

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-004

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 That By-law 24-085 be repealed and replaced with the following:
2. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Rural Commercial, Special Exception 13" (C5-13) to "Rural Commercial, Special Exception 14" (C5-14) for the lands identified in Schedule 'A', which are legally described as Concession 8, West Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills and municipally known as 7307 and 7317 County Road 29, Municipality of Mississippi Mills.
3. That Section 23.3.13 to By-law No. 11-83, as amended, is hereby deleted and replaced by the following:

"23.3.13 Notwithstanding the 'C5' zoning, on those lands delineated as 'C5-13-h' on Schedule 'A' to this By-law, the following provisions shall apply:

- a. The Holding Provision (-h) shall prohibit the construction of any new land uses or buildings for any land uses other than those listed in 23.3.13 (b). The Holding Provision shall be lifted upon approval of the following, to the satisfaction of the Municipality:
 - i. A Ministry of the Environment, Conservation and Parks (MECP) acknowledged Record of Site Condition (RSC), that is certified by a qualified person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for a proposed land use not listed in 23.3.13 (b);
 - ii. All supporting environmental documentation such as Phase One and Two Environmental Site Assessment and remediation reports etc. to the Municipality for review;
 - iii. All environmental reports and Record of Site Condition must extend third party reliance to the Municipality of Mississippi Mills;

b. Notwithstanding subsection (a) above, this Holding Provision does not prevent the issuance of a building permit necessary to authorize the following uses:

- i. animal clinic
- ii. artist studio
- iii. automobile care
- iv. automobile gas bar
- v. contractor's or trade establishment
- vi. farm implement establishment
- vii. heavy equipment and vehicle sales, rental and servicing
- viii. recreational vehicle sales
- ix. autobody,
- x. auto sales,
- xi. commercial storage,
- xii. convenience store,
- xiii. custom workshop,
- xiv. farm supplies dealership,
- xv. service and repair shop,
- xvi. wholesale outlet,
- xvii. equipment rental outlet,
- xviii. self-storage
- xix. retail store
- xx. bulk sales establishment – agricultural
- xix. buildings and structures accessory to a permitted use listed in this subsection."

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

"23.3.14 Notwithstanding their 'C5' zoning, the lands zoned 'C5-14' on Schedule 'A' of this By-law, development shall proceed in accordance with the C5 zone provisions, excepting however, that:

- i. The following uses shall be included as permitted uses, in addition to those normal C5 permitted uses:*
 - Automotive Sales Establishment*
 - Restaurant*
- ii. In the case of a Restaurant as the primary use on the lands municipally known as 7317 County Road 29, the lands municipally known as 7307 County Road 29 shall only be permitted to supply parking for a Restaurant use on the lands municipally known as 7317 County Road 29.*
- iii. A Restaurant as the primary use is not permitted on the lands municipally known as 7307 County Road 29."*

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 **14th day of January, 2025.**



Christa Lowry, Mayor



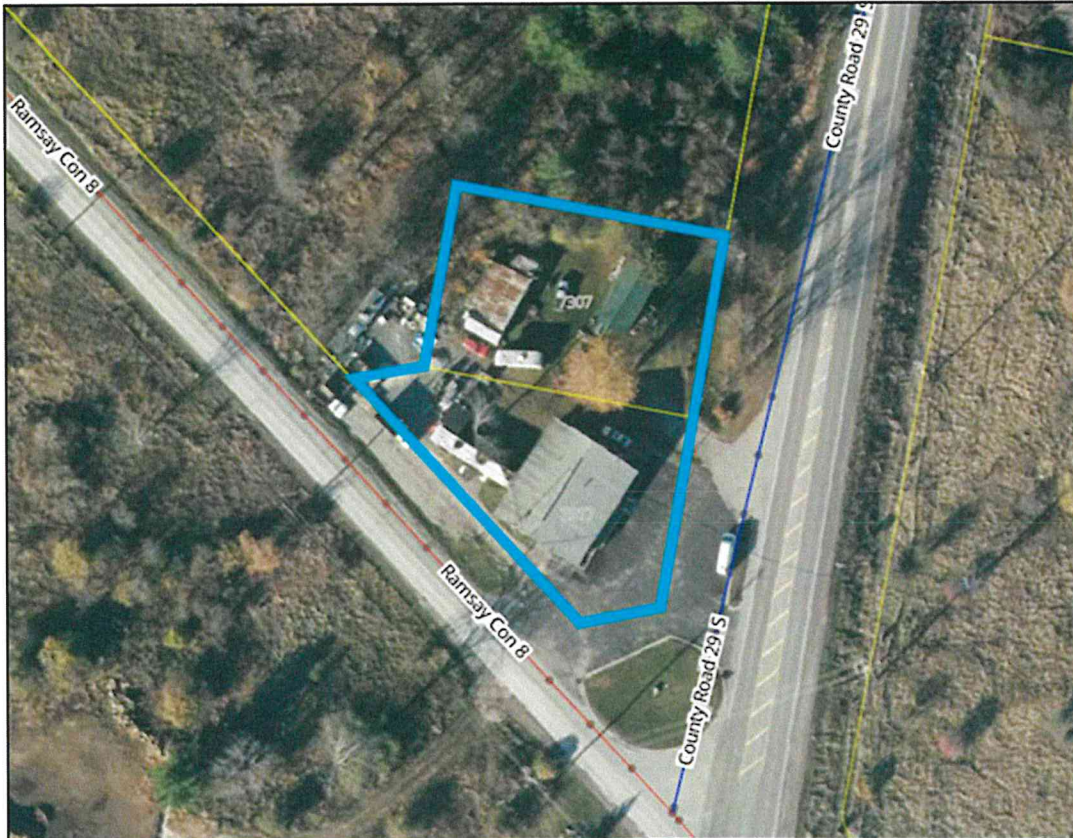
Jeanne Harfield, Clerk



**Bylaw No. 25-004
Schedule "A"**

Lands Subject to the Amendment

Concession 8 West Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills and
municipally known as 7307 and 7317 County Road 29 Road



-  Area where Rural Commercial, Special Exception 13 (C5-13) zone is proposed to be rezoned to Rural Commercial, Special Exception 14 (C5-14)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-007

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural, Special Exception 42-h" (RU-42-h) Zone to "Rural, Special Exception 42" (RU-42) for the lands identified in Schedule 'A', which are legally described as Concession 8 East, Part of Lot 8, Ramsay Ward, Municipality of Mississippi Mills.

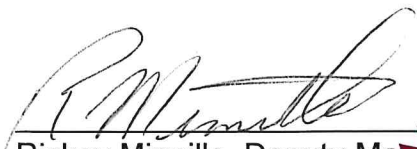
2. That Section 12.3.42 to By-law No. 11-83, as amended, is hereby deleted and replaced with the following:

"12.3.42 Notwithstanding their 'RU' zoning, on those lands delineated as 'RU-42' on Schedule 'A' to this By-law, a battery energy storage system shall be permitted in accordance with the RU zone provisions contained in this by-law."

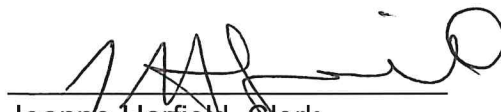
3. That Section 42.3 to By-law No. 11-83, as amended, is hereby further amended by deleting Section 42.3 and replacing with Schedule 'B' of this By-law.

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 **February 11, 2025**.


Rickey Minnille, Deputy Mayor

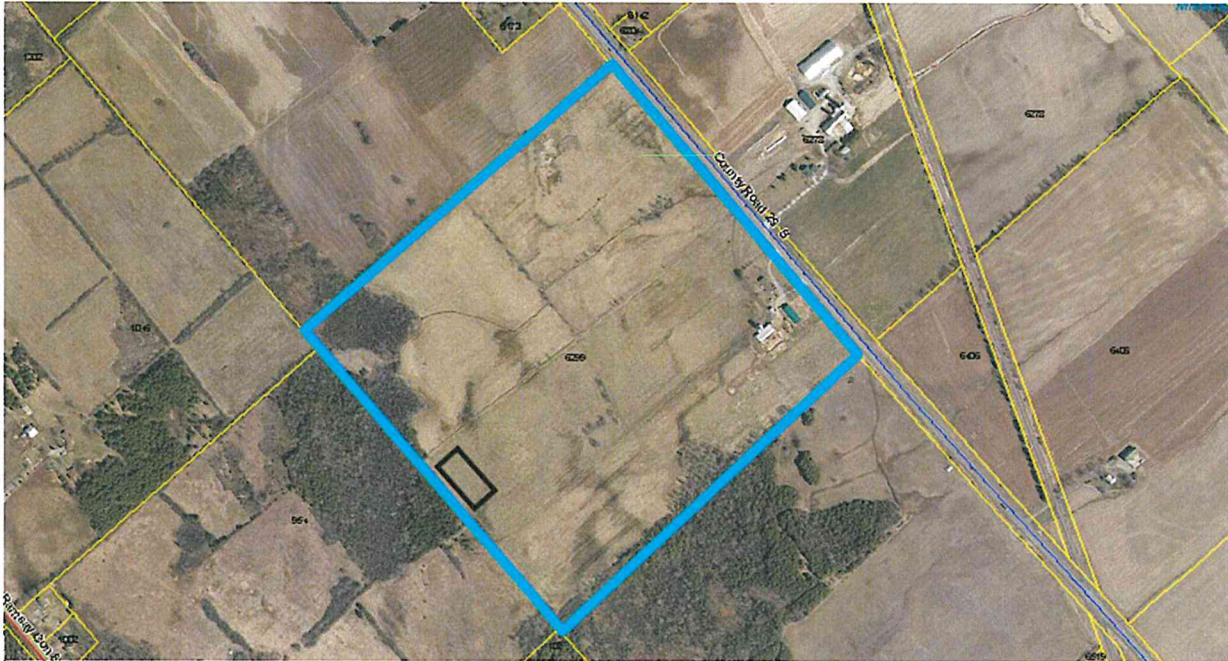



Jeanne Harfield, Clerk

BY-LAW NO. 25-007

Schedule "A"
Lands Subject to the Amendment

Concession 8 East, Part of Lot 8
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 6299 County Road 29



Area to be rezoned from Rural, Special Exception 42-h (RU-42-h) to Rural
Special Exception (RU-42)

BY-LAW NO. 25-007

Schedule "B"
Zoning Schedule



 Area to be rezoned from Rural, Special Exception 42-h (RU-42-h) to Rural, Special Exception 42 (RU-42)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-009

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural" (RU) Zone to "Rural, Special Exception 45" (RU-45) for the lands identified in Schedule 'A', which are legally described as Concession 11, West Part of Lot 25; Part 3 of Reference Plan 27R9641, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 12.3 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:

"12.3.45 Notwithstanding their 'RU' zoning, on those lands zoned 'RU-45' on Schedule 'A' of this By-law, may be used in compliance with the 'RU' zone provisions contained in this By-law, excepting however, that:

- i. A Light Industrial Use is permitted limited to the repair and service of construction hoist elevator lifts that have been manufactured and assembled off-site.*
 - ii. A maximum of three structures limited to no more than 315 m² of gross floor area shall be permitted for a light industrial use.*
 - iii. A maximum of four accessory structures shall be permitted for a residential use in accordance with Section 6.1.*
 - iv. Notwithstanding the foregoing, agricultural accessory structures are permitted in accordance with Section 6.1.*
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 **11th day of February, 2025.**


Christa Lowry, Mayor




Jeanne Harfield, Clerk

By-law No. 25-009
Schedule "A"

Lands Subject to the Amendment

Concession 11, West Part of Lot 25; Part 3 of Reference Plan 27R9641, Ramsay Ward,
Municipality of Mississippi Mills and municipally known as 3020 Ramsay Concession
11B



 Area to be rezoned from Rural (RU) to Rural, Special Exception (RU-45)

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



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 25-020

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural" (A) Zone to "Agricultural, Special Provision 11" (A-11) for the lands identified in Schedule 'A', which are legally described as Concession 11, Part of Lot 15, Pakenham Ward, Municipality of Mississippi Mills.

