



NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

TAKE NOTICE that the Council of the Corporation of the Municipality of Mississippi Mills passed **By-law No. 25-022** on **April 8, 2025**, under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that any person or agency who is entitled to appeal the decision according to the Planning Act, must file such appeal with the Clerk of the Municipality of Mississippi Mills not later than **May 1, 2025** and include a written notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by a certified cheque or money order in the amount of \$1,100.00 payable to the "Minister of Finance". Only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, has been provided. The complete By-law is available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Hayley McCartney, Policy Planner at 613-256-2064 or hmccartney@mississippimills.ca.

Dated April 11, 2025 at the Municipality of Mississippi Mills.

Hayley McCartney, Policy Planner
Municipality of Mississippi Mills

EXPLANATORY NOTE

ZONING BY-LAW NO. 25-022 OF THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS BEING A BY-LAW TO AMEND BY-LAW NO. 11-83 AS AMENDED, BEING THE ZONING BY-LAW OF THE MUNICIPALITY OF MISSISSIPPI MILLS WAS PASSED UNDER SECTION 34 OF THE PLANNING ACT, 1990.

SUBJECT LANDS

By-law No. 25-022 (the “Zoning By-law Amendment”) applies to all the lands shown on the Zoning Schedule “A” Ramsay Ward and Pakenham Ward.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the lands that were identified to be suitable for designation as Agricultural in the Community Official Plan (COP) as part of Official Plan Amendment 29 (OPA 29). The Municipality has identified these areas through an alternative agricultural land evaluation system approved by the Province known as Land Evaluation and Area Review (LEAR).

As part of the OPA 29 process, staff recommended updating the zoning to ensure the complete implementation of OPA 29. This approach avoids any discrepancies between the Official Plan designations (Agriculture or Rural) and the zoning of properties. The by-law provides an updated Schedule for both Ramsay and Pakenham Wards, where some properties are being rezoned from ‘Rural’ to ‘Agricultural’ or ‘Agricultural’ to ‘Rural’ to align with Official Plan Amendment 29.

No outstanding or unaddressed comments pertaining to matters of the public interest are remaining in relation to this file. A full analysis of comments received and how they were considered by Council is available on the Municipality’s website:

www.mississippimills.ca.

By-law No. 25-022 Zoning Schedule "A"

