

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-020

BEING a By-law to Amend Zoning By-law No.11-83

WHEREAS By-law No.11-83 regulates the use of land and the use and erection of buildings and structures within the Municipality of Mississippi Mills;

AND WHEREAS the Council of the Municipality of Mississippi Mills has the authority to pass a by-law under Section 34 of the *Planning Act*;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it advisable to amend By-law No. 11-83 as hereinafter set forth;

NOW THEREFORE the Council of the Municipality of Mississippi Mills enacts as follows:

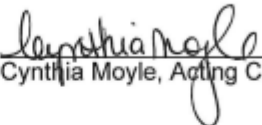
1. The lands affected by this By-law are shown on Schedule "A" attached hereto.
2. By-law No. 11-83 is hereby amended by adding the following after the last provision in Section 32.3 (Special Provisions):
 - "32.3.(x) [By-law #21-020] Notwithstanding the provisions of the "I" zone, for lands delineated as "I-xh" on Schedule 'A' to this by-law, the following provisions shall apply:
 - 1) Pursuant to subsection 32.1, a retirement home includes an apartment, townhouse and semi-detached dwelling units providing residences mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home.
 - 2) Notwithstanding Table 6.19 paragraph 6, the encroachment of enclosed sunrooms of up to 10 sq. metres in area are permitted to encroach no more than 3 m into a required yard while maintaining a front lot line and exterior side yard lot line setback of not less than 3 m and 1 m from other lot lines. However, where the lot line abuts existing and/or future industrial zones enclosed sunrooms must maintain a 10.0 m setback to the abutting lot line.
 - 3) Notwithstanding subsection 8.1, a communal amenity area for a townhouse or semi-detached retirement home dwelling may be provided off-site.
 - 4) Section 8.13 does not apply for this development.

- 5) Notwithstanding subsection 9.3.7 clause c), required visitor parking spaces for a townhouse or semi-detached retirement home dwelling may be provided off-site.
- 6) Notwithstanding subsection 9.3.7 clause d) subclause iv), required parking may be provided in a front yard.
- 7) Notwithstanding subsection 9.3.9, there shall be no limitation on the number or location of driveways for a townhouse or semi-detached retirement home dwelling. These will be approved through Site Plan.
- 8) Notwithstanding subsection 9.3.9 clause f), required parking for a townhouse or semi-detached retirement home dwelling may be designed in such a manner that requires vehicles to travel in a backwards motion.
- 9) A minimum 10.0 metre (m) yard setback abutting the employment and future industrial zones is required which area will include a private buffer strip consisting of a 1.5 m (min.) berm or 1.5 m privacy fence and plantings providing a minimum 70% screen.
- 10) A minimum separation of 3.0 metres (m) between dwellings;
- 11) That provisions requiring a setback or 'no-build' zone abutting agricultural land do not apply
- 12) The holding 'h' provision will remain until such time as the property has frontage on an open municipal road.

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of April, 2021.


