

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 24-059**

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;

AND WHEREAS no comments were received from the public on the Zoning By-law Amendment;

AND WHEREAS the Recommendation Report presented to Committee of the Whole on May 21, 2024, clearly stated that the proposed concept was the first phase in the development;

AND WHEREAS the intent of the Zoning By-law Amendment was to rezone the property to allow for development with flexibility in terms of built form, number of units and setbacks;

AND WHEREAS the Corporation of the Municipality of Mississippi Mills passed By-law 24-033 which contained an error limiting development to only 36 units and an error with Section numbers;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:


1. That By-law 24-033 be repealed and replaced with the following:
2. That Section 16 'Residential Fourth Density (R4) Zone' to By-law No. 11-83, as amended is hereby further amended by adding the following Subsection to 16.3 thereof:
 - 16.3.17 Notwithstanding the provisions of the R4A zone for the lands zoned as R4A-1 on Schedule 'A' to this by-law:
 - i. The following additional uses are permitted:

**townhouse, stacked
planned unit development**
 - ii. Uses within a Planned Unit Development shall satisfy the provisions for each use as if said use was a separate lot.
 - iii. Footnotes (a) to (e) do not apply.

- iv. Front, rear, and interior side yard setbacks as per Schedule "B" Section 42.2 to By-law No. 11-83.
 - v. The minimum lot area: 600 m².
 - vi. The minimum lot frontage: 35 metres.
 - vii. Notwithstanding Section 6.24, the minimum setback from a watercourse or municipal drain is 6 metres.
3. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to "**Residential Fourth Density, Subzone A, Special Provision 1**" (R4A-1) for the lands identified in Schedule 'A', which are legally described as Lots 33 to 36, Plan 6262, Almonte Ward, Municipality of Mississippi Mills.
4. That Section 42 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection:
"Section 42.2"
5. That Section 42.2 to By-law No. 11-83, as amended, is hereby further amended by adding Schedule 'B' of this By-law to Section 42.2.
6. 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 10th day of September 2024.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



BY-LAW NO. 24-059

Schedule "A"


Lands Subject to the Amendment

Lots 33 to 36, Plan 6262

Almonte Ward, Municipality of Mississippi Mills

Municipally known as 34 Victoria Street



 Area to be rezoned from Development (D) to Residential Fourth Density, Subzone A, Special Provision 1 (R4A-1) zone.

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Schedule "B"

Zoning Schedule

