



Mississippi
Mills



Almonte Downtown Secondary Plan

November 2025



Almonte Downtown Secondary Plan

Prepared for:

Municipality of Mississippi Mills

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1.0 INTRODUCTION

1.1 Purpose of the Secondary Plan

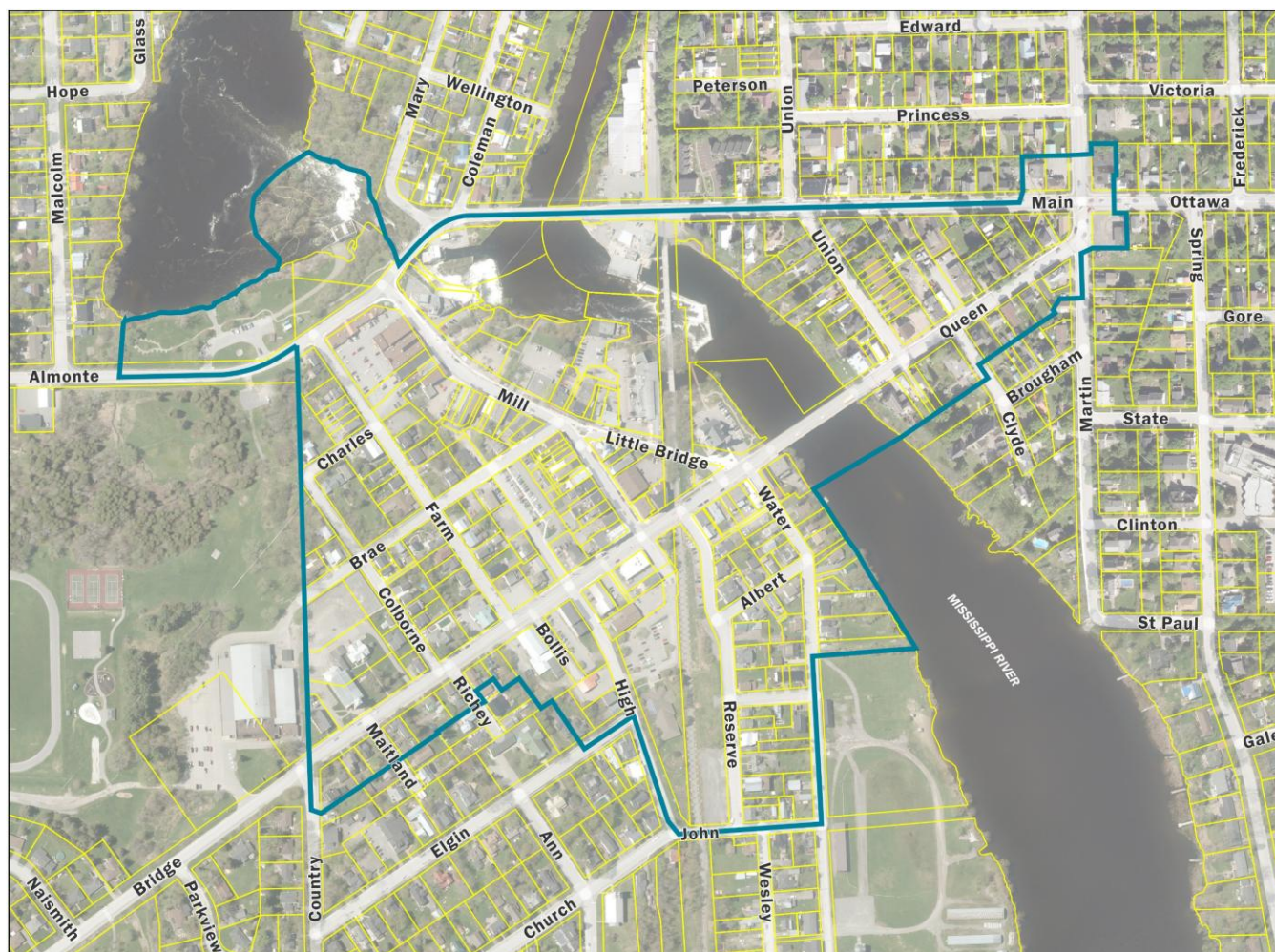
The purpose of this Secondary Plan is to establish a more detailed planning framework to guide land use and development within Downtown Almonte in support of the general policy framework provided by the Municipality of Mississippi Mills *Community Official Plan*. The Secondary Plan has been created to establish a vision for the future and provide greater guidance with respect to land use, built form, housing, heritage, capital projects, transportation and mobility, the environment, infrastructure, and the public realm.

The Secondary Plan is the Municipality's policy direction for municipal actions, particularly in the review of development applications and undertaking capital projects.

1.2 Downtown Almonte

This Secondary Plan establishes the limits of Downtown Almonte planning area which is shown in **Figure 1**. These limits capture Almonte's downtown core area and supporting uses in accordance with the goals and objectives set out in the overall *Community Official Plan* and guidance provided in the *Public Realm Plan for Almonte Downtown and Ottawa Street*.

