

MISSISSIPPI MILLS 2048

Our Plan to **Build**
Our Share of the
1.5 Million New
Homes that Ontario
Needs



Mississippi
Mills

Page left blank intentionally



A Message From Mayor Christa Lowry Mayor of the Municipality of Mississippi Mills

As Mayor of Mississippi Mills, I am proud to share our commitment to supporting the Province's goal of constructing at least 1.5 million homes in Ontario by 2031. Achieving this vision requires not only our dedication but also the critical support of the Province.

By 2048, the population of Almonte is projected to grow to 13,550, representing a 122% increase. In 2021, we took an important first step to realizing this growth through the expansion of our urban settlement area; unlocking 73 hectares for new fully-serviced residential development. Since this time, we have received seven (7) subdivision applications representing a 52% increase to our existing population, totaling 1,440 new housing units.

Through our long-term master planning initiative, *Mississippi Mills 2048*, we have identified key servicing gaps in our existing infrastructure and services. Our estimates indicate an immediate need for approximately \$145.8 million in water and wastewater capital investments over the next five years to stay on track with our projected population growth. The Municipality is unable to shoulder this funding requirement alone.

The Municipality has made significant progress in aligning with the Province's mandate for growth. However, without provincial assistance to address our immediate funding needs, development within Almonte will stall indefinitely.

I respectfully urge your attention to this pressing matter, and we look forward to collaborating with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christa Lowry'.

Mayor Christa Lowry
Municipality of Mississippi Mills



A Message From John Jordan, MPP MPP for Lanark-Frontenac-Kingston

Finding the right home has become increasingly difficult. For young people, eager to raise a family in a community of their choosing. For newcomers, ready to put down roots and start a new life. For seniors, looking to downsize, but wanting to stay near their family and loved ones.

The housing shortage is province-wide, affecting rural, urban, and suburban communities alike. This includes communities like **Almonte** in my riding of Lanark-Frontenac-Kingston where demand for affordable, accessible housing continues to rise. Almonte has seen significant growth and has illustrated their desire to welcome more families, retirees, and newcomers to locate to Almonte's picturesque charm and convenient location. But with this demand comes a clear challenge: there aren't enough homes to meet the needs of its residents, both current and future.

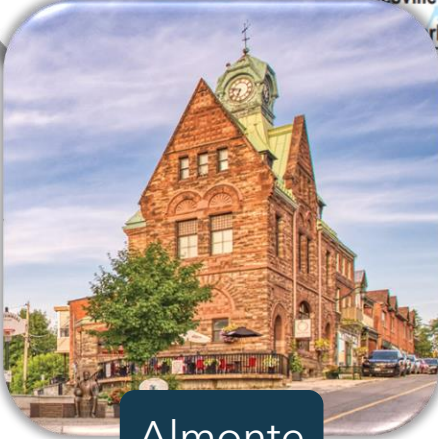
I congratulate Mayor Lowry and Mississippi Mills Council for making considerable strides to support growth in Almonte by expanding its urban boundary and implementing master planning initiatives, however, they are facing significant servicing constraints. Without addressing these limitations, Almonte's ability to continue to grow will be severely hindered.

The Municipality of Mississippi Mills understands the need for more housing and is supportive of our government's commitment to building 1.5 million homes over the next decade to address the housing crisis across Ontario. I fully support Mississippi Mills in its efforts towards achieving our provincial goal and realizing continued growth in Almonte. Provincial support is a critical factor in our mutual success.

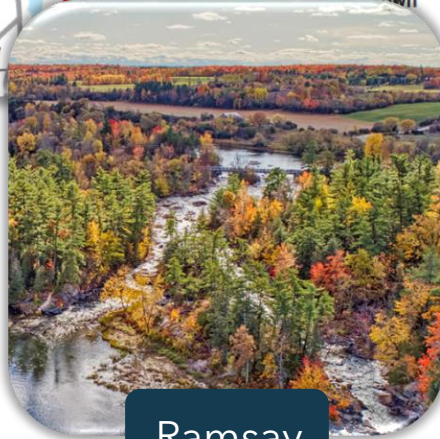
Respectfully,

A handwritten signature in red ink, appearing to read "John Jordan". The signature is stylized and cursive.

