

THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-22

BEING a by-law to amend By-law No. 11-83 the Comprehensive 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 'A' to By-law No. 11-83, is hereby amended by changing thereon from "RU-Development(RU)" to "R1 – Residential Type 1 Zone" for those lands described as W1/2 Lot 14, Concession 10, Village of Appleton, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. Schedule 'A' to By-law No. 11-83, is hereby amended by changing thereon from "Rural (RU)" to "C5-6 – Rural Commercial Special Exception 6 Zone" for those lands described as W1/2 Part of Lot 16, Concession 12, being parts 1 and 2 on Plan 26R-2220, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A' as follows:

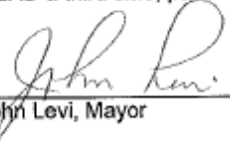
23.3.6 Notwithstanding their "C5" zoning designation, on those lands delineated as "C5-6" permitted uses shall be limited to the following:

- 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.

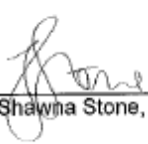
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

READ a first and second time this 2nd day of April 2012.

READ a third time, passed, signed and sealed in open Council this 2nd day of April 2012



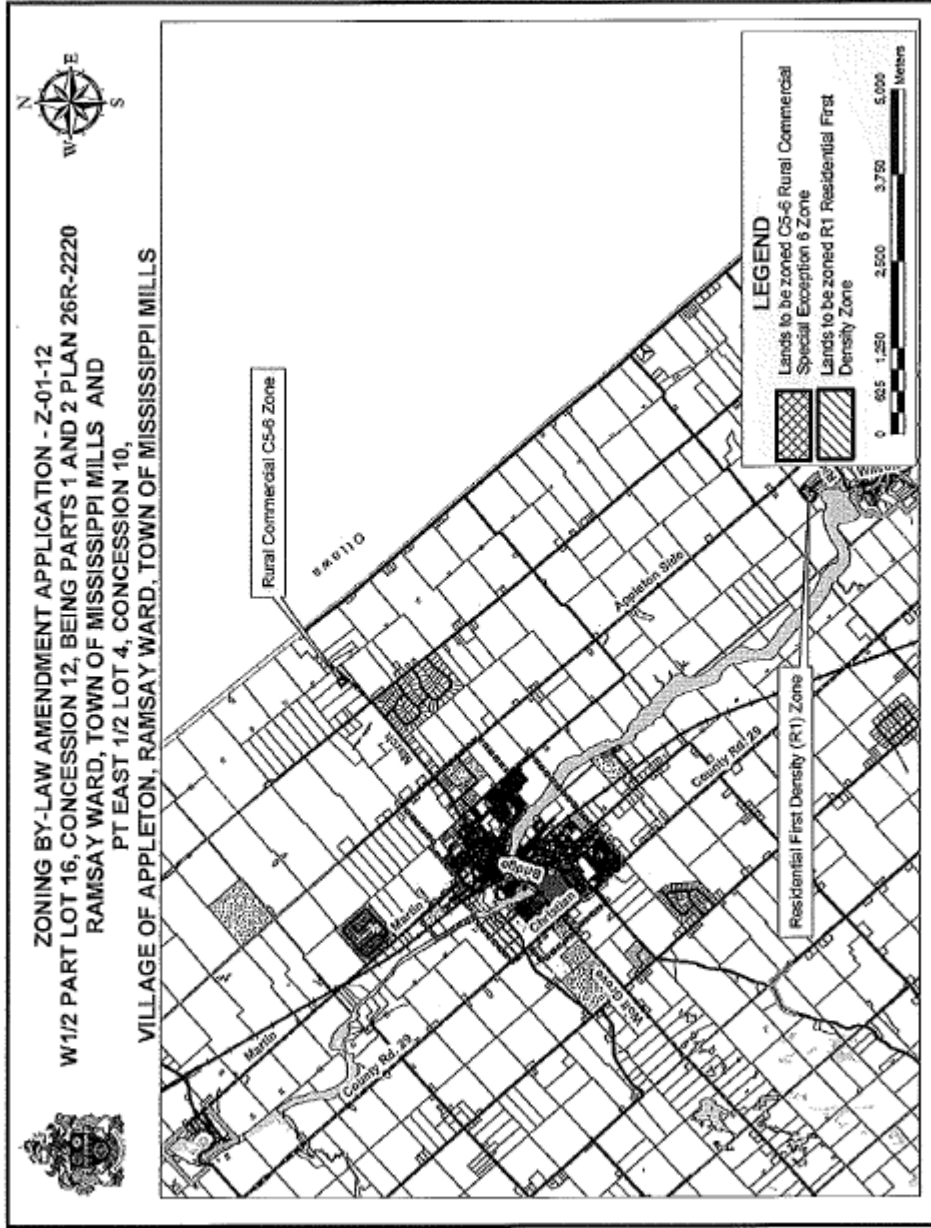
John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW NO. 12-22