Figure 1: Downtown Almonte Planning Area



2.0 VISION AND GUIDING PRINCIPLES

2.1 Vision

The Vision for the future of Downtown Almonte is captured in this statement:

Downtown Almonte is the heart of a vibrant, prosperous and sustainable community that celebrates its beautiful landscape and environment along the magnificent Mississippi River, its associated rich cultural heritage and lifestyle, and its opportunities for continued renewal as one of the most sought-after small-town destinations in Ontario. The Downtown will undergo sensitive, incremental development and redevelopment with a mix of land uses and a range of housing options that are well-connected and enhanced with great places, and that provide opportunities for activities, events and services for residents, employees, and visitors alike, as the defining part of the complete community of Almonte.

2.2 Guiding Principles

The Vision can be supported by Guiding Principles to provide a foundation for the Secondary Plan and serve as a benchmark against which future municipal investments, community initiatives, and development proposals for Downtown will be considered. The principles elaborate on themes contained within the vision and provide further emphasis on matters that are essential to the Downtown's future.

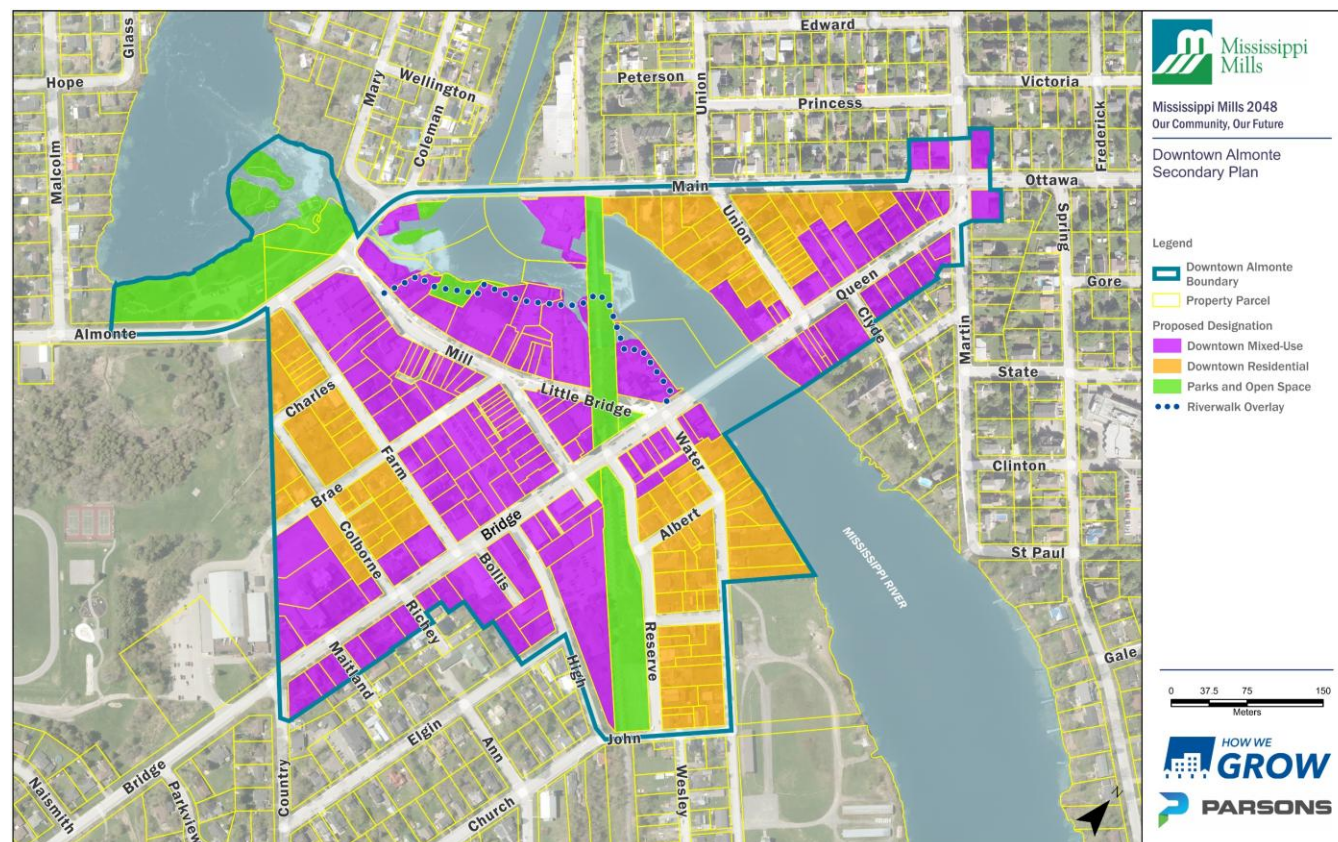
1. **Leverage Downtown's riverfront setting:** The Mississippi River plays a critical role in shaping Almonte and is an ever-present and vital asset to the community. Enhancing the relationship between Downtown Almonte and the riverfront's natural beauty will play a key role in supporting local commerce, attracting tourists, accommodating cultural and recreational activities, and providing interesting opportunities for housing development.
2. **Embrace the cultural heritage and Downtown's film-friendly appeal:** Downtown Almonte contains a rich inventory of historic buildings and distinct cultural landscapes that help define the area's character. Preservation of and reinvestment in these historic resources shall be prioritized and changes to the area should seek compatible forms that protect and celebrate the role in establishing Downtown Almonte's distinctive film-friendly appeal.
3. **Deliver a complete and livable Downtown:** Downtown Almonte accommodates a range of land uses and a mix of housing types, creating an opportunity for people to live, work and play within the overall Municipality. The Downtown will continue to provide options for development and redevelopment that will result in a wider range of available housing options for residents, while also accommodating valued and supportive commercial, institutional, and recreational opportunities to evolve as part of a complete, compact community.
4. **Activate the Downtown:** Downtown Almonte today forms the active heart of Almonte and draws residents from across the Municipality and visitors from afar. The Downtown will continue to evolve as a focus of activity, one that provides places and infrastructure to support a growing range of activities and services including shopping, dining, recreation, personal services, and other events and activities which attract residents and visitors at all times of day and throughout the year.
5. **Connect the Downtown spaces and places:** Downtown Almonte is framed by a system of historic streets and emerging active transportation routes, that hosts destinations within it. The Downtown's mobility networks will enable ease of movement for people with a wide range of abilities for all ages, in a manner that is safe and accessible and that connects important public spaces and cherished places, bolstered by improved wayfinding for visitors. Opportunities for publicly accessible parking will be provided in strategic locations to improve the walkability of the Downtown.
6. **Strengthen the Downtown economy:** Downtown Almonte is bolstered by a robust local economy that features a range of local businesses, unique shops, personal services, restaurants, and other tourism-based businesses. The economic success of the area will be continually fostered through supporting the growth of existing and future local businesses that reflect the Downtown's special character, enhancing the appeal to employees, and increasing the draw of the area to visitors and new residents.
7. **Emphasize a sustainable and climate resistant Downtown:** The Mississippi River, riverside parks, and open spaces are key resources that not only establish Almonte's identity, but also provide an opportunity to help mitigate the effects of climate change in the Downtown context. There is an opportunity for future developments to demonstrate and embrace the use of green technologies and principles such as low impact development.

