

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-025

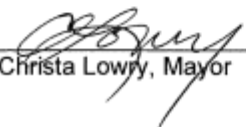
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 "Residential Fourth Density" (R4) Zone to "Residential Fourth Density – Special Exception" (R4-16) Zone for the lands identified on the attached Schedule 'A', which are legally described as Block 70 Plan 27M-88, Part of Lot 14 Concession 10, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 16 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:
"16.3.16 *Notwithstanding their "R4" zoning designation, 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."*
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 7th day of April, 2020.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-067

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 "Residential Second Density" (R2) Zone to "Residential Third Density – Special Exception Holding" (R3-15) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 143 Marshall Street, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 15 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 15.3:
" 15.3.16 *Notwithstanding their "R3" zoning designation, 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."*
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 **25th day of August, 2020.**


Christa Lowry, Mayor




Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-068

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 "Downtown Commercial" (C2) Zone to "Downtown Commercial – Special Exception" (C2-13) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 0931-030-030-09400-0000 located on Farm Street, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 20 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 20.3:
"20.3.13 *Notwithstanding their "C2" zoning designation, lands delineated as "C2-13" on Schedule 'A' to this by-law may also be used for "triplex" and "fourplex" uses, and up to 50% of the gross floor area of the rear of the ground floor may be used for residential uses. The following specific provisions also apply:*
 1. *Minimum setback between a parking space and a habitable room window of 1.37m; and*
 2. *Minimum setback between a driveway aisle and a habitable room window of 0m."*
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 **25th day of August, 2020.**


Christa Lowry, Mayor


Jeanne Harfield, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-069

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 "Development" (D) Zone to "Residential First Density" (R1) and "Rural" (RU) Zone for the lands identified on the attached Schedule 'A', which are legally known as Part Lot 23, Concession 1, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **25th day of August, 2020.**



Christa Lowry, Mayor



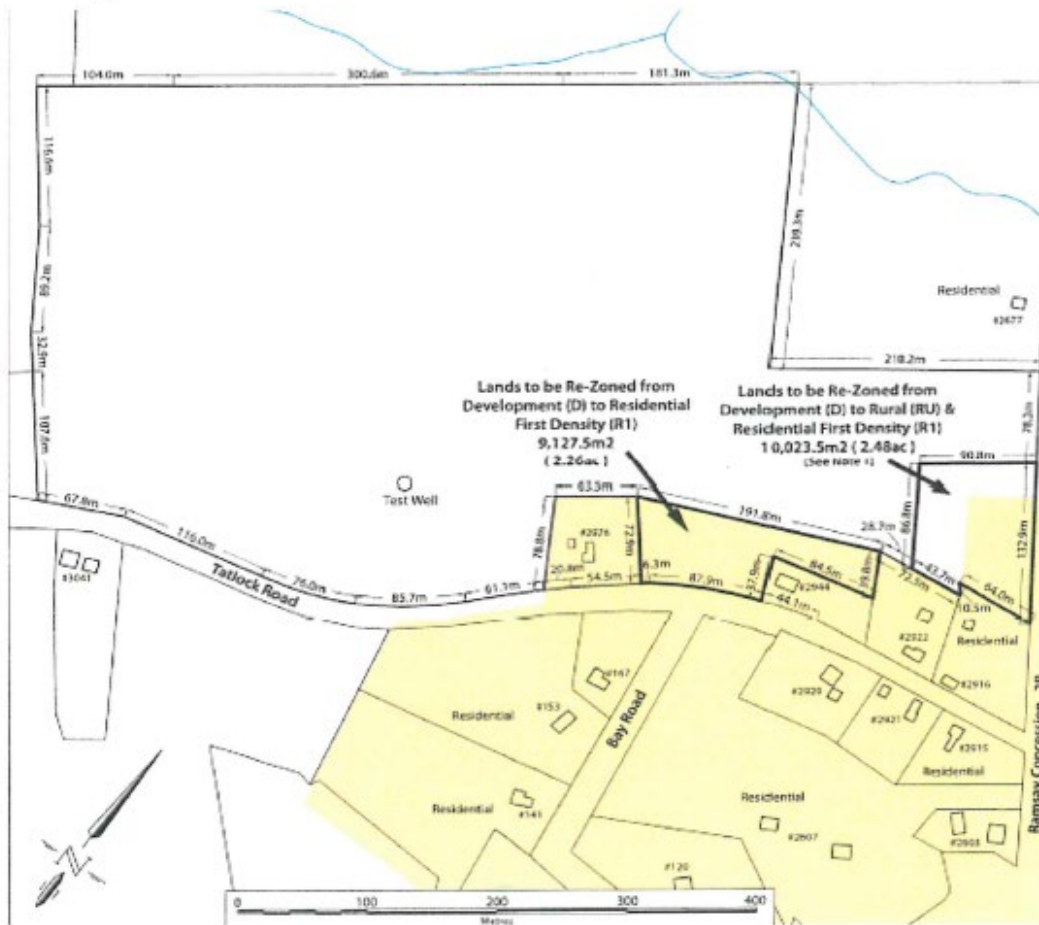
Jeanne Harfield, Clerk



**Bylaw 20-069
Schedule "A"**

Lands Subject to the Amendment.

