

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-XXX

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

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

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

1. That Sections 27.1 to 27.3.1 are deleted in their entirety and replaced with the following:

27.1 USES PERMITTED

(1) The following uses are permitted subject to the provisions of 27.2 (1) to 27.2 (3) and provided that the uses comply with Section 6.32 and do not store/handle quantities of more than threshold of 25 Litres (L) of dense non aqueous phase liquids (DNAPLs), or are otherwise exempted from this requirement by the applicable source water protection policies:

- business office
- business and government services
- communication and information establishment
- computer, electronic or data processing establishment
- drive-through facility
- education and training facility
- equipment rental outlet
- factory outlet
- garden centre
- home furnishing retail
- hotel
- light industrial uses
- lodging facility
- medical facility
- motel
- public use
- repair and service establishment

- research and development centre
- restaurant
- retail store
- scientific or technological establishment
- showroom
- training centre
- warehousing
- wholesale outlet
- wholesaling and distribution centre
- uses permitted in Sections 21 and 28

27.2 ZONE PROVISIONS

(1) No person shall within any E1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 27.2 – E1 ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	No minimum
(b) Minimum lot width	No minimum
(c) Maximum lot coverage	65%
(d) Minimum front yard setback	6 m
(e) Minimum exterior side yard setback	3 m
(f) Minimum side yard setback	(i) Abutting a Residential Zone: 15 m (ii) In all other cases: 3 m
(g) Minimum rear yard setback	(i) Abutting a Residential Zone: 15 m (ii) In all other cases: 3 m
(h) Minimum width of landscaped area	(i) Abutting a Residential Zone: 3 m (ii) Abutting a street: 3 m (iii) In all other cases: no minimum

(2) Open Storage

Notwithstanding any other provisions in this By-law, open storage shall only be permitted in the provided rear yard and subject to the following:

- (i) open storage is an accessory use;
- (ii) open storage complies with the exterior and interior side yard setback provisions of Table 27.2;
- (iii) any portion of the area used for open storage is concealed from view by an opaque fence; and
- (iv) open storage shall be located a minimum of 20 m from a Residential Zone.

(3) Building and Site Design

(a) The primary entrance of the main building shall face the street and have direct pedestrian connection via a sidewalk to the street.

27.3 SPECIAL PROVISIONS

27.3.1 Notwithstanding the E1 zoning, on those lands zoned 'E1-1':

- 1) The following uses shall not be permitted:
 - residential uses
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 **20th day of December, 2022.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk