

THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 14-05

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

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, ENACTS as follows:

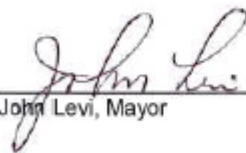
1. Schedule 'A' to By-Law No. 11-83, as amended, is hereby further amended by changing thereon from "RU – Rural" to "RU-29t – Rural Temporary Exemption 29" for a portion of those lands described as Part of the West ½ Lot 16, Concession 11, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. By-Law No. 11-83, as amended, being the Zoning By-Law for the Town of Mississippi Mills, is hereby further amended by repealing subsection 12.3.23 of the By-law, and by adding the following subsection to Section 12.3 thereof:

"12.3.30 Notwithstanding the 'RU' zoning designation, those lands designated as RU-29t on Schedule 'A' to this By-law, shall be used in compliance with the RU zone provisions contained in this By-Law, excepting however, that:


- i) the construction and storage of school classroom portables shall be permitted subject to the following:
 - a) The use shall occur no closer than 75m (246ft) from the asphalt surface of highway 49 (March Road; and,
 - b) The use shall be permitted from March 1st, 2014 to March 1st, 2017.
- ii) Subsection 12.3.30 of this By-Law shall be deemed automatically repealed as of March 1, 2017."

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, 1990.

BY-LAW read, passed, signed and sealed in open Council this 28th day of January, 2014.



John Levi, Mayor

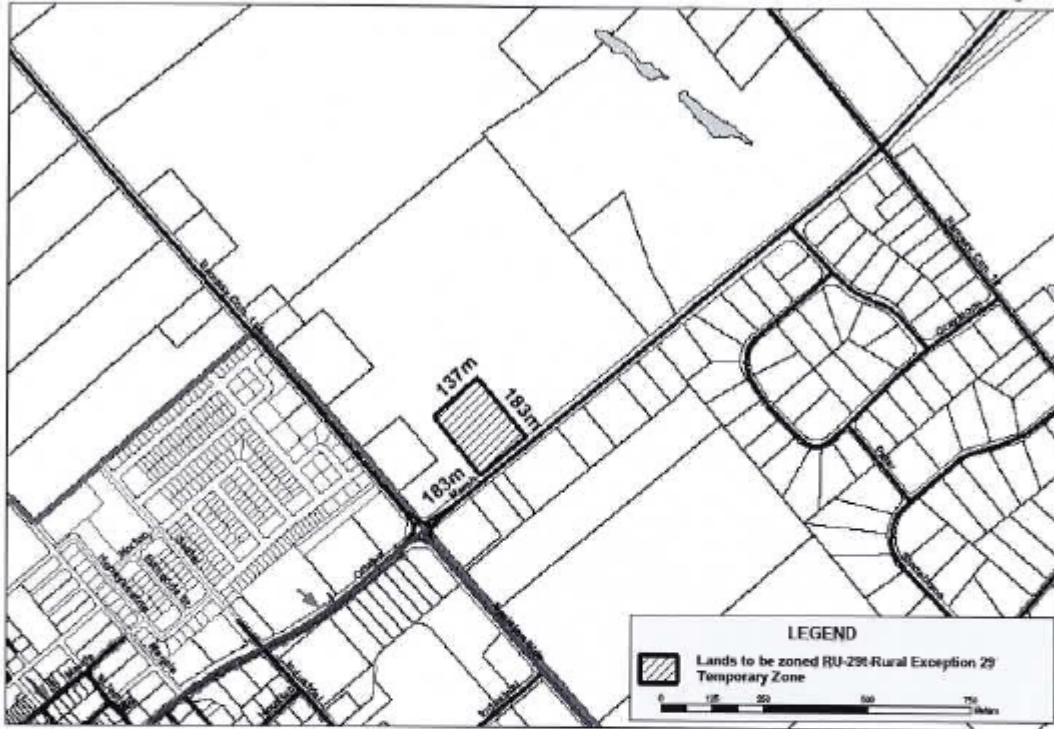


Shawna Stone, Town Clerk





SCHEDULE 'A' TO BY-LAW 14-05
PART LOT 16, CONCESSION 11,
RAMSAY WARD, TOWN OF MISSISSIPPI MILLS



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 14-09

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

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

1. Section 5 of By-law No. 11-83, as amended, is hereby further amended by adding the following:

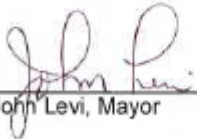
"AGRICULTURAL ACCESSORY BUILDING" means a building or structure which is associated with, and located on land devoted to an agricultural use, used for the housing of farming equipment, livestock, and/or the production, storage or processing of agricultural and horticultural produce or feeds. A greenhouse is considered an agricultural accessory building."