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-32

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

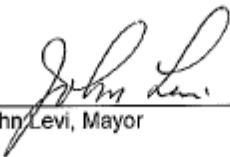
The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, ENACTS as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "R2-Residential Second Density" to "R2-14-Residential Second Density Special Exception 14 Zone" for those lands described as Lot 14 Henderson Section and Part Lot L Bamford Section, Plan 6262, Almonte Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. By-Law No. 11-83, as amended, being the Zoning By-Law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 14.4.14 thereof:

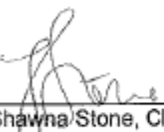
14.4.14 Notwithstanding their "R2" zoning designation, on those lands delineated as "R2-14" shall permit a County Inn with a minimum room size of 15.3m² (165ft²)
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ a first and second time this 4th day of June, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 4th day of June, 2012.



John Levi, Mayor



Shawna Stone, Clerk



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-33

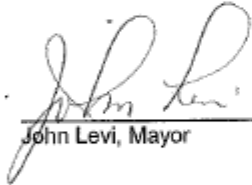
BEING a by-law to amend By-law No. 11-83 the Zoning By-law for the Town of Mississippi Mills.

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


1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "RU – Rural" to "R1E – Residential First Density Subzone E", "R2D- Residential Second Density Subzone D", "R3E – Third Density Subzone E" and "OS – Parkland and Open Space" on those lands described as Pt Lot 16, Con 10, Almonte Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ a first and second time this 4th day of June, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 4th day of June, 2012.



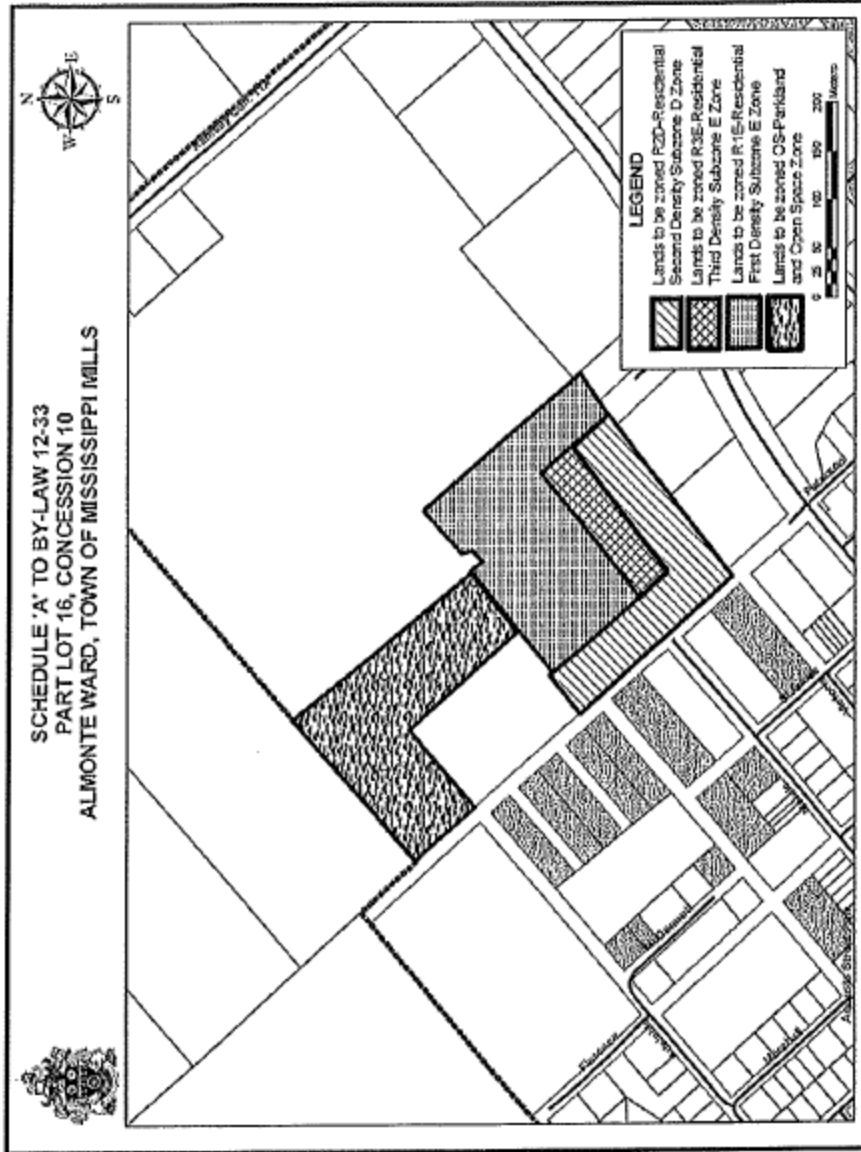
John Levi, Mayor



Shawna Stone, Clerk



SCHEDULE 'A' TO BY-LAW 12-33



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-47

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

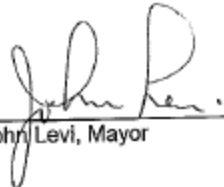
The Council of the Corporation of the Town of Mississippi Mills pursuant to Section 34 of the Planning Act, 1990, enacts as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "A-Agricultural (A) Zone" to "A-15 Agricultural Special Exemption 15 Zone" those lands described as West Part Lot 15, Concession 11, Pakenham Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
1. By-law 11-83, as amended, being the Zoning by-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 8.3

11.3.15 Notwithstanding the "A" zoning designation, lands designated as A-15 on Schedule "A" to this by-law, may be used in compliance with the "A" zone provisions contained in this by-law, excepting however, that all residential uses are prohibited.
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, 1990.

