

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-017

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 Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to **"Residential First Density, Subzone J" (R1J-h)** for the lands identified in Schedule 'A', which are legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 13 'Residential First Density (R1) Zone' to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Table 13.3A – R1 Subzone 'J' Provisions:

I	II	III	IV	V	VI	VII	VIII	IX	X
Sub-Zone	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Maximum Building Height (m)	Min.-Max. Front Yard Setback (m)	Min. Exterior Side Yard Setback (m)	Min. Rear Yard Setback (m)	Min. Total Side Yard Setback (m)	Max. Lot Coverage (and other provisions)	End Notes (see Table 13.4B)
J	8.5	250	11	3	3	6	1.8	55%	4, 6, 7, 8, 9, 10, 11, 12

3. That Section 13 'Residential First Density (R1) Zone' to By-law No. 11-83, as amended is hereby further amended by adding the following to the end of Table 13.3B – Additional Zoning Provisions:

6. Notwithstanding the maximum building height in Table 13.3A, the maximum building height for those lots with lot widths less than or equal to 9.2 metres: 12 metres.
 7. Notwithstanding the minimum front yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 8. Notwithstanding the minimum exterior side yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 9. The minimum rear yard setback shall be 6 metres.
 10. Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
 11. Section 9.3.6(a) does not apply.
 12. Notwithstanding Section 9.3.9:
 - a. the minimum distance from a driveway to an interior lot line: same as the minimum interior side yard setback of the R1J zone;
 - b. the maximum width of a driveway for lots with 9.2 m of lot width or less: 60% of lot width; and
 - c. the maximum width of a driveway for lots greater than 9.2 m of lot width: 50% of lot width.
4. That Section 13.4.34 to By-law the following to By-law No. 11-83, as amended is hereby further amended by adding the following:
1. Notwithstanding the provisions of the R1J zone for lands zoned as R1J-h on Schedule 'A' to this by-law, the holding provision will remain until such time as the Owner has received a Notice of Decision from the County of Lanark for Draft Plan of Subdivision application 09-T-23002.

BY-LAW read, passed, signed and sealed in open Council this **23rd day of April 2024**.

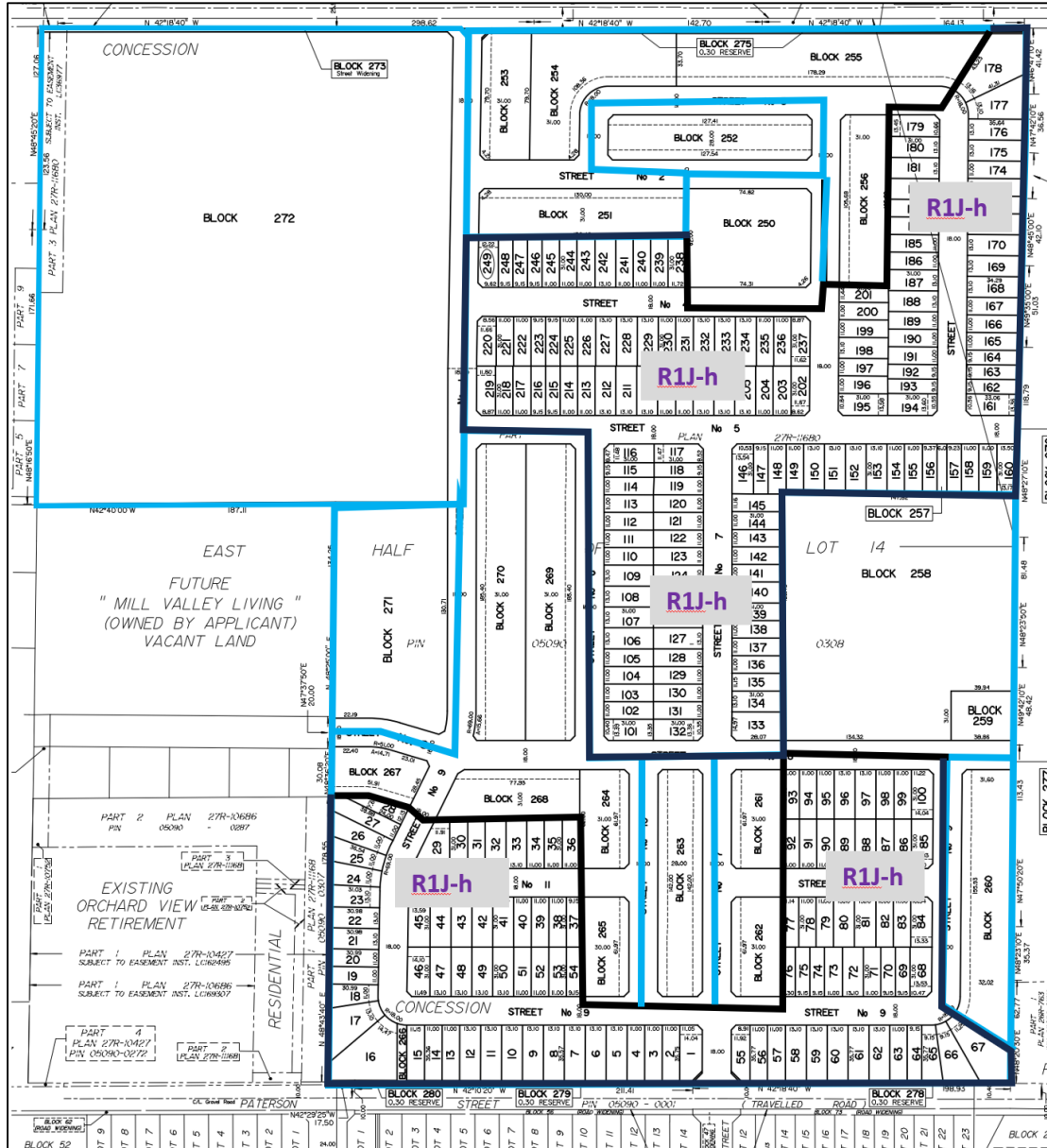
Christa Lowry, Mayor


Jeanne Harfield, Clerk

Schedule "A"

Lands Subject to the Amendment

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;
Part 1, Plan 27R-11680
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 1218 Old Almonte Road



 Area to be rezoned from Development (D) to Residential First Density Subzone 1 (R1J-h) zone.