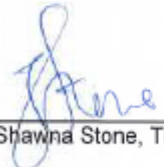
2. Table 6.1 of By-law No. 11-83, as amended, is hereby further amended by adding the following:

Maximum Number of Agricultural Accessory Buildings Permitted on a lot	Not permitted.	a) Not permitted in EP and RR zone. b) No restriction in all other column III zones.	Not permitted.
---	----------------	---	----------------

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 4th day of February, 2014.


John Levi, Mayor


Shawna Stone, Town Clerk



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS


BY-LAW NO. 14-12

BEING a by-law to amend By-law No. 11-83, as amended, being the Zoning By-law for the Corporation of the Town of Mississippi Mills.


The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, ENACTS as follows:

1. Schedule 'A' to By-Law No. 11-83, as amended, is hereby further amended by changing thereon from "RU – Rural" to "RU-28 – Rural Exemption 28" for a portion of those lands described as Part of Lot 25, Concession 11, Ramsay Ward, Town of Mississippi Mills, as identified on the attached Schedule 'A'.
2. Schedule 'A' to By-Law No. 11-83, as amended, is hereby further amended by changing thereon from "RU – Rural" to "RU-30 – Rural Exemption 30" for a portion of those lands described as Part of Lot 25, Concession 11, Ramsay Ward, Town of Mississippi Mills, BEING Parts 1,2 and 3 of Plan 27R-10396, as identified on the attached Schedule 'B'.
3. By-Law No. 11-83, as amended, is hereby further amended by adding the following subsections to Section 12.3 thereof:
 - "12.3.29 Notwithstanding the 'RU' zoning designation, those lands designated as RU-28 on Schedule 'A' to this By-law, shall be used in compliance with the RU zone provisions contained in this By-Law, excepting however, that all residential uses shall be prohibited.
 - 12.3.31 Notwithstanding the 'RU' zoning designation, those lands designated as RU-30 on Schedule 'A' to this By-law, shall be used in compliance with the RU zone provisions contained in this By-Law, excepting however, that:
 - I. The minimum lot area shall be 4.5 hectares (11.1 acres); and,
 - II. The minimum lot frontage shall be 11 metres (36 feet)."
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 February, 2014.



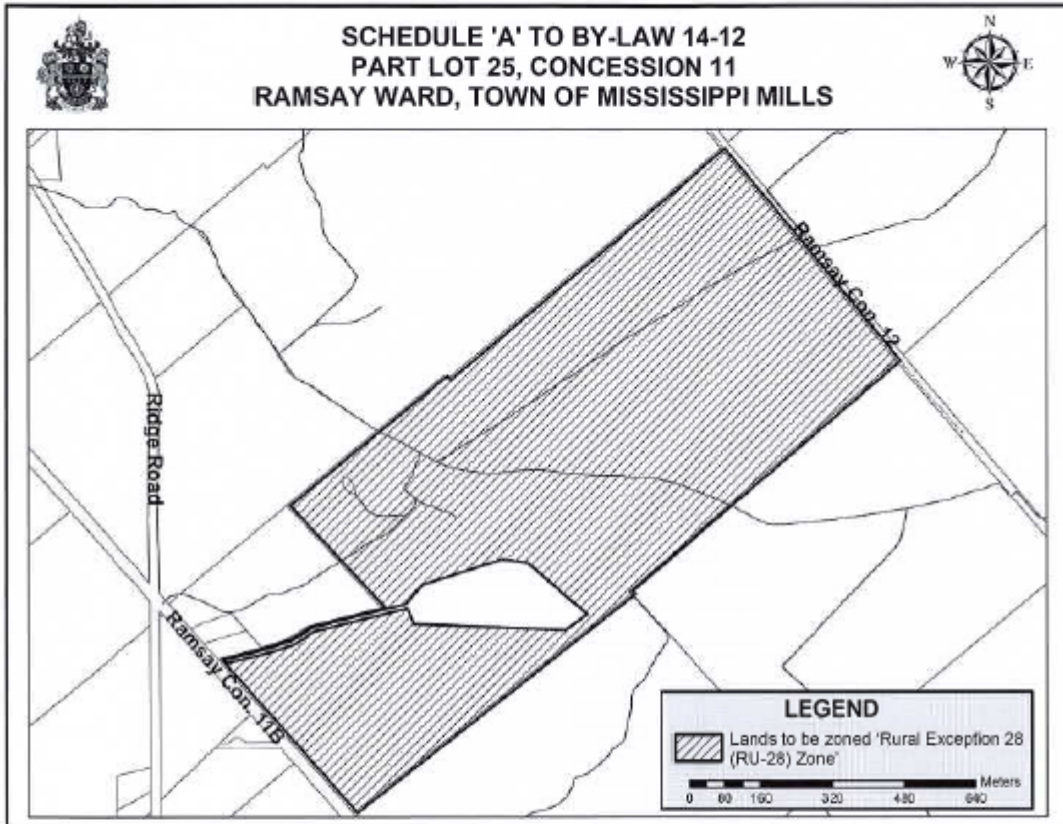
John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW 14-12



