

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

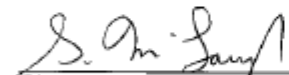
BY-LAW NO. 16-04


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

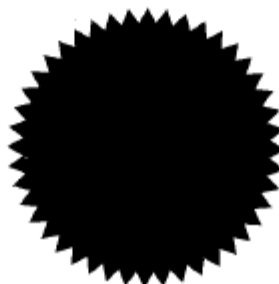
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Rural Industrial (M4) Zone" to "Rural Industrial Exception 5 (M4-5) Zone", for those lands identified on the attached Schedule 'A', which are described as Part Lot 16, Concession 12, Being Parts 1 to 7 on Plan 27R-5298, Ramsay 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 subsections to Section 31.3:
 - 31.3.5 Notwithstanding their "M4" zoning designation, lands designated as "M4-5" on Schedule 'A' to this by-law, may be used in accordance with the M4 zone provisions contained in this by-law, excepting however that commercial storage shall be a permitted use.
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.

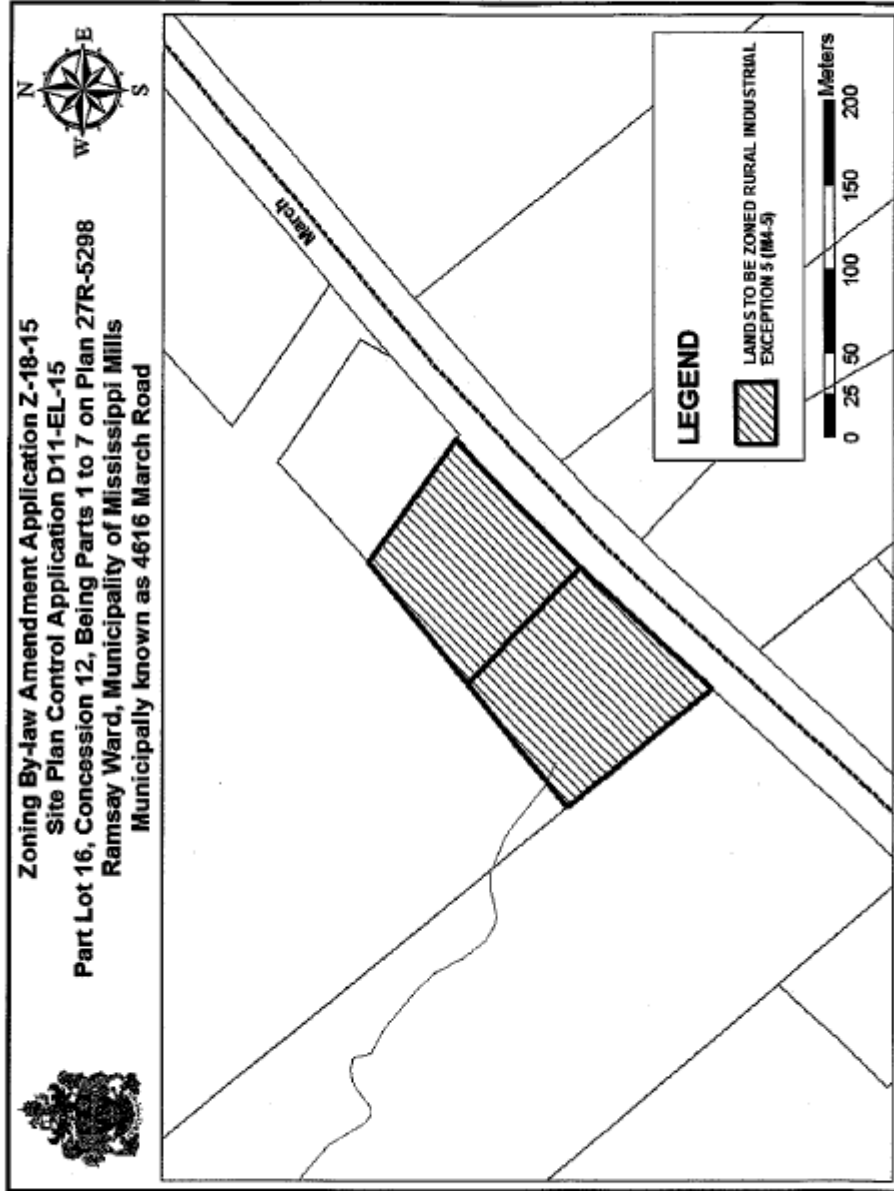
BY-LAW read, passed, signed and sealed in open Council this 12th day of January, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-04



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

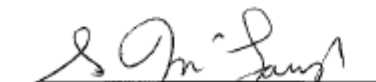
BY-LAW NO. 16-05

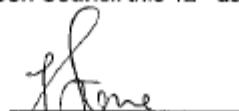
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 "Agricultural (A) Zone" to "Agricultural Exception 24 (A-24) Zone", for those lands identified on the attached Schedules 'A' and 'B', which are described as Part Lot 25, Concession 8, Including Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 27R-10677, Pakenham Ward, Municipality of Mississippi Mills.
2. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Agricultural (A) Zone" to "Agricultural Exception 25 (A-25) Zone", for those lands identified on the attached Schedules 'A' and 'B', which are described as Part Lot 25, Concession 8, Being Parts 11, 12, 13 and 14 on Plan 27R-10677, Pakenham Ward, Municipality of Mississippi Mills (municipally known as 2898 Pakenham Concession 8 North).
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 subsections to Section 11.3:
 - 11.3.24 Notwithstanding their "A" zoning designation, lands designated as "A-24" on Schedules 'A' and 'B' to this by-law, may be used in accordance with the A zone provisions contained in this by-law, excepting however, that:
 - i) All residential uses are prohibited; and,
 - ii) The minimum lot area shall be 38.2ha (94.4ac).
 - 11.3.25 Notwithstanding their "A" zoning designation, lands designated as "A-25" on Schedules 'A' and 'B' to this by-law, may be used in accordance with the A zone provisions contained in this by-law, excepting however, that the minimum lot frontage shall be 10.5m (34.4ft).
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.

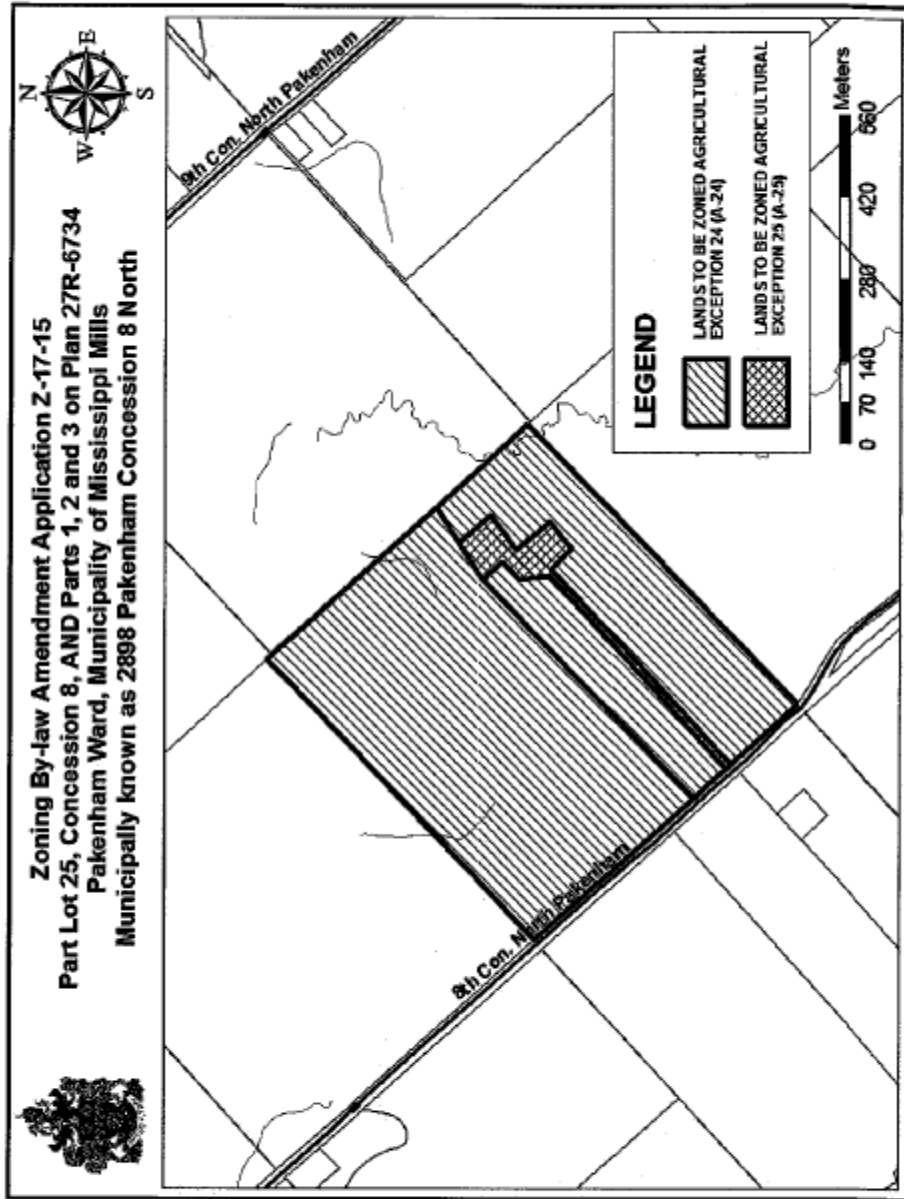
BY-LAW read, passed, signed and sealed in open Council this 12th day of January, 2016,


