

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

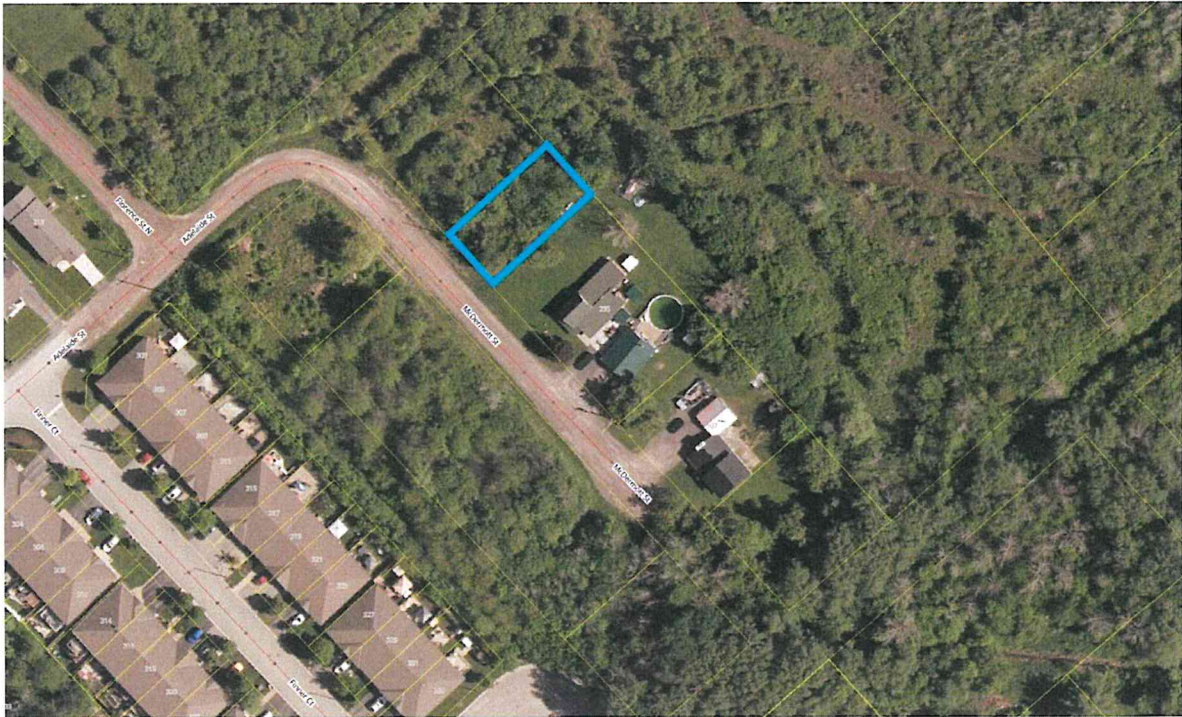
PLAN 6262 Lot 4 Lot 10
Almonte Ward, Municipality of Mississippi Mills



