

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-013

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

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

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

1. By-law 11-38 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by the following:
 - (a) By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in subsection 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).
 - (b) 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 16.3:

16.3.15 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).
 - (c) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in subsection 13.4.31:

Notwithstanding the R1I zoning, lands zoned 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%.

(d) 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:

13.4.32 Notwithstanding the R1I zoning, lands zoned 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%.

(e) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 23.3:

12.3.33 Notwithstanding their 'A' zoning, lands zoned 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)

(f) 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 below subsection in Section 12.3:

12.3.33 Notwithstanding their 'RU' zoning, lands zoned 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)

(g) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in subsection 11.3.28:

11.3.28 Notwithstanding their 'A' zoning, lands zoned 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

(h) 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 below subsection to Section 11.3:

11.3.29 Notwithstanding their 'A' zoning, lands zoned 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

(i) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 15.4:

15.4.X Notwithstanding their “R3” zoning, 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.
- (j) 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 below subsection in Section 15.4:

15.4.14 Notwithstanding their “R3” zoning, lands delineated as “R3-14” 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.
- (k) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 11.3:

11.3.X Notwithstanding their “A” zoning, 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).

- (l) 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 below subsection in Section 11.3:

11.3.16 Notwithstanding their “A” zoning, lands delineated as “A-16” 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).

- (m) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 14.4:

14.4.X Notwithstanding their “R2” zoning, lands zoned 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.

(n) 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 below subsection in Section 14.4:

- 14.4.16 Notwithstanding their “R2” zoning, lands zoned 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.

(o) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 14.4:

- 14.4.X Notwithstanding their “R2” zoning, lands zoned 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.

(p) 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 below subsection in Section 14.4:

14.4.17 Notwithstanding their "R2" zoning delineation, lands delineated 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 provision shall be lifted once municipal water and sewer systems have been extended to the lands.

(q) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 15.4:

15.4.X Notwithstanding the 'R3' zoning, those lands zoned 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

(r) 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 below subsection in Section 15.4:

15.4.10

Notwithstanding the 'R3' zoning, those lands zoned 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

(s) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 15.4:

15.4.X

Notwithstanding the 'R3-Residential Third Density zoning, lands zoned 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.

(t) 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 below subsection in Section 15.4:

15.4.13 Notwithstanding the 'R3–Residential Third Density zoning, lands zoned 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.

(u) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in 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)

(v) 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 below subsection in Section 16.3:

16.3.16 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)

(w) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 23.3:

23.3.X Notwithstanding their "C5" zoning, 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

- (x) 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 below subsection in Section 23.3:

23.3.11 Notwithstanding their "C5" zoning, 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

- (y) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 23.3:

23.3.X Notwithstanding their C5 zoning, lands zoned 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.

- (z) 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 below subsection in Section 23.3:

23.3.10 Notwithstanding their C5 zoning, lands zoned 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.

(aa) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in 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.

(bb) 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 below subsection in Section 40.3:

40.3.8 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.

(cc) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 14.4:

14.4.X Notwithstanding their R2E zoning, lands zoned 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

(dd) 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 below subsection in Section 14.4:

14.4.15 Notwithstanding their R2E zoning, lands zoned 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

(ee) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 13.4:

13.4.X Notwithstanding the R1I zoning, lands zoned as R1I-33 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 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%

(ff) 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 below subsection in Section 13.4:

13.4.33 Notwithstanding the R1I zoning, lands zoned as R1I-33 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 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%

(gg) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the wording from subsection Section 13.4.31:

13.4.31 Notwithstanding the R1I zoning, lands zoned 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%.

(hh) 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 below subsection in Section 13.4:

13.4.32 Notwithstanding the R1I zoning, lands zoned 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%.

(ii) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 14.4.15:

14.4.15 Notwithstanding the R2E zoning, lands zoned 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 R1I-31 standards.

(jj) 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 below subsection in Section 14.4:

14.4.18 Notwithstanding the R2E zoning, lands zoned 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.

(kk) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 11.3.30:

11.3.30 Notwithstanding their 'A' zoning, lands zoned 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

(ll) 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 below subsection in Section 11.3:

11.3.31 Notwithstanding their 'A' zoning, lands zoned 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

(mm) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 12.3:

12.3.X Notwithstanding their "RU" zoning, lands delineated as "RU-xh" on Schedule 'A' to this by-law may be used for the following additional purposes:

- (1) Winery
- (2) Micro-Brewery
- (3) Dairy

The holding provision (h) shall maintain a water consumption operating limit of no more than 1000L/day, to be lifted upon approval by the Municipality and Conservation Authority of the following:

- (1) Appropriate hydrological studies that support the required water use, maintaining appropriate water quality and quantity standards of the aquifer.