Shaun McLaughlin, Mayor

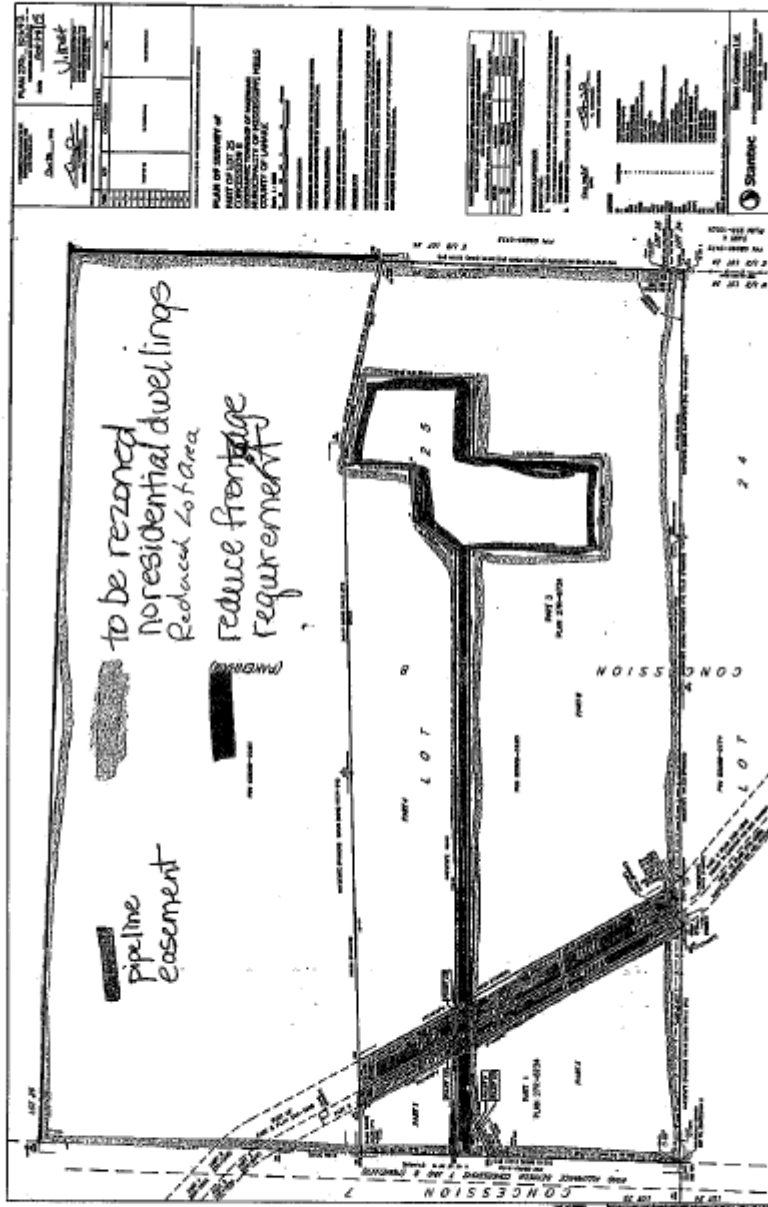

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-05



SCHEDULE 'B' TO BY-LAW NO. 16-05



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

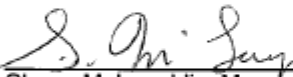
BY-LAW NO. 16-20


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

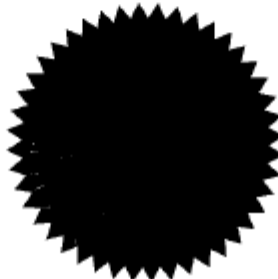
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Community Facility Exception 2 (I-2) Zone" to "Residential Second Density (R2) Zone", for those lands identified on the attached Schedule 'A', which are described as Part Lots 10, 11 and 13, Anderson Section, Plan 6262, Being Part 1 on Plan 27R-9062 and Parts 1 and 2 on Plan 27R-5296, Almonte Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O 1990.

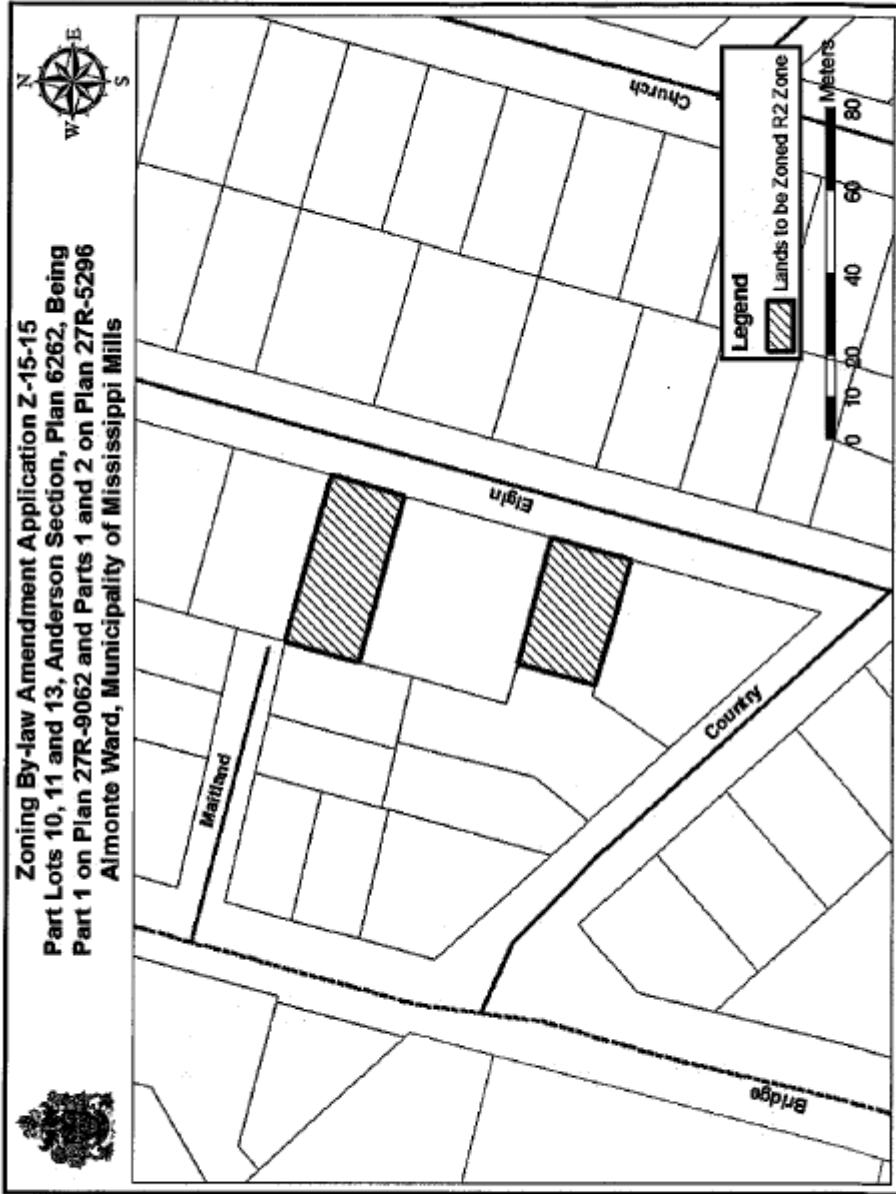
BY-LAW read, passed, signed and sealed in open Council this 3rd day of March, 2016.


Shaun McLaughlin, Mayor


Shayna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-20



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-21

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

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:

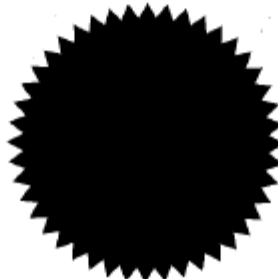
1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density (R1) Zone" to "Residential Second Density Exception 14 Holding (R2-14-h) Zone" for those lands identified on the attached Schedules 'A' and 'B', which are described as Part of Lot 5, Malloch Section, Plan 6262, Being Part 6 on Plan 27R-10624, 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:

14.4.14 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.
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.

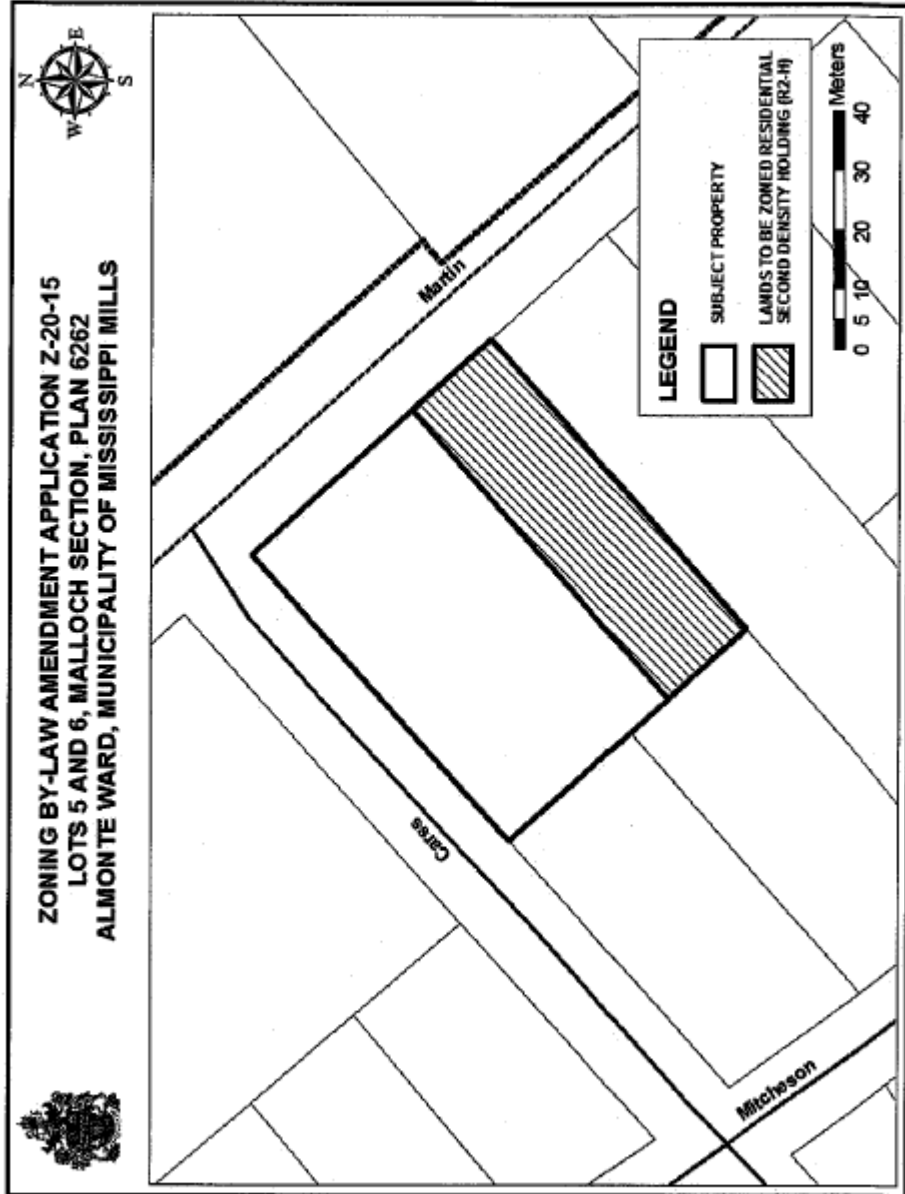
BY-LAW read, passed, signed and sealed in open Council this 3rd day of March, 2016.