BY-LAW READ a first and second time this 4th day of September, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 4th day of September, 2012.



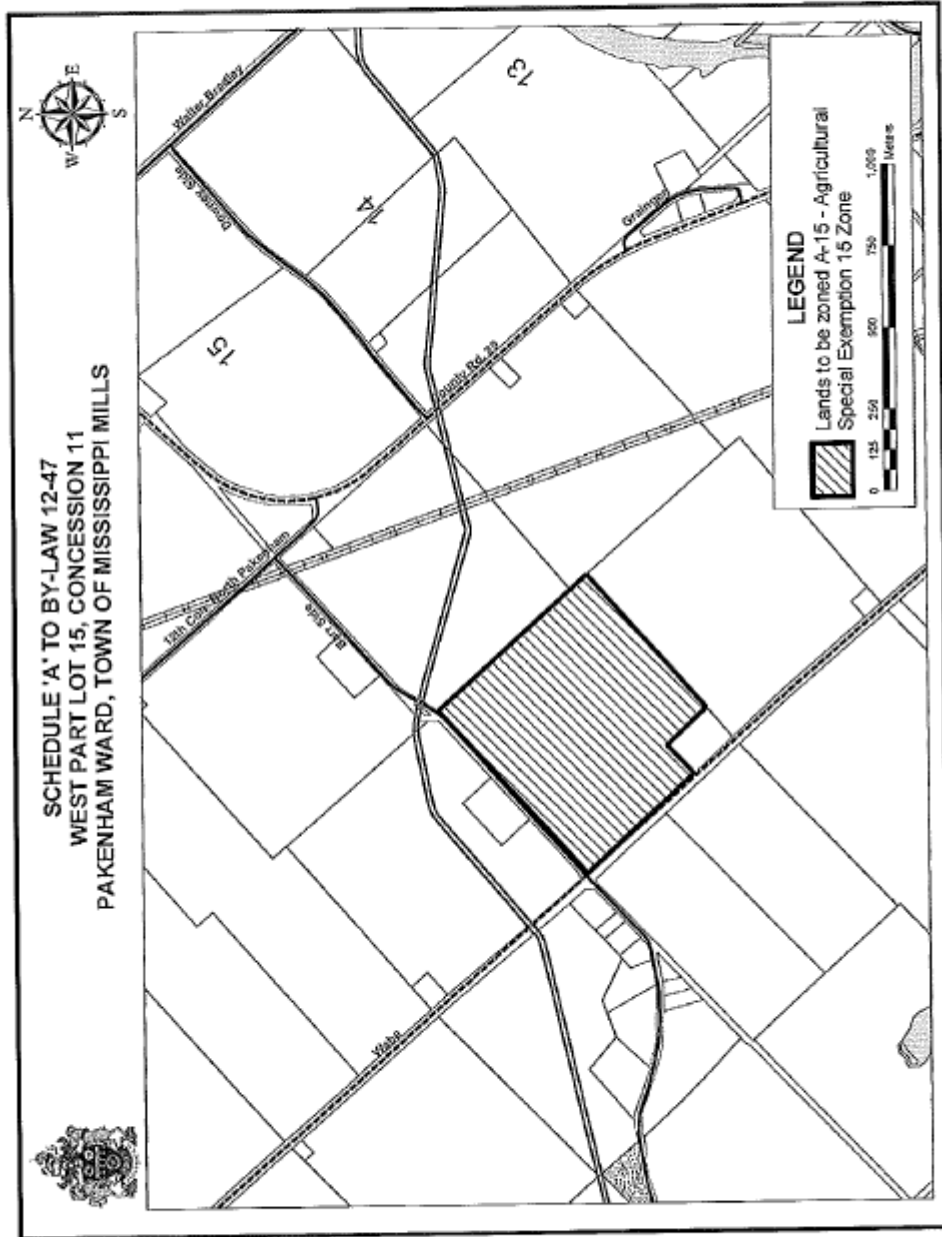
John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW NO. 12-47



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-48

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

WHEREAS By-law No. 11-83 is a by-law to regulate the use of lands and the erection, use, bulk, height, location, size, floor area and spacing of buildings and structure in the Town of Mississippi Mills therein defined;

AND WHEREAS the Council of the Corporation of the Town of Mississippi Mills deems it desirable to amend By-law 11-83, for the purposes of changing the zoning in effect on the lands described as Part of Lot 16, Concession 10, Almonte Ward, Town of Mississippi Mills, known municipally as 430 Ottawa Street pursuant to Section 34 of the Planning Act, 1990.