(nn) 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 below subsection in Section 12.3:

12.3.34 Notwithstanding their "RU" zoning, lands delineated as "RU-34h" on Schedule 'A' to this by-law may be used for the following additional purposes:

- (1) Winery
- (2) Micro-Brewery
- (3) Dairy

The holding provision (h) shall maintain a water consumption operating limit of no more than 1000L/day, to be lifted upon approval by the Municipality and Conservation Authority of the following:

- (1) Appropriate hydrological studies that support the required water use, maintaining appropriate water quality and quantity standards of the aquifer.

(oo) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 40.3:

40.03.X Notwithstanding their 'D' zoning, on those lands delineated as 'D-x' a single detached dwelling shall be permitted in accordance with the R1 zone provisions and applicable general provisions of Section 5 and 8.

(pp) 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 below subsection in Section 40.3:

40.3.12 Notwithstanding their 'D' zoning, on those lands delineated as 'D-12' a single detached dwelling shall be permitted in accordance with the R1 zone provisions and applicable general provisions of Section 5 and 8.

(qq) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 11.3.33:

11.3.33 Notwithstanding their 'A' zoning, lands zoned as 'A-34' 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;

(rr) 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 below subsection in Section 11.3:

11.3.34 Notwithstanding their 'A' zoning, lands zoned as 'A-34' 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;

(ss) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 11.3.33:

11.3.33 Notwithstanding their 'A' zoning, lands zoned as 'A-35' 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 permitted lot area is 34ha.

(tt) 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 below subsection in Section 11.3:

11.3.35 Notwithstanding their 'A' zoning, lands zoned as 'A-35' 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 permitted lot area is 34ha.

(uu) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 12.3:

16.3.16 Notwithstanding their "R4" zoning, lands delineated as "R4-16" on Schedule 'A' to this by-law may be used in accordance with the provisions of this bylaw, excepting however that:

- (1) the maximum density shall be no more than 1 unit per 111m² of lot area;
- (2) the minimum setback between a habitable room window and a parking space shall be 4.80m;
- (3) minimum 1.0m fence and no berm shall be required on the south property line of the site;
- (4) the minimum privacy yard depth shall be 4.30m;
- (5) the maximum combined width of driveways on the site shall be 13.4m."

(vv) 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 below subsection in Section 16.3:

16.3.17 Notwithstanding their “R4” zoning, lands delineated as “R4-16” on Schedule ‘A’ to this by-law may be used in accordance with the provisions of this bylaw, excepting however that:

- (1) the maximum density shall be no more than 1 unit per 111m² of lot area;
- (2) the minimum setback between a habitable room window and a parking space shall be 4.80m;
- (3) minimum 1.0m fence and no berm shall be required on the south property line of the site;
- (4) the minimum privacy yard depth shall be 4.30m;
- (5) the maximum combined width of driveways on the site shall be 13.4m.

(ww) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 15.3:

15.3.16 Notwithstanding their “R3” zoning, lands delineated as “R3-15” on Schedule ‘A’ to this by-law may be used in accordance with the provisions of this bylaw, excepting however that:

- (1) the minimum lot area is 160m²;
- (2) the minimum exterior side yard setback is 3m;
- (3) the minimum rear yard setback is 6m;
- (4) the maximum lot coverage of 65%; and
- (5) the maximum net density is 55 units per ha.

The holding provision (h) shall prohibit development on the subject lands until such time as the applicant has demonstrated the following:

- 1) The completion of a Stormwater Management Plan to the satisfaction of the Municipality of Mississippi Mills and the Mississippi Valley Conservation Authority.”

(xx) 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 below subsection in Section 15.4:

15.4.15 Notwithstanding their “R3” zoning, lands delineated as “R3-15” on Schedule ‘A’ to this by-law may be used in accordance with the provisions of this bylaw, excepting however that:

- (1) the minimum lot area is 160m²;
- (2) the minimum exterior side yard setback is 3m;
- (3) the minimum rear yard setback is 6m;
- (4) the maximum lot coverage of 65%; and
- (5) the maximum net density is 55 units per ha.