AND

2. 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 Provision 50" (A-50) for the lands identified in Schedule 'A', which are legally described as Concession 11, Part of Lot 15, Pakenham Ward, Municipality of Mississippi Mills.

AND

3. That Section 11.3 Special Provisions to By-law No. 11-83, as amended, is hereby further amended by deleting subsection 11.3.11 and replacing it with the following:

"11.3.11 Notwithstanding the Agricultural (A) zone, lands zoned A-11 on Schedule 'A' to this By-law may be used in compliance with the A zone provisions contained in this By-law, except that the following provisions shall apply:

- i. All buildings, structures and septic tank or tile field, shall be setback a minimum of 30 metres from the watercourse.

AND

4. That Section 11.3 Special Provisions to By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

“11.3.50 Notwithstanding the Agricultural (A) zoning, lands zoned A-50 on Schedule ‘A’ to this By-law may be used in compliance with the A zone provisions contained in this By-law, except that the following provisions shall apply:

- i. all residential uses are prohibited
- ii. minimum lot area: 8 hectares

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 **April 8th, 2025**.


Christa Lowry, Mayor


Jeanne Harfield, Clerk

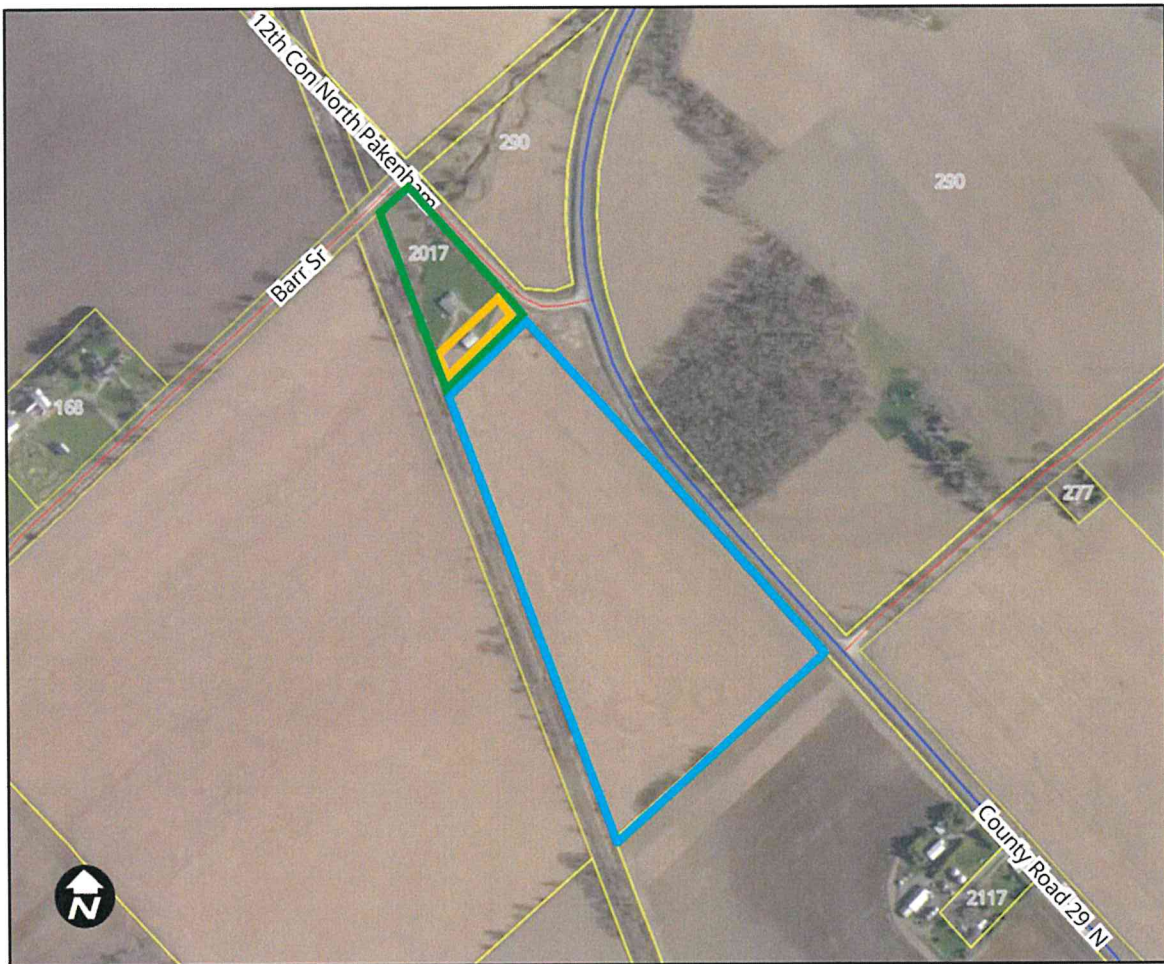


BY-LAW NO. 25-020

Schedule "A"

Lands Subject to the Amendment

Concession 11, Part of Lot 15, and Concession 11, East Part of Lot 15, Part 1 on
Reference Plan 27R7599
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 2017 12th Concession Pakenham North



-  Area to be rezoned from Agricultural (A) to Agricultural, Special Provision 50 (A-50)
-  Area to be rezoned from Agricultural (A) to Agricultural, Special Provision 11 (A-11)
-  Area where A-11 zone is to be amended

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-022

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

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

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 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 the zoning of the lands shown on the Zoning Schedule "A" Ramsay Ward and Pakenham Ward.
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 **8th day of April 2025**.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



By-law No. 25-022 Zoning Schedule "A"