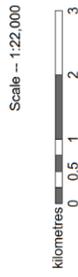


ZONING BY-LAW No. 11-83

Amended: 9 - MAY - 2022

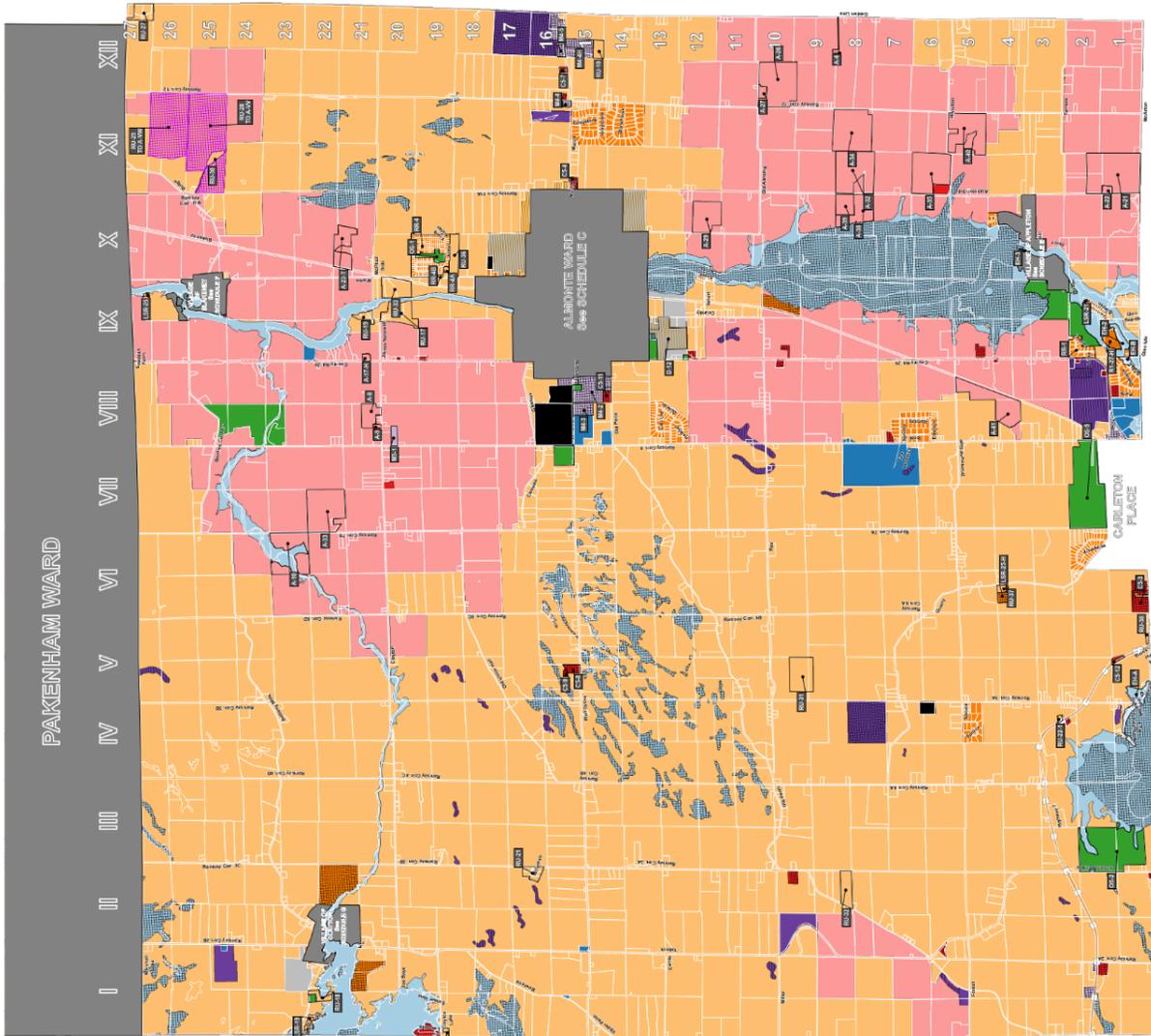
RAMSAY WARD

Scale - 1:22,000



ZONING CLASSIFICATIONS

	AREAS SUBJECT TO OFFICIAL PLAN AMENDMENT 22 (UNDER APPEAL)
	AGRICULTURAL (A)
	AGRICULTURAL COMMERCIAL (CT)
	RURAL COMMERCIAL (CS)
	TOURIST COMMERCIAL (C8)
	LOCAL COMMERCIAL (C7)
	DEVELOPMENT (D)
	ENVIRONMENTAL HAZARD (EH)
	ENVIRONMENTAL PROTECTION (EP)
	COMMUNITY FACILITY (I)
	AGRICULTURAL INDUSTRIAL (M3)
	RURAL INDUSTRIAL (IM)
	MINERAL AGGREGATE PIT (MP)
	MINERAL AGGREGATE QUARRY (MQ)
	MINERAL AGGREGATE RESERVE (MR)
	PARKLAND & OPEN SPACE (OS)
	RURAL RESIDENTIAL (RR)
	LIMITED SERVICE RESIDENTIAL (LSR)
	RESIDENTIAL FIRST DENSITY (R1)
	RURAL (RU)
	WASTE DISPOSAL (WD)



