

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 17-73


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

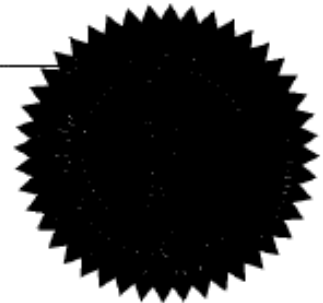
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density Exception 2 (R1-2) Zone" to "Residential Fourth Density Exception 14 (R4-14) Zone", for those lands identified on the attached Schedule 'A', which are described as Part Lot 33 and Part Lot 34, Springfield Section, Plan 6262, being parts 2 and 4 on Plan 26R-682, Almonte Ward, Municipality of Mississippi Mills, municipally known as 376 Country Street.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsections to Section 16.3:
 - 16.3.14 Notwithstanding their "R4" zoning delineation, lands delineated as "R4-14" on Schedule 'A' to this by-law, may be used in accordance with the R4 zone provisions contained in this by-law, except however, that:
 - i) The permitted uses shall be restricted to a low-rise apartment dwelling containing a maximum of 9 dwelling units;
 - ii) The minimum dwelling unit size shall be 22.7m² (244ft²).
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, c. P.13.

BY-LAW read, passed, signed and sealed in open Council this 22nd day of August, 2017.


Shaun McLaughlin, Mayor

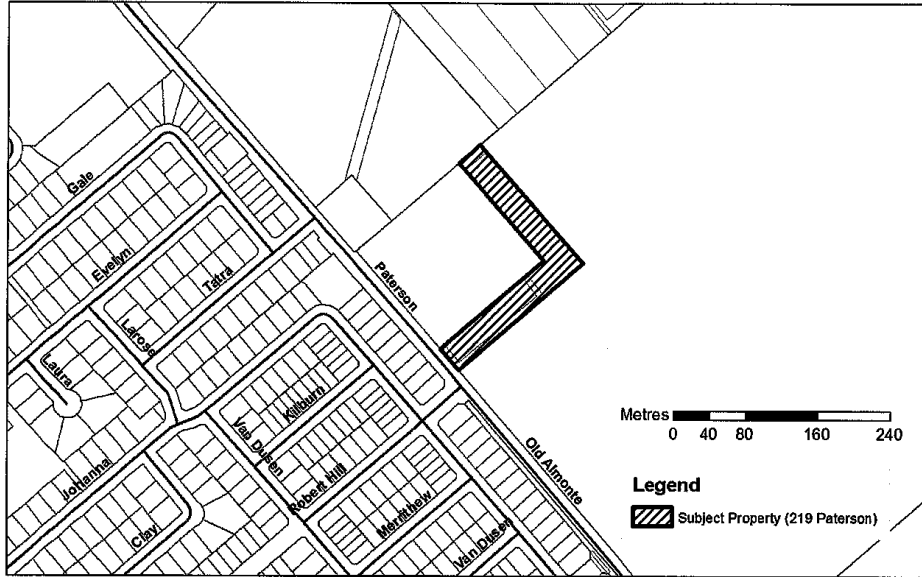

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-07



Zoning By-law Amendment Application D14-PR-17; Z-07-17
Concession 10, East 1/2 Part Lot 14, Plan 27R-10686, Part 2
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 219 Paterson Street



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-10

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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density Exception 20 (R1-20), Residential First Density Exception 21 (R1-21), Residential Third Density Exception 8 (R3-8), and Residential Fourth Density (R4)" to "Residential First Density Subzone I Exception 31 (R1I-31), Residential Second Density Subzone E Exception 15 (R2E-15), Residential Third Density Exception 12 (R3-12), and Residential Fourth Density (R4)" on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Municipality of Mississippi Mills of Mississippi Mills.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 13.4:

"13.4.31 Notwithstanding the R11 zoning, lands designated as R1I-31 on Schedule "A" to this by-law may be used in compliance with the R11 zone provisions contained in this by-law, except that the following provisions shall apply:

 1. The maximum lot coverage shall be 48%.
3. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 14.4:

"14.4.15 Notwithstanding the R2E zoning, lands designated as R2E-15 on Schedule "A" to this by-law may be used in compliance with the R2E zone provisions contained in this by-law, except that following provisions shall apply:

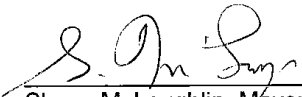
 1. The maximum lot coverage shall be 55%; and
 2. Single-detached dwellings shall adhere to R1I-31 standards.
4. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following

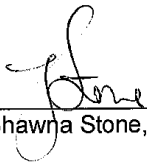
subsection to Section 15.4:

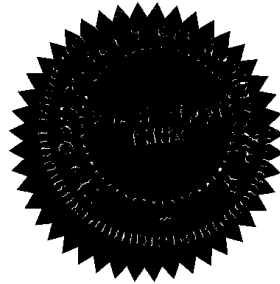
"15.4.12 Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule "A" to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply:

1. The maximum lot coverage shall be 68%; and
 2. The minimum rear yard setback shall be 6m.
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*.

BY-LAW read, passed, signed and sealed in open Council this 30th day of January, 2018.


Shaun McLaughlin, Mayor

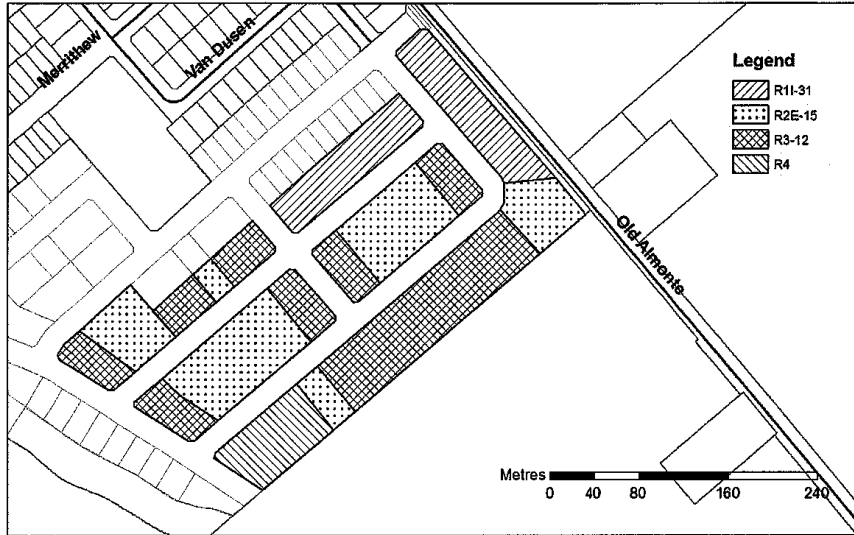

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-10



Zoning By-law Amendment Application D14-HO-17; Z-05-17
Concession 10, West 1/2 Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phase 5



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 18-24

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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

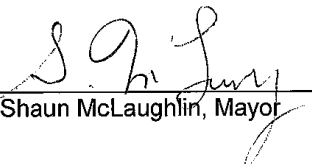
1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 28 (A-28)" Zone for the lands identified on the attached Schedule 'A', which is described as Concession 12, East ½ Part Lot 18, Pakenham Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:


11.3.28 *Notwithstanding their 'A' zoning designation, lands designated as 'A-28' 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:*

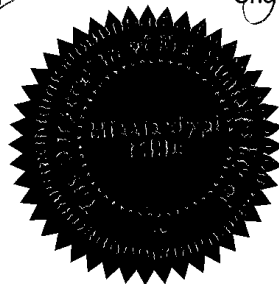
- i) all residential uses are prohibited; and*
- ii) the minimum lot area shall be 32.8ha*

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 20th day of February, 2018.


Shaun McLaughlin, Mayor

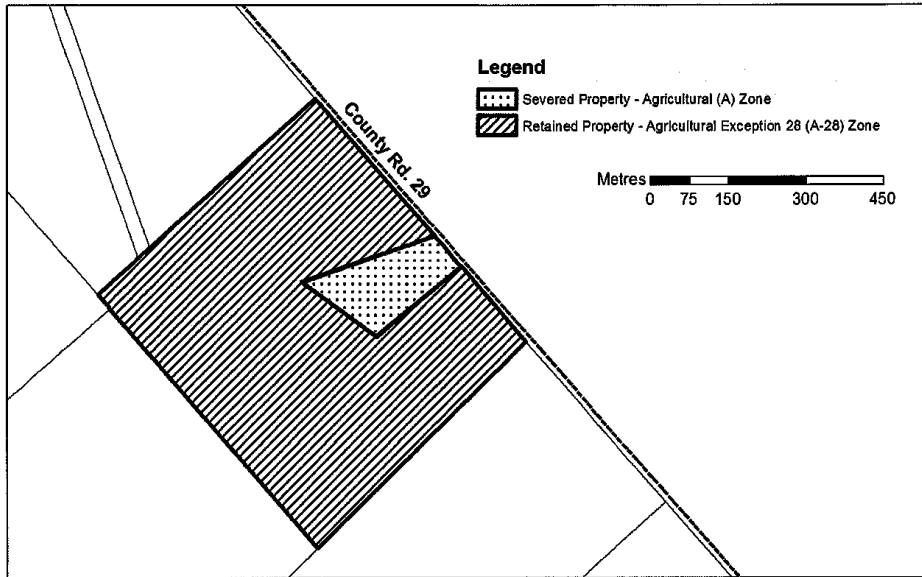

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-24



Zoning By-law Amendment Application D14-SP-17; Z-01-17
Concession 12, Part Lot 18
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 1491 County Road 29 N



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-25

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;

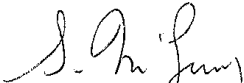
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Exception 16 (RU-16)" Zone to "Rural Exception 33 (RU-33)" Zone for the lands identified on the attached Schedule 'A', which is described as Concession 9, Part Lot 20, Plan 27R-8437, Parts 2 to 9, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 23.3:


12.3.33 *Notwithstanding their 'A' zoning designation, lands designated as 'RU-33' to this By-law, may be used in compliance with the 'RU' zone provisions contained in this By-law, excepting however, that:*

 - i) *all buildings, structures and septic systems shall have a 30m setback from the top of a bank associated with the Mississippi River;*
 - ii) *the minimum lot frontage for a non-farm residential lot shall be 45m (150ft);*
 - iii) *the minimum lot area of the severed parcel created by consent application B122/02, whose boundaries are amended by consent application B17/057, shall be 4.05ha (10ac);*
 - iv) *the minimum lot area of the severed parcel created by consent application B123/02, whose boundaries are amended by consent application B17/058, shall be 5.55ha (13.7ac); and*
 - v) *the minimum lot area of the retained parcel created by consent application B123/02, whose boundaries are amended by consent application B17/058, shall be 4.21ha (10.4ac).*
3. That By-law No. 03-52 is hereby repealed.
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, Chapter P.13.