Shaun McLaughlin, Mayor

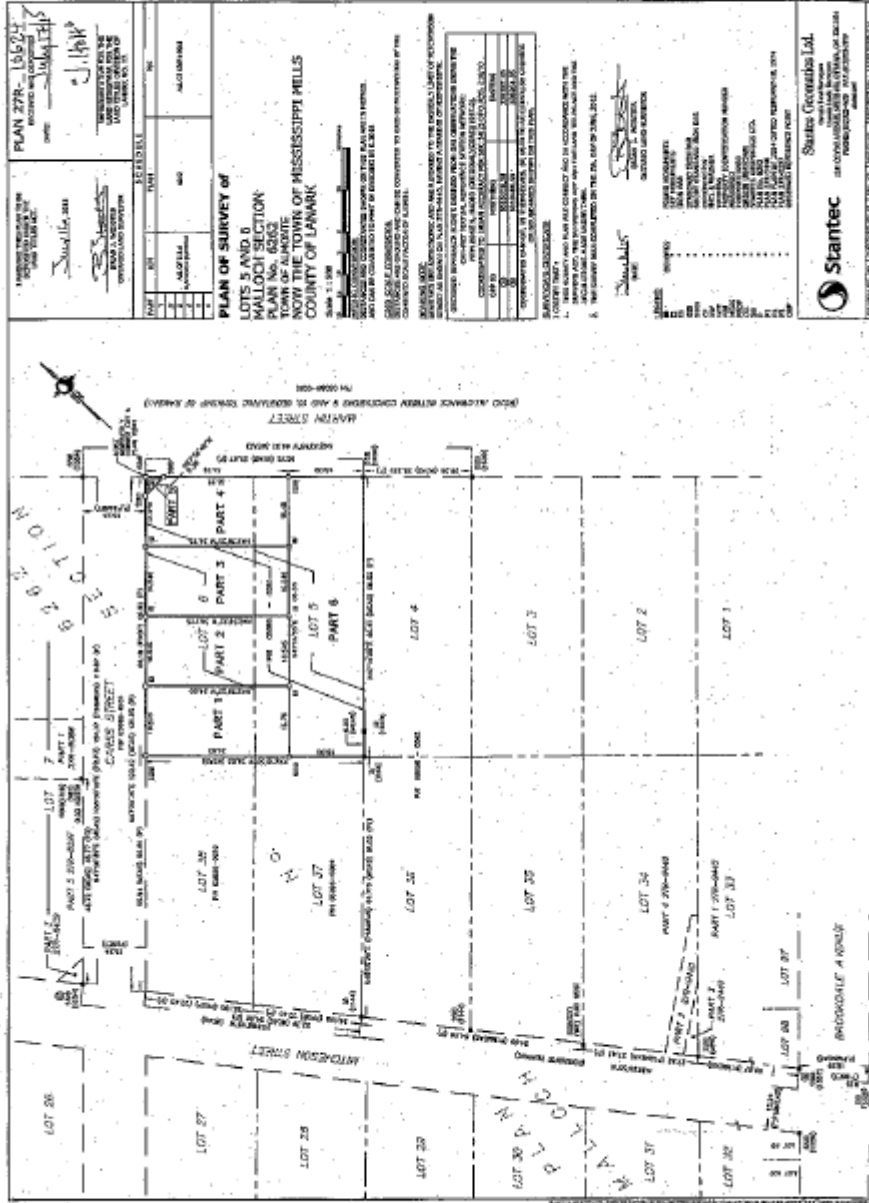

Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-21



SCHEDULE 'B' TO BY-LAW NO. 16-21



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-28


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

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. 11-83, as amended, is hereby further amended by changing thereon from "D – Development " to "R3-11- Residential Third Density Exception" and "R4 – Residential Fourth Density" on those lands described as Pt Lot 16, Con 10, Almonte Ward, Municipality of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. By-Law 11-83 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 thereof:
 - 15.4.11 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:
 - 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.
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 5th day of April, 2016.

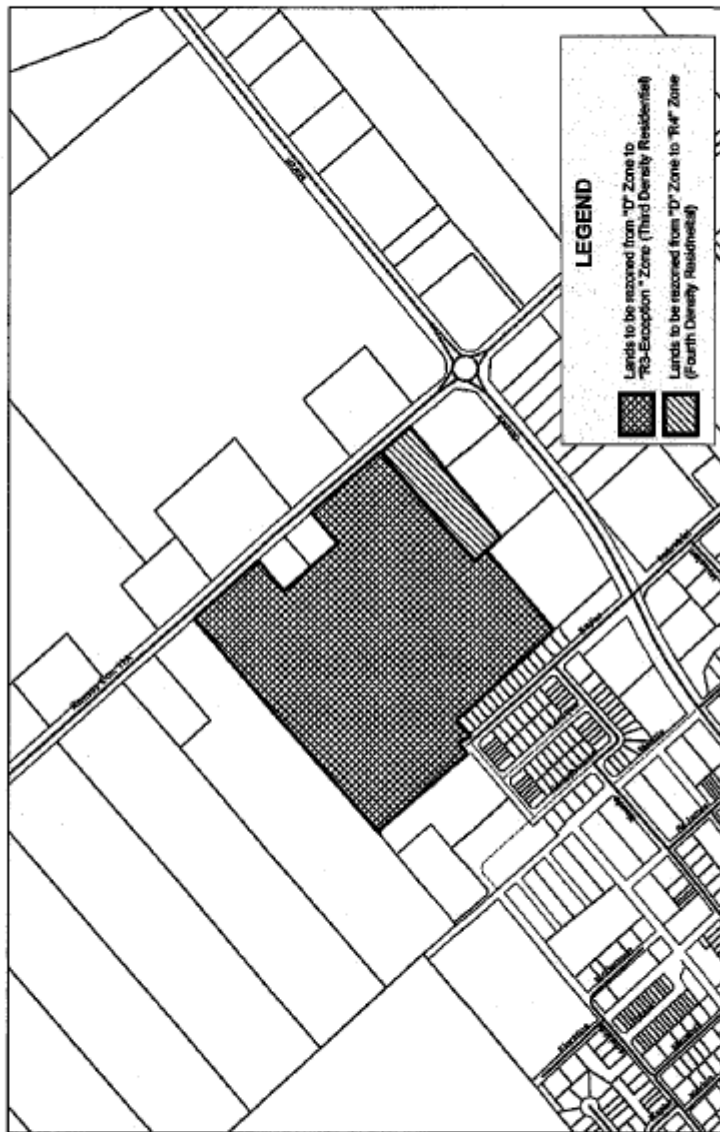

Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-28

MILLRUN SUBDIVISION PHASE 2-5
PART OF LOT 16, CONCESSION 10,
ALMONTE WARD, MUNICIPALITY OF MISSISSIPPI MILLS
ZONING AMENDMENT PHASE 2-5



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS


BY-LAW NO. 16-34


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

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. 11-83, as amended, is hereby further amended by changing thereon from "Agricultural (A) Zone" to "Agricultural Exception 26 (A-26) Zone", for a portion of those lands identified on the attached Schedules 'A' and 'B', which are described as West Part Lot 10, Concession 12, Ramsay Ward, Municipality of Mississippi Mills.
2. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Agricultural (A) Zone" to "Agricultural Exception 27 (A-27) Zone", for a portion of those lands identified on the attached Schedules 'A' and 'B', which are described as West Part Lot 10, Concession 12, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 355 Old Almonte Road.
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 subsections to Section 11.3:
 - 11.3.26 Notwithstanding their "A" zoning delineation, lands delineated as "A-26" on Schedules 'A' and 'B' to this by-law, may be used in accordance with the A zone provisions contained in this by-law, excepting however that all residential uses are prohibited.
 - 11.3.27 Notwithstanding their "A" zoning delineation, lands delineated as "A-27" on Schedules 'A' and 'B' to this by-law, may be used in accordance with the A zone provisions contained in this by-law, excepting however that the maximum number of accessory buildings shall be four (4).
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.

