

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: May 6, 2025

TO: Council

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Background Report**
Zoning By-law Amendment – D14-MM3-25 – Update
Zoning for Municipal-Owned Lands
Almonte Ward, Municipality of Mississippi Mills

APPLICANT: Municipality of Mississippi Mills

RECOMMENDATION:

THAT Council receive this report for information.

PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT:

The proposed Zoning By-law Amendment is part of the initiatives that leverage the Housing Accelerator Fund (HAF), which is a federal program managed by the Canada Mortgage and Housing Corporation (CMHC).

Mississippi Mills will be receiving just over \$3.3 million dollars in funding over the next three (3) years through the Housing Accelerator Fund, which will help build more housing within the Municipality. The HAF grant will cover the cost of implementing seven (7) planned initiatives, which includes making municipally owned lands available for affordable housing.

The Municipality has undertaken an inventory and assessment of surplus and underused municipal land to identify lands which are the most suitable for housing.

DESCRIPTION OF SUBJECT LANDS AND SURROUNDING LAND USES:

Seven (7) municipally owned and vacant properties have been deemed as viable for this HAF initiative. All the properties are located within the Almonte Ward and make up approximately 2.1 hectares of total land area. Six (6) of the seven (7) properties are in the north-east sector of Almonte and are surrounded by a variety of residential uses (see Figure 1). The other property is located within the south-east section of Almonte, surrounded by residential uses, is directly across from the Almonte General Hospital on State Street and contains the Municipality's daycare facility (see Figure 2).

Figure 1: Subject Lands




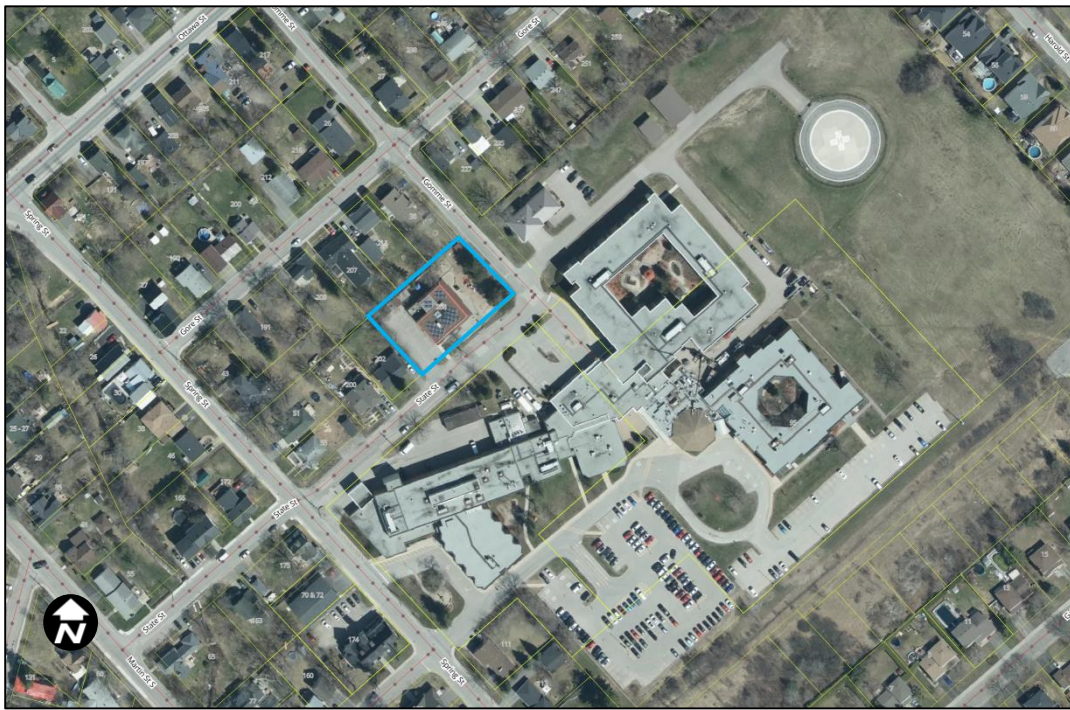

 Areas to be rezoned

Figure 2: Subject Lands



 Area to be rezoned

SERVICING & INFRASTRUCTURE:

The subject properties are currently serviced by municipal water and sewer with the exception of the properties on McDermott Street and the properties which are not accessible by St. James St. (unopened road allowance of St. James St.).

Portions of the subject properties are on and/or affected by a branch of the Almonte Municipal Drain and adjustments to the drain may be required to develop. The Municipality's Drainage Superintendent has reviewed and is of the opinion that adjustments can be made to facilitate development that will not impact the function of the drain and therefore no objections were made to the proposed zoning change.

No servicing changes have been proposed at this time.

Staff do not foresee any servicing or infrastructure concerns resulting from the proposed Zoning By-law Amendment.

COMMUNITY OFFICIAL PLAN (COP):

The proposed changes remain consistent with the Community Official Plan (COP). Staff have evaluated the application policies of the COP to ensure that the proposed changes properly align the affected zoning by-law provision with the corresponding COP policy directives.