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 14-32

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

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, ENACTS as follows:

1. Schedule 'C' to By-Law No. 11-83, as amended, is hereby further amended by changing thereon from "First Density Residential (R1) Zone" to "Residential Third Density Exception 9 (R3-9) Zone" for those lands described as Lots 23, 24, 25, 26, 27, 28, 29, 30, and Block 43 of Plan 89, Almonte Ward, Town of Mississippi Mills which are identified on the attached Schedule 'A'.
2. By-Law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4 thereof:

"15.4.10 Notwithstanding the 'R3' zoning designation, those lands designated as R3-9 on Schedule 'C' to this By-law, shall be used in compliance with the R3 zone provisions contained in this By-Law, excepting however, that:

- i) The principal dwelling type permitted shall be a Townhouse;
- ii) The minimum lot frontage shall be 8.8m;
- iii) The minimum lot area shall be 150m²;
- iv) The maximum building height shall be 9m;
- v) The minimum front yard setback shall be 3m;
- vi) The minimum exterior side yard setback shall be 3m;
- vii) The minimum rear yard setback shall be 7.5m;
- viii) The minimum side yard adjoining an end unit shall be 1.2m;
- ix) The maximum lot coverage shall be 55%;
- x) The minimum dwelling unit area shall be 46m² plus 9.5m² for each bedroom;
- xi) The maximum net density shall be 35 units per net hectare;
- xii) The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or carport shall be located more than 2.5m closer to a street lot line than the closer of:
 - (a) a building front wall or side; or
 - (b) a covered porch or veranda that is at least 2.5 m wide."

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, 1990.

BY-LAW read, passed, signed and sealed in open Council this 15th day of April, 2014.



John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW NO. 14-32



SCHEDULE 'A' TO BY-LAW NO.14-32
LOTS 23, 24, 25, 26, 27, 28, 29, 30, AND BLOCK 43 OF PLAN 89,
ALMONTE WARD, TOWN OF MISSISSIPPI MILLS



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

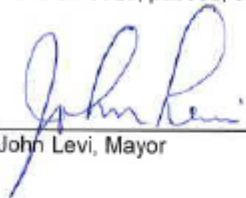
BY-LAW NO. 14-35

BEING a by-law to amend By-law No. 11-83, as amended, being the Zoning By-law for the Corporation of the Town of Mississippi Mills.

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Development (D) Zone", to "Community Facility Special Exception (I-3) Zone", on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Town of Mississippi Mills.
2. By-law 11-83, as amended, being the Zoning By-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 32.3
 - 32.3.3 Notwithstanding the I zoning, lands designated as I-3 on Schedule "A" to this by-law, may be used in compliance with the I zone provisions contained in this by-law, the following provisions shall apply:
 - a) The maximum building height shall be 14.5 metres (47.6ft);
 - b) That the roof top lantern may project an additional 3.16m (10.4ft) beyond the maximum building height;
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*.

BY-LAW read, passed, signed and sealed in open Council this 15th day of April, 2014.