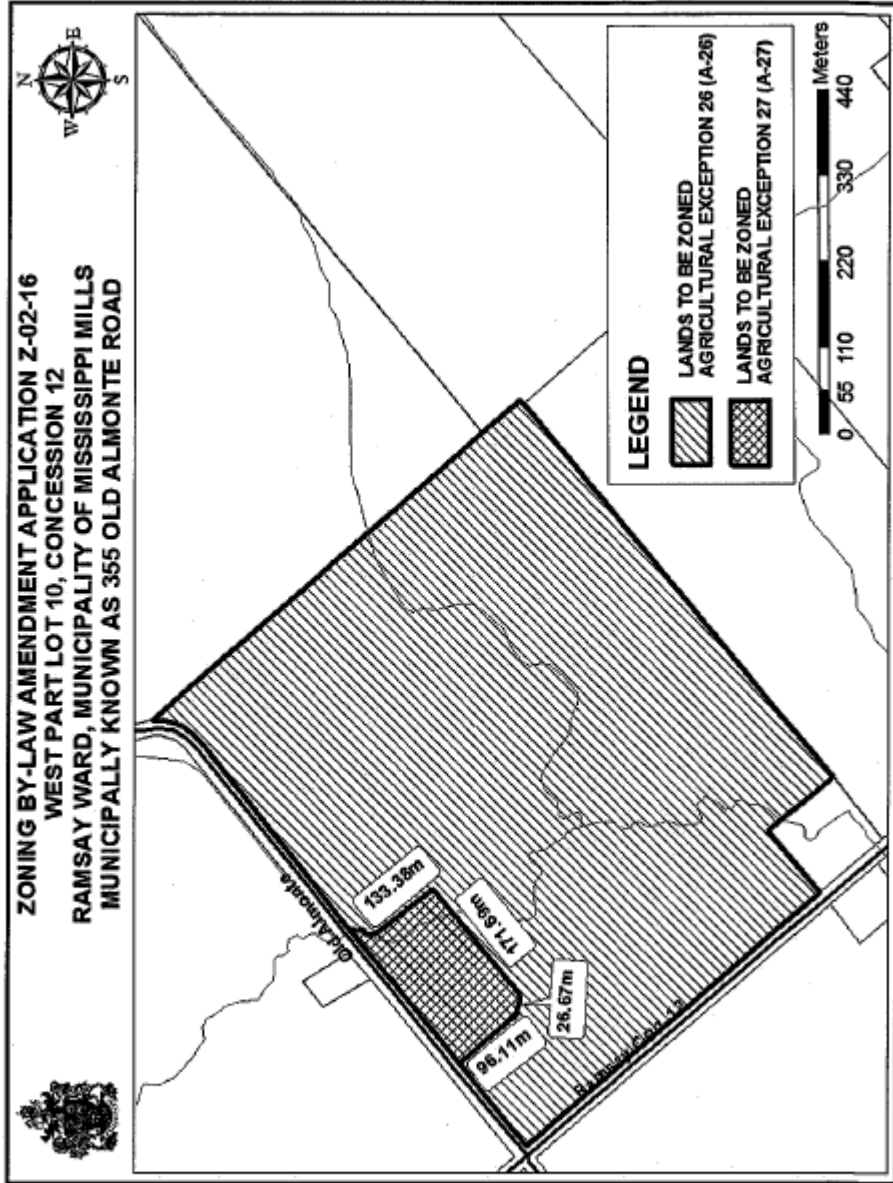
BY-LAW read, passed, signed and sealed in open Council this 19th day of April, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk

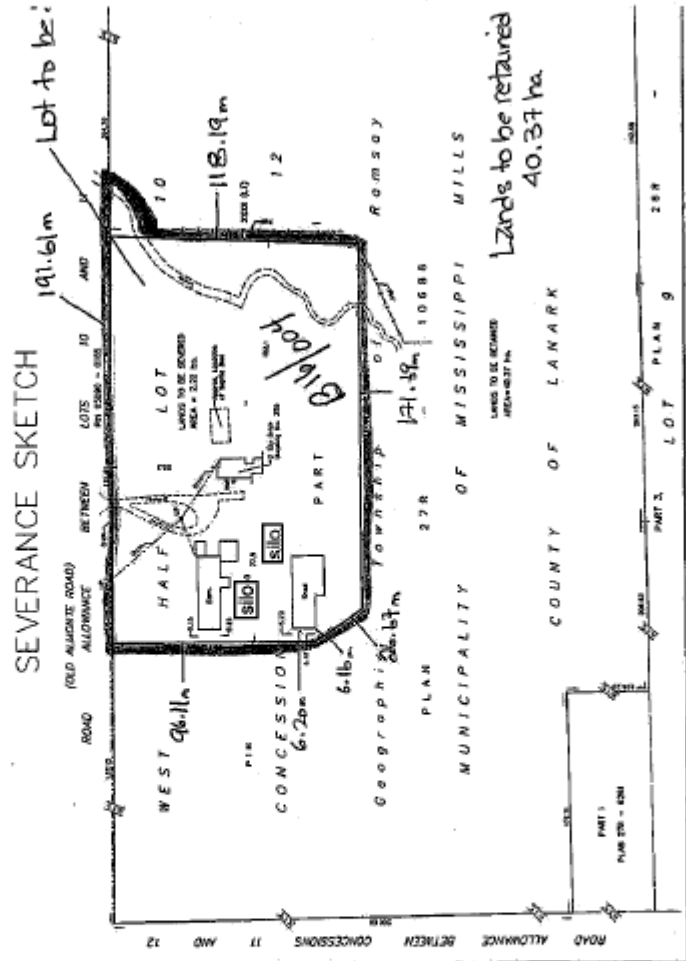


SCHEDULE 'A' TO BY-LAW NO. 16-34



SCHEDULE 'B' TO BY-LAW NO. 16-34

Stacy
March 14/16



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-36

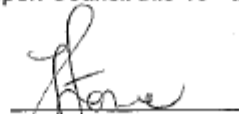
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

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 "Community Facility Exception 2 (I-2) Zone" to "Residential Fourth Density Exception 13 (R4-13) Zone", for those lands identified on the attached Schedule 'A', which are described as Lot 12 and Part Lot 11, Anderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 154 Elgin Street.
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 subsections to Section 16.3:
 - 16.3.13 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).
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, c. P.13.

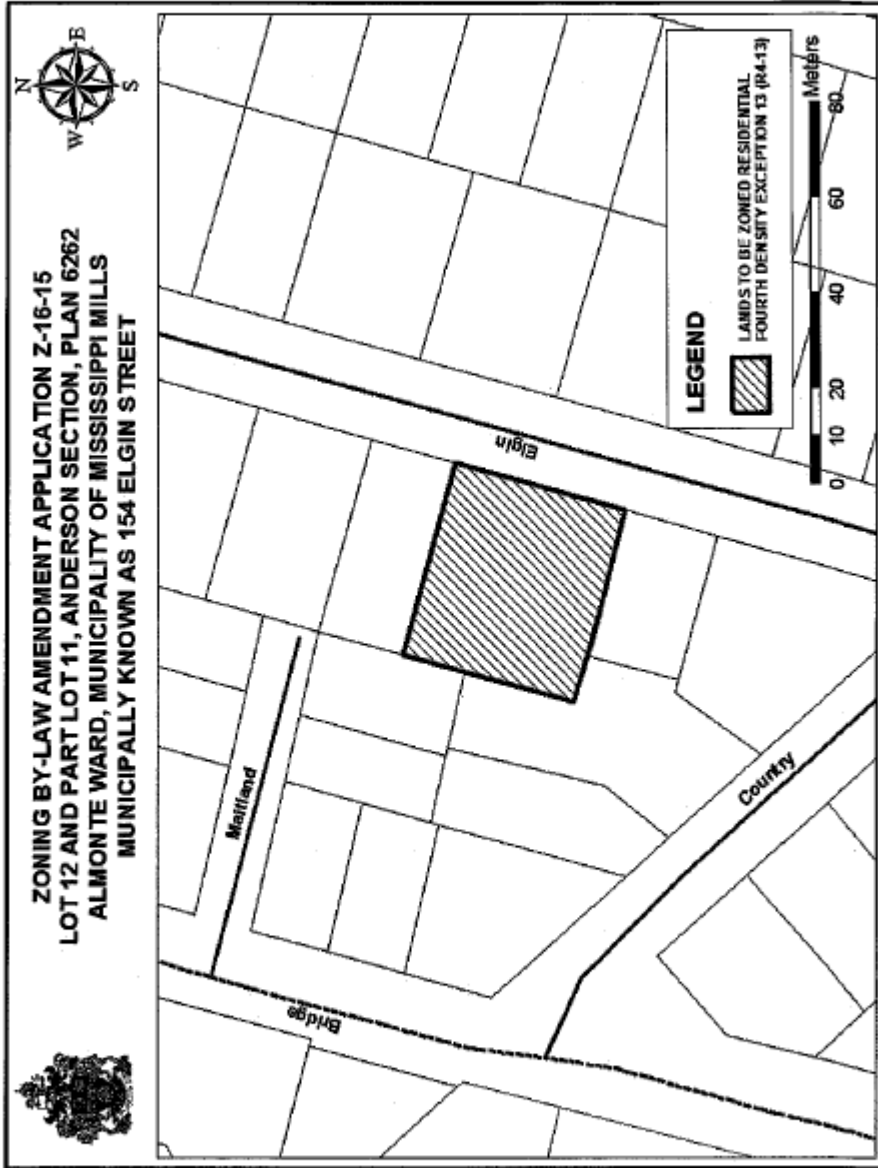
BY-LAW read, passed, signed and sealed in open Council this 19th day of April, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-36



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

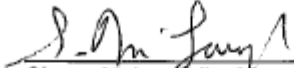
BY-LAW NO. 16-44

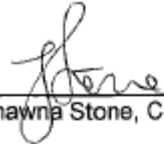
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

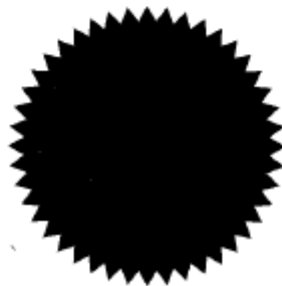
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Rural Zone" to "Rural Commercial Exception 8 (C5-8) Zone" for a portion of those lands identified on the attached Schedule 'A', which are described as West Part Lot 16, Concession 5, Being Part 3 on Plan 26R-435, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 1088 Wolf Grove Road.
2. Schedule 'B' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Rural Zone" to "Rural Commercial Exception 9 (C5-9) Zone" for a portion of those lands identified on the attached Schedule 'A', which are described as West Part Lot 16, Concession 5, Being Part 3 on Plan 26R-435, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 1088 Wolf Grove Road.
3. By-law No. 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 subsections to Section 23.3:
 - 23.3.8 Notwithstanding their "C5" zoning delineation, lands delineated as "C5-8" on Schedule 'A' to this by-law, may be used in accordance with the C5 zone provisions contained in this by-law, excepting however that a contractor's or trade establishment as defined herein shall be the only permitted use. A contractor's or trade establishment shall be defined as a building or part of building where mechanical, electrical, structural, plumbing, landscaping or like contractors conduct their businesses, whether in conjunction with a retail store or not, and may include offices and indoor and outdoor storage and display areas.
 - 23.3.9 Notwithstanding their "C5" zoning delineation, lands delineated as "C5-9" on Schedule 'A' to this by-law, may be used in accordance with the C5 zone provisions contained in this by-law, excepting however that outdoor storage shall be the only permitted use.
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.