Part Lot 23, Concession 1, Ramsay
Municipally known as 0931-929-015-05002 in the Village of Clayton Municipality of
Mississippi Mills.



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-070

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" (RU) Zone to "Limited Service Residential – Special Exception" (LSR-x) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 101 Lynx Hollow, Pakenham Ward, Municipality of Mississippi Mills.
2. That Section 18 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 18.3:
"18.3.16 Notwithstanding their "LSR" zoning designation, lands delineated as "LSR-x" on Schedule 'A' to this by-law may be used in accordance with the provisions of this bylaw and that the following additional uses may be permitted:
(1) Agricultural uses."
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 **25th day of August, 2020.**


Christa Lowry, Mayor


Jeanne Harfield, Clerk



**Bylaw 20-070
Schedule "A"**

Lands Subject to the Amendment.

Part of East Part Lot 9 , Concession 9, Pakenham
Municipally known as 101 Lynx Hollow, Pakenham Ward, Municipality of Mississippi
Mills.



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-076

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 "Development" (D) Zone to "Residential First Density" (R1) Zone for the lands identified on the attached Schedule 'A', which are legally known as PLAN 779 Part Block E, Being Part 3 on Reference Plan 27R-9111 Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **1st day of September, 2020.**



Christa Lowry, Mayor



Jeanne Harfield, Clerk



**Bylaw 20-076
Schedule "A"**

Lands Subject to the Amendment.

Plan 779, Part Block E, RP 27R9111, Part 3, County of Lanark

Municipally known as 0931-946-025-074-05000



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-078

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 "Community Facility" (I) Zone to "Agricultural" (A) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 6556 County Road 29 South, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **1st day of September, 2020.**


Christa Lowry, Mayor


Jeanje Harfield, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-078

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 "Community Facility" (I) Zone to "Agricultural" (A) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 6556 County Road 29 South, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **1st day of September, 2020.**


Christa Lowry, Mayor


Jeanje Harfield, Clerk



**Bylaw 20-078
Schedule "A"**

Lands Subject to the Amendment.

West Part Lot 6, Concession 9 Ramsay, County of Lanark

Municipally known as 6556 County Road 29 South, Ramsay Ward, Municipality of Mississippi Mills.



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-079

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 – Special Exception" (A-x) and "Agricultural – Special Exception" (A-x) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 1029 12th Concession S Pakenham, Pakenham Ward, Municipality of Mississippi Mills.
2. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:

"11.3.X Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-x' 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 may be 31.08ha

11.3.X Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-x' 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 frontage may be 10m."
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 **1st day of September, 2020.**


Christa Lowry, Mayor

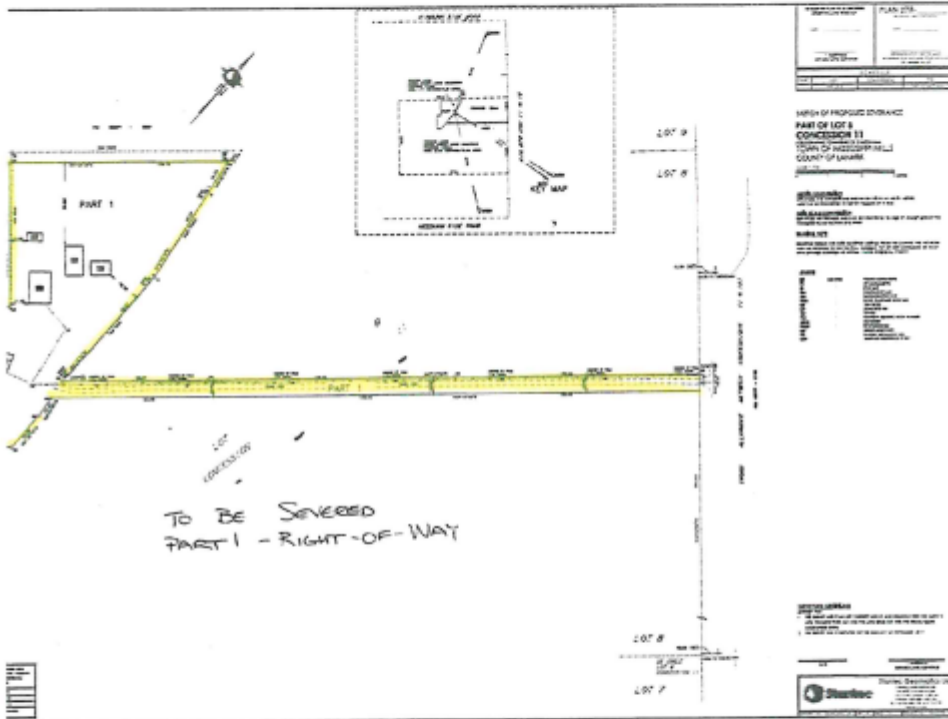

Jeanne Harfield, Clerk



**Bylaw 20-079
Schedule "A"**

Lands Subject to the Amendment.