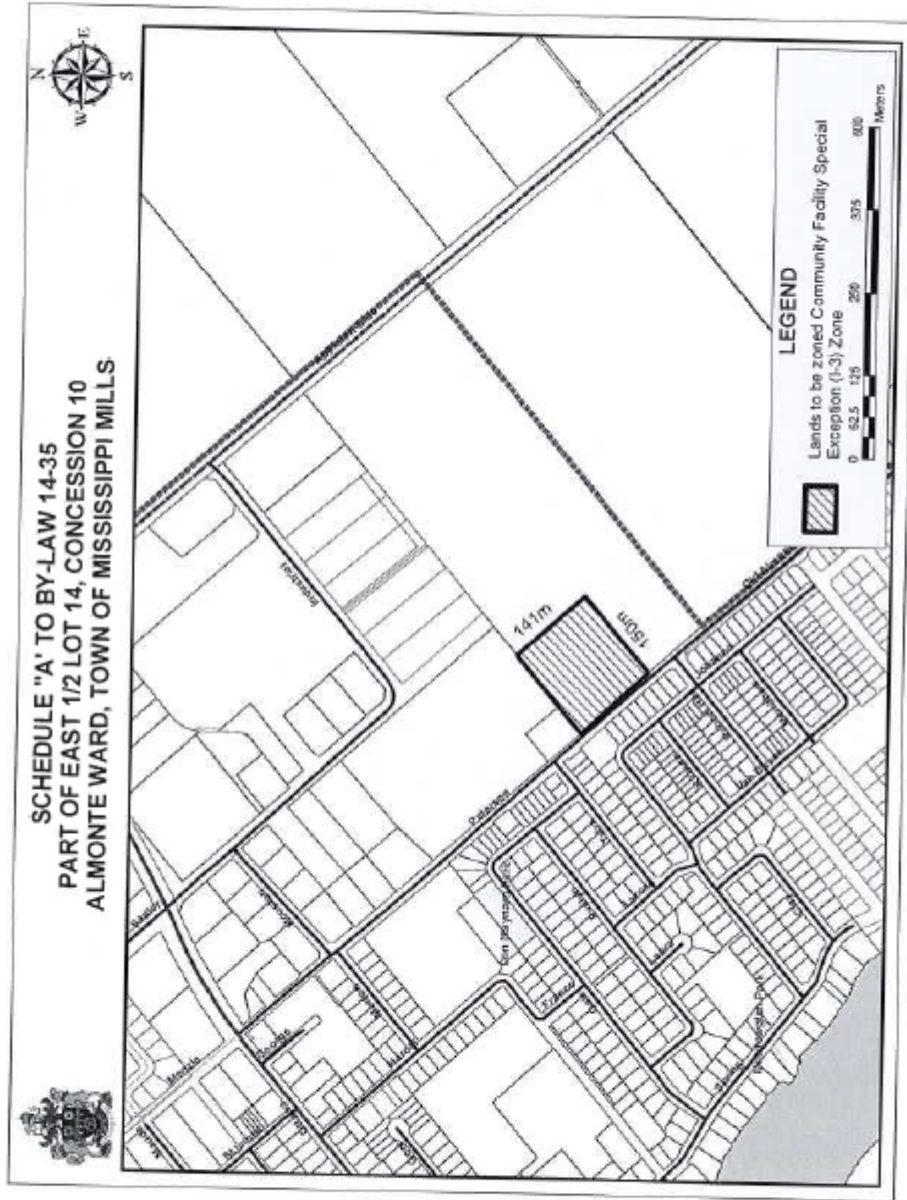
John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW 14-35



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

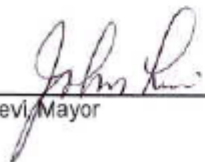
BY-LAW NO. 14-40

BEING a by-law to amend the By-law No. 11-83, as amended, being the Zoning By-law for the Corporation of the Town of Mississippi Mills.

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from 'Agricultural' to 'Agricultural Exception 18 (A-18) Zone', on those lands identified on the attached Schedule 'A' which are described as Part of Lot 1, Concession 9, Pakenham Ward, Town of Mississippi Mills.
2. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from 'Agricultural' to 'Agricultural Exception 19 (A-19) Zone', on those lands identified on the attached Schedule 'A' which are described as Part of Lot 1, Concession 9, Pakenham Ward, Town of Mississippi Mills.
3. By-Law No. 11-83, as amended, is hereby further amended by adding the following subsections to Section 11.3 thereof:
 - *11.3.18 Notwithstanding the 'A' zoning designation, those lands designated as 'A-19' on Schedule 'B' to this By-law, shall be used in compliance with the 'A' zone provisions contained in the By-law, excepting however, that all residential uses shall be prohibited.
 - 11.3.19 Notwithstanding the 'A' Zoning designation, lands delineated as 'A-19' on Schedule 'A' to this By-law may be used in compliance with the 'A' Zone provisions contained within this By-law, excepting however, that:
 - i) The minimum lot area requirements shall be 3.6ha(8.9ac)
 - ii) The minimum lot frontage shall be 141.0m (459.3 ft).
 - iii) The minimum side yard setback shall be 8.67m (28.4ft)
 - iv) The minimum rear yard setback shall be 5.62m (18.4ft)
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*.