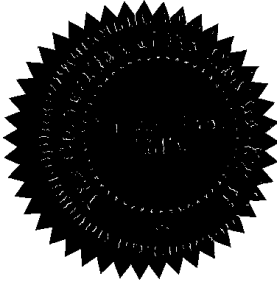
BY-LAW read, passed, signed and sealed in open Council this 20th day of February, 2018.



Shaun McLaughlin, Mayor



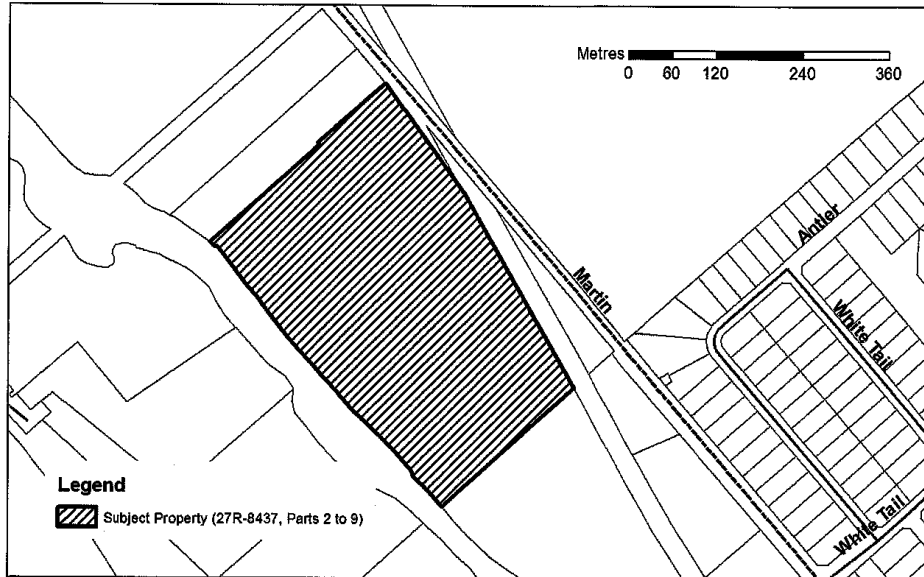
Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-25



Zoning By-law Amendment Application D14-WI-17; Z-10-17
Concession 9, Part Lot 20, 27R-8437, Parts 2 to 9
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 5993 Martin St N



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-41

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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

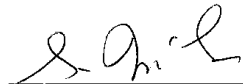
1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 29 (A-29)" Zone for the lands identified on the attached Schedule 'A', which is described as part of Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

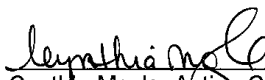
11.3.28 *Notwithstanding their 'A' zoning designation, lands designated as 'A-29' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*

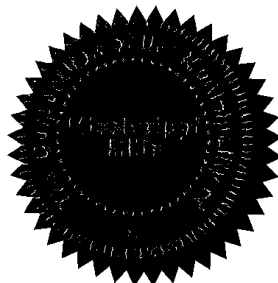
- i) *all residential uses are prohibited; and*
- ii) *the minimum lot area shall be 21.0ha*

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 3rd day of April, 2018.


Shaun McLaughlin, Mayor

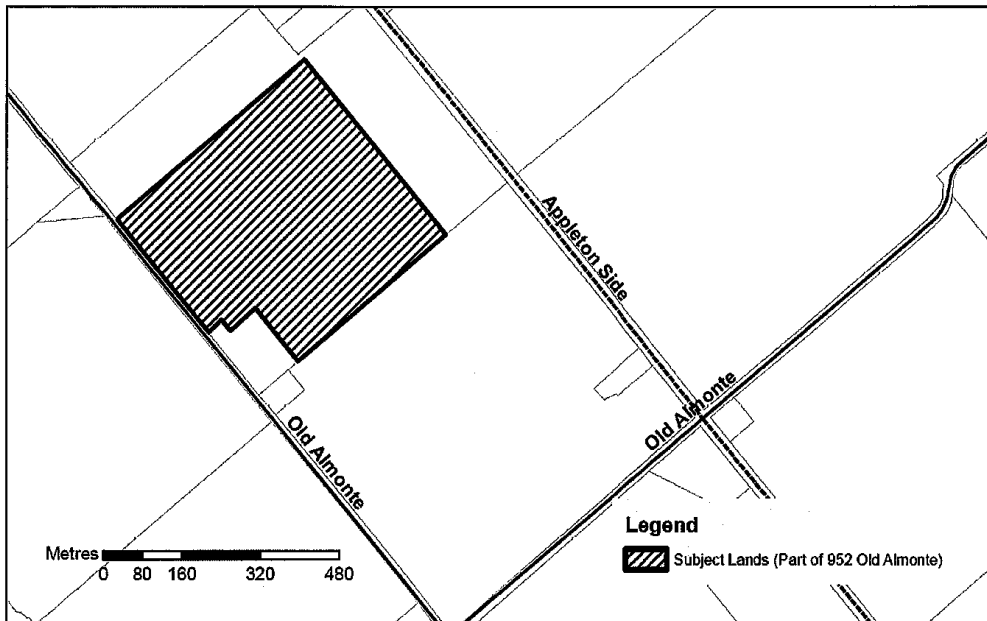

Cynthia Moyle, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 18-41



Zoning By-law Amendment Application D14-NE-18; Z-01-18
Concession 10, Part Lot 12, Plan 27R-5280, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 952 Old Almonte Road



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-43

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

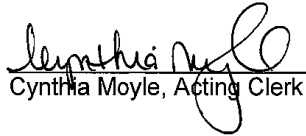
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Mineral Aggregate Pit (MP)" to "Rural (RU)", for the subject lands identified on the attached Schedule 'A', which form part of the lands described as Concession 1, Part Lot 23, Ramsay Ward, Municipality of Mississippi Mills, County of Lanark.
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.

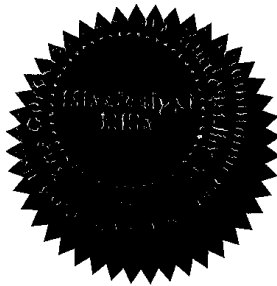
BY-LAW read, passed, signed and sealed in open Council this 3rd day of April, 2018.



Shaun McLaughlin, Mayor



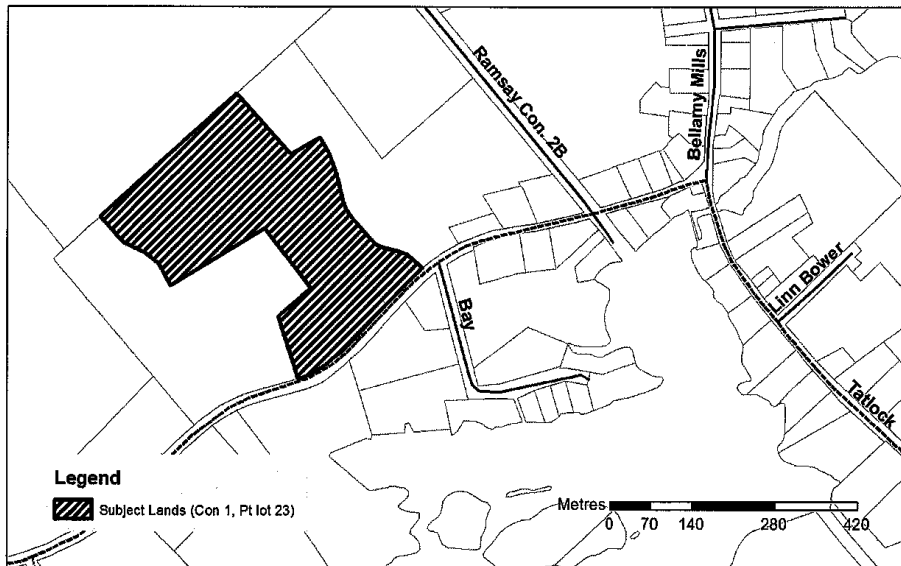
Cynthia Moyle, Acting Clerk



SCHEDULE 'A'
TO BY-LAW NO. 18-43



OFFICIAL PLAN AMENDMENT (No.20)
ZONING BY-LAW AMENDMENT (Z-08-17)
Concession 1, Part Lot 23
Ramsay Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-65

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;

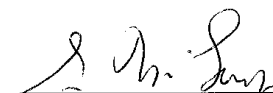
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

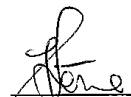
1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 30 (A-30)" Zone for the lands identified on the attached Schedule 'A', which is described as part of Concession 10, Part Lot 1, Pakenham Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

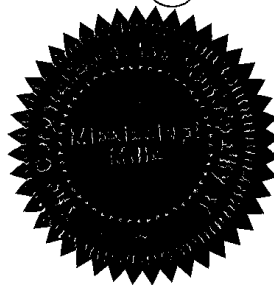
11.3.30 Notwithstanding their 'A' zoning designation, lands designated as 'A-30' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:

 - i) 0m of frontage is required; and*
 - ii) that the lands are not subject to Section 6.7*
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 26th day of June, 2018.