3.0 LAND USE DESIGNATIONS

The Secondary Plan permits a range of land uses that together support the Vision and Guiding Principles for Downtown Almonte. The corresponding land use designations are shown in **Figure 2** which is included as Schedule A to the Plan:

- Downtown Mixed Use
- Downtown Residential
- Parks and Open Space
- Riverwalk Overlay

Figure 2: Land Use Designations



3.1 Downtown Mixed Use

The intent of the Downtown Mixed Use designation is to permit a wide range and mix of uses including commercial, residential and institutional at the greatest densities permitted in Almonte, while providing development policies to ensure that development and redevelopment is consistent with the Vision for the Downtown. The following policies apply:

1. Within the Downtown Mixed Use designation, special provisions apply to development that front on Downtown Almonte's mainstreets including Mill Street, Little Bridge Street, Bridge Street, and Queen Street. Consistency of the built form and the public realm experience is of paramount importance to the future of the Downtown along these streets. On these mainstreets:
 - a. New buildings are required to have a mix of uses, meaning that each building is required to have more than one primary use, with some combination of commercial, residential, or institutional land uses. Where residential uses are proposed, these are to be limited to apartment units to the rear of the main floor or within the upper storeys of buildings.
 - b. The ground floor of new buildings are required to have storefront commercial retail and service uses along the street with clear windows across the majority of the façade.

