



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 a series of “Housekeeping” Zoning By-law Amendments, **By-laws No. 24-068 to 24-073** on **October 15, 2024** and **By-law No. 24-079** on **November 5, 2024**, 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 **November 27, 2024** 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 ext. 514 or hmccartney@mississippimills.ca.

Dated November 7, 2024 at the Municipality of Mississippi Mills.

Hayley McCartney, Policy Planner
Municipality of Mississippi Mills

EXPLANATORY NOTE

ZONING BY-LAW NO. 24-068 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-laws No. 24-068 to 24-073 and No. 24-079 (the “Zoning By-law Amendments”) apply to all lands within the boundaries of the Municipality of Mississippi Mills. Due to the large geographic area regulated by the Zoning By-law Amendment, key maps and descriptions of the subject lands have not been provided with this notice.

PURPOSE AND EFFECT

The purpose and effect of the Zoning By-law Amendment is to amend select provisions within the Zoning By-law to clarify the intent of provisions, correct technical errors, align with the Community Official Plan, and reflect current best practices in planning.

Several provisions within the Zoning By-law 11-83 have been changed, including minor wording and grammatical corrections, clarifications of several definitions, and adjustments to performance standards in select zones. Provisions relating to Wellhead Protection Areas, including additional measures for new earth energy systems within these areas have been amended. Clarification of maximum heights for permitted projections into required yards, as well as maximum heights provisions for the Downtown Commercial (C2) Zone to conform with the Community Official Plan, have been included in the amendment.

Other amendments include updates to parking rates for recreational facilities, cash-in-lieu of parking, minimum garage sizes, parking locations and driveway provisions. Home-Based Business provisions to reflect current standards and uses, and provisions relating to multiple abutting lots have been clarified.

SUMMARY OF WRITTEN AND ORAL SUBMISSIONS

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.