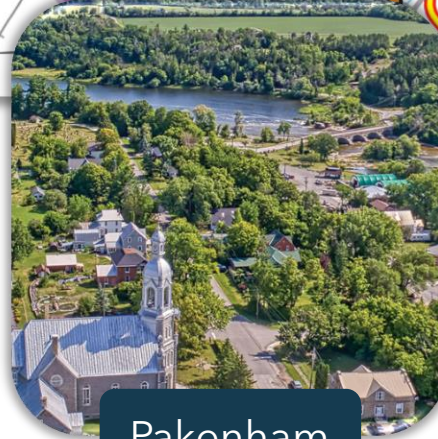
John Jordan, MPP
Lanark-Frontenac-Kingston



Almonte



Ramsay



Pakenham

Introduction to Mississippi Mills

A Friendly and Fast-Growing Community

Mississippi Mills is Ottawa's next-door neighbour. We are 35 minutes from downtown Ottawa, one hour from West Quebec, and two hours from Kingston and northern New York. Within Lanark County, the Municipality of Mississippi Mills is made up of the former rural Townships of Ramsay and Pakenham and the urban Town of Almonte, which is on full municipal services.



A Growing Community

Ready to Welcome New Neighbours

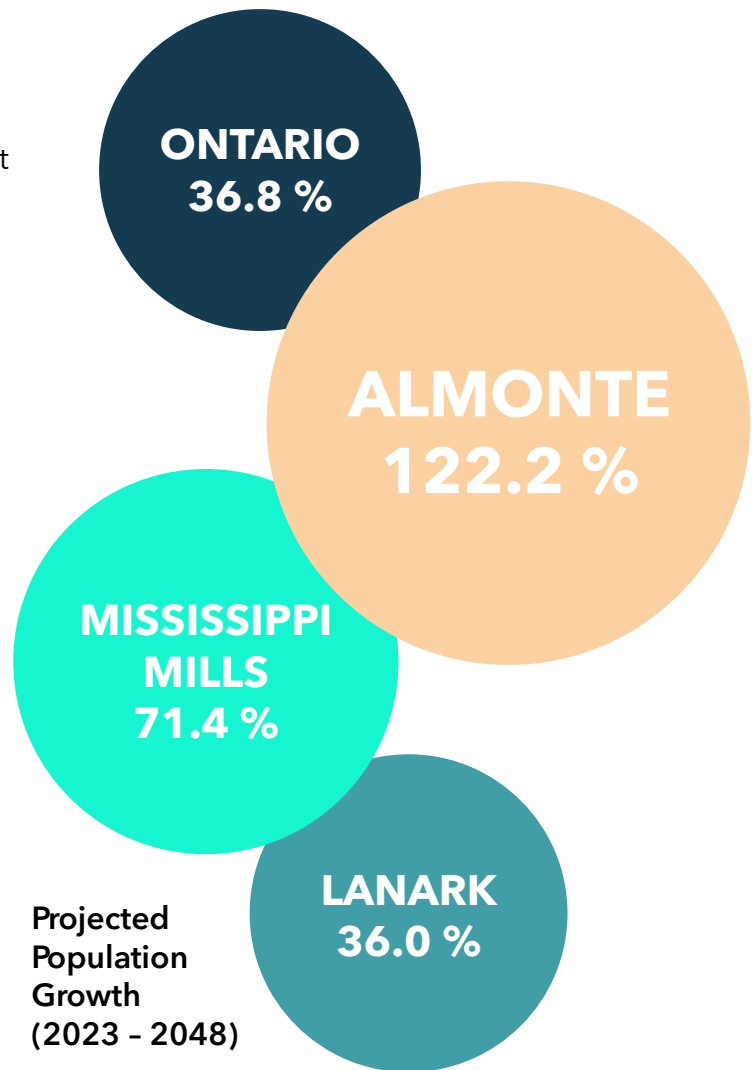
Almonte is one of two fastest growing communities in Lanark County. Our population has seen strong growth in the last 5 years and is projected to continue, **doubling the current population to 13,550 (5,645 units) over the next 25 years.**

According to the Ministry of Finance’s Medium Growth Scenario Population Projections for 2023-2048, Ontario is expected to grow by 36.8%, and Lanark County by 36.0%. In comparison, population projections commissioned by the Municipality suggest that Mississippi Mills is expected to grow by 71.4% and Almonte by 122.2%, far exceeding both the County’s and Province’s averages. This rapid growth reflects the town's strong appeal and the aggressive demand for housing and services in communities adjacent to the City of Ottawa.

Detailed population projections are provided in Appendix A and Appendix B.