Shaun McLaughlin, Mayor

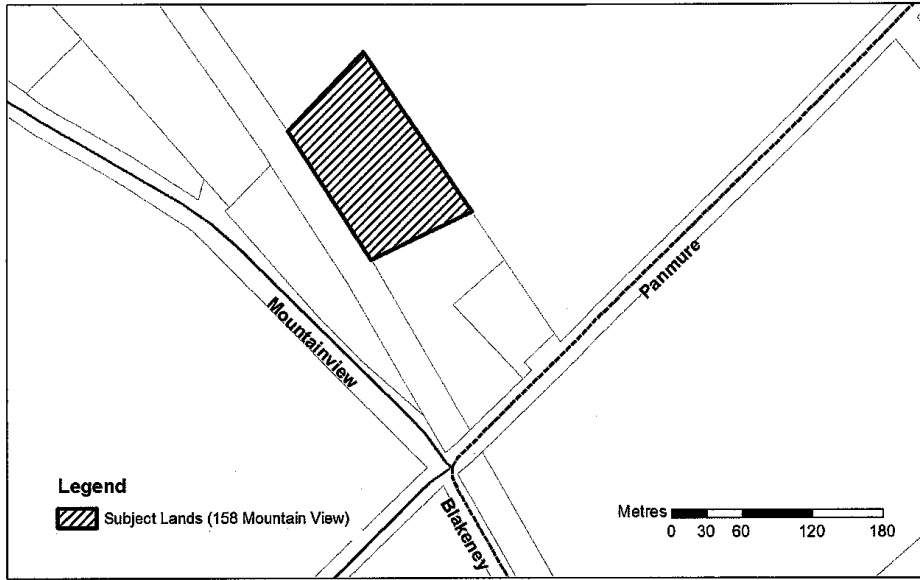
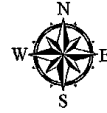

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-65



Zoning By-law Amendment Application D14-TU-18; Z-02-18
Part of Concession 10, Part Lot 1
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 158 Mountain View Road



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-73

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

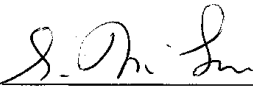
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;


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

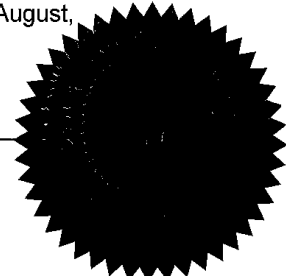
1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density (R2)" Zone to a "Residential Third Density – Special Exception (R3-X)" Zone for the lands identified on the attached Schedule 'A', which is described as Lots 91A and Part Lot 93A on PLAN 6262, being Part 3 on Reference Plan 27R-9434, Almonte Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:
 - 15.4.X Notwithstanding their "R3" zoning designation, lands delineated as "R3-X" on Schedule 'A' to this by-law may be used in accordance with the following provisions contained in this by-law:
 - i) "Planned Unit Developments" may be a permitted use in accordance with the R3 zone provisions.
3. By-law No. 11-83, as amended, is hereby further amended alphabetically by introducing "Planned Unit Developments" as a defined use in Section 5 (Definitions) as follows:

"Planned Unit Developments" means a group of dwellings situated on the same lot and that share common facilities such as access to a public road, parking facilities, open space and recreational areas, and which are designed as an integral part of a residential complex
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, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 14th day of August, 2018.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-77

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address discrepancies, redundancies, and outdated provisions;

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

1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural Exception 15 (A-15)" Zone to the "Agricultural Exception 16 (A-16)" Zone for the lands identified on the attached Schedule 'A', which are described as Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4, Pakenham Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.X Notwithstanding their "A" zoning designation, lands delineated as "A-15" on Schedule 'B' to this by-law may be used in accordance with the 'A' Zone provisions contained within this By-law, excepting however, that:

 - the minimum lot frontage shall be 9.1 metres (30.0 feet).
3. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 (R2-14)" Zone to the "Residential Second Density Exception 16 (R2-16)" Zone for the lands identified on the attached Schedule 'B', which are described as Plan 6262, Cameron Section, Lots 29 & 38, Almonte Ward, Municipality of Mississippi Mills.
4. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

14.4.X Notwithstanding their "R2" zoning, lands designated as "R2-16" on Schedule "C" to this by-law, may be used in accordance with the R2 zone provisions contained in this by-law, excepting however that:

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-77

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address discrepancies, redundancies, and outdated provisions;

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

1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural Exception 15 (A-15)" Zone to the "Agricultural Exception 16 (A-16)" Zone for the lands identified on the attached Schedule 'A', which are described as Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4, Pakenham Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.X Notwithstanding their "A" zoning designation, lands delineated as "A-15" on Schedule 'B' to this by-law may be used in accordance with the 'A' Zone provisions contained within this By-law, excepting however, that:

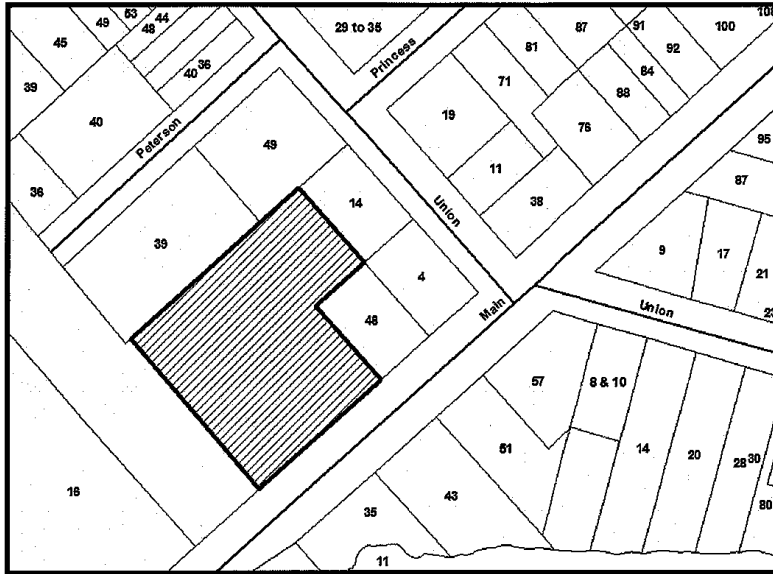
 - the minimum lot frontage shall be 9.1 metres (30.0 feet).
3. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 (R2-14)" Zone to the "Residential Second Density Exception 16 (R2-16)" Zone for the lands identified on the attached Schedule 'B', which are described as Plan 6262, Cameron Section, Lots 29 & 38, Almonte Ward, Municipality of Mississippi Mills.
4. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

14.4.X Notwithstanding their "R2" zoning, lands designated as "R2-16" on Schedule "C" to this by-law, may be used in accordance with the R2 zone provisions contained in this by-law, excepting however that:

SCHEDULE 'A' TO BY-LAW NO. 18-73



Zoning Amendment Application Z-09-17
Lt 91A and Pt Lt 93A on PLAN 6262, being Part 3 on Reference Plan 27R-9434
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 36 Main Street



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-77

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address discrepancies, redundancies, and outdated provisions;

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

1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural Exception 15 (A-15)" Zone to the "Agricultural Exception 16 (A-16)" Zone for the lands identified on the attached Schedule 'A', which are described as Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4, Pakenham Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.X Notwithstanding their "A" zoning designation, lands delineated as "A-15" on Schedule 'B' to this by-law may be used in accordance with the 'A' Zone provisions contained within this By-law, excepting however, that:
 - the minimum lot frontage shall be 9.1 metres (30.0 feet).
3. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 (R2-14)" Zone to the "Residential Second Density Exception 16 (R2-16)" Zone for the lands identified on the attached Schedule 'B', which are described as Plan 6262, Cameron Section, Lots 29 & 38, Almonte Ward, Municipality of Mississippi Mills.
4. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

14.4.X Notwithstanding their "R2" zoning, lands designated as "R2-16" on Schedule "C" to this by-law, may be used in accordance with the R2 zone provisions contained in this by-law, excepting however that:

- i) The minimum front yard shall be 3 metres (9.84 feet);
 - ii) The minimum rear lane width shall be 6 metres (19.69 feet);
 - iii) The holding provision shall be lifted upon approval of the following to the satisfaction of the Municipality:
 - a. Approval of a site plan control application, including drawing, which demonstrates conformity to the Community Official Plan (COP) and compatibility with the surrounding neighbourhood with respect to urban design; and
 - b. Execution of a site plan agreement between the owner and the Municipality.

- 5. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 Holding (R2-14-h)" Zone to the "Residential Second Density Exception 17 Holding (R2-17-h)" Zone for the lands identified on the attached Schedule 'C', which are described as Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6, Almonte Ward, Municipality of Mississippi Mills.

- 6. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:
 - 14.4.X Notwithstanding their "R2" zoning, lands designated as "R2-17-h" on Schedule "C" to this by-law, may be used in accordance with the R2 zone provisions contained in this by-law, excepting however that the holding provisions shall be lifted once municipal water and sewer systems have been extended to the lands.

- 7. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density Exception 9 (R3-9)" Zone to the "Residential Third Density Exception 10 (R3-10)" Zone for the lands identified on the attached Schedule 'D', which are described as Plan 89, Lots 23 to 30, and Block 43, Almonte Ward, Municipality of Mississippi Mills.

- 8. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:
 - 15.4.X Notwithstanding the 'R3' zoning designation, those lands designated as R3-10 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.
9. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density Exception 11 (R3-11)" Zone to the "Residential Third Density Exception 13 (R3-13)" Zone for the lands identified on the attached Schedule 'E', which are described as parts of Concession 10, Part Lot 16, Almonte Ward, Municipality of Mississippi Mills.
10. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:
- 15.4.X Notwithstanding the 'R3-Residential Third Density zoning designation, lands designated as 'R3-13- Residential Third density Exception 13 on Schedule 'C' to this By-law, may be used in compliance with the R1E, R2E and R3E subzone provisions contained in this by-law, excepting however, that:
- i) All zoning provisions associated with the R1E sub zone shall apply except for the minimum lot frontage and minimum front yard setback. The minimum lot frontage shall be 11m (36.08ft) and the minimum front yard setback shall be 6m (19.7ft).
 - ii) All zoning provisions associated with the R2D sub zone shall apply.
 - iii) All zoning provisions associated with the R3E sub zone shall apply.
 - iv) Townhouse dwellings may also include any building that is divided vertically into four or more dwelling units, each of which has an independent entrance to a front yard and rear yard immediately abutting the front and rear walls of each dwelling unit.
11. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Four Density Exception 13 (R4-13)" Zone to the "Residential Fourth Density Exception 15 (R4-15)" Zone for the lands

identified on the attached Schedule 'F', which are described as Plan 6262, Anderson Section, Lot 12 and Part Lot 11, Almonte Ward, Municipality of Mississippi Mills.

12. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 16.3:

16.3.X Notwithstanding their "R4" zoning delineation, lands delineated as "R4-15" on Schedule 'C' to this by-law, may be used in accordance with the R4 zone provisions contained in this by-law, excepting however, that:

- i) The permitted uses shall be restricted to a low-rise apartment dwelling containing a maximum of 7 dwelling units, home-based business – domestic and household arts, and home-based business – professional uses;
- ii) The northerly minimum interior side yard shall be 1.81 metres (5.94 feet); and,
- iii) The minimum rear yard shall be 0.75 metres (2.46 feet).

13. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 11 (C5-11)" Zone for the lands identified on the attached Schedule 'G', which are described as Concession 8, Part Lot 15, Plan 27R-8626, Part 1, Ramsay Ward, Municipality of Mississippi Mills.

14. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 23.3:

23.3.X Notwithstanding their "C5" zoning designation, on those lands delineated as "C5-11" permitted uses shall be limited to the following:


- An accessory dwelling unit forming an integral part of the building or structure containing a permitted non-residential use except automobile uses
- A detached dwelling
- Industrial uses including only machine and welding shops
- Veterinarian clinics and offices
- Commercial school
- Farm Custom Work
- Feed mills
- Grain elevators and /or drying establishments
- Contractor's or tradesman's establishment
- Transportation terminal
- Dairy
- Riding stables and equestrian centres
- A sewage disposal system

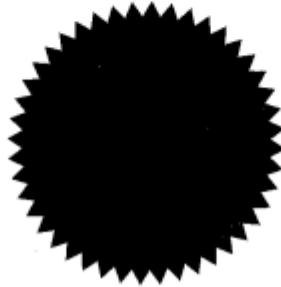
- Buildings, structures and uses accessory to a permitted use
 - Storage yard accessory to the contractor's or tradesman's establishment.
 - Commercial Storage
15. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 10 (C5-10)" Zone for the lands identified on the attached Schedule 'H', which are described as Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5, Pakenham Ward, Municipality of Mississippi Mills.
 16. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 23.3:
 - 23.3.X Notwithstanding their C5 zoning, lands designated as "C5-10" on Schedule 'B' to this by-law, may be used in compliance with the C5 zone provisions contained in this by-law, excepting however, that a MICRO-BREWERY shall be an additional permitted use.
 17. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development Exception 6 (D-6)" Zone to the "Development Exception 8 (D-8)" Zone for the lands identified on the attached Schedule 'I', which are described as Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1, Almonte Ward, Municipality of Mississippi Mills.
 18. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 40.3:
 - 40.3.X Notwithstanding their "D" zoning, lands delineated as "D-8" on Schedule 'C' to this by-law, may be used in accordance with the D zone provisions contained in this by-law, excepting however that accessory structures are permitted.
 19. Section 5 of By-law No. 11-83, as amended, is hereby further amended alphabetically by removing, adding, or replacing definitions identified on the attached Schedule 'J'.
 20. Sections 4, 6, 7, 8 & 9 of By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified on the attached Schedule 'K'.
 21. Sections 11, 13 to 17, 21 & 22 By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified no the attached Schedule 'L'.
 22. By-law #11-13 shall hereby be repealed.

23. By-law #12-76 shall hereby be repealed.
24. By-law #13-64 shall hereby be repealed.
25. By-law #13-91 shall hereby be repealed.
26. By-law #14-32 shall hereby be repealed.
27. By-law #15-08 shall hereby be repealed.
28. By-law #15-89 shall hereby be repealed.
29. By-law #16-21 shall hereby by repealed.
30. By-law #16-28 shall hereby be repealed.
31. By-law #16-36 shall hereby be repealed.
32. 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 28th day of August, 2018.


Shaun McLaughlin, Mayor

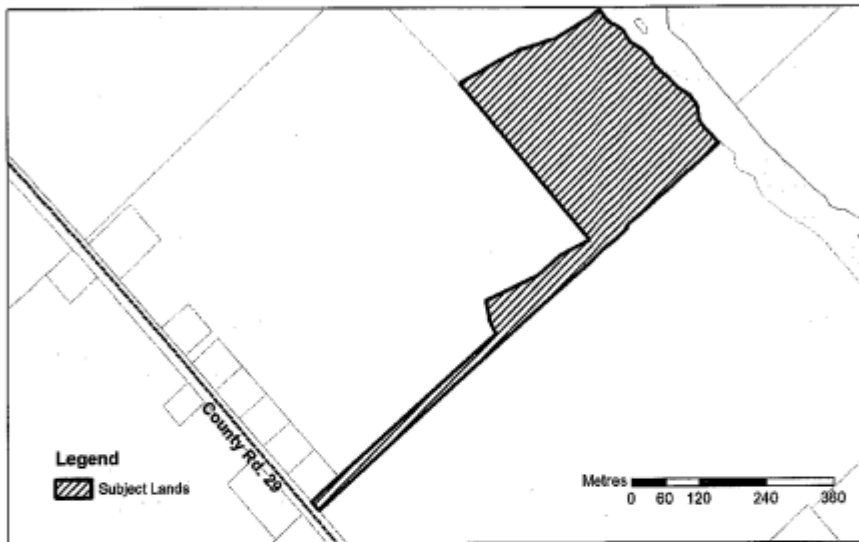

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO.18-77



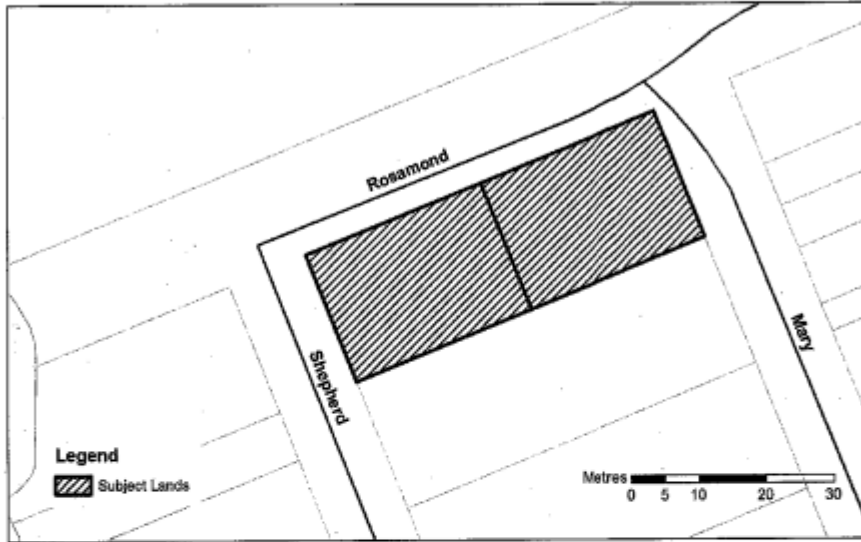
**Rezone Property from A-15 to A-16
Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4
Pakenham Ward, Municipality of Mississippi Mills**



SCHEDULE 'B' TO BY-LAW NO.18-77



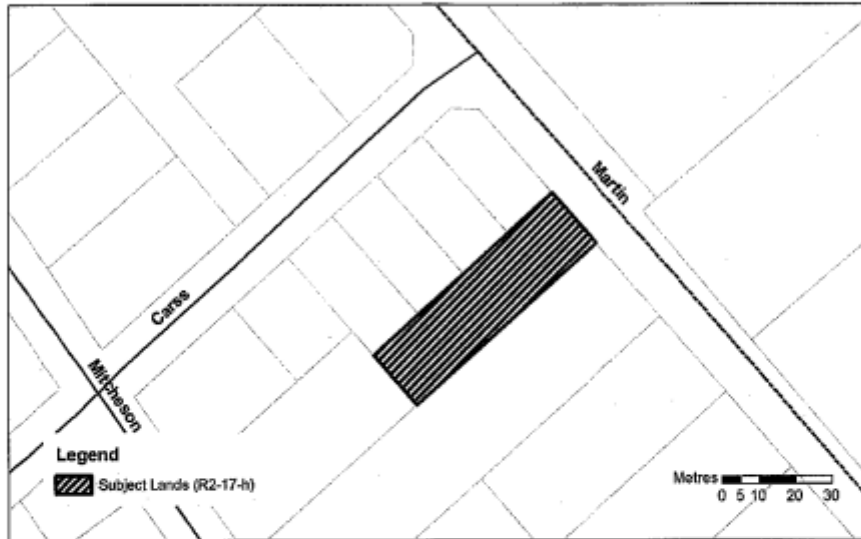
Rezone Property from R2-14 to R2-16
Plan 6262, Cameron Section, Lots 29 & 38
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 65 Shepherd Street



SCHEDULE 'C' TO BY-LAW NO.18-77



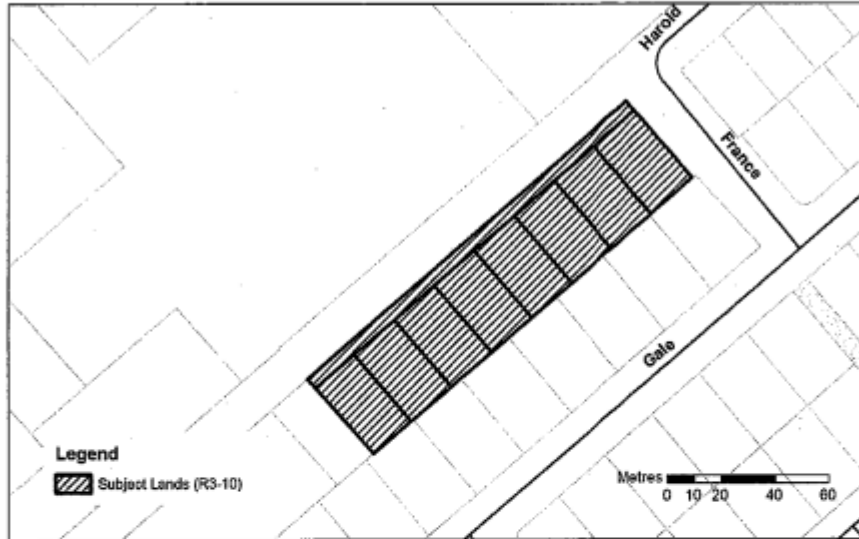
**Rezone Property from R2-14-h to R2-17-h
Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6
Almonte Ward, Municipality of Mississippi Mills**



SCHEDULE 'D' TO BY-LAW NO.18-77



**Rezone Property from R3-9 to R3-10
Plan 89, Lots 23 to 30, and Block 43
Almonte Ward, Municipality of Mississippi Mills**



SCHEDULE 'E' TO BY-LAW NO.18-77

**Rezone Mill Run Lands from R3-11 to R3-13
Concession 10, Part Lot 16
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Mill Run Phases 2 to 5**