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

1. Schedule 'A' to By-law 11-83, as amended, is hereby further amended as follows:

"that the lands shown as "lands to be Rezoned" on Schedule 'A' attached hereto, currently zoned "Shopping Centre Commercial (C4) with subzones C4-3 and C4-2-1 be hereby changed to Shopping Centre Commercial Special Exception 4 (C4-4) Zone (as illustrated on attached Schedule A).

2. By-law 11-83, as amended, being the Zoning by-law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 22.3

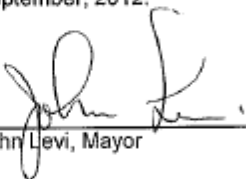
"22.3.4 Notwithstanding the C4 zoning, lands designated as C4-4 on Schedule "A" to this By-law, may be used in compliance with the C4 zone provisions contained in this By-law, the following provisions shall apply:

1. The minimum front yards setback shall be 7.52 metres (24.67ft);
2. That the shopping centre shall have a maximum gross floor area of 5,190 square metres (55,865 square feet);
3. In addition to the permitted 4,890 square metres (51,768 square feet) of gross floor area, a retail pad of 232 square metres (2,500 square feet) shall be permitted;
4. That the individual commercial units within the shopping centre shall have a minimum gross floor area of 185.8 square metres (2,000 square feet) shall be permitted;
5. Notwithstanding sub section iii) a maximum of three commercial units with a minimum gross floor area of 139.4 square metres (1,500 square feet) shall be permitted;
6. That the shopping centre may include a covered/enclosed walkway not to exceed 1,114 square metres (11,991 square feet) in size;
7. A total of 139m² (1,500ft²) of space within the covered/enclosed walkway may be used for kiosk type commercial uses;
8. In addition to the permitted 4,890 square metres (51,768 square feet) of gross floor area, 279 square metres (3,000 square feet) of accessory storage and accessory office space may be permitted in a second storey of the mall structure; and
9. A reduction in the required minimum parking from 303 spaces to 281 spaces to be provided on site.

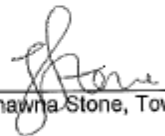
3. That Schedule 'A' attached hereto forms part of this By-law.
4. That Section 22.3.2 of By-law 11-83 is hereby repealed.
5. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ a first and second time this 4th day of September, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 4th day of September, 2012.