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk

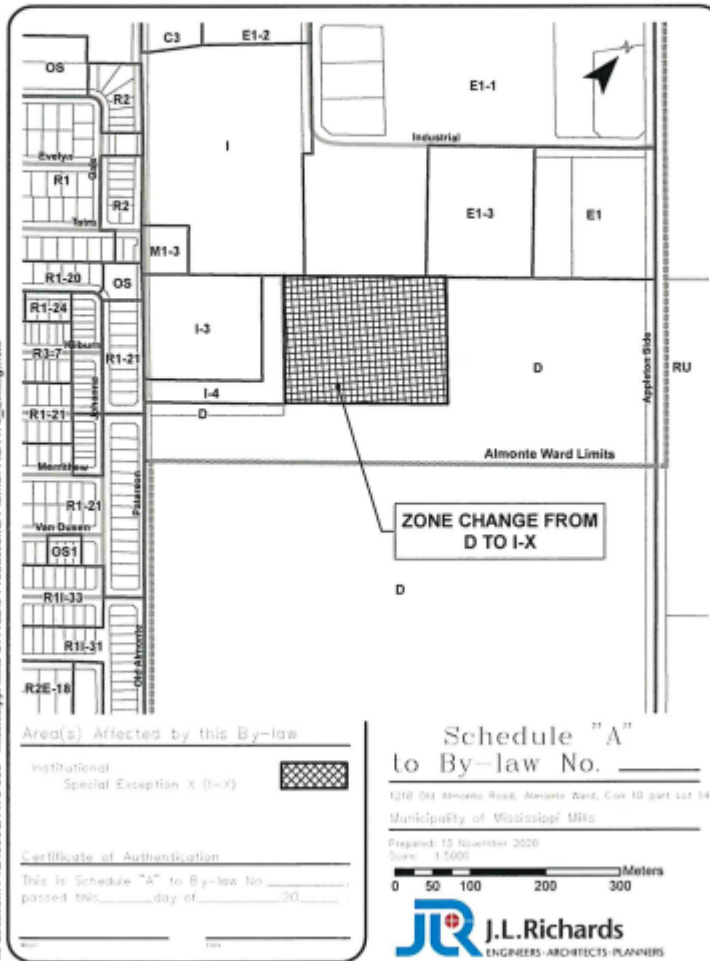


**Bylaw 21-020
Schedule "A"**

Lands Subject to the Amendment



**Zoning Amendment Application Z-18-20
Part of the East 1/2, Lot 14 on Concession 10
Almonte Ward, Municipality of Mississippi Mills
PIN 05090-0308**



File Location: P:\24000024473-005 - Mississippi Mills OPA 2106-Production\2-Plan\CPA\24473_Zoning.mxd

Plot Date: Friday, November 13, 2020 3:33:06 PM

Area(s) Affected by this By-law

Institutional
Special Exception X (I-X)

Certificate of Authentication

This is Schedule "A" to By-law No. _____
passed this _____ day of _____, 20____.

Schedule "A"
to By-law No. _____

1218 Old Almonte Road, Almonte Ward, Con 10 part Lot 14
Municipality of Mississippi Mills

Prepared: 15 November 2020
Scale: 1:5000

0 50 100 200 300 Meters

J.L. Richards
ENGINEERS · ARCHITECTS · PLANNERS

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-021

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

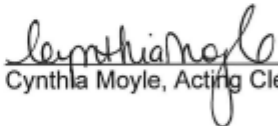
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 "Development – Special Exception 2 (D-2)" Zone to "Residential First Density (R1)" Zone for the lands identified on the attached Schedule 'A', which are legally known as Concession 9, Part Lot 17, Being Part 4 on RP 26R1516, Almonte Ward, Municipality of Mississippi Mills, municipally known as 38 Carss Street.
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 **6th day of April, 2021**.


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk



**Bylaw 21-021
Schedule "A"**

Lands Subject to the Amendment



**Zoning Amendment Application Z-01-21
Concession 9, Part Lot 17, Being Part 4 on RP 26R1516
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 38 Carss Street**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-022


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

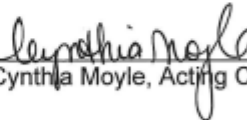
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 "Residential First Density – Special Exception 6 (R1-6)" Zone to "Residential First Density (R1)" Zone for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262, Cameron Section, Part Lots 39-41, 48, 49 and Lots 38, 42, 47, 50 and 51, Almonte Ward, Municipality of Mississippi Mills, municipally known as 147 Malcolm Street.
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 **6th day of April, 2021.**


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk



**Bylaw 21-022
Schedule "A"**

Lands Subject to the Amendment



**Zoning Amendment Application Z-19-20
Plan 6262, Cameron Section, Part Lots 39-41, 48,
49 and Lots 38, 42, 47, 50 and 51
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 147 Malcolm Street**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-001

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 "Residential First Density (R1)" Zone to "Residential Second Density – Subzone D Exception 20" (R2D-20) Zone for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262 MS Pt Lots 7 and 8; RP27R10569 Part 2, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

"14.4.20 Notwithstanding their 'R2D' zoning, lands designated as 'R2D-20' on Schedule "A" to this by-law, may be used in compliance with the R2D zone provisions contained in this by-law, excepting however, that:
 - i) The minimum front yard setback is 6.0m for any attached private garage.
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 **12th day of January, 2021.**


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk

Jeanne Harfield, Clerk



Schedule "A"

Lands Subject to the Amendment.