SCHEDULE 'F' TO BY-LAW NO.18-77



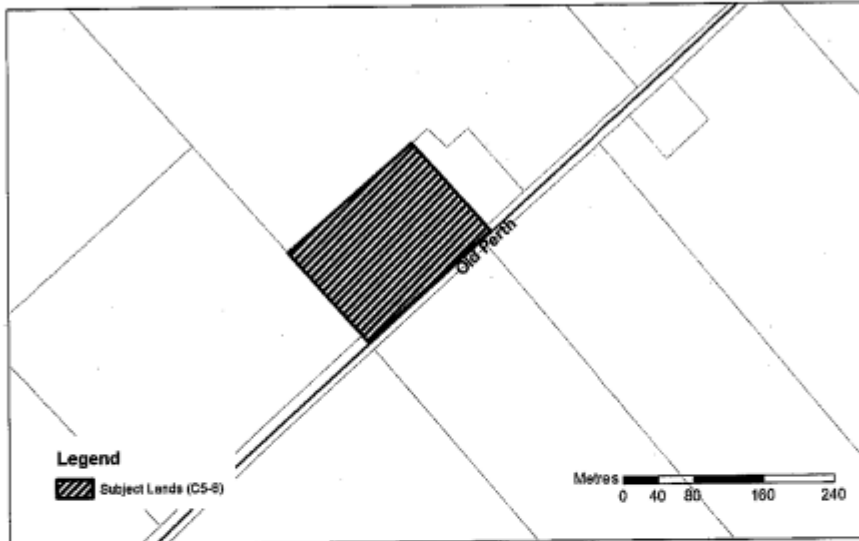
**Rezone Property from R4-13 to R4-15
Plan 6262, Anderson Section, Lot 12 and Part Lot 11
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 154 Elgin Street**



SCHEDULE 'G' TO BY-LAW NO.18-77



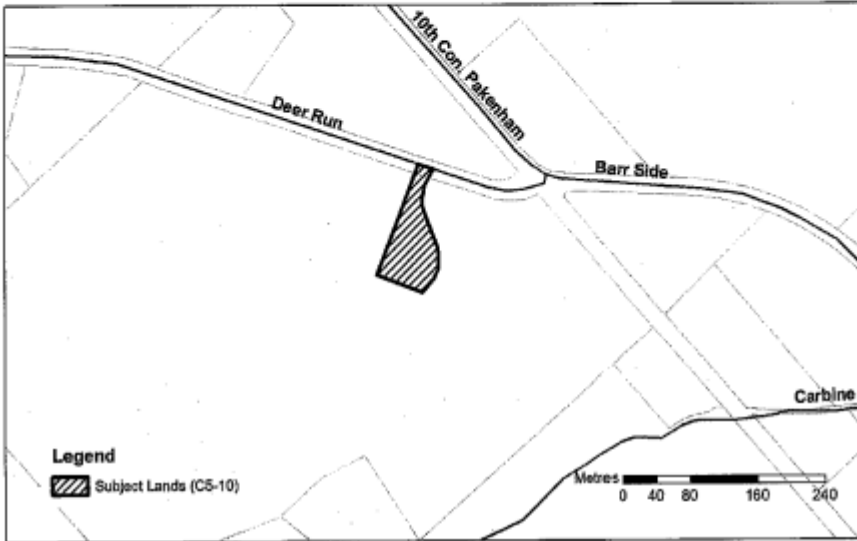
**'Commercial Use' added to C5-6 Zone
Concession 8, Part Lot 15, Plan 27R-8626, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 3243 Old Perth Road**



SCHEDULE 'H' TO BY-LAW NO.18-77



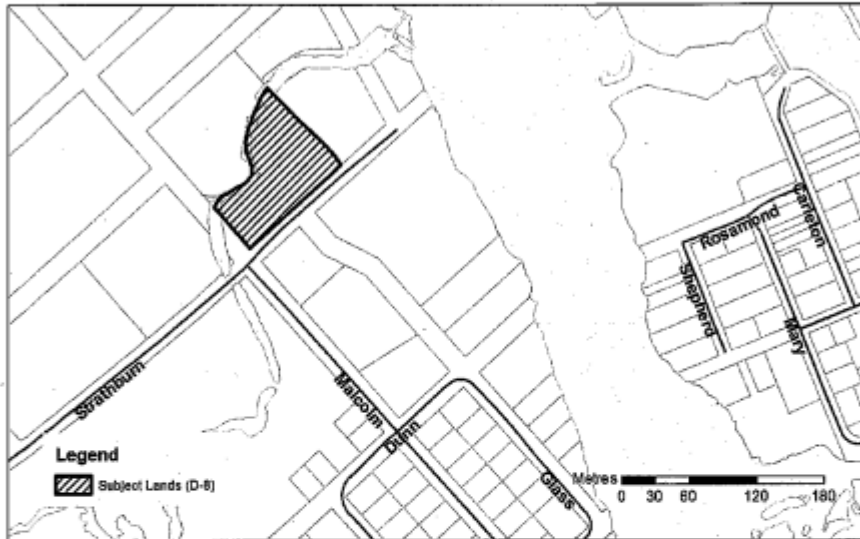
Rezone Property from C5-6 to C5-10
Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 239 Deer Run Road



SCHEDULE 'I' TO BY-LAW NO.18-77



**Rezone Property from D-6 to D-8
Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 244 Strathburn Street**



SCHEDULE 'J' TO BY-LAW NO. 18-77

REMOVED DEFINITIONS	ADDED DEFINITIONS
<p>"AMENITY AREA" means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities</p>	<p>"AMENITY AREA" means the total passive or active, designed recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities</p>
<p><i>No original definition to remove.</i></p>	<p>"AWNING" means a canvas or other stretchable material on a frame that is used to keep the sun or rain off a storefront, window or doorway, or deck that is free of enclosing walls.</p>
<p>"BAR" means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a pub.</p>	<p>"BAR" means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and may include a full-service restaurant.</p>
<p>"BUSINESS OR PROFESSIONAL OFFICE" means a building or part of a building used or intended to be used in the performance and transaction of business for professional, administrative and clerical purposes.</p>	<p><i>No definition to replace.</i></p>
<p>"CHIP WAGON" means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside. Where stated as a permitted use, a Chip Wagon may only be permitted as an accessory use to the principal use on a commercially zoned property.</p>	<p>"CHIP WAGON" means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside.</p>
<p><i>No original definition to remove.</i></p>	<p>"COUNTRY INN" means a unique form of accommodation for the travelling public, similar to a Bed and Breakfast, but of a slightly larger scale, which are found in older buildings with historic character. In addition to serving meals to those seeking accommodation, Country Inns may also serve meals to the</p>

	general public, although this should not be the principal function of the Inn.
" <u>COURT</u> " means with respect to a motel or hotel, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.	" <u>COURT</u> " means with respect to a motel, hotel, condominium dwelling, apartment dwelling, retirement home or other medium to high density accommodation type, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.
" <u>BOARDING OR ROOMING HOUSE</u> " means a single-detached dwelling house in which rooms are rented individually, with or without meals, for three (3) or more individuals, but does not include any other establishment otherwise defined or classified herein.	<i>No definition to replace.</i>
" <u>DETACHED DWELLING</u> " means a separate dwelling unit constructed for permanent use and containing only one dwelling unit and occupied by one or more persons and constructed for year-round human habitation, but does not include a mobile home.	" <u>DETACHED DWELLING</u> " means a separate dwelling unit constructed for permanent use and containing only one principal dwelling unit and occupied by one or more persons and constructed for year-round human habitation, which may include a Secondary Dwelling Unit, but does not include a mobile home.
" <u>SEASONAL DWELLING</u> " means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following: <ol style="list-style-type: none"> (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source and may contain a secondary heating 	" <u>SEASONAL DWELLING</u> " means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following: <ol style="list-style-type: none"> (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source or a secondary heating source.

source.	
<p>"<u>TOWNHOUSE</u>" means a building that is divided vertically into five or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>	<p>"<u>TOWNHOUSE</u>" means a building that is divided vertically into five or more dwelling units, but not exceeding 8 units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>
<p>"<u>DWELLING UNIT, BACHELOR</u>" means a dwelling unit consisting of one bathroom and not more than two habitable rooms providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>	<p>"<u>DWELLING UNIT, BACHELOR</u>" means a dwelling unit consisting of one bathroom and not more than one habitable room providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>
<p>"<u>GARAGE, PARKING</u>" means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers.</p>	<p>"<u>GARAGE, PARKING</u>" means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers; the permanent parking of more than 4 vehicles available for private use either for free or for compensation by property owners or tenants; or the combination of temporary and permanent parking of more than 4 vehicles available for public or private use.</p>
<p>"<u>HOTEL</u>" means any hotel, inn, lodge, or public house in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying food and may include furnished sleeping accommodation in rooms to which access is obtained through a common hall, together with any portion of the premises licensed under the Liquor License Act or used for permanent staff accommodation, but does not include any other establishment otherwise defined or classified in this By-law.</p>	<p>"<u>HOTEL</u>" means any hotel or hostel in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying furnished sleeping accommodation in rooms to which access is obtained through a common hall or commonly shared space, and may include a restaurant and/or bar, but does not include any other establishment otherwise defined or classified in this By-law.</p>
<p>"<u>LOT</u>" (a) means a parcel of land or contiguous parcels of land under one ownership and which is described in a deed or other document legally capable of conveying an interest in land and which deed is on record</p>	<p>"<u>LOT</u>" means a parcel, or block of land described: (a) in accordance with and within a Registered Plan of Subdivision providing such subdivision is not deemed to not be a Registered Plan of Subdivision under the Planning Act, R.S.O.</p>

<p>in the Registry Office or land titles office for the Lanark Registry Division; or (b) means a parcel land shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50.4 of The Planning Act, as amended from time to time.</p>	<p>1990, as amended; or (b) as a parcel or block of land described in a registered deed or deeds.</p>
<p>"RAILWAY SPUR" means a rail line located on private property or on a private right-of-way.</p>	<p><i>No definition to replace.</i></p>
<p>"RECREATIONAL AND ATHLETIC FACILITY" means a public space designed and equipped with facilities such as swimming pool, squash or tennis courts, gymnasias, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena.</p>	<p>"RECREATIONAL AND ATHLETIC FACILITY" means a public space designed and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasias, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena, or ancillary retail food store which exclusively sells pre-packaged food and athletic goods.</p>
<p><i>No original definition to remove.</i></p>	<p>"RISK MANAGEMENT OFFICIAL (RMO)" means the risk management official appointed under Part IV of the Clean Water Act.</p>
<p>"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges and fences.</p>	<p>"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges, fences, furniture, or chattel.</p>
<p>"TAVERN" means a tavern as defined by the <i>Liquor License Act</i>, as amended from time to time.</p>	<p><i>No definition to replace.</i></p>

"TEMPORARY BUILDING" means a building or structure intended for removal or demolition within a prescribed time not exceeding one year as set out in a building permit.

No definition to replace.

SCHEDULE 'K' TO BY-LAW NO. 18-77

SECTION #	REMOVED TEXT	ADDED TEXT
4.3	No person shall change the use of any land covered by this By-law or of any building or structure on any such land without first obtaining an Occupancy Permit from the Chief Building Official.	No person shall change the use of any building or structure on any land without first obtaining an Occupancy Permit from the Chief Building Official.
4.12	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Ontario Municipal Board, is deemed to have come into force on the day that it was passed.	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Local Planning Appeal Tribunal, is deemed to have come into force on the day that it was passed.
6.1	<i>Not applicable.</i>	(7) This Section does not apply to unenclosed, uncovered decks or decks accessed seamlessly by an opening that is, or is capable of being, an entrance with an less than 10m ² (108ft ²).
Table 6.1 <i>Maximum Permitted Size (R1, R2, R3, LSR, V)</i>	Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building	Aggregate of all accessory buildings in a yard not to exceed a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building lot or a lot coverage of 50% of the yard in which they are located.
6.2	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewerage and drainage systems that have adequate capacity. (2) Despite subsection (1) above,	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewage and drainage systems that have adequate capacity. (2) With the exception of wells that are required for environmental site

	<p>where municipal water, sewerage or drainage systems are not available, approved private services are permitted.</p> <p>(3) Despite subsections (1) and (2) above, lands subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreements with the Municipality of Mississippi Mills are considered to be in conformity with this By-law.</p> <p>(4) Despite subsection (2), with the exception of wells that are required for environmental site assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.</p>	<p>assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.</p>
6.10	<p>(6) Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 livestock units.</p>	<p>(6) Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 nutrient units.</p>
6.11(1)	<p>No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements</p>	<p>No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the Municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements of this By-law, and a recreational vehicle</p>

	of this By-law.	may be used in accordance with Section 8.14.
6.19(1)(a)	Accessory buildings which are regulated by Section 6.1, except as set out in row (9) of Table 6.19;	Accessory buildings which are regulated by Section 6.1, except for projections set out in row (2) of Table 6.19;
Table 6.19(6)	<p>(6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered canopies and awnings:</p> <p>(a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line</p> <p>(b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.</p>	<p>(6) Covered or uncovered balcony, porch, deck, platform and verandah, excluding those covered canopies and awnings, with a maximum of two enclosed sides, which is defined as a wall or guard exceeding 1.2m in height from the walkable deck surface:</p> <p>(a) uncovered, unenclosed features, which for this purpose does not include the wall of the dwelling of which the deck is adjacent, such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line</p> <p>(b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.</p>
Table 6.19(8)	<p>(8) Air conditioner condenser, solar panels, heat pump or similar equipment:</p> <p>II Residential Use Building: 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard.</p> <p>III For All Other Buildings:</p> <p>(a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m;</p> <p>(b) Other cases – no restriction</p>	<p>(8) Features incidental to home design (including but not limited to window wells, gas metres, air conditioning units, exhaust, solar panels, heat pumps, or similar equipment):</p> <p>II Residential Use Building:</p> <p>(a) 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard;</p> <p>(b) notwithstanding, no projection shall obstruct an easement or legal right-of-way.</p> <p>III For All Other Buildings:</p> <p>(a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m;</p> <p>(b) Other cases – no restriction;</p> <p>(c) notwithstanding, no projection shall</p>

		obstruct an easement or legal right-of-way.
6.32	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:</p> <p>(a) Provide for the protection of municipal water supplies from contamination</p> <p>(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems</p> <p>(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved</p> <p>(d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act</p> <p>(e) Work with the RMO to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:</p> <p>(a) Provide for the protection of municipal water supplies from contamination</p> <p>(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems</p> <p>(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved</p> <p>(e) Work with the Risk Management Official (RMO) to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>
7.1.4	<p>Livestock Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of livestock units permitted shall be limited to</p>	<p>Nutrient Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of nutrient units permitted shall be limited to 1 nutrient</p>

	1 livestock unit per 0.4 hectares (1 acre) of land.	unit per 0.4 hectares (1 acre) of land.
8.#	<i>Not applicable.</i>	<p>8.# Accessory Apartment</p> <p>(1) Accessory Apartments are subject to the requirements outlined under Section 8.16 of this By-law.</p> <p>(2) Notwithstanding Section 8.16(2), Accessory Apartments are permitted in the A and RU Zones.</p>
8.1(1), (2), & (3)	<p>IV Layout of Communal Amenity Area:</p> <p>Aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m².</p>	<p>IV Layout of Communal Amenity Area:</p> <p>Where more than one aggregated area is provided, at least one must be a minimum of 54 m².</p>
8.8	<p>(1) Type A Group Homes may be a permitted use in all zones in which a single detached dwelling is permitted as a principal use in accordance with the following provisions.</p> <p>(a) A Type A Group Home shall be located no closer than 300 metres (984 feet) from another Type A Group Home, such distance to be measured from the closest point of the properties at the property line.</p> <p>(b) Type A Group Homes shall not be permitted in accessory single detached dwelling houses nor in accessory dwelling units.</p> <p>(c) Type A Group Homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten.</p>	<p>(1) Type A Group Homes may be a permitted use in all zones in which a single detached dwelling is permitted as a principal use in accordance with the following provisions.</p> <p>(a) Type A Group Homes shall not be permitted in accessory single detached dwelling houses nor in accessory dwelling units.</p> <p>(b) Type A Group Homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten.</p>

8.9(1)(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.9(1)(i)	There is no outside storage of goods or material.	There is no outside storage of goods or material, except for child play furniture and structures when a Private Home Daycare use.
8.10(1)(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.10(1)(j)	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and the accessory building complies with all other setbacks and provisions of this By-law.	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and is confined by walls on all sides, and the accessory building complies with all other setbacks and provisions of this By-law.
8.11(1)(b)	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²) of an accessory building shall be devoted to a rural home-based business. Any change in use of an accessory structure to accommodate a rural home-based business will require a permit under	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²), confined by walls on all sides, of an accessory building shall be devoted to a rural home-based business. Any change in use of an accessory structure to accommodate a rural home-based business will

	the Building Code Act, Chap. 14, R.S.O. 1990.	require a permit under the Building Code Act, Chap. 14, R.S.O. 1990.
8.11(1)(f)	There is no advertising other than a plate or sign which is not flashing and not larger than 1 m ² (10.8 ft ²) in area and not flashing.	There is no advertising other than a plate or sign which is not flashing or back lit and not larger than 1 m ² (10.8 ft ²) in area and not flashing. Signs shall adhere to the Municipality's Sign By-law provisions.
8.12(g)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.13(1)	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot.	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot. Notwithstanding, apartment dwellings are permitted to have more than one building granted all other provisions of this by-law are met.
8.14	<p>In any Residential Zone:</p> <p>(a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material.</p> <p>(b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight.</p> <p>(c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner.</p> <p>(d) No person shall use any lot for the outside parking or storage of: (i) a</p>	<p>(1) In any Residential Zone:</p> <p>(a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material.</p> <p>(b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight.</p> <p>(c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner.</p> <p>(d) No person shall use any lot for the outside parking or storage of: (i) a</p>

	<p>motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed.</p> <p>(e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(f) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented. The parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard. Notwithstanding the foregoing, where a lot is used for a dwelling house or houses containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or structure shall be in addition to the required parking.</p>	<p>motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed.</p> <p>(e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(2) In all zones in which a dwelling is permitted as a principal use:</p> <p>(a) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented.</p> <p>(b) Where a lot has an area of 1ha or less, the parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard.</p> <p>(c) Notwithstanding the foregoing, where a lot is used for a dwelling house or dwellings containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or</p>
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		structure shall be in addition to the required parking.
8.16(6)	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to a total gross floor area, of its principal dwelling unit including the gross floor area of the basement, of 40%.	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to 40% total gross floor area of its principal dwelling unit including the gross floor area of the basement.
8.17(1)	No more than eight (8) attached dwelling units are permitted in a townhouse (multiple attached) dwelling.	<i>Not applicable.</i>
Table 9.2 <i>Bed & Breakfast</i>	II Almonte & III Villages: 1 per dwelling unit plus 1 for the first four guest rooms plus 0.45 for each additional guest room	II Almonte & III Villages: 1 per dwelling unit plus 0.5 for each guest room
9.3.8(b)	If a use is changed or a building is enlarged in floor area or there is an increase in number of employees, number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.	If a use is changed or a building is enlarged in floor area or there is an increase the number of dwelling units or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.
9.3.9(f)	Parking areas and associated driveway systems serving any use other than detached dwellings and semi-detached dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a	Parking areas and associated driveway systems serving any use other than low-density residential or townhouse dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a backwards motion.

	backwards motion.	
9.4(1)	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot, where a principal or an accessory use must be provided as a perimeter or interior landscaped area comprised of the following:	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot must be provided as a perimeter or interior landscaped area comprised of the following:
9.4(2)	All outdoor loading and refuse collection areas contained within a parking lot must be: (a) located at least nine metres from a lot line abutting a public street; (b) located at least three metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of two metres.	All outdoor loading and refuse collection areas must: (a) be located at least nine metres from a lot line abutting a public street; (b) be located at least three metres from any other lot line; (c) be screened from view by an opaque screen with a minimum height of two metres; and (d) not be in a front yard.
9.6.3	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m.	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m and where there is a vegetative buffer.

