

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 26-051

BEING a by-law to designate the properties municipally known as 38 Mill Street in Almonte, locally known as the Black Watch Building, as a property of cultural heritage value or interest under Section 29, Part IV of the *Ontario Heritage Act*; and

WHEREAS Section 29, Part IV of the *Ontario Heritage Act* authorizes the council of a municipality to designate a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

AND WHEREAS council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets two or more of the criteria as prescribed under O.Reg 9/06;

AND WHEREAS 38 Mill Street were evaluated against the criteria set out in O.Reg 9/06, and the Municipality's Heritage Advisory Committee and Council for the Municipality of Mississippi Mills determined that the property has cultural heritage value or interest;

AND WHEREAS notice of intention to designate 38 Mill Street as being of cultural heritage value or interest was published on the municipal website, having general circulation in the municipality on **June 25, 2026** and was also served on the owner of the properties, and on the Ontario Heritage Trust, in accordance with the requirements of Section 29 of the *Ontario Heritage Act*,

AND WHEREAS no notice of the objection to the proposed designation has been served on the Clerk of the Municipality of Mississippi Mills, and the time for filing such objections has passed;

NOW THEREFORE, the Council of the Municipality of Mississippi Mills enacts as follows:

Designation of Property

1. Pursuant to the authority granted under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 as amended, Council for the Municipality of Mississippi Mills hereby designates, as being of cultural heritage value or interest, the property:
 - (a) municipally known as 38 Mill Street in Almonte;
 - (b) legally described as Plan 6262 RP 26R1641 Part 3; Being Pt Lots B and C;
 - (c) owned by 756752 Ontario Inc; and
 - (d) further described in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as set out in Schedule "A" attached hereto.

Schedules Incorporated

2. Schedule "A" attached hereto are incorporated into and form a part of this By-law. A copy of this by-law can be viewed on the municipal website at www.mississippimills.ca.

Notice

3. The Clerk of the Municipality of Mississippi Mills is hereby authorized and directed to cause:
 - (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, on any person who objected to the designation, and on the Ontario Heritage Trust;
 - (b) notice of the passing of this By-law to be published on the municipal website for general circulation within the Municipality of Mississippi Mills;
 - (c) notice that any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal; and
 - (d) the property to be entered into the municipal register of designated properties in accordance with Section 27 of the *Ontario Heritage Act*.

Registration

4. The Municipality's Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the land registry office, after the 30 day appeal period.

Effective Date

5. This By-law shall come into force and take effect on the date of its passing.

BY-LAW read, passed, signed and sealed in open Council this 11th day of August, 2026.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-26-015 dated August 11, 2026.

Schedule “A” to By-law 26-051

Description of Property – Black Watch Building, 34 Mill Street, 36 Mill Street, and 38 Mill Street

The Black Watch Building is a commercial building constructed in 1909-1910, located on the south side of Mill Street, facing the mills that bordered the Mississippi River, with an open lot to its west.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Black Watch Building lies in the building being a good example early 20th century commercial architecture, its traditional function as part of Almonte’s main street and the commercial history of the town. It contributes to the distinctive character of Almonte’s historic core and is included in the Downtown Almonte Heritage Conservation District

The Black Watch Building has design value as a main street commercial structure. It is part of a street wall featuring buildings set flush against the sidewalk running east to Bridge Street. A flat-roofed, two-storey structure, it is divided into three storefronts, each with a ground-level entrance and three large second-floor windows featuring stone sills and lintels. Brick pilasters separate the building sections, while decorative coursing defines the cornice. A pressed metal secondary cornice separates the first and second stories. The west wall is painted with a large advertisement for “Black Watch Chewing Tobacco” and there is a faint “ghost sign” with the word SHAMROCK also evident on the wall.

The Black Watch Building has historical value because of its function as part of Mill Street, Almonte’s leading commercial street. As the third building on the lot, it was constructed in 1909–1910, soon after a fire destroyed the three-storey brick building previously on the site, which had also replaced a mid-19th century building destroyed by fire. The decision to rebuild quickly reflects the importance of the lost businesses to Almonte’s main commercial street.

The Black Watch Building has contextual value through its location on Mill Street, Almonte’s historic main street and a well-preserved cultural heritage landscape. Since the early 19th century, Mill Street has played an important role in the town’s economic and social life. Home to a wide range of small businesses and many of Almonte’s earliest mills, it has also long served as a gathering place and the setting for public celebrations such as parades.

Description of heritage attributes

Key exterior elements that contribute to the heritage value of the Black Watch Building, 34 Mill Street, 36 Mill Street, and 38 Mill Street as a good example of early 20th century commercial main street architecture include:

- Two storey massing with flat roof;
- Three bay front façade, with each bay occupied by a different business;
- Simple brick pilasters dividing the upper storey into three and marking the corners;
- Red brick exterior cladding, laid in common bond;
- Remaining elements of the original storefronts in evidence at 36 Mill Street;
- Scalloped metal secondary cornice with brackets and semi-circular rosettes separating first and second storeys;
- Decorative brick coursing at the roof line;
- Painted “Black Watch Chewing Tobacco” sign, with SHAMROCK ghost sign evident underneath; and
- Location on a bend in Mill Street, on the front property lot line.

Exclusions

The interior of the building is not included in this designation.