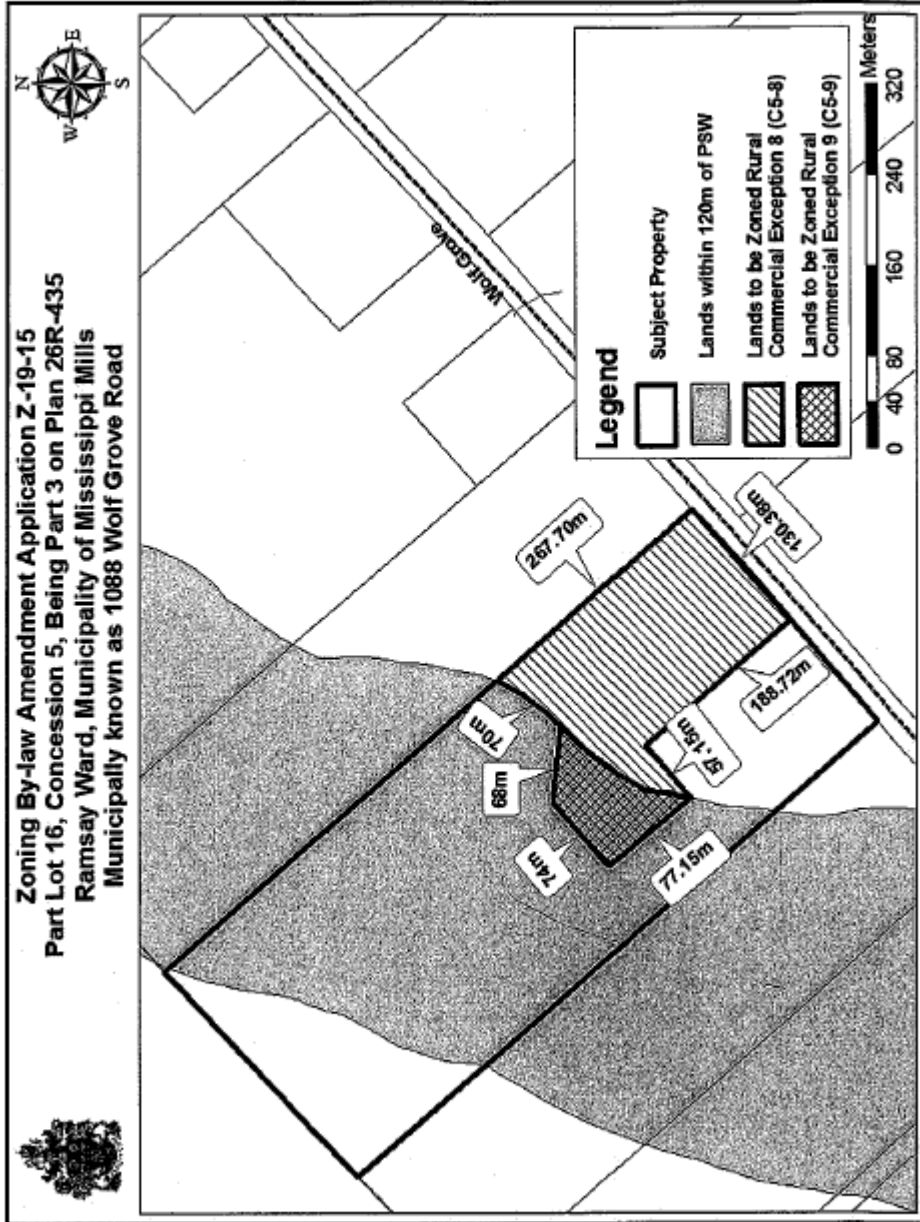
BY-LAW read, passed, signed and sealed in open Council this 17th day of May, 2016.


Shaun McLaughlin, Mayor


Shawn Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-44



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-49

BEING a by-law to remove the Holding symbol placed on Lots 29 and 38, Coleman's Island Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills.

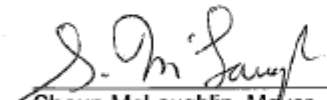
WHEREAS Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, permits a municipal Council to zone a property with a Holding symbol until the removal of the Holding symbol is deemed appropriate;

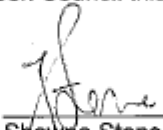
AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills has determined that the Holding symbol is no longer required on the parcels described below and shown on Schedule 'A' attached hereto;

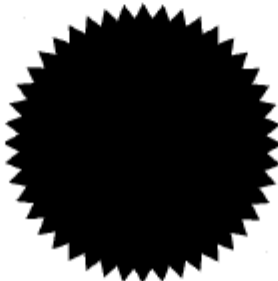
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the Planning Act, as amended, enacts as follows:

1. **THAT** the Holding symbol placed on Lots 29 and 38, Coleman's Island Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, County of Lanark, as shown on Schedule 'A' to this by-law, be removed;
2. **THAT** Schedule 'C' of By-Law No. 11-83 be amended to remove the Holding symbol from the above noted parcels.

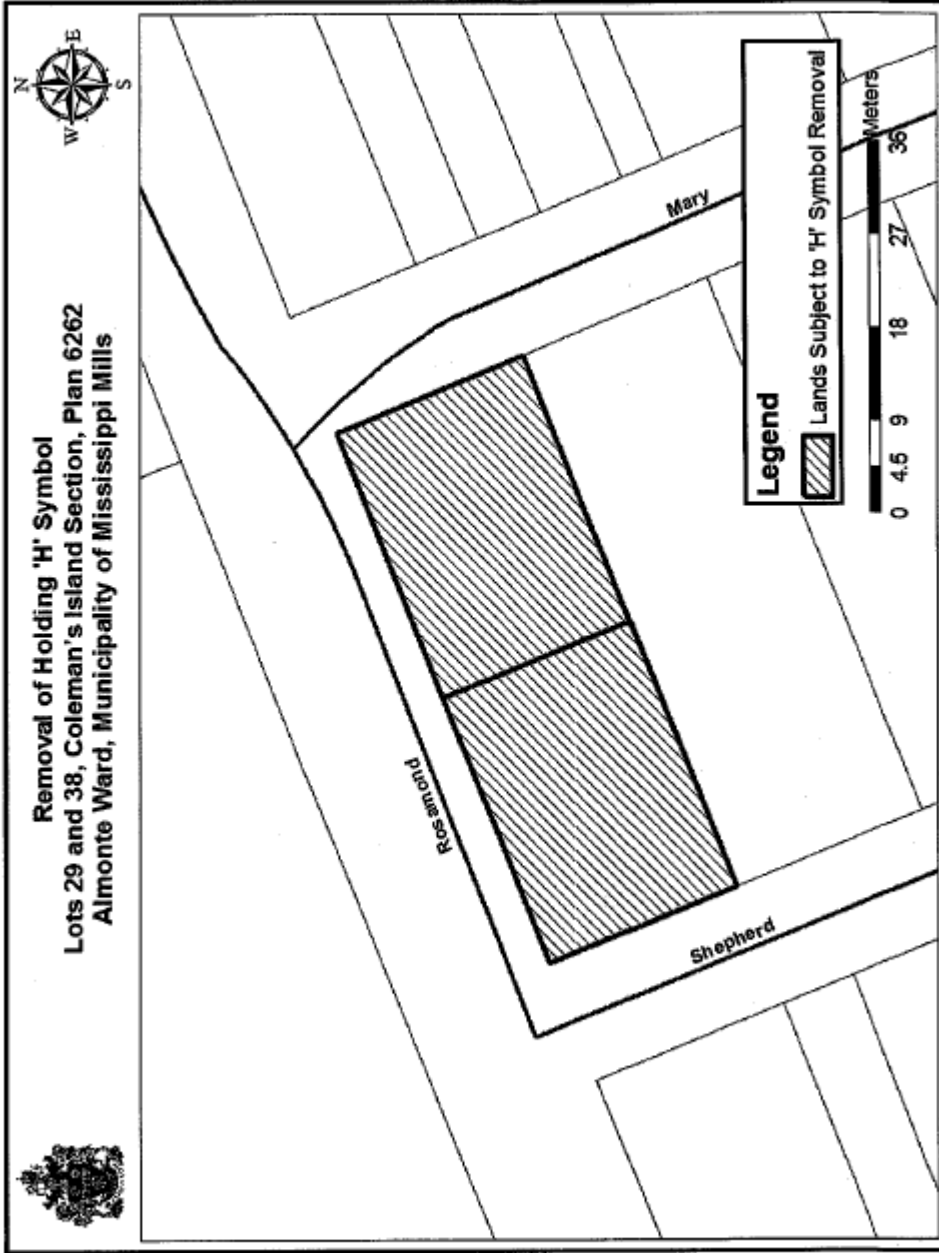
BY-LAW read, passed, signed and sealed in open Council this 7th day of June, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-49



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-55


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

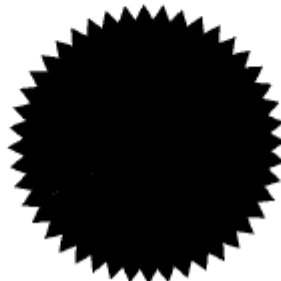
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'D' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Development Exception 6 (D-6)" Zone to a "Residential First Density (R1) Zone" and "Development (D) Zone" on the lands which are described as Part of Block E, Registered Plan No. 779, being Part 1 on Plan 27R-5886, Pakenham Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 21st day of June, 2016.