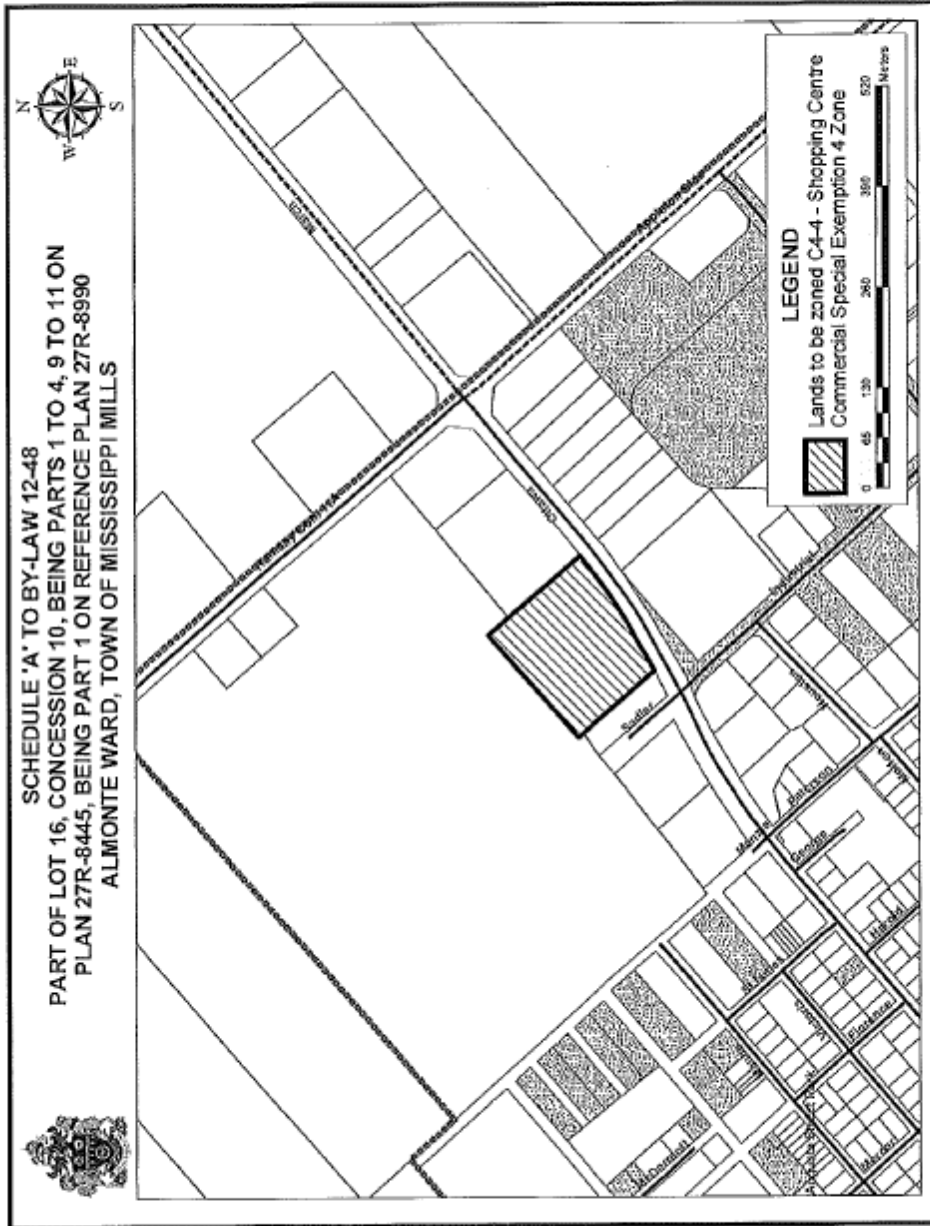
John Levi, Mayor



Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW NO. 12-48



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-49

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, 1990, enacts as follows:

1. Schedule 'C' to By-law No. 11-83, is hereby amended by changing thereon from "R1- Residential First Density (R1) Zone" to "R4 – Residential Fourth Density (R4) Zone" for those lands described as Lots 150 and 151, Cameron Section, Plan 6262, Almonte Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A' to this By-law.
2. Schedule 'A' to By-law No. 11-83, is hereby amended by changing thereon from "D- Development (D) Zone" to "R1 – Residential First Density (R1) Zone" for those lands described as Lots East Part Lot 25, Concession 9, being Parts 1, 2 and 3 on reference plan 27R-5477, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'B' to this By-law.
3. Table 6.19 entitled Permitted Projections into Required Yards in Section 6 of By-law No. 11-83, is hereby repealed and replaced with the following table:

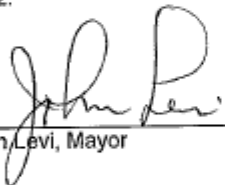
I Feature	Maximum Size and Extent of Projection	
	II For Residential Use Buildings	III For All Other Buildings
(1) Chimney, chimney box and fireplace box	1 m, but not closer than 0.3 m to a lot line	2 m, but not closer than 0.6 m to a lot line
(2) Eaves, eavestroughs and gutters	1 m, but not closer than 0.3 m to a lot line	2 m, but not closer than 0.3 m to a lot line
(3) Ornamental elements such as sills, belt courses, cornices, parapets and pilasters	0.6 m, but not closer than 0.3 m to a lot line	1.2 m, but not closer than 0.6 m to a lot line
(4) Canopies and awnings	(a) Residential use buildings other than low-rise apartment dwellings and mid-high rise apartment dwellings: 1.8 m, but not closer than 3 m to a lot line	
	(b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling: (i) a distance equal to ½ the depth of a front, rear or exterior side yard but not closer than 3 m to a front lot line and 0.6 m to a rear or exterior side lot line, and (ii) 1.8 m into an interior side yard, but not closer than 0.6 m to a side lot line	
(5) Fire escapes, open stairways, stoop, landing, steps and ramps	(a) Wheelchair ramps – no limit	
	(b) Other features: at or below the floor level of the first floor – no limit; other cases 1.5 m, but not closer than 1.0 m to a lot line	

(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.	
(7) Bay window where window faces a lot line	1 m, but not closer than 3 m from a front lot line and 1.2 m from all other lot lines	No restriction
(8) Air conditioner condenser, solar panels, heat pump or similar equipment	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	(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

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, 1990.

BY-LAW READ a first and second time this 4th day of September, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 4th day of September, 2012.