PLAN 6262 MS PT LOTS 7 AND 8; RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills, County of Lanark (PIN 05088-0299)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-057

Being a By-law to Amend Zoning By-law No.11-83

WHEREAS By-law No.11-83 regulates the use of land and the use and erection of buildings and structures within the Municipality of Mississippi Mills;


AND WHEREAS the Council of the Municipality of Mississippi Mills has the authority to pass a by-law under Section 34 of the *Planning Act*;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it advisable to amend By-law No. 11-83 as hereinafter set forth;

NOW THEREFORE the Council of the Municipality of Mississippi Mills enacts as follows:

1. The lands affected by this By-law are shown on Schedule "A" attached hereto.
2. Schedule C Almonte Ward to By-law No. 11-83 is hereby amended by changing the zoning of Lot 68, Registered Plan 27M88 from Residential First Density (R1-20) Zone to Residential Second Density (R2E-18) Zone.
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

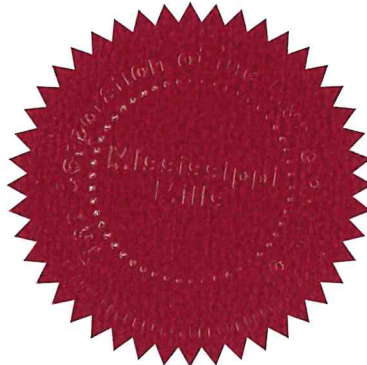
BY-LAW read, passed, signed and sealed in open Council this **10th day of August, 2021.**



Christa Lowry, Mayor



Casey Munro, Deputy Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-072

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

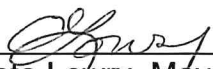
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density" (R2) Zone to "Residential Second Density – Special Exception Zone" (R2-22) for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 14.4:
"14.4.22 *Notwithstanding the provisions of the 'R2' Zone, on those lands delineated as 'R2-22' on Schedule 'C' to this By-law, shall be used in accordance with the following provisions:*

i) the minimum lot frontage requirement shall be 16.76 metres.
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 September, 2021.**


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk



**Bylaw 21-072
Schedule "A"**

Lands Subject to the Amendment.

Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward,
Municipality of Mississippi Mills



LOCATION MAP

**Zoning Amendment Application Z-10-21
PLAN 6262 LOT 145 MARTIN LOT; 146RPT LOT 147RPT EDWARD
Almonte Ward, Mississippi Mills**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-073

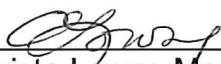
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 – Special Exception" (A-40) for the lands identified on the attached Schedule 'A', which are legally described as Part of Lot 5, Concession 11, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:
"11.3.40 Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-40' 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 lot area may be 33 ha.*
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 September, 2021.**



Christa Lowry, Mayor



Cynthia Moyle, Acting Clerk



**By-law No. 21-073
Schedule "A"**

Lands Subject to the Amendment.

Part of Lot 5, Concession 11, Ramsay Ward, Municipality of Mississippi Mills;
Municipally known as 4867 Hamilton Road.



LOCATION MAP
Zoning Amendment Application Z-13-21
CON 11 PT LOT 5
Ramsay Ward, Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-074


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 By-law 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

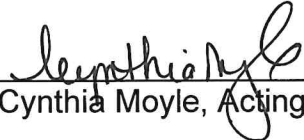
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural – Special Exception 25 – Temporary Zone" (RU-25-t) Zone to "Rural – Special Exception" (RU-36) for the lands identified on the attached Schedule 'A', which are legally described as West Part Lot 18, Concession 10, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:
"12.3.36 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-36' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however, that:
 - i) a Secondary Dwelling Unit is permitted in an ancillary building; and*
 - ii) the maximum Ground Floor Area of a Secondary Dwelling Unit in an ancillary building be limited to 120% the Ground Floor Area of the primary dwelling.*
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.

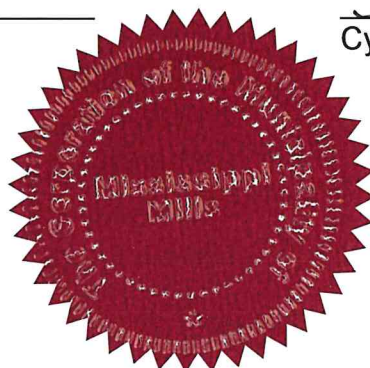
BY-LAW read, passed, signed and sealed in open Council this **7 day of September, 2021.**



Christa Lowry, Mayor



Cynthia Moyle, Acting Clerk



**By-law No. 21-074
Schedule "A"**

Lands Subject to the Amendment.

West Part Lot 18, Concession 10, Ramsay Ward, Municipality of Mississippi Mills;
Municipally known as 5766 Martin Street.