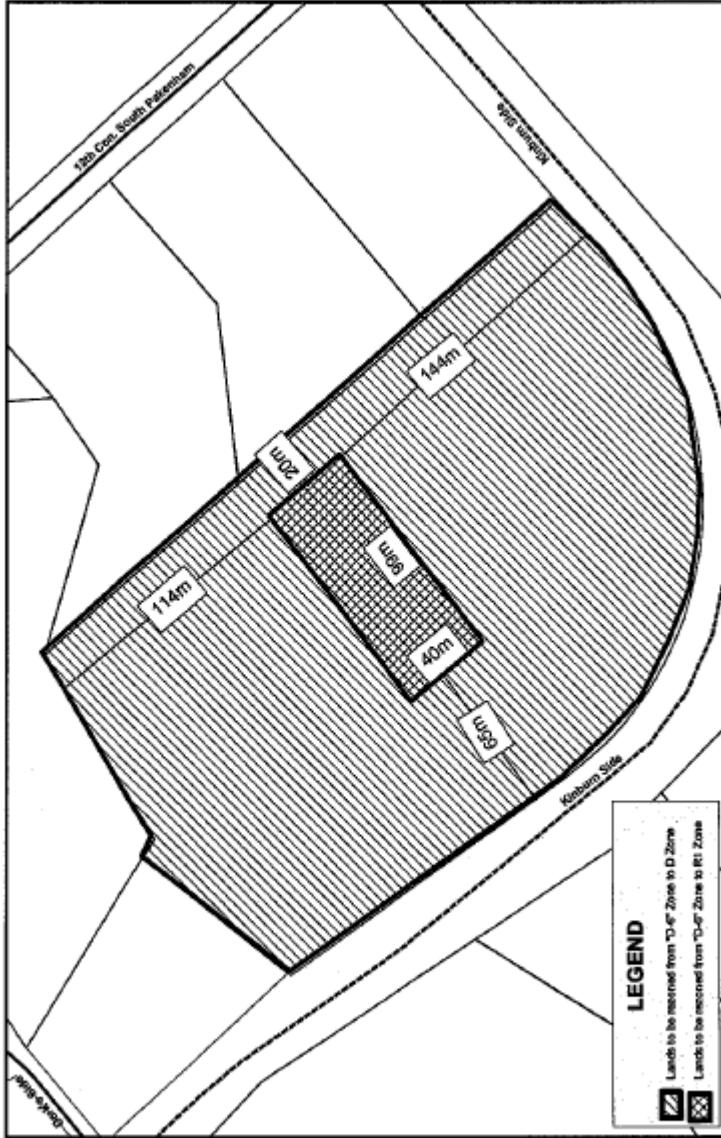

Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-55

ZONING BY-LAW AMENDMENT Z-04-16
PT. BLOCK E, PLAN 779, BEING PT 1 REFERENCE PLAN 2TR-5886
PAKENHAM WAD, MUNICIPALITY OF MISSISSIPPI MILLS



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS


BY-LAW NO. 16-65

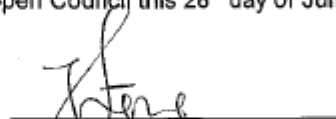
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

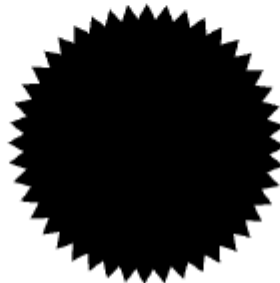
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'D' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Development (D) Zone" to "Residential First Density (R1) Zone" and "Development Exception 11 (D-11) Zone" for those lands identified on the attached Schedule 'A', which are described as West Part Lot 12, Concession 11, Being Parts 1, 2 and 3 on Plan 26R-1881, Pakenham 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 40.3:
 - 40.3.11 Notwithstanding their "D" zoning delineation, lands delineated as "D-11" on Schedule 'A' to this by-law, may be used in accordance with the D zone provisions contained in this by-law, excepting however that:
 - i) The minimum lot frontage shall be 483.55 metres (1,586.45 feet); and,
 - ii) The minimum lot area shall be 14.76 hectares (36.47 acres).
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*.

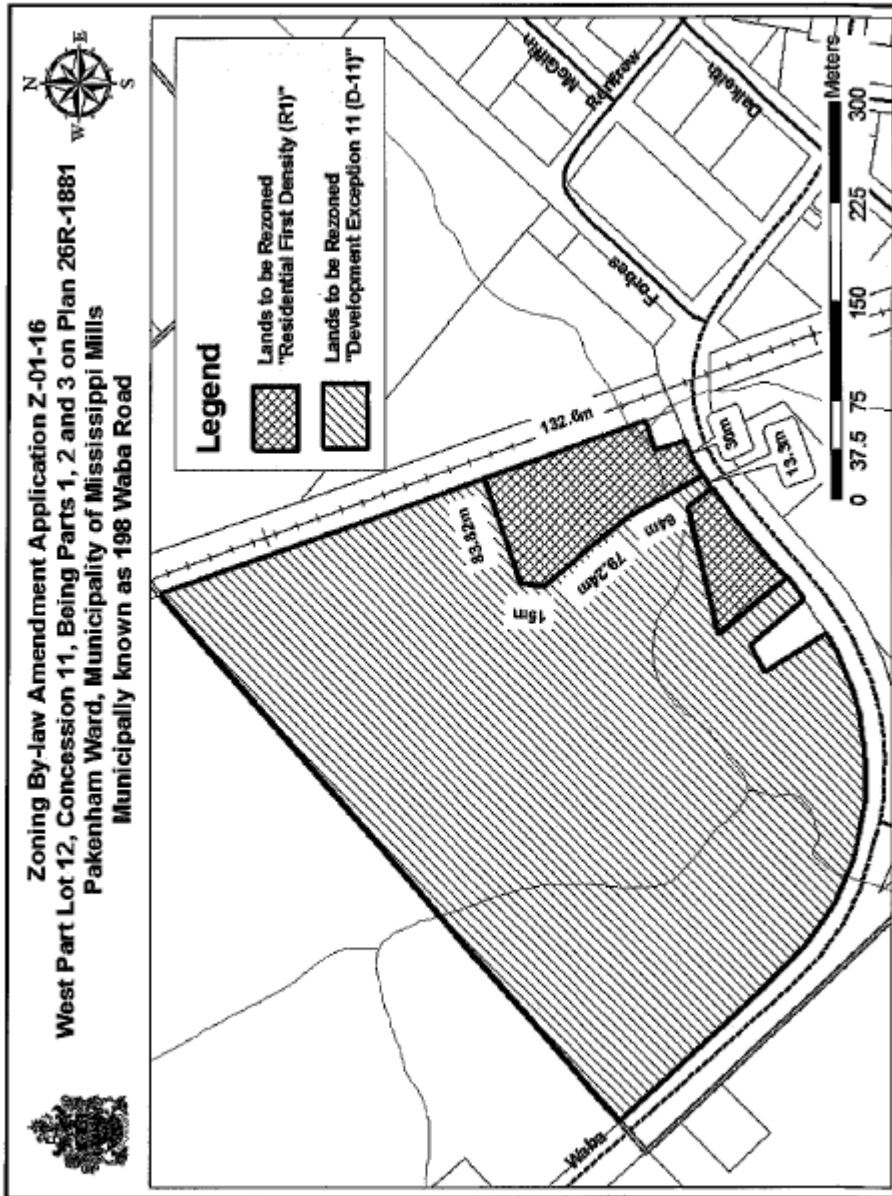
BY-LAW read, passed, signed and sealed in open Council this 28th day of June, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-65



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

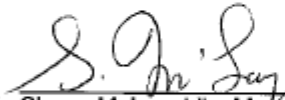
BY-LAW NO. 16-74


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

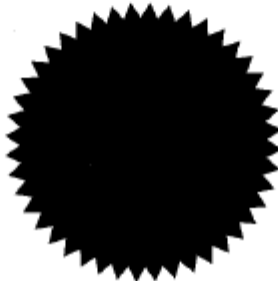
The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, ENACTS as follows:

1. Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Residential First Density Exception 20 (R1-20) Zone" and "Residential First Density Exception 21 (R1-21) Zone" to "Residential First Density Subzone (R1I) Zone, Residential Second Density-Subzone E (R2E) Zone and Residential Third Density Exception 8 (R3-8) Zone" on those lands identified on the attached Schedule 'A', which are described as East Part of Lot 14, Concession 10, Almonte Ward, Town of Mississippi Mills.
2. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act, R.S.O 1990*

BY-LAW read, passed, signed and sealed in open Council this 6th day of September, 2016.

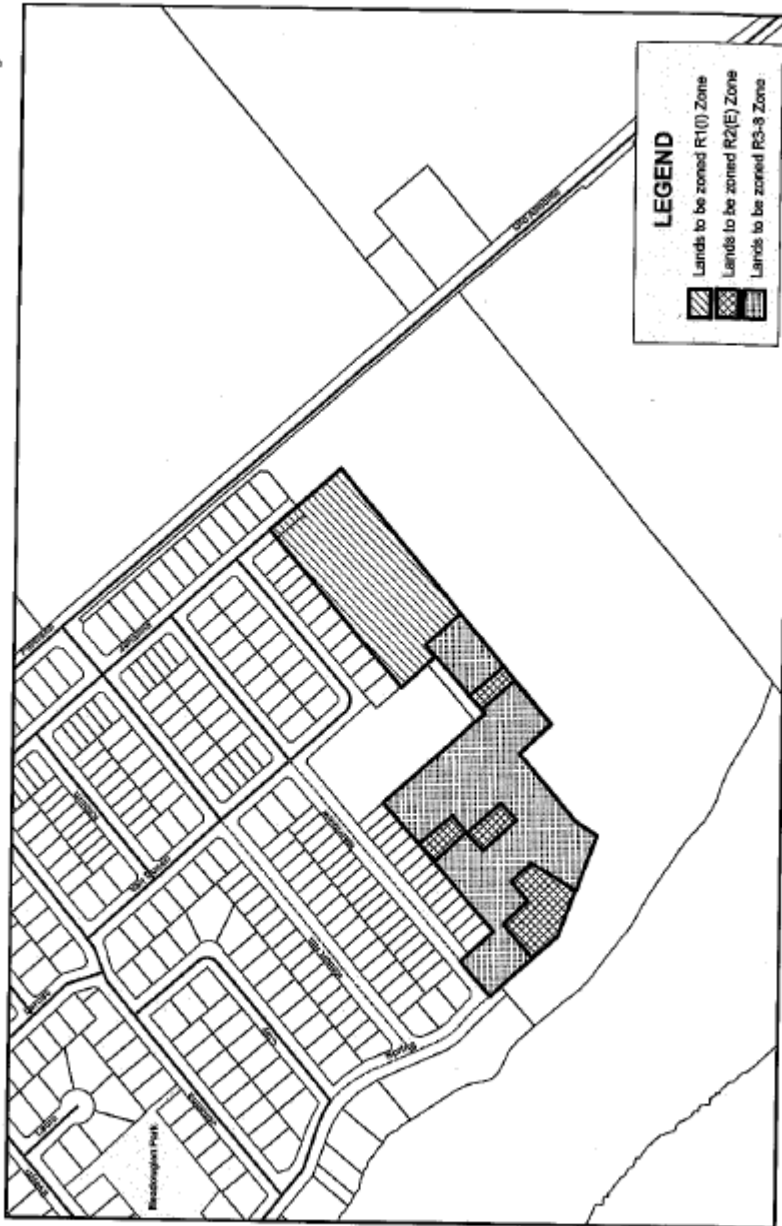

Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-74

ZONING AMENDMENT Z-05-16
WEST HALF LOT 14, CONCESSION 10
RAMSAY WARD, MUNICIPALITY OF MISSISSIPPI MILLS
MUNICIPALLY KNOWN: RIVERFRONT ESTATES PHASE 4