ZONING BY-LAW No.11-83
Amended: 9 - MAY - 2022

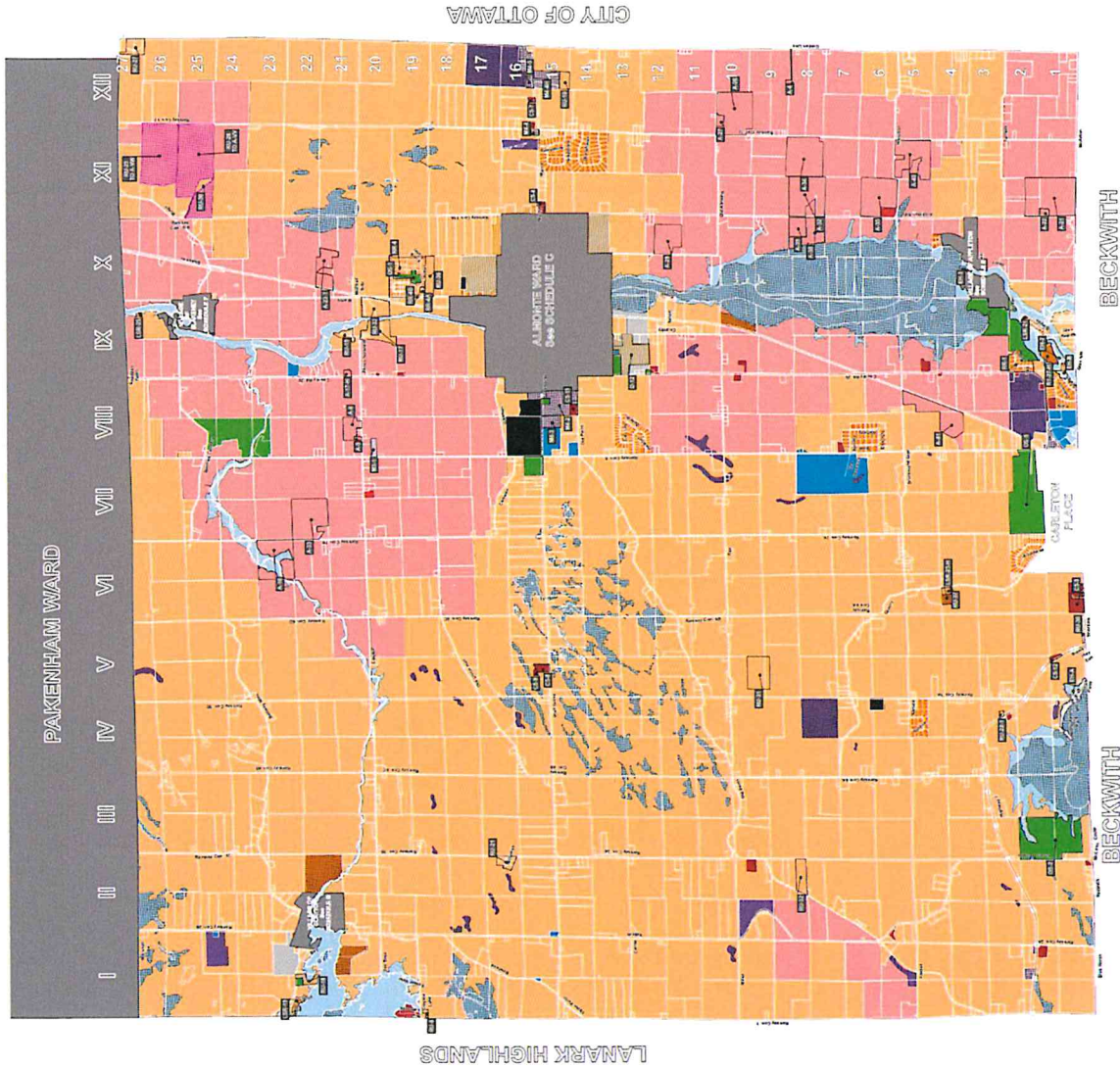
RAMSAY WARD

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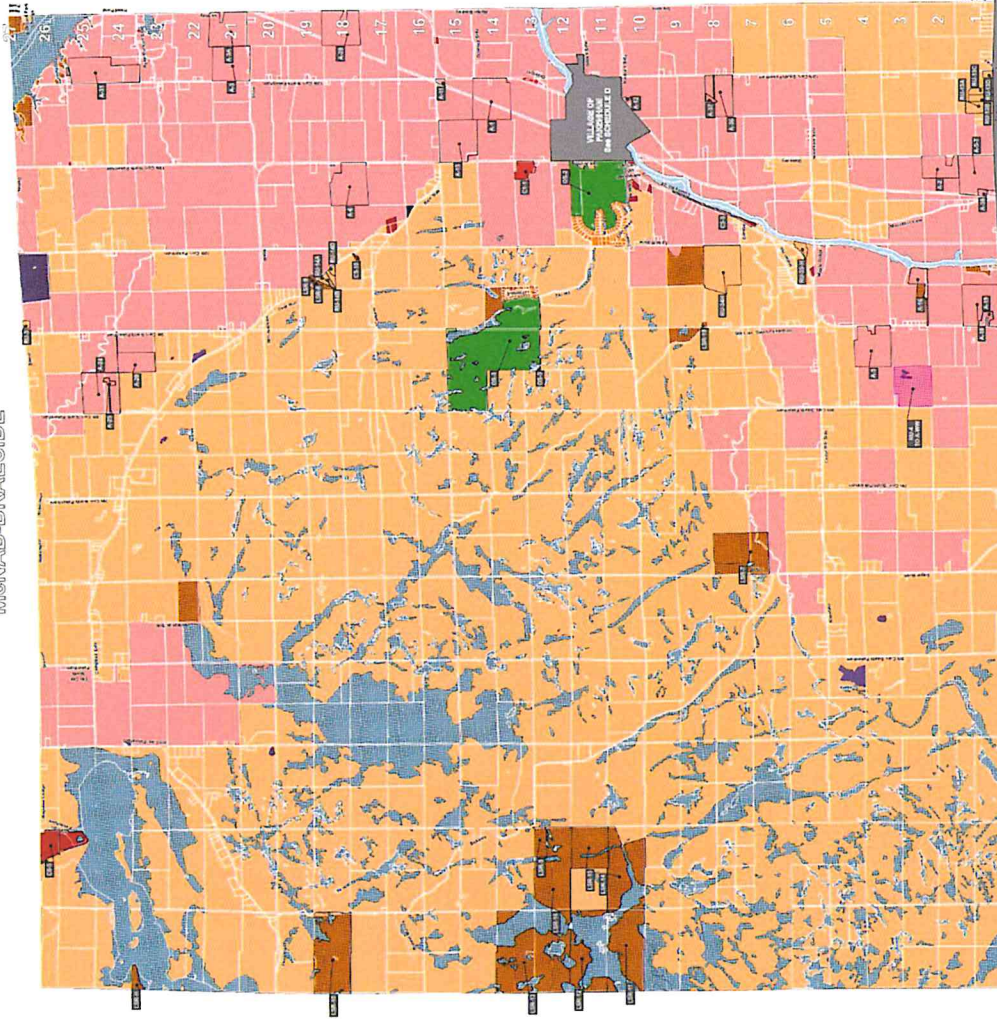


ZONING CLASSIFICATIONS

AREAS SUBJECT TO OFFICIAL PLAN AMENDMENT 23 (UNDER APPEAL)	AGRICULTURAL (A)	AGRICULTURAL COMMERCIAL (C1)	RURAL COMMERCIAL (C5)	TOURIST COMMERCIAL (C6)	LOCAL COMMERCIAL (C7)	DEVELOPMENT (D)	ENVIRONMENTAL HAZARD (EH)	ENVIRONMENTAL PROTECTION (EP)	COMMUNITY FACILITY (F)	AGRICULTURAL INDUSTRIAL (I3)	RURAL INDUSTRIAL (I4)	MINERAL AGGREGATE PIT (IUP)	MINERAL AGGREGATE QUARRY (IQU)	MINERAL AGGREGATE RESERVE (IWR)	PARKLAND & OPEN SPACE (OS)	RURAL RESIDENTIAL (R4)	LIMITED SERVICE RESIDENTIAL (LSR)	RESIDENTIAL FIRST DENSITY (R1)	RURAL (RU)	WASTE DISPOSAL (WD)
[Pink]	[Light Green]	[Red]	[Dark Red]	[Orange]	[Light Blue]	[Dark Blue]	[Light Green]	[Dark Green]	[Light Blue]	[Dark Blue]	[Light Green]	[Dark Green]	[Light Green]	[Dark Green]	[Light Green]	[Light Green]	[Light Green]	[Light Green]	[Light Green]	[Light Green]



McNAB-BRAESIDE



LANARK HIGHLANDS

CITY OF OTTAWA



ZONING BY-LAW No.11-83

Amended: 9 - MAY - 2022

PAKENHAM WARD

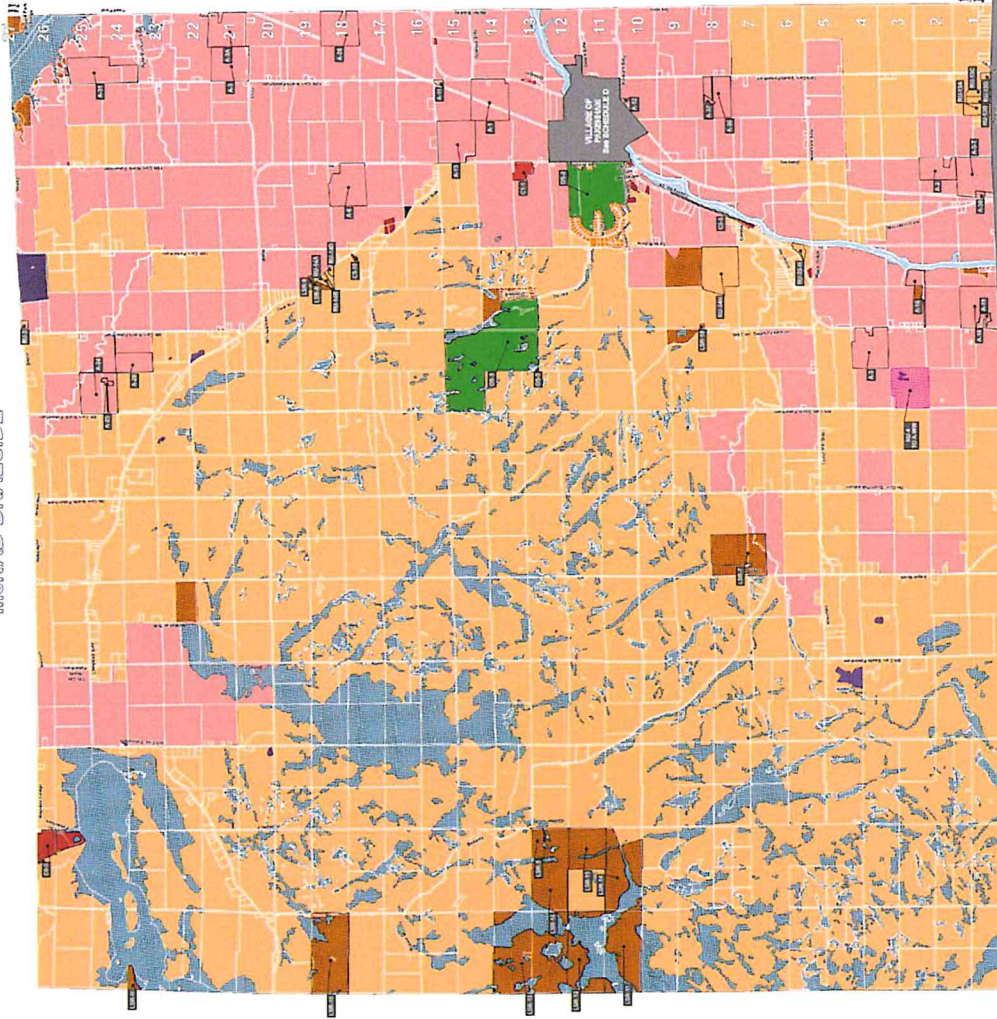
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ZONING CLASSIFICATIONS

AGRICULTURAL (A)
AGRICULTURAL COMMERCIAL (C1)
RURAL COMMERCIAL (C2)
TOURIST COMMERCIAL (C3)
LOCAL COMMERCIAL (C7)
DEVELOPMENT (D)
ENVIRONMENTAL HAZARD (EH)
ENVIRONMENTAL PROTECTION (EP)
COMMUNITY FACILITY (F)
AGRICULTURAL INDUSTRIAL (I1)
RURAL INDUSTRIAL (I2)
MINERAL AGGREGATE PIT (MP)
MINERAL AGGREGATE QUARRY (MQ)
MINERAL AGGREGATE RESERVE (MR)
PARKLAND & OPEN SPACE (OS)
RURAL RESIDENTIAL (RR)
LIMITED SERVICE RESIDENTIAL (LSR)
RESIDENTIAL FIRST DENSITY (R1)
RURAL (RU)
WASTE DISPOSAL (WD)

McNAB-BRAESIDE



LANARK HIGHLANDS

CITY OF OTTAWA



ZONING BY-LAW No.11-83

Amended: 9 - MAY - 2022

PAKENHAM WARD

Scale - 1:22,000



ZONING CLASSIFICATIONS

AGRICULTURAL (A)	AGRICULTURAL COMMERCIAL (C1)
RURAL COMMERCIAL (C5)	TOURIST COMMERCIAL (C8)
LOCAL COMMERCIAL (C7)	DEVELOPMENT (D)
ENVIRONMENTAL HAZARD (EH)	ENVIRONMENTAL PROTECTION (EP)
COMMUNITY FACILITY (F)	AGRICULTURAL INDUSTRIAL (IA)
RURAL INDUSTRIAL (IM)	MINERAL AGGREGATE PIT (MP)
MINERAL AGGREGATE QUARRY (MQ)	MINERAL AGGREGATE RESERVE (MR)
PARKLAND & OPEN SPACE (OS)	RURAL RESIDENTIAL (RR)
LIMITED SERVICE RESIDENTIAL (LSR)	RESIDENTIAL FIRST DENSITY (R1)
RURAL (RU)	WASTE DISPOSAL (WD)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-023

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 the zoning of the lands shown on the Zoning Schedule "A" Ramsay Ward and Pakenham Ward and by changing thereon from "Rural, Special Exception" (RU-4) to "Agricultural, Special Exception" (A-47).
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:

"11.3.47 Notwithstanding their 'A' zoning, on those lands delineated as 'A-47' on Schedule "A" of this By-law, a septage disposal use shall be permitted in accordance with the requirements of the Health Unit."
3. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by deleting and replacing with the following Subsection to Section 12.3:

"12.3.4. Reserve for future use."
4. That Schedule "A" to By-law No. 11-83, as amended, is hereby further amended by changing the zoning of the lands shown on the Zoning Schedule "A" Ramsay Ward and Pakenham Ward and by changing thereon from "Rural, Special Exception" (RU-25) to "Agricultural, Special Exception" (A-48).
5. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:

"11.3.48 Notwithstanding the 'A' zoning, lands designated as 'A-48' 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 all residential uses are prohibited."
6. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by deleting and replacing with the following Subsection to Section 12.3:

“12.3.26. Reserve for future use.”