 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



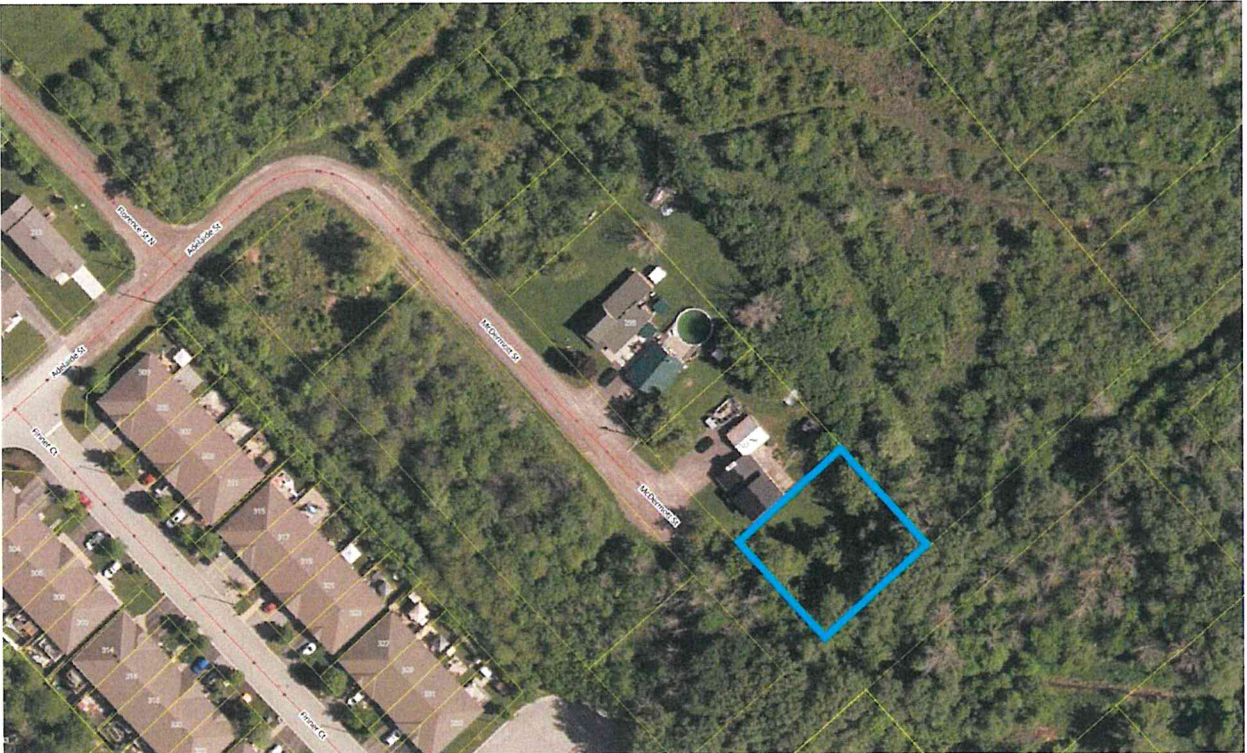
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.


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;

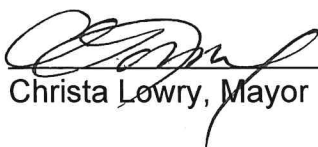
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

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:

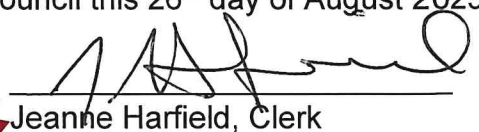
"16.3.21 Notwithstanding their 'R4' zoning, on those lands delineated as 'R4-21-h' on Schedule 'A' to this By-law, may be used in compliance with the R4 zone provisions contained in this by-law excepting however that:

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

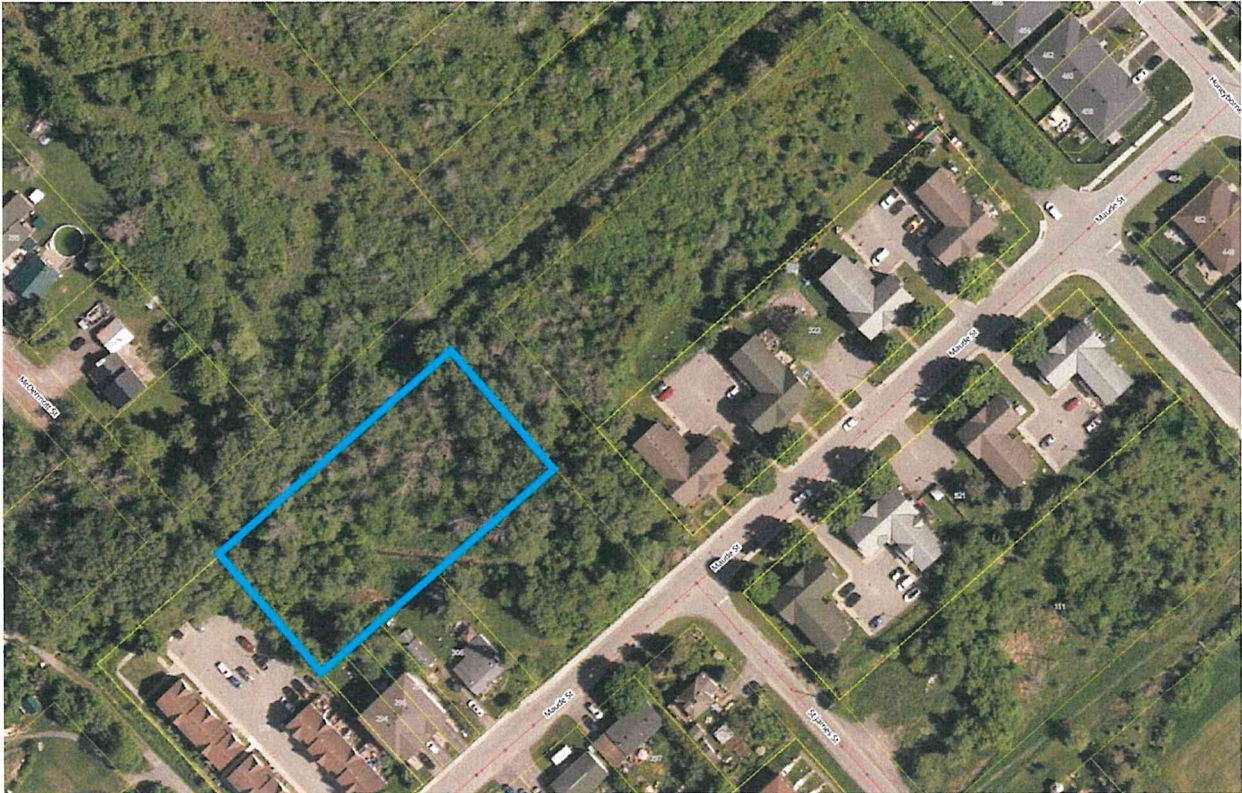
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

