



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, August 28, 2018

6:00 p.m.

Council Chambers, Municipal Office

PLEASE REMEMBER TO SET YOUR CELL PHONE TO SILENT AND THAT NO RECORDING DEVICES ARE PERMITTED.

A. CALL TO ORDER (5:00 p.m.)

B. CONSIDERATION OF A CLOSED SESSION

1. Update on Road Allowances in Burnside Subdivision - proposed or pending acquisition or disposition of land by the municipality or local board (*Municipal Act s. 239 (c)*)
2. Tax Account - personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act s. 239 2(b)*)
3. HR Matters - personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act s. 239 2(b)*); labour relations or employee negotiations (*Municipal Act s. 239 2(d)*) and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (*Municipal Act s. 239 2(f)*)

REGULAR SESSION (6:00 p.m.)

C. O CANADA

D. ATTENDANCE

E. APPROVAL OF AGENDA

F. DISCLOSURE OF PECUNIARY INTEREST

G. APPROVAL OF MINUTES

Council Minutes dated August 14 and 21, 2018

Pages 5-15

H. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

1. Introduction: New Chief Executive Officer/Chief Librarian, Christine Row
2. Presentation: Art Corridor Appreciation, Barbara Cotterill & Ann Jezewski

3. John Naas, Blackline Consulting Pages 16-21
Re: Service Delivery Review of Recreation and Culture Services

Recommendation:

That the deputation by John Nass, Blackline Consulting, re: Service Delivery Review of Recreation and Culture Services, be received;

And that the final report be referred to staff to review, prioritize, and make recommendations.

I. PUBLIC MEETINGS

1. Zoning Amendment – Pakenham Golf and Country Club Estates Pages 22-26
2. Zoning Amendment – Lots 26, 27, 28 Almonte Business Park Pages 27-32
3. Zoning Amendment – Zieview Farms Inc. Pages 33-37

J. COMMITTEE OF THE WHOLE

Motion to resolve into Committee of the Whole.

(J.1) CONSENT ITEMS

Motion to receive/approve:

- Bi-annual Building Permit Activity Report Pages 38-39
- 2018 Municipal Emergency Control Group

Recommendation:

That Council confirm the following members of the Mississippi Mills Municipal Emergency Control Group for 2018 and that this information be forwarded to the Office of the Fire Marshall and Emergency Management Ontario:

Mayor Shaun McLaughlin; Councillor Jane Torrance; Bruce Toshack, Acting Fire Chief/CEMC; Shawna Stone, Clerk; Guy Bourgon, Director of Public Works; Tiffany MacLaren, Public Information Officer; Derek Needham, OPP; Ed McPherson, Lanark County Ambulance; Garry Welsh, Lanark County Emergency Management; Nancy Green, Lanark County Social Services; Jody Metcalf, Ottawa River Power Corp; Randy Shaw and Linda Duncan, Almonte General Hospital; Robin Webb and John Christensen, ARES; Theresa Clow, Lanark Leeds & Grenville Public Health Unit; Philippe Geoffrion, OFMEM

(J.2) REPORTS**Planning and Development**

- a. Zoning Amendment – Housekeeping, All Wards** Pages 40-81

Recommendation:

That Council approve the necessary Housekeeping Zoning By-law Amendment to address redundancies and discrepancies; revise language to add clarity; and realign provisions with their original intent to facilitate a new consolidated copy of the Comprehensive Zoning By-law #11-83.

- b. Zoning Amendment - ZanderPlan Inc. 4620 Appleton Side Road** Pages 82-91

Recommendation:

That Council approve the necessary Zoning By-law Amendment to change the zoning of the retained agricultural parcel from Consent application B18/005 for part of the lands legally described as Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, Ramsay Ward, Municipality of Mississippi Mills from the “Agricultural (A)” Zone to the “Agricultural Exception 30 (A-30)” Zone in order to reduce the minimum lot area requirement from 40ha (98.8ac) to 36.7ha (90.7ac) and to prohibit the construction of a residential use.

Finance and Administration

- c. Water and Sewer Rate By-law – Administrative Revisions -
Continuous Water Running** Pages 92-93

Recommendations:

That Council amend By-law 18-58 by deleting Section 9 in its entirety and replacing it with the following:

When the Municipality’s officials have requested an owner continuously run their water, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above plus a consumption charge of \$11.71/1,000 gallons of water based on the lowest of 1) actual consumption 2) an average of the last three years meter readings for May to August and 3) 7,000 gallons.

- d. 2018 Development Charges Study and By-Law** Pages 94-99

Recommendations:

That Council recommend Watson and Associates Economists Ltd. amend the development charges background study and prepare the necessary by-law to impose Development Charges for the Municipality of Mississippi Mills.

(J.3) INFORMATION ITEMS

- Mayor's Report None
- County Councillors' Report None
- Mississippi Valley Conservation Authority None
- Information List Pages 100-109
- Meeting Calendar (*September*) Page 110

K. RISE AND REPORT

Motion to return to Council Session.

Recommendation:

That the recommendations of the Committee of the Whole for the meeting of August 28, 2018 be adopted as resolutions of Council.

L. BY-LAWS

That By-laws 18-76 to 18-82 be taken as read, passed, signed and sealed in Open Council.

- 18-76 Zoning Amendment ZanderPlan Inc. 4620 Appleton Side Road Pages 111-112
- 18-77 Zoning Amendment Housekeeping - All Wards Pages 113-145
- 18-78 Zoning Amendment Housekeeping - Riverfront Estates Pages 146-148
(Phase 3 correction)
- 18-79 Zoning Amendment Housekeeping - Riverfront Estates Pages 149-150
(Phase 4 correction)
- 18-80 Zoning Amendment Housekeeping - Riverfront Estates Pages 151-153
(Phase 5 correction)
- 18-81 Part Lot Control Plan 6262 Jamieson Lot 9, Harold Street Page 154
- 18-82 Water and Sewer Rates – Continuous Water Running Page 155

M. OTHER/NEW BUSINESS

[None]

N. NOTICE OF MOTION**O. ANNOUNCEMENTS AND INVITATIONS****P. CONFIRMATORY BY-LAW – 18-83****Q. ADJOURNMENT**



The Corporation of the Municipality of Mississippi Mills

Council Meeting #18-18

MINUTES

A regular meeting of Council was held on Tuesday, August 14, 2018 at 5:00 p.m. in the Council Chambers.

A. CALL TO ORDER

Mayor McLaughlin called the meeting to order at 5:00 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No. 363-18

Moved by Councillor Ferguson

Seconded by Councillor Gillis

THAT Council enter into an in camera session at 5:00 p.m. re: proposed or pending acquisition or disposition of land by the municipality or local board (Municipal Act s. 239 (c)) - Road Allowances in Burnside Subdivision; proposed or pending acquisition or disposition of land by the municipality or local board (Municipal Act s. 239 2(c)) - Update on Sale of Business Park Lot 25; and personal matters about an identifiable individual, including municipal or local board employees (Municipal Act s. 239 2(b)) and labour relations or employee negotiations (Municipal Act s. 239 2(d)) - Update on HR Matters.

CARRIED

Resolution No. 364-18

Moved by Councillor Abbott

Seconded by Councillor Ferguson

THAT Council return to regular session at 5:55 p.m.

CARRIED

Rise & Report

1. Road Allowances in Burnside Subdivision

Staff direction was provided in camera.

2. Update on Sale of Business Park Lot 25

Staff direction was provided in camera.

3. Update on HR Matters

Staff direction was provided in camera.

C. O CANADA

The Council meeting was opened with the singing of O Canada.

D. ATTENDANCE**PRESENT:**

Mayor Shaun McLaughlin
Councillor Duncan Abbott
Councillor John Edwards
Councillor Denzil Ferguson
Councillor Alex Gillis
Councillor Christa Lowry
Councillor Jill McCubbin
Councillor Amanda Pulker-Mok
Councillor Jane Torrance
Councillor Paul Watters
Councillor Val Wilkinson

ABSENT:

Shawna Stone, Clerk
Jeanne Harfield, Deputy Clerk
Niki Dwyer, Director of Planning
Calvin Murphy, Recreation Manager (left at 6:27pm)

E. APPROVAL OF AGENDA

Resolution No. 365-18
Moved by Councillor Abbott
Seconded by Councillor Ferguson
THAT the agenda be approved as presented.

CARRIED

F. DISCLOSURE OF PECUNIARY INTEREST

[None]

G. APPROVAL OF MINUTES

Resolution No. 366-18
Moved by Councillor Gillis
Seconded by Councillor Pulker-Mok
THAT the Council Minutes dated June 26, July 6 and July 26, 2018 be approved as presented.

CARRIED

H. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

[None]

I. PUBLIC MEETINGS

1. Zoning Amendment: 4620 Appleton Side Road

The Director of Planning provided an overview of the proposed amendments. The Chair invited members of the public to comment. No one spoke.

2. Zoning Amendment: Housekeeping Amendment - All Wards

The Director of Planning provided an overview of the proposed amendments. The Chair invited members of the public to comment. No one spoke.

J. COMMITTEE OF THE WHOLE**Resolution No. 367-18****Moved by Councillor Edwards****Seconded by Councillor Pulker-Mok****THAT** Council resolve into Committee of the Whole, with Councillor Lowry in the Chair.**CARRIED****J.1 CONSENT ITEMS**

Proclamation – George C. Eccles Day

Resolution No. 368-18**Moved by Mayor McLaughlin****Seconded by Councillor Torrance****WHEREAS** George C. Eccles was born in Ramsay Township and lived in Almonte; and**WHEREAS**, as a shipboard telegraph operator on August 26, 1909, he stayed at his post while his ship sank on a dark night; and**WHEREAS** his efforts to alert nearby ships saved the lives of 214 people, though he perished; and**WHEREAS**, he was given a hero's burial September 7, 1909, and then forgotten; and**WHEREAS** he deserves to be remembered for his sacrifice;**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Mississippi Mills does hereby proclaim August 26th as George C. Eccles Day.**CARRIED**

Advisory Committee Minutes

Resolution No. 369-18**Moved by Councillor McCubbin****Seconded by Councillor Abbott****THAT** the minutes of the following committees be received:

- Beautification – April 19 and May 24
- Library Board – April 25 and May 30
- CEDC – May 15 and June 5
- Gemmill Park – June 12
- Accessibility – June 19

CARRIED

a. CEDC

Resolution No. 370-18**Moved by Councillor Torrance****Seconded by Councillor McCubbin****THAT** Council support CEDC participating in the completion of surveys for the Business Retention and Expansion Project as part of the Lanark County Economic Development Strategic Planning Action Plans 2018-2020**CARRIED**

b. Accessibility

Resolution No. 371-18**Moved by Councillor Pulker-Mok****Seconded by Councillor Abbott****THAT** Council support two temporary signs for Handicap Parking on Sundays only for the Community Presbyterian Church;**AND THAT** the Church be responsible for displaying and removing the signs on Sundays.**CARRIED**J.2 **STAFF REPORTS****Recreation and Culture**

a. Commemorative Bench, Tree, and Bike Rack Policy (Version 2)

Resolution No. 372-18**Moved by Councillor Pulker-Mok****Seconded by Mayor McLaughlin**

THAT Council approve the Commemorative Bench, Tree and Bike Rack Policy as presented.

CARRIED

Planning and Development

b. Community Official Plan – Registry of Policy Standing Items

Resolution No. 373-18

Moved by Councillor Abbott

Seconded by Councillor Gillis

THAT the Community Official Plan Registry, dated August 14, 2018, be added to the Pending List for reporting on a quarterly basis;

AND THAT Council confirm acceptance of the following deliverables to be commenced within the next 18 months:

- Environmental Impact Statements
- Secondary Growth Plan for the Village of Pakenham
- Affordable Housing Secondary Plan
- Public Consultation Strategy for Planning Applications

CARRIED

Resolution No. 374-18

Moved by Mayor McLaughlin

Seconded by Councillor Wilkinson

THAT rural subdivisions be removed from the Registry.

DEFEATED

c. Stop-up and Dispose of a Right of Way, Maitland St., Almonte Ward

Resolution No. 375-18

Moved by Councillor Gillis

Seconded by Councillor Abbott

THAT Council pass a by-law to stop up part of the unopened road allowance known as Maitland Street on Plan 6262, Almonte Ward;

AND THAT Council pass a resolution declaring part of Maitland Street on Plan 6262, Almonte Ward, to be surplus to needs of the Municipality;

AND THAT the Mayor and Clerk are authorized to enter into an Agreement of Purchase and Sale with Arendt and McGaugh regarding the conveyance of the land for the purchase of a lot addition.

CARRIED

d. Zoning Amendment, 36 Main St. (Aselford Development)

Resolution No. 376-18**Moved by Councillor Edwards****Seconded by Councillor Ferguson**

THAT Council approve the necessary Zoning By-law Amendment to change the zoning of the property known municipally as 36 Main Street (legally: Lot 91A and 93A on Plan 6262, being Part 3 on Reference Plan 27R-9434) from Residential Second Density (R2) to Residential Third Density (R3-X) to permit "Planned Unit Development" as a permitted uses in accordance with the provisions of the R3 zone;

AND THAT Council amend Section 5 of the Zoning By-law to introduce and define the use "Planned Unit Development" as follows: "A group of dwellings situated on the same lot and that share common facilities such as access to a public road, parking facilities, open space and recreational areas, and which are designed as an integral part of a residential complex".

CARRIED**Finance and Administration**

e. Appointments to the Joint Lanark County 2018 Election Compliance Audit Committee

Resolution No. 377-18**Moved by Councillor Wilkinson****Seconded by Councillor Ferguson**

THAT Phil Hogan, Paul Howard and Al Lunney be appointed to the Joint Lanark County Compliance Audit Committee for the term December 1, 2018 to November 14, 2022 to deal with applications from the 2018 election and any by-elections during the next term of Council.

CARRIEDJ. 3 **INFORMATION ITEMS****• Mayor's Report**

The Mayor's report provided a brief history of George C. Eccles.

• County Councillors' Report

Highlights: community forests; social and affordable housing; OVRT lease agreements; update on fire communications.

• Mississippi Valley Conservation Report

None

- **Information List**

Resolution No. 378-18
Moved by Councillor Edwards
Seconded by Councillor McCubbin
THAT Information List 10-18 be received.

CARRIED

- **Meeting Calendars**

August/September
Amendments: Beautification August 16th cancelled; AAC August 21st cancelled;
CEDC August 28th at 8am.

K. RISE AND REPORT

Resolution No. 379-18
Moved by Councillor Pulker-Mok
Seconded by Councillor Abbott
THAT the Committee rise and return to Council to receive the report on the proceedings of the Committee of the Whole.

CARRIED

Resolution No. 380-18
Moved by Councillor Lowry
Seconded by Councillor Abbott
THAT the recommendations of the Committee of the Whole for the meeting of August 14, 2018 be adopted as resolutions of Council.

CARRIED

L. BY-LAWS

Resolution No. 381-18
Moved by Councillor Ferguson Gillis
Seconded by Councillor Edwards Lowry
THAT By-laws 18-71 to 18-73 be taken as read, passed, signed and sealed in Open Council.

CARRIED

By-Law 18-71

Resolution No. 382-18
THAT By-law 18-71, being a by-law to establish remuneration for members of Council of the Corporation of the Municipality of Mississippi Mills.

CARRIED

By-Law 18-72

Resolution No. 383-18

THAT By-law 18-72, being a by-law to stop up, and sell part of the Maitland Street road allowance between Strathburn Street and John Street, PLAN 6262, Almonte Ward.

CARRIED

By-Law 18-73

Resolution No. 384-18

THAT By-law 18-73, being a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills for the lands known as Lots 91A and Part Lot 93A on Plan 6262, being Part 3 on Reference Plan 27R-9434, Almonte Ward, and municipally known as 36 Main Street (Aselford Development).

CARRIED

M. OTHER/NEW BUSINESS

[None]

N. NOTICE OF MOTION

[None]

O. ANNOUNCEMENTS AND INVITATIONS

Car toot bingo - Wednesdays 7pm to 10pm in August; Pakenham Fair - August 18th; Youth Centre Night Market - August 18th; Beautification Committee commended for the hanging baskets; successful Naismith Basketball 3 on 3 tournament.

P. CONFIRMATORY BY-LAW

By-law 18-74

Resolution No. 385-18

Moved by Councillor Abbott

Seconded by Councillor Ferguson

THAT By-law 18-74, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 14th day of August 2018, be read, passed, signed and sealed in Open Council this 14th day of August 2018.

CARRIED

Q. ADJOURNMENT

Resolution No. 386-18

Moved by Councillor Watters

Seconded by Councillor Pulker-Mok
THAT the meeting be adjourned at 7:28 p.m.

CARRIED

Shaun McLaughlin
MAYOR

Shawna Stone
CLERK



The Corporation of the Municipality of Mississippi Mills

Special Council Meeting #19-18

MINUTES

A special meeting of Council was held on Tuesday, August 21, 2018 at 10:00 a.m. in the Council Chambers.

A. CALL TO ORDER

Mayor McLaughlin called the meeting to order at 10:00 a.m.

B. ATTENDANCE

PRESENT:

Mayor Shaun McLaughlin
Councillor Christa Lowry
Councillor Denzil Ferguson
Councillor Alex Gillis
Councillor Amanda Pulker-Mok
Councillor Val Wilkinson
Councillor Duncan Abbott
Councillor Jill McCubbin
Councillor Paul Watters

ABSENT:

Councillor John Edwards
Councilor Jane Torrance

Shawna Stone, Clerk

C. APPROVAL OF AGENDA

Resolution No. 387-18
Moved by Councillor Lowry
Seconded by Councillor Abbott
THAT the agenda be approved as presented.

CARRIED

D. DISCLOSURE OF PECUNIARY INTEREST

[None]

E. CONSIDERATION OF A CLOSED SESSION

Resolution No. 388-18
Moved by Councillor Gillis
Seconded by Councillor Ferguson
THAT Council enter into an in camera session at 10:00 a.m. re: and personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b)); labour relations or employee negotiations

(*Municipal Act* s. 239 2(d)); and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (*Municipal Act* s. 239 2(f)) – HR Matter.

CARRIED

Resolution No. 389-18

Moved by Councillor Ferguson

Seconded by Councillor Lowry

THAT Council return to regular session at 11:20 a.m.

CARRIED

Rise & Report

1. HR Matter

Direction was provided in camera.

F. CONFIRMATORY BY-LAW

By-law 18-75

Resolution No. 390-18

Moved by Councillor Abbott

Seconded by Councillor Ferguson

THAT By-law 18-75, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 21st day of August, 2018, be read, passed, signed and sealed in Open Council this 21st day of August, 2018.

CARRIED

G. ADJOURNMENT

Resolution No. 391-18

Moved by Councillor Lowry

Seconded by Councillor Abbott

THAT the meeting be adjourned at 11:21 a.m.

CARRIED

Shaun McLaughlin
MAYOR

Shawna Stone
CLERK

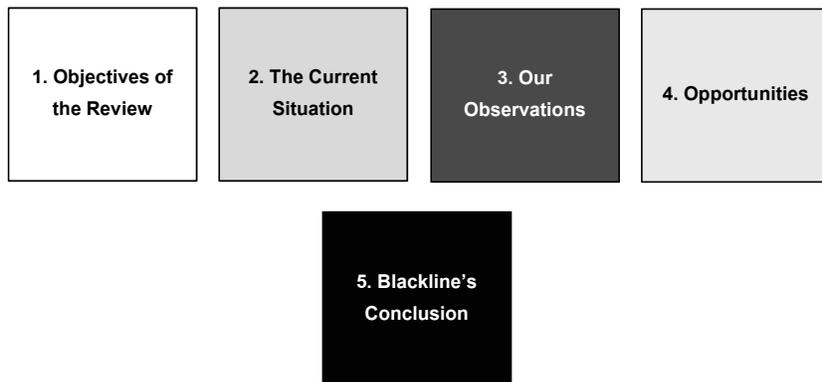
Service Delivery Review – Recreation and Cultural Services

The Corporation of the Municipality of Mississippi Mills

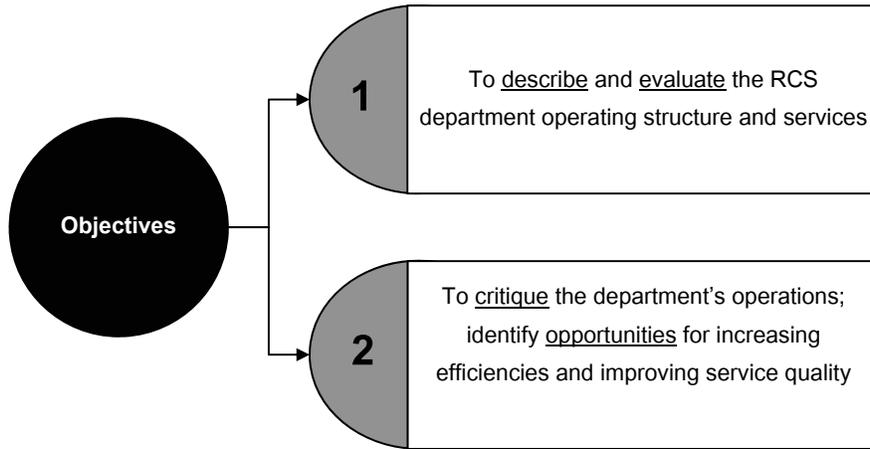
Council – Final Report Presentation

August 2018

Agenda



You have two objectives for this Service Delivery Review



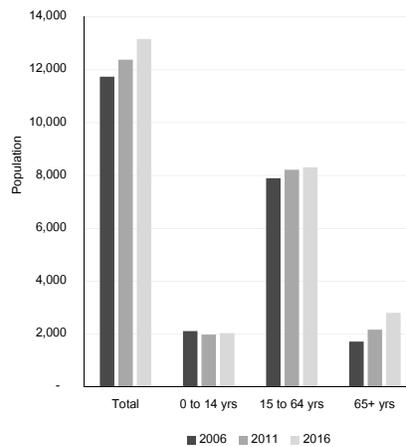
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There are several influencing factors impacting the Municipality's future delivery of services and service levels

Observations

- ▶ The Municipality's population continues to grow
 - young families and baby boomers
- ▶ Changing social expectations of municipal services and information
- ▶ The pace of technology is increasing
- ▶ Increasing regulation and legislation (Asset Management, Fair Jobs Act)

Age Distribution



4

Certain work drivers have changed which impact the RCS department's ability to deliver services efficiently and effectively

Work Driver	Degree of Change
Population size	↑ Increase – 12.1% over the past decade and population shift to seniors
Number of Businesses	↑ Increase – the Municipality has a highly utilized downtown and expanding business park
Number of Recreational Programs	↑ Increase – with non-municipal run programs
Outdoor Recreation Facilities	↑ Increase – splash pad, skate park and new parks
Number of Trails	↑ Increase – extension of existing and net new trails
Number of Events and Festivals	↑ Increase – while some events have stopped, more have been added (e.g. Movie Night in the Park, Downtown Almonte Car Show)
Legislation	↑ Increase – Asset Management, Fair Workplaces, Better Jobs Act

5

The Municipality has made a conscious decision to invest in RCS as a basis for attracting residents, visitors and businesses

Observations

- ▶ Resident survey suggests they are generally happy with the quality of services and recreation facilities
- ▶ With the exception of economic development RCS provides services in-line with common practices
- ▶ Mississippi Mills leads an extensive number of events
- ▶ RCS is providing BIA / downtown improvement related services
- ▶ Despite the growing population, the type and number of programs has only slightly changed
- ▶ Until recently, there have been inconsistencies with facility operations and outdoor space maintenance
- ▶ Very few service performance metrics exist

RCS Services



6

Our observations suggest that while residents are generally happy with RCS there are tactical items to consider addressing

Observations

- ▶ The RCS department staffing numbers has not materially changed, while work volume has:
 - ▶ Increase in the number and type of events
 - ▶ Increase in the number and type of outdoor space / assets e.g. splashpad, trails
- ▶ The Municipality as a whole is not leveraging technology to the fullest
- ▶ There are few formal processes and performance metrics; resulting in, inconsistent service delivery and capability gaps
- ▶ Organizational structure is uncommon – Economic Development and absence of a director for RCS
- ▶ Broader capability gaps (HR, IT, Communications) exist
- ▶ Mississippi Mills has the most advisory committees in comparison to peers and they do not cover all aspects of RCS

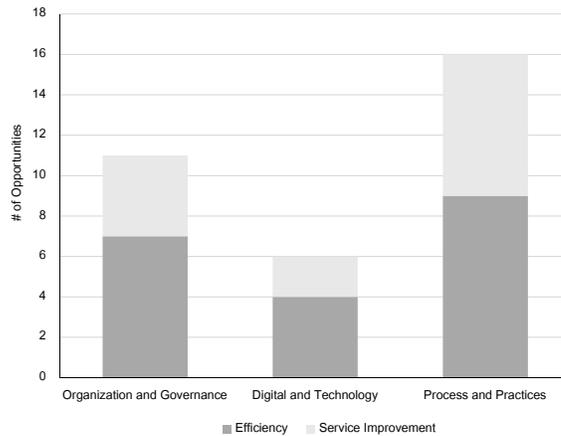
There are themes and over 20 tactical opportunities for RCS to consider implementing

There are two types of opportunities:

Service Improvement: enhance the quality of the service; improving customer service or increase in service awareness

Service Efficiency: improving productivity of staff or reducing work volume

RCS Opportunities



Several improvements can be made that will make the RCS department more efficient and effective



Process & Practices

- ▶ Improvements to resource management can achieve cost efficiencies:
 - Managing work orders, quality assurance and time management,
 - Creating a forecast of work volume, and
 - A process for managing grants



Digital & Technology

- ▶ Currently, the Municipality's digital services are limited – online forms however, residents must print them and submit them in person or mail
- ▶ Inconsistent look and feel for municipal websites
- ▶ Technology such as online services can help achieve greater efficiencies by reducing staff workload through automation and self-service

Shifting of responsibilities and rationalizing committee involvement can achieve greater alignment within the department



Governance

- ▶ Advisory committees overlap; similar scope and gaps exist in coverage
- ▶ Opportunities exist to realign committees to key focus areas including RCS as well as developing annual committee plans



Organization

- ▶ Recreation and cultural services will continue to be a sought after service. Consideration should be given to:
 - Addressing resource gaps; communications, HR, RCS leadership
 - Realignment of responsibilities between RCS, Public Works and Economic Development

Our conclusion – transform the role of RCS to meet the future needs of Mississippi Mills

- ▶ Change is happening in Mississippi Mills
- ▶ Adapting to these changes can be an opportunity to reinvent RCS as Community and Cultural Services
- ▶ This transformation will help the Municipality to manage both growth and uncertainty

Embrace Technology

Currently, the RCS department operates largely paper-based and high reliance on key individuals. Over the coming 3-5 years a large portion of the RCS staff will be eligible for retirement representing an operational risk. In addition, as new residents continue to move to Mississippi Mills their expectation of accessing services and information will undoubtedly shift to digital first.

Modernize Processes

As the Municipality continues to grow and add new assets, programs and events it also needs to advance the processes and practices of the staff that maintain those assets or support programs and events. As such, the Municipality should consider modernizing how resources are managed, allocation of staff, quality assurance of activities and have supporting information (performance metrics) to demonstrate improvements and delivery of services.

Organize for Scale

Recreation and cultural services will continue to be a sought after service that the Municipality provides. To help ensure it continues to do so, organizational changes can help to address resource gaps, improve capabilities and allow for the Municipality to scale.

Critical to this is introducing a Director role for RCS and realigning responsibilities of current RCS management.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-06-11
Subdivision Plan 101581
Pakenham Ward, Municipality of Mississippi Mills**

KNOWN AS: Pakenham Golf and Country Club Estates

OWNER: Municipality of Mississippi Mills

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the properties from Rural (RU) to Rural Residential (RR) to be consistent with other rural estate lot subdivisions within the municipality. The Community Official Plan designation of the lands is “Rural Settlement Area or Hamlet” and is not subject to amendment.

The lands are presently within the Subdivision known as “Pakenham Golf and Country Club Estates” and include 64 lots, and 10 blocks on streets identified as Lion Head, Muirfield, Troon and Glen Abbey.

DESCRIPTION OF SUBJECT LANDS

The subject lands constitute the original lands identified within Plan of Subdivision 101581, registered in 1989. Collectively the lands represent approximately 100 acres of land, southwest of the Village of Pakenham. The lands are located west of the Pakenham Golf course and are surrounded by Rural Lands to the south, west, and north of the site. Of the original 64 lots within the subdivision, 18 lots remain vacant. The development of these lots requires the extension of Lion Head Drive, serviceable by a small local bridge.

SERVICING & INFRASTRUCTURE

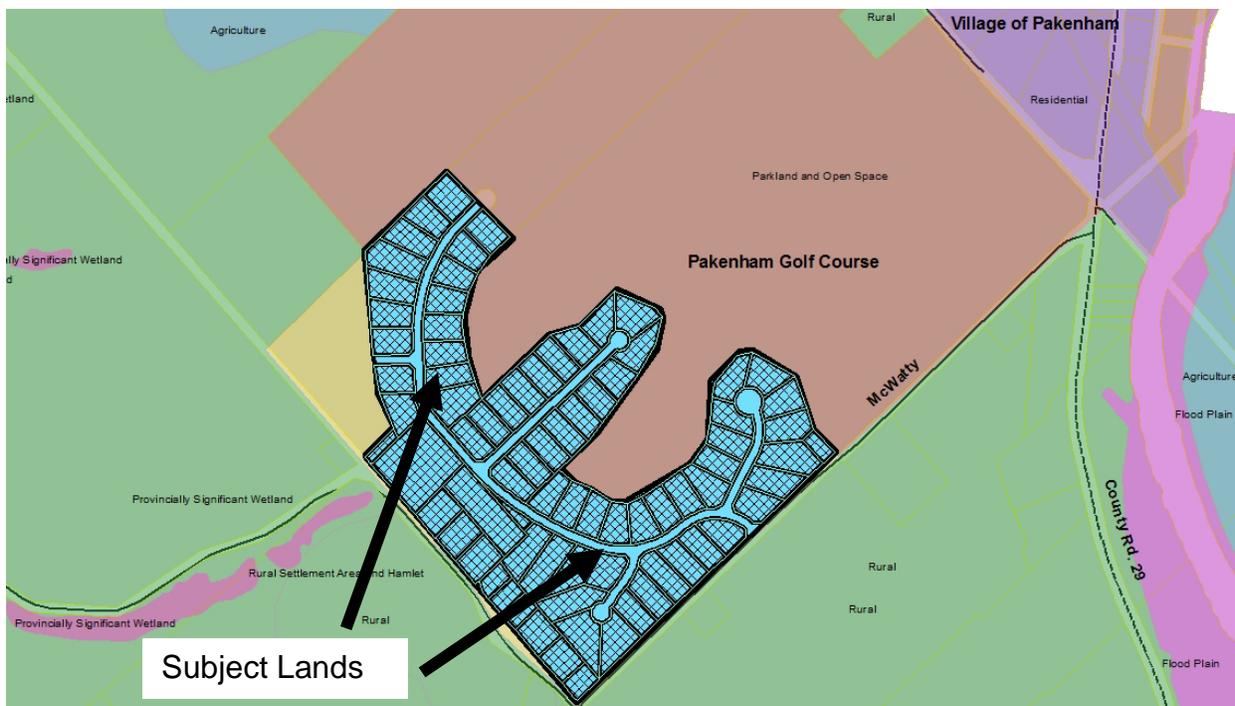
The property falls outside of the urban settlement boundary of Almonte Ward, and thus the lands are serviced by private well and septic systems. The subdivisions primary point of traffic access is via McWatty Road, with a secondary point of access allocated on the northern unfinished section of the subdivision connecting to Ski-Hill Road. All roads within the original Plan of Subdivision are identified as open and municipally maintained local roads.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as Rural Settlement Area and Hamlet.

The Rural Settlement Area and Village provisions provide two sub-classifications of development forms; Villages and rural estate lot subdivision. The subject lands constitute the latter category of development. Rural estate lot subdivisions have been largely created to accommodate single-detached residential development and appropriate accessory uses therein (Policy 3.4.2). They are predominately fully developed and defined within a fixed boundary. Any potential growth within rural subdivisions would be undertaken via minor rounding out or infill.

The intent of the Rural Settlement areas are to preserve the general character and individual identity of each of the neighbourhoods (Policy 3.4.1).



ZONING BY-LAW #11-83

The subject property is presently zoned “Rural” (RU) in the Municipality of Mississippi Mills Zoning Bylaw 11-83.

The Municipality received a request from a resident of the Subdivision requesting that the lands be re-designated to “Rural Residential” (RR). The rationale provided for the change of use related to two points: 1) the Rural zone permits the keeping of small quantities of livestock, which the resident indicated was inappropriate for the nature of the subdivision; and 2) that other estate lot subdivisions in the Municipality are zoned Rural Residential. No special exceptions, provisions or additional uses are proposed for the subdivision designation.

PUBLIC COMMENTS RECEIVED:

In the fall of 2017, staff undertook a pre-emptive consultation process by circulating a survey respecting a possible zoning amendment for the purpose of gathering public opinion on the request. 43 separate notices were mailed to property owners within the subdivision of which 20 supported the change, 8 voiced opposition to the proposal and 15 were not returned. In May, 2018 Council directed staff to proceed with the circulation of a municipally led zoning amendment application to change the designation from Rural to Rural Residential (Resolution 257-18).

Staff circulated the application in accordance with the provisions of the Planning Act and received comments from two individual property owners indicating support for the amendment. Both commenting parties noted that when they purchased the property from the developer the real estate information provided to them indicated that the lands were zoned "Rural Residential".

No other specific comments respecting the amendment have been received at the time of the preparation of this report and no further dissenting opinions following the original survey have been received.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,


Niki Dwyer, MCIP RPP MA, BES
Director of Planning



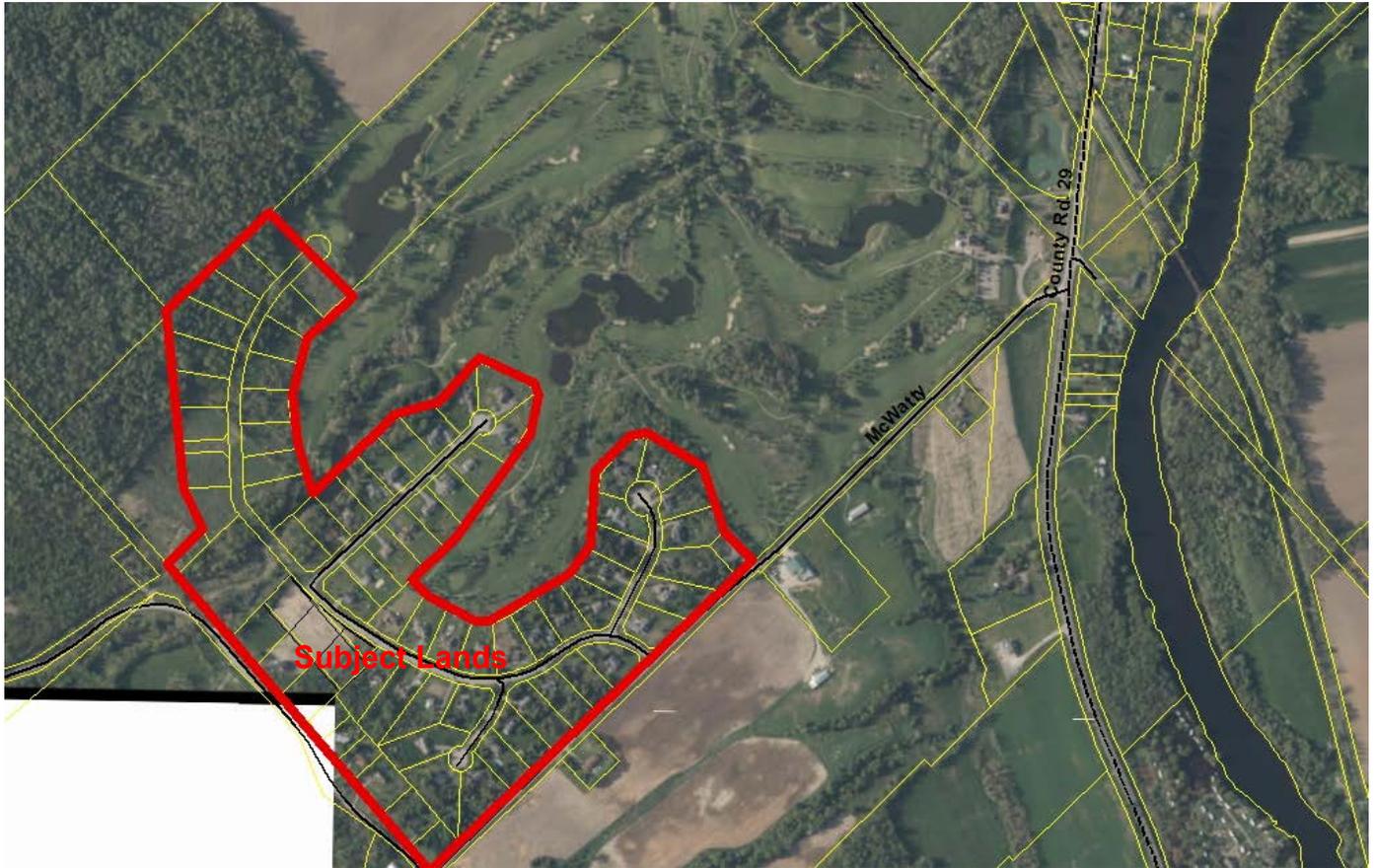

Shawna Stone
Clerk

ATTACHMENTS:

- Appendix A – Aerial Photo and Map
- Appendix B – Mapping of Rural Residential Lands in Mississippi Mills Zoning Bylaw

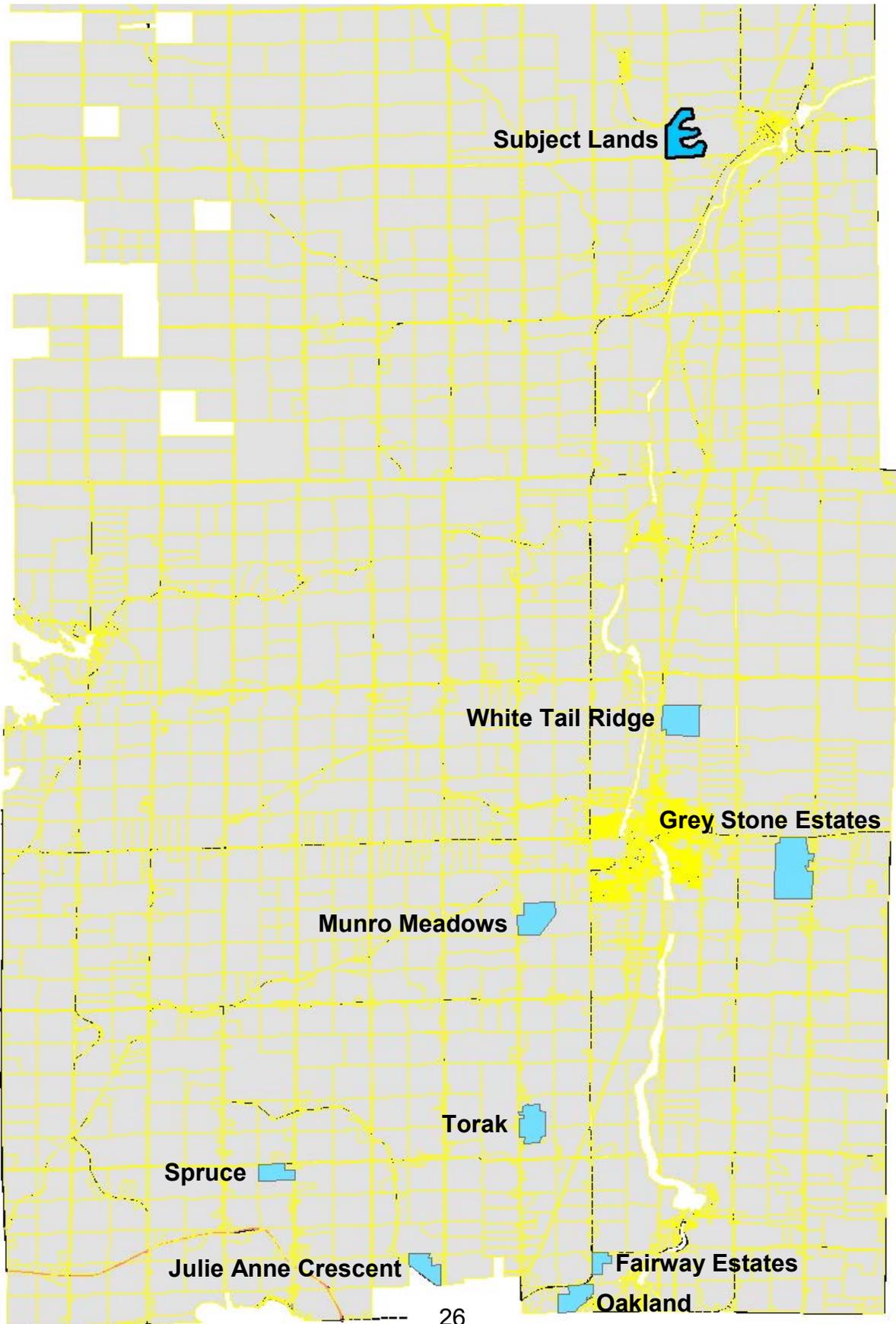
APPENDIX A

Aerial Photo (2017)



APPENDIX B

Mapping of Rural Residential Lands in Mississippi Mills Zoning Bylaw



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-05-18
Pts 5-10 PLAN 27R-9664; being Part Lt 15 Concession 10 Ramsay
Almonte Ward, Municipality of Mississippi Mills**

KNOWN AS: Lots 26, 27, 28 in the Almonte Business Park

OWNER: Municipality of Mississippi Mills – now Bloorguard Investment

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the property from Business Park 1 (E1-1) to Business Park Exception 1 (E1-1x) in order to recognize open storage as a permitted use on the lands, in accordance with the provisions of Section 6.16 of the Zoning Bylaw. The subject lands are located in the Almonte Business Park (on Industrial Drive) and will facilitate the operations of a de-watering business.

A site plan control application will also be required to recognize the intended use which has not yet been filed.

Currently, the subject property is a vacant consolidated lot in the Almonte Ward.

DESCRIPTION OF SUBJECT LANDS

The subject lands are known as Lots 26, 27 and 28 in the Almonte Business Park and are legally described as Lots 5-10 on Plan 27R-9664. The subject lands collectively have an area of approximately 2.4 ha (5.8 acres) with 142.9m of frontage on the south side of Industrial Drive. The lands are adjacent to vacant industrial lands to the south and west of the site, and Crown Rust Protection to the east of the site. The property is encumbered by a drainage easement on the western and southern property lines.

SERVICING & INFRASTRUCTURE

The property falls within the urban settlement area, on Industrial Drive (municipally maintained public road), and will thus be serviced by municipal water and sewer. Site Servicing Briefs and Stormwater Management Reports will be reviewed as part of the Site Plan Control application.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject property as being within the Urban Settlement Boundary in the Ward of Almonte and designates the lands as Business Park.

BUSINESS PARK LAND USES

Business Park policies are included in Section 3.7.4 of the Community Official Plan. The intent of the Business Park is to encourage the establishment of a major employment centre within the Municipality. The policies highlighted in the COP further intend to promote a “high quality and consistent development standard for the Mississippi Mills Business Park”.

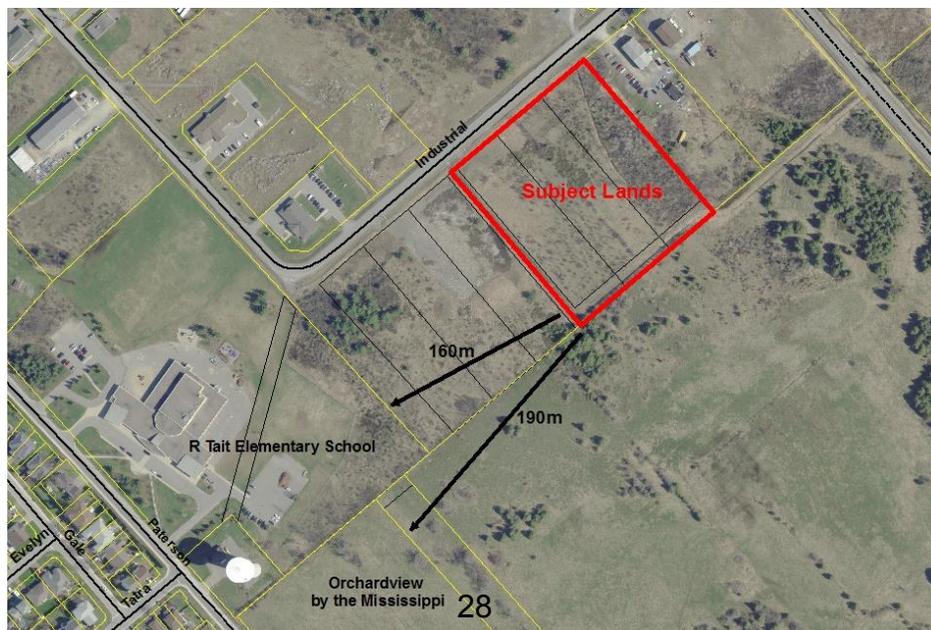
Permitted uses within the Business Park may vary from Highway Commercial and large scale retail establishments, to professional offices and training facilities, to Light and Medium Industrial Uses.

General Policies of the Business Park instruct that appropriate uses shall be assessed for the appropriateness of the lot size, parking, loading, servicing, storage and buffering requirements to provide desirable operations. Site Plan Control shall apply to evaluate and govern the design and development of all lands within the business park.

INDUSTRIAL USES

The proposed use as a de-watering operation constitutes a “Class II Industry – Medium Industrial” use, being a warehouse/contractor’s yard, where outdoor storage of materials is integral to the use. The provision of outdoor storage for such a use is subject to screening and fencing from adjacent uses and the street and is subject to a 300m influence area to adjacent sensitive uses. Where industrial uses are located adjacent to or within the influence area of a sensitive land use, appropriate buffer, screening and other mitigating measures shall be required.

The nearest sensitive land uses to the proposed Class II use are R Tail Elementary School (160m) and Orchardview by the Mississippi Retirement Home (190m), both located to the south-west of the subject lands.



ZONING BY-LAW #11-83

The subject property is zoned “Business Park – Special Exception” (E1-1) in the Municipality of Mississippi Mills Zoning Bylaw 11-83.

The special exception zone was designed and approved specifically for the Almonte Business Park when it was established and was designed to prohibit certain generally accepted E1 uses and introduce an additional 12 uses to the already permitted uses. The prohibited uses in the E1-1 Zone included “Open Storage Areas”, which were otherwise permitted in the zone.

The applicant seeks to recognize “Open Storage” as a permitted use on the lands as the proposed use requires an area on-site for the open storage of “pumps, pipes, envirotanks and other apparatus used in the dewatering process”.

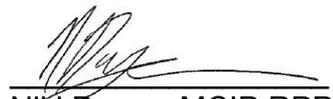
All other zone provisions and approved/restricted uses would continue as originally designated in the E1-1 zone.

PUBLIC COMMENTS RECEIVED:

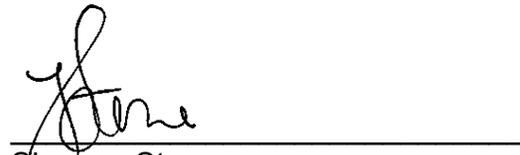
Staff have circulated the application in accordance with the provisions of the Planning Act and as of the date of the preparation of this report, no public or internal comments have been received.

A staff report analyzing the application will be prepared following the public meeting in order to fully consider the public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP
Director of Planning



Shawna Stone
Clerk

ATTACHMENTS:

- Appendix A – Aerial Photo and Map
- Appendix B – Landscape/Site plan and Conceptual Drawings

APPENDIX A

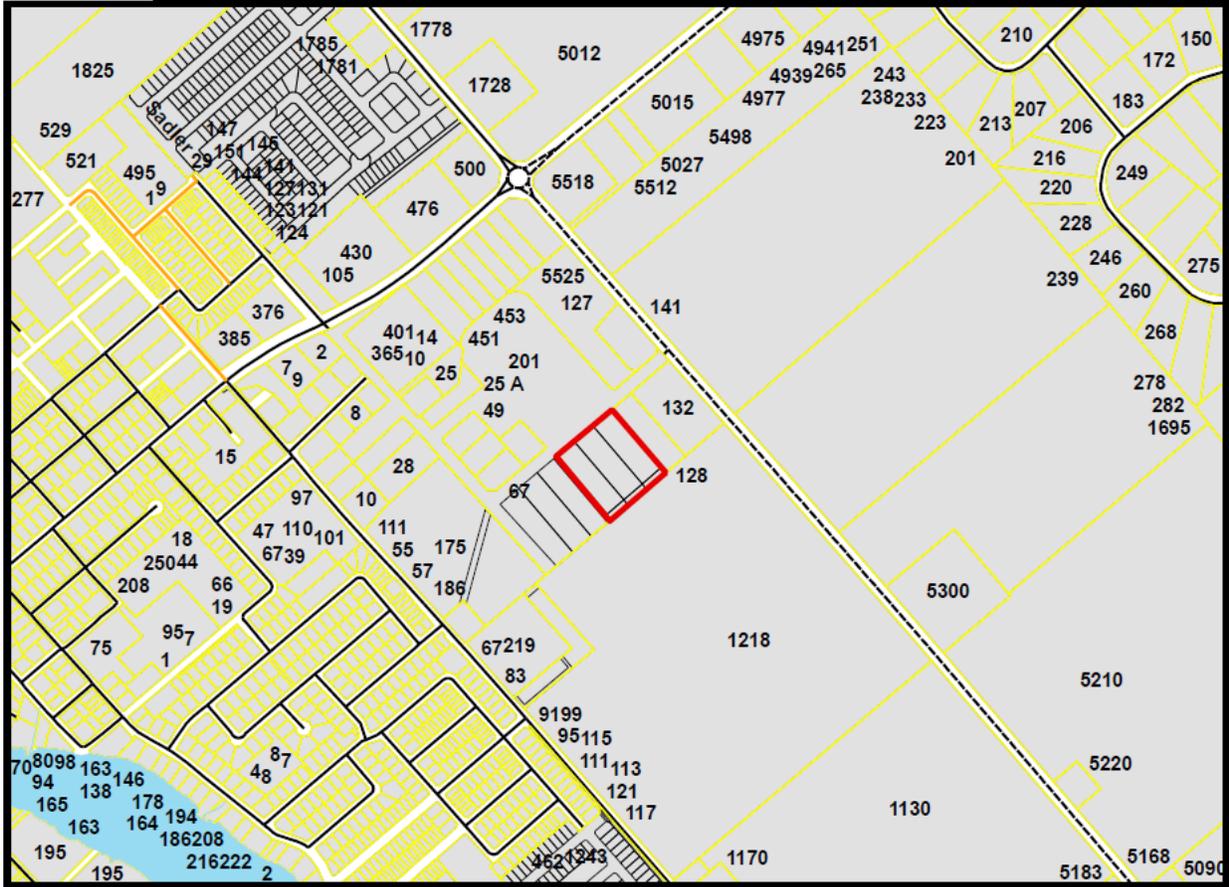
Aerial Photo (2017)



Map Circulated during Notice

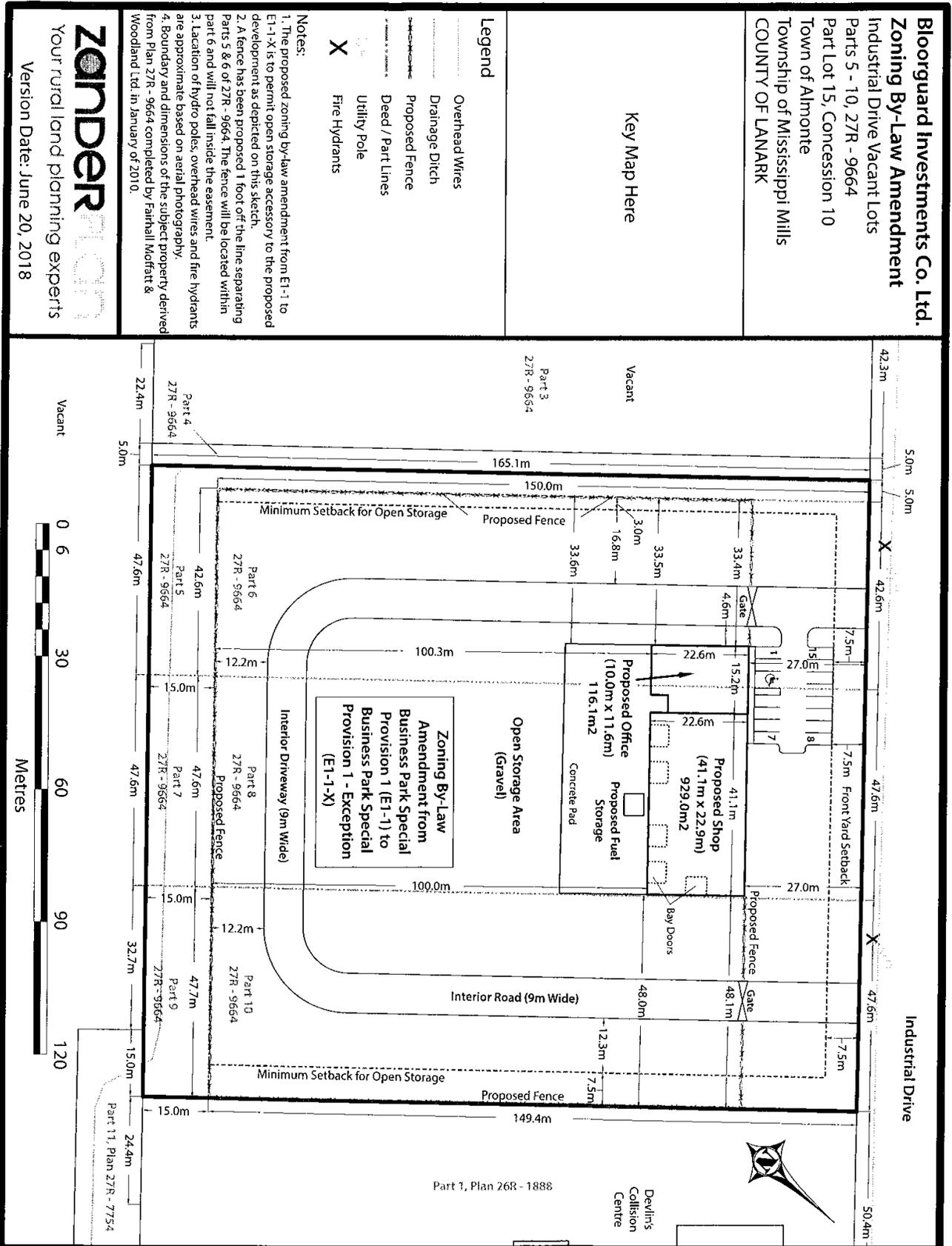


Zoning Amendment Application Z-05-18
Pts 5-10 PLAN 27R9664; being Pt Lt 15 Concession 10 Ramsey
Almonte Ward, Municipality of Mississippi Mills



APPENDIX B

Landscape/Site Plan



ZANDER
 Your rural land planning experts
 Version Date: June 20, 2018

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018

TO: Committee of the Whole

FROM: Andrew Scanlan Dickie – Junior Planner

**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-04-18
Concession 12, West Part Lots 24 & 25
Pakenham Ward, Municipality of Mississippi Mills**

KNOWN AS: 264 Ryan-Duncan Side Road

OWNER: Zieview Farms Inc.

BACKGROUND

In early Fall 2017, a surplus-farm dwelling consent application – B17/053 – was submitted to Lanark County and the Municipality of Mississippi Mills for the property legally known as the Concession 12, West Part Lots 24 & 25, Pakenham Ward, Municipality of Mississippi Mills. The surplus dwelling severance request was for ±6.45ha (15.94ac). The requested size was provisionally approved in November 2017, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

Consequently, the zoning of the property must be amended from “Agricultural (A)” to “Agricultural Exception 31 (A-31).”

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from Agriculture (A) to Agriculture Exception 31 (A-31) to fulfil a condition for the severance of a surplus farm-dwelling property. As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling constructed on it.

DESCRIPTION OF SUBJECT LANDS

The subject lands are located near the northeast corner of the Municipality within one kilometre of the City of Ottawa, McNab Braeside, and Arnprior boundaries. The lands are described as Concession 12, West Part Lots 24 & 25 and are known locally as 264 Ryan-Duncan Side Road. The surplus farm dwelling lot size is ±6.45ha (15.94ac) and the retained property, to be

rezoned, is ±42.07ha (103.96ac). Each lot would have ±66m (216.5ft) and ±279m (915.4ft) of frontage, respectively, along Ryan-Duncan Side Road. Neighbouring lands are predominantly agricultural.

SERVICING & INFRASTRUCTURE

The properties, severed and retained, are exterior of the Almonte Ward’s municipal services boundary. Consequently, the farm dwelling utilizes private water and septic. The subject lands are accessed from Ryan-Duncan Side Road, a municipally owned and maintained road. Furthermore, the retained agricultural lands can also be accessed from 12th Concession Pakenham North, also a municipally owned and maintained road.

COMMUNITY OFFICIAL PLAN (COP)

Both the retained and severed properties are, and will continue to be, designated as “Agricultural” under the Community Official Plan. Permitted uses include agriculture, agriculturally related businesses, forestry, a residential dwelling, and home-based businesses.