SCHEDULE 'L' TO BY-LAW NO. 18-77

SECTION #	REMOVED TEXT	ADDED TEXT
13(5) <i>Purpose of the Zone</i>	(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.
13.3(2)	<p>Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services.</p> <p>The following conditional use is also permitted in the R1 Zone, subject to the following:</p> <p>(a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.</p> <p>(b) adequate off street parking is provided per Section 9 – Parking, Queing, and Loading Spacing Provisions of this Plan;</p> <p>(c) each guest room has a minimum floor area of 25 square metres;</p> <p>(d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;</p> <p>(e) a minimum of 15% of the site has to be maintained as usable landscaped open space;</p> <p>(f) the site has to be located on or within 5 metres of an arterial road;</p> <p>(g) the use is subject to Site Plan Control;</p> <p>Country Inn</p>	<p>Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services.</p>

<p>14(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>																		
<p>Table 14.2A <i>Lot area & Lot Frontage minimums (Duplex & Triplex)</i></p>	<table border="1"> <thead> <tr> <th>Provisions</th> <th>Dwelling, Duplex</th> <th>Dwelling, Triplex</th> </tr> </thead> <tbody> <tr> <td>Lot Area, Minimum (m²)</td> <td>460 (a)</td> <td>690 (a)</td> </tr> <tr> <td>Lot Frontage, Minimum (m)</td> <td>15 (a)</td> <td>18 (a)</td> </tr> </tbody> </table>	Provisions	Dwelling, Duplex	Dwelling, Triplex	Lot Area, Minimum (m ²)	460 (a)	690 (a)	Lot Frontage, Minimum (m)	15 (a)	18 (a)	<table border="1"> <thead> <tr> <th>Provisions</th> <th>Dwelling, Duplex</th> <th>Dwelling, Triplex</th> </tr> </thead> <tbody> <tr> <td>Lot Area, Minimum (m²)</td> <td>460</td> <td>690</td> </tr> <tr> <td>Lot Frontage, Minimum (m)</td> <td>15</td> <td>18</td> </tr> </tbody> </table>	Provisions	Dwelling, Duplex	Dwelling, Triplex	Lot Area, Minimum (m ²)	460	690	Lot Frontage, Minimum (m)	15	18
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<p>15(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>																		
<p>Table 15.2A (Row 1, Column 3)</p>	<p>Townhouse, Dwellings</p>	<p>Townhouse, Dwelling Unit</p>																		
<p>16(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design</p>																		

	approaches.	approaches.
17(a)	(a) recognize and permit limited residential development in areas designated as Rural in the Community Official Plan;	(a) recognize and permit limited residential development in areas designated as Rural and Rural Settlement Area & Village in the Community Official Plan;
21.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.
22.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-78

BEING a by-law to amend By-law No. 14-45, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.14-45 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 3;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified a zone title error in By-law No.14-45 requiring correction;

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

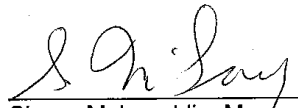
1. Schedule 'A' to By-law No.14-45, as amended, is hereby further amended by changing thereon from the "Residential Second Density Subzone E Exception 14 (R2E-14)" Zone to the "Residential Second Density Subzone E Exception 15 (R2E-15)" Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 14.4:

"14.4.X Notwithstanding their R2E zoning, lands designated as R2E-15 on Schedule "A" to this by-law, may be used in compliance with the R2E zone provisions contained in this by-law, the following provisions shall apply:

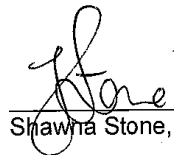
 1. The minimum Lot Area shall be 270.0m²
 2. The minimum lot frontage shall be 9.0m
 3. The minimum front yard setback shall be 3.0m
 4. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or a carport 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 2.5m wide.
 5. The minimum rear yard setback shall be 6.0m
 6. The minimum interior side yard setback shall be 1.2m
 7. The minimum exterior side yard setback shall be 3.0m.

8. The maximum building height shall be 11.0m
 9. The maximum lot coverage shall be 45% for a two-storey and 50% for a Bungalow
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*
 4. By-law No.14-45 shall hereby be amended.

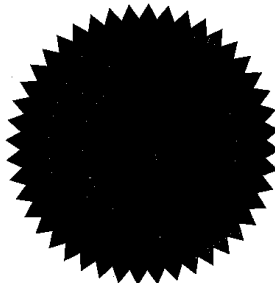
BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.



Shaun McLaughlin, Mayor



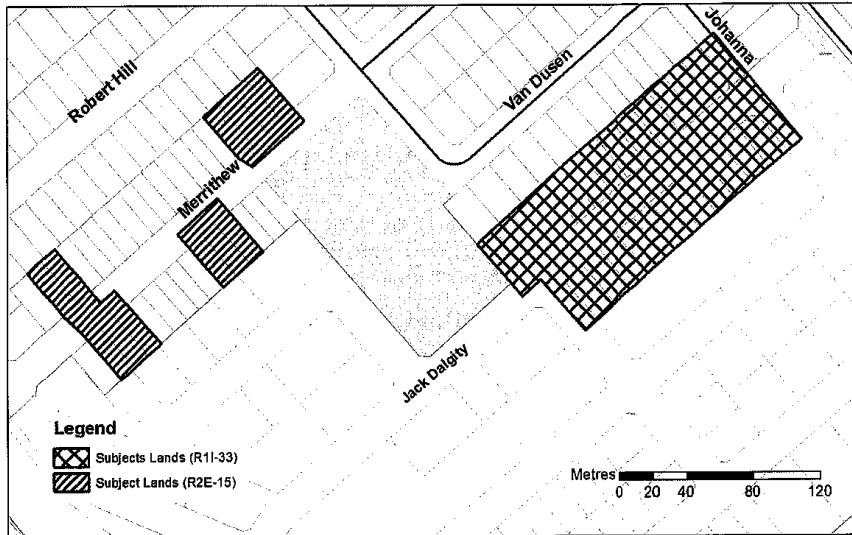
Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW 18-78



Rezone Riverfront Lands from R2E-14 to R2E-15 and R11 to R11-33
Concession 10, East Part Lot 14, Plan 27M-68 & Plan 27M-78
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phases 3 & 4



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-79

BEING a by-law to amend By-law No. 16-74, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.16-74 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 4;


AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified errors in By-law No.16-74 requiring correction;

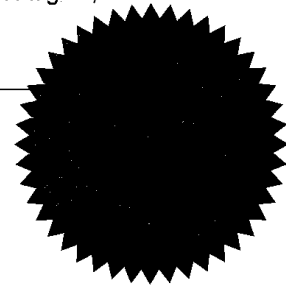
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'A' to By-law No.16-74, as amended, is hereby further amended by changing thereon from the "Residential First Density Subzone I (R11)" Zone to the "Residential First Density Subzone I Exception 33 (R11-33)" Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 13.4:
"13.4.X Notwithstanding the R11 zoning, lands designated as R11-33 on Schedule 'A' to this by-law may be used in compliance with the R11 zone provisions contained in this by-law, except that the following provisions shall apply:
 1. The minimum front yard setback shall be 3-6.2m;
 2. The minimum interior setback shall be 1.2m; and
 3. The lot maximum lot coverage shall be 50%, but if a bungalow it shall be 55%
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
4. By-law No.16-74 shall hereby by amended.

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.


Shaun McLaughlin, Mayor

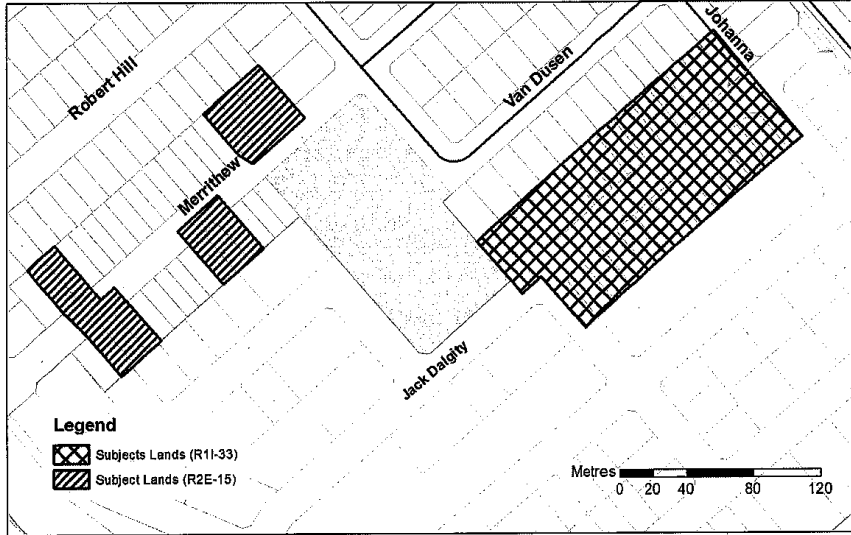

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-79



Rezone Riverfront Lands from R2E-14 to R2E-15 and R11 to R11-33
Concession 10, East Part Lot 14, Plan 27M-68 & Plan 27M-78
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phases 3 & 4



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-80

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 the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No. 18-10 to regulate lands within Riverfront Estates Phase 5, which the Municipality identified as having errors that require correction;

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

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density Exception 20 (R1-20), Residential First Density Exception 21 (R1-21), Residential Third Density Exception 8 (R3-8), and Residential Fourth Density (R4)" to "Residential First Density Subzone I Exception 31 (R1I-31), Residential Second Density Subzone E Exception 18 (R2E-18), Residential Third Density Exception 12 (R3-12), and Residential Fourth Density (R4)" on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Municipality of Mississippi Mills of Mississippi Mills.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 13.4:

"13.4.31 Notwithstanding the R1I zoning, lands designated as R1I-31 on Schedule "A" to this by-law may be used in compliance with the R1I zone provisions contained in this by-law, except that the following provisions shall apply:

 1. The maximum lot coverage shall be 48%.
3. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 14.4:

"14.4.15 Notwithstanding the R2E zoning, lands designated as R2E-18 on Schedule "A" to this by-law may be used in compliance with the R2E zone provisions contained in this by-law, except that following provisions shall apply:

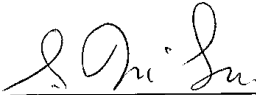
 1. The maximum lot coverage shall be 55%; and


2. Single-detached dwellings shall adhere to R11-31 standards.
4. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 15.4:

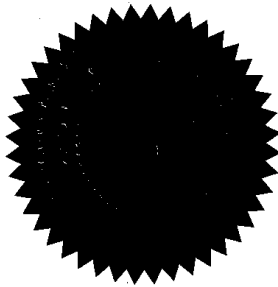
“15.4.12 Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule “A” to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply:

 1. The maximum lot coverage shall be 62%; and
 2. The minimum rear yard setback shall be 6m.
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*.
6. By-law #18-10 shall hereby be repealed.

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.