7. That Schedule “A” to By-law No. 11-83, as amended, is hereby further amended by changing the zoning of the lands shown on the Zoning Schedule “A” Ramsay Ward and Pakenham Ward and by changing thereon from “Rural, Special Exception” (RU-28) to “Agricultural, Special Exception” (A-49).
8. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:

“11.3.49 Notwithstanding the 'A' zoning, those lands designated as ‘A-49’ on Schedule “A” to this By-law, shall be used in compliance with the A zone provisions contained in this By-Law, excepting however, that all residential uses shall be prohibited.”

9. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by deleting and replacing with the following Subsection to Section 12.3:

“12.3.28. Reserve for future use”.

10. That Schedule “A” to By-law No. 11-83, as amended, is hereby further amended by changing the zoning of the lands shown on the Zoning Schedule “A” Ramsay Ward and Pakenham Ward and by changing thereon from “Rural, Special Exception” (RU-43) to “Agricultural, Special Exception” (A-50).

11. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:

“11.3.50 Notwithstanding the 'A' zoning, those lands designated as ‘A-50’ on Schedule “A” to this By-law, shall be used in compliance with the A zone provisions contained in this By-Law, excepting however, that:

- i. All residential uses shall be prohibited
- ii. The minimum lot area is 36.6 ha.”

12. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by deleting and replacing with the following Subsection to Section 12.3:

“12.3.43. Reserve for future use”.

13. That Schedule “A” to By-law No. 11-83, as amended, is hereby further amended by changing the zoning of the lands shown on the Zoning Schedule “A” Ramsay Ward and Pakenham Ward and by changing thereon from “Rural, Special Exception” (RU-44) to “Agricultural, Special Exception” (A-45).

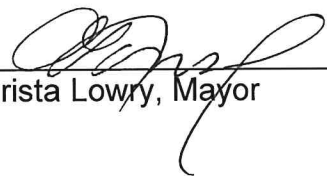
14. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by

deleting and replacing with the following Subsection to Section 12.3:

"12.3.44. Reserve for future use".

15. 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 **8th day of April 2025**.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



By-law No. 25-023 Schedule "A"



ZONING BY-LAW No.11-83
Amended: 9 - MAY - 2022

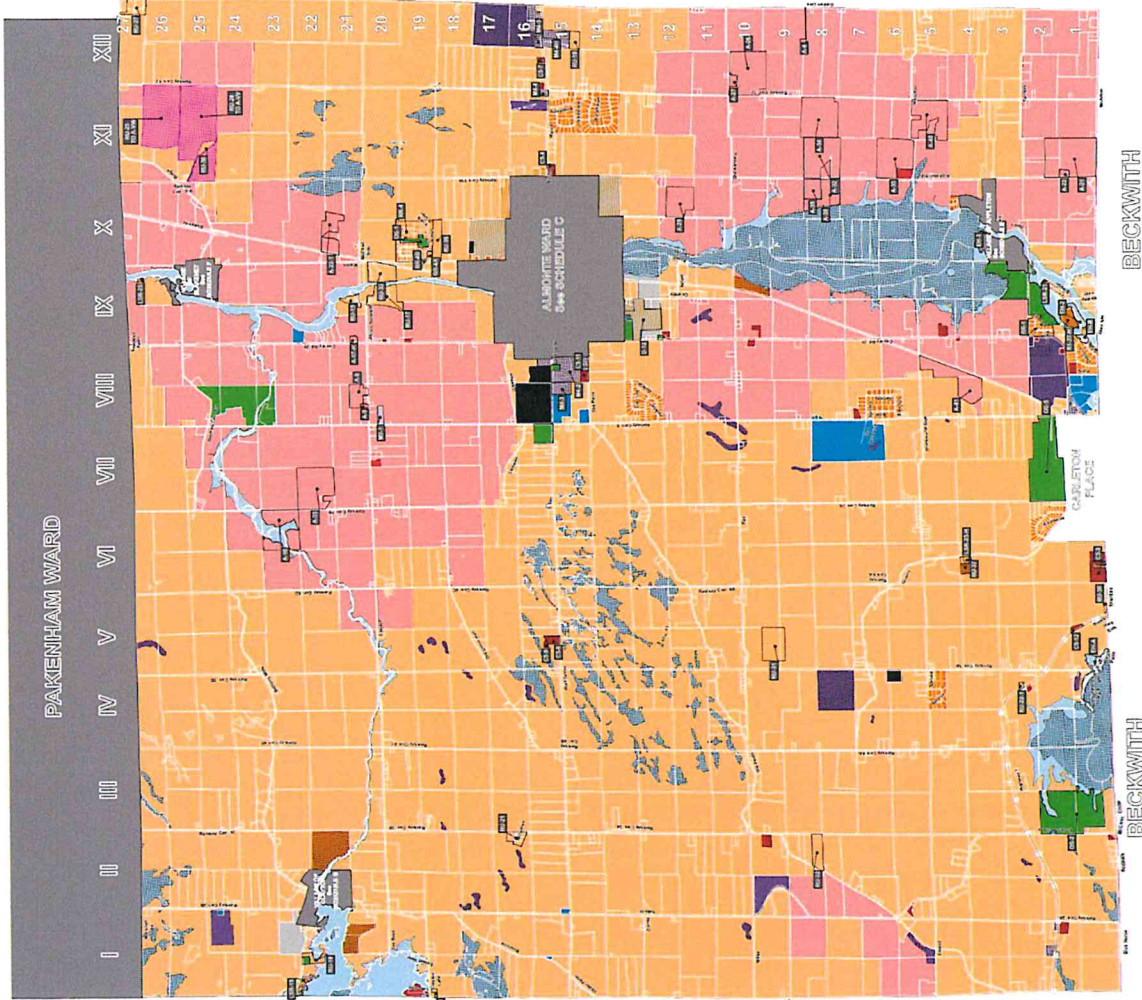
RAMSAY WARD

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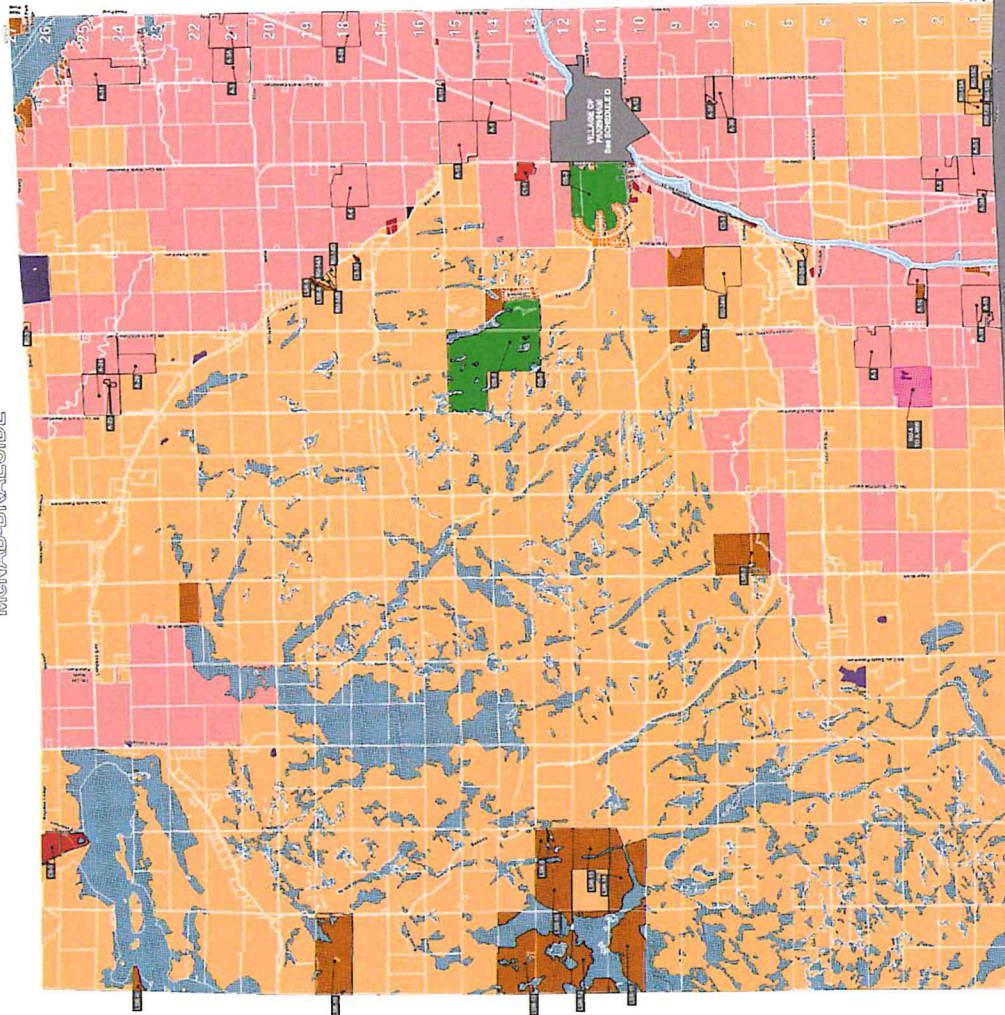


ZONING CLASSIFICATIONS

AREAS SUBJECT TO OFFICIAL PLAN AMENDMENT 22 (UNDER APPEAL)
AGRICULTURAL (A)
AGRICULTURAL COMMERCIAL (C1)
RURAL COMMERCIAL (C2)
TOURIST COMMERCIAL (C3)
LOCAL COMMERCIAL (C7)
DEVELOPMENT (D)
ENVIRONMENTAL HAZARD (EH)
ENVIRONMENTAL PROTECTION (EP)
COMMUNITY FACILITY (F)
AGRICULTURAL INDUSTRIAL (A2)
RURAL INDUSTRIAL (RI)
MINERAL AGGREGATE PIT (MP)
MINERAL AGGREGATE QUARRY (MQ)
MINERAL AGGREGATE RESERVE (MR)
PARKLAND & OPEN SPACE (OS)
RURAL RESIDENTIAL (RR)
LIMITED SERVICE RESIDENTIAL (LSR)
RESIDENTIAL FIRST DENSITY (R1)
RURAL (RU)
WASTE DISPOSAL (WD)