#2 Second Fastest Growing Community in Lanark County

 **25,173** Mississippi Millians by 2048



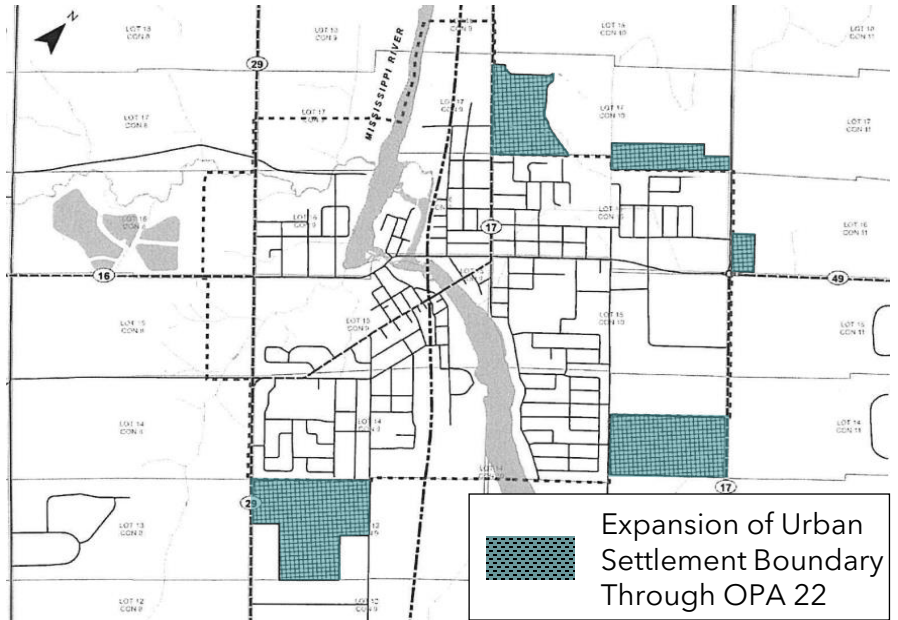
Official Plan Amendment 22

A 73-Hectare Boundary Expansion

In September 2021, the Municipality expanded the Town of Almonte's boundaries by 73 hectares to accommodate new residential development.

Current Subdivision Applications

Mississippi Mills wants to do our part to support the objectives of the *More Homes Built Faster Act, 2022*. The growth potential in Almonte has excited developers, who have submitted seven (7) subdivision applications representing 52% growth of the existing population, totalling 1440 new housing units (3,456 new housing units (3,456 population increase)).



7 

New Subdivision Applications Received after OPA 22 was Approved

1,440
New Units of Housing

3,456
New Neighbours

52% Growth of the Existing Population



MM2048

An Update to the Municipality's Master Plans

At the direction of Council, the Municipality has been **forward-thinking in preparation for growth** by renewing and updating the Municipality's key master plans to ensure that our community is primed for more homes and more neighbours.

A comprehensive project known as MM2048, is underway in the Municipality of Mississippi Mills which impacts nearly every service and department within our community. This ambitious initiative encompasses a wide range of areas, including roads, childcare, water and wastewater management, recreation, festivals and events, economic development, and overall quality of life. MM2048 aims to chart a course for our community's future well beyond the year 2048.

In preparation for this growth, Mississippi Mills has proactively allocated and invested \$1 million – equivalent to \$360 per household – to hire consultants to update various key documents:

Water and Wastewater Master Plan

Local Service Policy Reviews

Transportation Master Plan

Asset Management Plans

Solid Waste Management Strategy

Long Term Financial Plan

Community Services Master Plan

Fire Master Plan

Development Charges Review

Official Plan Amendments 22
(Urban Boundary Expansion)

Water and Wastewater Rate Studies



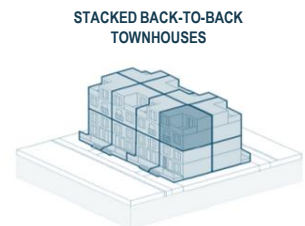
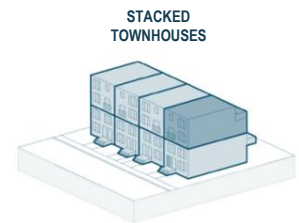
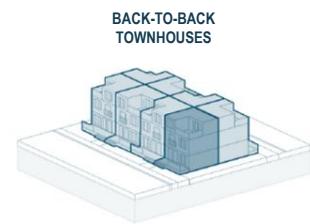


Official Plan Amendment 32

The "Missing Middle" and Density Flexibility

Taking **concrete steps** to encourage the development of **missing middle housing** and **embracing Additional Residential Units** as a tool to promote greater densities.