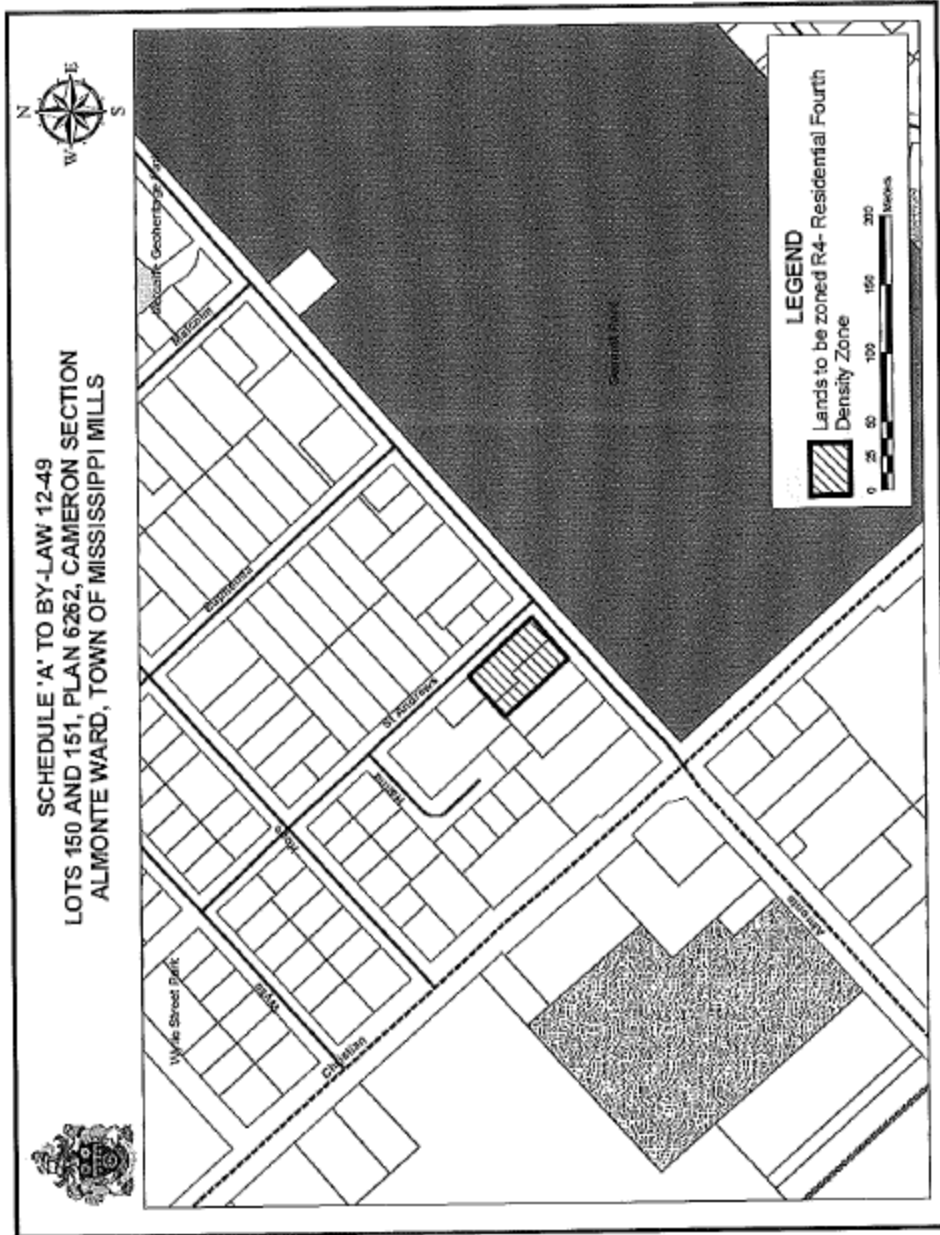
 John Levi, Mayor



 Shawna Stone, Town Clerk



SCHEDULE 'A' TO BY-LAW NO. 12-49



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BY-LAW NO. 12-56

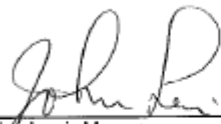
BEING a by-law to amend By-law No.11-83 the Zoning By-law for the Town of Mississippi Mills.

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

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "RU - Rural" to "RU-27 – Rural Special Provision 21" those lands described as Part Lot 27, Concession 12, Ramsay Ward, Town of Mississippi Mills, which are identified as the subject property 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 subsections to Section 12.3 thereof:
 - 12.3.27 Notwithstanding their 'RU' zoning designation, lands designated as 'RU-27' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however, that:
 - i) Section 6.7 of the Zoning By-law, Frontage on a Public Street shall not apply;
 - ii) The front lot line shall be that lot line which abuts the private road.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ a first and second time this 1st day of October, 2012.

BY-LAW READ a third time, passed, signed and sealed in open Council this 1st day of October, 2012.



John Levi, Mayor



Rob Tremblay, Town Clerk



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 12-75**

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

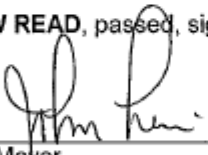
WHEREAS By-law No. 11-83 is a by-law to regulate the use of lands and the erection, use, bulk, height, location, size, floor area and spacing of buildings and structure in the Town of Mississippi Mills therein defined;

AND WHEREAS the Council of the Corporation of the Town of Mississippi Mills deems it desirable to amend By-law 11-83, for the purposes of changing the zoning in effect on the lands described as Part of Lot 16, Concession 12, being Blocks 62 and 62 on draft plan revised on October 27, 2012, Almonte Ward, Town of Mississippi Mills, pursuant to Section 34 of the Planning Act, 1990;

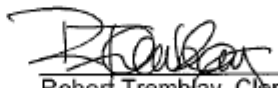
NOW THEREFORE the Council of the Town of Mississippi Mills, ENACTS as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "R1E – Residential First Density Subzone E" to "R3E – Third Density Subzone E" on those lands described as Pt Lot 16, Con 12, being Blocks 62 and 63 on the draft plan revised on October 27, 2012, in Almonte Ward, Town of Mississippi Mills, which are identified as the subject property on the attached Schedule 'A'.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ, passed, signed and sealed in open Council this 3rd day of December 2012.