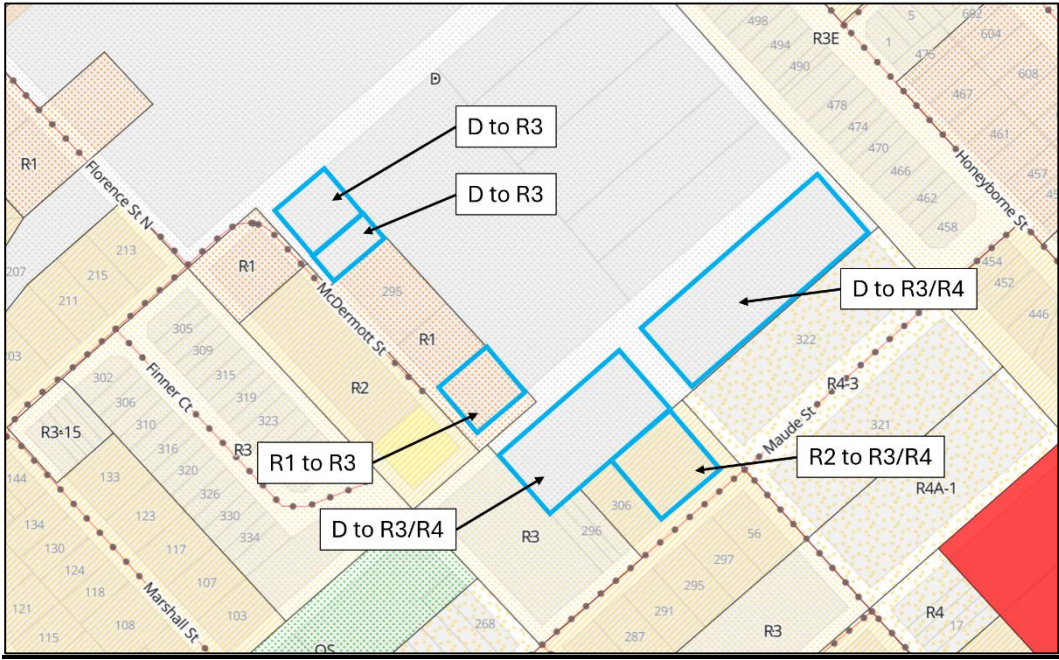
ZONING BY-LAW #11-83:

The proposed zoning by-law amendment seeks to update zoning for approximately 2.1 hectares of vacant municipally owned land for potential housing development as a part of the Housing Accelerator Fund. The lands are either serviced or expected to be serviced in the near future.

Each of the seven (7) properties will be analyzed separately to rezone appropriately based on the surrounding context, lot size and availability of servicing. Staff are still analyzing the appropriate zoning options at this time; however, are of the opinion that a Residential Third Density (R3) would be a suitable option for most of the properties, with the possibility of a Residential Fourth Density (D4) for the three (3) parcels at St. James Street and Maude Street and the one (1) parcel on State Street (see Figure 3 and Figure 4).

Holding zones will be required for those properties which do not have frontage on an opened, maintained municipal road and/or do not have access to full municipal services.

Figure 3: Current Zoning




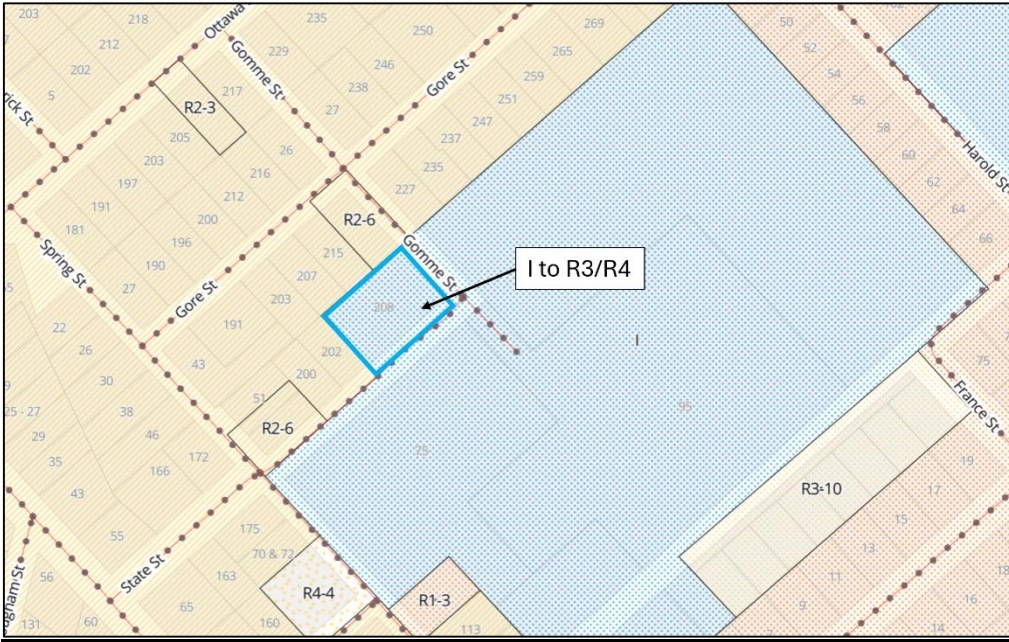

 Areas to be rezoned

Figure 4: Current Zoning



 Areas to be rezoned

PUBLIC AND AGENCY COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations. A few members of the public followed up to clarify the intent of the application. A full record of public comments will be submitted with the future Recommendation Report. As noted above under the Servicing and Infrastructure section, a comment was received in regard to the Municipal Drain and the subject properties.

NEXT STEPS:

A staff report analyzing the merits of the application will be prepared following the public meeting to fully consider all public comments received.

All of which is respectfully submitted by, Approved by,

Hayley McCartney

Hayley McCartney
Policy Planner



Melanie Knight
Director of Development Services and
Engineering