Missing middle housing generally refers to housing that is ground oriented, contains more than one unit, but is less dense than mid-rise built forms such as apartment buildings. The Municipality has recognized the need for missing middle housing and is in the process of amending the policies of Section 3.6.5 of the Official Plan to add back-to-back townhomes and stacked townhomes as new housing types permitted uses in medium density residential areas. Currently Official Plan policies permit "...four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing" as medium density housing. These new forms of housing are greater in density than a single detached dwelling and can be introduced in neighbourhoods which are predominantly made up of single detached dwellings.



The Municipality has also embraced Additional Residential Units. The Municipality has seen significant interest and uptake by both individual homeowners and developers. Municipal Staff are currently in the process of developing flexible density policies that would result in some new subdivisions being required to provide roughed-in Additional Residential Units in at least 25% of the new homes being built.





Community Services Master Plan

Building Culture Around our Community

The Municipality has been **actively preparing for growth** by renewing and updating the Municipality’s key master plans to ensure that our community is primed for more homes and more neighbours in the coming years.

The Municipality is in the final stages of preparing a new Community Services Master Plan (CSMP) to enhance quality-of-life in several strategic areas: Parks and Facilities, Museums, Recreation Programming, Community Development and Events, and Childcare. The CSMP is intended to create a roadmap for future improvements, ensuring that facilities and programs meet the quality-of-life needs of residents and visitors alike as we grow.

1 PARK AND FACILITIES

2 MUSEUMS

3 RECREATION PROGRAMMING

4 COMMUNITY DEVELOPMENT AND EVENTS

5 CHILDCARE

A key focus of the CSMP is the strategic direction for Childcare Services, driven by the anticipated growth in the 0-4 year-old population. To address this need, the Municipality has reallocated \$27,000 of funds for the creation of a design brief for new childcare facilities and has applied for a grant to create additional daycare spaces. This investment will enable the engagement of a qualified architect to develop plans that meet Ministry standards, facilitating the necessary expansion of childcare spaces essential for supporting young families.





Transportation Master Plan

Building A Safe and Accessible Transportation Network

Developing an **environmentally sustainable** transportation system that can **support the local economy** and **promote a healthy and vibrant community**.

The Municipality's new Transportation Master Plan (TMP) provides a roadmap for future planning decisions to help address transportation issues that are expected through the unprecedented population growth that the Municipality is currently experiencing. The new TMP will ensure that transportation infrastructure is developed in a way that both supports the Municipality's growth and serves the changing needs of residents.

IDENTIFIES contemporary themes and priorities to incorporate into our Community Official Plan (including the "Complete Streets" philosophy and environmental stewardship).

PROMOTES the strategic expansion of the road network to manage anticipated growth.

ESTABLISHES active transportation as a main mode of transportation.

ENCOURAGES the resurgence of transit and ridesharing opportunities.

ENHANCES equity, inclusivity, and accessibility.



The TMP outlines capital investments in the Municipality's road network and active transportation network over the short-term (5-years), medium-term (15-years), and long-term (25-years). The road network initiatives include new road corridors, road retrofits that reflect a complete streets approach, and intersection enhancements. The active transportation initiatives range from shared use roads, neighbourhood bikeways, multi-use pathways, and sidewalks improvements.

The TMP indicates that the transportation upgrades needed to meet the Municipality's 25-year growth projections have an estimated total cost of **\$308 million**.



Water & Wastewater Master Plan

Laying the Groundwork for Sustainable Growth

Developing **water and wastewater servicing strategies** to support the needs of **Almonte** as the town **continues to grow over the course of the next 25 years.**

The Municipality's new Water & Wastewater Master Plan (WWMP) provides capital investment recommendations to align Almonte's servicing capacity with short, medium, and long-term growth projections. The WWMP establishes that there are significant servicing constraints with Almonte's existing infrastructure which stands to curtail our ability to meet housing forecasts.

The WWMP identifies Almonte's Wastewater Treatment Plan as the principal constraint amongst existing infrastructure. The Plant is rapidly approaching its maximum capacity; **only 33% of active subdivision applications (651 units) will be able to be approved without a plant re-rating or expansion.** Not including development already approved, the remaining capacity will not be enough to service all of the vacant land available for development in Almonte. This estimate does not consider the additional servicing needs of industrial, commercial, and/or institutional development.