The holding provision (h) shall prohibit development on the subject lands until such time as the applicant has demonstrated the following:

- 1) The completion of a Stormwater Management Plan to the satisfaction of the Municipality of Mississippi Mills and the Mississippi Valley Conservation Authority.

(yy) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in subsection 18.3.25:

- 18.3.25 Notwithstanding the provisions of the 'LSR' Zone, on those lands delineated as 'LSR-25' on Schedule 'A' to this By-law, shall be used in accordance with the following provisions:
- i) the minimum lot frontage shall be 0 metres.
 - ii) the minimum lot area shall be 4,047 m²

(zz) 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 below subsection in Section 18.3:

- 18.3.24 Notwithstanding the provisions of the 'LSR' Zone, on those lands delineated as 'LSR-25' on Schedule 'A' to this By-law, shall be used in accordance with the following provisions:
- i) the minimum lot frontage shall be 0 metres.
 - ii) the minimum lot area shall be 4,047 m²

(aaa) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in subsection 12.3.38:

- 12.3.38 Notwithstanding their 'RU' Zoning, on those lands delineated as 'RU-38' on Schedule 'A' to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:
- i) the minimum lot area of an agricultural use shall be 16 hectares
 - ii) all residential uses shall be prohibited

(bbb) 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 below subsection in Section 12.3:

12.3.42 Notwithstanding their 'RU' Zoning, on those lands delineated as 'RU-42' on Schedule 'A' to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:

- i) the minimum lot area of an agricultural use shall be 16 hectares
- ii) all residential uses shall be prohibited

(ccc) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the following subsection under Section 12.3:

11.3.37 Notwithstanding their 'RU' Zoning, on those lands delineated as 'RU-37' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however that the performance standards shall be set out by Schedule 'B' of this by-law

(ddd) 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 12.3:

12.3.37 Notwithstanding their 'RU' Zoning, on those lands delineated as 'RU-37' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however that the performance standards shall be set out by Schedule 'B' of this by-law

(eee) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below subsection in Section 18.3:

11.3.25 Notwithstanding their 'LSR' Zoning, on those lands delineated as 'LSR-25-h' on Schedule 'A' to this By-law, may be used in compliance with the LSR zone provisions contained in this by-law, excepting however that the performance standards shall be set out by Schedule 'B' of this by-law.

The Holding Provision (-h) shall prohibit further construction of new buildings on the site. The Holding Provision shall be lifted upon approval of the following to the satisfaction of the Municipality:

- a) The holding provision will require that the Owners enter into a Site Plan Agreement with the Municipality in order to register an agreement on title regarding use, maintenance and liability agreement regarding the private street and limited services provided by the Municipality.

(fff) 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 below subsection in Section 18.3:

18.3.26 Notwithstanding their 'LSR' Zoning, on those lands delineated as 'LSR-26-h' on Schedule 'A' to this By-law, may be used in compliance with the LSR zone provisions contained in this by-law, excepting however that the performance standards shall be set out by Schedule 'B' of this by-law.

The Holding Provision (-h) shall prohibit further construction of new buildings on the site. The Holding Provision shall be lifted upon approval of the following to the satisfaction of the Municipality:

- a) The holding provision will require that the Owners enter into a Site Plan Agreement with the Municipality in order to register an agreement on title regarding use, maintenance and liability agreement regarding the private street and limited services provided by the Municipality.

(ggg) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 12.3.41:

12.3.41 Notwithstanding the 'RU' zoning, on those lands delineated as 'RU-41' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however that:

- i. All residential uses are prohibited."

(hhh) 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 below subsection in Section 12.3:

12.3.43 Notwithstanding the 'RU' zoning, on those lands delineated as 'RU-43' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however that:

- i. All residential uses are prohibited.

- (iii) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 4.1:

4.1 ADMINISTRATION

This By-law shall be administered by the Municipal Planner or the person zoned by the Corporation as the Zoning Administrator.

- (jjj) 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 below wording in Section 4.1:

4.1 ADMINISTRATION

This By-law shall be administered by the Municipal Planner or the person designated by the Corporation as the Zoning Administrator.

- (kkk) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 5:

“DRIVE-THROUGH FACILITY” means a premise used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a zoned queuing space, and may be in combination with other land.