LOCATION MAP
Zoning Amendment Application Z-06-21
CON 10 W PT LOT 18 - 26RP206; Part 1
Ramsay Ward, Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-075

BEING, a By-law to Amend Zoning By-law No.11-83

WHEREAS, By-law No.11-83 regulates the use of land and the use and erection of buildings and structures within the Municipality of Mississippi Mills;

AND WHEREAS, the Council of the Municipality of Mississippi Mills deems it advisable to amend By-law No. 11-83 as hereinafter set forth;

NOW THEREFORE, the Council of the Municipality of Mississippi Mills enacts as follows:

1. The properties affected by this By-law includes all lands within the Almonte Business Park (shaded tones), as shown on "Schedule A" attached hereto.
2. All lands shown on "Schedule A" shall be rezoned from their current zoning category to "Business Park Special Exception One (E1-1)".
3. Section 27.3.1 of By-law No. 11-83 is hereby deleted in its entirety and replaced with the following:

"Notwithstanding the 'E1' zoning designation, on those lands delineated as 'E1-1':

- 1) The following uses are prohibited:
 - Residential uses
- 2) The following uses shall also be permitted:
 - Medical facility
 - Showroom
 - Equipment rental outlet
 - Garden centre
 - Education or training facilities
 - Research and development facilities
 - Computer, electronic or data processing establishments
 - Scientific or technological establishment
 - Communication and information establishment
 - Business and government services
 - Public use
 - Parking lot
- 3) The following uses shall also be permitted provided that they do not store/handle quantities of more than threshold of 25 Litres (L) of dense non aqueous phase liquids (DNAPLs), or are otherwise exempted from this requirement by the applicable source water protection policies:

- automobile body shop
- automobile car wash
- automobile care
- automobile dealership
- automobile rental establishment
- building supply outlet
- bulk sales establishment
- Commercial storage
- contractor's or trade establishment
- custom workshop
- dry cleaning establishment
- office
- post office
- printing establishment
- recreational vehicle sales
- service and repair shop
- taxi station
- technology industry.

4) Required parking shall be permitted in all yards for all permitted uses subject to all other provisions of this By-law.

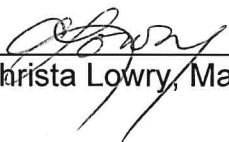
5) An Open Storage Area is permitted as an accessory use to all permitted uses subject to all other provisions of this By-law.”

4. Section 27.3.2 of By-law No. 11-83 is hereby deleted in its entirety.

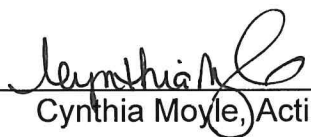
5. Section 27.3.3 of By-law No. 11-83 is hereby deleted in its entirety.

6. Section 27.3.4 of By-law No. 11-83 is hereby deleted in its entirety.

BY-LAW read, passed, signed and sealed in open Council this **7th day of September 2021.**