ZONING BY-LAW #11-83

The subject lands are presently zoned “Agricultural (A)” within the Comprehensive Zoning By-law #11-83. As required by consent application B17/053, the vacant farm property must be rezoned to “Agriculture Exception 31 (A-31)” to prohibit the construction of a dwelling, thereby ensuring that said property is used solely for agriculture. A draft by-law for the rezoning is as follows:

11.3 Special Provisions

11.3.X *Notwithstanding their ‘A’ Zoning designation, on those lands delineated 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;*

All of which is respectfully submitted by,

Reviewed by,

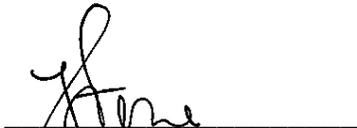


Andrew Scanlan Dickie
Junior Planner



Niki Dwyer, MCIP, RPP
Director of Planning

Reviewed by,



Shawna Stone,
Clerk

ATTACHMENTS:

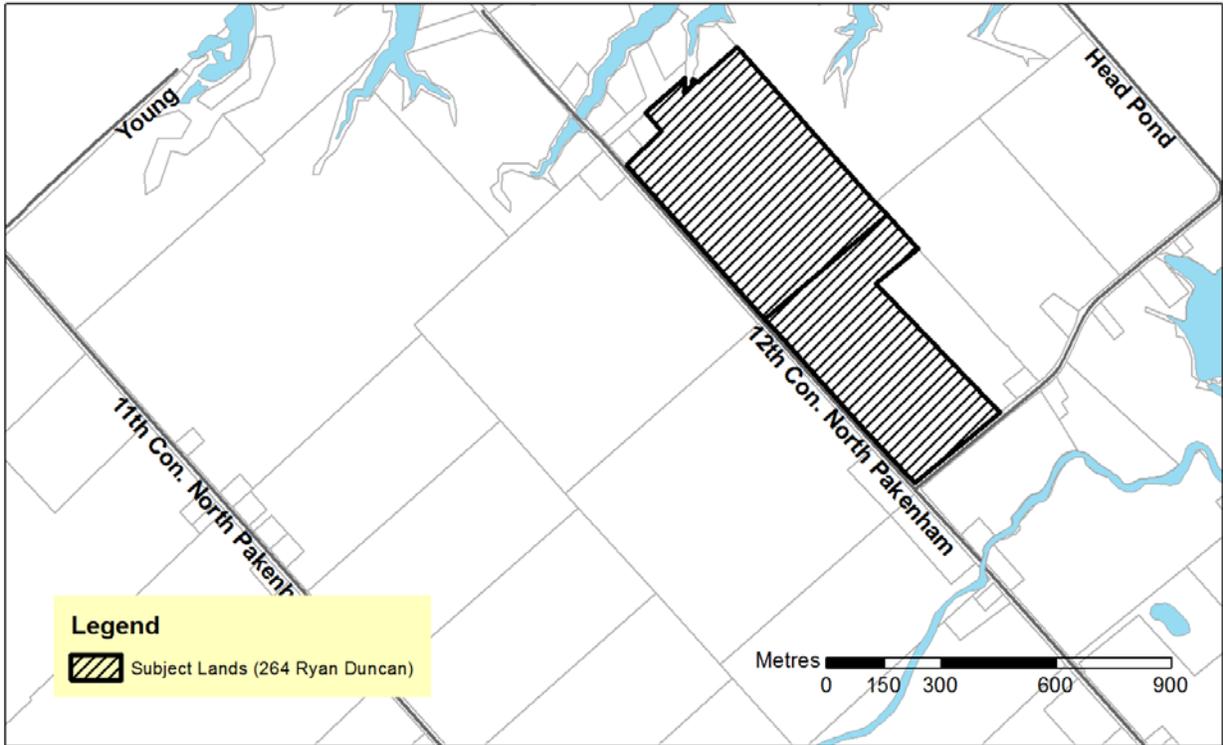
Schedule A – Location Map

Schedule B – Property Sketch

SCHEDULE A – Location Map



**Zoning By-law Amendment Application D14-ZIE-18; Z-04-18
Concession 12, West Part Lots 24 & 25
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 264 Ryan Duncan Side Road**



SCHEDULE B – Property Sketch



MUNICIPALITY OF MISSISSIPPI MILLS

Building Permit Activity by Month

January 2018 - July 2018 Permit Activity			
<i>Month</i>	<i>Count</i>	<i>Work Value</i>	<i>Fees</i>
January 2018	10	\$600,500	\$9,375.00
February 2018	35	\$1,081,000	\$2,566.75
March 2018	21	\$1,659,200	\$40,902.64
April 2018	47	\$6,913,020	\$69,670.55
May 2018	54	\$8,799,455	\$81,983.40
June 2018	39	\$5,423,125	\$65,245.00
July 2018	52	\$5,792,216	\$60,233.60
	258	\$30,268,516.00	\$329,976.94

January 2017 - July 2017 Permit Activity			
<i>Month</i>	<i>Count</i>	<i>Work Value</i>	<i>Fees</i>
January 2017	16	\$1,006,000	\$3,987.56
February 2017	9	\$1,270,000	\$11,171.22
March 2017	19	\$2,609,540	\$49,351.20
April 2017	34	\$2,904,177	\$33,274.56
May 2017	41	\$2,437,412	\$40,087.65
June 2017	62	\$5,304,261	\$58,473.50
July 2017	36	\$2,901,278	\$44,314.60
	217	\$15,531,390	\$240,660.29

MUNICIPALITY OF MISSISSIPPI MILLS

Building Permit Activity by Type

Building Permit Types	Jan-Jul 2018	Jan-Jul 2017
Property Category		
Commercial	8	6
Government/Institutional	4	7
Industrial	6	4
Residential	240	200
Purpose of Permit		
Addition	10	7
Change of Use	1	0
Demolish	3	8
Renovate/Alter/Repair	49	27
New Building Construction	107	98
Foundation (Conditional)	29	6
Other (Deck, Pool, Tent, Woodstove, Etc.)	59	71
New Dwelling Units		
Single/Semi/Town	87	64
Apartment (Individual Units)	36	0
Total Units	123	64

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018
TO: Committee of the Whole
FROM: Andrew Scanlan Dickie – Junior Planner
**SUBJECT: PLANNING REPORT – ZONING BY-LAW AMENDMENT Z-06-17
Housekeeping Amendment – All Wards**

APPLICANT: Municipality of Mississippi Mills

RECOMMENDATION:

THAT Council approve the necessary Housekeeping Zoning By-law Amendment to address redundancies and discrepancies; revise language to add clarity; and realign provisions with their original intent to facilitate a new consolidated copy of the Comprehensive Zoning By-law #11-83.

BACKGROUND

The Municipality approved the current Zoning By-law, being the Comprehensive Zoning By-law #11-83, in 2011. Since then, various applications to amend zoning within Mississippi Mills have been submitted and approved by Municipal Council. Although these changes exist individually in Municipal records and internal mapping data is routinely updated, the Municipality has not consolidated said changes into a comprehensive document since the adoption of the original Zoning By-law.

In an effort to release current and updated information to the public, the Municipality has initiated a consolidation of all amendments since the 2011 adoption. In doing so, the Municipality has realized that there is an accumulation of discrepancies and redundancies (primarily related to formatting and organization) that exist within approved amendments.

In order to release a consolidated copy of the Zoning By-law, the Municipality must amend those identified discrepancies. Staff has initiated a 'Housekeeping Amendment' to make the necessary changes. Recognizing the opportunity to address other longstanding inconsistencies, Staff have also expanded the scope of the review, as demonstrated in Schedule A to this report.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to correct and update several provisions within the Comprehensive Zoning By-law in order to: (1) clear up discrepancies and redundancies that have yet to be rectified since the By-law's passing in 2011; (2) revise language to add clarity; and (3) realign provisions with their original intent, all while remaining

consistent with local and provincial policies. The ultimate goal is to re-organize the document to facilitate the Municipality producing an up-to-date consolidated By-law for public use.

DESCRIPTION OF SUBJECT LANDS

The amendment involves changes to various sections of the Comprehensive Zoning By-law #11-83 that are both site-specific and general to the entire Municipality. For those site-specific changes, please refer to the list of Housekeeping Amendments in Schedule A and the subsequent property maps in Schedule B.

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No comments received.

CBO: No concerns or objections.

Fire Chief: No comments received.

Director of Roads and Public Works: Comments were generally grammar and spelling – with some questions for review. Changes have been addressed in Schedule A.

Recreation Coordinator: No concerns or objections.

Council: Councillors had some questions regarding the proposed amendments. Those comments that resulted in changes have been addressed in Schedule A.

COMMENTS FROM EXTERNAL AGENCY CIRCULATION

No objections were received from external agencies as of the date this report was prepared.

COMMENTS FROM THE PUBLIC

The Municipality held a Public Meeting on August 14th, 2018 to provide an opportunity for the public to comment on the application. During the Public Meeting, no one spoke in support of or in opposition to the proposal. No comments have been received as of the date this report was prepared.

EVALUATION

PROVINCIAL POLICY STATEMENT (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the *Planning Act, R.S.O. 1990*, all planning decisions must be consistent with the PPS. In general, since the amendments are specific and do not change the intent of the Zoning By-law, but rather augment it via amendments to outdated references, clearing up redundancies and discrepancies, and realigning provisions with current municipal practice, there are no directly applicable sections of the PPS to be reviewed. However, it is important to highlight two components of this amendment that have been or are impacted by the PPS.

AGRICULTURE-RELATED and ON-FARM DIVERSIFIED USES

Items 3, 4, and 58 aimed to expand permitted uses within the Agricultural (A) Zone, thereby increasing the flexibility of farm owners to diversify their operations. The definitions of *Agriculture-Related Use* and *On-farm Diversified Use* are exactly the same as the PPS. However, after conducting another review of local policy in relation to the proposed amendments, Staff identified that Section 3.2.2(iii) is not permissive enough to comfortably recommend the new uses. As such, Staff deem it more appropriate to address the uses as part of the Municipality's Land Evaluation and Area Review (LEAR).

CHANGES TO SPECIAL EXCEPTION ZONES

The proposed amendments of items 59, 62, 66 to 69, 72 to 74, 76 to 77, and 81 to 83 (see Schedule A) are changes to previously approved amendments/by-laws by Mississippi Mills Council; therefore, they have already undergone a review against PPS and COP policies prior to approval. Nonetheless, the proposed amendments are generally for organizational purposes or to correct discrepancies – they do not alter the intent of the original by-laws approved by the Municipality. For reference, the previously approved by-laws are numbers 13-91, 16-74, 14-45, 15-89, 16-21, 18-10, 14-32, 16-28, 18-10, 13-64, 16-36, 12-76, 15-08, and 11-13.

COMMUNITY OFFICIAL PLAN (COP)

Lands subject to the proposed changes belong to many Municipal land use designations. However, the proposed changes are consistent with the Community Official Plan; thus, there is no intention to amend sections of the COP concurrently. Please note that the proposed amendments are consistent with both the current and future (awaiting final approval by Lanark County) COPs. The major types of amendments made to the document are summarized as follows:

CHANGES TO DEFINITIONS

In general, the COP does not prescribe specific text be used for definitions unless they conform with those in the PPS. Consequently, the majority of the definitions identified by items 3 to 26 (see Schedule A) to be added, removed, or replaced are not regulated by the COP. However, some do opt to use COP wording – namely, the definition of Country Inn (item 10). Rather than reinvent the wheel, Staff used already existing text for consistency. As such, the proposed amendments conform to the general intent and purpose of the COP.

CHANGES TO GENERAL PROVISIONS

Items 1, 2, and 27 to 57 (see Schedule A) refer to various amendments to provisions found in Sections 4, and 6 to 9 (inclusive) of the Comprehensive Zoning By-law – being *Administrative Provisions*, *General Provisions for All Zones*, *Specific Use Provisions*, *Residential Provisions*, and *Parking Provisions* respectively. The proposed amendments within each section are specific and are not regulated by the COP.

Proposed changes include removal of redundant wording or provisions, updating outdated language, and amending or adding setbacks/measurements for consistency across the document and municipal practice. The amendments are not specifically controlled by COP policies and thus they conform with its general intent and purpose.

CHANGES TO ZONE PROVISIONS

Much like the previous section, the proposed amendments of items 60, 61, 63 to 65, 70, 71, 75, and 78 to 80 (see Schedule A) are specific regulations that are not prescribed by the official plan, which delegates details to the Zoning By-law. Most of the subject amendments are primarily for organizational purposes or to correct discrepancies. As such, the proposed amendments conform to the general and purpose of the COP.

CHANGES TO SPECIAL EXCEPTION ZONES

Items 59, 62, 66 to 69, 72 to 74, 76 to 77, and 81 to 83 (see Schedule A) are the most directly related to the COP. They are changes to previously approved amendments/by-laws by Mississippi Mills Council; therefore, they have already undergone a review against PPS and COP policies prior to approval. Nonetheless, the proposed amendments are generally for organizational purposes or to correct discrepancies – they do not alter the intent of the original by-laws approved by the Municipality. For reference, the previously approved by-laws are numbers 13-91, 16-74, 14-45, 15-89, 16-21, 18-10, 14-32, 16-28, 18-10, 13-64, 16-36, 12-76, 15-08, and 11-13.

ZONING BY-LAW #11-83

The proposed Housekeeping amendment involved 83 individual items for consideration at the August 14th, 2018 Public Meeting. Since then, Staff has removed four items – being items 3, 4, 23, and 58 – from consideration due to inconsistency with policy or a requirement for further review. Nonetheless, the Housekeeping's primary goal is to make changes that facilitate re-organizing and re-formatting the By-law document to provide a properly updated copy to the public for their review and use. The Municipality also proposed changes to the By-law to reflect inconsistencies noticed through its application since adoption in 2011. The major types of amendments made to the document are summarized as follows:

CHANGES TO DEFINITIONS

Items numbered 3 to 26 (see Schedule A) refer to those proposed changes that elect to add, remove, or amend definitions listed within Section 5 of the Comprehensive Zoning By-law. In reviewing these definitions, Staff recognized that there are several redundancies, missing definitions, and an opportunity to edit language to increase their clarity and appropriateness for Mississippi Mills in 2018. Please note that Staff removed *Agriculture-related Uses* and *On-farm Diversified Uses* (items 2 and 3) from consideration.

CHANGES TO GENERAL PROVISIONS

Items 1, 2, and 27 to 57 (see Schedule A) refer to various amendments to provisions found in Sections 4 to 9 (inclusive). Much like the Definitions section, there are several redundancies that the Municipality should address and areas for improvement to add both flexibility to residents and to the Building and Planning departments. Examples include: item #2 – amending references from the 'Ontario Municipal Board' to the 'Local Planning Appeal Tribunal'; item #27 – amending Section 6.1 to include a new subsection that exempts uncovered, unenclosed decks adjacent to a doorway from counting as an accessory structure that are less than 108ft²; item #38 – adding provisions that clearly indicate what standards 'Accessory Apartments' in the rural areas (approved as a use in 2017) must abide by; and item

#49 – amending language to no longer prohibit the storage of recreational vehicles in the rural areas granted that specific requirements are met. For the entire list of amendments, please refer to Schedule A of this document.

CHANGES TO ZONE PROVISIONS

Items 58, 60, 61, 63, 64, 69, 70, 75, and 78 to 80 (see Schedule A) refer to amendments made to current zones that either add uses, eliminate empty references, or address areas for improvement. Examples include: item #60 – amending the purpose of the R1 zone to no longer refer to Subzone AA, which does not exist; item #64 – removing footnotes within Table 14.2A of the R2 Zone which result in prohibitive minimum requirements that are sensibly incorrect; and item #79 – increasing requirements for buffering garbage containers with opaque fencing in commercial areas to minimize visual impacts on neighbouring properties. For the entire list of amendments, please refer to Schedule A of this document.

CHANGES TO SPECIAL EXCEPTION ZONES – ORGANIZATION MATTERS

Since the adoption of the current Comprehensive Zoning By-law in 2011, Municipal Council has reviewed and approved various amendments. However, no consolidation has occurred between then and now, meaning Staff and residents did not have a centralized resource to refer to. Consequently, Staff often used zoning labels within approved by-laws that had already been used prior. For instance, the Municipality approved an R2-14 Zone in 2012 to permit a Country Inn, while it also approved another R2-14 Zone in 2015 to allow a semi-detached dwelling with a reduced front yard setback. This causes interpretation issues – particularly for those who do not have immediate access to the related by-laws – when trying to determine which ‘R2-14’ Zone refers to what amendment on a map.

To address the issue, Staff propose relabeling multiple existing special exceptions zones (Items 59, 66 to 69, 72 to 74, 76 to 77, 82, and 83) to make the interpretation of the By-law easier. Said changes will have no impact on the actual wording of the provisions (except for those items referred to in the next heading). The most significant changes related to the amendments are to mapping, which must be updated before making a final consolidated document available to the public.

CHANGES TO SPECIAL EXCEPTION ZONES – ERRORS

Items 62 and 81 in Schedule A address specific discrepancies between what was approved by Council and what is reflected in the subsequent By-law. Those lands affected by the discrepancies are set to develop in the near future and thus require immediate attention to ensure they are legally permitted to move forward with what they were originally approved for.

ITEM 62 - In Summer 2016, Riverfront Estates submitted an application to rezone its Phase 4. Among the requests was the proposed “Residential First Density Subzone I Exception X (R1I-X)”, which generally adhered to the provisions of the R1I Zone but with an increased lot coverage allowance from 40-45% (two-storey and bungalows, respectively) to 50-55%. As part of the public process, no comment was made regarding the lot coverage, nor had staff provided notification of an intent to modify the requested lot coverage. The ensuing recommendation to the Committee of the Whole on August 23rd, 2016 was approved, reading as follows:

“THAT the Committee of the Whole recommends that Council approve the proposed changes to the draft plan of subdivision for Riverfront Estates Phase 4 and directs staff to advise the County of Lanark of Council’s support of the proposed amendment;

***AND FURTHERMORE THAT** the Committee of the Whole recommends that Council approve the necessary Zoning By-Law Amendment to change the zoning of the lands described as West ½ Lot 14, Concession 10, Almonte Ward, Municipality of Mississippi Mills, known as Riverfront Estates Phase 3, from “Residential First Density Exception 20(R1-20) Zone, Residential First Density Exception 21 (R1-21) Zone and Residential Third Density Exception 8 (R3-8) Zone” to **“Residential First Density-Subzone I Exception X (R1I-X) Zone,** Residential Second Density-Subzone E (R2E) Zone and Residential Third Density Exception 8 (R3-8) Zone.”*

The reference to the R1I-X Zone indicates that the proposal, inclusive of lot coverage, was agreed by Council to proceed to By-law approval. However, By-law #16-74 was incorrectly written, referring not to the R1I-X but R1I Zone, which has stricter lot coverage maximums. The error was not caught at the time and has only now emerged as building permits begin to be processed. Staff propose changing the zoning from R1I to R1I-33 as described in Item #62 in Schedule A.

ITEM 81 - In 2012, the owner of the lands legally known as Concession 8, Part Lot 15, Plan 27R-8626, Part 1, Ramsay Ward submitted an application to rezone the lot to permit the expansion of an existing ‘Commercial Storage Facility’. The application was heard by the Committee of the Whole on November 19, 2012, after which the following motion, which spoke to the commercial facility, was carried:

*“THAT the Committee of the Whole recommend that Council APPROVE the necessary zoning amendment to rezone Part Lot 15, Concession 8, being Part 1 on Plan 27R-8626, known municipally as 3243-3251 Old Perth Road, Ramsay Ward from “Rural Commercial (C5) Zone”, “Tourist Commercial Special Exception 3 (C6-3) Zone” and “Rural Industrial Special Exception 2 (M4-2) Zone” to **“Rural Commercial Special Exception 6 (C5-6) Zone”** and “Rural Industrial Special Exception 2 (M4-2) Zone” to **permit the expansion of the existing commercial storage buildings.**”*

By-law #12-76 was passed shortly thereafter on December 3, 2012. Unfortunately, approving the rezoning of a portion of the lands to the ‘Rural Commercial Special Exception 6 (C5-6)’ Zone, within which the ‘Commercial Storage’ operation is conducted, did not actually include ‘Commercial Storage’ as a permitted use. Thus, although Council approved the idea of the use, the By-law still deems it a legally non-conforming use and thus cannot be expanded with further approvals.

Staff wish to correct the error in a timely manner to limit potential encumbrances to future Site Plan Control applications and subsequent construction. As such, the zoning title would change to the ‘Rural Commercial Exception 11 (C5-11)’ Zone with ‘Commercial Storage’ as a permitted use.

CONCLUSION

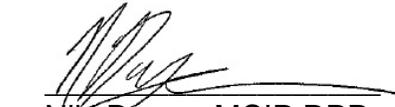
Overall, Staff supports the Housekeeping amendments to the Comprehensive Zoning By-law – it would resolve longstanding issues within the by-law that limit Staff’s ability to produce an updated version for public use. Since the amendments are largely for organizational purposes and to correct discrepancies, the proposal remains consistent with the Provincial Policy Statement and Community Official Plan, and continues to follow the intent of Zoning By-law.

All of which is respectfully submitted by,

Reviewed by,



Andrew Scanlan Dickie
Junior Planner


Niki Dwyer, MCIP RPP
Director of Planning

Reviewed by,



Shawna Stone
Clerk

ATTACHMENTS:

- Schedule A – Housekeeping Items List
- Schedule B – Associated Maps
- Schedule C – Draft By-law #1
- Schedule D – Draft By-law #2
- Schedule E – Draft By-law #3
- Schedule F – Draft By-law #4

SCHEDULE A – LIST OF HOUSEKEEPING AMENDMENTS

Item #	Section #	Current By-law Provision	Proposed Change before August 14th Public Meeting	Proposed Change after August 14th Public Meeting	Purpose of additional change?
1	4.3	No person shall change the use of any land covered by this By law or of any building or structure on any such land without first obtaining an Occupancy Permit from the Chief Building Official.	No person shall change the use of any land covered by this By-law or of any building or structure on any such land without first obtaining an Occupancy Permit from the Chief Building Official.	No person shall change the use of any land covered by this By-law or of any building or structure on any such land without first obtaining an Occupancy Permit from the Chief Building Official.	Director of Public Works identified grammatical errors.
2	4.12	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Ontario Municipal Board, is deemed to have come into force on the day that it was passed.	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Local Planning Appeal Tribunal , is deemed to have come into force on the day that it was passed.	-----	-----
3	5	None	" AGRICULTURE-RELATED USES " means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.	The additional permitted uses are no longer proposed - to be assessed as part of the Land Evaluation and Area Review (LEAR).	The Planning Department realized that the Community Official Plan was not permissive enough to confidently continue with a recommendation and approval.
4	5	None	" ON-FARM DIVERSIFIED USES " means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.	The additional permitted uses are no longer proposed - to be assessed as part of the Land Evaluation and Area Review (LEAR).	The Planning Department realized that the Community Official Plan was not permissive enough to confidently continue with a recommendation and approval.
5	5	" AMENITY AREA " means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities.	" AMENITY AREA " means the total passive or active, designed recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities.	-----	-----

6	5	None	" <u>AWNING</u> " means a canvas or other stretchable material on a frame that is used to keep the sun or rain off a storefront, window or doorway, or deck that is free of enclosing walls.	-----	-----
7	5	" <u>BAR</u> " means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a pub.	" <u>BAR</u> " means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and may include a full-service restaurant.	-----	-----
8	5	" <u>BUSINESS OR PROFESSIONAL OFFICE</u> " means a building or part of a building used or intended to be used in the performance and transaction of business for professional, administrative and clerical purposes.	Remove	-----	-----
9	5	" <u>CHIP WAGON</u> " means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside. Where stated as a permitted use, a Chip Wagon may only be permitted as an accessory use to the principal use on a commercially zoned property.	" <u>CHIP WAGON</u> " means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside. Where stated as a permitted use, a Chip Wagon may only be permitted as an accessory use to the principal use on a commercially zoned property.	-----	-----
10	5	None	" <u>COUNTRY INN</u> " means a unique form of accommodation for the travelling public, similar to a Bed and Breakfast, but of a slightly larger scale, which are found in older buildings with historic character. In addition to serving meals to those seeking accommodation, Country Inns may also serve meals to the general public, although this should not be the principal function of the Inn.	-----	-----
11	5	" <u>COURT</u> " means with respect to a motel or hotel, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.	" <u>COURT</u> " means with respect to a motel, hotel, condominium dwelling, apartment dwelling, retirement home or other medium to high density accommodation type , an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.	-----	-----
12	5	" <u>BOARDING OR ROOMING HOUSE</u> " means a single-detached dwelling house in which rooms are rented individually, with or without meals, for three (3) or more individuals, but does not include any other establishment otherwise defined or classified herein.	Remove	-----	-----

13	5	<p>"DETACHED DWELLING" means a separate dwelling unit constructed for permanent use and containing only one dwelling unit and occupied by one or more persons and constructed for year-round human habitation, but does not include a mobile home.</p>	<p>"DETACHED DWELLING" means a separate dwelling unit constructed for permanent use and containing only one principal dwelling unit and occupied by one or more persons and constructed for year-round human habitation, which may include a Secondary Dwelling Unit, but does not include a mobile home.</p>	-----	-----
14	5	<p>"SEASONAL DWELLING" means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following: (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source and may contain a secondary heating source.</p>	<p>"SEASONAL DWELLING" means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following: (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source or a secondary heating source.</p>	-----	-----
15	5	<p>"TOWNHOUSE" means a building that is divided vertically into five or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>	<p>"TOWNHOUSE" means a building that is divided vertically into five or more dwelling units, but not exceeding 8 units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>	-----	-----
16	5	<p>"DWELLING UNIT, BACHELOR" means a dwelling unit consisting of one bathroom and not more than two habitable rooms providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>	<p>"DWELLING UNIT, BACHELOR" means a dwelling unit consisting of one bathroom and not more than one habitable room providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>	-----	-----
17	5	<p>"GARAGE, PARKING" means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers.</p>	<p>"GARAGE, PARKING" means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers. When on the same lot as a dwelling or dwellings, means an enclosed structure used for the permanent parking of more than 4 vehicles available for private use either for free or for compensation by property owners or tenants.</p>	<p>"GARAGE, PARKING" means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers; the permanent parking of more than 4 vehicles available for private use either for free or for compensation by property owners or tenants; or the combination of temporary and permanent parking of more than 4 vehicles available for public or private use.</p>	<p>Councillor McCubbin identified that the definition did not speak to shared public and private underground parking - which it should for more flexibility.</p>

18	5	<p>"HOTEL" means any hotel, inn, lodge, or public house in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying food and may include furnished sleeping accommodation in rooms to which access is obtained through a common hall, together with any portion of the premises licensed under the Liquor License Act or used for permanent staff accommodation, but does not include any other establishment otherwise defined or classified in this By-law.</p>	<p>"HOTEL" means any hotel or hostel in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying furnished sleeping accommodation in rooms to which access is obtained through a common hall or commonly shared space, and may include a restaurant, but does not include any other establishment otherwise defined or classified in this By-law.</p>	<p>"HOTEL" means any hotel or hostel in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying furnished sleeping accommodation in rooms to which access is obtained through a common hall or commonly shared space, and may include a restaurant and/or bar, but does not include any other establishment otherwise defined or classified in this By-law.</p>	<p>Director of Public Works identified that permitting a bar is appropriate.</p>
19	5	<p>"LOT" (a) means a parcel of land or contiguous parcels of land under one ownership and which is described in a deed or other document legally capable of conveying an interest in land and which deed is on record in the Registry Office or land titles office for the Lanark Registry Division; or (b) means a parcel land shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50.4 of The Planning Act, as amended from time to time.</p>	<p>"LOT" means a parcel, or block of land described as: (a) in accordance with and within a Registered Plan of Subdivision providing such subdivision is not deemed to not be a Registered Plan of Subdivision under the Planning Act, R.S.O. 1990, as amended; or (b) a parcel or block of land described in a registered deed or deeds.</p>	-----	-----
20	5	<p>"RAILWAY SPUR" means a rail line located on private property or on a private right of-way.</p>	Remove	-----	-----
21	5	<p>"RECREATIONAL AND ATHLETIC FACILITY" means a public space designed and equipped with facilities such as swimming pool, squash or tennis courts, gymnasium, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena.</p>	<p>"RECREATIONAL AND ATHLETIC FACILITY" means a public space designed and equipped with facilities such as swimming pool, squash or tennis courts, gymnasium, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena, or ancillary retail food store which exclusively sells pre-packaged food and athletic goods.</p>	<p>"RECREATIONAL AND ATHLETIC FACILITY" means a public space designed and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasium, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena, or ancillary retail food store which exclusively sells pre-packaged food and athletic goods.</p>	<p>Director of Public Works identified grammatical errors.</p>
22	5	None	<p>"Risk Management Official (RMO)" means the risk management official appointed under Part IV of the Clean Water Act.</p>	-----	-----
23	5	<p>"SETBACK" the least horizontal dimension between the centreline of a street allowance, measured at right angles to such centreline, and the nearest part of any excavation, building or structure on the lot, or the nearest open storage use on the lot.</p>	Remove	<p>The removal of the SETBACK definition is reversed - no amendments will be made to it.</p>	<p>The Planning Department realized it would be to re-evaluate the use of setback definition instead of removing it altogether.</p>

