

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**  
**BY-LAW NO. 24-019**

**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 Fourth Density, Subzone A" (R4A-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 16 'Residential Fourth Density (R4)' to By-law No. 11-83, as amended, is hereby further amended by adding the following to 16.1 Uses Permitted:

**townhouse, back-to-back**

That Section 5 'Definitions' to By-law No. 11-83, as amended, is hereby further amended by adding the following definition under "DWELLING":

(I) TOWNHOUSE, BACK-TO-BACK means a building that is divided vertically into four or more dwelling units, not exceeding 16 units, each of which has independent entrances to a front yard immediately abutting the front wall of each dwelling unit.

3. That Section 16 'Residential Fourth Density (R4)' to By-law No. 11-83, as amended, is hereby further amended by adding the Table 16.2A to Section 16.2 before the "Footnotes" as follows:

**TABLE 16.2A – R4 SUBZONE PROVISIONS**

I	II	III	IV	V	VI	VII	VIII	IV	X
Sub-Zone	Min. Lot Frontage (m)	Min. Lot Area (m <sup>2</sup> )	Maximum Building Height (m)	Min. Front Yard Setback (m)	Min. Exterior Side Yard Setback (m)	Min. Rear Yard Setback (m)	Min. Total Side Yard Setback (m)	Maximum number of dwelling units in a block	End Notes (see Table 13.4B)
<b>A</b>	5.5	75	11	3	3	0	1.2	16	f, g, h, i, j, k, l

4. That Section 16 ‘Residential Fourth Density (R4)’ to By-law No. 11-83, as amended, is hereby further amended by adding the following footnotes after footnote (e) and before Section 16.3 Special Provisions:
- f) 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.
  - g) 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.
  - h) The minimum side yard setback for interior walls: 0 metres and for end units: 1.2 metres.
  - i) Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
  - j) Notwithstanding Table 6.19 – Permitted Projections into Required Yards, an air conditioning unit may be permitted to project into the front yard if the unit is located on a balcony or the corner or exterior side yard but not closer than 1.0 metre to an exterior lot line.
  - k) Section 9.3.6(a) does not apply.
  - l) 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 R4A zone; and
    - b. the maximum width of a driveway: 55% of the width of the lot.
5. That Section 16 ‘Residential Fourth Density (R4) Zone’ to By-law No. 11-83, as amended is hereby further amended by adding the following Subsection to 16.4 thereof:
- 1. Notwithstanding the provisions of the R4A zone for lands zoned as R4A-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 **23<sup>rd</sup> day of April 2024.**

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk

 Area to be rezoned from Development (D) to Residential Fourth Density Subzone A (R4A-h) zone.