Christa Lowry, Mayor

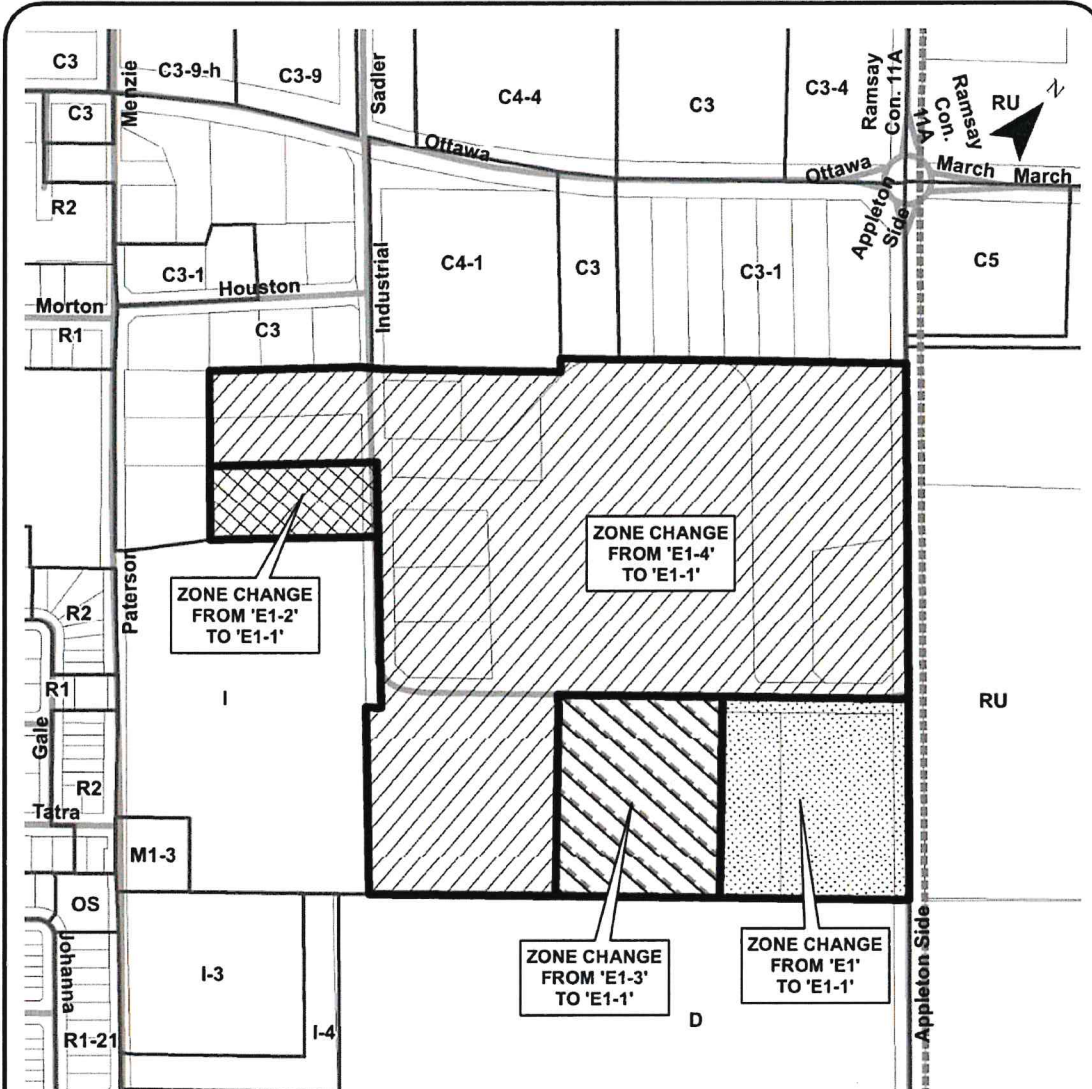


Cynthia Moyle, Acting Clerk







**BY-LAW NO. 21-075
SCHEDULE 'A'**

File Location: P:\24000\24473-005 - Mississippi Mills OPA 2216-Production\2-Plan\OPA\24473_Zoning_E1.mxd



Area(s) Affected by this By-law

- BUSINESS PARK - Special Exception ('E1-1') 
- BUSINESS PARK - Special Exception ('E1-1') 
- BUSINESS PARK - Special Exception ('E1-1') 
- BUSINESS PARK - Special Exception ('E1-1') 

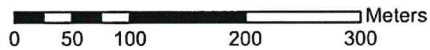
Certificate of Authentication

This is Schedule "A" to By-law No. _____,
passed this _____ day of _____ 20____.

Schedule "A"
to By-law No. **21-075**

Industrial Drive, Alberta World, Cons. 2 part Lot 15
Municipality of Mississippi Mills

Prepared August 17, 2021
Scale: 1:5000



Plot Date: Tuesday, August 17, 2021 2:19:53 PM

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-081

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:

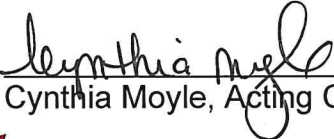
1. That Schedule 'D' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density – Special Exception 5" (R3-5) to "Residential Fourth – Density Special Exception" (R4-16) for the lands identified on the attached Schedule 'A', which are legally known as CON 12 PT LOT 12 - 26R1440; PART 1, Village of Pakenham, Municipality of Mississippi Mills.
2. That Section 16 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 16.3:
 "16.3.17 *Notwithstanding the provisions of the 'R4' Zone, on those lands delineated as 'R4-16' on Schedule 'D' to this By-law, shall be used in accordance with the following provisions:*

 i) *Privacy Yard: Nil*
 ii) *Equipped Children's Play Area: Nil*
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 21 day of September, 2021.