24	5	<p>"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges and fences.</p>	<p>"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges, fences, furniture, or chattel.</p>	-----	-----
25	5	<p>"TAVERN" means a tavern as defined by the <i>Liquor License Act</i>, as amended from time to time.</p>	Remove	-----	-----
26	5	<p>"TEMPORARY BUILDING" means a building or structure intended for removal or demolition within a prescribed time not exceeding one year as set out in a building permit.</p>	Remove	-----	-----
27	6.1	<p>(1) An accessory use is permitted in any zone if: (a) it is on the same lot as the principal use to which it is accessory; and (b) it exists to aid and contribute to the principal use to carry out the function of that principal use.</p> <p>(2) No person shall where an accessory use is in a different building than the principal use to which it is accessory, use that accessory building: (a) for human habitation; and (b) in non-compliance with the provisions set out in Table 6.1.</p> <p>(3) For the purposes of this section, the determination of whether or not a use is an accessory use or an ancillary use to a principal use should be made by referencing the definitions of accessory, accessory building, accessory structure, accessory use and ancillary use. It should be noted that a building is a land use, be it a principal use, an accessory use or an ancillary use.</p> <p>(4) This Section does not apply to satellite dishes or tower antennas in residential zones either of which could be by definition an accessory structure as they are regulated in another Section of this By-law.</p> <p>(5) A garden suite is not considered to be an accessory use and it is regulated by Section 8.7 of this By-law.</p> <p>(6) A secondary dwelling unit is not considered to be an accessory use and it is regulated by Section 8.16 of this By-law.</p>	<p>[...]</p> <p>(4) This Section does not apply to satellite dishes or tower antennas in residential zones either of which could be by definition an accessory structure as they are regulated in another Section of this By-law.</p> <p>(5) A garden suite is not considered to be an accessory use and it is regulated by Section 8.7 of this By-law.</p> <p>(6) A secondary dwelling unit is not considered to be an accessory use and it is regulated by Section 8.16 of this By-law.</p> <p>(7) This Section does not apply to unenclosed, uncovered decks or decks accessed seamlessly by an opening that is, or is capable of being, an entrance.</p>	<p>[...]</p> <p>(4) This Section does not apply to satellite dishes or tower antennas in residential zones either of which could be by definition an accessory structure as they are regulated in another Section of this By-law.</p> <p>(5) A garden suite is not considered to be an accessory use and it is regulated by Section 8.7 of this By-law.</p> <p>(6) A secondary dwelling unit is not considered to be an accessory use and it is regulated by Section 8.16 of this By-law.</p> <p>(7) This Section does not apply to unenclosed, uncovered decks or decks accessed seamlessly by an opening that is, or is capable of being, an entrance if less than 108ft2.</p>	<p>The Planning Department identified that excluding decks from consideration as an Accessory Structure may result in larger impacts to land than originally intended. The exemption is scaled back to those structures less than 108ft2 (requirement for a building permit).</p>

28	Table 6.1	For accessory structures in the R1, R2, R3, LSR, & V Zones: Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building	For accessory structures in the R1, R2, R3, LSR, & V Zones: Aggregate of all accessory buildings in a yard not to exceed a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building lot or a lot coverage of 50% of the yard in which they are located.	-----	-----
29	6.2	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewerage and drainage systems that have adequate capacity.(2) Despite subsection (1) above, where municipal water, sewerage or drainage systems are not available, approved private services are permitted.(3) Despite subsections (1) and (2) above, lands subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreements with the Municipality of Mississippi Mills are considered to be in conformity with this By-law.(4) Despite subsection (2), with the exception of wells that are required for environmental site assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewerage and drainage systems that have adequate capacity.(2) Despite subsection (1) above, where municipal water, sewerage or drainage systems are not available, approved private services are permitted. (3) Despite subsections (1) and (2) above, lands subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreements with the Municipality of Mississippi Mills are considered to be in conformity with this By-law. (4) Despite subsection (2), with the exception of wells that are required for environmental site assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.	-----	-----
30	6.10(6)	Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 livestock units.	Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 nutrient units.	-----	-----
31	6.11(1)	No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements of this By-law.	No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements of this By-law, and a recreational vehicle may be used in accordance with Section 8.14.	-----	-----

32	6.19(1)(a)	Despite any other provision to the contrary, the following features and other similar features are permitted to project from a principal building into a required yard in accordance with Table 6.19. Where no yard setback is specified, the provisions of Table 6.19 do not apply. This section does not apply to: (a) accessory buildings which are regulated by Section 6.1, except as set out in row (9) of Table 6.19;	Despite any other provision to the contrary, the following features and other similar features are permitted to project from a principal building into a required yard in accordance with Table 6.19. Where no yard setback is specified, the provisions of Table 6.19 do not apply. This section does not apply to: (a) accessory buildings which are regulated by Section 6.1, except for projections set out in row (2) of Table 6.19;	-----	-----
33	Table 6.19(6)	(6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered canopies and awnings: (a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line (b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.	(6) Covered or uncovered balcony, porch, deck, platform and verandah, excluding those covered canopies and awnings, with a maximum of two enclosed sides, which is defined as a wall or guard exceeding 1.2m in height from the walkable deck surface: (a) uncovered, unenclosed features, which for this purpose does not include the wall of the dwelling of which the deck is adjacent, such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line (b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.	-----	-----
34	Table 6.19(8)	(8) Air conditioner condenser, solar panels, heat pump or similar equipment: Residential Building: 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard. All Other Buildings: (a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m; (b) Other cases – no restriction	(8) Features incidental to home design (including but not limited to window wells, gas metres, air conditioning units, exhaust, solar panels, heat pumps, or similar equipment): Residential Building: (a) 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard; (b) notwithstanding, no projection shall obstruct an easement or legal right-of-way. All Other Buildings: (a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m; (b) Other cases – no restriction; (c) notwithstanding, no projection shall obstruct an easement or legal right-of-way.	-----	-----

35	6.32(d)	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:(a) Provide for the protection of municipal water supplies from contamination(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved(d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act(e) Work with the RMO to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:(a) Provide for the protection of municipal water supplies from contamination(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved(d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act(e) Work with the Risk Management Official (RMO) to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	-----	-----
36	6.32(e)	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to: (a) Provide for the protection of municipal water supplies from contamination (b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems (c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved (d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act (e) Work with the RMO to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to: (a) Provide for the protection of municipal water supplies from contamination (b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems (c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved (d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act (e) Work with the Risk Management Official (RMO) to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	-----	-----

37	7.14	7.1.4 Livestock Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of livestock units permitted shall be limited to 1 livestock unit per 0.4 hectares (1 acre) of land.	7.1.4 Nutrient Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of nutrient units permitted shall be limited to 1 nutrient unit per 0.4 hectares (1 acre) of land.	-----	-----
38	8	None	Add the following to Section 8 - Residential Provisions: 8.# Accessory Apartment (1) Accessory Apartments are subject to the requirements outlined under Section 8.16 of this By-law. (2) Notwithstanding Section 8.16(2), Accessory Apartments are permitted in the A and RU Zones.	-----	-----
39	Table 8.1(1)(2)(3)	Layout of Communal Amenity Area: Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ² .	Layout of Communal Amenity Area: Aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m ² .	-----	-----
40	8.8(1)(a)	A Type A Group Home shall be located no closer than 300 metres (984 feet) from another Type A Group Home, such distance to be measured from the closest point of the properties at the property line.	Remove	-----	-----
41	8.9(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.	-----	-----
42	8.9(i)	There is no outside storage of goods or material.	There is no outside storage of goods or material, except for child play furniture and structures when a Private Home Daycare use.	-----	-----
43	8.10(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.	-----	-----
44	8.10(j)	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and the accessory building complies with all other setbacks and provisions of this By-law.	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and is confined by walls on all sides, and the accessory building complies with all other setbacks and provisions of this By-law.	-----	-----

45	8.11(b)	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²) of an accessory building shall be devoted to a rural home-based business. Any change in use of an accessory structure to accommodate a rural home-based business will require a permit under the <i>Building Code Act, Chap. 14, R.S.O. 1990.</i>	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²), confined by walls on all sides , of an accessory building shall be devoted to a rural home-based business. Any change in use of an accessory structure to accommodate a rural home-based business will require a permit under the <i>Building Code Act, Chap. 14, R.S.O. 1990.</i>	-----	-----
46	8.11(f)	There is no advertising other than a plate or sign which is not flashing and not larger than 1 m ² (10.8 ft ²) in area and not flashing.	There is no advertising other than a plate or sign which is not flashing or back lit and not larger than 1 m ² (10.8 ft ²) in area and not flashing. Signs shall adhere to the Municipality's Sign By-law provisions.	-----	-----
47	8.12(g)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.	-----	-----
48	8.13(1)	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot.	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot. Notwithstanding, apartment dwellings are permitted to have more than one building granted all other provisions of this by-law are met.	-----	-----

49	8.14	<p>In any Residential Zone: (a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material. (b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight. (c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner. (d) No person shall use any lot for the outside parking or storage of: (i) a motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed. (e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(f) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented. The parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard. Notwithstanding the foregoing, where a lot is used for a dwelling house or houses containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or structure shall be in addition to the required parking.</p>	<p>(1) In any Residential Zone: (a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material. (b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight. (c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner. (d) No person shall use any lot for the outside parking or storage of: (i) a motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed. (e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(2) In all zones in which a dwelling is permitted as a principal use: (a) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented. (b) Where a lot has an area of 1ha or less, the parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard. (c) Notwithstanding the foregoing, where a lot is used for a dwelling house or dwellings containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or structure shall be in addition to the required parking.</p>	
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50	8.16(6)	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to a total gross floor area, of its principal dwelling unit including the gross floor area of the basement, of 40%.	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to 40% total gross floor area of its principal dwelling unit including the gross floor area of the basement, of 40%.	-----	-----
51	8.17	No more than eight (8) attached dwelling units are permitted in a townhouse (multiple attached) dwelling.	Remove	-----	-----
52	Table 9.2	Almonte & Villages: 1 per dwelling unit plus 1 for the first four guest rooms plus 0.45 for each additional guest room	Almonte & Villages: 1 per dwelling unit plus 0.45 for each guest room.	-----	-----
53	9.3.8(b)	If a use is changed or a building is enlarged in floor area or there is an increase in number of employees, number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.	If a use is changed or a building is enlarged in floor area or there is an increase in number of employees, the number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.	-----	-----
54	9.3.9(f)	Parking areas and associated driveway systems serving any use other than detached dwellings and semi-detached dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a backwards motion.	Parking areas and associated driveway systems serving any use other than low-density residential or townhouse dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a backwards motion.	-----	-----
55	9.4(1)	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot, where a principal or an accessory use must be provided as a perimeter or interior landscaped area comprised of the following [...]	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot, where a principal or an accessory use must be provided as a perimeter or interior landscaped area comprised of the following [...]	-----	-----
56	9.4(2)	(2) All outdoor loading and refuse collection areas contained within a parking lot must be: (a) located at least nine metres from a lot line abutting a public street; (b) located at least three metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of two metres.	(2) All outdoor loading and refuse collection areas contained within a parking lot must be: (a) located at least nine metres from a lot line abutting a public street; (b) located at least three metres from any other lot line; (c) screened from view by an opaque screen with a minimum height of two metres; and (d) not allowed in a front yard.	(2) All outdoor loading and refuse collection areas contained within a parking lot must be: (a) be located at least nine metres from a lot line abutting a public street; (b) be located at least three metres from any other lot line; (c) be screened from view by an opaque screen with a minimum height of two metres; and (d) not be in a front yard.	The Planning Department noticed awkward sentence structure - reorganized the section without changing the intent.

57	9.6.3	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m.	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m and where there is a vegetative buffer.	-----	-----
58	11.1	Non-Residential Uses does not consider 'Agriculture-related Uses' and 'On-farm Diversified Uses'.	ADD: 'Agriculture-related Uses' and 'On-farm Diversified Uses'.	The additional permitted uses are no longer proposed - to be assessed as part of the Land Evaluation and Area Review (LEAR).	The Planning Department realized that the Community Official Plan was not permissive enough to confidently continue with a recommendation and approval.
59	11.3.16	Notwithstanding their 'A' Zoning designation, lands delineated as 'A-15' on Schedule 'B' to this By-law may be used in compliance 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).	Notwithstanding their 'A' Zoning designation, lands delineated as ' A-16 ' on Schedule 'B' to this By-law may be used in compliance 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).	-----	-----
60	13(5)	permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	permit different development standards, identified by subzones , primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	-----	-----
61	13.3(2)	Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services. The following conditional use is also permitted in the R1 Zone, subject to the following: (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines. (b) adequate off street parking is provided per Section 9 – Parking, Queing, and Loading Spacing Provisions of this Plan; (c) each guest room has a minimum floor area of 25 square metres; (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines; (e) a minimum of 15% of the site has to be maintained as usable landscaped open space; (f) the site has to be located on or within 5 metres of an arterial road; (g) the use is subject to Site Plan Control; Country Inn	Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services. The following conditional use is also permitted in the R1 Zone, subject to the following: (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines. (b) adequate off street parking is provided per Section 9 – Parking, Queing, and Loading Spacing Provisions of this Plan; (c) each guest room has a minimum floor area of 25 square metres; (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines; (e) a minimum of 15% of the site has to be maintained as usable landscaped open space; (f) the site has to be located on or within 5 metres of an arterial road; (g) the use is subject to Site Plan Control; Country Inn	-----	-----

62	13.4.33	None - By-law #16-74 rezoned land as R11 which is generally referred to on page 103. However, it was intended to be an exception to the R1 Zone, as described in the next column.	Same as R11 but change Minimum Front Yard Setback from 3-5m to 3-6.2m, Minimum Interior Setback from 'varies' to 1.8m, and Lot Coverage from 40%/45% to 50%/55%. The Zone would be R11-33, written as follows: Notwithstanding the R11 zoning, lands designated as R11-33 on Schedule 'A' to this by-law may be used in compliance with the R11 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; and3. The lot maximum lot coverage shall be 50%, but if a bungalow it shall be 55%	-----	-----
63	14(5)	permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	permit different development standards, identified by subzones , primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	-----	-----
64	Table 14.2A	See table on page 111 (online Zoning By-law copy) - Row 2 & 3, Columns 3 & 4.	Remove footnote (a) from 'Dwelling, Duplex' and 'Dwelling, Triplex' for both minimum lot area and lot frontage.	-----	-----
65	Table 14.2A	See table on page 111 (online Zoning By-law copy) - Row 9, Column 2.	Add footnote (e) to 'Dwelling, Semi-detached' for Maximum Lot Coverage. The footnote allows 45% lot coverage for bungalow buildings.	-----	-----
66	14.4.15	Notwithstanding the R2E zoning, lands designated as R2E-14 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 270.0m ² 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	Notwithstanding the R2E zoning, lands designated 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 270.0m ² 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	-----	-----

67	14.4.16	Notwithstanding their "R2" zoning designation, lands designated as "R2-14" on Schedule 'A' 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.	Notwithstanding their "R2" zoning designation, lands designated as "R2-16" on Schedule 'A' 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.	-----	-----
68	14.4.17	Notwithstanding their "R2" zoning delineation, lands delineated as "R2-14-h" on Schedules 'A' and 'B' 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.	Notwithstanding their "R2" zoning delineation, lands delineated as "R2-17-h" on Schedules 'A' and 'B' 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.	-----	-----
69	14.4.18	Notwithstanding the R2E zoning, lands designated 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, 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.	Notwithstanding the R2E zoning, lands designated 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.	-----	-----
70	15(5)	permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	permit different development standards, identified by subzones , primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	-----	-----
71	Table 15.2A	See table on page 116 - Row 1, Column 3.	Change 'Townhouse, Dwelling' to 'Townhouse, Dwelling Unit'	-----	-----

72	15.4.10	<p>Notwithstanding the 'R3' zoning designation, those lands designated as R3-9 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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (a) a building front wall or side; or (b) a covered porch or veranda that is at least 2.5 m wide. 	<p>Notwithstanding the 'R3' zoning designation, those lands designated 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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (a) a building front wall or side; or (b) a covered porch or veranda that is at least 2.5 m wide. 	-----	-----
73	15.4.12	<p>Notwithstanding the 'R3-Residential Third Density zoning designation, lands designated as 'R3-11- Residential Third density Exception 11 on Schedule 'A' 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:</p> <ul style="list-style-type: none"> 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. 	<p>Notwithstanding the 'R3-Residential Third Density zoning designation, lands designated 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:</p> <ul style="list-style-type: none"> 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. 	-----	-----

74	15.4.13	Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule "A" to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply: 1. The maximum lot coverage shall be 68%; and 2. The minimum rear yard setback shall be 6m.	Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule "A" to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply: 1. The maximum lot coverage shall be 62%; and 2. The minimum rear yard setback shall be 6m.	-----	-----
75	16(5)	permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	permit different development standards, identified by subzones , primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.	-----	-----
76	16.3.13	Notwithstanding the "R4 – Residential Fourth Density Zone" zoning designation, lands designated as 'R4-13 – Residential Fourth Density Special Exemption 13' 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:i) The minimum exterior side yard setback shall be 4.5 metres (14.76ft);ii) The minimum rear yard setback shall be 5.0 metres (16.4 ft.);iii) The minimum landscape strip for parking lot abutting lot lines shall be 2.0 metres (6.5 ft.);iv) The minimum refuse collection area setback from lot lines shall be 0.0 metres (0.0 ft.);v) The maximum encroachment into a required yard for eaves, eavestroughs and gutters only, shall be 1.6 metres (5.22ft).	Repeal By-law #13-64.	-----	-----
77	16.3.15	Notwithstanding their "R4" zoning delineation, lands delineated as "R4-13" on Schedule 'A' 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).	Notwithstanding their "R4" zoning delineation, lands delineated as " R4-15 " on Schedule 'A' 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).	-----	-----
78	17(1)	recognize and permit limited residential development in areas designated as Rural in the Community Official Plan;	recognize and permit limited residential development in areas designated as Rural and Rural Settlement Area & Village in the Community Official Plan;	-----	-----

79	21.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an fenced area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.	-----	-----
80	22.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an fenced area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.	-----	-----
81	23.3.6	Notwithstanding their "C5" zoning designation, on those lands delineated as "C5-6" 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.	Notwithstanding their "C5" zoning designation, 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	-----	-----
82	23.3.8	Notwithstanding their C5 zoning, lands designated as "C5-6" on Schedule 'A' 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.	Notwithstanding their C5 zoning, lands designated as "C5-10" on Schedule 'A' 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.	-----	-----
83	40.3.8	Notwithstanding their "D" zoning designation, on those lands delineated as "D-6" to permit the construction of accessory structures.	Notwithstanding their "D" zoning designation, on those lands delineated as "D-8" to permit the construction of accessory structures.	-----	-----

SCHEDULE B – ASSOCIATED MAPS

ITEM # 59



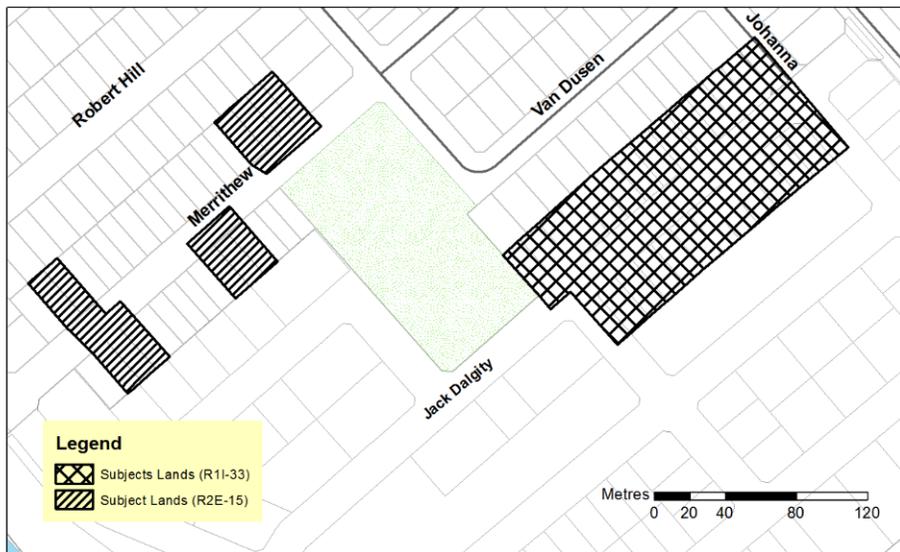
Rezone Property from A-15 to A-16
Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4
Pakenham Ward, Municipality of Mississippi Mills



ITEMS # 62 & 66



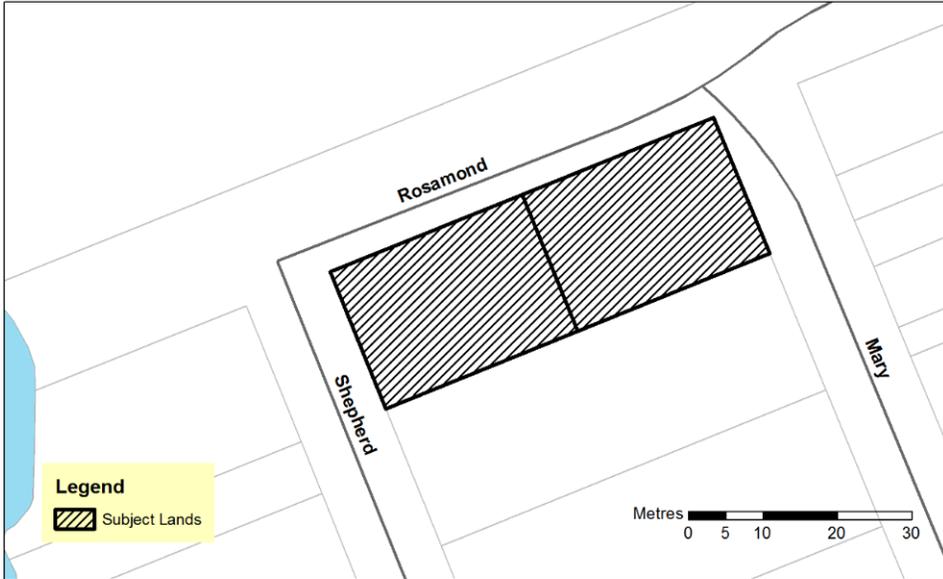
Rezone Riverfront Lands from R2E-14 to R2E-15 and R11 to R11-33
Concession 10, East Part Lot 14, Plan 27M-68 & Plan 27M-78
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phases 3 & 4



ITEM # 67



Rezone Property from R2-14 to R2-16
Plan 6262, Cameron Section, Lots 29 & 38
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 65 Shepherd Street



ITEM # 68



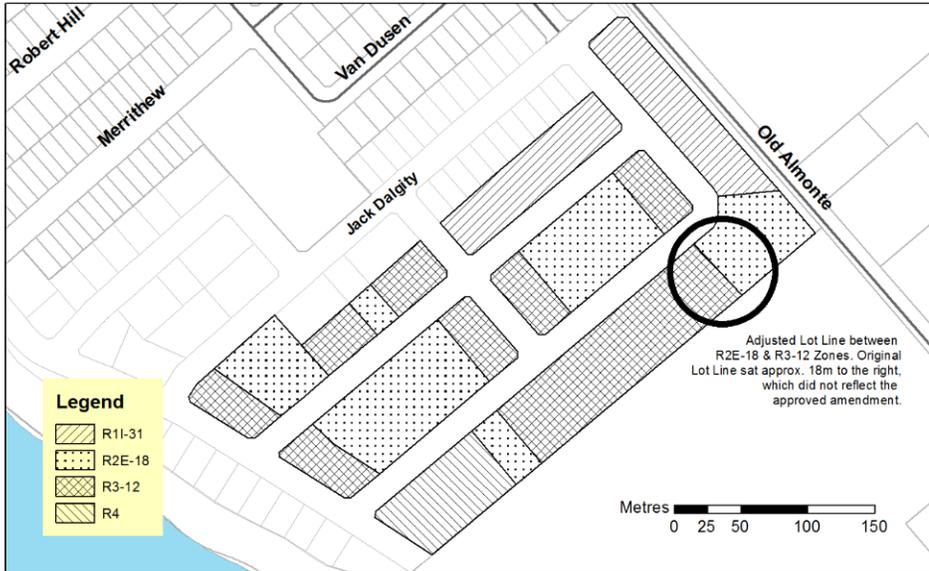
Rezone Property from R2-14-h to R2-17-h
Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6
Almonte Ward, Municipality of Mississippi Mills



ITEM # 69



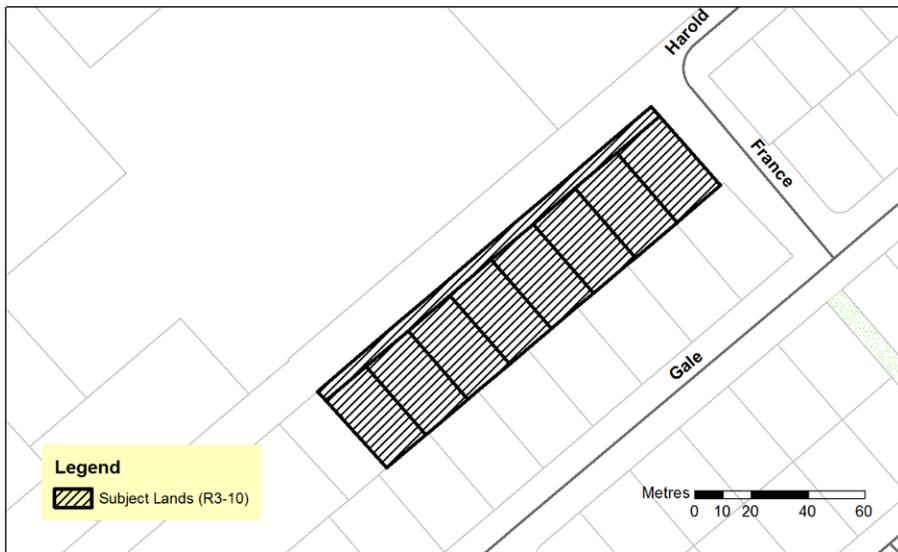
Rezone Riverfront Lands from R2E-15 to R2E-18
AND Adjust Zoning Boundary
Concession 10, East Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phase 5



ITEM # 72

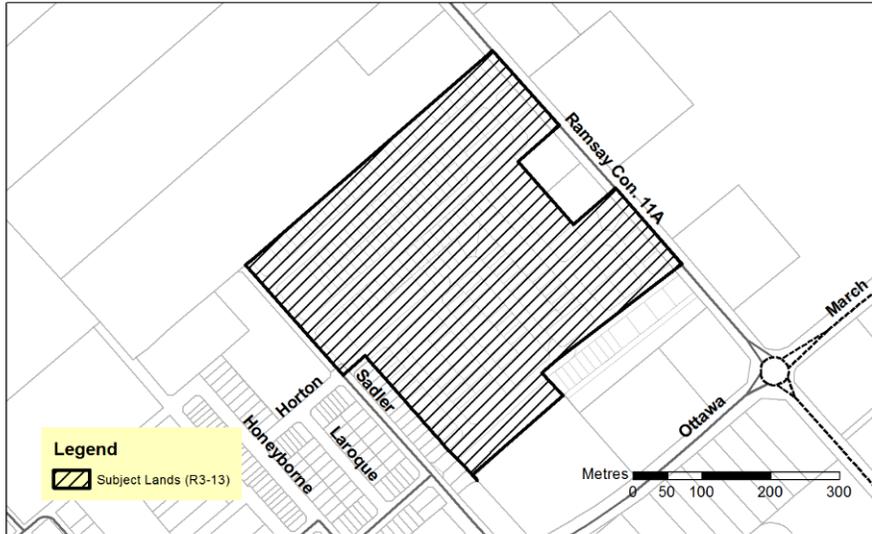


Rezone Property from R3-9 to R3-10
Plan 89, Lots 23 to 30, and Block 43
Almonte Ward, Municipality of Mississippi Mills



ITEM # 73

Rezone Mill Run Lands from R3-11 to R3-13
Concession 10, Part Lot 16
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Mill Run Phases 2 to 5



ITEM # 74

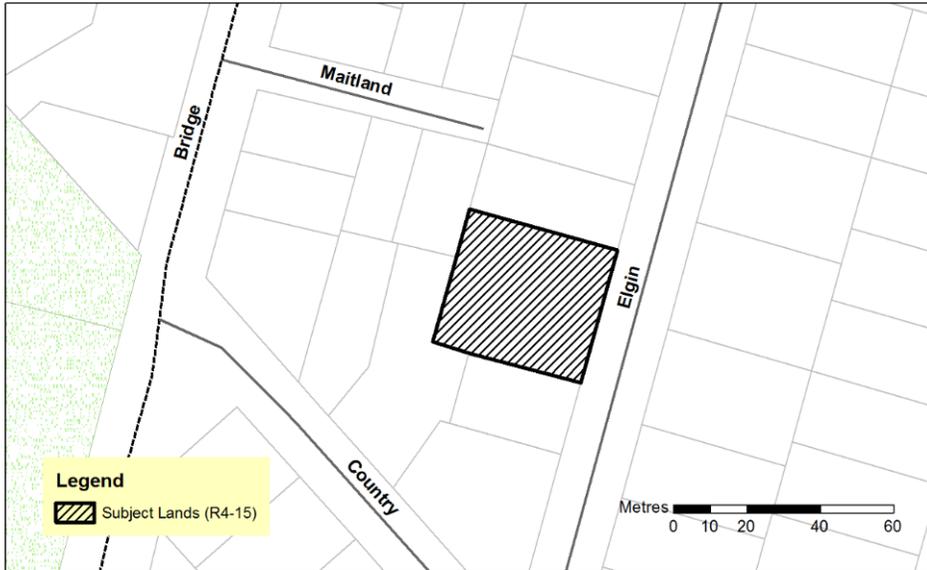
Amendments to R3-12 Zone
Concession 8, East Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Phase 5



ITEM # 77



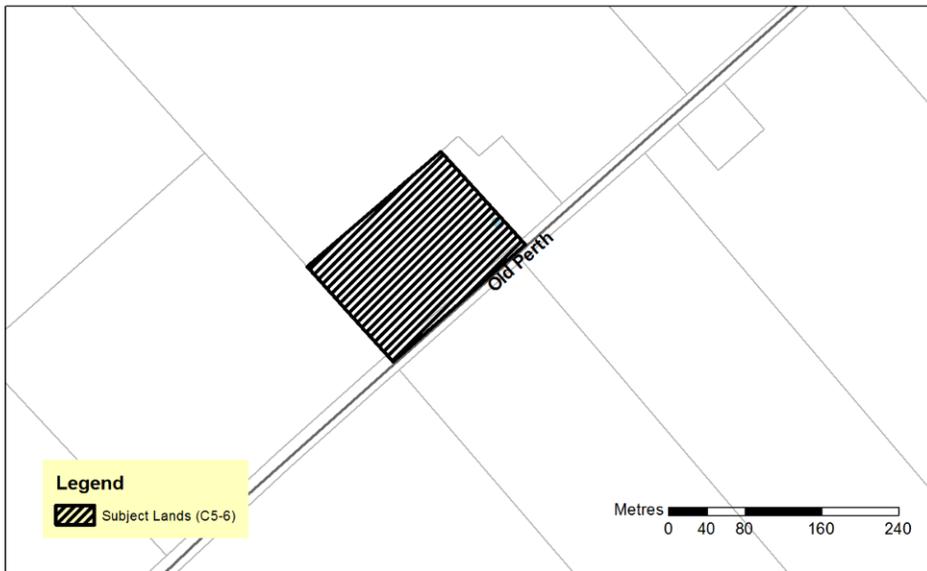
Rezone Property from R4-13 to R4-15
Plan 6262, Anderson Section, Lot 12 and Part Lot 11
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 154 Elgin Street