Shaun McLaughlin, Mayor

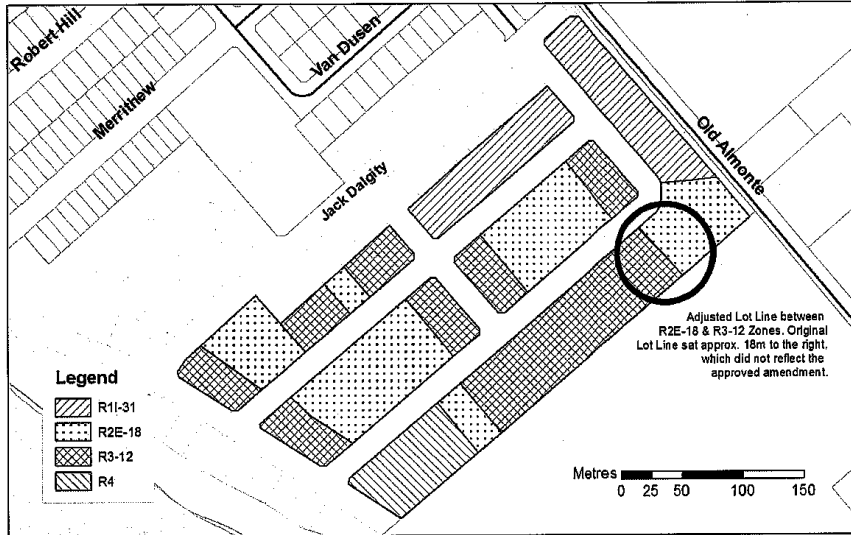

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-80



Rezone Riverfront Lands from R2E-15 to R2E-18
AND Adjust Zoning Boundary
Concession 10, East Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phase 5



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-85

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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 31 (A-31)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Concession 12, West Part Lot 24 & West Part Lot 25, Pakenham Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.30 Notwithstanding their 'A' zoning designation, lands designated as 'A-31' 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) *all residential uses are prohibited*
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 September, 2018.

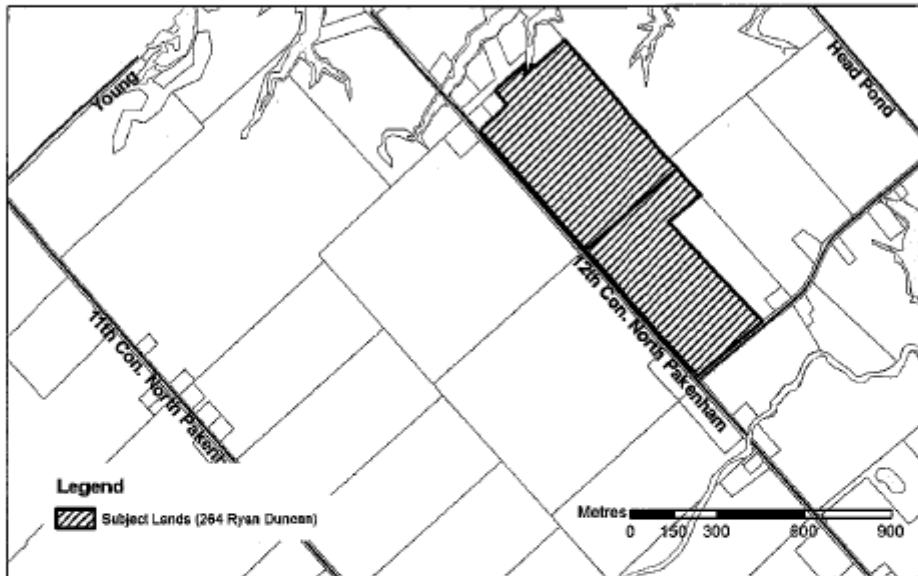

Christa Lowry, Acting Mayor


Shayna Stone, Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-85



**Zoning By-law Amendment Application D14-ZIE-18; Z-04-18
Concession 12, West Part Lots 24 & 25
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 264 Ryan Duncan Side Road**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-89

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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Business Park 1 (E1-1) Zone to the "Business Park 2 (E1-2)" for the lands identified on the attached Schedule "A", which is described as Parts 5-10, inclusive, on Reference Plan 27R-9664, Being Concession 10 Part Lot 15 Ramsay, Almonte Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 27.3:

27.3.2 *Notwithstanding their "E1" zoning designation, on those lands delineated as "E1-2":*

(i) the following uses shall not be permitted:

- Residential uses
- Commercial storage

(ii) the following shall be additional permitted uses:


- Medical facility
- Showroom
- Equipment rental outlet
- Garden centre
- Education or training facilities
- Computer, electronic or data processing establishment
- Scientific or technological establishment
- Communication and information establishment
- Business and government services
- Public use
- Parking lot

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.

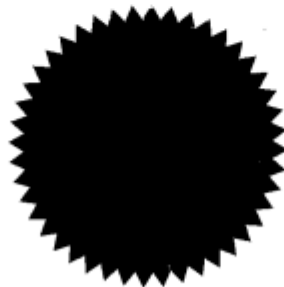
BY-LAW read, passed, signed and sealed in open Council this 18th day of September, 2018.



Shaun McLaughlin, Mayor



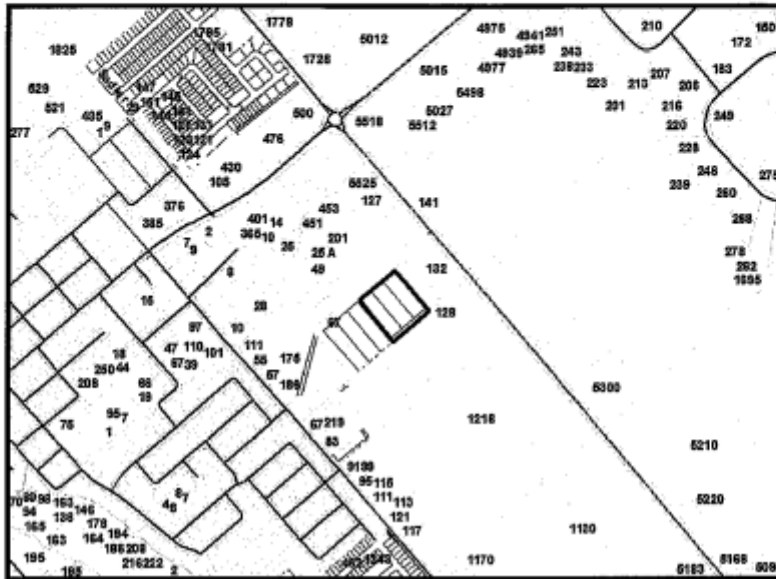
Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-89



Zoning Amendment Application Z-05-18
Pts 5-10 PLAN 27R9664; being Pt Lt 15 Concession 10 Ramsey
Almonte Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-90

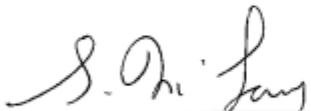
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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;

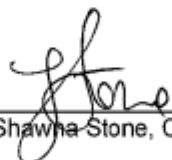
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural (RU)" Zone to the "Rural Residential (RR)" Zone for the lands identified on the attached Schedule "A", which is described as Concession 10, Lot 11, Pakenham, being Subdivision Plan 101581, 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.

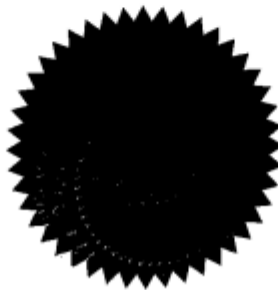
BY-LAW read, passed, signed and sealed in open Council this 18th day of September, 2018.



Shaun McLaughlin, Mayor



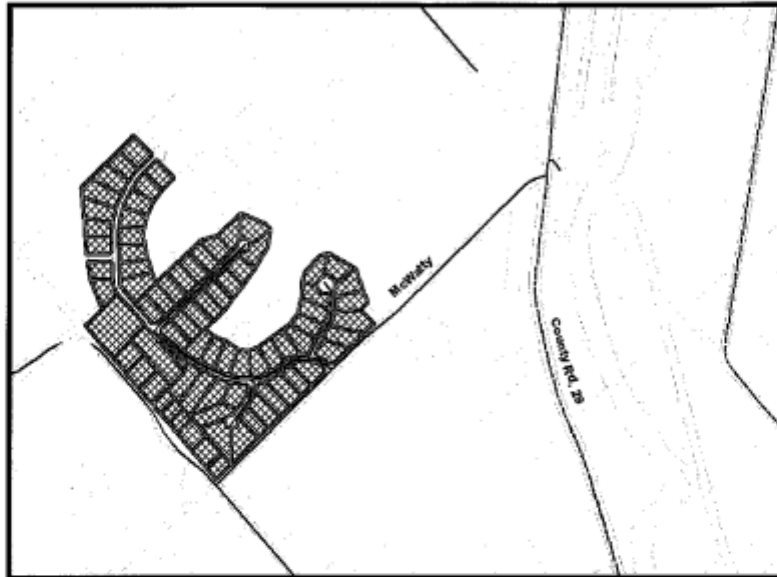
Shawha Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-90



Zoning Amendment Application Z-06-17
Pakenham Highlands Golf and Country Club Subdivision
Subdivision Plan 101581
Pakenham Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-101

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;

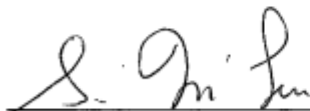
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:


1. That Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from Development (D) Zone to the Limited Service Residential – Special Exception (LSR-22) Zone, for the lands identified on the attached Schedule "A", which is described as Pt Blk C E Mississippi River PLAN 779 Pakenham Pt 2 Reference Plan 26R-439, Township of Pakenham now Pakenham Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 18.3:

18.3.22 *Notwithstanding their "LSR" zoning designation, on those lands delineated as "LSR-22":*

(i) the setback from the erosion hazard lands associated with the Mississippi River shall be 21.5m measured from the crest of the slope on the western boundary of the property.
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 20th day of November, 2018.


Shaun McLaughlin, Mayor


Jeanne Harfield, Acting Clerk



SCHEDULE 'A' TO BY-LAW NO. 18-101



Zoning Amendment Application Z-07-18
Pt Blk C E Mississippi River PLAN 779 Pakenham Pt 2 Reference Plan
26R-439; S/T LT 3320 Over Pt 1 and 2 Reference Plan 27R-7513;
Together with easement over Part 3 on Reference Plan 26R-9722 and
easement over Part 4 on Reference Plan 26R-2649, Township of
Pakenham, now Pakenham Ward, Municipality of Mississippi Mills.