- c. New buildings are required to have direct pedestrian entrances to the municipal sidewalk from each ground floor individual occupancy.
 - d. New buildings are required to be built up to the street lot line to form a continuous building line that is interrupted only by driveways, walkways, patios, or landscape open space areas.
 - e. Driveways are limited to single lane driveways for each lot, generally no more than 4.0 metres wide.
 - f. Parking lots are not permitted along the street lot line.
2. The following uses are not permitted: automobile-oriented uses, including but not limited to drive-throughs automobile body shop, car wash, gas bar, automobile sales establishment, or automobile service station;
 3. Individual ground floor commercial uses shall be limited in size as may be regulated by the Zoning By-law with the objective that individual ground-floor commercial uses be of relatively small-scale in keeping with the existing character of the Downtown.
 4. New single use commercial, residential and institutional buildings will be permitted on properties that do not have frontage on Downtown mainstreets as listed in Section 3.1.1. Permitted residential uses in these areas are limited to medium density uses and apartments.
 5. Existing low-density residential shall be permitted to continue but are encouraged to redevelop in a form that increases the residential density to accommodate the needs and diversity of future residents.
 6. Development and redevelopment shall conserve the architectural and heritage characteristics of existing development in terms of building profiles, massing and height. Development proposals shall demonstrate the considerations of the guidelines provided in the *Downtown Almonte Heritage Conservation District Plan* and the *Properties Owners Guidelines for Heritage Conservation District* where it overlaps with this Plan, and the *Mississippi Mills Urban Design Guidelines*.
 7. The maximum permitted height for new buildings and increases in height to existing buildings shall be three (3) storeys and the minimum building height shall be two (2) functional storeys.
 8. Notwithstanding Section 3.1.7, building heights of up to five (5) storeys may be considered for additions to the rear or side of existing buildings and portions of new buildings provided that the following are met:
 - a. Building setbacks from the street are at or above the second or third storey to continue the pattern of buildings along the street consistent with the existing form and character of development in the Downtown Mixed Use area; and
 - b. A minimum of 10% of residential units provided are affordable housing units, where affordable is defined by the Provincial Planning Statement, as amended, and in accordance with Section 4.3.
 9. The design of new buildings on the north side of Mill Street should treat the façades facing the street and facing the river both as 'fronts' and provide direct connections to both Mill Street and the Riverwalk.
 10. Where development or redevelopment is proposed on vacant lands along Mill Street, additional right-of-way widening dedication of 2.0 metres measured from the existing street lot line, or an equivalent building setback, is required at the time of development approval, to support improvements to the public realm. A reduction or tapering of this required right-of-way widening or setback may be considered when necessary to tie new development into the established building line of adjacent buildings.
 11. Parking for developments shall be provided at a minimum rate to support the proposed uses. Accessory surface parking lots are generally discouraged; however, if provided, shall not be located in the front yard and is discouraged in the side yard. Required parking should be integrated into the footprint of new buildings wherever feasible, and if so, is not permitted on the first floor of the building along the street edge.
 12. Off-site parking within a walkable distance of the property can be considered to satisfy minimum parking requirements for development or redevelopment, if secured via a lease agreement for parking located on private property, as a way to provide the required parking without impacting on the quality of development.
 13. Standalone parking lots or parking garages are not permitted unless the parking lots are owned by the Municipality.
 14. The Municipality shall consider a new zone in the Comprehensive Zoning By-law for lands within the Downtown Mixed Use Designation to provide additional flexibility to pursue the area's intensification, affordable housing, and design objectives, including development standards that support a more compact form of development.

3.2 Downtown Residential

The intent for Downtown Residential designation is for these areas to develop and redevelop over time to allow for gradual and gentle residential intensification. The following policies apply:

1. Low density and medium density residential uses will be permitted to provide for a range of housing types.
2. Despite Section 3.2.1:
 - a. A new single detached dwelling is not permitted unless at least two additional residential units are provided on the lot; and
 - b. A new semi-detached dwelling is not permitted unless one additional residential unit is provided on the lot.
3. Existing low density residential uses are permitted and encouraged to redevelop to provide for a greater range of housing types to accommodate the needs and diversity of future residents and households.
4. Home based businesses, bed and breakfasts, daycares, and group homes are permitted in accordance with the provisions of the *Community Official Plan* and *Comprehensive Zoning By-law*.
5. Development and redevelopment shall conserve the architectural and heritage characteristics of the existing building stock in terms of building profiles, massing and height. New development shall demonstrate the considerations of the guidelines provided in the *Downtown Almonte Heritage Conservation District Plan* and the *Properties Owners Guidelines for Heritage Conservation District* where it overlaps with this Plan, and the *Mississippi Mills Urban Design Guidelines*.
6. The maximum permitted height shall be three (3) storeys and the minimum building height shall be two (2) functional storeys.
7. Notwithstanding Section 3.2.6, building heights of up to four (4) storeys may be considered for additions to the rear or side of existing buildings and portions of new buildings provided that such buildings satisfy the following:
 - a. Is situated on a lot with frontage on a Municipal Arterial or Municipal Collector Road, classified in the Municipality of Mississippi Mills Transportation Master Plan;
 - b. Building setbacks from the street at or above the second or third storey, to continue the pattern of buildings along the street consistent with the existing form and character of development in the surrounding area; and
 - c. A minimum of 10% of residential units provided are affordable housing units, where affordable is defined by the Provincial Planning Statement, as amended, and in accordance with Section 4.3.
8. The Municipality shall consider a new zone in the *Comprehensive Zoning By-law* for lands within the Downtown Residential Designation to provide additional flexibility to pursue the area's residential intensification, affordable housing, and design objectives, including development standards that support a more compact form of development.

3.3 Parks and Open Space

The Parks and Open Space designation applies to lands that are part of the Ottawa Valley Recreational Trail, the Alameda, Metcalfe Geoheritage Park, Kirkland Park and other open space and urban squares that together provide focal areas for passive enjoyment of the riverfront and areas for gatherings and events. The following policies apply:

1. Parks and other civic uses are permitted including community centres, museums, fair and event grounds, athletic facilities and municipal boat launches.
2. Supporting buildings and structures are permitted up to a maximum cumulative lot coverage of 50%.
3. Large open space areas such as the Alameda, Metcalfe Geoheritage Park, Kirkland Park and the Riverwalk, should be guided by master concept plans to ensure public and private initiatives on these lands result in cohesive, accessible development.
4. The Metcalfe Geoheritage Park forms part of Downtown Almonte and the Municipality should leverage opportunities to better connect it to Mill Street and the Riverwalk, both physically and from a wayfinding perspective, with an accessible, recognizable, and inviting promenade within a green open, riverfront landscape.

