

**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 13-64**

**A BY-LAW TO AMEND BY-LAW 11-83 BEING
THE ZONING BY-LAW FOR THE TOWN OF MISSISSIPPI MILLS**

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, ENACTS as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "D-Development Zone" to "R2D – Residential Second Density Subzone D", "R4-13-Residential Fourth Density Special Exception 13 Zone" on those lands described as Pt Lot 16, Con 10, Almonte Ward, Town of Mississippi Mills, known as Millrun Phase 1C, which are identified as the subject property on the attached Schedule 'A'.
2. By-Law 11-83 being the Zoning By-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 16.3 thereof:

***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)."

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, 1990.

BY-LAW read, passed, signed and sealed in open Council this 4th day of June, 2013.



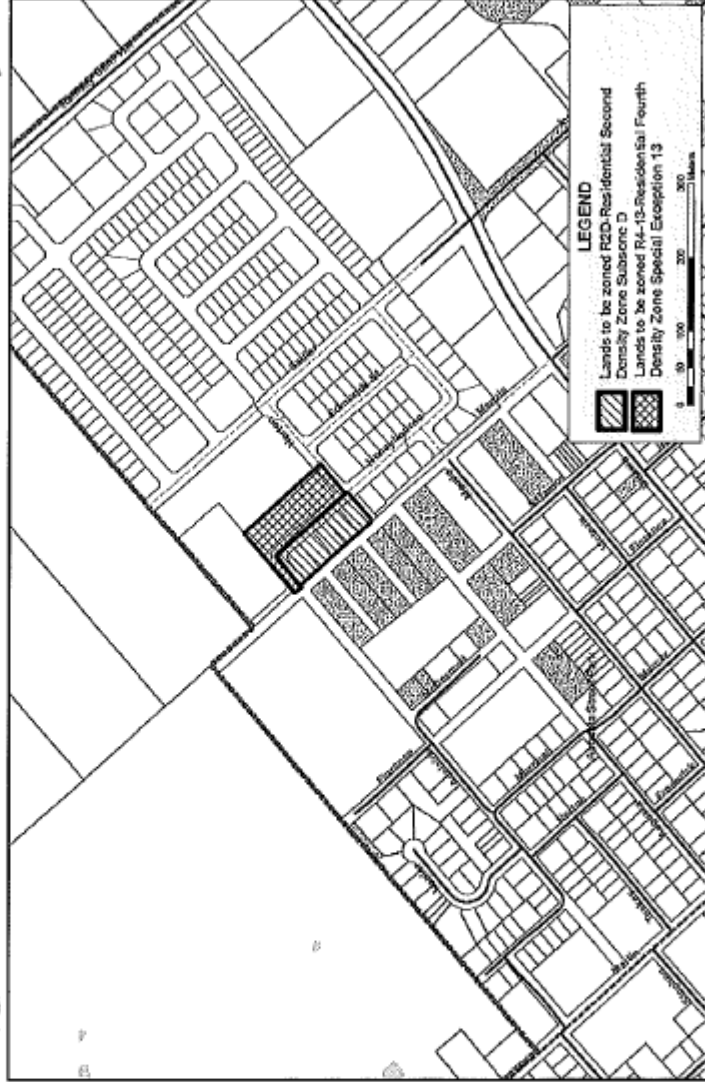
J. Levi, Mayor



Jodi Collins, Acting Town Clerk



SCHEDULE 'A' TO BY-LAW 13-64
PART LOT 16, CONCESSION 10,
ALMONTE WARD, TOWN OF MISSISSIPPI MILLS
MILLSRUN PHASE 1C



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

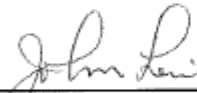
BY-LAW NO. 13-73

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

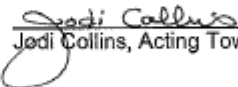
The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, is hereby amended by changing thereon from "Rural (RU) Zone" to "Rural Commercial (C5) Zone" for those lands described as Part of Lot 10, Concession 2, Ramsay Ward, Town of Mississippi Mills, as identified as the subject area on the attached Schedule 'A' to this By-law.
2. SECTION 31.1(1)(a) "RURAL INDUSTRIAL (M4) ZONE – USES PERMITTED" of Zoning By-law No. 11-83, is hereby amended by adding "Commercial Storage Facility" to the list of permitted uses.
3. Schedule 'A' to By-law No. 11-83, is hereby amended by changing thereon from "Community Facility (I) Zone" to "Rural (RU) Zone" for those lands described as Part of Lot 1, Concession 8, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject properties on the attached Schedule 'B' to this By-law.
4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

BY-LAW READ, passed, signed and sealed in open Council this 25th day of June, 2013.