McNAB-BRAESIDE



LANARK HIGHLANDS

CITY OF OTTAWA



ZONING BY-LAW No.11-83

Amended: 9 - MAY - 2022

PAKENHAM WARD

Scale -- 1:22,000



ZONING CLASSIFICATIONS

AGRICULTURAL (A)	AGRICULTURAL COMMERCIAL (C1)
RURAL COMMERCIAL (C5)	TOURIST COMMERCIAL (C6)
LOCAL COMMERCIAL (C7)	DEVELOPMENT (D)
ENVIRONMENTAL HAZARD (EH)	ENVIRONMENTAL PROTECTION (EP)
COMMUNITY FACILITY (II)	AGRICULTURAL INDUSTRIAL (M1)
RURAL INDUSTRIAL (M4)	MINERAL AGGREGATE PIT (MP)
MINERAL AGGREGATE QUARRY (MQ)	MINERAL AGGREGATE RESERVE (MR)
PARKLAND & OPEN SPACE (OS)	RURAL RESIDENTIAL (RR)
LIMITED SERVICE RESIDENTIAL (LSR)	RESIDENTIAL FIRST DENSITY (R1)
RURAL (RU)	WASTE DISPOSAL (WD)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-034

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural" (RU) Zone to "Rural, Special Exception" (RU-46) for the lands identified in Schedule 'A', which are legally described as West Part of Lot 15, Concession 4; Part 1 of Reference Plan 27R6093, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 12.3 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:

"12.3.46 Notwithstanding their 'RU' zoning, on those lands zoned 'RU-46' on Schedule 'A' of this By-law, may be used in compliance with the 'RU' zone provisions contained in this By-law, excepting however, that:

- i. *The following uses shall be included as permitted uses, in addition to those normal RU permitted uses:*
 - *Automotive Sales Establishment*
 - *Recreational Vehicle Sales*
 - *Automotive Care*
 - *Heavy Equipment and Vehicle Sales, Rental, and Servicing*
 - *Contractor's or Trade Establishment*
- ii. *A maximum of one structure limited to no more than 297 m² of gross floor area shall be permitted for those uses noted in Section 12.3.46 (i)*
- iii. *Outdoor storage associated with the uses noted in Section 12.3.46 (ii) is permitted in the interior side and rear yards only and shall be fully screened from adjacent streets. Outdoor storage includes, but is not*

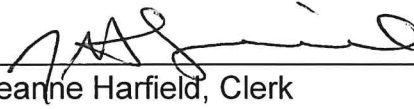
limited to, the storage of light, heavy, and recreational vehicles intended for sale, awaiting service, or pending customer pickup."

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 **27 day of May, 2025**.



Christa Lowry, Mayor



Jeanne Harfield, Clerk



BY-LAW NO. 25-34

Schedule "A"

Lands Subject to the Amendment

West Part of Lot 15, Concession 4; Part 1 of Reference Plan 27R6093
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 1908 Ramsay Concession 4B



Area to be rezoned from Rural (RU) to Rural, Special Exception (RU-46)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-036

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 By-law 25-059 be repealed and replaced with the following:
2. That Section 5 'Definitions' to By-law No. 11-83, as amended, is hereby further amended by adding the following definition:

"DAYCARE means a premise that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, where the children are:

- (a) under eighteen years of age in the case of special needs childcare centre ,
and
- (b) under ten years of age in all other cases,
but does not include part of a public school, separate school or private school within the meaning of the *Education Act* of part of a school continued or established under Section 13 of the *Education Act*."

3. That Section 5 'Definitions' to By-law No. 11-83, as amended, is hereby further amended by deleting the definition of DAY NURSERY and replacing it with the following definition:

"DAY NURSERY and DAYCARE have a corresponding meaning"

4. That Section 16 'Residential Fourth Density (R4) Zone' to By-law No. 11-83, as amended is hereby amended by adding the following Subsection to 16.3 thereof:

"16.3.17 Notwithstanding the provisions of the 'R4A' zone, on those lands zoned 'R4A-1' on Schedule 'A' of this By-law, may be used in compliance with the R4A zone provisions contained in this By-law, excepting however that:

- i. The following uses shall be included as additional permitted uses:
 - townhouse, back-to-back**
 - planned unit development**
 - daycare**
 - day nursery**
 - place of assembly**
 - school**
 - community centre**
 - ii. Uses within a Planned Unit Development shall satisfy the provisions for each use as if said use was a separate lot except for the minimum lot area and minimum lot frontage.
 - iii. Footnotes (a) to (e) do not apply.
 - iv. Front, rear, and interior side yard setbacks as per Schedule "B" Section 42.2 to By-law No. 11-83.
 - v. The minimum lot area: 600 m².
 - vi. The minimum lot frontage: 35 metres.
5. 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 Fourth Density, Subzone A, Special Provision 1" (R4A-1) for the lands identified in Schedule 'A', which are legally described as Lots 33 to 36, Plan 6262, Almonte Ward, Municipality of Mississippi Mills.
 6. That Section 42 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection:

"Section 42.2"
 7. That Section 42.2 to By-law No. 11-83, as amended, is hereby further amended by adding Schedule 'B' of this By-law to Section 42.2.
 8. 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 **June 3, 2025**.



Rickey Minnille, Deputy Mayor



Jeanne Harfield, Clerk



BY-LAW NO. 25-036

Schedule "A"

Lands Subject to the Amendment

Lots 33 to 36, Plan 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 34 Victoria Street

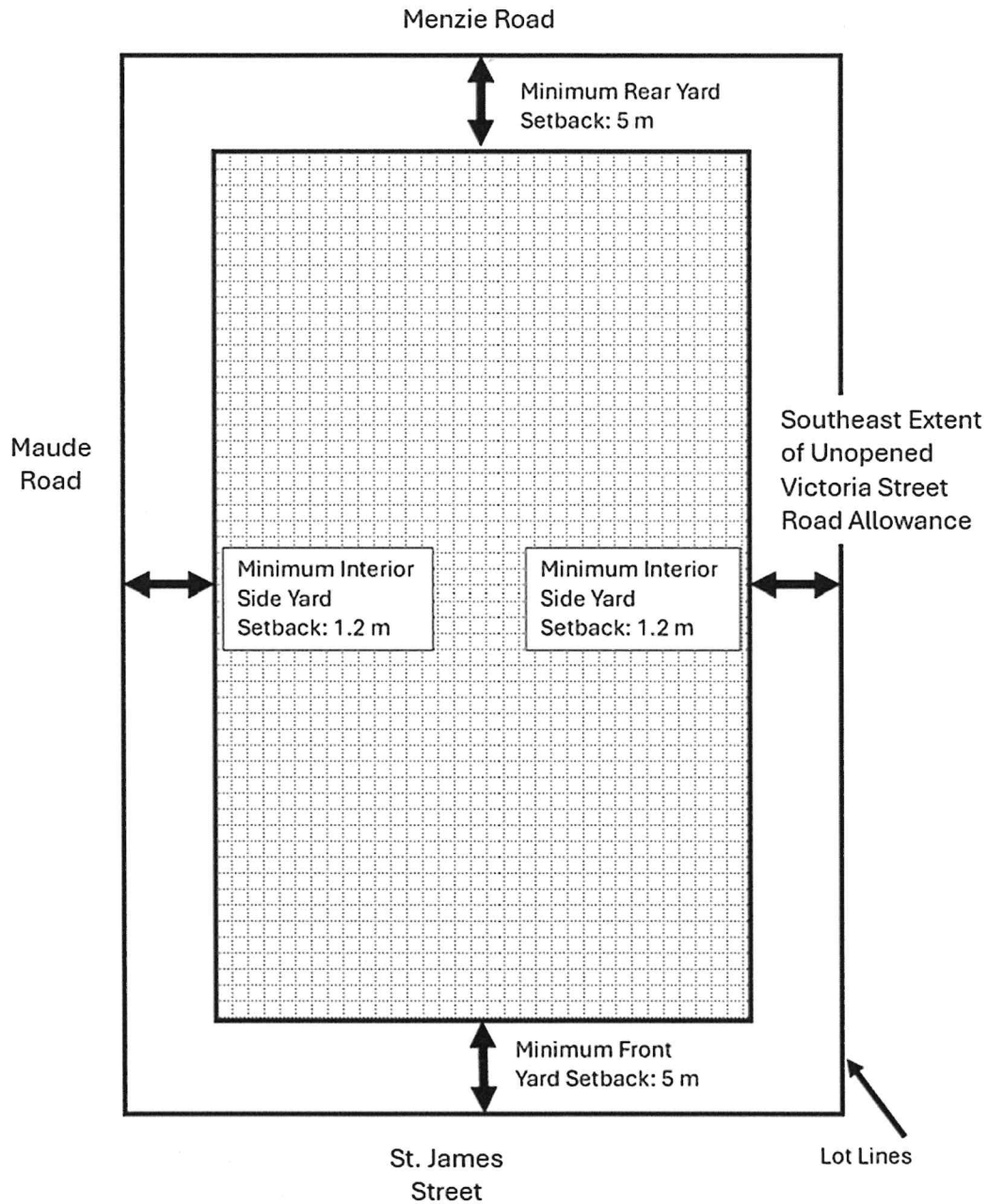


Area where R4A-1 zone is to be amended to add 'Daycare, Day Nursery, Place of Assembly, School, and Community Centre' as additional permitted uses

BY-LAW NO. 25-036

Schedule "B"

Zoning Schedule



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-044

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural" (RU) Zone to the "Limited Service Residential" (LSR) Zone for the lands identified in Schedule 'A', which are legally described in Schedule 'A'
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 June, 2025.


Christa Lowry, Mayor


Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-25-003 dated June 17th, 2025.