Christa Lowry, Mayor



Cynthia Moyle, Acting Clerk



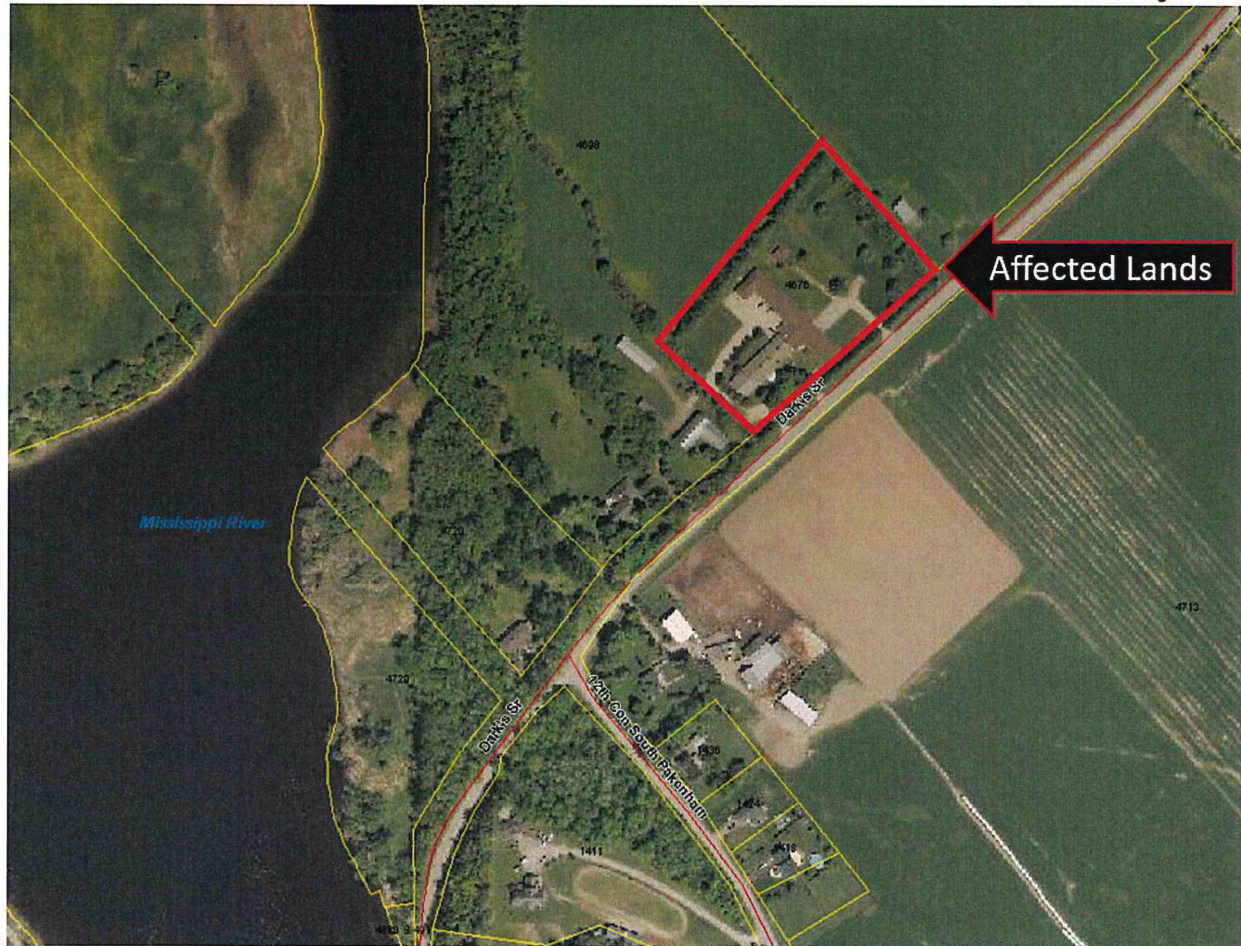
**By-law 21-081
Schedule "A"**

Lands Subject to the Amendment.

CON 12 PT LOT 12 - 26R1440; PART 1, Village of Pakenham, Municipality of Mississippi Mills



LOCATION MAP
Zoning Amendment Application Z-05-21
CON 12 PT LOT 12 - 26R1440; PART 1
Village of Pakenham, Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-082

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

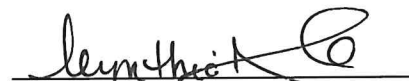
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 "Agriculture Special Exception" (A-41) for the lands identified on the attached Schedule 'A', which are legally known as Con 8 W Pt Lt 4 and E Pt Lt 5, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:
"11.3.41 *Notwithstanding the provisions of the 'A' Zone, on those lands delineated as 'A-41' on Schedule 'A' to this By-law, shall be used in accordance with the following provisions:*
 - i) *the minimum lot frontage shall be 19 metres.*
 - ii) *the minimum lot area shall be 30.14 hectares*
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 21st day of September, 2021.