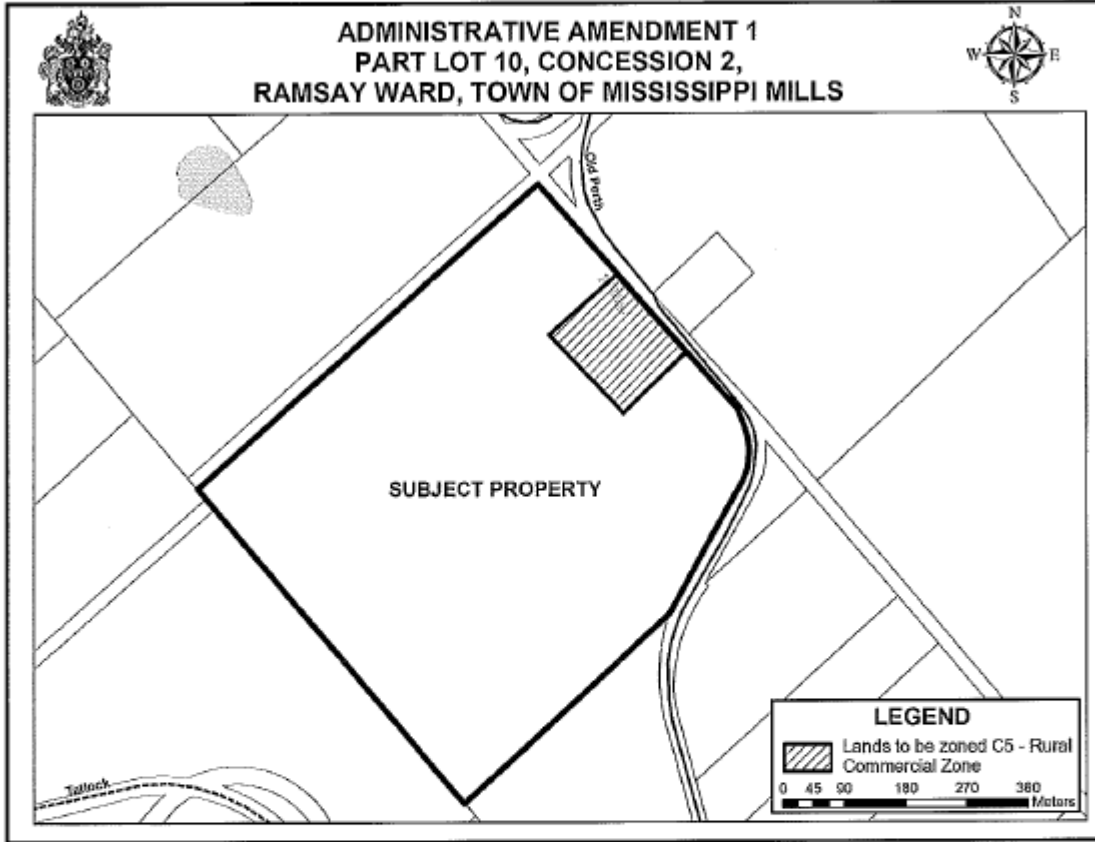
John Levi, Mayor



Jodi Collins, Acting Town Clerk



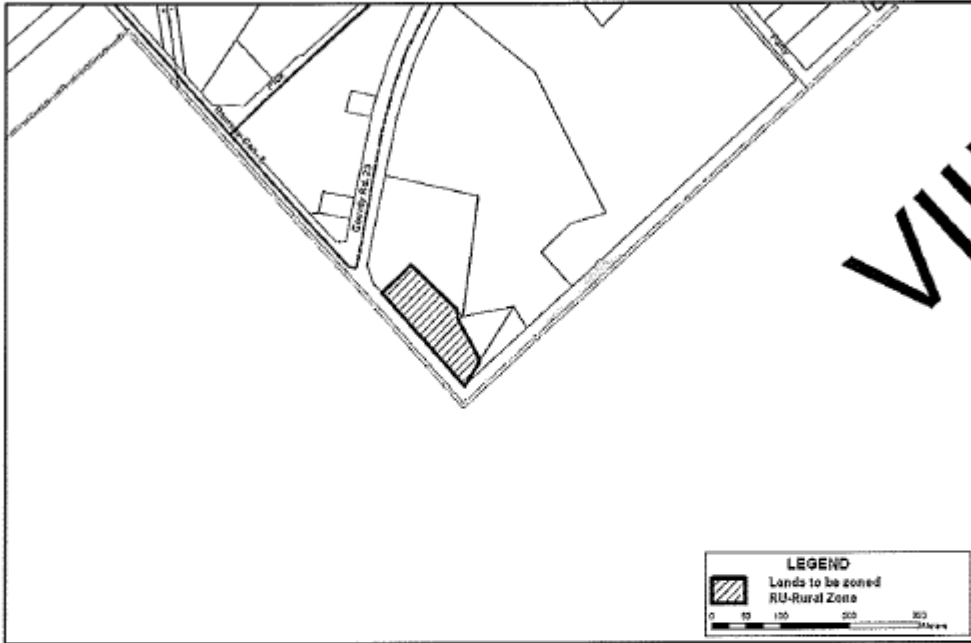
SCHEDULE 'A' TO BY-LAW NO. 13-73



SCHEDULE 'B' TO BY-LAW NO. 13-73



ADMINISTRATIVE AMENDMENT 3
PART LOT 1, CONCESSION 8
RAMSAY WARD, TOWN OF MISSISSIPPI MILLS



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 13-91**

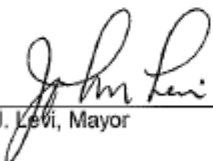
**A BY-LAW TO AMEND BY-LAW NO. 11-83 BEING
THE ZONING BY-LAW FOR THE TOWN OF MISSISSIPPI MILLS**

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

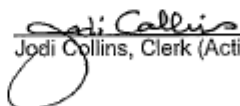
1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Limited Service Residential Exception 3 (LSR-3) Zone" and "Agricultural (A) Zone", to "Agricultural Exception 15 (A-15) Zone", on those lands identified on the attached Schedule 'A', which are described as Part of Lot 3, Concession 9 (Parts 1, 2, 4 of Plan 26R-1444), and Part 3 of Plan 26R-1444, Pakenham Ward, Town of Mississippi Mills.
2. By-Law No. 11-83 being the Zoning By-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 11.3 thereof:

"11.3.15 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:
i) the minimum lot frontage shall be 9.1 metres (30.0 feet)."
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 3rd day of September, 2013.



