

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:

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 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 sealed in open Council this **23rd day of April 2024.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

 Area to be rezoned from Development (D) to Residential Third Density Zone (R3-16-h) zone.