THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-018

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:

- 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 Third Density, Special Exception 16" (R3-16-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 15 'Residential Third Density (R3) Zone' to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 15.4 thereof:
 - 15.4.16 Notwithstanding the provisions of the 'R3' zone for those lands zoned as 'R3-16 –h Residential Third Density Exception 16' on Schedule 'A' to this By-law, may be used in compliance with R3 zone provisions contained in this By-law, excepting however, that:
 - i) The minimum lot area: 160 m².
 - ii) The minimum front yard setback: 3 metres.

 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.
 - iii) The minimum exterior side yard setback: 3 metres. 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.
 - iv) The minimum rear yard setback: 6 metres.
 - v) The maximum lot coverage: 62%.
 - vi) Section 9.3.6(a) does not apply.
 - vii) 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 R3-16 zone.
- b. the maximum width of a driveway: 60% of the width of the lot
- viii) Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
 - ix) Notwithstanding the provisions of the R3-16 zone for lands zoned as R3-16-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.

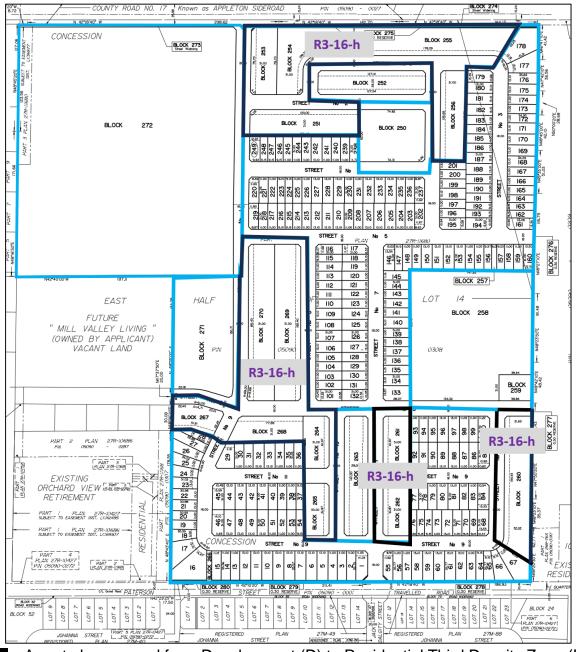
BY-LAW read, passed, signed and	d sealed in open Council this 23 rd day of April 2024
Christa Lowry, Mayor	Jeanne Harfield, Clerk

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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 Third Density Zone (R3-16-h) zone.