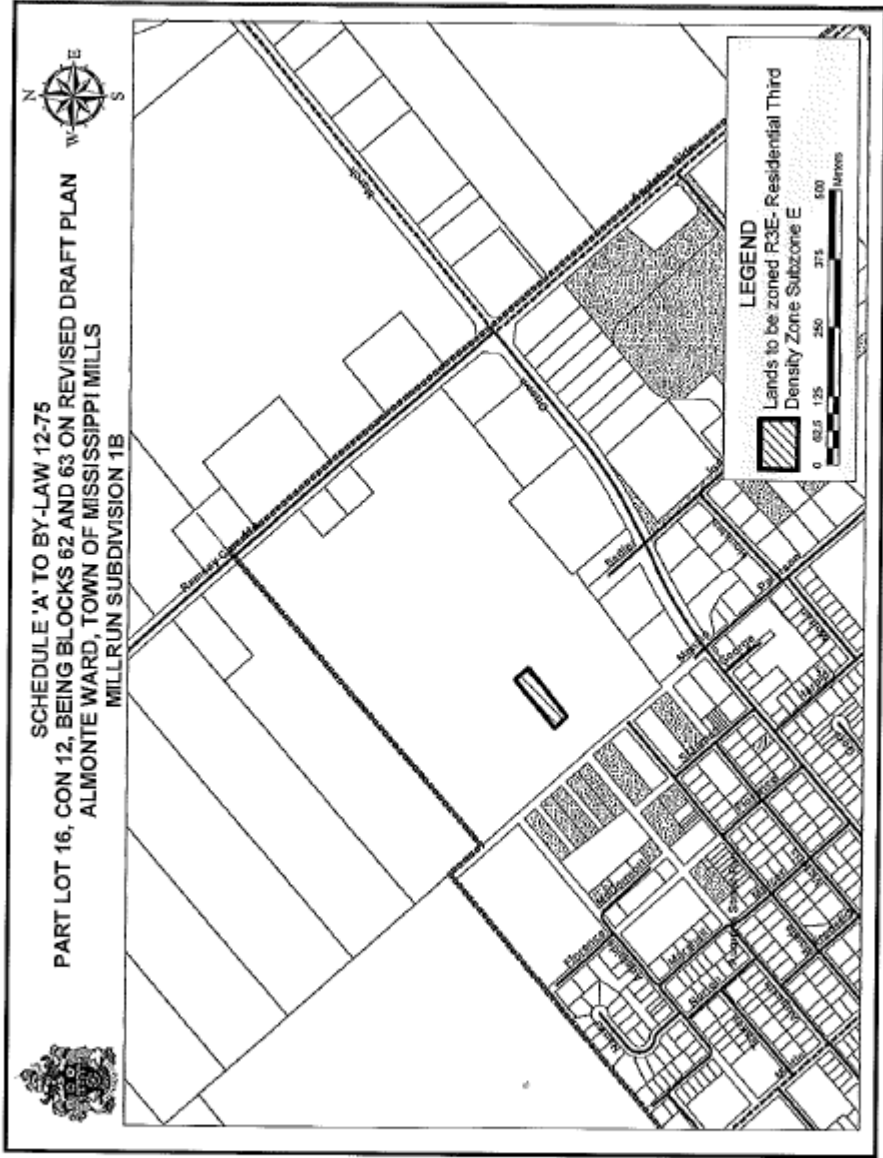
J. Levi, Mayor



Robert Tremblay, Clerk



Schedule A



**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 12-76**

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

WHEREAS By-law No. 11-83 is a by-law to regulate the use of lands and the erection, use, bulk, height, location, size, floor area and spacing of buildings and structure in the Town of Mississippi Mills therein defined;

AND WHEREAS the Council of the Corporation of the Town of Mississippi Mills deems it desirable to amend By-law 11-83, for the purposes of changing the zoning in effect on the lands described as East Part of Lot 15, Concession 8, being Part 1 on Reference Plan 27R-8676, Ramsay Ward, Town of Mississippi Mills, known municipally as 3243-3251 Old Perth Road pursuant to Section 34 of the Planning Act, 1990;

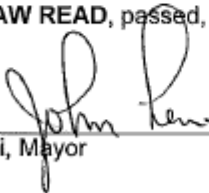
NOW THEREFORE the Council of the Town of Mississippi Mills, ENACTS as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended as follows:

"that the lands shown as "lands to be Rezoned" on Schedule 'A' attached hereto, currently zoned "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" (as illustrated on attached Schedule A)

2. That Schedule 'A' attached hereto forms part of this By-law.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, 1990.