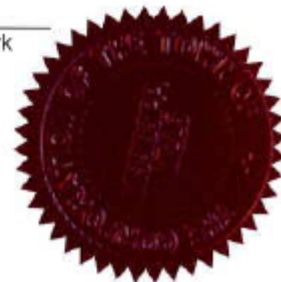
BY-LAW read, passed, signed and sealed in open Council this 20th day of May, 2014.



J. Levi, Mayor



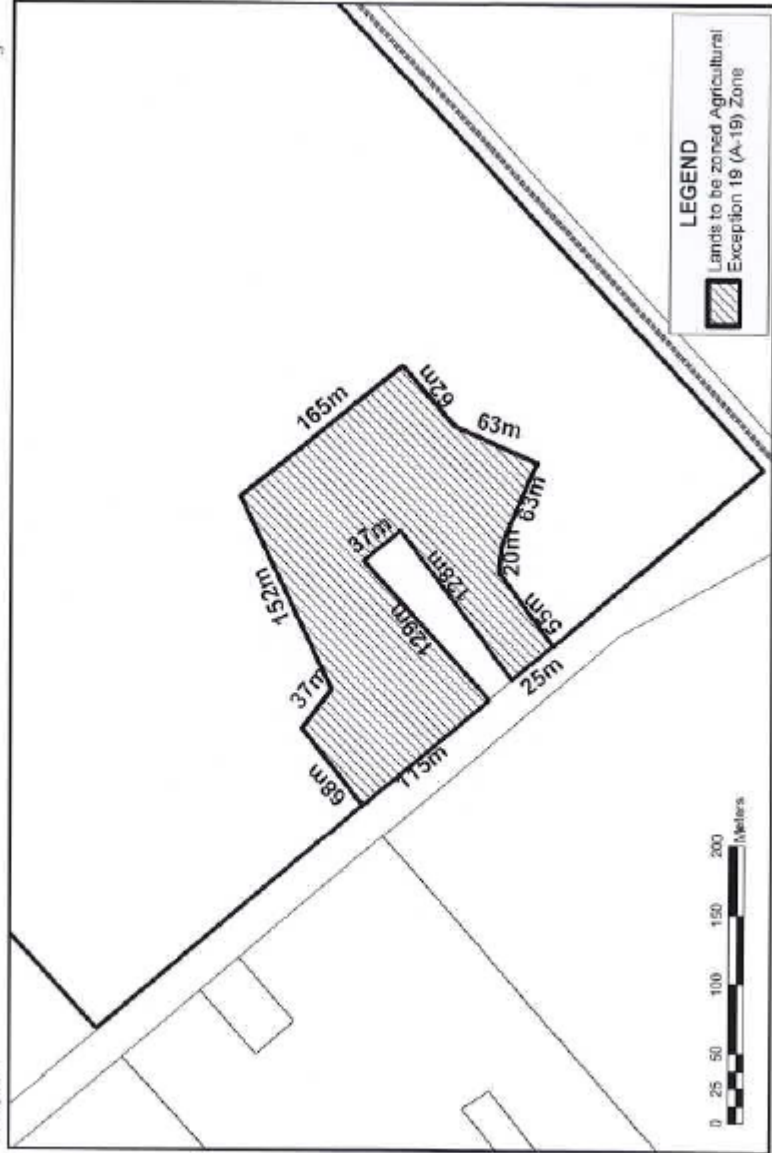
Shawna Stone, Town Clerk



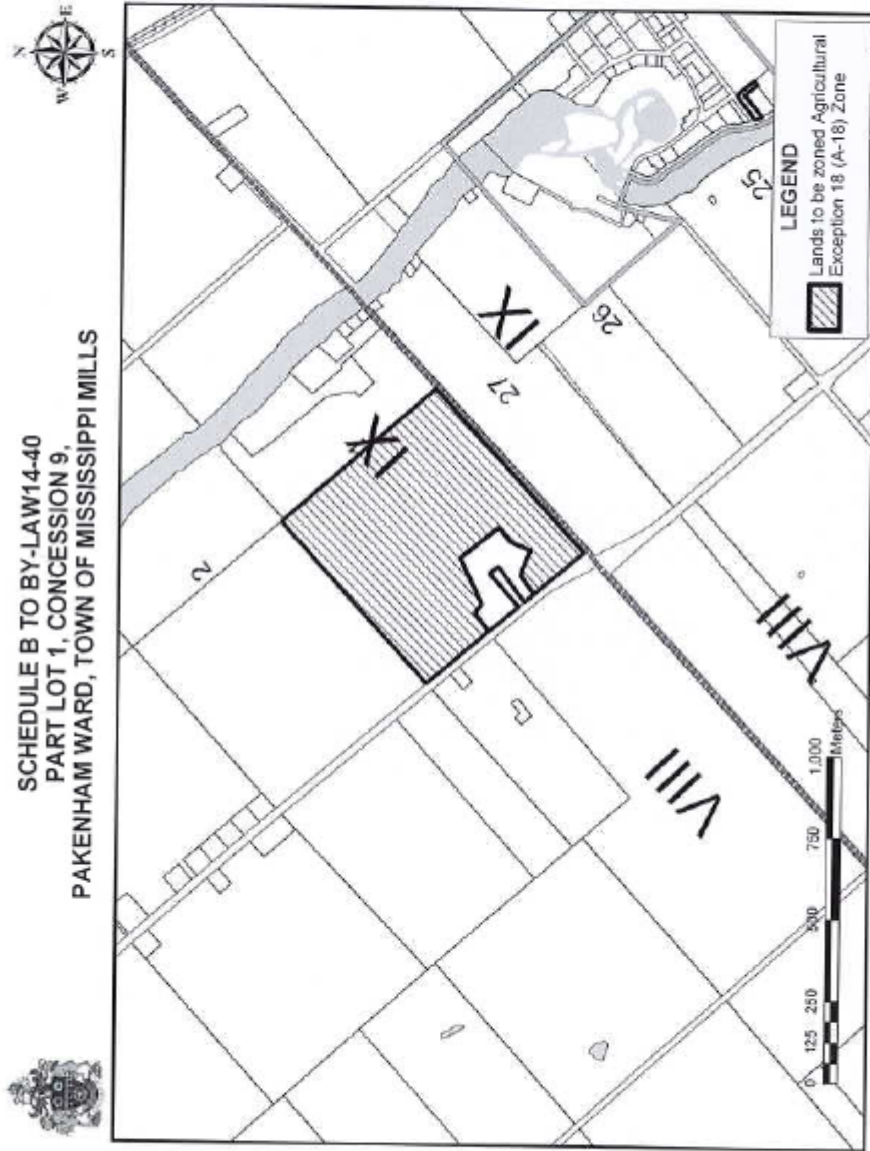
SCHEDULE 'A' TO BY-LAW 14-40



SCHEDULE A TO BY-LAW 14-40
PART LOT 1, CONCESSION 9,
PAKENHAM WARD, TOWN OF MISSISSIPPI MILLS



SCHEDULE 'B' TO BY-LAW 14-40



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 14-50

BEING a by-law to authorize the signing of a contract between the Corporation of the Town of Mississippi Mills and Ainley Group for provision of professional engineering services for the 2015 Water and Sewer Replacement Program.

WHEREAS Section 5.3 of the Municipal Act, 2001 (S.O. 2001, c.25) authorizes that municipal powers, including municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 9 of the Municipal Act, 2001 (S.O. 2001, c.25), provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS the Council of the Town of Mississippi Mills deems it expedient to enter into a contract with Ainley Group for provision of professional engineering services for the 2015 Water and Sewer Replacement Program.

NOW THEREFORE the Council of the Corporation of the Town of Mississippi Mills enacts as follows:

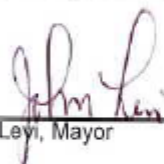
1. **SHORT TITLE**

This By-Law is short titled "2015 Water and Sewer Replacement Program - Ainley".


2. **AGREEMENT**

- (a) **THAT** the Mayor and Clerk shall be and is hereby authorized on behalf of the Corporation of the Town of Mississippi Mills to execute a contract between the Corporation of the Town of Mississippi Mills and Ainley Group.
- (b) **THAT** the Clerk shall be and is hereby authorized to affix the corporate seal of the Corporation of the Town of Mississippi Mills to the said contract.