ITEM # 81



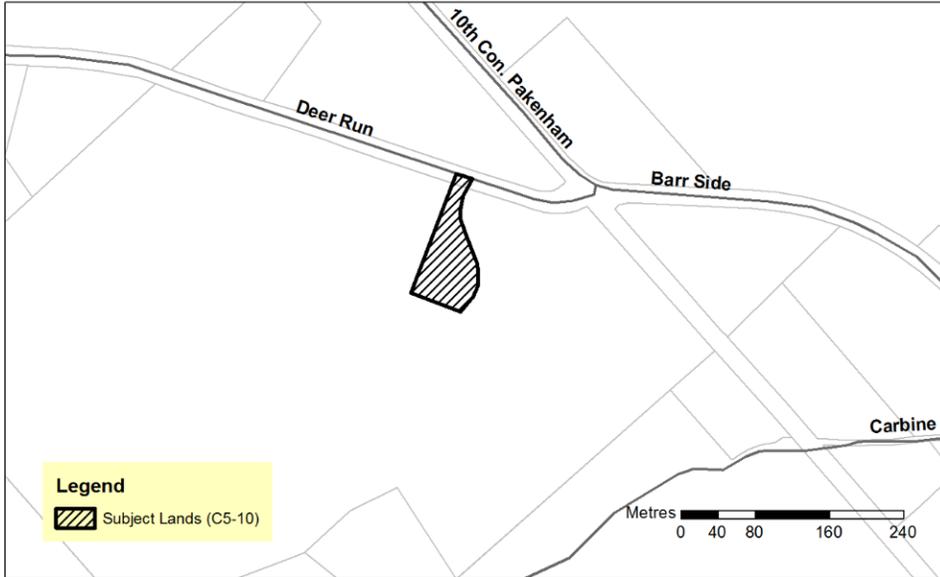
'Commercial Use' added to C5-6 Zone
Concession 8, Part Lot 15, Plan 27R-8626, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 3243 Old Perth Road



ITEM # 82



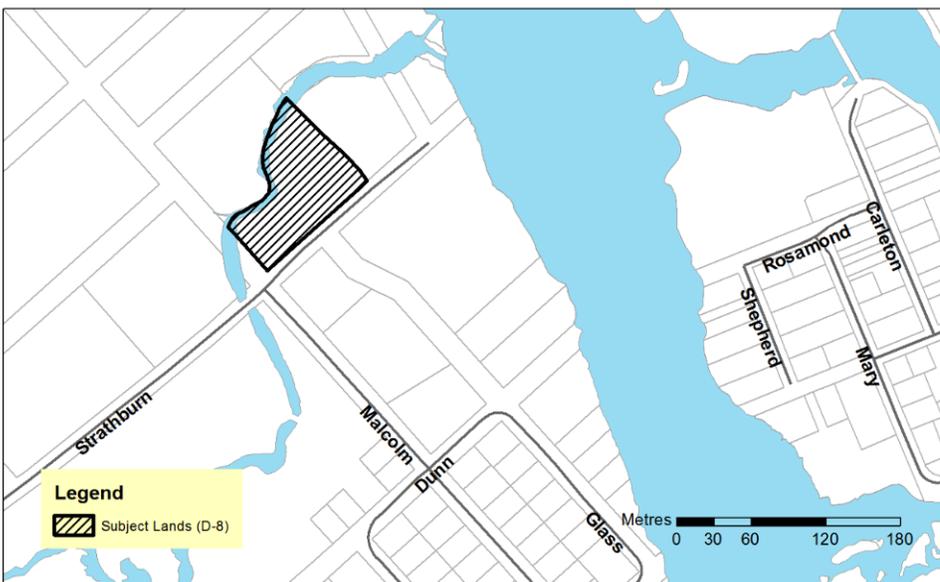
Rezone Property from C5-6 to C5-10
Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 239 Deer Run Road



ITEM # 83



Rezone Property from D-6 to D-8
Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 244 Strathburn Street



SCHEDULE C – DRAFT BY-LAW #1 (General Housekeeping)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address discrepancies, redundancies, and outdated provisions;

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. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural Exception 15 (A-15)" Zone to the "Agricultural Exception 16 (A-16)" Zone for the lands identified on the attached Schedule 'A', which are described as Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4, Pakenham Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:
 - 11.3.X Notwithstanding their "A" zoning designation, 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).
3. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 (R2-14)" Zone to the "Residential Second Density Exception 16 (R2-16)" Zone for the lands identified on the attached Schedule 'B', which are described as Plan 6262, Cameron Section, Lots 29 & 38, Almonte Ward, Municipality of Mississippi Mills.
4. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:
 - 14.4.X Notwithstanding their "R2" zoning, lands designated 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.

5. Schedule ‘C’ to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the “Residential Second Density Exception 14 Holding (R2-14-h)” Zone to the “Residential Second Density Exception 17 Holding (R2-17-h)” Zone for the lands identified on the attached Schedule ‘C’, which are described as Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6, Almonte Ward, Municipality of Mississippi Mills.

6. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

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

7. Schedule ‘C’ to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the “Residential Third Density Exception 9 (R3-9)” Zone to the “Residential Third Density Exception 10 (R3-10)” Zone for the lands identified on the attached Schedule ‘D’, which are described as Plan 89, Lots 23 to 30, and Block 43, Almonte Ward, Municipality of Mississippi Mills.

8. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:

15.4.X Notwithstanding the 'R3' zoning designation, those lands designated 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.

9. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density Exception 11 (R3-11)" Zone to the "Residential Third Density Exception 13 (R3-13)" Zone for the lands identified on the attached Schedule 'E', which are described as parts of Concession 10, Part Lot 16, Almonte Ward, Municipality of Mississippi Mills.

10. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:

15.4.X Notwithstanding the 'R3–Residential Third Density zoning designation, lands designated 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.

11. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Four Density Exception 13 (R4-13)" Zone to the "Residential Fourth Density Exception 15 (R4-15)" Zone for the lands

identified on the attached Schedule 'F', which are described as Plan 6262, Anderson Section, Lot 12 and Part Lot 11, Almonte Ward, Municipality of Mississippi Mills.

12. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 16.3:

15.4.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).

13. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 11 (C5-11)" Zone for the lands identified on the attached Schedule 'G', which are described as Concession 8, Part Lot 15, Plan 27R-8626, Part 1, Ramsay Ward, Municipality of Mississippi Mills.

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

23.3.X Notwithstanding their "C5" zoning designation, 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
15. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 10 (C5-10)" Zone for the lands identified on the attached Schedule 'H', which are described as Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5, Pakenham Ward, Municipality of Mississippi Mills.
 16. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 23.3:

23.3.X Notwithstanding their C5 zoning, lands designated 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.
 17. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development Exception 6 (D-6)" Zone to the "Development Exception 8 (D-8)" Zone for the lands identified on the attached Schedule 'I', which are described as Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1, Almonte Ward, Municipality of Mississippi Mills.
 18. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to 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.
 19. Section 5 of By-law No. 11-83, as amended, is hereby further amended alphabetically by removing, adding, or replacing definitions identified on the attached Schedule 'J'.
 20. Sections 4, 6, 7, 8 & 9 of By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified on the attached Schedule 'K'.
 21. Sections 11, 13 to 17, 21 & 22 By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified no the attached Schedule 'L'.
 22. By-law #11-13 shall hereby be repealed.

23. By-law #12-76 shall hereby be repealed.
24. By-law #13-64 shall hereby be repealed.
25. By-law #13-91 shall hereby be repealed.
26. By-law #14-32 shall hereby be repealed.
27. By-law #15-89 shall hereby be repealed.
28. By-law #16-28 shall hereby be repealed.
29. By-law #16-36 shall hereby be repealed.
30. 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 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE D – DRAFT BY-LAW #2 (Changing Zoning Title – Riverfront Phase 3)

THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

BEING a by-law to amend By-law No. 14-45, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.14-45 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 3;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified a zone title error in By-law No.14-45 requiring correction;

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. Schedule 'A' to By-law No.14-45, as amended, is hereby further amended by changing thereon from the “Residential Second Density Subzone E Exception 14 (R2E-14)” Zone to the “Residential Second Density Subzone E Exception 15 (R2E-15)” Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
2. 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 14.4:

“14.4.X Notwithstanding their R2E zoning, lands designated 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

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*

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE E – DRAFT BY-LAW #3 (Correcting Provisions – Riverfront Phase 4)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

BEING a by-law to amend By-law No. 16-74, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.16-74 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 4;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified errors in By-law No.16-74 requiring correction;

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:

4. Schedule 'A' to By-law No.16-74, as amended, is hereby further amended by changing thereon from the “Residential First Density Subzone I (R1I)” Zone to the “Residential First Density Subzone I Exception 33 (R1I-33)” Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
5. 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.X Notwithstanding the R1I zoning, lands designated 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%
6. 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

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE F – DRAFT BY-LAW #4 (Correcting Map/Provisions – Riverfront Phase 5)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

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;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No. 18-10 to regulate lands within Riverfront Estates Phase 5, which the Municipality identified as having errors that require correction;

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:

7. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from “Residential First Density Exception 20 (R1-20), Residential First Density Exception 21 (R1-21), Residential Third Density Exception 8 (R3-8), and Residential Fourth Density (R4)” to “Residential First Density Subzone I Exception 31 (R1I-31), Residential Second Density Subzone E Exception 18 (R2E-18), Residential Third Density Exception 12 (R3-12), and Residential Fourth Density (R4)” on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Municipality of Mississippi Mills of Mississippi Mills.
8. 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:

“13.4.31 Notwithstanding the R1I zoning, lands designated 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%.
9. 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 14.4:

“14.4.15 Notwithstanding the R2E zoning, lands designated 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.

10. 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 15.4:

“15.4.12 Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule “A” to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply:

1. The maximum lot coverage shall be 62%; and
2. The minimum rear yard setback shall be 6m.

11. 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*.
12. By-law #18-10 shall hereby be repealed.

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018

TO: Committee of the Whole

FROM: Andrew Scanlan Dickie – Junior Planner

**SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION Z-01-18
Concession 11, Part Lot 8 & Concession 11, West Part Lot 8
Ramsay Ward, Municipality of Mississippi Mills**

KNOWN AS: 4620 Appleton Side Road

OWNER(s): Terrence Edmund Cairns & Carolyn Esther Cairns

APPLICANT: ZanderPlan Inc.

RECOMMENDATION:

THAT Council approve the necessary Zoning By-law Amendment to change the zoning of the retained agricultural parcel from Consent application B18/005 for part of the lands legally described as Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, Ramsay Ward, Municipality of Mississippi Mills from the “Agricultural (A)” Zone to the “Agricultural Exception 30 (A-30)” Zone in order to reduce the minimum lot area requirement from 40ha (98.8ac) to 36.7ha (90.7ac) and to prohibit the construction of a residential use.

BACKGROUND

In February 2018, a surplus-farm dwelling consent application – B18/005 – was submitted to Lanark County and the Municipality of Mississippi Mills for the property legally known as the consolidation of Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, Ramsay Ward, Municipality of Mississippi Mills. The surplus dwelling severance request was for ±4.05ha (10.01ac), which the Municipality requested the County reduce to half that size. The requested size was provisionally approved in April 2018, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

Consequently, the zoning of the property must be amended from “Agricultural (A)” to “Agricultural Exception 30 (A-30).”

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from Agriculture (A) to Agriculture Exception 30 (A-30) to fulfil a condition for the severance of a surplus farm-dwelling property. As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling constructed on it. The amendment would also address the existing lot size deficiency to legally permit an agricultural use.

DESCRIPTION OF SUBJECT LANDS

The subject lands are located between the Town of Almonte and Village of Appleton boundaries within the Ramsay Ward. The lands are described as both Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, and are known locally as 4620 Appleton Side Road. The surplus farm dwelling lot size is $\pm 4.05\text{ha}$ (10.01ac) and the retained property, to be rezoned, is $\pm 36.76\text{ha}$ (90.84ac). Each lot would have $\pm 168.4\text{m}$ (552.5ft) and $\pm 439.1\text{m}$ (1,440.6ft) of frontage, respectively. Neighbouring lands are predominantly agricultural. The location of the subject lands is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2017)



SERVICING & INFRASTRUCTURE

The properties, severed and retained, are exterior of the Almonte Ward's municipal services boundary. Consequently, the farm dwelling utilizes private water and septic. The subject lands are accessed from Appleton Side Road, a municipally owned and maintained road.

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns or objections.

Clerk: No comments received,

CBO: No concerns or objections.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns or objections.

Recreation Coordinator: No concerns or objections.

COMMENTS FROM EXTERNAL AGENCY CIRCULATION

No objections were received from external agencies as of the date this report was prepared.

COMMENTS FROM THE PUBLIC

The Municipality held a Public Meeting on August 14th, 2018 to provide an opportunity for the public to comment on the application. During the Public Meeting, no one spoke in support of or in opposition to the proposal. No comments have been received as of the date this report was prepared.

EVALUATION

PROVINCIAL POLICY STATEMENT (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the *Planning Act, R.S.O. 1990*, all planning decisions must be consistent with the PPS. The following is a list of applicable sections of the PPS as well as a review of the proposal against these policies:

2.3.4 *Lot Creation and Lot Adjustments*

Lot creation in prime agricultural areas is discouraged and may only be permitted for:

c) a residence surplus to a farming operation as a result of farm consolidation, provided that:

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.*

The proposed severed lot size was ±4.05ha (10.01ac), which is sufficient size to accommodate the home, well and septic, the barn, and an accessory shed/storage structure. The proposed lot dimensions did not keep the area to an absolute minimum, electing to provide increased

yard space for the dwelling residents. Although most of the identified yard is not used for agriculture, allowing for such a large lot could potentially remove viable land from a potential future agricultural operation. As such, Staff recommended that the applicant/owner revise the frontage from ±168.4m (552.5ft) to ±84.0m (275.6ft) based on the existing fence line and extend the side lot line towards the creek accordingly. Nonetheless, the County approved the original request.

The subject Zoning By-law Amendment would rezone the consolidated agricultural parcel to prohibit a residential dwelling on the lands in order to ensure that the proposal would not result in the creation of an additional residential building lot.

In speaking with OMAFRA, the Ministry does not object to severances occurring prior to a sale of land for farm consolidation as long as the two subsequent criteria are met regarding size and prohibition of residential uses. This flexibility allows current landowners to sell off the retained agricultural land without having to leave their home. Although the severed lot remains large, Staff are of the opinion that the retained agricultural lands can flexibility accommodate future farm operations.

COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated as “Agricultural” in the Municipality’s Community Official Plan (COP). The Agricultural designation permits agricultural operations and accessory residential dwellings, non-farm residential dwellings, and home-based businesses (among others), set out in and subject to the Zoning By-law.

Agriculture Consent Policies

Section 3.2.7 of the COP provides the policies for Consents related to surplus farm dwelling severances in the Agriculture designation. The following are those relevant to this application:

- 3.2.7.1 *Farm-related severances may be considered for a farm dwelling, built prior to the adoption of the Community Official Plan (December 13, 2005), made surplus to a farming operation as a result of farm consolidation. [...] The lot area and frontage for surplus farm dwelling lots should be kept to a minimum in order to keep as much land in agricultural production as possible, but generally should not be less than 0.4 ha in size.*
- 3.2.7.2 *Farm consolidation severances on undersized agricultural properties may be considered provided the severed agricultural lands are consolidated with an abutting agricultural property.*
- 3.2.7.3 *Farm-related severances may be considered for the creation of a new agricultural holding provided that:*
 - i. *Generally, the minimum lot area for agricultural parcels shall be approximately 100 acres.*
 - ii. *The size of the parcels to be severed and retained is appropriate for the type of agriculture being carried out in the area.*
 - iii. *The minimum lot area shall be sufficiently large to ensure the long-term flexibility of the land to accommodate future agricultural uses.*

The subject farm dwelling was built around 1980 according to the Municipal Property Assessment Corporation (MPAC). The dwelling is intended for the current owner of the property, who is expected to sell the vacant agricultural land to a farmer looking to expand their operations. OMAFRA does not object to severances occurring prior to farm consolidation, granted that the surplus dwelling lot size is minimized and there is a zoning by-law amendment condition. The amendment, which would prohibit a residence, ensures that the potential agricultural use remains unhindered. As such, the Consent application meets the intentions and requirements of a surplus farm dwelling severance.

Section 3.2.7.2 indicates that undersized lots require a consolidation with an abutting agricultural property. However, there is no definition of “undersized.” When referring to farm severances, the COP requests a general holding size of 40.5ha (100ac), with flexibility provided via Section 3.2.7.3(iii) which stipulates that the minimum lot area is what can be regarded sufficient to accommodate future agricultural uses. Nonetheless, the retained property would maintain a minimum size of ±36.7ha (90.7ac), the result of the title consolidation of two abutting properties under the *Planning Act*. Staff believe that this is sufficient to accommodate the long-term flexibility for future agricultural practices.

The subject Zoning By-law Amendment application would rezone the consolidated agricultural parcel to reduce its minimum lot area requirement from 40ha (98.8ac) to 36.7ha (90.7ac), legally recognizing the ongoing operations that have occurred and are occurring on the property. As required by provincial and municipal policy, the rezoning would prohibit a residential use on the agricultural parcel. Based on the above, Staff views the proposal to meet the relevant policies of the COP.

ZONING BY-LAW #11-83

The subject properties are currently zoned “Agricultural (A)” by the Municipality’s Comprehensive Zoning By-law #11-83. The “A” Zone permits agricultural and non-farm residential uses.

Agricultural (A) Zone

As noted, the severance is for a surplus farm dwelling, thus the severed land would include the non-farm residential building; whereas, the retained parcel would be used strictly for agriculture. The following table outlines the minimum lot area and lot frontage requirements of the A Zone against the dimensions of the proposed lots:

Table 1: A Zone Development Standards vs. Proposed Lot Dimensions

12.2 ZONE PROVISIONS	MINIMUM LOT AREA (ha)	MINIMUM LOT FRONTAGE (m)
By-law requirement (non-farm residential lot)	0.4	45
Non-Farm Residential Lot (severed)	4.05	168.4
By-law requirement (agricultural)	40	150
Agricultural Lot (retained)	36.7	439.1

The lot to be severed would meet the minimum lot requirements, exceeding the minimum area by 3.65ha and the frontage by 123.4m. Agricultural severance policies encourage small lots to ensure the maximum quantity of workable land remains under production. The Municipality did recommend a smaller size but the original request was approved by the County of Lanark.

The purpose of the prohibition of a new residential dwelling is to satisfy Subsection 2.3.4(c)(2) of the PPS, which states that new residential dwellings are prohibited on the farmland parcel. The COP and the Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) draft "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" generally recommend 40.5ha (100ac) as the minimum size for new parcels where livestock and cash cropping operations are the dominant forms of agriculture, but also state that these parcels be sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. The lot to be retained will not meet the minimum lot area with 36.7ha. Although the County has approved a 4.05ha parcel Staff is of the opinion that the retained parcel maintains a sufficient size that is adaptable to future changes in the type or size of an agricultural operation.

Thus, to meet PPS requirements and legally recognize the lot size for an agricultural practice, the applicant proposes to rezone the property from the "Agricultural (A)" Zone to the "Agricultural Exception 30 (A-30)" Zone in order to prohibit the construction of a new residential dwelling and to reduce the minimum lot area requirement from 40ha (98.8ac) to 36.7ha (90.7ac).

CONCLUSION

Overall, Staff supports the subject Zoning By-law Amendment application. As the purpose of rezoning the new agricultural parcel is to prohibit a new residential dwelling, the proposal is consistent with both Provincial and local policy regarding the long-term protection of prime agricultural land. A reduction of the minimum lot area requirement for the agricultural parcel in order to finalize the approval of the Consent application is viewed by Staff to be a logical and orderly form of development that would still allow for flexibility for future changes in the type or scale of agricultural operations. Staff views the proposal to conform to the agricultural policies of the Community Official Plan, to be consistent with the PPS, and to generally satisfy the

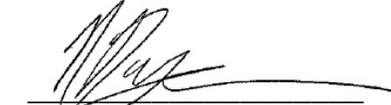
development standards of Zoning By-law #11-83. Therefore, Staff recommends that the subject Zoning By-law Amendment application be approved.

All of which is respectfully submitted by,

Reviewed by,

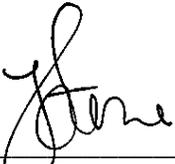


Andrew Scanlan Dickie
Junior Planner



Niki Dwyer, MCIP RPP
Director of Planning

Reviewed by,

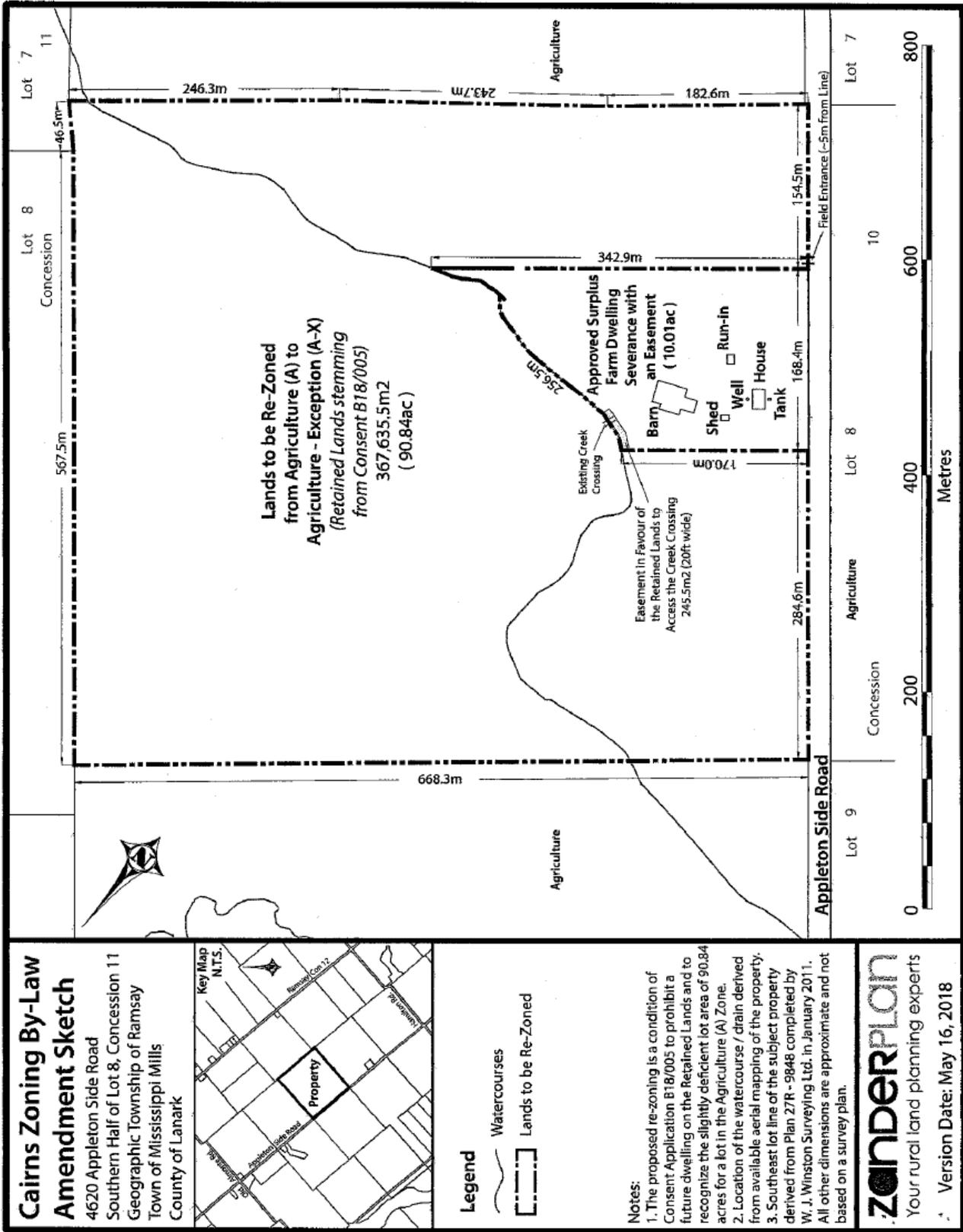


Shawna Stone,
Clerk

ATTACHMENTS:

- Schedule A – Consent & Zoning Site Plan
- Schedule B – Draft By-law

SCHEDULE A – Consent & Zoning Site Plan



SCHEDULE B – Draft By-law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

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

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

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 30 (A-30)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.30 *Notwithstanding their 'A' zoning designation, lands designated as 'A-30' 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 combined lot area of the retained lands resulting from Consent Application B18/005 shall be 36.7ha*
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 **28th day of August, 2018.**

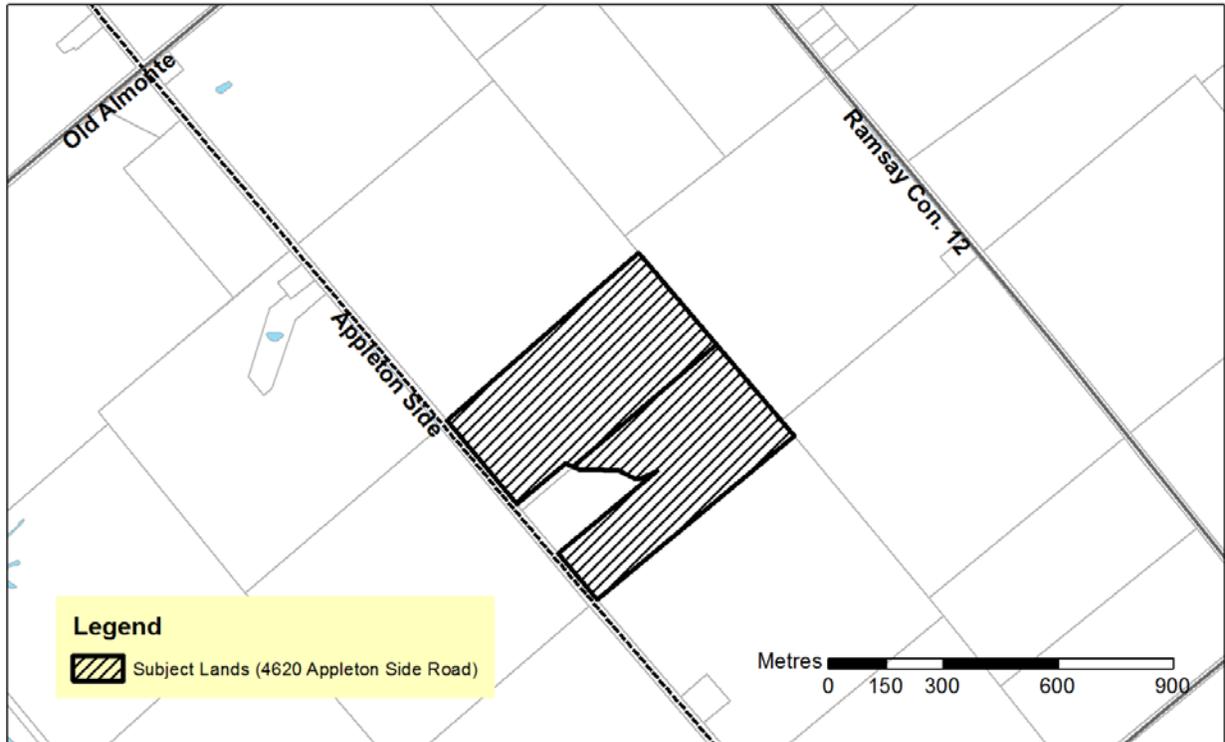
Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A'
TO BY-LAW NO. 18-XX



**Zoning By-law Amendment Application D14-ZIE-18; Z-03-18
Concession 11, Part Lot 8 & Concession 11, West Part Lot 8
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 4620 Appleton Side Road**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018
TO: Council
FROM: Rhonda Whitmarsh, Treasurer
**SUBJECT: Water and Sewer Rate By-law – Administrative Revisions -
Continuous Water Running**

RECOMMENDATION:

THAT Section 9 of Water and Sewer Rate By-law 18-58 be deleted in its entirety and replaced with:

When the Municipality’s officials have requested an owner continuously run their water, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above plus a consumption charge of \$11.71/1,000 gallons of water based on the lowest of 1) actual consumption 2) an average of the last three years meter readings for May to August and 3) 7,000 gallons.

BACKGROUND:

By-law 18-58 was passed on June 5, 2018 establishing 2018 water and sewer rates. The billing cycle for water has been changed from every four months to every two months since the By-Law 18-58 was passed and now requires an amendment related to instances where residents are advised to leave their water running in the winter months.