BY-LAW NO. 25-044

Schedule "A"

Lands Subject to the Amendment

Ramsay Concession 12, Part Lot 27
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 205 Armon Daria Lane



Area to be rezoned from Rural, Special Provision 27 (RU-27) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 27
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 210 Armon Daria Lane



Area to be rezoned from Rural, Special Provision 27 (RU-27) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 27
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 215 Armon Daria Lane



 Area to be rezoned from Rural, Special Provision 27 (RU-27) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 27
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 220 Armon Daria Lane



 Area to be rezoned from Rural, Special Provision 27 (RU-27) to Limited Service Residential (LSR)

Concession 2 E, Part Lot 17, RP 27R8963, Part 4
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 420 McIntosh Way



Area to be rezoned from Rural, Special Provision 21 (RU-21) to Limited Service Residential (LSR)

Concession 2 E, Part Lot 17, RP 27R8963, Part 6
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 411 McIntosh Way



 Area to be rezoned from Rural, Special Provision 21 (RU-21) to Limited Service Residential (LSR)

Concession 2 E, Part Lot 17, RP 27R8963, Part 3
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 406 McIntosh Way



Area to be rezoned from Rural, Special Provision 21 (RU-21) to Limited Service Residential (LSR)

Concession 2 E, Part Lot 17, RP 27R8963, Part 8
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 435 McIntosh Way



Area to be rezoned from Rural, Special Provision 21 (RU-21) to Limited Service Residential (LSR)

Concession 2 E, Part Lot 17, RP 27R8963, Part 7
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as Unnumbered McIntosh Way



 Area to be rezoned from Rural, Special Provision 21 (RU-21) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 14, RP 27R10716, Part 5
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 113 Stoneridge Lane



Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 14, RP 27R10716, Part 4
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 123 Stoneridge Lane



 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 14, RP 27R10716, Part 6
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as Unnumbered Stoneridge Lane



 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12, Part Lot 14, RP 27R10716, Part 3
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as Unnumbered Stoneridge Lane



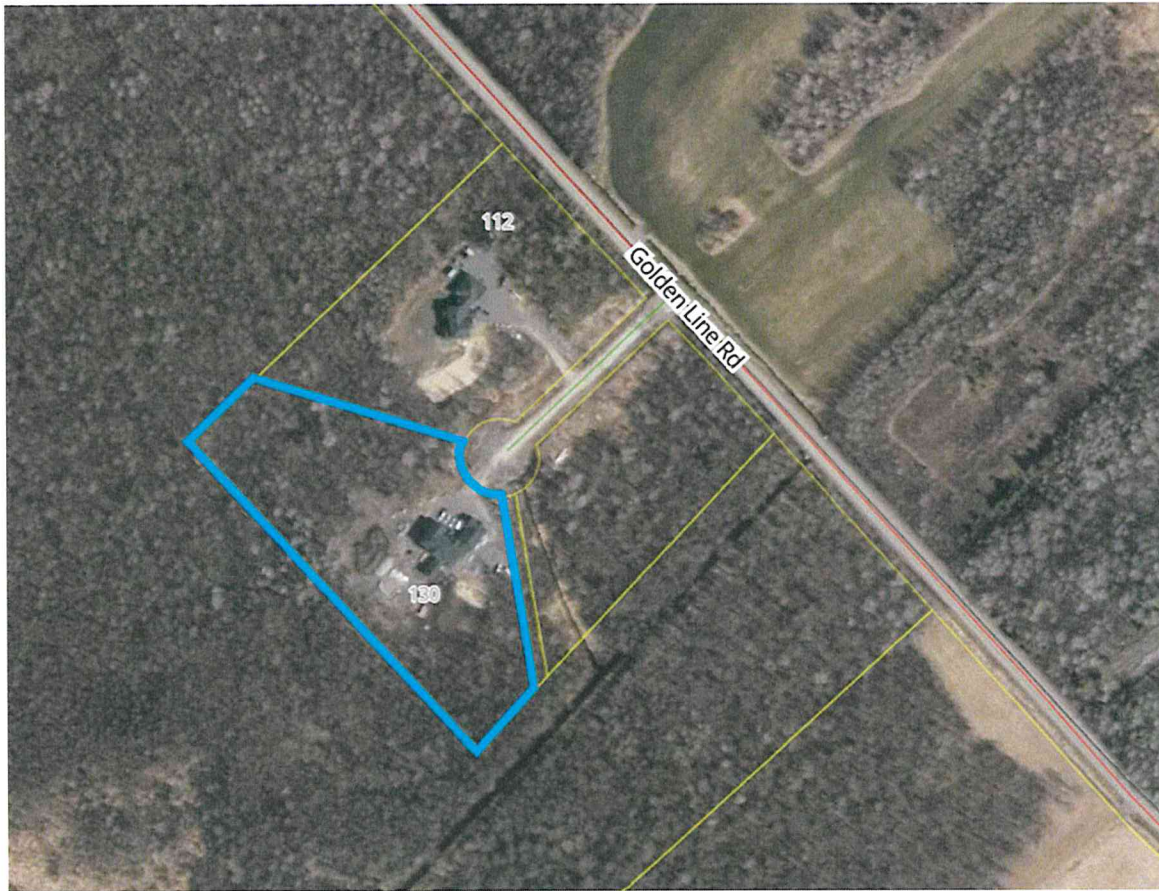
 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12 E, Part Lot 5, RP 27R9558, Part 3 and 1/3, Interest In 58120
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 112 Walnut Ridge Lane



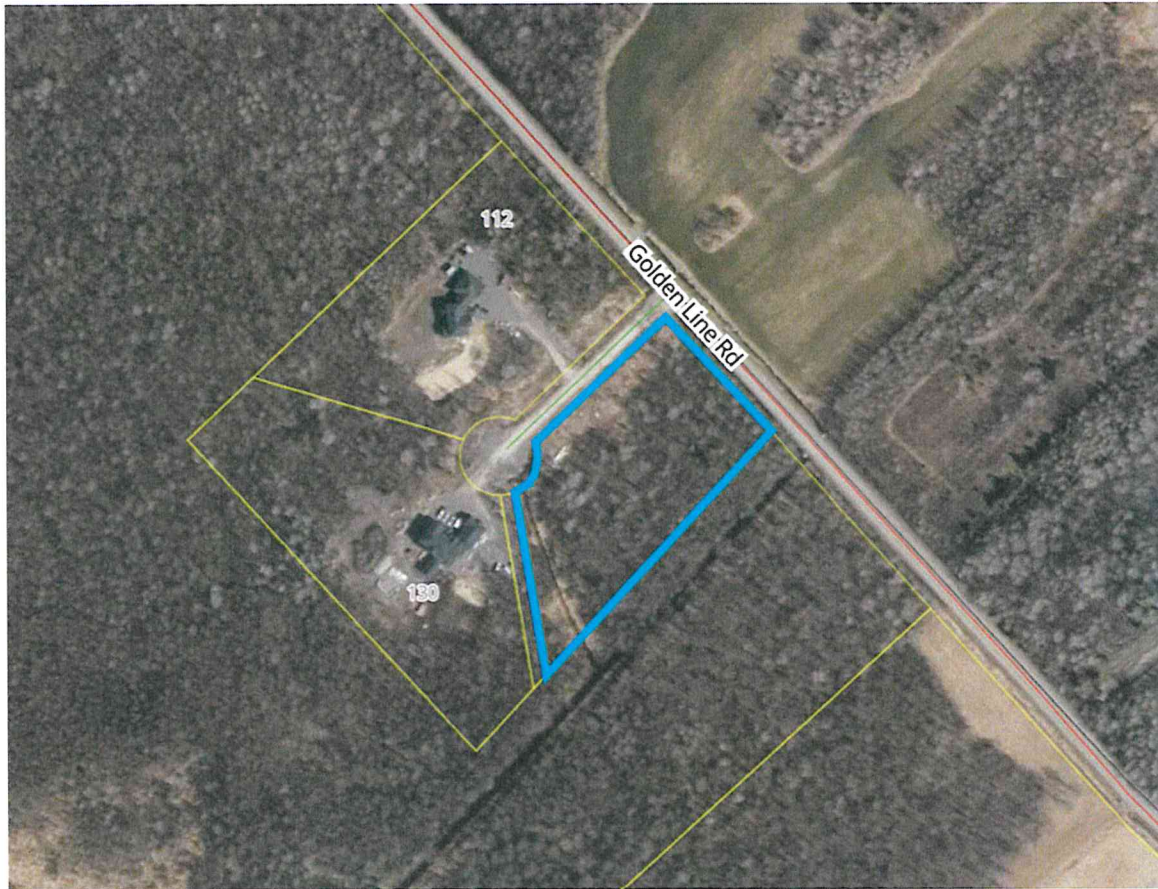
 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12 E, Part Lot 5, RP 27R9558, Part 2 and 1/3, Interest In 58120
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 130 Walnut Ridge Lane



 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

Ramsay Concession 12 E, Part Lot 5, RP 27R9558, Part 1 and 1/3, Interest In 58120
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as Unnumbered Walnut Ridge Lane



 Area to be rezoned from Rural (RU) to Limited Service Residential (LSR)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-048

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 Sections 18.3.8, 18.3.9, 18.3.23 in By-law No. 11-83, as amended, be hereby deleted and each be replaced with "(reserved)"
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 June, 2025.


Christa Lowry, Mayor


Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-25-003 dated June 17th, 2025.



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-058

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development" (D) Zone to "Residential Third Density" (R3-h) for the lands identified in Schedule 'A', which are legally described in Schedule 'A'.
2. That Section 15 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 15.4:

"15.4.18
1. The holding provision shall be lifted once municipal water and sewer systems are available along the frontage 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 26th day of August 2025.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

BY-LAW NO. 25-058

Schedule "A"

Lands Subject to the Amendment

PLAN 6262 Lot 4 Lot 10
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Development (D) to Residential Third Density (R3-h)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

PLAN 6262 Lot 19
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Development (D) to Residential Third Density (R3-h)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-059

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential First Density" (R1) Zone to "Residential Third Density" (R3-h) for the lands identified in Schedule 'A', which are legally described as PLAN 6262 BLK C Lot 7 Lot 8, 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 15.4:

"15.4.19
1. The holding provision shall be lifted once municipal water and sewer systems are available along the frontage 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 26th day of August 2025.


Christa Lowry, Mayor


Jeanne Harfield, Clerk



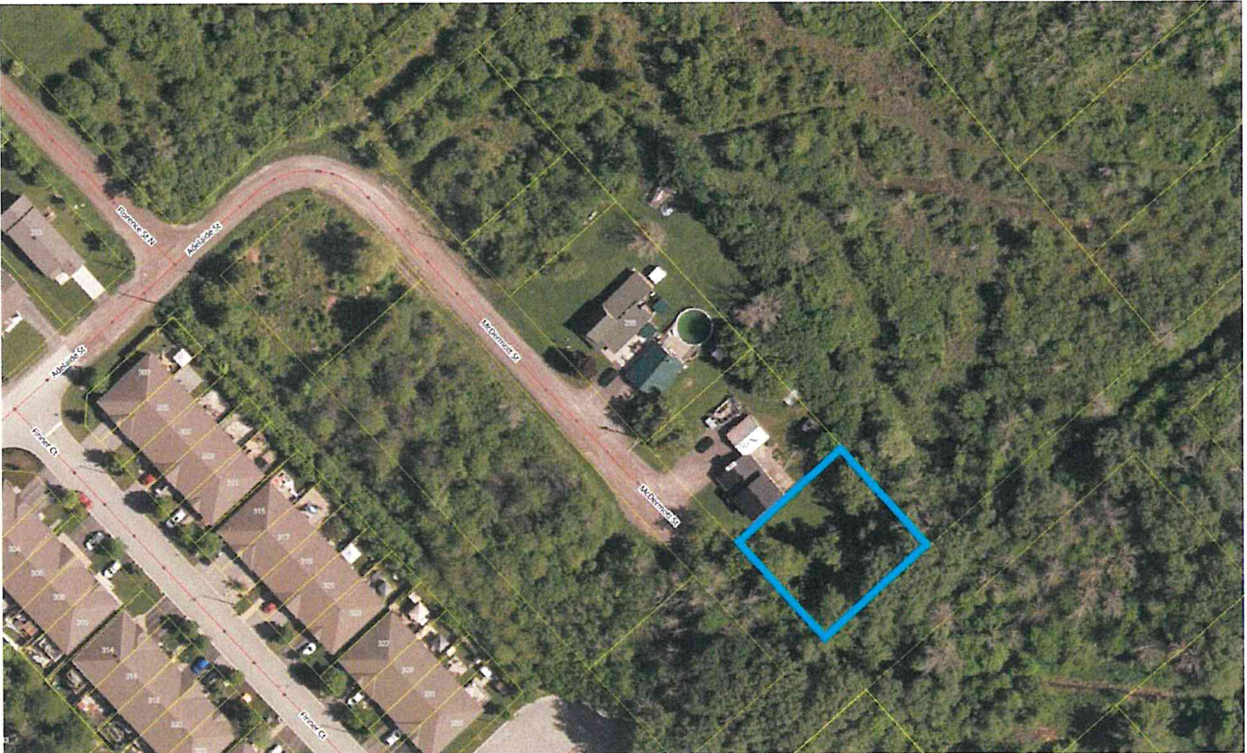
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