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

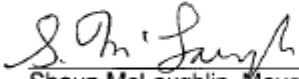
BY-LAW NO. 16-79

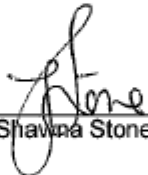
BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

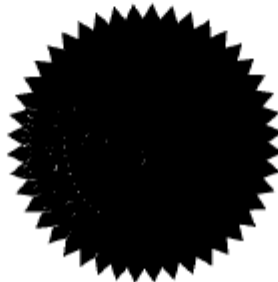
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Development (D) Zone" and "Rural (RU) Zone" to Rural (RU) Zone for those lands identified on the attached Schedule 'A', which are described as Part of East Lot 13, Concession 9, being Parts 1 to 4 on Reference Plan 27R-8632, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O 1990.

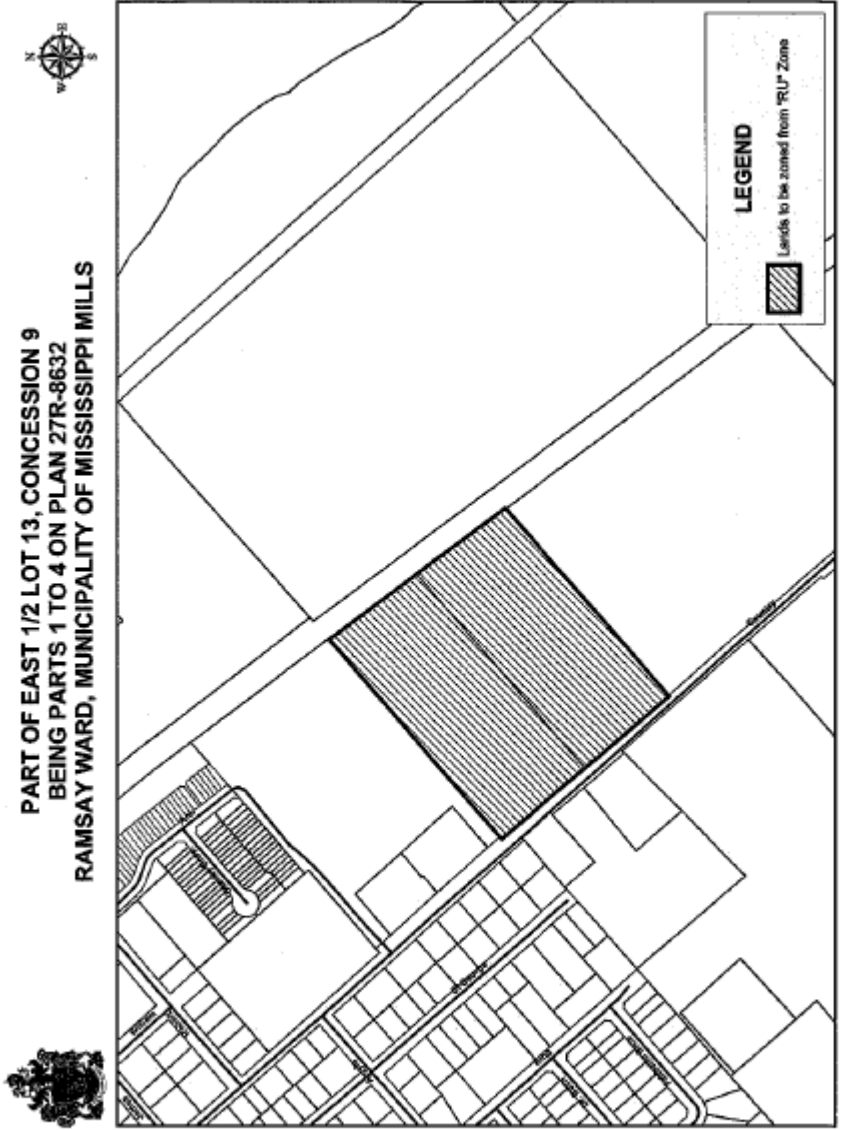
BY-LAW read, passed, signed and sealed in open Council this 20th day of September, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-79



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 16-93

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills to implement the Source Protection Policies of the Community Official Plan.

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 now deems it expedient to amend Zoning By-law 11-83, pursuant to the authority given to it under Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the Source Protection Committee for the Mississippi-Rideau Source Protection Area approved the Source Protection Plan;

AND WHEREAS the Source Protection Plan was approved by the Ministry of the Environment and Climate Change on August 27, 2014;

AND WHEREAS the Source Protection Plan came into effect on January 1, 2015;

AND WHEREAS the Corporation of the Municipality of Mississippi Mills is implementing the Source Protection Plan through the adoption of an amendment to the Community Official Plan;

AND WHEREAS the Corporation of the Municipality of Mississippi Mills is implementing the Source Protection Plan through the appointed Risk Management Official (RMO) and by Municipal Staff;

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

1. That Section 3.3 is hereby amended to delete the words "wellhead protection" and replace them with "source water protection" in the Legal Effects Column of row (4) Overlay.
2. That Section 6.32 WELLHEAD OVERLAYS is hereby replaced with the following:

"6.32 SOURCE WATER PROTECTION OVERLAY

- (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.

General Provisions

The following General Provisions apply to the lands within the Source Water Protection (SWP) Overlay:

- (1) All applications for development within the Source Water Protection Overlay shall be accompanied by a completed Source Protection Activity Checklist unless exempted by the Municipality and/or the RMO.
- (2) No Building Permit or Site Plan Control approval shall be issued for any use within the Source Water Protection Overlay area without the prior review of the potential impact upon Source Water by the Municipality and/or the RMO.
- (3) Properties having parts lying within more than one sensitivity rating as shown on the SWP Overlay, or only having a part of the property within the SWP Overlay area, shall be subject to the restrictions applicable to the more sensitive rating, subject to the approval of the Municipality and/or the RMO.
- (4) Notwithstanding clauses 1 or 2 above, properties lying within the SWP Overlay area, other than Wellhead Protection Area A with a score of 10, may be developed for solely for residential purposes that are on full municipal water and sanitary sewer services without need for approval of a Source Protection Activity Checklist.
- (5) Any non-residential use that is proposed that has the potential to use, store or undertake the following types of activity, or which may use any of the items listed in this Section, shall be prohibited until it is demonstrated to the satisfaction of the Municipality and/or the RMO that the use does not represent a significant threat to drinking water:
 - a) Waste disposal site
 - b) Future Sewage Plants, storage and discharges, including industrial discharges, combined sewage discharges and sewage treatment plant by-pass discharge
 - c) In WHPA-A and WHPA-B with a score of 10: the handling and storage of liquid fuel
 - d) In WHPA-A and WHPA-B with a score of 10, or IPZ 9 or 8: livestock grazing
 - e) In WHPA-A and WHPA-B with a score of 10, or IPZ 9: the application, storage or handling of commercial fertilizer to land

- f) In WHPA-A and WHPA-B with a score of 10, or IPZ 9: the handling and storage of, pesticide, liquid fuel at private outlets, road salt, dense non-aqueous phase liquid (excluding incidental volumes for personal/domestic use), organic solvent
 - g) Snow storage/disposal site.
- (6) Any non-residential use that has the potential to impact the supply of water by removing water from an aquifer without returning it to the same aquifer shall not be permitted unless it has been demonstrated to the satisfaction of the RMO that the use would not be a significant drinking water threat."

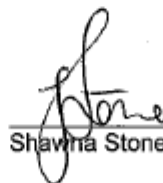
Scope of Land Use Categories

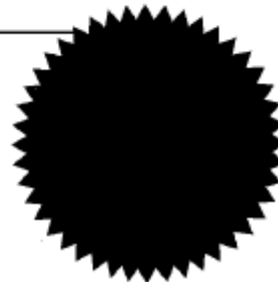
For the purposes of implementing Schedules D1, D2 and D3 of the Community Official Plan, and Appendices "L and "M" of the Source Protection Plan, Schedules H-1, H-2 and H-3 to this By-law describe the extent of the Source Water Protection Overlay.

- 3. That Section 10.8 OVERLAYS is hereby amended by deleting the words "Wellhead protection" in the first line and replacing them with "Source Water Protection", and deleting the words "well head" in line 4 and replacing them with "Source Water Protection", and further amended by replacing the letter "H" in line 1 and replacing it with "H-1, H-2 and H-3".
- 4. Schedules "A" and "B", attached hereto and forming part of this By-law, hereby replace Schedule "H" to By-law 11-83, are hereby adopted as Schedules "H-1 and H-2" respectively, to By-law 11-83 as amended to establish the Source Water Protection Overlay for the lands in and around Almonte.
- 5. Schedule "C", attached hereto and forming part of this By-law, is hereby adopted as a new Schedule "H-3" to By-law 11-83, as amended to establish the Source Water Protection Overlay for the lands abutting the Town of Carleton Place.
- 6. That the By-law shall come into force and effect in accordance with the provisions of Sections 24(2) and 34 of the Planning Act, R.S.O. 1990, as amended and the regulations thereto.