3.4 Riverwalk Overlay

The Riverwalk Overlay applies to the general location of the scenic Riverwalk along the Mississippi River that traverses several publicly-owned and private properties as a continuous route. The Riverwalk Overlay provides additional policy direction including built form guidance and permitted activities not otherwise included in the Downtown Mixed Use Designation. Permitted uses on properties where the Riverwalk Overlay applies are those of the underlying designation. The following additional policies apply:

1. New development along the Riverwalk shall be designed in a way to ensure consistency of the Riverwalk as a continuous, accessible walking route located with views of the Mississippi River and set within a landscaped open space setting.
2. As part of Development Applications, a 6.0 metre wide Riverwalk pedestrian easement or land dedication shall be provided to the Municipality to ensure public access is maintained in perpetuity. Any dedicated lands shall be considered as part of the development's contribution to parkland in accordance with the Municipality's Parkland Dedication By-law 15-78, as amended.
 - a. In cases where natural hazard constraints or areas regulated by the MVCA limit the developable building envelope on a site, the Municipality may consider a reduced Riverwalk pedestrian easement along a specified segment(s) in the general area of the developable building envelope, provided that the easement be no less than 2.0 metres in width. It shall be demonstrated that any requested reduction to the width of the Riverwalk pedestrian easement is necessary to ensure a reasonable developable building envelope and shall be supported by plans and studies required by the Municipality.
 - b. In cases where the Riverwalk pedestrian easement runs parallel to a side lot line(s), the Municipality may consider a reduced Riverwalk pedestrian easement on a site by site specific basis, provided that the easement be no less than 2.0 metres in width or a reduced setback from the building to the pedestrian easement. Any reduction to the width of the Riverwalk pedestrian easement shall be supported by plans and studies required by the Municipality.
3. Where a Riverwalk land dedication or easement is provided to the Municipality as part of the development or redevelopment of the lands, these lands will be developed with infrastructure including a walking surface, landscaping, lighting, and other improvements, designed in conjunction with the associated development as part of a unified public realm, at the sole cost of the developer.
4. New buildings on properties along the Riverwalk Overlay should treat any façade facing the Riverwalk as a 'front'.
5. A minimum 2.0 metres building setback to the Riverwalk lot line or easement boundary shall be required for new development to provide for a spacious separation along the Riverwalk experience. Reductions to this setback will only be permitted where it can be demonstrated that the setback would result in a building footprint or other building layout design issues that cannot be addressed using current building standards and urban design interventions.
6. All new buildings are required to have a direct pedestrian connection to the Riverwalk.
7. Surface parking lots abutting the Riverwalk are discouraged. Required parking should be integrated into the footprint of new buildings wherever feasible or located off-site in accordance with Section 3.1.11. Where there is no feasible alternative considering other design objectives of the Downtown Mixed Use designation, surface parking lots abutting the Riverwalk are required to have a generous landscaping buffer with appropriate visual screening.

4.0 GENERAL POLICIES

4.1 Riverfront Experience

The Mississippi River is a defining aspect of Downtown Almonte's heritage, character, and setting. The following policies can help reinforce the value that the River brings to the community and how growth and development can leverage this value:

1. The Municipality should strive, over the fullness of time, to make all waterfront lands throughout Downtown Almonte publicly accessible, either through dedication of land or easement to the Municipality, or through private land uses which provide public access and views of the River for public enjoyment.
2. Site-specific, place-making locations should be developed and maintained along or above the water's edge where people can observe the River and appreciate the views at all times of the year.
3. Emphasis should be placed on the modifications, maintenance and renewal of all bridge structures so that each bridge functions as an important part of the public realm of Downtown Almonte. These features can include wider sidewalks, decorative lighting, pedestrian lookouts, public art, seating, shade structures and commemorative displays about the history of the River, including Indigenous history.