BY-LAW NO. 25-059

Schedule "A"

Lands Subject to the Amendment

PLAN 6262 BLK C Lot 7 Lot 8
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Residential First Density (R1) to Residential Third Density (R3-h)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-060

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

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

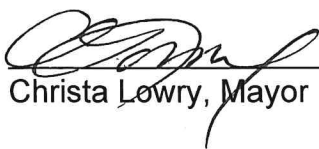
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development" (D) Zone to "Residential Fourth Density, Special Exception 21" (R4-21-h) for the lands identified in Schedule 'A', which are legally described in Scheudle 'A'
2. That Section 16 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 16.3:

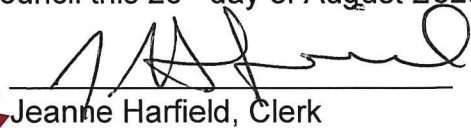
"16.3.21 Notwithstanding their 'R4' zoning, on those lands delineated as 'R4-21-h' on Schedule 'A' to this By-law, may be used in compliance with the R4 zone provisions contained in this by-law excepting however that:

1. Semi-detached dwellings shall be a permitted use, subject to the holding provision (h) being lifted by the Municipality; and,
 2. The holding provision shall be lifted once municipal water and sewer systems are available along the frontage of the property and the property fronts onto an opened, municipal road."
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 August 2025.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

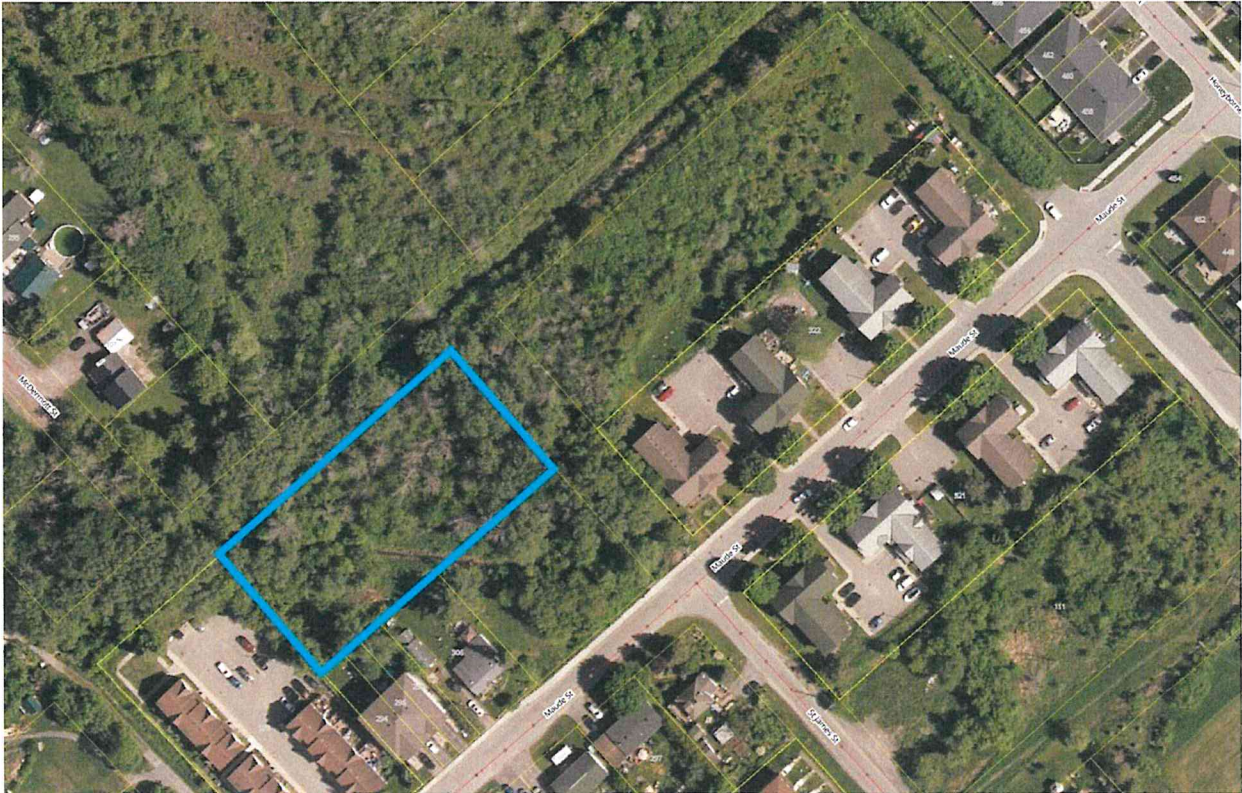
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

BY-LAW NO. 25-060

Schedule "A"

Lands Subject to the Amendment

PLAN 6262 BLK A Lots 67 to 70
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Development (D) to Residential Fourth Density, Special Exception 21 (R4-21-h)

PLAN 6262 BLK A Lots 67 to 70
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Development (D) to Residential Fourth Density, Special Exception 21 (R4-21-h)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-061

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density" (D) Zone to "Residential Fourth Density, Special Exception 22" (R4-22) for the lands identified in Schedule 'A', which are legally described as PLAN 6262 Lot 53 Lot 54, 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 16.3:

"16.3.22 Notwithstanding their 'R4' zoning, on those lands delineated as 'R4-22' on Schedule 'A' to this By-law, may be used in compliance with the R4 zone provisions contained in this by-law excepting however that:

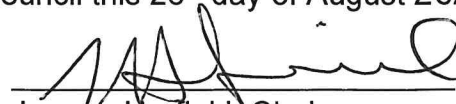
1) Semi-detached dwellings shall be a permitted use, in compliance with the R2 zone provisions contained in this by-law."

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 August 2025.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

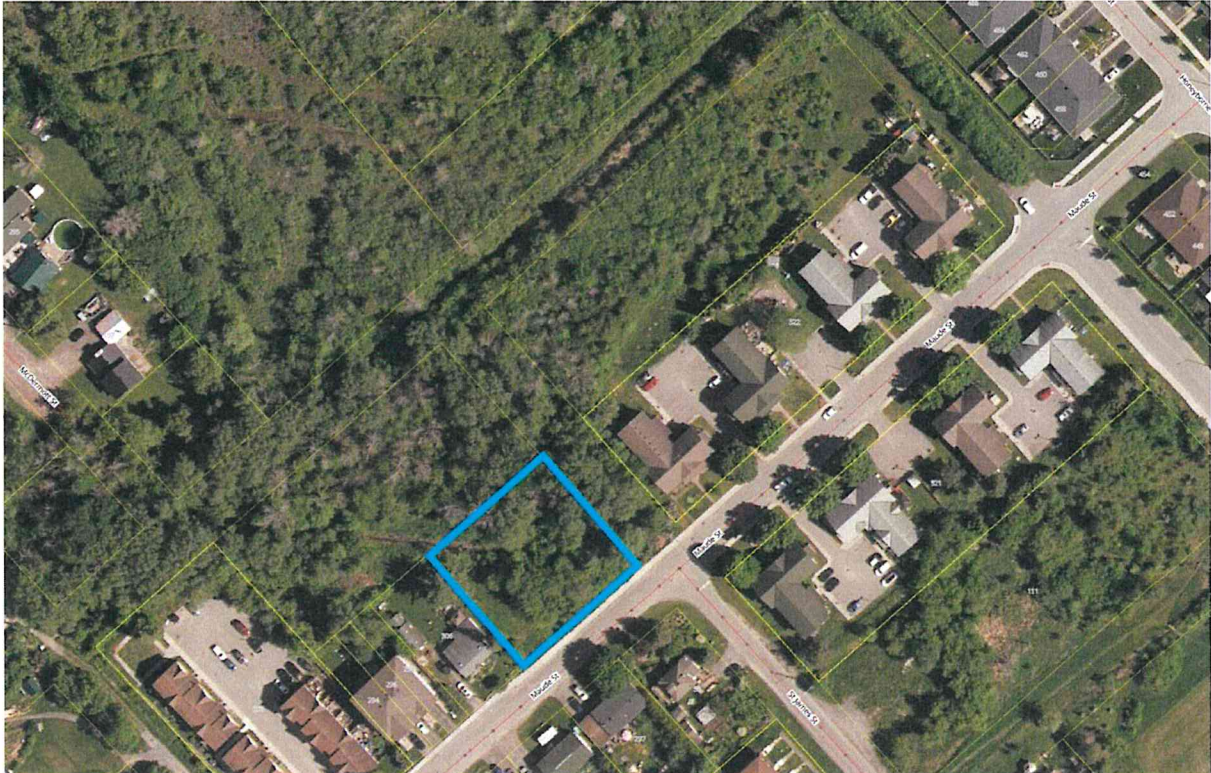
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

BY-LAW NO. 25-061

Schedule "A"

Lands Subject to the Amendment

PLAN 6262 Lot 53 Lot 54
Almonte Ward, Municipality of Mississippi Mills



Area to be rezoned from Residential Second Density (R2) to Residential Fourth Density, Special Exception 22 (R4-22)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-062

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Institutional" (I) Zone to "Residential Fourth Density, Special Exception 23" (R4-23) for the lands identified in Schedule 'A', which are legally described as Plan 6262 Lot 5 to 7, 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 16.3:

"16.3.23 Notwithstanding the provisions of the 'R4' zone, on those lands zoned 'R4-23' on Schedule 'A' of this By-law, may be used in compliance with the R4 zone provisions contained in this By-law, excepting however that:

- 1) The following uses shall be included as additional permitted uses:

daycare
place of assembly
medical clinic
school
commercial school
community centre
personal service business
nursing home
home-based business, professional
home-based business, domestic/household arts
medical facility
wellness centre
office"

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 August 2025.