DISCUSSION:

Section 9 of By-Law 18-58 currently reads:

When the Municipality’s officials have requested an owner continuously run their water, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above plus a consumption charge of \$11.71/1,000 gallons of water based on the lowest of 1) actual consumption 2) an average of the last three summer meter readings and 3) 14,000 gallons/year.

As a result of the new billing cycle, the proposed change is as follows:

When the Municipality’s officials have requested an owner continuously run their water, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above plus a consumption charge of \$11.71/1,000 gallons of water based on the lowest of 1) actual consumption 2) an average of the last three years meter readings for May to August and 3) 7,000 gallons.

FINANCIAL IMPACT:

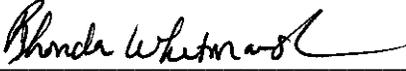
There is no financial impact associated with the above recommendation.

SUMMARY

It is recommended that the 2018 water and sewer by-law 18-58 passed on June 5, 2018 be amended to address continuous water running during the winter months resulting from the change in billing cycle from every four months to every two months.

Respectfully submitted,

Reviewed by,


Rhonda Whitmarsh, Treasurer


Shawna Stone, Clerk

Attachments: none

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 28, 2018
TO: Council
FROM: Rhonda Whitmarsh, Treasurer
SUBJECT: 2018 Development Charges Study and By-Law

RECOMMENDATION:

THAT Council recommend Watson and Associates Economists Ltd. amend the development charges background study and prepare the necessary by-law to impose Development Charges for the Municipality of Mississippi Mills.

BACKGROUND:

The Municipality began work on the 2018 Development Charges (DC) background study in the spring of 2018 with Watson and Associates Economists Ltd. The results were presented to Council on June 5, 2018. Comments from Council at the meeting regarding the proposed growth projections resulted in a review with the Director of Planning and a subsequent change from 80% on municipal services to 50% on municipal services to reflect the current Community Official Plan growth strategy. Council also provided feedback and concerns with regard to some of the roads and recreation projects included in the background study but made no changes at the meeting.

The background study with the revised growth projections was presented to the public on June 26, 2018. Comments regarding population projections, growth and the road projects were raised along with the concern about the overall increase to the charge over the 2018 rate. Comments from that meeting are also included in this report.

DISCUSSION:

The proposed new development charges are considerably higher than the charges that resulted from the 2014 study particularly in the areas of Roads, Parks and Recreation, Library and Water and Wastewater.

When considering growth related needs for inclusion in the study, there should be an approval by Council through a study/plan, financial plan or budget that supports the project. If it is felt that funds do not need to be collected at this time, as the project is not anticipated to occur within the study period (studies are re-done every 5 years), then

it can be removed and added later through an amendment process if/when circumstances change.

It is important to consider carefully the removal of a project if the intent is only to reduce the DC charge being proposed. This will either mean that a project may go ahead in the future and have to be funded from the tax base or another revenue source, or be underfunded if the project is added into the next study but should have been included now.

Before the study can be completed and the by-law passed, there are items that require further discussion.

Growth/Population Projections (Section 3 of the Background Study)

The growth projections included in the background study are 50% in the urban area requiring municipal services and 50% not on municipal services. This projection is a change from the first draft of the study and was made in consultation with the Director of Planning and is considered to be consistent with projections included in the Community Official Plan. Similarly, the population projections are consistent with Census data and projections obtained from the County of Lanark for medium and high density units. If Council is satisfied with these projections, then no further discussion is required.

Projects (Section 5 of the Background Study)

Roads (Table 5-9)

The North and South Collector Roads and the related EA studies total \$12,647,200 in the 2018 study with an estimated date for completion around 2035. The need for the collector roads and the estimated values was included in the transportation master plan (TMP) which has been received by Council but not approved. The 2014 Development Charges study included a variation of this project entitled “land acquisition bypass” and “connecting link” totalling \$1.26 million. At this time, Council needs to determine whether one or both of these roads is required and if one or both can be removed from this study as the date is so far out. They can then be included in the next study or an amendment can be made at a later date if circumstances change with regard to need/timing. Assuming no changes to growth/population projections, removal of one road will reduce the residential charge by approximately \$844 and the non-residential charge by \$0.49. Removal of both roads will reduce the residential charge by an estimated \$1,688 and non-residential by \$0.97.

The Director of Public Works offered comments with regard to these roads:

- 1) The South Collector road does not need to be included in the development charge background study at this time. The traffic volume forecast to 2035 indicates only a marginal benefit associated with the southern collector road in relieving volumes destined for Ottawa St. It is recommended that the TMP be updated within the term

of the DC study (next five years) as it may provide different recommendations with regard to this road.

- 2) The North Collector road may be beneficial in addressing current and future development in the north (Sonnenberg, White Tail Ridge). While this road is not planned to cross the river, a collector road will assist in diverting some traffic away from Ottawa St. Again, an update to the TMP may provide a different recommendation as to where the road should be constructed.
- 3) The TMP proposes that the collector roads be constructed without crossing the river which will not address traffic congestion at the Martin/Ottawa/Main/Queen intersection in the future. The construction of either of these roads will provide a bit of relief on Ottawa St. but will not fully address the issue. Again, an update of the TMP is recommended.

Active Transportation projects were reviewed with the Consultant who offered the following comment:

“When we reviewed the Municipality’s Transportation Master Plan (TMP) it identified shoulder treatments and pedestrian crossings for active transportation. In respect of these recommendations, the TMP suggested that the shoulder treatments were being provided to create a safe space for cyclists and pedestrians in a cost effective way, as well as the crossing being provided to improve the pedestrian environment and to increase participation in walking as a mode of transportation. Moreover, the TMP didn’t appear to include these as an alternative to anticipated road needs. Based on this review, and our discussions with staff, it was determined that these were improvements to better the current active transportation level of service and not being provided in response to new development. As such they have not been included in the DC.

If the Municipality feels this should be reconsidered, we would gladly discuss this further with staff and amend the study as deemed appropriate.”

Staff agree with the consultants interpretation of the existing TMP and are not recommending any amendments to the development charges background study for active transportation.

The Ottawa Street Landscape Plan was not included in the draft background study. After consultation with Watson and Associates it is recommended that the background study be amended to include this project. The response from Watson & Associates to the inclusion of this plan in the study:

“We updated the Roads DC calculation to include the Ottawa St. Reconstruction – Landscape Plan. We have assume a capital cost estimate of \$186,579, based on the \$177,402.50 2016\$ estimate identified in the Council Report, plus indexing. We have applied the 30% benefit to existing deduction, consistent with the Council Report and the 6% post period benefit, as being applied to all roads projects reflective the TMP vs.

DC Study growth assumptions. As a result, the DC-eligible capital costs for roads increases by \$199,142. This has the impact of increasing the calculated DC rate for a single detached residential unit within the urban serviced area by \$52.”

Parks & Recreation (Table 5-4)

- The development of White Tail Ridge Park is included in the 2018 study at \$1,177,130. This project was included in the 2014 study at \$50,600 which was only to complete plans for park development. Is it the intent of Council that this project be completed in this term of the study? If so, is it the full 10.6 acres? Or can it be reduced to only include plan development until the next study is completed? At this time there is no concept plan developed for the park so the cost estimates are based on historical cost information for park development. Removal of this park except for the plans will reduce the residential charge by approximately \$900 and the non-residential charge by \$.13.
- The 2018 capital project for paving of the OVRT between Almonte and Carleton Place was included at \$400,000 as the Municipality’s share of the work. At the time of meeting with the Watson and Associates the plans for the OVRT were still under discussion. The overall amount eligible to be funded from development charges is not great as most of this trail is not considered growth related. Should this project remain in the study or should the scope of the project be changed and included as a redefined project with regard to OVRT? The change to the rate if this project is removed is minor.

Library (Table 5-5)

The inclusion of the Almonte Branch expansion at \$1,172,500 is the primary reason for the increase to the proposed 2018 development charge for library services. The amount for this project included in the 2014 study was \$600,000. Based on the tender results for the expansion of the Pakenham Branch the project costs were increased for the 2018 study. This change is being brought to Council’s attention however it is recommended that the project remain in the background study as proposed.

Water and Wastewater (Tables 5-13 and 5-14)

The projects included in the study represent those included in the water and wastewater master plan and the water & sewer rate study both of which have been approved by Council. It is recommended that these projects remain in the background study as proposed.

Note: Council may wish to discuss other projects not included in this list at the meeting.

Policies (Section 7 of the Background Study)

It is recommended that the majority of the policies included in previous studies be carried forward into this study such as indexing of the rates, timing of collection, redevelopment credits, etc.

There are three (3) proposed new non-statutory exemptions that require Council consideration:

- 1) The current by-law exempts industrial development from paying development charges. With the changing environment and the possible increased demand for industrial operations such as distilleries and marijuana production facilities it is recommended that an exception be made in the by-law for this type of industrial development so that they would be subject to non-residential development charges as established in the by-law. This policy is consistent with other municipal development charge by-laws in the Province.
- 2) Although the current by-law does not specifically exempt non-residential farm buildings such as silos and barns, there is also no rate category that is applicable to these types of structures resulting in no development charge. It is recommended that an exemption to the by-law be added that would clearly spell out that no charge would be applicable eliminating any possible ambiguity for these structures.
- 3) The current by-law does not speak to exemptions for residential intensification on a lot with an existing dwelling unit. This type of development is more commonly referred to as a coach house. Presently, there is ambiguity within the by-law as to whether or not a charge is applicable. It is recommended that an exemption be added to the by-law for all charges except water, sewer and storm as development of these units will still put additional demands on this infrastructure.

In speaking with the Building Staff, additional concerns were expressed with regard to policies related to new development for coach houses or granny suites/in home apartments that occur at the same time as a new home is being developed. Right now, if a coach house or basement apartment for example, is being built at the same time as a new home on the same lot, two development charges would apply, however the Municipality is proposing to exempt a coach house from all charges except water, sewer and storm if it is built at a later date (per #3 above). There is already a statutory exemption for apartments built at a later date. Clearly there is inconsistency between the policies surrounding coach houses and granny suites depending on when they are constructed (now or added later).

The Consultant comment as follows:

“If a secondary unit is being created at the same time...this development would be classified as a semi-detached dwelling or townhouse/row dwelling and the charges would be imposed for each unit. If Council wanted to exempt these types of developments it could do so, and could do so broadly or narrowly (eg exempting all

services except water and sewer). In doing so you would want to clearly define the secondary unit, so that you are not providing unintended exemptions for semis, row/townhouses, and apartments.”

It is recommended that development of certain types of dwellings all being constructed at the same time (apartments within homes and coach houses) also be exempt from development charges with the exception of water, sewer and storm services as again, additional demand will be placed on the water and sewer system. It is recommended that Staff work with the Consultant to develop the appropriate definition for inclusion in the by-law.

Other

Effective Date of the By-Law

The by-law should be passed as soon as possible once all the items included in this report have been resolved however it is recommended that the effective date of the by-law be established at January 1, 2019. This allows sufficient time for developers to plan for the rate changes. It also means that the by-law would expire in 5 years at the end of calendar year rather than mid-year. This is much easier administratively and matches the indexing provisions included in the by-law.

SUMMARY:

Once Council has made decisions with respect to the outstanding issues included in this report, the Consultant can make the final amendments to the background study and the Municipality can proceed with passing the Development Charges By-Law.

Respectfully Submitted

Reviewed By



Rhonda Whitmarsh,
Treasurer

Shawna Stone,
Clerk

Additional Information:

1. Development Charges Draft Background Study
<http://www.mississippimills.ca/en/resources/2018-DCBS-June-11-18.pdf>

INFORMATION LIST #11-18 August 28, 2018

The following is a list of information items received as of August 20, 2018.

Item #	Date	Originator	Subject
1	1-Aug-18	Friends of the Cedar Hill Schoolhouse	Thank You Letter
2	13-Aug-18	Town of Oakville	Resolution re: Regulating the Display and Distribution of Objectionable Images
3	13-Aug-18	Mills Community Support	Invitation re: North Lanark Seniors' Expo Program
4	17-Aug-18	Ontario Public Service Employees Union (OPSEU)	Letter to AMO re: Cannabis Sales

August 1, 2018

Municipality of Mississippi Mills,
Mayor McLaughlin, Town Council, and Heritage Committee,

On behalf of the Friends of the Cedar Hill Schoolhouse committee, thank you for the repair and painting of the Schoolhouse. Throughout the process of assessment, decision making, and actual completion of the project, we appreciate your patience and inclusion of our committee in the decisions relating to which plan would best for this school.

We also feel very appreciative of the community support we have received for our fundraising projects at the Schoolhouse. This support has enabled us to contribute \$10,000 to the project. We are aware of and appreciate the funds the municipality has allocated during this time of tighter budgets. That has made the work possible.

We appreciate the work of Robert Kennedy who came into planning this project midway and was very professional and maintained communication with us.

Calvin Murphy has been with us every step of the way through all of the issues related with the Schoolhouse. He has always been an excellent contact who has remained open to ideas and questions and has been patient throughout.

The results are excellent and we feel the Schoolhouse is once again a heritage building of which we can be proud.

Sincerely,

Friends of the Cedar Hill Schoolhouse:

Kathryn Stevens

David Donaldson

Paul and Ria Ralph



OAKVILLE

August 13, 2018

The Honourable Caroline Mulroney
Attorney General
720 Bay Street, 11th Floor
Toronto ON M7A 2S9

Subject: Regulating the Display and Distribution of Objectionable Images

At its meeting on August 7, 2018, Oakville Town Council approved the following motion:

WHEREAS Oakville wishes to be a safe and welcoming community for all those who are residents or visitors to our town; and

WHEREAS messaging and graphic depictions felt by many to be upsetting and objectionable appear in public places, on our streets and at our doorsteps yearly; and

WHEREAS the Canadian Code of Advertising Standards includes in its provisions, outlined under Unacceptable Depictions and Portrayals - Advertisements shall not: undermine human dignity; or display obvious indifference to, or encourage, gratuitously and without merit, conduct or attitudes that offend the standards of public decency prevailing among a significant segment of the population.

THEREFORE, BE IT RESOLVED that Council direct the Director of Municipal Enforcement, in consultation with the Town Solicitor, to assess options to:

- a. regulate the display of banners/signs in public places as well as the distribution of print materials to private residences that contain extremely graphic images intended to shock, alarm, or cause dismay, including the potential for the prohibiting of the public display and distribution of such print materials for the purposes of addressing the potential of such displays to cause harm to members of the public, especially children; and*
- b. report back to Council in 2019.*

Be it further resolved that by way of a letter to the Hon. Caroline Mulroney, Attorney General, Mayor Burton, on behalf of Council, urge the Province of Ontario to limit and regulate the display and distribution of posters, signs and leaflets that contain disturbing images; and

THAT Mayor Burton, on behalf of Council, write the Minister of Justice of Canada urging the consideration of amendments to Section 163(8) of the Canadian Criminal Code - Obscene Publication; and

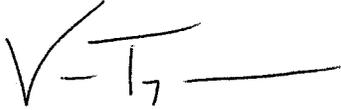
THAT a copy of this resolution be sent to all members of the Association of Municipalities of Ontario (AMO).

August 13, 2018

Subject: Regulating the Display and Distribution of Objectionable Images

Should you have any questions regarding this matter or should you require any additional information, please contact me at 905-845-6601, extension 2003, or email vicki.tytaneck@oakville.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'V-Tytaneck', with a long horizontal line extending to the right.

Vicki Tytaneck
Town Clerk

c. Association of Municipalities of Ontario – All Members



67 Industrial Drive, P.O. Box 610
Almonte, Ontario K0A 1A0
www.themills.on.ca



August 13, 2018

Dear Council members of North Lanark,

On behalf of Mills Community Support's eight annual North Lanark Seniors' Expo program committee, I invite you to attend this year's Seniors' Expo. This unique event will be held on September 6, 2018, 10 am to 3:00 pm at the Community Centre in Almonte, Ontario. An official opening ceremony runs at 10am. Last year's expo drew over 650 seniors, their families and caregivers and features 80 exhibitors. Our expo is considered one of Ontario's best Senior's Expo events.

We hope to see you at the expo! One of the key elements of an "Age-friendly Community" is access to "communication and information." To this end as host of the expo, and advocates for our older citizens, we invite you and your council colleagues to attend. Drop by the Mills Community Support booth and one of our expo ambassadors will show you around the expo and introduce you to exhibitors and area seniors.

Feel free to contact me if you have questions about the expo. I can be reached for at either (613)256-1031 ext 263 or by email to jmills@themills.on.ca

I hope to see you at the expo!

A handwritten signature in black ink that reads "Jeff Mills".

Jeff Mills

On behalf of the North Lanark Seniors' Expo program committee

Coordinator Community Development and Volunteers
Mills Community Support
67 Industrial Drive, Almonte ON K0A 1A0,
PO Box 610
(t) 613 256-1031 ext 63,
(e) jmills@themills.on.ca



August 17, 2018

[View as a PDF](#)

Ms. Lynn Dollin
President
Association of Municipalities of Ontario
801 - 200 University Avenue
Toronto, Ontario M5H 3C6

Dear Ms. Dollin:

I am writing to you in light of recent statements by Premier Doug Ford regarding the sale of cannabis and in anticipation of the plenary session on August 22 on cannabis implementation at your upcoming annual conference in Ottawa.

Many Ontario municipalities have expressed real concern about the impact on them of the Premier's announcement on cannabis sales. As you know, Mr. Ford had previously leaned towards maintaining the Ontario Cannabis Store model. Now he has decreed that cannabis distribution will be private - before consultations even begin.

The panel of provincial and municipal officials that you will hear at your conference will speak to a number of very important implications of the new retail model. I am confident they will raise red flags that should make AMO completely rethink its support of private cannabis sales.

I am in close touch with public health experts. They agree that Mr. Ford's plan is bad policy from every point of view. A report commissioned by the previous government indicated most expert organizations, like MADD, "favoured a government-control board model, given its ability to promote public safety, control products and prices, and leverage existing best practices and lessons learned from similar models."

The Ontario Association of Chiefs of Police has reported on a York Regional Police study showing the "legalization of cannabis in other jurisdictions has resulted in increased rates of impaired driving, motor vehicle collisions, overall crime, as well as injuries/illnesses associated with cannabis use." One can only imagine the increased costs to municipalities - costs that will be significantly increased if a safe, responsible and public retail model is abandoned.

The Premier has given municipalities the option of not allowing private cannabis sales in their communities. But the offer is a one-time deal. Should private cannabis sales prove overwhelming in terms of health, policing and social costs, there will be no way out for municipalities: the province will impose its iron will on municipalities, leaving them to cope with the cannabis fallout.

Cannabis will soon be legal in Canada. Unfortunately, neither the federal nor the provincial government has given municipalities, law-enforcement agencies and government regulatory bodies enough time to prepare. So many unanswered questions remain.

We need to turn to the municipalities: tough, enlightened and principled community leaders who will stand up and speak clearly to the need to make the best of a situation fraught with unknowns and

hidden costs. We need a strong, united voice for public sale of cannabis through the Ontario Cannabis Store, a subsidiary of the LCBO.

Full disclosure: the previously accepted model ensures that workers would be OPSEU members. But let me assure you my union will not rise or fall on the addition of a couple of hundred members. This is a matter of public safety and public policy. With so many unknowns, a steady-as-we-go-approach has already been endorsed by the experts in harm reduction and law enforcement. We hope you agree with them.

Ms. Dollin, during your annual conference, I trust that you and your members will take very seriously OPSEU's many concerns about a privatized model of cannabis distribution. It is bad, drive-by public policy that will have untold negative consequences for the province and its municipalities. United as once voice, we must stand up to the Premier and say no to private cannabis sales in our communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren Thomas". The signature is fluid and cursive, with a large initial "W" and "T".

Warren (Smokey) Thomas
President, Ontario Public Service Employees Union

c: Monika Turner, Director of Policy, AMO
 All Ontario mayors

FOR IMMEDIATE RELEASE
August 17, 2018

[View as a PDF](#)

OPSEU's Thomas calls for public cannabis option

TORONTO - OPSEU President Warren (Smokey) Thomas appeared on a Financial Post panel discussion and called for publicly run cannabis outlets in municipalities that don't want sales in private hands. He said the government is putting many municipalities on the spot by giving them just one chance to opt out of allowing private, for-profit stores to sell cannabis.

"As the smoke clears on Doug Ford's flip-flop on cannabis sales," Thomas said, "we see a number of municipalities standing up and saying, 'We don't want the social, regulatory and policing costs of private stores dumped on us. But we don't want organized crime coming in to fill the void, either.'"

"Of course, there'd be no problem if cannabis sales were kept in the experienced, responsible hands of LCBO staff. That's what health experts, law enforcement agencies and many others, including municipal leaders, told the previous Liberal government was best during its extensive consultations.

"But it doesn't have to be either/or," Thomas continued. "We propose allowing Ontario Cannabis Stores to set up shop in municipalities that don't want private stores. That doesn't necessarily mean more bricks and mortar. The existing LCBO network can be retrofitted to allow for cannabis sales."

The President was questioned about the motives behind OPSEU's support for publicly run cannabis distribution, suggesting the union was only looking out for its own interests.

"We represent over 155,000 workers," Thomas replied. "A few hundred workers won't make or break OPSEU. But as a social justice union, we call for public policy that is in the best interests of all Ontarians. And putting cannabis sales in private, for-profit hands is bad policy, pure and simple.

"As far as I can see, the only people who will benefit are the owners of the private stores - mostly former political staffers who stand to make eye-popping profits. That's money that could have gone into health, education and infrastructure instead of profiteers' deep pockets.

"And if you want to talk about motives, let's look at medical cannabis growers. They talked a good game about how they were filling a vital medical niche. We agreed. But now some are indicating a shift to recreational cannabis. Why? Better profits. I ask again, how can we trust private cannabis retailers to be responsible when their one and

only goal is profit? And what happens to patients in need when there's not enough medical cannabis?"

Thomas also dismissed the option of online sales. "We've seen it in other jurisdictions: people don't want a record of buying cannabis. They want to pay cash. If there's a credit card record, there's a way to hack into it. That could mean not crossing the border or not getting hired. Do consumers really trust that information with private retailers either? Honestly, the more I look at the Premier's cannabis policy, the more I think he belongs on the Bong Show."

For more information: Warren (Smokey) Thomas, 613-329-1931

COUNCIL CALENDAR

September 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 8:00am CEDC 6:00pm Council	5	6	7	8
9	10 6:30pm EAC	11 2:30pm AAC 6:00pm ATAC	12	13	14	15
16	17	18 8:00am CEDC 6:00pm Council	19 5:30pm CoA	20 7:00am Business Breakfast 8:00am Beautification	21	22
23	24	25	26 7:00pm Daycare 7:00pm Library 7:00pm Heritage	27	28	29
30						

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-76

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

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

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 30 (A-30)" Zone for the lands identified on the attached Schedule 'A', which is described as part of the lands legally described as Concession 11, Part Lot 8 and Concession 11, West Part Lot 8, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.30 *Notwithstanding their 'A' zoning designation, lands designated as 'A-30' 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 combined lot area of the retained lands resulting from Consent Application B18/005 shall be 36.7ha*
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 **28th day of August, 2018.**

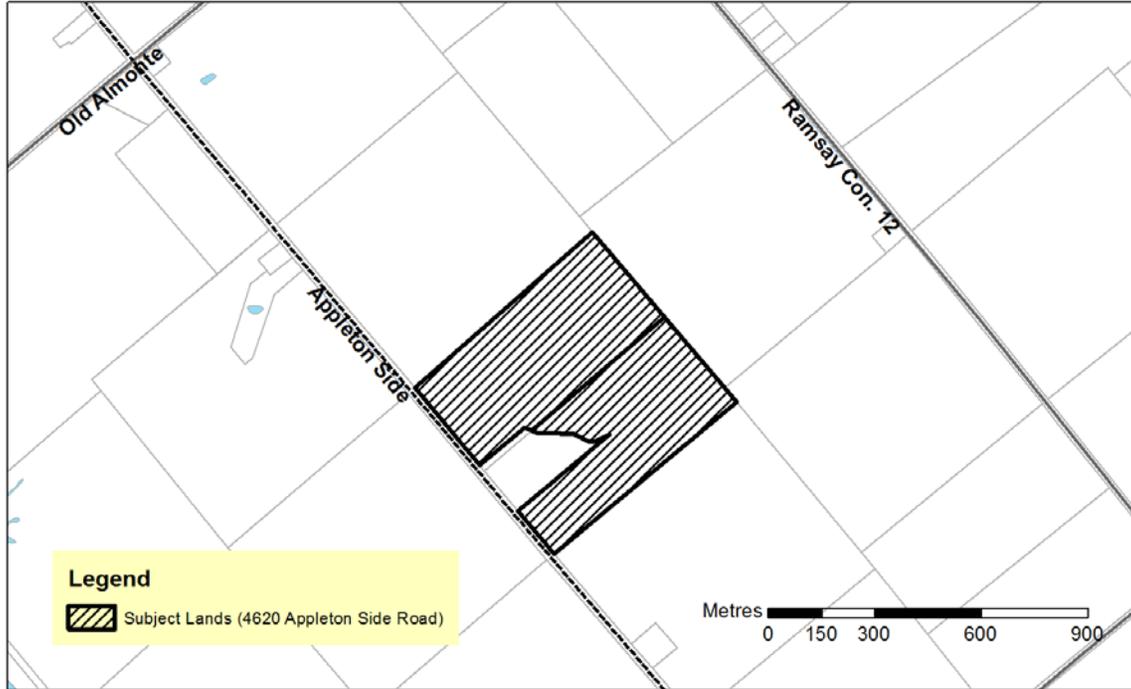
Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-76



Zoning By-law Amendment Application D14-ZIE-18; Z-03-18
Concession 11, Part Lot 8 & Concession 11, West Part Lot 8
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 4620 Appleton Side Road



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-77

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Comprehensive Zoning Bylaw 11-83 to regulate the development and use of lands within the Municipality;

AND WHEREAS the Municipality of Mississippi Mills has identified and amended the Comprehensive Zoning By-law to address discrepancies, redundancies, and outdated provisions;

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. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural Exception 15 (A-15)" Zone to the "Agricultural Exception 16 (A-16)" Zone for the lands identified on the attached Schedule 'A', which are described as Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4, Pakenham Ward, Municipality of Mississippi Mills.
2. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:
 - 11.3.X Notwithstanding their "A" zoning designation, 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).
3. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 (R2-14)" Zone to the "Residential Second Density Exception 16 (R2-16)" Zone for the lands identified on the attached Schedule 'B', which are described as Plan 6262, Cameron Section, Lots 29 & 38, Almonte Ward, Municipality of Mississippi Mills.
4. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:
 - 14.4.X Notwithstanding their "R2" zoning, lands designated 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.

- 5. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density Exception 14 Holding (R2-14-h)" Zone to the "Residential Second Density Exception 17 Holding (R2-17-h)" Zone for the lands identified on the attached Schedule 'C', which are described as Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6, Almonte Ward, Municipality of Mississippi Mills.

- 6. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 14.4:

14.4.X Notwithstanding their "R2" zoning, lands designated 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.

- 7. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density Exception 9 (R3-9)" Zone to the "Residential Third Density Exception 10 (R3-10)" Zone for the lands identified on the attached Schedule 'D', which are described as Plan 89, Lots 23 to 30, and Block 43, Almonte Ward, Municipality of Mississippi Mills.

- 8. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:

15.4.X Notwithstanding the 'R3' zoning designation, those lands designated 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.

9. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Third Density Exception 11 (R3-11)" Zone to the "Residential Third Density Exception 13 (R3-13)" Zone for the lands identified on the attached Schedule 'E', which are described as parts of Concession 10, Part Lot 16, Almonte Ward, Municipality of Mississippi Mills.

10. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 15.4:

15.4.X Notwithstanding the 'R3–Residential Third Density zoning designation, lands designated 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.

11. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Four Density Exception 13 (R4-13)" Zone to the "Residential Fourth Density Exception 15 (R4-15)" Zone for the lands

identified on the attached Schedule 'F', which are described as Plan 6262, Anderson Section, Lot 12 and Part Lot 11, Almonte Ward, Municipality of Mississippi Mills.

12. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 16.3:

15.4.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).

13. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 11 (C5-11)" Zone for the lands identified on the attached Schedule 'G', which are described as Concession 8, Part Lot 15, Plan 27R-8626, Part 1, Ramsay Ward, Municipality of Mississippi Mills.

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

23.3.X Notwithstanding their "C5" zoning designation, 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
15. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural Commercial Exception 6 (C5-6)" Zone to the "Rural Commercial Exception 10 (C5-10)" Zone for the lands identified on the attached Schedule 'H', which are described as Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5, Pakenham Ward, Municipality of Mississippi Mills.
 16. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 23.3:

23.3.X Notwithstanding their C5 zoning, lands designated 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.
 17. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Development Exception 6 (D-6)" Zone to the "Development Exception 8 (D-8)" Zone for the lands identified on the attached Schedule 'I', which are described as Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1, Almonte Ward, Municipality of Mississippi Mills.
 18. By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to 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.
 19. Section 5 of By-law No. 11-83, as amended, is hereby further amended alphabetically by removing, adding, or replacing definitions identified on the attached Schedule 'J'.
 20. Sections 4, 6, 7, 8 & 9 of By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified on the attached Schedule 'K'.
 21. Sections 11, 13 to 17, 21 & 22 By-law No. 11-83, as amended, is hereby further amended by removing, adding, or replacing definitions identified on the attached Schedule 'L'.
 22. By-law #11-13 shall hereby be repealed.