4.2 Heritage Conservation

Downtown Almonte's small town, film-friendly appeal is intrinsically tied to its rich inventory of historic buildings, distinct cultural landscapes, and the history of its peoples. The following policies will help to reinforce the community's valued cultural and heritage resources:

1. Development and redevelopment, including modifications to existing buildings, within the Downtown Almonte Secondary Plan area shall be guided and evaluated by the *Ontario Heritage Act* and the *Downtown Almonte Heritage Conservation District Plan* and in accordance with Heritage Resource policies provided in Section 4.3 of the *Community Official Plan*.
2. The Municipality may take additional steps to conserve the cultural heritage resources within the area of the *Downtown Almonte Heritage Conservation District Plan* as well as other areas within the Secondary Plan area through measures that include:
 - a. Integrating cultural heritage landscape features into the public realm or other public facilities where feasible, such as the Riverwalk;
 - b. Implementing standards through the *Zoning By-law* that further support the conservation of the heritage character of Downtown Almonte as outlined in the *Downtown Almonte Heritage Conservation District Plan*, the *Properties Owners Guidelines for Heritage Conservation District*, and the *Public Realm Plan for Almonte Downtown and Ottawa Street*, particularly for properties abutting Mill Street, Little Bridge Street, Bridge Street and Queen Street; and
 - c. The use of interpretative or commemorative plaques, displays, and monuments.
3. In collaboration with the Heritage Committee, as identified in Section 4.3.2 of the *Community Official Plan*, the Municipality shall undertake an analysis for the historic Downtown core which may:
 - a. Identify additional properties for individual designation pursuant to the provisions of Part IV of the *Ontario Heritage Act*, with priority placed on cultural heritage resources on key historic streets in Downtown Almonte, including but not limited to Mill Street, Little Bridge Street, and Bridge Street.

4.3 Housing

Over the planning horizon of the *Community Official Plan*, the Municipality is anticipated to experience a 60% population growth, with 70% to be accommodated in Almonte, including Downtown Almonte. Accommodating this anticipated growth will require development of new residential dwellings within the area. In addition to supporting new population growth, providing a range and mix of housing types will also support the housing needs for a wide range of residents. In particular, it will be important to establish targets for the provision of housing that is affordable to low and moderate income households. The following policies will promote the development of a robust housing environment within Downtown Almonte:

1. New residential and mixed use developments containing residential uses located in Downtown Almonte should provide a minimum of 10% of residential units as affordable housing units, where affordable is defined by the Provincial Planning Statement, as amended.
2. Pursuant to Section 4.3.1, affordable housing should include a mix and range of residential unit types, sizes, and tenures, to provide housing opportunities for all household types, including larger families and residents with accommodation requirements. Affordable units should include barrier-free design features. Residential unit types will be determined in consultation with Lanark County Social Services and local housing providers, to the satisfaction of the Municipality.
3. Prior to the sale of excess Municipal land in Downtown Almonte, the Municipality shall evaluate the feasibility of using the land to develop affordable housing projects, in accordance with the Municipality's Land Sale By-law, as amended.
4. The Municipality will continue to explore innovative tools, agreements, and initiatives that support the development of affordable housing options within Downtown Almonte, including but not limited to development charges reductions and rebates, tax incentives, funding grants and height and density provisions.
5. The Municipality shall monitor the progress of achieving the affordable housing targets identified in this Plan.

4.4 Business and Tourism Development

Downtown Almonte has historically functioned as the economic and commercial heart for the Municipality and continues to fill this role today. The sustained economic success of Downtown Almonte will be driven by on-going support for its diverse economic base, including fostering a healthy and growing tourism industry and empowering the small and local businesses located in the area. The following policies will promote the development of a strong economic environment within Downtown Almonte:

1. The Municipality will continue to promote Downtown Almonte as a focal point for all-season tourism at a municipal, regional, and national level, noting the unique cultural landscape, attractions, and businesses located in the area.
2. Major cultural facilities, tourist-oriented attractions and supportive uses, such as small-scale accommodations, shall be encouraged to locate within Downtown Almonte.
3. The Municipality will continue explore economic development initiatives and incentive programs to promote Downtown Almonte as a focal point for private and public investment, as well as tourism.
4. The Municipality will continue to invest in infrastructure in Downtown Almonte that supports the viability and success of the area.
5. The Municipality will actively explore opportunities to create new off-street parking and public washroom facilities in strategic locations within the Downtown. Consideration will be given to partnerships and agreements with private landowners to expand availability of these facilities.
6. The Municipality will continue to review its regulating tools and processes to identify opportunities to promote, facilitate, and support the economic vitality of Downtown, consistent with the policies and objectives of this Plan.

4.5 Mobility

The ability for residents and visitors to easily, comfortably, and conveniently connect to different destinations and key areas within Downtown Almonte will be a key component to continue as a livable, safe, and successful downtown. This includes accommodating the use of all types of transportation modes and prioritizing safety and improvements to walking and rolling. The following policies are intended to strengthen the connectivity of Downtown Almonte and improve mobility:

1. The street network will be reconstructed or rehabilitated over time in accordance with the *Municipality of Mississippi Mills Transportation Master Plan* and incorporate principles of "complete streets", which prioritizes the needs of road users of all ages and abilities.
2. Corridor roads and county roads into and from Downtown Almonte will be enhanced with cycling facilities at such time that reconstruction or rehabilitation of the road is considered.
3. New and reconstructed sidewalks shall be constructed to a minimum width of 1.8 m and in accordance with the Accessibility for Ontarians with Disability Act (AODA).