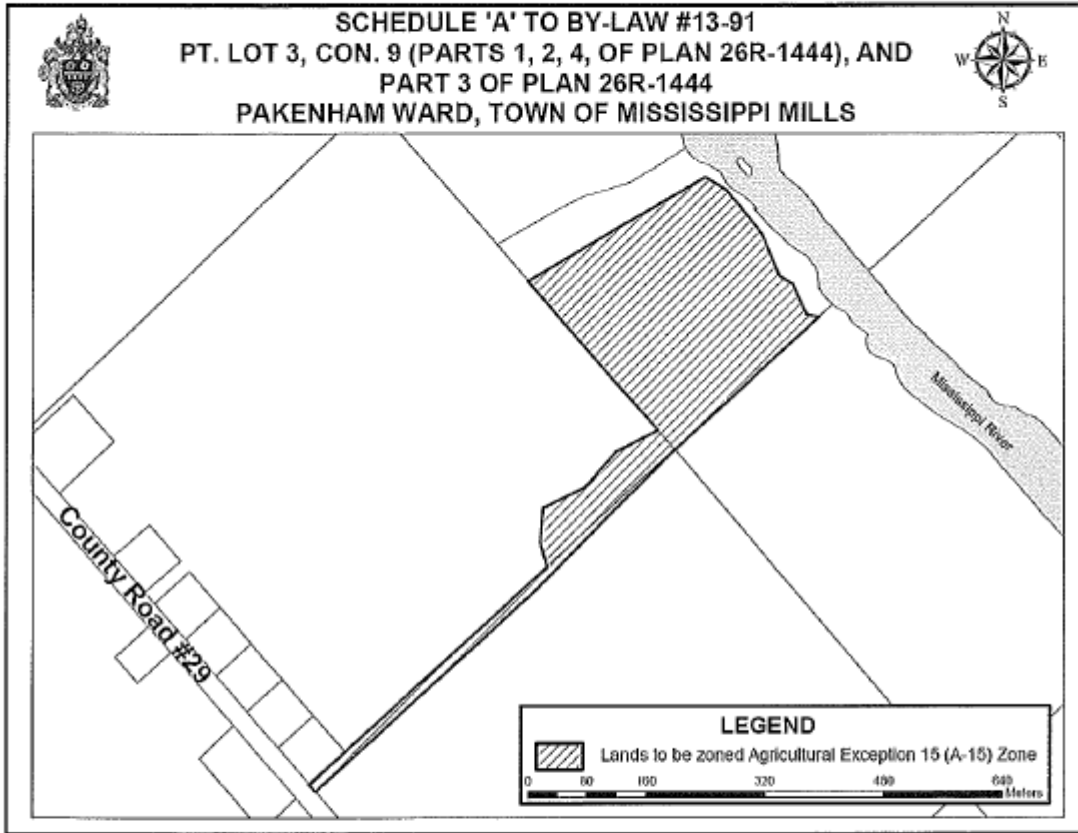
J. Levi, Mayor



Jodi Collins, Clerk (Acting)



SCHEDULE 'A'



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 13-92**

**A BY-LAW TO AMEND BY-LAW NO. 11-83 BEING
THE ZONING BY-LAW FOR THE TOWN OF MISSISSIPPI MILLS**

The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

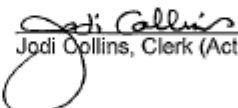
1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential Second Density Special Exception 11 (R2-11) Zone", to "Residential Second Density (R2) Zone", on those lands identified on the attached Schedule 'A', which are described as Lot 89A, Plan 6262, Anderson Section, Almonte Ward, Town of Mississippi Mills (municipally known as 98 Martin Street South).
2. By-Law No. 11-83 being the Zoning By-law for the Town of Mississippi Mills, as amended, is hereby further amended by repealing the following subsection of Section 14.4 thereof:

"14.4.11 Notwithstanding their 'R2' Zoning designation, on those lands delineated as 'R2-11' a detached garage existing on the date of the passing of this By-law may be used as accessory dwelling unit"
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act, R.S.O 1990*.

BY-LAW read, passed, signed and sealed in open Council this 3rd day of September, 2013.



