

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 23-050

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 35.1 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 "Highway Commercial, Special Exception 3" (C3-3) for the lands identified in Schedule 'A', which are legally described as Part of Lot 16, Concession 11, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 21.3 Special Provisions to By-law No. 11-83, as amended, is hereby further amended by deleting Section 21.3.3 and replacing it with the following:

"Notwithstanding their 'C3' zoning, on those lands delineated as 'C3-3', to this By-law, development shall proceed in accordance with the 'C3' zone provisions, excepting however that:


1) Only the following uses are permitted:

- - animal care establishment
- - animal clinic
- - automobile car wash
- - automobile care
- - automobile gas bar
- - automobile sales establishment
- - automobile service station
- - bakery
- - bank
- - bank machine
- - club, commercial
- - commercial use

- - convenience store
- - drive-through facility
- - funeral establishment
- - highway commercial mall
- - hotel
- - motel
- - office
- - personal service business
- - post office
- - recreational and athletic facility
- - restaurant
- - retail food store
- - retail store
- - service and repair shop
- - sample and showroom
- - taxi station
- - tourist establishment
- - buildings or uses accessory to foregoing”

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 **5th day of September, 2023.**



Christa Lowry, Mayor



Jeanne Harfield, Clerk



BY-LAW NO. 23-050

Schedule "A"

Lands Subject to the Amendment

Part of Lot 16, Concession 11
Ramsay Ward, Municipality of Mississippi Mills



 Area to be rezoned from "Rural" (RU) Zone to "Highway Commercial, Special Exception 3" (C3-3)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 23-051

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

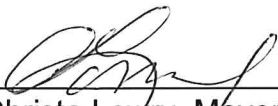
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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

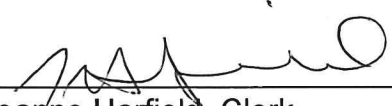
1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential First Density, Special Exception 31" (R1-31) Zone to "Residential Second Density, Subzone E, Special Exception 18" (R2E-18) for the lands identified in Schedule 'A', which are legally described as Lot 67 on Plan 27M-88, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 13.4 Special Provisions to By-law No. 11-83, as amended, is hereby further amended by deleting Section 13.4.34 and replacing it with the following:

“(reserved)”
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 **5th day of September, 2023.**



Christa Lowry, Mayor



Jeanne Harfield, Clerk




BY-LAW NO. 23-051

Schedule "A"

Lands Subject to the Amendment

Lot 67, Plan 27M-88
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 364 Spring Street



 Area to be rezoned from "Residential First Density, Special Exception 31" (R1-31) Zone to "Residential Second Density, Subzone E, Special Exception 18" (R2E-18)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 23-075

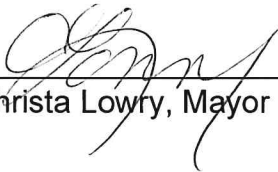
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 35.1 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 Industrial, Special Provision 2" (M4-2) Zone to "Rural" (RU) for the lands identified in Schedule 'A', which are legally described as CON 8 E PT LOT 15 and CON 8 PT LOT 15, Part 1 of 26R-2182 Almonte Ward, Municipality of Mississippi Mills.
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 **November 21, 2023**.



Christa Lowry, Mayor



Jeanne Harfield, Clerk



BY-LAW NO. 23-075

Schedule "A"

Lands Subject to the Amendment



Area to be rezoned from "Rural Industrial, Special Provision 2" (M4-2) Zone to "Rural" (RU) Zone

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 23-089

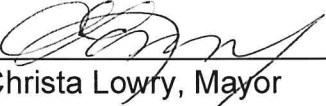
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 35.1 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 further amended by changing thereon from Shopping Centre Commercial – Special Exception Holding (C4-4h) Zone to Shopping Centre Commercial – Special Exception (C4-4) for the lands identified in the attached Schedule 'A' legally described as Part of Lot 16, Concession 10, Part 1, Plan 27R-8990, Parts 1-4, 9-12, Plan RP 27R-8445.
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 **December 5, 2023**.



Christa Lowry, Mayor



Jeanne Harfield, Clerk



BY-LAW NO. 23-089

Schedule "A"
Lands Subject to the Amendment
LOCATION MAP

Part Lot 16, Concession 10, Part 1, Plan 27R-8990, Parts 1-4, 9-12, Plan RP 27R-8445

Ramsay Ward, Municipality of Mississippi Mills

Municipally known as 430 Ottawa Street



 Area to be rezoned from Shopping Centre Commercial Special Exception Holding (C4-4h) to Shopping Centre Commercial Special Exception (C4-4)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 23-022

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 35.1 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 Rural (RU-41) for the lands identified in Schedule 'A', which are legally described as Concession 12, Lot 6, Pakenham 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:

"12.3.41 Notwithstanding the 'RU' zoning, on those lands delineated as 'RU-41' 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. All residential uses are prohibited."


3. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the Agriculture (A) Zone to Rural (A-45) for the lands identified in Schedule 'A', which are legally described as Concession 12, Lot 6, Pakenham Ward, Municipality of Mississippi Mills.
4. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:

"11.3.45 Notwithstanding the 'A' zoning, on those lands delineated as 'A-45' 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. The minimum lot area is 16 ha.
- ii. All residential uses are prohibited."

5. 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 of April 2023**.



Christa Lowry, Mayor



Jeanne Harfield, Clerk

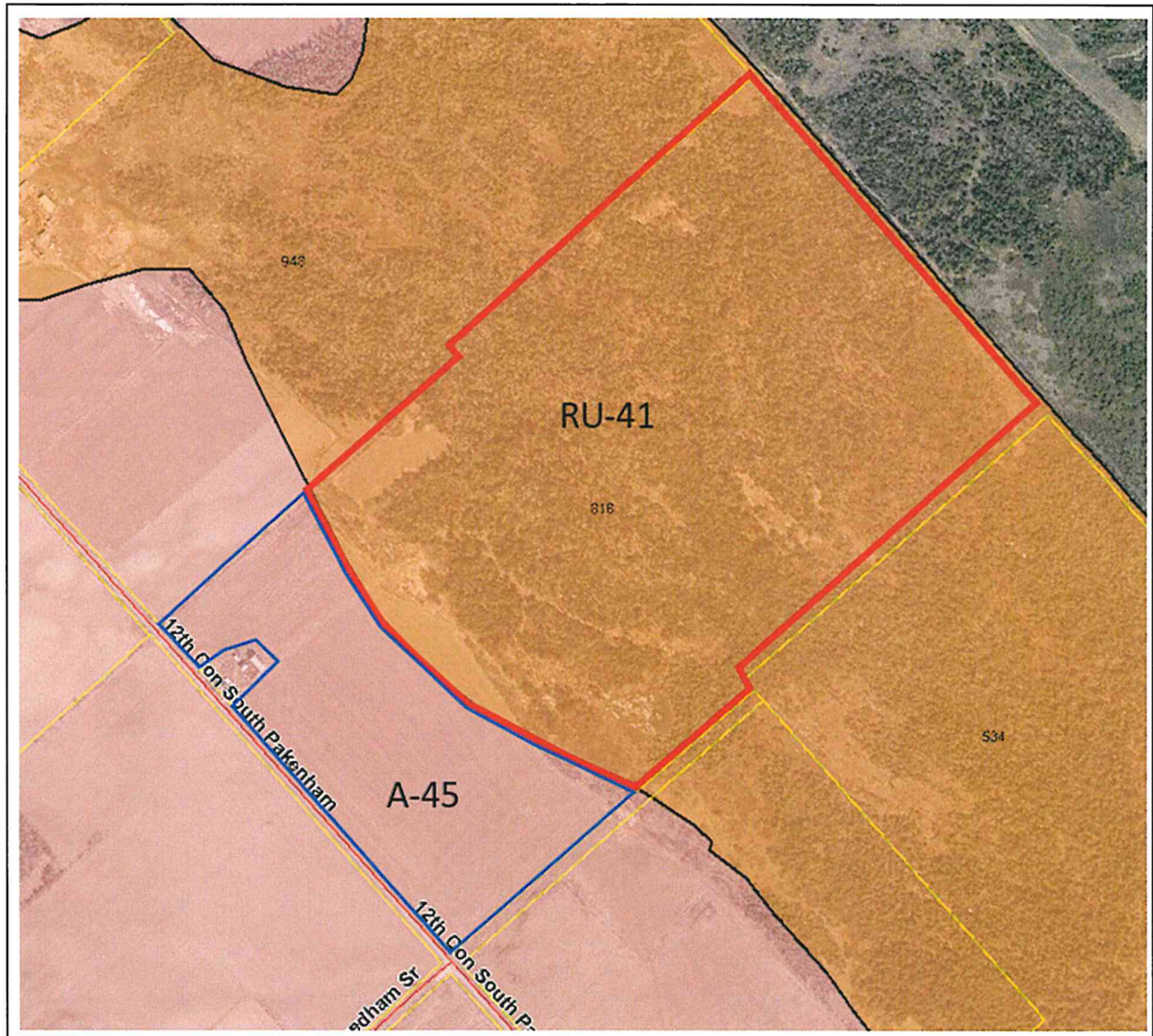




BY-LAW NO. 23-022

Schedule "A"

Lands Subject to the Amendment

Concession 12, Lot 6 (Pakenham)
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 816 12th Concession S Pakenham



-  Area to be rezoned from Rural (RU) to Rural Special Exception Zone 41 (RU-41)
-  Area to be rezoned from Agriculture (A) to Agriculture Special Exception Zone 45 (A-45)