4. The Municipality will explore opportunities to enhance the accessibility of both existing and new businesses in the Downtown.
5. The Municipality shall implement increases in minimum bicycle parking requirements for all new developments or redevelopments within Downtown Almonte to encourage and increase opportunities for active transportation.
6. The Municipality shall evaluate the application of traffic calming measures where appropriate, understanding that consultation with Lanark County would be required for any measures along Queen Street and Bridge Street.
7. Municipal collector road segments to and from Downtown Almonte, particularly Main Street and Almonte Street, as well as county roads, particularly Bridge Street and Queen Street, shall be enhanced with improved cycling facilities in accordance with the Transportation Master Plan.
8. The Municipality will continue to evaluate and implement pedestrian-only streets for portions of Downtown Almonte at specific times and for key large public events, with exceptions for accessibility vehicles, delivery and moving trucks, and emergency vehicles.

4.6 Municipal Services Infrastructure and Sustainability

As a waterfront community and one whose historic success has been linked with the Mississippi River, future growth and development within Downtown Almonte should prioritize sustainability and resiliency principles to promote the ongoing conservation and health of the environment. This includes ensuring servicing infrastructure systems are well equipped and able to accommodate the needs of existing and future communities. The following policies will ensure that future developments prioritize sustainability and that sufficient servicing capacities are available to sustain anticipated growth:

1. All development and building applications shall be subject to water and wastewater servicing capacity and the *Mississippi Mills Water and Wastewater Infrastructure Master Plan*.
2. Developments are encouraged to implement Low Impact Development (LID) measures intended to minimize stormwater run-off and recharge groundwater systems, including rainwater harvesting and reuse systems, bio-swales or water features, infiltration measures, permeable paving materials and green roofs, into the site design.
3. Developments will feature the latest in sustainable design to reduce energy use, water consumption, land consumption, emissions and optimize adaptation and climate resilience.
4. Landscaping designs for development on private and public properties are encouraged to use only native species and drought tolerant species.
5. Street tree plantings within the right-of-way and along the frontages of private property are encouraged to continue the growth of a sustainable urban forest that provides benefits of storm water management and shade.

4.7 Public Art and Placemaking

The picturesque setting of Downtown Almonte is a source of inspiration that fuels the creativity and imagination of its many local gifted residents and artists. Downtown Almonte should continue to cherish and celebrate the rich pool of talent within the community as part of a larger placemaking initiative that fosters the development of special places and invites visitors and residents alike to stop, enjoy, and gather. The following policies will facilitate placemaking initiatives throughout the Downtown, accentuated by public art installations:

1. The Municipality will support the creation of new public artwork to further contribute to the vibrancy of the public realm, mark places of importance and beautify streetscapes, parks and greenspaces, in accordance with all other municipal policies.
2. The Municipality will establish a Downtown Almonte Public Art Strategy that:
 - a. identifies appropriate locations for public art installations;
 - b. identifies streetscape elements, such as paving, and street furnishings, that should incorporate public art;
 - c. adheres to the Municipal Public Art Policy and establishes specific policies for public art contributions as part of new development on private lands;

- d. considers grants or other incentives to encourage public art projects by local artists.
- 3. The Municipality shall establish and implement a clear wayfinding and visual signage strategy, as suggested by the *Public Realm Plan for Almonte Downtown and Ottawa Street*.
- 4. The Municipality shall continue to invest in enhancements to streetscapes, parks and greenspaces and partner with private property owners to integrate accessible street furniture into the public realm with new furnishings complementing the existing features.
- 5. Developments within Downtown Almonte shall be encouraged to provide art installations and placemaking elements, such as street furniture, plaza and patio spaces, and landscaping, within spaces between the street and the building frontage.

4.8 Natural Hazards

This Plan acknowledges that there may be properties that are located along the Mississippi River which may contain natural hazards, including floodplains. Development within the floodplain or other natural hazards shall be in accordance with the Provincial Planning Statement (PPS) and the policies of the Community Official Plan.

5.0 IMPLEMENTATION AND INTERPRETATION

Lands within the Almonte Downtown Secondary Plan area shall be subject to the interpretation and implementation policies of the *Community Official Plan* and the following specific policies.

1. Where the policies of this Secondary Plan conflict with those in the Official Plan, the policies of the Almonte Downtown Secondary Plan shall prevail.
2. The land use boundaries shown in Schedule A – Land Use Designation Plan –shall be considered as approximate rather than absolute and will be interpreted in accordance with the Official Plan.
3. The implementation of the policies of this Plan that relate to municipal initiatives and investments are subject to the capital budget and financial policies and procedures approved by Council, as well as the availability of funding from other levels of government or sources.