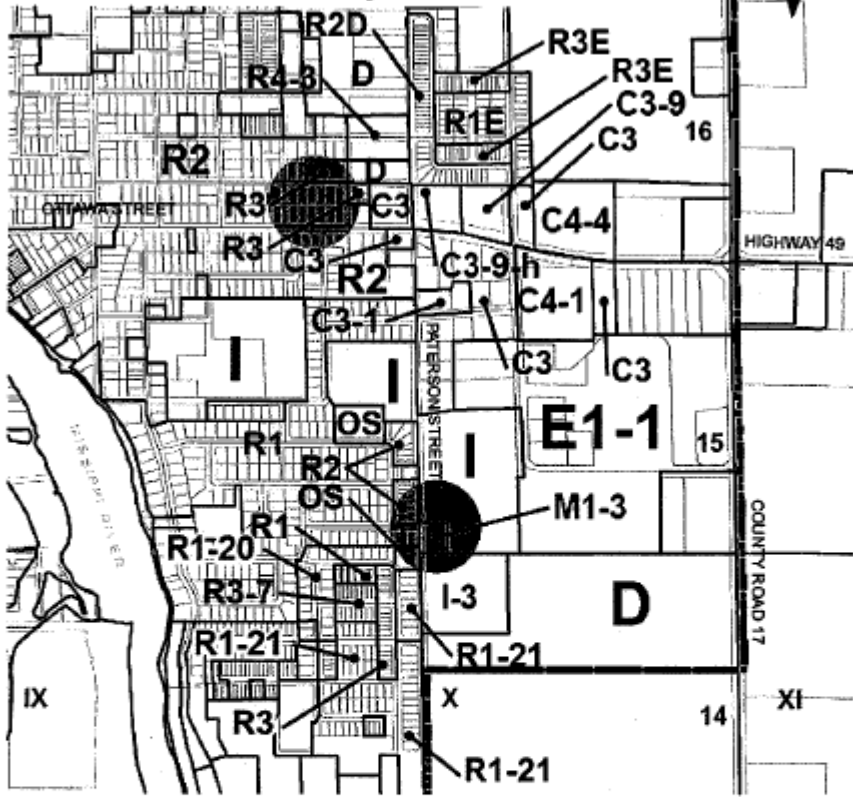
BY-LAW read, passed, signed and sealed in open Council this 18th day of October, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



**Schedule H-1 To By-law 11-83 To Establish
Source Protection Overlay**



File Location: P:\26000\26804 Source Water Protection Mississippi Mills\JLR DWG\Plan\26804 P Zoning SCHED A.mxd

Area(s) Affected by this By-law
 Source Water Protection
 WHPA-A (VScore 10)



Schedule "A"
 to By-law No. _____

Part Lots 14 to 16, Concession X
 Municipality of Mississippi Mills

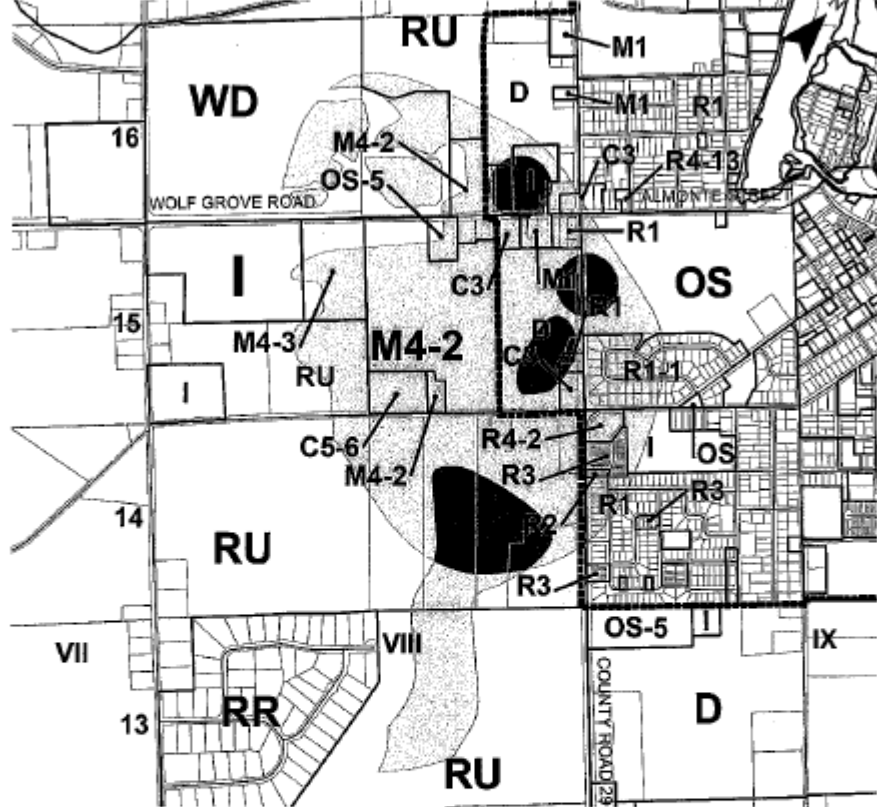
Prepared: June 28, 2016
 Scale: 1:10,000



JLR J.L.Richards
 ENGINEERS - ARCHITECTS - PLANNERS

Plot Date: October 11, 2016 3:51:11 PM

Schedule H-2 To By-law 11-83 To Establish Source Protection Overlay



File Location: P:\26000\26804 Source Water Protection Mississippi Mills\JLR DWG\Plan\26804 P Zoning SCHED B.mxd

Area(s) Affected by this By-law

- Source Water Protection
- WHPA-A and WHPA-B (VScore 10)
- WHPA-A AND WHPA-B (VScore 8)

Schedule "B" to By-law No. _____

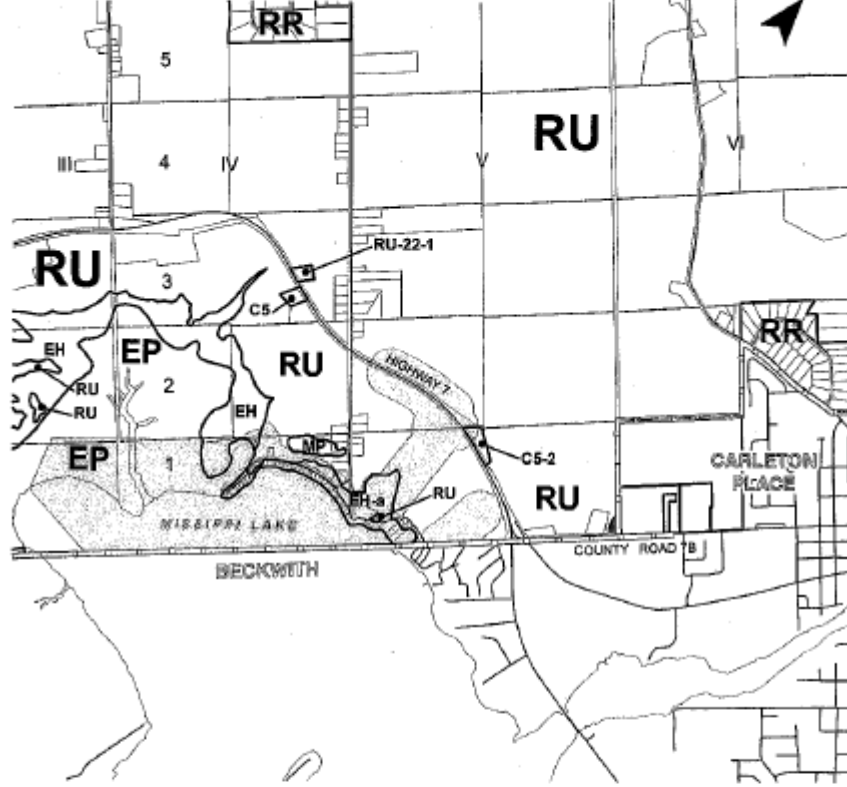
Part Lots 13 to 16, Concession VIII and IX
Municipality of Mississippi Mills

Prepared: June 20, 2016
Scale: 1:15,000
0 250 500 1,000 Meters



Plot Date: October 11, 2016 3:53:09 PM

**Schedule H-3 To By-law 11-83 To Establish
Source Protection Overlay**



File Location: P:\26000\26904 Source Water Protection Mississippi Mills\JLR DWG\Plan\26904 P Zoning SCHED C.mxd

Area(s) Affected by this By-law

Source Water Protection

IPZ-2 (VScore 9)



IPZ-3 (VScore 8)



**Schedule "C"
to By-law No. _____**

Part Lots 1 and 2, Concession III, IV and V

Municipality of Mississippi Mills

Prepared: June 20, 2016

Scale: 1:25,000



J.L.Richards

ENGINEERS - ARCHITECTS - PLANNERS

Plot Date: October 11, 2016 3:54:53 PM

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

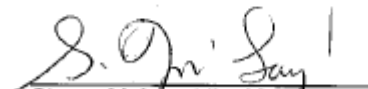
BY-LAW NO. 16-98

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

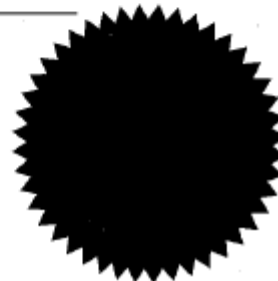
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Limited Service Residential (LSR) Zone" to "Limited Service Residential Exception 21 (LSR-21) Zone", for a portion of those lands identified on the attached Schedule 'A', which are described as East Part Lot 2, Concession 9, Ramsay 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 18.3:
 - 18.3.21 Notwithstanding their "LSR" zoning delineation, lands delineated as "LSR-21" on Schedule 'A' to this By-law may be used in accordance with the LSR zone provisions, excepting however, that:
 - i) The maximum lot coverage for the principal building shall be 18.7%;
 - ii) The minimum development setback to the flood line associated with the Mississippi River shall be 1.2m (3.94ft); and,
 - iii) The minimum septic tank setback to the flood line associated with the Mississippi River shall be 5m (16.40ft).
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*.

BY-LAW read, passed, signed and sealed in open Council this 1st day of November, 2016.


Shaun McLaughlin, Mayor


Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW NO. 16-98