Lot 8, Concession 11 Pakenham Ward, Municipality of Mississippi Mills, Municipally known as 1029 12th Concession South Pakenham



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-080

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 "Development" (D) Zone to "Residential First Density" (R1) Zone for the lands identified on the attached Schedule 'A', which are legally known as West Part Lot 10, Concession 11 Pakenham, 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 **1st day of September, 2020.**



Christa Lowry, Mayor



Jeayne Harfield, Clerk



**Bylaw 20-080
Schedule "A"**

Lands Subject to the Amendment.

West Part Lot 10, Concession 11 Pakenham, Municipality of Mississippi Mills.

Proposed Severance
Roll: 0931-946-0250-69000
West Part Lot 10, Concession 11 Pakenham
Pakenham Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-081

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

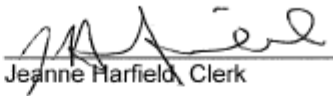
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 – Special Exception" (A-x) and "Agricultural – Special Exception" (A-x) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 4655 Appleton Side Road, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:
 - "11.3.X (Retained Lands) Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-x' 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 may be 30.78ha.*
 - 11.3.X (Severed Lands) Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-x' 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 may be 10.5 ha; and*
 - ii) that notwithstanding the uses permitted in the definition of "agricultural" uses, the following uses shall not be permitted: raising of large livestock including dairy or beef cattle, poultry, swine, deer, bison etc, in excess of 1 nutrient unit."*
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 **1st day of September, 2020.**


Christa Lowry, Mayor


Jeanne Harfield, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-105


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

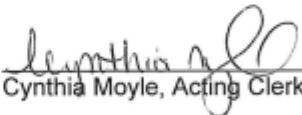
WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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 "Development" (D) Zone to "Residential First Density" (r1) Zone for the lands identified on the attached Schedule 'A', which are legally known as Concession 11, W Part Lot 12 and W Part Lot 11, Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 3rd day of November, 2020.


Christa Lowry, Mayor


Cynthia Moyle, Acting Clerk



**Bylaw 20-105
Schedule "A"**

Lands Subject to the Amendment.

Concession 11, W Part Lot 12 and W Part Lot 11, Municipality of Mississippi Mills,
County of Lanark (PIN 05292-0067)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-113

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 "Shopping Centre Commercial – Special Exception" (C4-4) Zone to "Shopping Centre Commercial – Special Exception Holding" (C4-xh) Zone for the lands identified on the attached Schedule 'A', which are legally described as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445.
1. That Section 22 to By-law No. 11-83, as amended, is hereby further amended by replacing the text in Section 22.3.4 with the following:

"Notwithstanding the 'C4' zoning, on lands delineated as 'C4-4' the following additional provisions shall apply:

- 1) *The following residential uses are permitted as additional uses:*
 - *apartment dwelling, low rise, in accordance with the R4 zone*
 - *apartment dwelling, mid rise, in accordance with the apartment dwelling, low rise provisions of the R4 zone*
 - *dwelling unit or units in the form of apartments in the upper storeys of a non-residential building*
- 2) *For the purpose of this exception zone, an "apartment dwelling, mid rise" means a residential use building of four or fewer storeys in height containing four or more principal dwelling units, other than a multiple attached dwelling or stacked dwelling.*
- 3) *Notwithstanding the applicable zone provisions, the following provisions shall apply to residential uses:*

a) <i>Maximum Height (m)</i>	<i>15m or 4 storeys</i>
b) <i>Maximum Density</i>	<i>50 units per net hectare</i>

c) *Minimum Setback from Ottawa Street (m)* 60m


Notwithstanding the provisions of subsection 3(c) above, the minimum required setback from Ottawa Street shall not apply to a dwelling unit located in the upper storeys of a non-residential building.

Notwithstanding the provisions of subsection 16.2, the minimum required rear yard associated with an apartment dwelling low rise or mid rise shall be 26m.

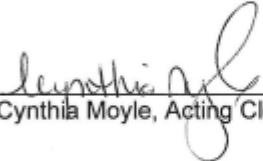
The holding provision (h) shall prohibit development on the subject lands until such time as the applicant has obtained Site Plan Control approval from Council.

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 **17th day of November, 2020.**



Christa Lowry, Mayor



Cynthia Moyle, Acting Clerk