5.1 Review of Development Applications

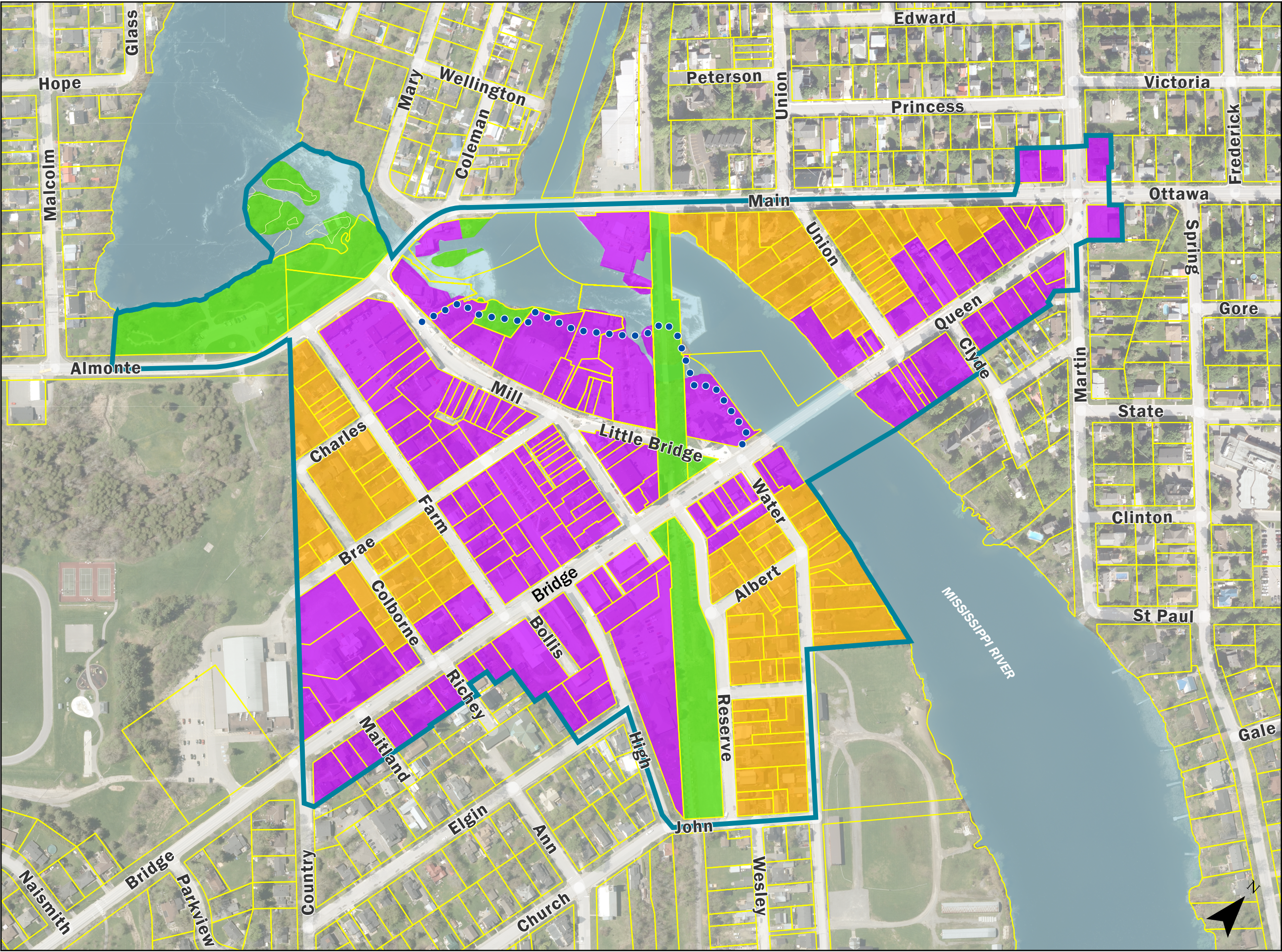
1. Through the development review process, the Municipality will secure land dedication or easement for public access over lands that together comprise the Riverwalk. In addition, the Municipality may secure easements for public access over internal circulation networks for access to the Riverwalk.
2. Where Site Plan Control is applicable, development applications shall be reviewed against the policies and objectives of the *Community Official Plan*, *Almonte Downtown Secondary Plan*, *Comprehensive Zoning By-law*, *Public Realm Plan for Almonte Downtown and Ottawa Street*, *Downtown Almonte Heritage Conservation District Plan*, *Property Owners Guidelines for Heritage Conservation District*, and *Mississippi Mills Urban Design Guidelines*, among others as deemed relevant by the Municipality, and summarized within a Planning Rationale on how the proposed development either is consistent with, or supports, the various objectives and policies of the plans and guidelines.

5.2 Amendments to the Secondary Plan

1. Any proposed change to this Plan must reflect the goals, objectives and policies of the *Community Official Plan* and the *Almonte Downtown Secondary Plan*.
2. Any modifications to land use or other policies as noted in the *Almonte Downtown Secondary Plan* or shown on Schedule A, will require an Official Plan Amendment.

Schedules

Schedule A Land Use Designations



Mississippi Mills 2048
Our Community, Our Future

Downtown Almonte
Secondary Plan

- Legend
- Downtown Almonte Boundary
 - Property Parcel
- Proposed Designation
- Downtown Mixed-Use
 - Downtown Residential
 - Parks and Open Space
 - Riverwalk Overlay