- (lll) 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 below wording in Section 5:

“DRIVE-THROUGH FACILITY” means a premise used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land.

- (mmm) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 5:

“GRADE” means:

- (a) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building;
- (b) when used with reference to a structure, shall mean the average elevation of the finished surface of the ground immediately surrounding such structure;
- (c) when used with reference to a street, Street or highway

means the elevation of the street, or highway established by the Municipality or other Zoned authority.

- (nnn) 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 below wording in Section 5:

“GRADE” means:

- (d) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building;
- (e) when used with reference to a structure, shall mean the average elevation of the finished surface of the ground immediately surrounding such structure;
- (f) when used with reference to a street, Street or highway means the elevation of the street, or highway established by the Municipality or other designated authority.

- (ooo) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 5:

“GROSS LEASABLE FLOOR AREA (GLFA)” shall mean the gross floor area zoned for the exclusive use and occupancy of an owner or tenant or used as a single premise, and includes any basement, mezzanine or upper floor areas, as expressed in square metres and measured from the centre lines of partition walls between premises and/or the exterior face of outside walls, but shall exclude:

- (g) any utility room occupied by mechanical, electrical, heating, cooling or similar equipment that serves the building;
- (h) publicly accessible space not used for the sale or display of merchandise including: washrooms, balconies, hallways, stairways, elevator shafts, landings and similar void spaces;
- (i) offices or rooms used for building management or custodial purposes;
- (j) staff locker rooms and lunch rooms;
- (k) enclosed parking or loading areas;
- (l) storage areas that are accessory to the principal use to a maximum of 10% of the floor area of the principal use.

- (ppp) 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 below wording in Section 5:

“GROSS LEASABLE FLOOR AREA (GLFA)” shall mean the gross floor area designated for the exclusive use and occupancy of an owner or tenant or used as a single premise, and includes any basement, mezzanine or upper floor areas, as expressed in square

metres and measured from the centre lines of partition walls between premises and/or the exterior face of outside walls, but shall exclude:

- (m) any utility room occupied by mechanical, electrical, heating, cooling or similar equipment that serves the building;
- (n) publicly accessible space not used for the sale or display of merchandise including: washrooms, balconies, hallways, stairways, elevator shafts, landings and similar void spaces;
- (o) offices or rooms used for building management or custodial purposes;
- (p) staff locker rooms and lunch rooms;
- (q) enclosed parking or loading areas;
- (r) storage areas that are accessory to the principal use to a maximum of 10% of the floor area of the principal use.

- (qqq) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 5:

“USE” as a noun, means any of the following depending on the context:

- (a) any purpose for which land, buildings or other structures may be arranged, zoned, designed, intended, maintained, or occupied, or
- (b) any occupation, business, activity, or operation carried on, or intended to be carried on, in a building or other structure or on land, or
- (c) a name of a tract of land or a building or other structure which indicates the purpose for which it is arranged, zoned, intended, maintained or occupied.

- (rrr) 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 below wording in Section 5:

“USE” as a noun, means any of the following depending on the context:

- (a) any purpose for which land, buildings or other structures may be arranged, designated, designed, intended, maintained, or occupied, or
- (b) any occupation, business, activity, or operation carried on, or intended to be carried on, in a building or other structure or on land, or
- (c) a name of a tract of land or a building or other structure which indicates the purpose for which it is arranged, designated, intended, maintained or occupied.

(sss) By-law 11-83 as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by repealing the below wording in Section 40.3.10:

[By-law #15-74, #19-xx] Notwithstanding their "D" zoning designation, lands designated as "D-10" on Schedule 'A' to this by-law, may be used in accordance with the D zone provisions contained in this by-law, excepting however that:

- 1) the minimum lot frontage shall be 25.62 m (84 ft); and
- 2) the minimum lot area shall be 8.55 ha (21.13 ac)

(ttt) 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 below wording in Section 40.3.10:

[By-law #15-74, #19-114] Notwithstanding their "D" zoning designation, lands designated as "D-10" on Schedule 'A' to this by-law, may be used in accordance with the D zone provisions contained in this by-law, excepting however that:

- 1) the minimum lot frontage shall be 25.62 m (84 ft); and
- 2) the minimum lot area shall be 8.55 ha (21.13 ac)

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 **4th day of March 2025**.



Christa Lowry
Mayor



Jeanne Harfield
Clerk

