

## 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 Table 9.2 to By-law No. 11-83, as amended, is hereby further amended by adding the following:

“Semi-detached dwelling: 1 per dwelling unit  
Duplex dwelling: 1 per dwelling unit  
Fourplex dwelling: 1 per dwelling unit”

2. That Section 9.3.6 to By-law No. 11-83, as amended, is hereby further amended by adding the following:

- e) Notwithstanding the parking space size requirements listed above, for a parking lot with five or more spaces, 20% of the parking spaces may be provided as compact vehicle parking spaces. Where compact vehicle parking spaces are provided, they must be signed as such and consist of a minimum width of 2.4 m and a minimum length of 4.6 m.

3. That Table 13.2 to By-law No. 11-83, as amended, is hereby further amended by deleting the provision for ‘Lot Area, Minimum (m<sup>2</sup>), No Municipal Water or Sewer, 2000 (c)’ and replacing it with the following:

“Lot Area, Minimum (m<sup>2</sup>), No Municipal Water or Sewer, 4000 (c)”

4. That Section 14.1 (1) to By-law No. 11-83, as amended, is hereby further amended by deleting the permitted use ‘dwelling, detached’ and replacing it with the following:

“dwelling, detached, in accordance with the R1 zone provisions”

5. That Table 14.2A to By-law No. 11-83, as amended, is hereby further amended by deleting the provision for 'Lot Frontage, Minimum (m), Dwelling, Triplex, 18' and replacing it with the following:

“Lot Frontage, Minimum (m), Dwelling, Triplex, 18 (f)”

6. That Table 14.2A to By-law No. 11-83, as amended, is hereby further amended by adding the following footnote:

f) Where triplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 6 m

7. That Table 15.2A to By-law No. 11-83, as amended, is hereby further amended by deleting the provision for 'Lot Frontage, Minimum (m), Fourplex, Dwelling, 20' and replacing it with the following:

“Lot Frontage, Minimum (m), Fourplex, Dwelling, 20 (e)”

8. That Table 14.2A to By-law No. 11-83, as amended, is hereby further amended by adding the following footnote:

e) Where fourplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 5.5 m

9. That Table 15.2A to By-law No. 11-83, as amended, is hereby further amended by adding following:

“Lot Frontage, Minimum (m), Row A, End Notes, 4”

10. That Table 15.2B to By-law No. 11-83, as amended, is hereby further amended by adding the following footnote:

4. Where fourplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 5.5 m

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, Chapter P.13.

**BY-LAW** read, passed, signed and sealed in open Council this **20<sup>th</sup> day of December 2022**.

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk