

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-XXX

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 "Rural" (RU) Zone to "Rural Special Exception" (RU-xx-h) for the lands identified in Schedule 'A', which are legally described as Concession 8 East, Part of Lot 8, Ramsay Ward, Municipality of Mississippi Mills.
2. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:

"12.3.xx Notwithstanding their 'RU' zoning, on those lands delineated as 'RU-xx' on Schedule 'A' to this By-law, a battery energy storage system shall be permitted in accordance with the RU zone provisions contained in this by-law.

The Holding Provision (-h) shall prohibit further construction of new buildings on the site. The Holding Provision shall be lifted upon approval of the following to the satisfaction of the Municipality:

- a) That the Owner provide all technical requirements, plans and studies to the satisfaction of the Fire Chief, Fire Department of the Municipality of Mississippi Mills for the battery energy storage system, including but not limited to:*
 - i) All required documentation of the technical requirements for the facility;*
 - ii) Any required training for Fire Department staff, at no cost to the Municipality;*
 - iii) Any required fire fighting apparatus or materials necessary in the event of a fire, at no cost to the Municipality; and*
 - iv) A signed Memorandum of Understanding including ii) and iii) as well as any other requirements deemed necessary by the Fire Department.*

b) That the Owners enter into a Site Plan Agreement with the Municipality in order to register an agreement on title regarding use, maintenance and liability agreement regarding the battery storage facility.”

3. That Section 42 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection:

“Section 42.3 – Zoning Schedules”

4. That Section 42. 3 to By-law No. 11-83, as amended, is hereby further amended by adding Schedule ‘B’ of this By-law to Section 42. 3.
5. 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 **May 7, 2024.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

BY-LAW NO. 24-XXX

Schedule "A"

Lands Subject to the Amendment

Concession 8 East, Part of Lot 8
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 6299 County Road 29

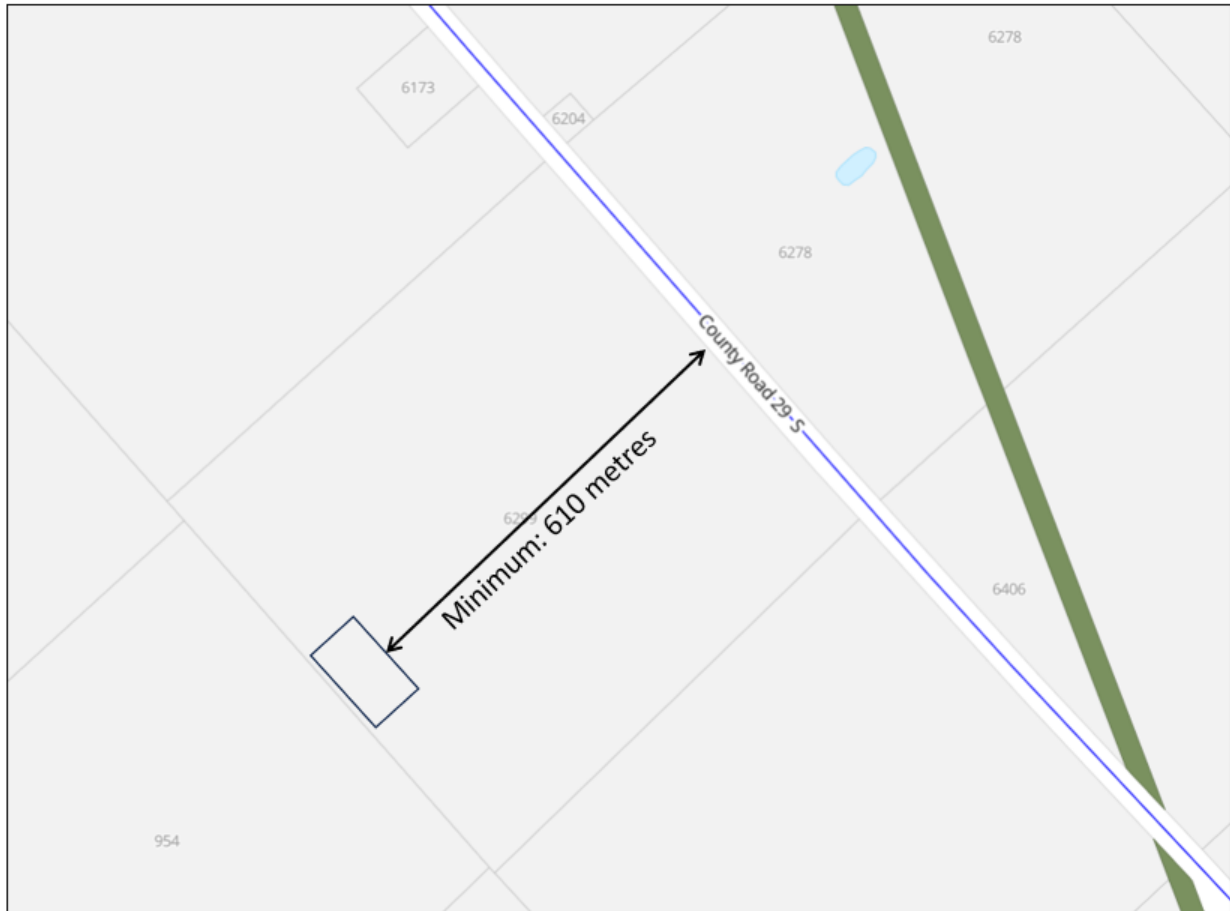


 Area to be rezoned from Rural (RU) to Rural Special Exception (RU-XX-h)

BY-LAW NO. XX-XXX

Schedule “B”

Zoning Schedule



 RU-XX-h