23. By-law #12-76 shall hereby be repealed.
24. By-law #13-64 shall hereby be repealed.
25. By-law #13-91 shall hereby be repealed.
26. By-law #14-32 shall hereby be repealed.
27. By-law #15-08 shall hereby be repealed.
28. By-law #15-89 shall hereby be repealed.
29. By-law #16-21 shall hereby by repealed.
30. By-law #16-28 shall hereby be repealed.
31. By-law #16-36 shall hereby be repealed.
32. 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 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A' TO BY-LAW NO.18-77



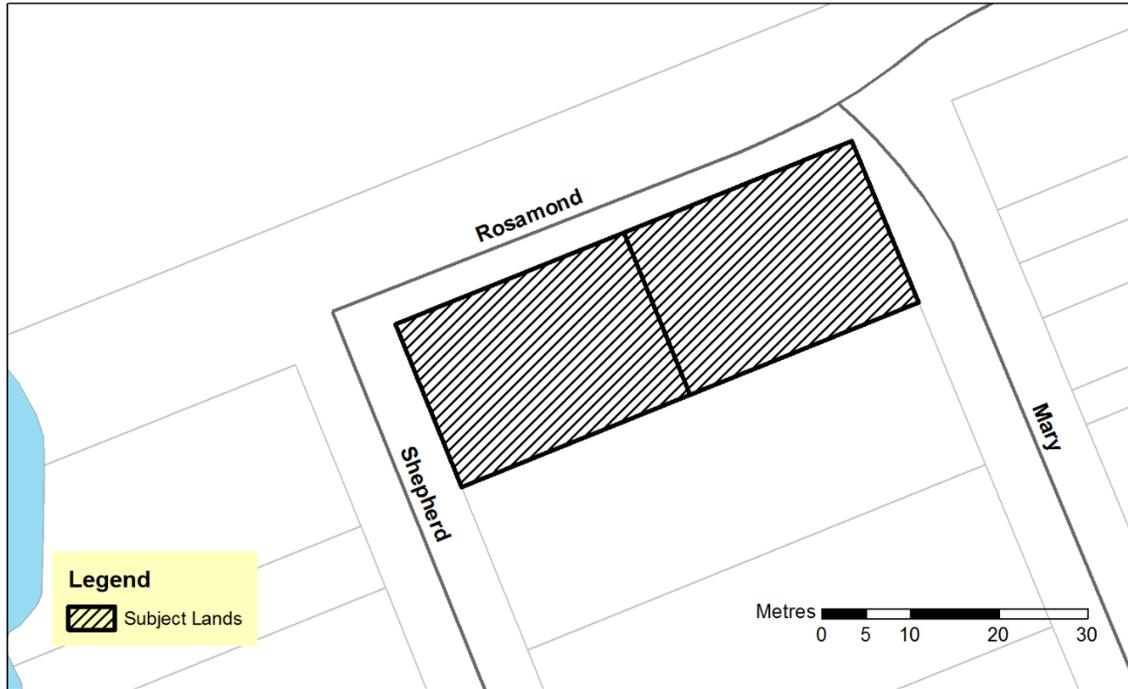
Rezone Property from A-15 to A-16
Concession 9, Part Lot 3, Plan 26R-1444, Parts 1, 2, & 4
Pakenham Ward, Municipality of Mississippi Mills



SCHEDULE 'B' TO BY-LAW NO.18-77



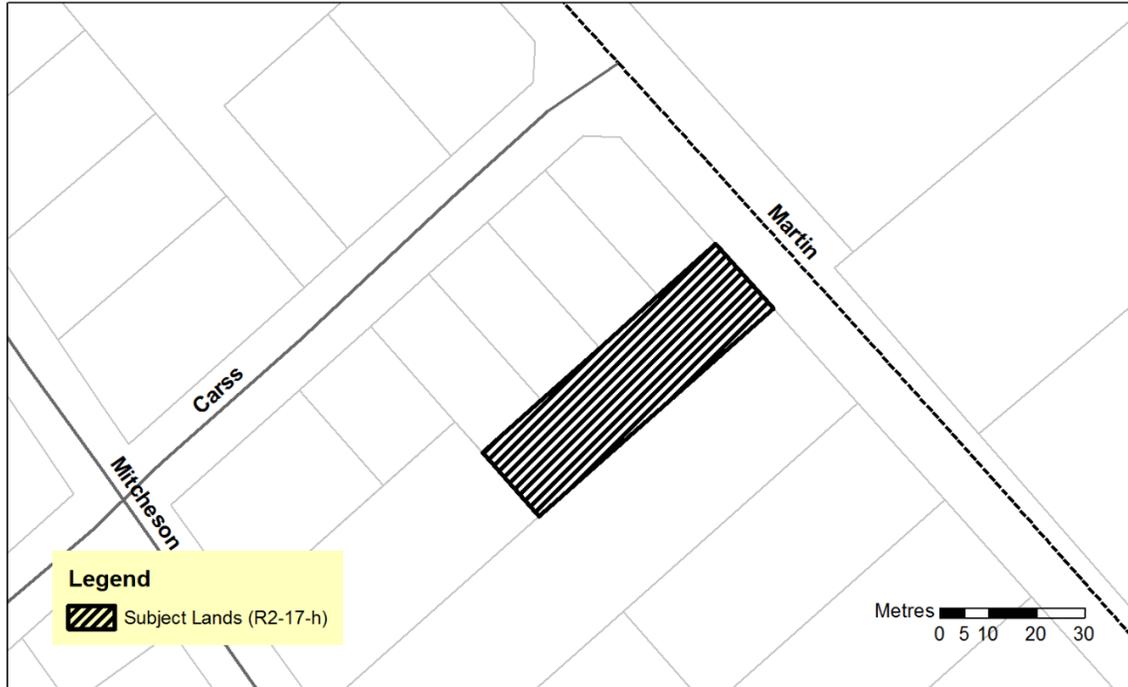
**Rezone Property from R2-14 to R2-16
Plan 6262, Cameron Section, Lots 29 & 38
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 65 Shepherd Street**



SCHEDULE 'C' TO BY-LAW NO.18-77



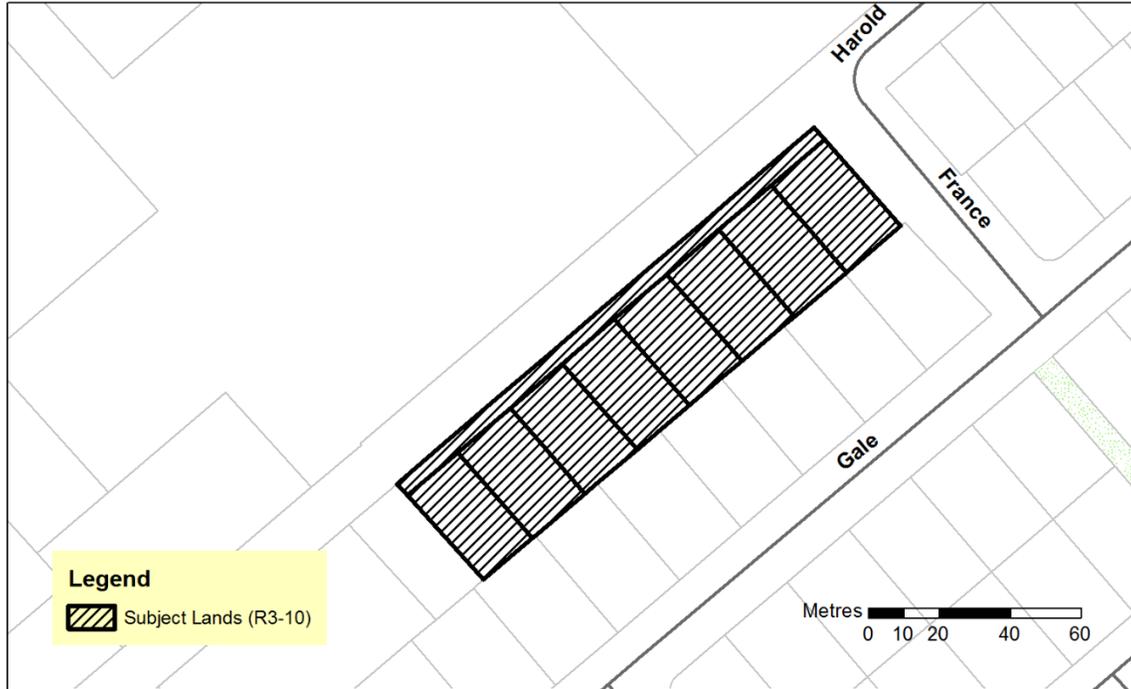
Rezone Property from R2-14-h to R2-17-h
Plan 6262, Malloch Section, Lots 5 & 6, Plan 27R-10624, Part 6
Almonte Ward, Municipality of Mississippi Mills



SCHEDULE 'D' TO BY-LAW NO.18-77

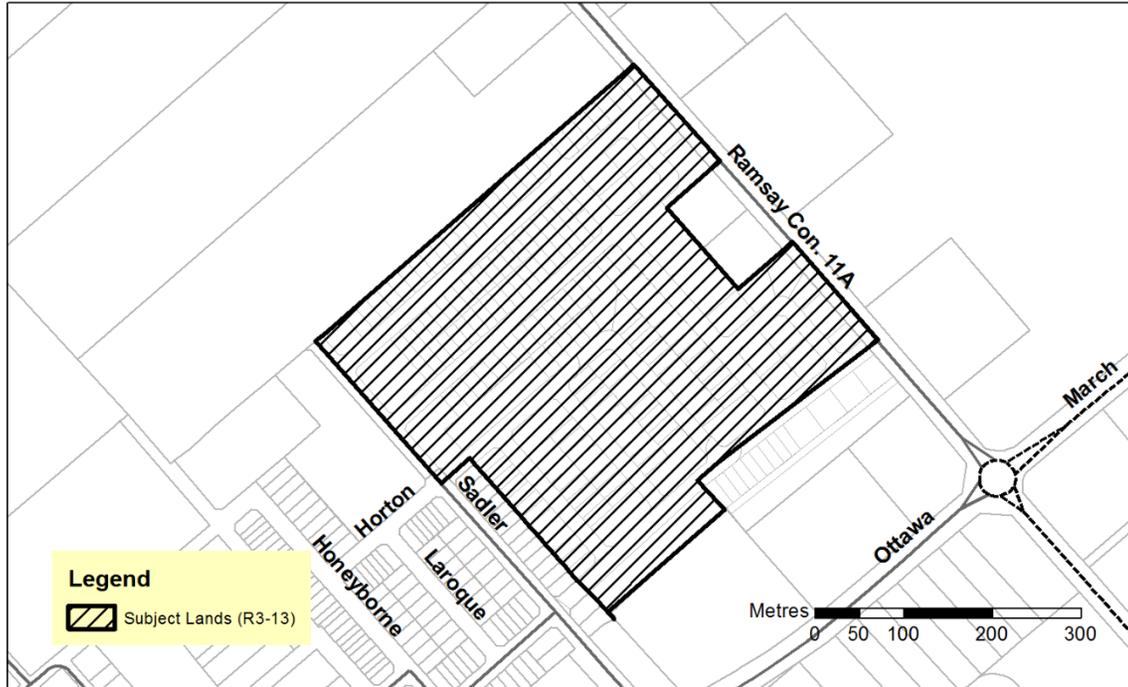


**Rezone Property from R3-9 to R3-10
Plan 89, Lots 23 to 30, and Block 43
Almonte Ward, Municipality of Mississippi Mills**



SCHEDULE 'E' TO BY-LAW NO.18-77

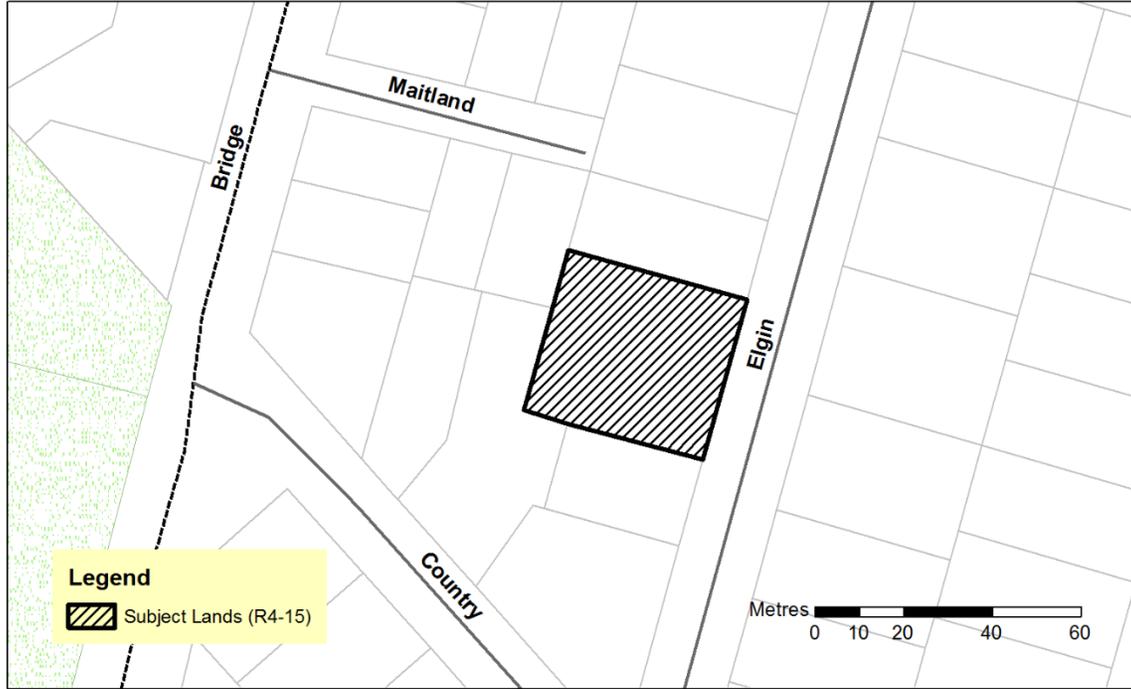
Rezone Mill Run Lands from R3-11 to R3-13
Concession 10, Part Lot 16
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Mill Run Phases 2 to 5



SCHEDULE 'F' TO BY-LAW NO.18-77



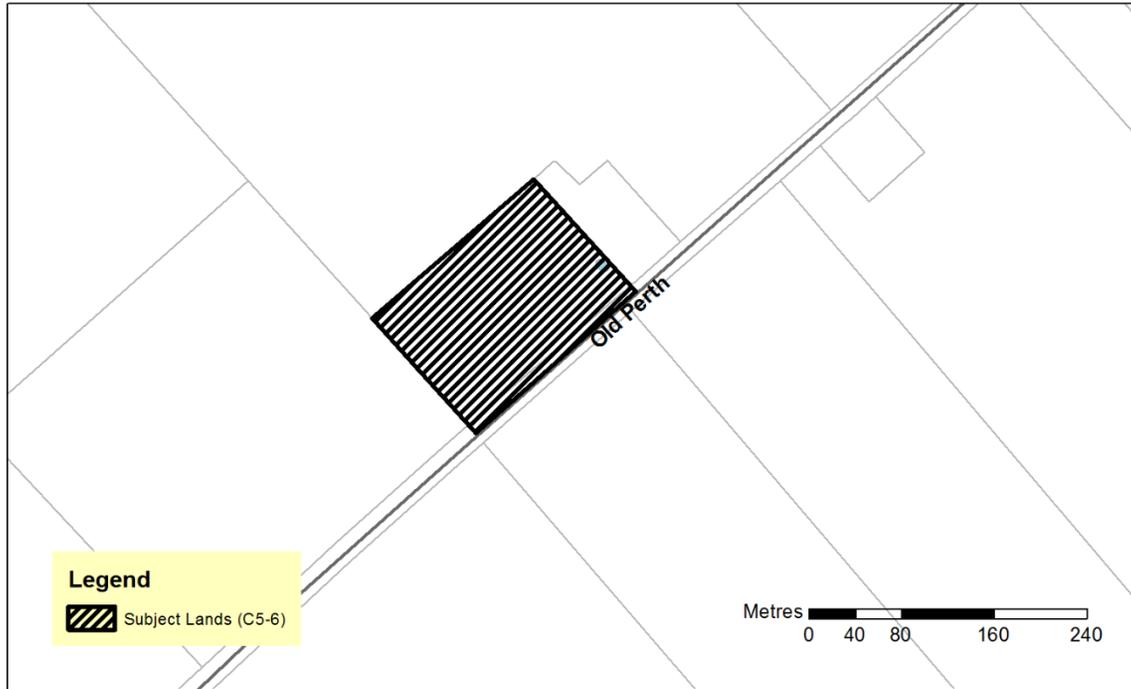
**Rezone Property from R4-13 to R4-15
Plan 6262, Anderson Section, Lot 12 and Part Lot 11
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 154 Elgin Street**



SCHEDULE 'G' TO BY-LAW NO.18-77



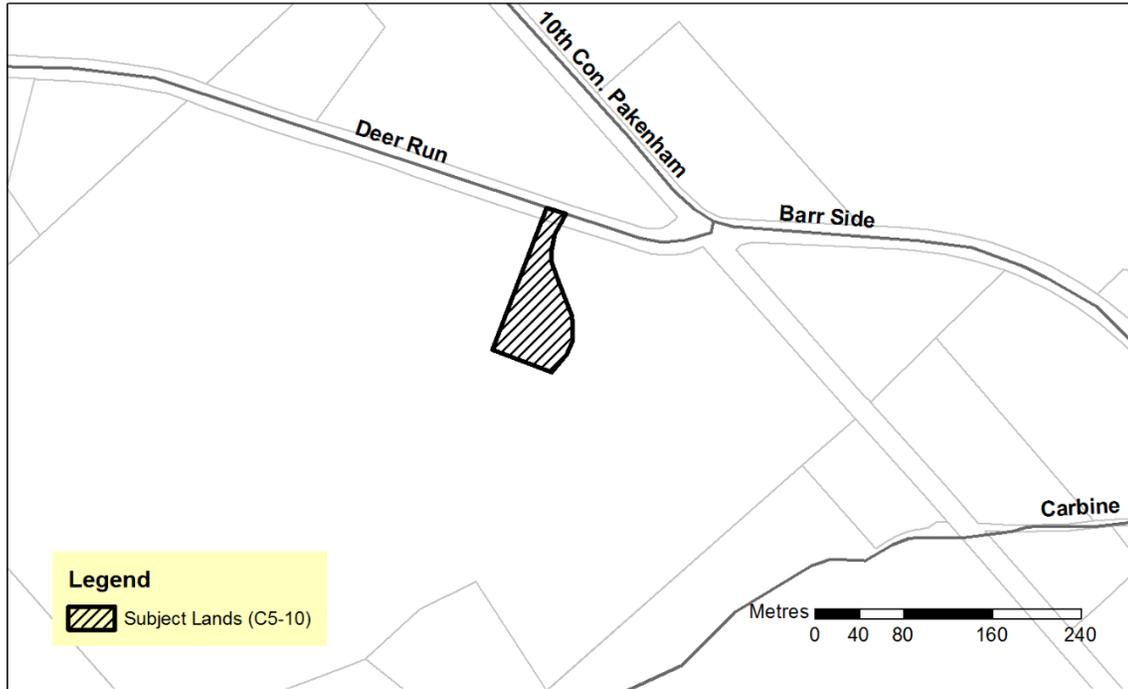
**'Commercial Use' added to C5-6 Zone
Concession 8, Part Lot 15, Plan 27R-8626, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 3243 Old Perth Road**



SCHEDULE 'H' TO BY-LAW NO.18-77



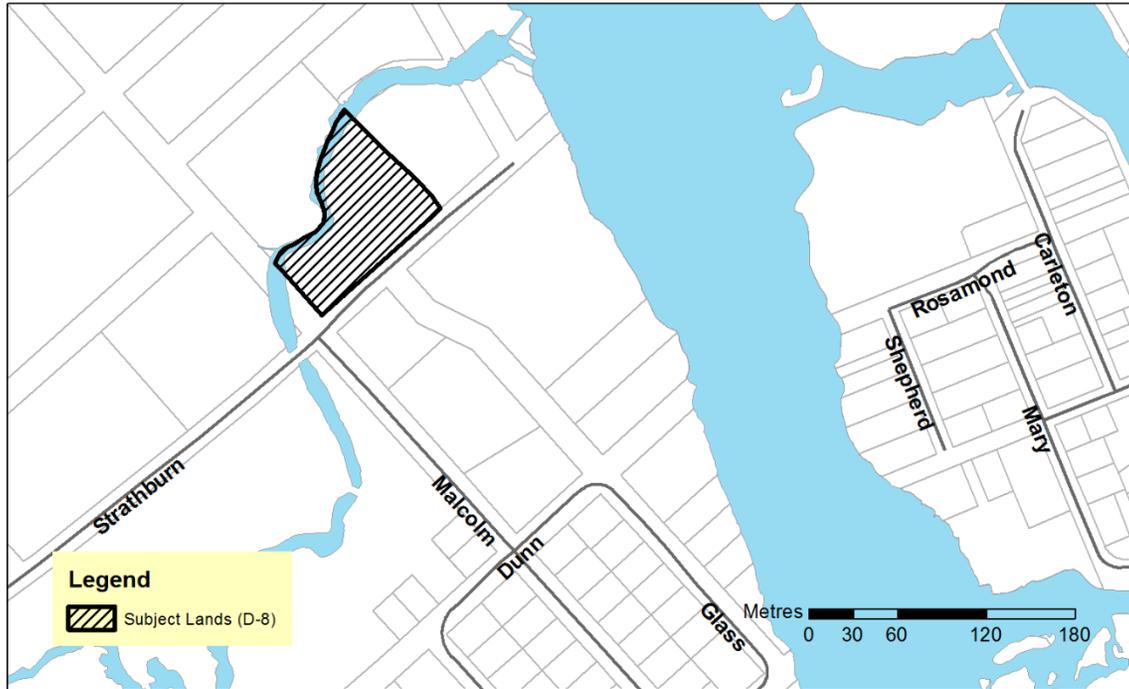
**Rezone Property from C5-6 to C5-10
Part of Concession 9, Part Lot 18, Plan 27R-9004, Part 5
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 239 Deer Run Road**



SCHEDULE 'I' TO BY-LAW NO.18-77



Rezone Property from D-6 to D-8
Plan 6262, Part Lots 5 & 6, Plan 27R-8149, Part 1
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 244 Strathburn Street



SCHEDULE 'J' TO BY-LAW NO. 18-77

REMOVED DEFINITIONS	ADDED DEFINITIONS
<p>“<u>AMENITY AREA</u>” means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities</p>	<p>“<u>AMENITY AREA</u>” means the total passive or active, designed recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities</p>
<p><i>No original definition to remove.</i></p>	<p>"<u>AWNING</u>" means a canvas or other stretchable material on a frame that is used to keep the sun or rain off a storefront, window or doorway, or deck that is free of enclosing walls.</p>
<p>“<u>BAR</u>” means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a pub.</p>	<p>“<u>BAR</u>” means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and may include a full-service restaurant.</p>
<p>“<u>BUSINESS OR PROFESSIONAL OFFICE</u>” means a building or part of a building used or intended to be used in the performance and transaction of business for professional, administrative and clerical purposes.</p>	<p><i>No definition to replace.</i></p>
<p>“<u>CHIP WAGON</u>” means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside. Where stated as a permitted use, a Chip Wagon may only be permitted as an accessory use to the principal use on a commercially zoned property.</p>	<p>“<u>CHIP WAGON</u>” means a trailer, or vehicle, licensed by the Corporation that is designed to be made mobile from which food is prepared and offered for sale to the public for consumption outside.</p>
<p><i>No original definition to remove.</i></p>	<p>"<u>COUNTRY INN</u>" means a unique form of accommodation for the travelling public, similar to a Bed and Breakfast, but of a slightly larger scale, which are found in older buildings with historic character. In addition to serving meals to those seeking accommodation, Country Inns may also serve meals to the</p>

	general public, although this should not be the principal function of the Inn.
<p>“<u>COURT</u>” means with respect to a motel or hotel, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.</p>	<p>“<u>COURT</u>” means with respect to a motel, hotel, condominium dwelling, apartment dwelling, retirement home or other medium to high density accommodation type, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, or children's play area.</p>
<p>“<u>BOARDING OR ROOMING HOUSE</u>” means a single-detached dwelling house in which rooms are rented individually, with or without meals, for three (3) or more individuals, but does not include any other establishment otherwise defined or classified herein.</p>	<p><i>No definition to replace.</i></p>
<p>“<u>DETACHED DWELLING</u>” means a separate dwelling unit constructed for permanent use and containing only one dwelling unit and occupied by one or more persons and constructed for year-round human habitation, but does not include a mobile home.</p>	<p>“<u>DETACHED DWELLING</u>” means a separate dwelling unit constructed for permanent use and containing only one principal dwelling unit and occupied by one or more persons and constructed for year-round human habitation, which may include a Secondary Dwelling Unit, but does not include a mobile home.</p>
<p>“<u>SEASONAL DWELLING</u>” means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following:</p> <ol style="list-style-type: none"> (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source and may contain a secondary heating 	<p>“<u>SEASONAL DWELLING</u>” means a detached dwelling unit constructed and used as a secondary place of residence for seasonal vacations and recreational purposes, and not as the principal residence of the owner or occupant thereof and is not intended for permanent occupancy notwithstanding that it may be designed and/or constructed for year-round or permanent human habitation. Furthermore, every seasonal dwelling shall include any two or more of the following:</p> <ol style="list-style-type: none"> (1) a building power supply requiring Electrical Safety Authority (ESA) approval; (2) a septic system that exceeds Class 1 status as per Part 8 of the Ontario Building Code; and (3) a primary heating source or a secondary heating source.

<p>source.</p>	
<p>“<u>TOWNHOUSE</u>” means a building that is divided vertically into five or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>	<p>“<u>TOWNHOUSE</u>” means a building that is divided vertically into five or more dwelling units, but not exceeding 8 units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</p>
<p>“<u>DWELLING UNIT, BACHELOR</u>” means a dwelling unit consisting of one bathroom and not more than two habitable rooms providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>	<p>“<u>DWELLING UNIT, BACHELOR</u>” means a dwelling unit consisting of one bathroom and not more than one habitable room providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.</p>
<p>“<u>GARAGE, PARKING</u>” means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers.</p>	<p>“<u>GARAGE, PARKING</u>” means an enclosed structure used for the temporary parking of more than 4 vehicles available for public use either for free, for compensation or as an accommodation to customers; the permanent parking of more than 4 vehicles available for private use either for free or for compensation by property owners or tenants; or the combination of temporary and permanent parking of more than 4 vehicles available for public or private use.</p>
<p>“<u>HOTEL</u>” means any hotel, inn, lodge, or public house in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying food and may include furnished sleeping accommodation in rooms to which access is obtained through a common hall, together with any portion of the premises licensed under the Liquor License Act or used for permanent staff accommodation, but does not include any other establishment otherwise defined or classified in this By-law.</p>	<p>“<u>HOTEL</u>” means any hotel or hostel in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying furnished sleeping accommodation in rooms to which access is obtained through a common hall or commonly shared space, and may include a restaurant and/or bar, but does not include any other establishment otherwise defined or classified in this By-law.</p>
<p>“<u>LOT</u>” (a) means a parcel of land or contiguous parcels of land under one ownership and which is described in a deed or other document legally capable of conveying an interest in land and which deed is on record</p>	<p>“<u>LOT</u>” means a parcel, or block of land described: (a) in accordance with and within a Registered Plan of Subdivision providing such subdivision is not deemed to not be a Registered Plan of Subdivision under the Planning Act, R.S.O.</p>

<p>in the Registry Office or land titles office for the Lanark Registry Division; or (b) means a parcel land shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50.4 of The Planning Act, as amended from time to time.</p>	<p>1990, as amended; or (b) as a parcel or block of land described in a registered deed or deeds.</p>
<p>“<u>RAILWAY SPUR</u>” means a rail line located on private property or on a private right-of-way.</p>	<p><i>No definition to replace.</i></p>
<p>“<u>RECREATIONAL AND ATHLETIC FACILITY</u>” means a public space designed and equipped with facilities such as swimming pool, squash or tennis courts, gymnasias, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena.</p>	<p>“<u>RECREATIONAL AND ATHLETIC FACILITY</u>” means a public space designed and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasias, weightlifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an ancillary sports field or sports arena, or ancillary retail food store which exclusively sells pre-packaged food and athletic goods.</p>
<p><i>No original definition to remove.</i></p>	<p>“<u>RISK MANAGEMENT OFFICIAL (RMO)</u>” means the risk management official appointed under Part IV of the Clean Water Act.</p>
<p>“<u>STRUCTURE</u>” means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges and fences.</p>	<p>“<u>STRUCTURE</u>” means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground, or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs, billboards, and private outdoor swimming pools, and an object designed and intended to float, but does not include freestanding walls, hedges, fences, furniture, or chattel.</p>
<p>“<u>TAVERN</u>” means a tavern as defined by the <i>Liquor License Act</i>, as amended from time to time.</p>	<p><i>No definition to replace.</i></p>

“TEMPORARY BUILDING” means a building or structure intended for removal or demolition within a prescribed time not exceeding one years as set out in a building permit.

No definition to replace.