BY-LAW READ, passed, signed and sealed in open Council this 17th day of June, 2014.



John Levi, Mayor



Shawna Stone, Town Clerk



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 14-58

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

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, ENACTS as follows:

1. Schedule 'C' to By-Law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential Second Density Subzone D (R2D) Zone" to "Residential Third Density Subzone E (R3E) Zone" for those lands described as Lots 1, 2, 3, 4 and 5 on Plan 27M-63 and Part of Lot 16, Concession 10, Almonte Ward, Town of Mississippi Mills which are 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, 1990.

BY-LAW read, passed, signed and sealed in open Council this 24th day of June, 2014.



Gary Dalgity, Acting Mayor

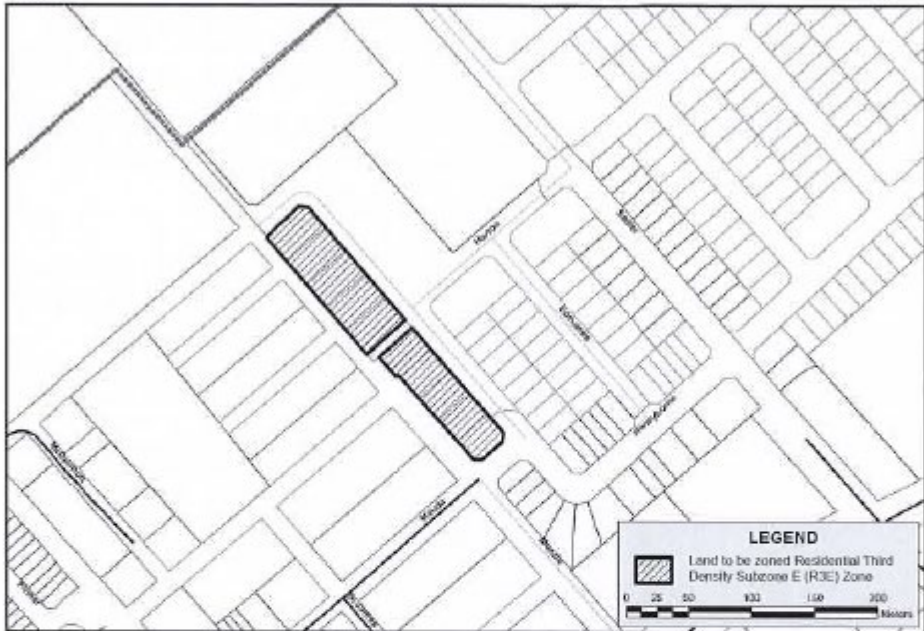


Diane Smithson, CAO/Deputy Clerk





SCHEDULE 'A' TO BY-LAW 58
LOTS 1, 2, 3, 4 AND 5 ON PLAN 27M-63 AND PART OF LOT 16, CONCESSION 10
ALMONTE WARD, TOWN OF MISSISSIPPI MILLS



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 14-84**

**A BY-LAW TO AMEND BY-LAW NO. 11-83 BEING
THE ZONING BY-LAW FOR THE TOWN OF MISSISSIPPI MILLS**

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Business Park Special Exception 1 (E1-1) Zone", to "Business Park Special Exception 2 (E1-2) Zone", on those lands identified on the attached Schedule 'A', which are described as Part of Lot 15, Concession 10, being Part 1 on Plan 27R-8569, Almonte Ward, Town of Mississippi Mills (municipally known as Lot 29 in the Municipal Business Park).

2. By-law 11-83, as amended, being the Zoning by-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 27.3:

27.3.2 Notwithstanding the 'E1-1' zoning, lands designated as 'E1-2' on Schedule 'A' to this by-law may be used in accordance with the 'E1-1' zone provisions contained in this by-law, excepting however that:

1. **The minimum rear yard setback shall be 7.5 metres (24.6ft); and,**
2. **The minimum side yard setback shall be 7.5 metres (24.6ft).**

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*.

BY-LAW read, passed, signed and sealed in open Council this **16th** day of **September, 2014**.