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:

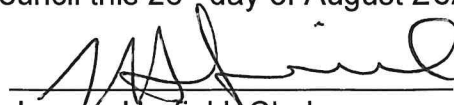
1) Semi-detached dwellings shall be a permitted use, in compliance with the R2 zone provisions contained in this by-law."

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

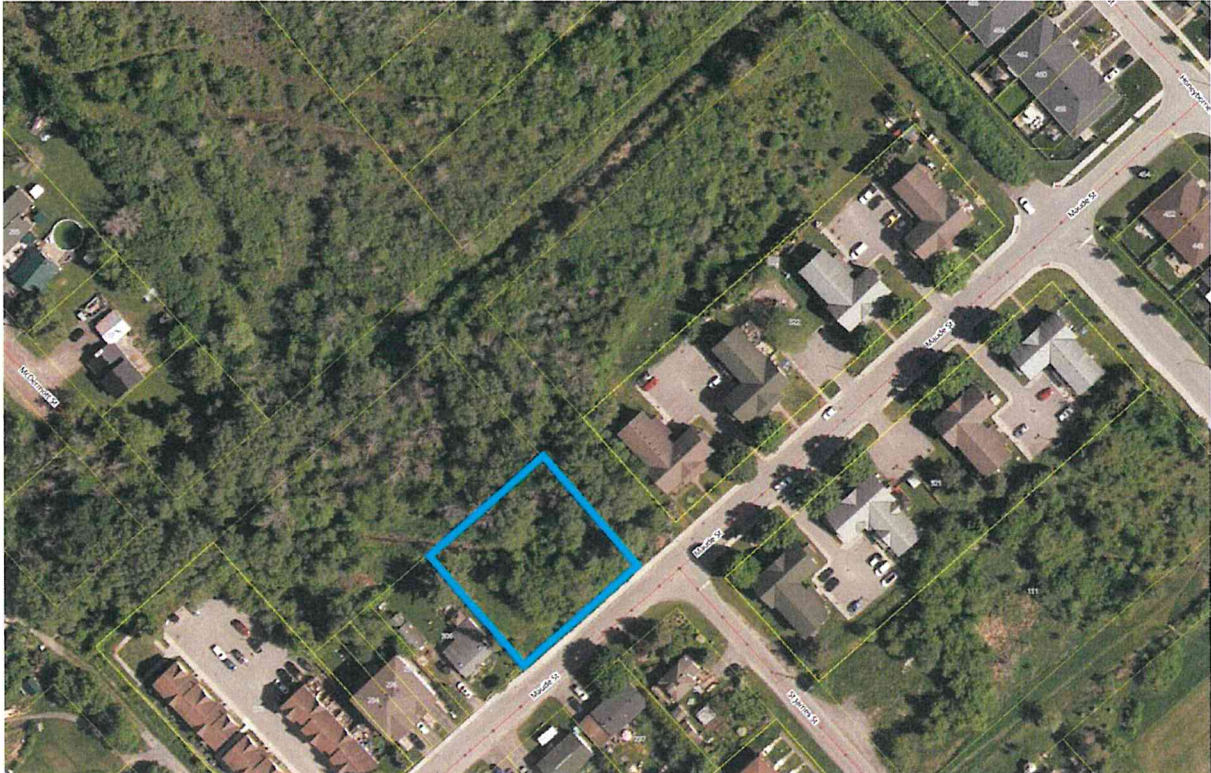
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

