule "A" of this bylaw, the uses shall be limited to "Semi-detached dwellings" in accordance with the zone provisions of Table 14.2A.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **15th day of October, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-94

Zoning Bylaw Application Z-09-19
Pt Lots 49, 50 and 70 PLAN 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Argyle and King Street



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-95


BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development (D)" Zone to "Residential First Density (R1)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Lot 11, Concession 11/12; being Part 2 on Reference Plan 27R-9111, Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **15th day of October, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-95



Zoning Bylaw Application Z-11-19
Part of Lot 11, Concession 11; Pt 2 27R-9111
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 0931-946-025-07404



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-109

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

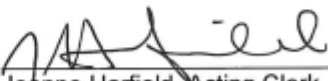
1. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

14.4.6 *Notwithstanding their 'R2' zoning designation, on the lands delineated as 'R2-6' on Schedule 'A' to this By-law the following commercial uses shall also be permitted:*
 - i) *Medical Facility;*
 - ii) *Pharmacy*
And one (1) parking space for the residential unit may be permitted in the front yard.

2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **5th day of November, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-109



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-114


BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

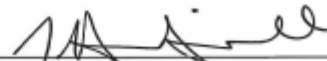
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon the zoning of the lands identified on the attached Schedule "A" as "Residential First Density" (R1), which are legally described as Part of Lot F Plan 6262, Almonte Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by replacing Section 40.3.10 with the following:
[By-law #15-74, #19-xx] Notwithstanding their "D" zoning designation, lands designated as "D-10" on Schedule 'A' to this by-law, may be used in accordance with the D zone provisions contained in this by-law, excepting however that:
 - 1) *the minimum lot frontage shall be 25.62 m (84 ft); and*
 - 2) *the minimum lot area shall be 8.55 ha (21.13 ac).*
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 19th day of November, 2019.

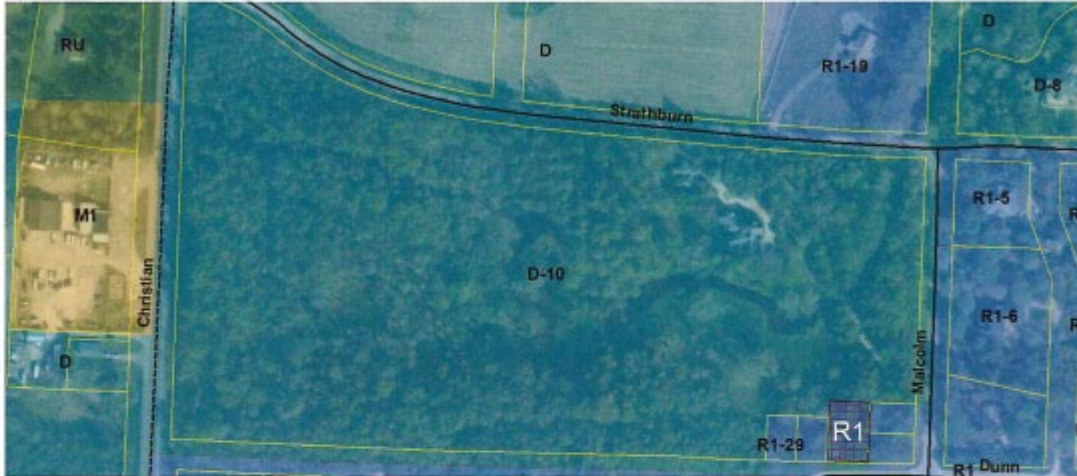

Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-114

Zoning Bylaw Application Z-14-19
Part of Lot F PLAN 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally 297 Strathburn Street



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 19-126

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development (D)" Zone to "Residential First Density (R1)" Zone for the lands identified on the attached Schedule 'A', which are legally described as Part Lot 48, 115 and 116 on PLAN 248; being Parts 1 and 2 on Reference Plan 27R-11130, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **17th day of December, 2019.**


Christa Lowry, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 19-126



Application Z-15-19
102 Gemmill Street
Village of Clayton, Ramsay Ward
Municipality of Mississippi Mills