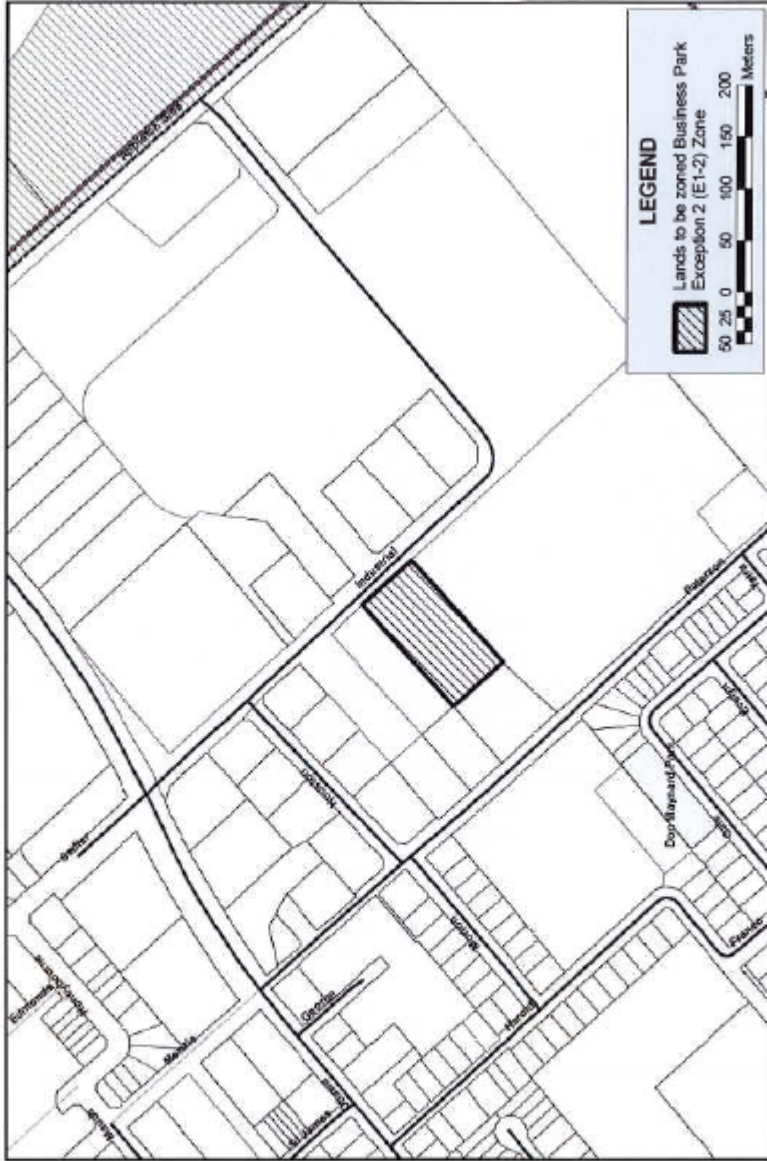


J. Levi, Mayor


Julie Oram, Clerk



**SCHEDULE 'A' TO BY-LAW 14-84
PART OF LOT 15, CONCESSION 10, BEING PART 1, PLAN 27R-8569
ALMONTE WARD, TOWN OF MISSISSIPPI MILLS**



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 14-85**

**A BY-LAW TO AMEND BY-LAW NO. 11-83 BEING
THE ZONING BY-LAW FOR THE TOWN OF MISSISSIPPI MILLS**

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential Fourth Density (R4) Zone to "Residential First Density (R1) Zone and Residential Fourth Density Exception 13 (R4-13) Zone", on those lands identified on the attached Schedule 'A', which are described as Lots 150 and 151, Plan 6262, Cameron Section, Almonte Ward, Town of Mississippi Mills (municipally known as 380 Almonte Street and 109 St. Andrew Street).
2. By-law 11-83, as amended, being the Zoning by-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 16.3

16.3.13 Notwithstanding the R4 zoning, lands designated as R4 on Schedule "A" to this by-law, may be used in accordance with the R4-13 zone provisions contained in this by-law, excepting however that:

1. **The minimum lot frontage shall be 22 metres (72.2ft);**

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*.

BY-LAW read, passed, signed and sealed in open Council this 16th day of September, 2014.



J. Levi, Mayor



Julie Oram, Clerk





**SCHEDULE 'A' TO BY-LAW 14-85
LOTS 150 AND 151, PLAN 6262, CAMERON SECTION
ALMONTE WARD, TOWN OF MISSISSIPPI MILLS**