Christa Lowry, Mayor



Jeanne Harfield, Clerk



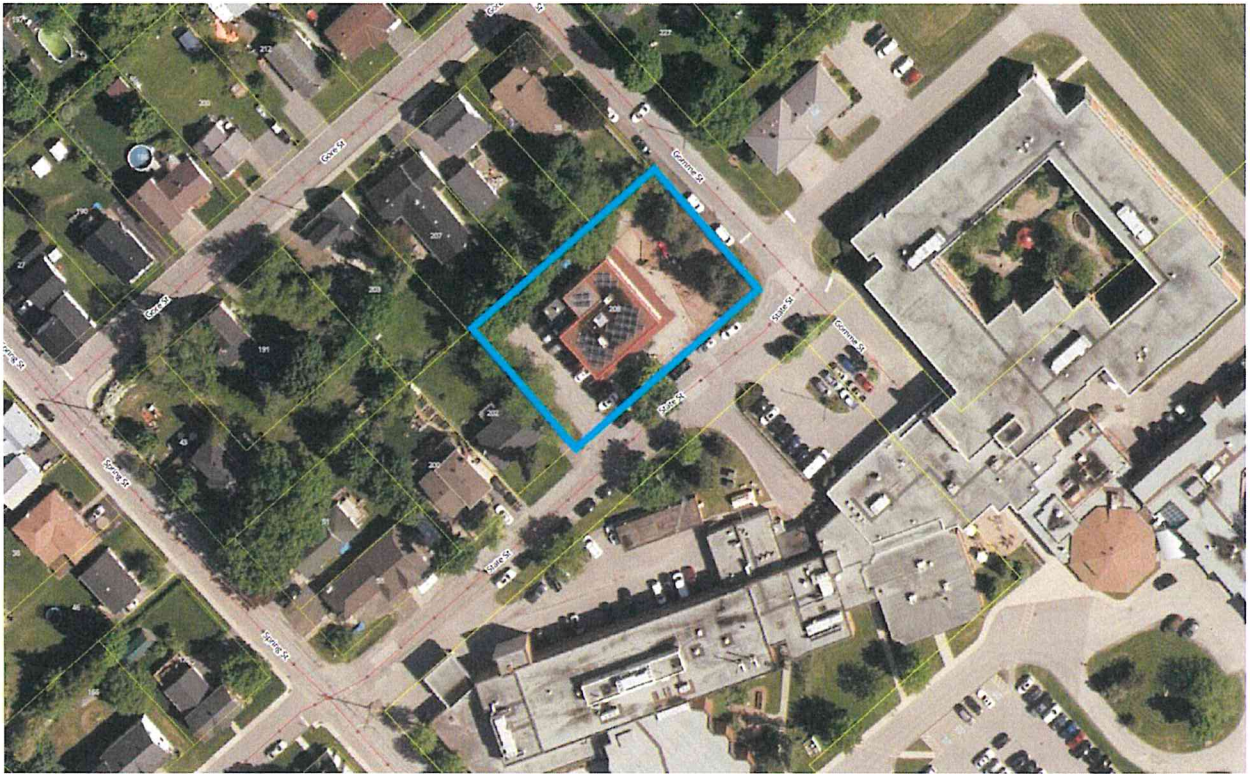
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

BY-LAW NO. 25-062

Schedule "A"

Lands Subject to the Amendment

PLAN 6262 Lot 5 to 7
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 208 State Street



Area to be rezoned from Institution (I) to Residential Fourth Density, Special Exception 23 (R4-23)

Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-068

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 8.13 to By-law No. 11-83, as amended, is hereby further amended by deleted and replaced with the following:

"8.13 ONE DWELLING PER LOT

- (1) Except where specifically permitted in this By-law, no more than one dwelling shall be located on a lot.
- (2) Notwithstanding Section 8.13(1), more than one dwelling may be permitted on a lot provided that all of the following are met:
 - a. The lot is within an approved draft plan of subdivision;
 - b. The Subdivision Agreement and Subdivision Plan have been fully-executed;
 - c. All required securitites have been posted and any required Certificate of Insurance has been provided confirming that the required coverage levels have been secured, to the satisfaction of the Municipality;
 - d. Each dwelling is sited in accordance with the lot configuration shown in the approved draft plan of subdivision, and development shall not result in more than one (1) dwelling per lot following registration of the subdivision; and
 - e. Each dwelling complies with all provisions of this by-law following registration"

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 **26th day of August 2025.**


Christa Lowry, Mayor


Jeanne Harfield, Clerk



Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-072

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural" (A) Zone to "Agricultural, Special Provision 51" (A-51) for the lands identified in Schedule 'A', which are legally described as Concession 12, Part of Lot 9, Parts 3 to 6 on Reference Plan 26R-131, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 11.3.51 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3.51:

"11.3.51 Notwithstanding their 'A' zoning, on those lands delineated as 'A-51' 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
- ii. The minimum lot area is 20.1 ha
- iii. The minimum lot frontage is 66 m"

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 23rd Day of September 2025.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-25-010 dated September 23rd, 2025.

BY-LAW NO. 25-072

Schedule "A"

Lands Subject to the Amendment

Concession 12, Part of Lot 9, Parts 3 to 6 on Reference Plan 26R-131
Ramsay Ward, Municipality of Mississippi Mills •

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-085

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;

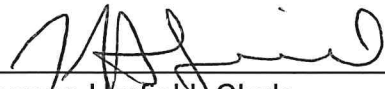
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Section 13 'Residential First Density (R1) Zone' to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 13.1:
 - "(4) A **dwelling, semi-detached** is permitted in the R1 zone, subject to the following:
 - (a) the lot is located within the urban settlement boundary of Almonte and serviced by municipal services; and
 - (b) development complies with performance standards for a 'Dwelling, Semi-detached' as outlined in Table 14.2 of this By-law."
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 November, 2025**.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-25-015 dated November 4th, 2025.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 25-095

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 all instances of the term "SECONDARY DWELLING UNIT" in By-law No. 11-83, as amended, be deleted and replaced with the term "ADDITIONAL RESIDENTIAL UNIT".
2. That Section 5 to By-law No. 11-83, as amended, is hereby amended by deleting the definition for "SECONDARY DWELLING UNIT" and replacing it with the definition of "ADDITIONAL RESIDENTIAL UNIT" as follows:

"ADDITIONAL RESIDENTIAL UNIT" means a seperate dwelling unit subsidiary to an associated principal dwelling unit and located either within the same building as the associated principal dwelling unit or in a building or structure ancillary to the associated principal dwelling.

3. That Section 8.16 to By-law No. 11-83, as amended, is deleted and replaced with the following:

"8.16 ADDITIONAL RESIDENTIAL UNITS

- (1) *An additional residential unit is permitted in any detached, semi-detached, row dwelling, townhouse or duplex dwelling, or in a building or structure ancillary to a detached, semi-detached or duplex dwelling in any zone that permits any one or more of these dwelling types.*
- (2) *A maximum of two additional residential units are permitted per lot, except in the case of vertically attached principal units, two additional residential units are permitted per principal dwelling unit.*
 - a. *Notwithstanding Section 8.16(2), a maximum of three additional residential units are permitted per lot with a primary detached dwelling*

in the urban settlement area of Almonte, provided the lot is zoned R1 or R2 and meets the minimum area and frontage requirements of the R1 zone for municipally serviced lots.

- (3) *All additional residential units are subject to the following provisions:*
- a. The entrance (doorway) to the additional residential unit within a single detached dwelling or semi-detached dwelling is provided in the side or rear yard and is not permitted within the front wall of the principal dwelling unit. For the purpose of single detached or semi-detached dwelling on an exterior lot, the location of the entrance to the principal dwelling is considered the front wall;*
 - b. The additional residential unit is located on the same lot as a principal dwelling unit and is not a standalone, principal use capable of being severed;*
 - c. The lot containing the principal dwelling unit and additional residential unit has frontage on a street which is an improved street and is part of the Corporation's approved street system;*
 - d. The gross floor area of an additional residential unit located at or above ground is limited to an amount equal to 40% of the gross floor area of the principal dwelling unit except in the case of an additional residential unit located in a basement, with only the entrance at grade, may occupy the entire basement.*
 - e. The principal dwelling unit shall be considered whichever dwelling unit has the greatest gross floor area.*
 - f. A maximum of two additional residential units are permitted in an ancillary structure.*
 - g. A detached additional residential unit must be located within 40 metres of the principal dwelling unit.*
 - h. A detached additional residential unit is subject to the performance standards outlined in Table 6.1A – 'Provisions for Accessory Uses, Buildings or Structures', subject to the following:*
 - i. The floor area of the additional residential unit shall not apply to the calculation of Table 6.1A(6) – 'Maximum Cumulative Area of All Accessory Buildings Combined'*
 - ii. The additional residential unit shall not apply to the calculation of Table 6.1A(7) – 'Maximum Number of Accessory Buildings Permitted on a Lot'*

- i. *The additional residential unit must be connected to the existing water and sewer services for the principal dwelling unit subject to the following:*
 - i. *In the case of a lot serviced by private services (well and septic system) within the urban settlement area of Almonte, the principal dwelling unit must be connected to municipal services to permit an additional residential unit; or*
 - ii. *In the case of a lot connected to municipal services, servicing of the additional residential unit must be provided through the principal dwelling unit; or*
 - iii. *In the case of lot serviced by private services (well and septic system), at least one of the private services must be shared with the principal dwelling unit.*
- j. *An additional residential unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area.*
- k. *An additional residential unit is not permitted where the existing residential use is a legal non-conforming use.*
- l. *Where an additional residential unit is located on a lot, neither a garden suite nor any rooming units are permitted on that lot."*

4. That Table 9.2 – MINIMUM PARKING SPACE RATES in By-law No. 11-83, as amended, is hereby further amended by deleting the entire row for parking provisions for 'Secondary Dwelling Units' and replacing with parking space rates for "Additional Residential Unit" in accordance with Schedule 'A'.

BY-LAW read, passed, signed and sealed in open Council this **December 2nd, 2025**.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-25-019 dated December 2nd, 2025.

BY-LAW NO. 25-095

Schedule "A"

**Table 9.2 – MINIMUM PARKING SPACE RATES,
Section 9 Subject to the Amendment**

I Land Use	Minimum Number of Parking Spaces Required
Additional Residential Unit	One (1) per additional residential unit, on a lot containing a single detached dwelling or semi-detached dwelling, which shall not be located in tandem to the required principal dwelling unit parking rate. In all other cases, one (1) per additional residential unit, which can be located in tandem to the required principal dwelling unit parking rate.