Rickie Minnille, Deputy Mayor


Cynthia Moyle, Acting Clerk



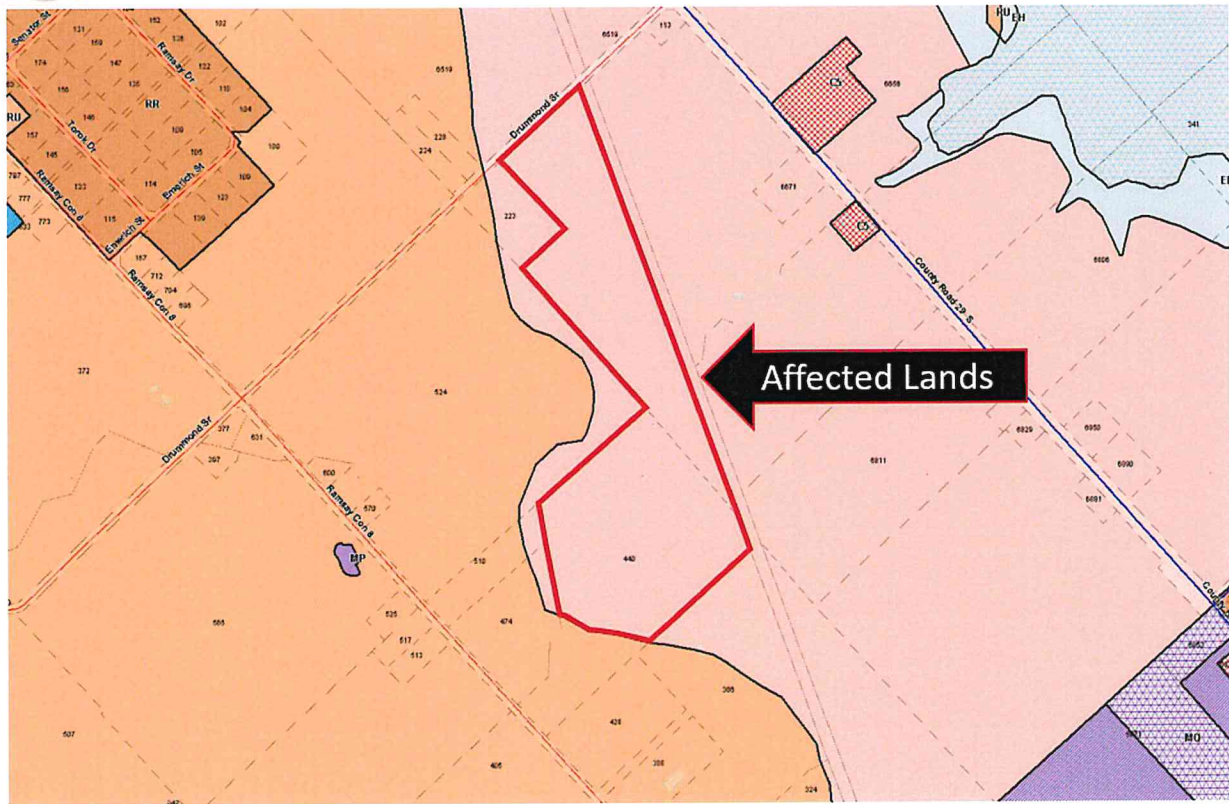
**By-law 21-082
Schedule "A"**

Lands Subject to the Amendment.

Con 8 W Pt Lt 4 and E Pt Lt 5, Ramsay Ward, Municipality of Mississippi Mills



LOCATION MAP
Zoning Amendment Application Z-09-21
CON 8 W PT LT 4 and E PT LT 5
Ramsay Ward, Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-091

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 "Rural" (RU) Zone to "Limited Service Residential – Special Exception" (LSR-25) for the lands identified on the attached Schedule 'A', which are legally known as Con 9 Pt Lot 26 and 27, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 18.3:
"18.3.25 *Notwithstanding the provisions of the 'LSR' Zone, on those lands delineated as 'LSR-25' on Schedule 'A' to this By-law, shall be used in accordance with the following provisions:*

i) *the minimum lot frontage shall be 0 metres.*
ii) *the minimum lot area shall be 4,047 m²*
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 19 day of October, 2021.