BY-LAW READ, passed, signed and sealed in open Council this 3rd day of December 2012.



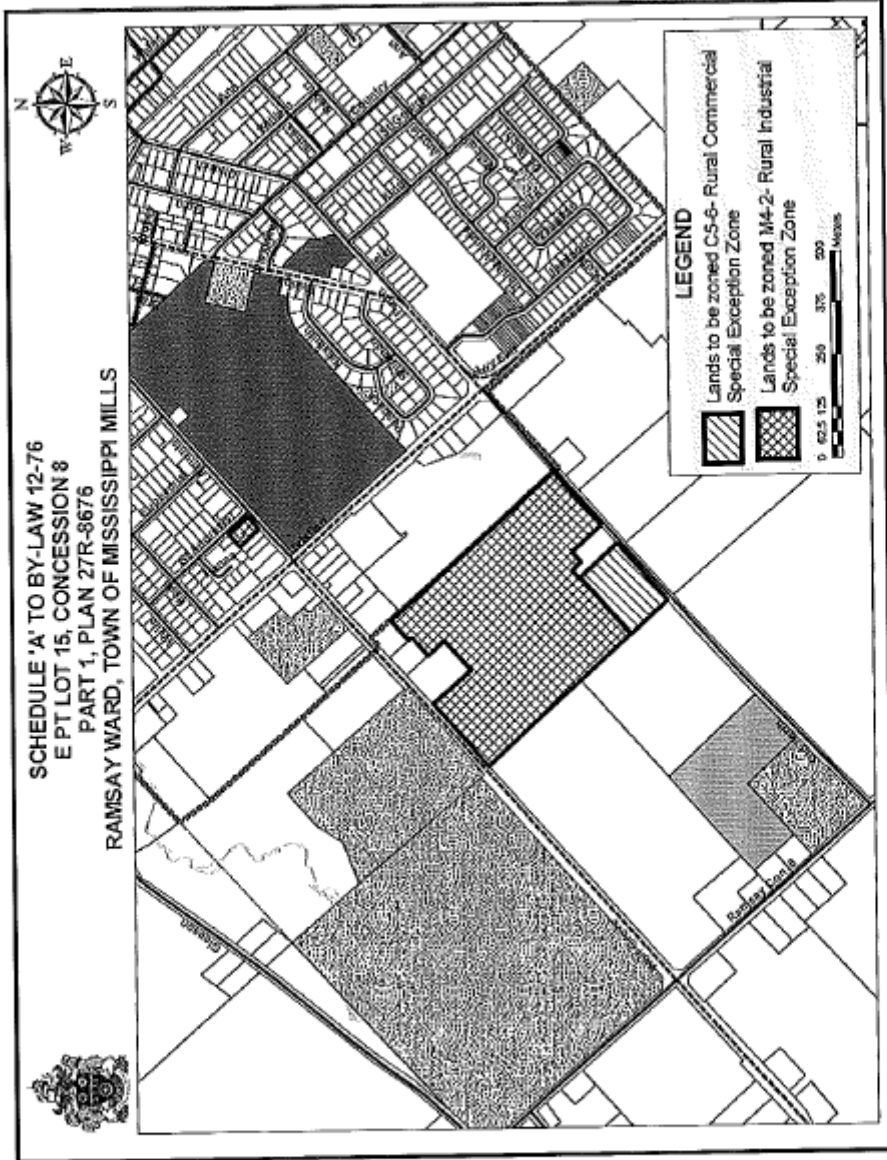
J. Levi, Mayor



Robert Tremblay, Clerk



SCHEDULE A



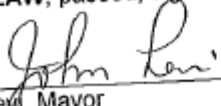
**THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
BY-LAW NO. 12-83**


**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, 1990, ENACTS as follows:

1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "RU-Development(RU)" to "C5-6 – Rural Commercial Special Exception 6 Zone" for those lands described as W1/2 Part of Lot 16, Concession 12, being parts 1 and 2 on Plan 26R-2220, Ramsay Ward, Town of Mississippi Mills, which are blacked out and identified as the subject property on the attached Schedule 'A'.
2. By-Law No. 11-83, as amended, being the Zoning By-Law for the Town of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 23.1 thereof:
"23.1.7 Notwithstanding their "C5" zoning designation, on those lands delineated as "C5-7" limits the uses permitted on the property to include 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 welding shops
 - Recreational Vehicle Sales and Service
 - 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."
3. That Section 23.3.6 of By-law 11-83 is hereby repealed.
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, 1990.

BY-LAW, passed, signed and sealed in open Council this 13th day of December 2012.


J. Lewi, Mayor


Robert Tremblay, Clerk





SCHEDULE 'A' TO BY-LAW 12-83
W PT LOT 16, CON 12, BEING PARTS 1 AND 2, PLAN 26R-2220
RAMSAY WARD, TOWN OF MISSISSIPPI MILLS