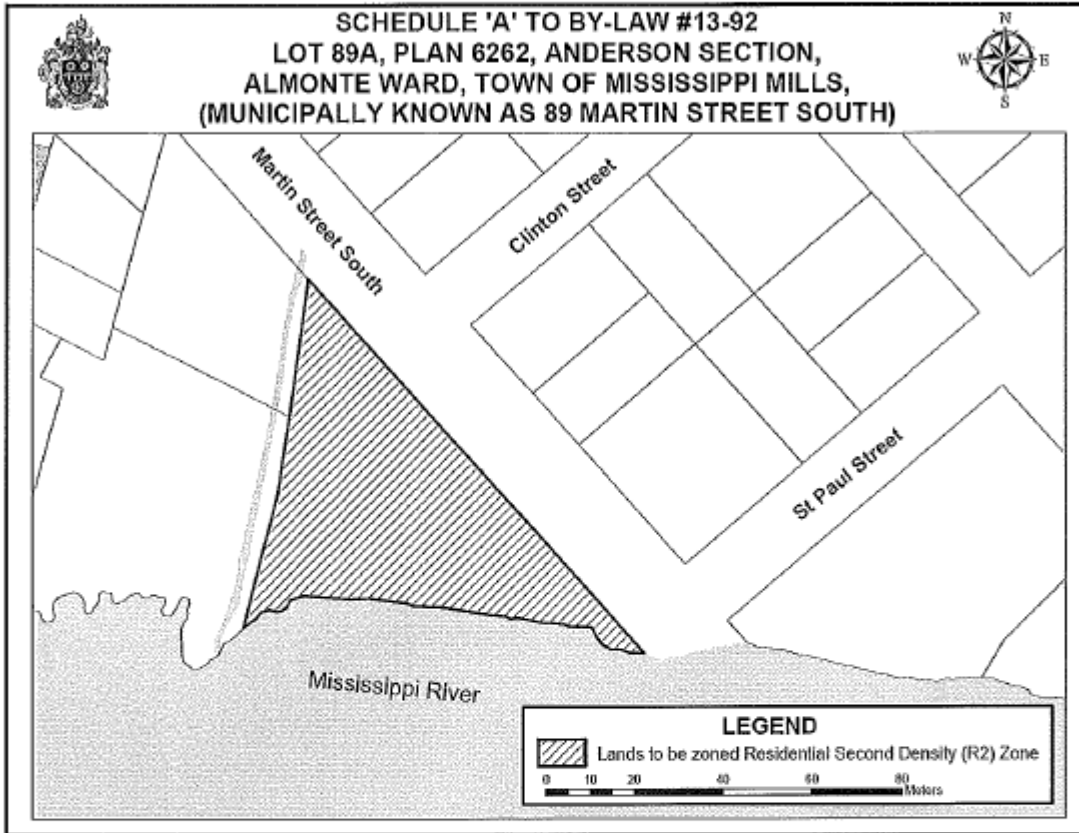
J. Lewi, Mayor



Jodi Collins, Clerk (Acting)



SCHEDULE 'A'



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 13-122

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

The Council of the Corporation of the Town 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. 11-83, as amended, is hereby further amended by changing thereon from "Agricultural (A) Zone" to "Agricultural Exception 17 Holding (A-17H) Zone", on the 1.3ha (3.2ac) portion of land within the lands legally described as Concession 9, West Part Lot 21, Ramsay Ward, Town of Mississippi Mills, as identified on the attached Schedule 'A'.

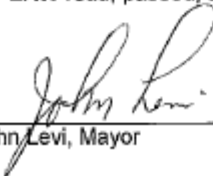
2. By-Law No. 11-83, as amended, being the Zoning By-law for the Town of Mississippi Mills, is hereby further amended by adding the following subsection to Section 11.3 thereof:

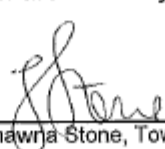
"11.3.17 Notwithstanding their 'A' Zoning designation, lands delineated as 'A-17' on Schedule 'B' to this By-law may be used in compliance with the 'A' Zone provisions contained within this By-law, excepting however, that a WEDDING AND EVENTS VENUE and a single GUEST ROOM shall be permitted uses.

The WEDDING AND EVENTS VENUE shall mean a venue for uses that are celebratory in nature such as wedding ceremonies and receptions, anniversaries, and corporate events, which may also include associated cooking, banquet, licensed bar, washroom and parking facilities. The venue shall be secondary in nature to the principal agricultural use of the property, and shall occur primarily within former agricultural outbuildings in a manner which respects the agricultural and historical character of the surrounding area, and avoids disruption with nearby lands through the use of appropriate noise control, buffering, servicing, and traffic management amongst other appropriate operational controls."

3. Council shall only consider a by-law to lift the Holding 'H' provision upon:
 - a) the owner providing the Town with a Hydrogeological Assessment Report which demonstrates that the proposed development can be adequately serviced by on-site septic and water services, to the satisfaction of the Leeds, Grenville, and Lanark District Health Unit, the Town Planner, the Town's Chief Building Official, and the Town's Director of Roads and Public Works; and,
 - b) the owner entering into a site plan agreement with the Town for the development of the subject lands.
4. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 25th day of November, 2013.


John Levi, Mayor


Shawrja Stone, Town Clerk



SCHEDULE 'A'