Christa Lowry, Mayor



Casey Munro, Deputy Clerk



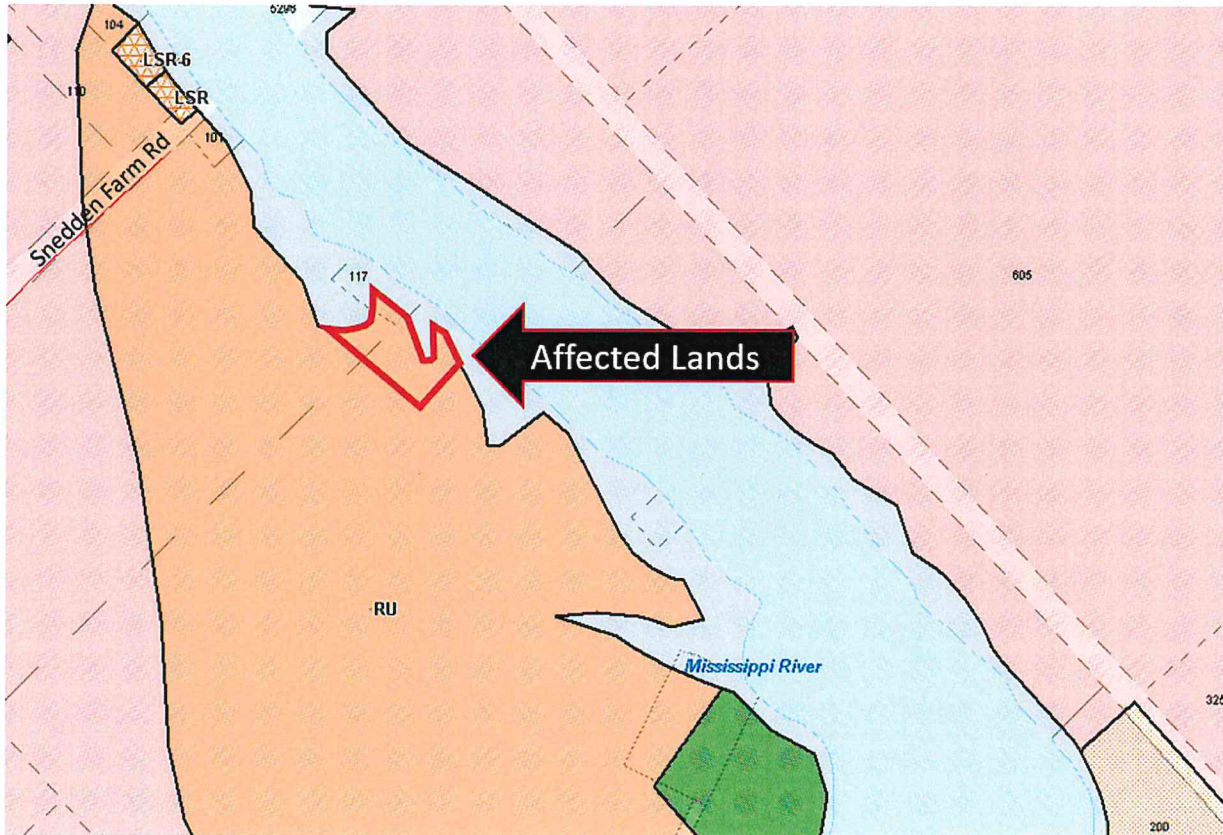
**Bylaw 21-091
Schedule "A"**

Lands Subject to the Amendment.

Con 9 Pt Lot 26 and 27, Ramsay Ward, Municipality of Mississippi Mills



LOCATION MAP
Zoning Amendment Application Z-09-21
CON 9 PT LOT 26 AND 27
Ramsay Ward, Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-096

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 - Holding" (LSR-h) for the lands identified on the attached Schedule 'A', which are legally known as Con 1 Pt Lot 24, Pakenham Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 18.3:

"18.3.25 Notwithstanding the provisions of the 'LSR' Zone, on those lands delineated as 'LSR-h' on Schedule 'A' to this By-law, shall be used in accordance with the following provisions:

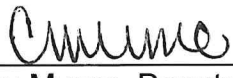
The holding provision (-h) shall prohibit further construction of new buildings on the site. The holding provision shall be lifted upon approval of the following to the satisfaction of the Municipality:

 - a) *The registration of a Site Plan Control agreement on the title of the property. The site plan agreement will include conditions that address the elements of the proposed development including, but not limited to, the following:*
 - i. *the design, use and maintenance of the adjacent portion of Municipal unopened road*
 - ii. *applicable securities to be held by the municipality*
 - iii. *any notifications to be registered on title regarding the limited municipal services such as garbage pick up, snowploughing and emergency access.*
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 **16th** day of **November, 2021**.



Christa Lowry, Mayor



Casey Munro, Deputy Clerk



**Bylaw 21-096
Schedule "A"**

Lands Subject to the Amendment.

Con 1 Pt Lot 24, Pakenham Ward, Municipality of Mississippi Mills



LOCATION MAP
Zoning Amendment Application Z-08-21
CON 1 PT LOT 24
Pakenham Ward, Mississippi Mills

