

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## BY-LAW NO. 20-113

**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 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Shopping Centre Commercial – Special Exception" (C4-4) Zone to "Shopping Centre Commercial – Special Exception Holding" (C4-xh) Zone for the lands identified on the attached Schedule 'A', which are legally described as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445.
1. That Section 22 to By-law No. 11-83, as amended, is hereby further amended by replacing the text in Section 22.3.4 with the following:

*"Notwithstanding the 'C4' zoning, on lands delineated as 'C4-4' the following additional provisions shall apply:*

*1) The following residential uses are permitted as additional uses:*

- *apartment dwelling, low rise, in accordance with the R4 zone*
- *apartment dwelling, mid rise, in accordance with the apartment dwelling, low rise provisions of the R4 zone*
- *dwelling unit or units in the form of apartments in the upper storeys of a non-residential building*

*2) For the purpose of this exception zone, an "apartment dwelling, mid rise" means a residential use building of four or fewer storeys in height containing four or more principal dwelling units, other than a multiple attached dwelling or stacked dwelling.*

*3) Notwithstanding the applicable zone provisions, the following provisions shall apply to residential uses:*

- |                              |                                 |
|------------------------------|---------------------------------|
| <i>a) Maximum Height (m)</i> | <i>15m or 4 storeys</i>         |
| <i>b) Maximum Density</i>    | <i>50 units per net hectare</i> |

c)     *Minimum Setback from Ottawa Street (m)*                      60m

*Notwithstanding the provisions of subsection 3(c) above, the minimum required setback from Ottawa Street shall not apply to a dwelling unit located in the upper storeys of a non-residential building.*

*Notwithstanding the provisions of subsection 16.2, the minimum required rear yard associated with an apartment dwelling low rise or mid rise shall be 26m.*

*The holding provision (h) shall prohibit development on the subject lands until such time as the applicant has obtained Site Plan Control approval from Council.*

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 **17<sup>th</sup> day of November, 2020.**

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Christa Lowry, Mayor

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Cynthia Moyle, Acting Clerk

**Bylaw 20-113  
Schedule "A"**

**Lands Subject to the Amendment.**

Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445,  
Almonte Ward, Municipality of Mississippi Mills, County of Lanark (PIN 05089-0147)