CITY OF OTTAWA

Prepared by: Planning
By: Andrew Scudlark, Director of Planning

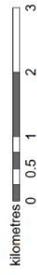


ZONING BY-LAW No.11-83
Amended: 9 - MAY - 2022

PAKENHAM WARD

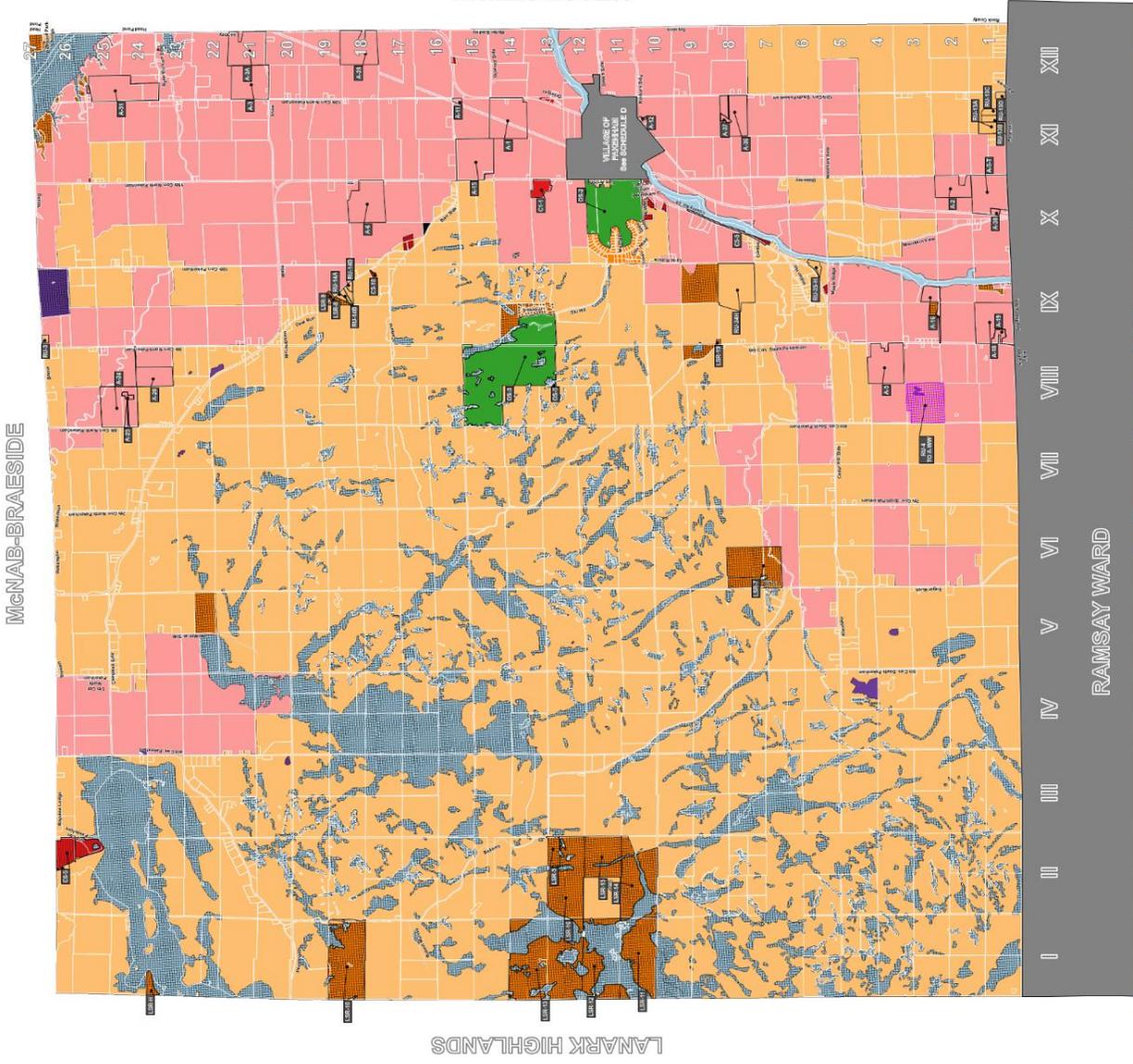


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ZONING CLASSIFICATIONS

AGRICULTURAL (A)
AGRICULTURAL COMMERCIAL (C1)
RURAL COMMERCIAL (C5)
TOURIST COMMERCIAL (C6)
LOCAL COMMERCIAL (C7)
DEVELOPMENT (D)
ENVIRONMENTAL HAZARD (EH)
ENVIRONMENTAL PROTECTION (EP)
COMMUNITY FACILITY (I)
AGRICULTURAL INDUSTRIAL (M3)
RURAL INDUSTRIAL (M4)
MINERAL AGGREGATE PIT (MP)
MINERAL AGGREGATE QUARRY (MQ)
MINERAL AGGREGATE RESERVE (MR)
PARKLAND & OPEN SPACE (OS)
RURAL RESIDENTIAL (RR)
LIMITED SERVICE RESIDENTIAL (LSR)
RESIDENTIAL FIRST DENSITY (R1)
RURAL (RU)
WASTE DISPOSAL (WD)



Prepared: 01/10/2018
By: Andrew Scammell (Urban Planner)