SCHEDULE 'K' TO BY-LAW NO. 18-77

SECTION #	REMOVED TEXT	ADDED TEXT
4.3	No person shall change the use of any land covered by this By-law or of any building or structure on any such land without first obtaining an Occupancy Permit from the Chief Building Official.	No person shall change the use of any building or structure on any land without first obtaining an Occupancy Permit from the Chief Building Official.
4.12	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Ontario Municipal Board, is deemed to have come into force on the day that it was passed.	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Local Planning Appeal Tribunal, is deemed to have come into force on the day that it was passed.
6.1	<i>Not applicable.</i>	(7) This Section does not apply to unenclosed, uncovered decks or decks accessed seamlessly by an opening that is, or is capable of being, an entrance with an less than 10m ² (108ft ²).
Table 6.1 <i>Maximum Permitted Size (R1, R2, R3, LSR, V)</i>	Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building	Aggregate of all accessory buildings in a yard not to exceed a maximum cumulative floor area of 55 m ² as measured from the exterior walls of the building lot or a lot coverage of 50% of the yard in which they are located.
6.2	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewerage and drainage systems that have adequate capacity. (2) Despite subsection (1) above,	(1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within the public service area of the Ward of Almonte unless the land is serviced by municipal water, sewage and drainage systems that have adequate capacity. (2) With the exception of wells that are required for environmental site

	<p>where municipal water, sewerage or drainage systems are not available, approved private services are permitted.</p> <p>(3) Despite subsections (1) and (2) above, lands subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreements with the Municipality of Mississippi Mills are considered to be in conformity with this By-law.</p> <p>(4) Despite subsection (2), with the exception of wells that are required for environmental site assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.</p>	<p>assessment purposes as per Ontario Regulation 153/04 (Environmental Protection Act), on any land within the Ward of Almonte (Schedule C) the following are prohibited: (a) drilling of a new groundwater well; (b) drilling to make an existing groundwater well any deeper; and (c) the installation of a groundwater heat pump, except as approved by the Municipality of Mississippi Mills.</p>
6.10	<p>(6) Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 livestock units.</p>	<p>(6) Notwithstanding the above, in the rural or agricultural zones, MDS does not apply to livestock facilities with the capacity to house less than 5 nutrient units.</p>
6.11(1)	<p>No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements</p>	<p>No mobile home or recreational vehicle shall be used for residential or non-residential purposes within the Municipality except as a temporary office, temporary residence, tool storage shed or similar use on a construction site subject to the terms and conditions set out in a building permit or agreement with the Corporation. Notwithstanding the aforementioned, a mobile home may be used as a garden suite residence in accordance with the requirements of this By-law, and a recreational vehicle</p>

	of this By-law.	may be used in accordance with Section 8.14.
6.19(1)(a)	Accessory buildings which are regulated by Section 6.1, except as set out in row (9) of Table 6.19;	Accessory buildings which are regulated by Section 6.1, except for projections set out in row (2) of Table 6.19;
Table 6.19(6)	<p>(6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered canopies and awnings:</p> <p>(a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line</p> <p>(b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.</p>	<p>(6) Covered or uncovered balcony, porch, deck, platform and verandah, excluding those covered canopies and awnings, with a maximum of two enclosed sides, which is defined as a wall or guard exceeding 1.2m in height from the walkable deck surface:</p> <p>(a) uncovered, unenclosed features, which for this purpose does not include the wall of the dwelling of which the deck is adjacent, such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade – no closer than 3 m to a front lot line</p> <p>(b) all other cases – projection of not more than 2 metres while maintaining a front lot line and exterior side yard lot line setback of not less than 3 metres and 1 metre from other lot lines.</p>
Table 6.19(8)	<p>(8) Air conditioner condenser, solar panels, heat pump or similar equipment:</p> <p>II Residential Use Building: 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard.</p> <p>III For All Other Buildings:</p> <p>(a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m;</p> <p>(b) Other cases – no restriction</p>	<p>(8) Features incidental to home design (including but not limited to window wells, gas metres, air conditioning units, exhaust, solar panels, heat pumps, or similar equipment):</p> <p>II Residential Use Building:</p> <p>(a) 1 m, but not closer to a lot line than 0.6 m, and may not be located in a front yard or a corner side yard;</p> <p>(b) notwithstanding, no projection shall obstruct an easement or legal right-of-way.</p> <p>III For All Other Buildings:</p> <p>(a) In a yard abutting a residential use – 1 m, but not closer to a lot line than 0.3 m;</p> <p>(b) Other cases – no restriction;</p> <p>(c) notwithstanding, no projection shall</p>

		obstruct an easement or legal right-of-way.
6.32	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:</p> <p>(a) Provide for the protection of municipal water supplies from contamination</p> <p>(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems</p> <p>(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved</p> <p>(d) The Risk Management Official (RMO) is that person appointed by the Municipality in accordance with the Clean Water Act</p> <p>(e) Work with the RMO to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>	<p>(1) The following provisions take precedence over the provisions of the underlying zone. They apply to land uses within an area affected by the Source Water Protection Overlay in order to restrict development in wellhead protection areas, intake protection areas, and areas where groundwater protection due to vulnerability of aquifers or significant groundwater recharge areas as shown on the Schedules to this By-law to:</p> <p>(a) Provide for the protection of municipal water supplies from contamination</p> <p>(b) Prohibit the establishment or expansion of land uses that pose a risk of contaminating the groundwater or surface water that supply municipal drinking water systems</p> <p>(c) Require study within areas that are associated with either highly vulnerable areas or Significant Groundwater Recharge Areas prior to development being approved</p> <p>(e) Work with the Risk Management Official (RMO) to ensure that development within the overlay is only allowed to proceed once the development has received the appropriate approvals.</p>
7.1.4	<p>Livestock Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of livestock units permitted shall be limited to</p>	<p>Nutrient Units on Lots Under 4 Hectares (10 Acres): On lots within the Agricultural (A) or Rural (RU) zone that are under 4 hectares (10 acres) in size, the maximum number of nutrient units permitted shall be limited to 1 nutrient</p>

	1 livestock unit per 0.4 hectares (1 acre) of land.	unit per 0.4 hectares (1 acre) of land.
8.#	<i>Not applicable.</i>	<p>8.# Accessory Apartment</p> <p>(1) Accessory Apartments are subject to the requirements outlined under Section 8.16 of this By-law.</p> <p>(2) Notwithstanding Section 8.16(2), Accessory Apartments are permitted in the A and RU Zones.</p>
8.1(1), (2), & (3)	<p>IV Layout of Communal Amenity Area:</p> <p>Aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m².</p>	<p>IV Layout of Communal Amenity Area:</p> <p>Where more than one aggregated area is provided, at least one must be a minimum of 54 m².</p>
8.8	<p>(1) Type A Group Homes may be a permitted use in all zones in which a single detached dwelling is permitted as a principal use in accordance with the following provisions.</p> <p>(a) A Type A Group Home shall be located no closer than 300 metres (984 feet) from another Type A Group Home, such distance to be measured from the closest point of the properties at the property line.</p> <p>(b) Type A Group Homes shall not be permitted in accessory single detached dwelling houses nor in accessory dwelling units.</p> <p>(c) Type A Group Homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten.</p>	<p>(1) Type A Group Homes may be a permitted use in all zones in which a single detached dwelling is permitted as a principal use in accordance with the following provisions.</p> <p>(a) Type A Group Homes shall not be permitted in accessory single detached dwelling houses nor in accessory dwelling units.</p> <p>(b) Type A Group Homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten.</p>

8.9(1)(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.9(1)(i)	There is no outside storage of goods or material.	There is no outside storage of goods or material, except for child play furniture and structures when a Private Home Daycare use.
8.10(1)(e)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.10(1)(j)	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and the accessory building complies with all other setbacks and provisions of this By-law.	Where the Home-Based Business – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home-based business shall be permitted within an accessory building, provided the area devoted to the home-based business is not more than 100 m ² (1076 ft ²) and is confined by walls on all sides, and the accessory building complies with all other setbacks and provisions of this By-law.
8.11(1)(b)	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²) of an accessory building shall be devoted to a rural home- based business. Any change in use of an accessory structure to accommodate a rural home- based business will require a permit under	Where the rural home-based business is located within an accessory building, such accessory building must be a minimum of 70 m (230 ft) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-law. Not more than 100 m ² (1076 ft ²), confined by walls on all sides, of an accessory building shall be devoted to a rural home- based business. Any change in use of an accessory structure to accommodate a rural home- based business will

	the Building Code Act, Chap. 14, R.S.O. 1990.	require a permit under the Building Code Act, Chap. 14, R.S.O. 1990.
8.11(1)(f)	There is no advertising other than a plate or sign which is not flashing and not larger than 1 m ² (10.8 ft ²) in area and not flashing.	There is no advertising other than a plate or sign which is not flashing or back lit and not larger than 1 m ² (10.8 ft ²) in area and not flashing. Signs shall adhere to the Municipality's Sign By-law provisions.
8.12(g)	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing.	There is no display of goods or advertising other than a plate or sign which is not larger than 0.3 m ² (3.23 ft ²) in area, not flashing or back lit. Signs shall adhere to the Municipality's Sign By-law provisions.
8.13(1)	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot.	Except where specifically permitted by this By-law, not more than one dwelling shall be located on a lot. Notwithstanding, apartment dwellings are permitted to have more than one building granted all other provisions of this by-law are met.
8.14	<p>In any Residential Zone:</p> <p>(a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material.</p> <p>(b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight.</p> <p>(c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner.</p> <p>(d) No person shall use any lot for the outside parking or storage of: (i) a</p>	<p>(1) In any Residential Zone:</p> <p>(a) No person shall block any required front yard or rear yard with the location of a building or structure, or by the storage of lumber, salvage or similar material.</p> <p>(b) No person shall use any lot for the parking or storage of any commercial vehicle in excess of 2000 kg (4409 lb) vehicle weight.</p> <p>(c) Notwithstanding the provisions of Section 8.12 (b), the occupant of any dwelling may use any garage situated on the same lot for the housing or storage of one commercial vehicle, not exceeding 4500 kg. (9920 lb) vehicle weight, which vehicle is operated by the owner.</p> <p>(d) No person shall use any lot for the outside parking or storage of: (i) a</p>

	<p>motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed.</p> <p>(e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(f) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented. The parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard. Notwithstanding the foregoing, where a lot is used for a dwelling house or houses containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or structure shall be in addition to the required parking.</p>	<p>motor vehicle which has had part or all of its superstructure removed; (ii) a motor vehicle which is unlicensed.</p> <p>(e) No person shall use any lot for the purpose of outside parking or storage of a recreational vehicle, except as permitted below: (i) one boat which shall not exceed 8.5 metres (27.9 feet) in length; (ii) one tourist vehicle which shall not exceed 8.5 metres (27.9 feet) in length; (iii) two snowmobiles; (iv) one tourist trailer which shall not exceed 8.5 metres (27.9 feet) in length, exclusive of hitch or tongue. This provision shall not apply to prevent the parking or storage of one or more boats on a lot which abuts a shoreline.</p> <p>(2) In all zones in which a dwelling is permitted as a principal use:</p> <p>(a) Where a recreational vehicle is parked in any yard on a lot, such vehicle shall not be used for living or sleeping accommodation for longer than 30 consecutive days by any person in transit between one place and another; but in no case shall such living or sleeping accommodation be leased or rented.</p> <p>(b) Where a lot has an area of 1ha or less, the parking or outside storage of a recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard.</p> <p>(c) Notwithstanding the foregoing, where a lot is used for a dwelling house or dwellings containing more than two (2) dwelling units, the limitations imposed herein shall not restrict the number of recreational vehicles that are stored on the lot provided the area, building or structure used for such storage complies with the yard provisions of the zone in which such area, building or structure is located and has been approved by the Corporation under a site plan agreement. Such area, building or</p>
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		structure shall be in addition to the required parking.
8.16(6)	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to a total gross floor area, of its principal dwelling unit including the gross floor area of the basement, of 40%.	Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to 40% total gross floor area of its principal dwelling unit including the gross floor area of the basement.
8.17(1)	No more than eight (8) attached dwelling units are permitted in a townhouse (multiple attached) dwelling.	<i>Not applicable.</i>
Table 9.2 <i>Bed & Breakfast</i>	II Almonte & III Villages: 1 per dwelling unit plus 1 for the first four guest rooms plus 0.45 for each additional guest room	II Almonte & III Villages: 1 per dwelling unit plus 0.5 for each guest room
9.3.8(b)	If a use is changed or a building is enlarged in floor area or there is an increase in number of employees, number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.	If a use is changed or a building is enlarged in floor area or there is an increase the number of dwelling units or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.
9.3.9(f)	Parking areas and associated driveway systems serving any use other than detached dwellings and semi-detached dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a	Parking areas and associated driveway systems serving any use other than low-density residential or townhouse dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a backwards motion.

	backwards motion.	
9.4(1)	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot, where a principal or an accessory use must be provided as a perimeter or interior landscaped area comprised of the following:	Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot must be provided as a perimeter or interior landscaped area comprised of the following:
9.4(2)	All outdoor loading and refuse collection areas contained within a parking lot must be: (a) located at least nine metres from a lot line abutting a public street; (b) located at least three metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of two metres.	All outdoor loading and refuse collection areas must: (a) be located at least nine metres from a lot line abutting a public street; (b) be located at least three metres from any other lot line; (c) be screened from view by an opaque screen with a minimum height of two metres; and (d) not be in a front yard.
9.6.3	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m.	The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m and where there is a vegetative buffer.

SCHEDULE 'L' TO BY-LAW NO. 18-77

SECTION #	REMOVED TEXT	ADDED TEXT
<p>13(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>
<p>13.3(2)</p>	<p>Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services.</p> <p>The following conditional use is also permitted in the R1 Zone, subject to the following:</p> <p>(a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.</p> <p>(b) adequate off street parking is provided per Section 9 – Parking, Queing, and Loading Spacing Provisions of this Plan;</p> <p>(c) each guest room has a minimum floor area of 25 square metres;</p> <p>(d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;</p> <p>(e) a minimum of 15% of the site has to be maintained as usable landscaped open space;</p> <p>(f) the site has to be located on or within 5 metres of an arterial road;</p> <p>(g) the use is subject to Site Plan Control;</p> <p>Country Inn</p>	<p>Despite any other provision of this By-law, retirement homes, converted dwellings and rooming houses are prohibited on lands zoned R1 and developed with private services.</p>

<p>14(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>																		
<p>Table 14.2A <i>Lot area & Lot Frontage minimums (Duplex & Triplex)</i></p>	<table border="1" data-bbox="371 564 893 749"> <thead> <tr> <th>Provisions</th> <th>Dwelling, Duplex</th> <th>Dwelling, Triplex</th> </tr> </thead> <tbody> <tr> <td>Lot Area, Minimum (m²)</td> <td>460 (a)</td> <td>690 (a)</td> </tr> <tr> <td>Lot Frontage, Minimum (m)</td> <td>15 (a)</td> <td>18 (a)</td> </tr> </tbody> </table>	Provisions	Dwelling, Duplex	Dwelling, Triplex	Lot Area, Minimum (m ²)	460 (a)	690 (a)	Lot Frontage, Minimum (m)	15 (a)	18 (a)	<table border="1" data-bbox="938 564 1459 749"> <thead> <tr> <th>Provisions</th> <th>Dwelling, Duplex</th> <th>Dwelling, Triplex</th> </tr> </thead> <tbody> <tr> <td>Lot Area, Minimum (m²)</td> <td>460</td> <td>690</td> </tr> <tr> <td>Lot Frontage, Minimum (m)</td> <td>15</td> <td>18</td> </tr> </tbody> </table>	Provisions	Dwelling, Duplex	Dwelling, Triplex	Lot Area, Minimum (m ²)	460	690	Lot Frontage, Minimum (m)	15	18
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<p>15(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.</p>																		
<p>Table 15.2A (Row 1, Column 3)</p>	<p>Townhouse, Dwellings</p>	<p>Townhouse, Dwelling Unit</p>																		
<p>16(5) <i>Purpose of the Zone</i></p>	<p>(5) permit different development standards, identified in the AA subzone, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design</p>	<p>(5) permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design</p>																		

	approaches.	approaches.
17(a)	(a) recognize and permit limited residential development in areas designated as Rural in the Community Official Plan;	(a) recognize and permit limited residential development in areas designated as Rural and Rural Settlement Area & Village in the Community Official Plan;
21.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.
22.2(5)	Garbage shall be stored within metal containers in a fenced area designed expressly for that purpose.	Garbage shall be stored within metal containers in an area designed expressly for that purpose which is surrounded by opaque screening that is minimum 2m tall.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-78

BEING a by-law to amend By-law No. 14-45, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.14-45 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 3;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified a zone title error in By-law No.14-45 requiring correction;

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. Schedule 'A' to By-law No.14-45, as amended, is hereby further amended by changing thereon from the "Residential Second Density Subzone E Exception 14 (R2E-14)" Zone to the "Residential Second Density Subzone E Exception 15 (R2E-15)" Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
2. 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 14.4:

"14.4.X Notwithstanding their R2E zoning, lands designated 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

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*
4. By-law No.14-45 shall hereby be amended.

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

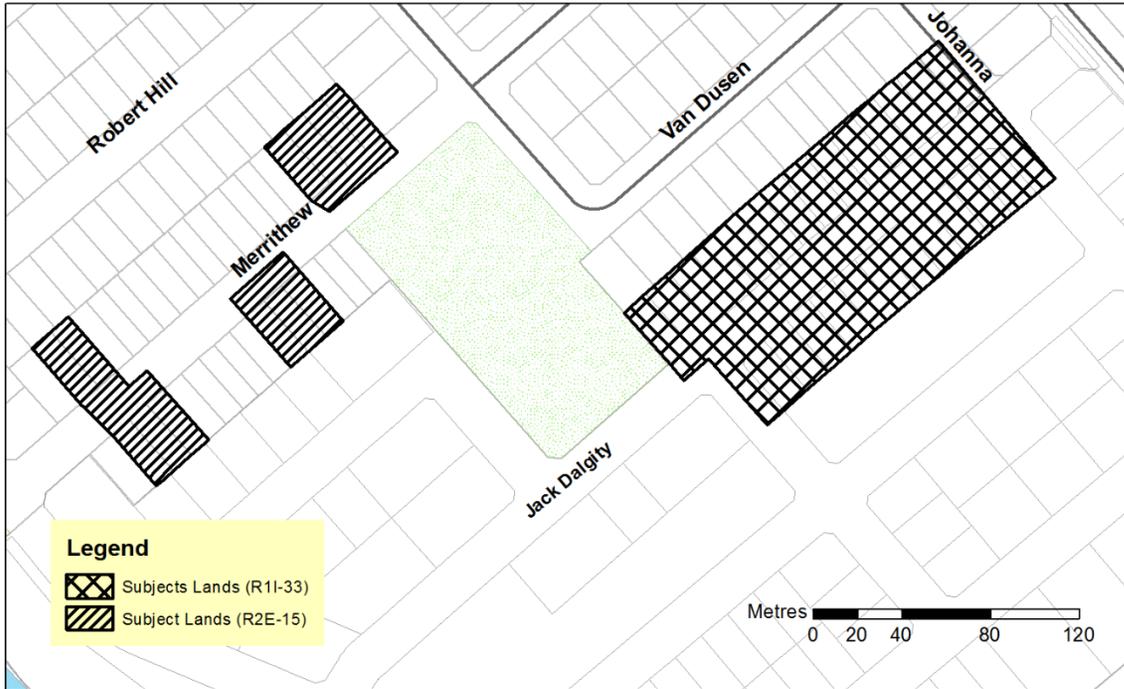
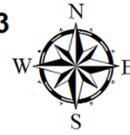
Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A' TO BY-LAW 18-78



**Rezone Riverfront Lands from R2E-14 to R2E-15 and R11 to R11-33
Concession 10, East Part Lot 14, Plan 27M-68 & Plan 27M-78
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phases 3 & 4**



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-79

BEING a by-law to amend By-law No. 16-74, being an amending to the Zoning By-law No.11-83 for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No.16-74 as an amendment to Comprehensive Zoning Bylaw 11-83, to regulate the development and use of lands within Riverfront Estates Phase 4;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills identified errors in By-law No.16-74 requiring correction;

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. Schedule 'A' to By-law No.16-74, as amended, is hereby further amended by changing thereon from the "Residential First Density Subzone I (R1I)" Zone to the "Residential First Density Subzone I Exception 33 (R1I-33)" Zone on those lands identified on the attached Schedule 'A', which are described as Concession 10, East Part of Lot 14, Almonte Ward, Municipality of Mississippi Mills.
2. 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.X Notwithstanding the R1I zoning, lands designated 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%
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
4. By-law No.16-74 shall hereby by amended.

BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

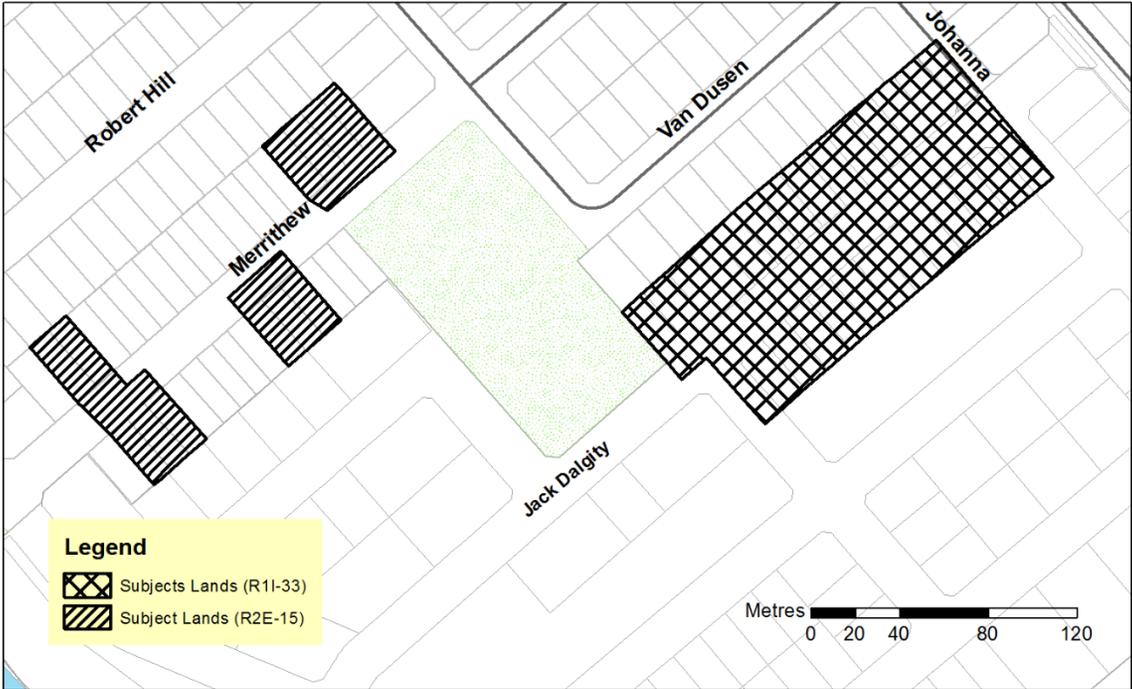
Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-79



Rezone Riverfront Lands from R2E-14 to R2E-15 and R1I to R1I-33
Concession 10, East Part Lot 14, Plan 27M-68 & Plan 27M-78
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phases 3 & 4



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-80

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;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed By-law No. 18-10 to regulate lands within Riverfront Estates Phase 5, which the Municipality identified as having errors that require correction;

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. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density Exception 20 (R1-20), Residential First Density Exception 21 (R1-21), Residential Third Density Exception 8 (R3-8), and Residential Fourth Density (R4)" to "Residential First Density Subzone I Exception 31 (R1I-31), Residential Second Density Subzone E Exception 18 (R2E-18), Residential Third Density Exception 12 (R3-12), and Residential Fourth Density (R4)" on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Municipality of Mississippi Mills of Mississippi Mills.
2. 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:

"13.4.31 Notwithstanding the R1I zoning, lands designated 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%.
3. 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 14.4:

"14.4.15 Notwithstanding the R2E zoning, lands designated 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.
4. 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 15.4:

“15.4.12 Notwithstanding the R3 zoning, lands designated as R3-12 on Schedule “A” to this by-law, may be used in compliance with the R3-8 zone provisions contained in this by-law, except that the following provisions shall apply:

 1. The maximum lot coverage shall be 62%; and
 2. The minimum rear yard setback shall be 6m.
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*.
6. By-law #18-10 shall hereby be repealed.

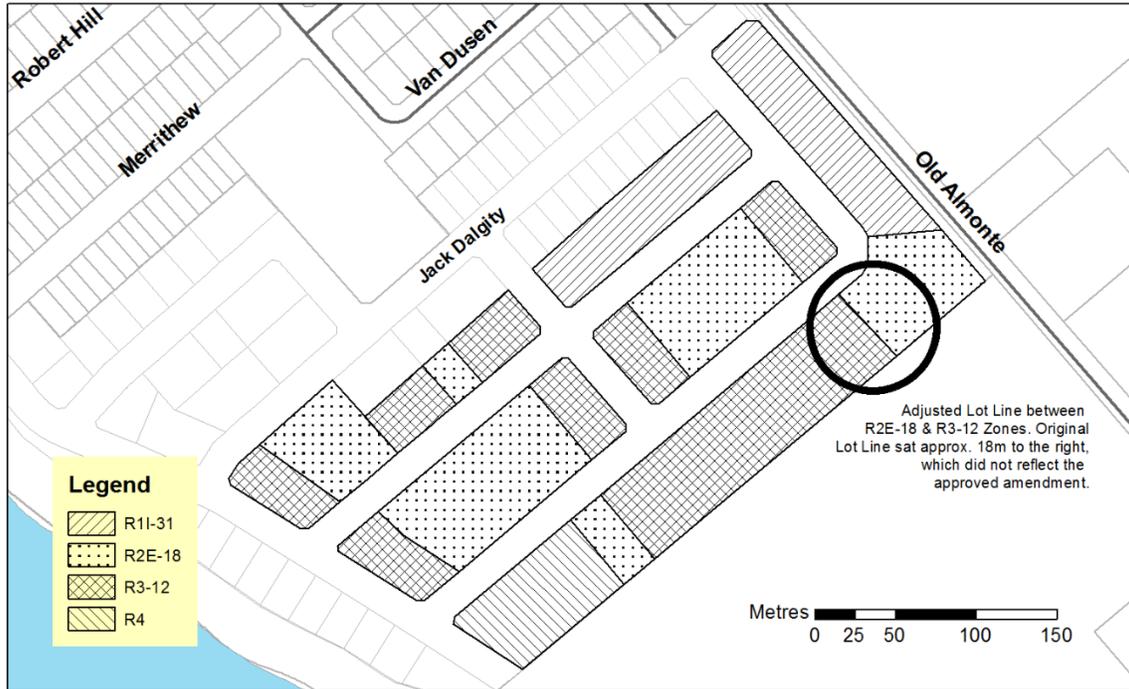
BY-LAW read, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-80

Rezone Riverfront Lands from R2E-15 to R2E-18
AND Adjust Zoning Boundary
Concession 10, East Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as Riverfront Estates Phase 5



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-81

BEING a by-law to remove certain lands from the Part Lot Control Provisions of the Planning Act, R.S.O. 1990, Chapter P. 13 (the 'Act').

WHEREAS Section 50(7) of the Planning Act, R.S.O. 1990 states, in part, that the Council of a local municipality may by by-law, subject to Subsection 50(7.1) provide that subsection 50(5) does not apply to land that is within a registered plan or plans of subdivision or parts of them as designated in the by-law.

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills sold said lands;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills approved the Site Plan Control application of the said lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the subdivision of the land in Plan 6262, Jamieson Section, Lot 9, Formerly Town of Almonte, Now Municipality of Mississippi Mills to accommodate the development of a semi-detached house (2 units);

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. Section 50(5) does not apply to the following lands within the Municipality of Mississippi Mills in order to create the following two (2) parcels:
 - a) Plan 6262, Lot 9, being Part 1 on Plan 27R-11132, Municipality of Mississippi Mills;
 - b) Plan 6262, Lot 9, being Part 2 on Plan 27R-11132, Municipality of Mississippi Mills;
2. This By-law shall come into full force and take effect after the requirements of Section 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 28th day of August, 2020, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-82

BEING a by-law to amend Water and Sewer Rates By-law 18-58.

WHEREAS under section 326 (4) of the Municipal Act, 2001 (S.O.2001, c.25), a municipality may by by-law levy a special local municipality levy under section 312 on the rateable property in the area of an identified special service to raise the costs determined by this service;

AND WHEREAS under section 391(1) a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided by it;

AND WHEREAS Council passed Water and Sewer Rates By-law 18-58 on June 5, 2018;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Mississippi mills enacts as follows:

1. The deletion of Section 9 its entirety to be replaced with the following:

When the Municipality's officials have requested an owner continuously run their water, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above **plus** a consumption charge of \$11.71/1,000 gallons of water based on the lowest of 1) actual consumption 2) an average of the last three years meter readings for May to August and 3) 7,000 gallons.

2. **THAT** this By-law will come into effect on the day of its passing.
3. **THAT** By-law 18-58 shall be and is hereby amended.

BY-LAW READ, passed, signed and sealed in open Council this 28th day of August, 2018.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk



**Municipality of Mississippi Mills
PENDING LIST
August 28, 2018**

Title	Department	Comments/Status	Report to Council (Date)
Downtown Infrastructure Renewal	Public Works	Next steps - detailed Plans for Phases 1 and 2 to go to public meeting/PIC	September
MM2020	CAO	MM2020 Group to develop business plan	November
Live Streaming	Clerk	Investigate and recommend options	2019
COP Registry	Planning	Quartly Updates	January
Service Delivery Review	CAO	Final report (follow up from Aug 28 presentation)	TBD