

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-068

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

1. That Section 6.14 to By-law 11-83, as amended, is hereby further amended by revising subsection (2) to add the word "further" to the following sentence:

"(2) Nothing in this By-Law shall prevent an accessory use, an extension or an addition being made to a building or structure which is used for a purpose specifically permitted within the zone in which such building or structure is located and which building or structure legally existed at the date of passing of this By-law but which building or structure does not comply with one or more of the Zone Provisions of this By-law, provided such accessory use, extension or addition does not *further* contravene any of the provisions of this By-law and is in compliance with Sections 4.8 and 4.9 of this By-law."

2. That Section 6.24 to By-law 11-83, as amended is hereby further amended by deleting subsection (2) and replacing with the following:

"(2) Except for flood or erosion control works, or a public bridge or a marine facility, development shall be setback a minimum of 30 m from the highwater mark or 15 m from the flood line, whichever is greater. Any septic tank or tile field shall be setback a minimum of 30 m from the highwater mark or 23 m from the flood line, whichever is greater."

3. That Section 8.13 to By-law 11-83, as amended is hereby further amended by deleting subsection (1) and replacing with the following:

"(1) Except where specifically permitted by this By-law, not more than one dwelling unit shall be located on a lot. Notwithstanding, a lot is permitted to have more than one low rise apartment dwelling and associated parking, granted all other provisions of this by-law are met.

4. That Section 8.13 to By-law 11-83, as amended is hereby further amended by adding subsection (2) as follows:

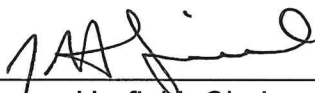
“(2) In the case of commercial, industrial or mixed uses, a lot is permitted to have more than one building which are designed and developed, including parking site access and infrastructure servicing, granted all other provisions of this by-law are met.”

5. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **October 15, 2024**.



Christa Lowry, Mayor



Jeanne Harfield, Clerk