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



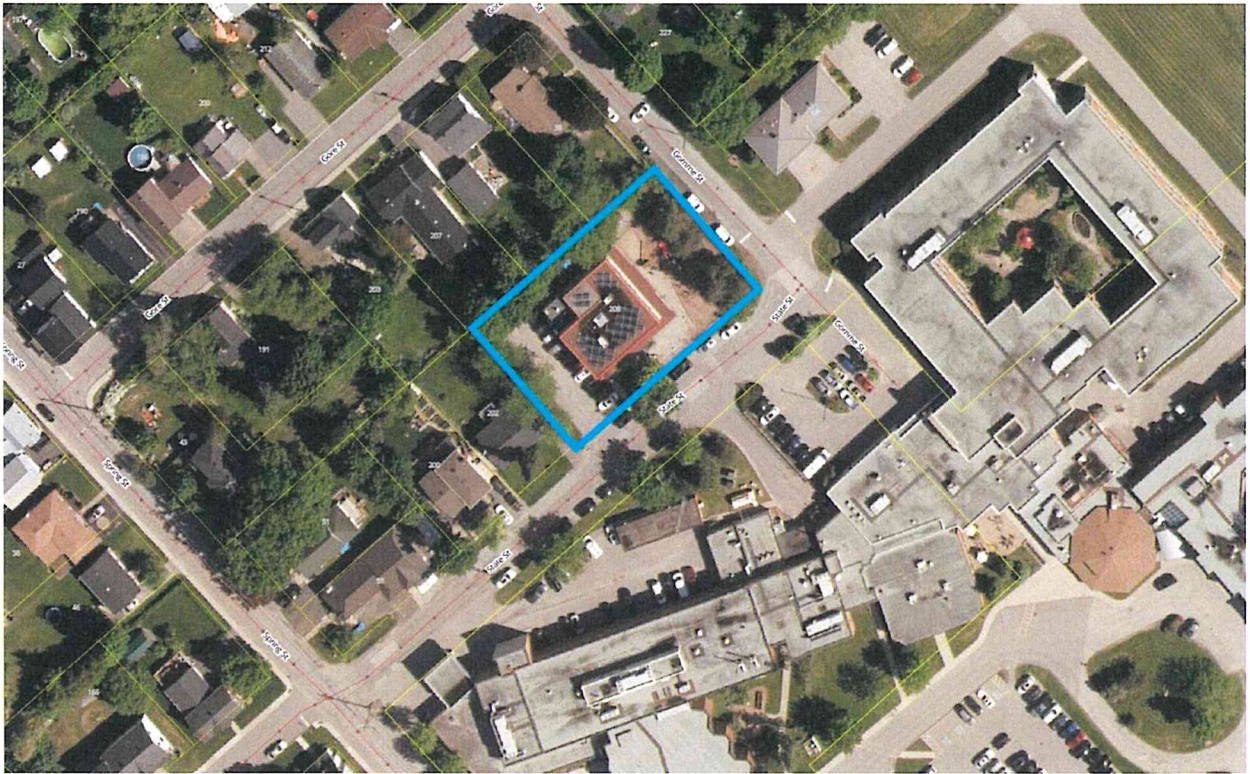
Written approval of this by-law was given by Mayoral Decision MDE-25-007 dated August 26, 2025.

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.