\$75 Million

Est. Cost of New Wastewater Treatment Plant needed in the next 0 - 5 Years

\$145.8 Million

Total Est. Cost of Water and Wastewater Servicing Upgrades needed in the next 0 - 5 Years

\$34,640

Est. Cost Per Unit for Water and Wastewater Servicing Upgrades in the next 0 - 5 Years

\$217.5 Million

Est. Cost of Water and Wastewater Servicing Upgrades to Meet 25-Year Growth Projections



Mississippi Mills is committed to assisting the Province in meeting its goal of constructing at least 1.5 million homes by 2031; **we need your support to do so**. The Municipality estimates a total requirement of **\$171 million** over the next five years to fund the investments in capital infrastructure and services outlined in our Master Plans, which are necessary to keep pace with projected population growth. This funding requirement represents:

8 Times the Municipality's Current Debt Load

3 Times the Municipality's Borrowing Limit

\$40,627 Per Unit for the Current and Future Residents of Almonte

While Development Charges are an important funding mechanism that can help offset this level of borrowing, they alone will not cover the full extent of our capital investment needs nor will they provide any immediate support.

The reality is that growth does not pay for all the costs of growth; however, the costs associated with expanding our infrastructure should not fall on existing ratepayers. This principle is crucial for maintaining the economic health of our community and ensuring that current residents are not unfairly burdened by the financial demands of new development. Attempting to manage these capital investments solely through municipal resources is untenable, given our borrowing limits and the negative impact such investments would have on the daily lives of our residents.

To effectively meet our infrastructure needs and support sustainable growth, **Provincial funding is essential**. Although the Province has made progress in addressing housing supply and affordability, additional resources are necessary to ensure that small municipalities like ours can keep pace with mandated growth.

We urge the Province to provide the support needed to help realize it's vision for an affordable Ontario - in Almonte.

Appendix A

Forecasted Population Growth

MISSISSIPPI MILLS POPULATION PROJECTIONS

Projection Period	Est. Population - Almonte	Est. Population Growth - Almonte	Est. Population - Mississippi Mills	Est. Population Growth - Mississippi Mills
Existing (2021 Census)	6,098	N/A	14,740	N/A
Short-Term (1-5 Years; 2023-2028)	8,030	32%	17,455	18%
Mid-Term (5-15 Years; 2028-2038)	11,047	81%	21,309	45%
Long-Term (15-25 Years; 2038-2048)	13,550	122%	25,173	71%

Population Projection 2048 for Economic Development Vision, Prepared by J.L.Richards

LANARK COUNTY RELATIVE POPULATION GROWTH

Relative Growth	Lanark County Lower Tier Municipalities	Population Growth (2021 - 2051)
#1	Carleton Place	81.9%
#2	MISSISSIPPI MILLS	68.5%
#3	Perth	59.1%
#4	Beckwith	48.9%
#5	Lanark Highlands	42.2%
#6	Drummond / North Elmsley	40.9%
#7	Montague	34.4%
#8	Tay Valley	30.1%

Growth Management Study 2023, Prepared by Watson & Associates Economists Ltd.

HISTORIC ONTARIO RELATIVE POPULATION GROWTH

Relative Growth	Municipality	Population Growth (2016 - 2021)
#1	Carleton Place	17.6%
#2	Oshawa	17.0%
#3	MISSISSIPPI MILLS	12.0%
#4	Vaughan	11.3%
#5	Brampton	10.6%
#6	Kitchener	9.8%
#7	Ottawa	8.9%
#8	Barrie	8.4%

2023 Roll Return Fact Sheet, Prepared by Municipal Property Assessment Corporation

Appendix B

Historic Growth in Other Communities

COMMUNITIES BORDERING THE CITY OF OTTAWA

Municipality	Community Type	County Region	2016 Population	2021 Population	Actual People (% Change)
Mississippi Mills	Municipality	Lanark	13,163	14,740	1,577 (12.0%)
Carleton Place	Town	Lanark	10,644	12,517	1,873 (17.6%)
North Grenville	Municipality	Leeds and Grenville	16,451	17,964	1,513 (9.2%)
Clarence-Rockland	City	Prescott and Russell	24,512	26,505	1,993 (8.1%)

OTHER CITIES IN ONTARIO

Municipality	Community Type	County Region	2016 Population	2021 Population	Actual People (% Change)
Port Colborne	City	Niagara	18,306	20,033	1,727 (9.4%)
Stratford	City	Perth	31,470	33,232	1,762 (5.6%)
Prince Edward	City	Prince Edward	24,735	25,704	969 (3.9%)
Pembroke	City	Renfrew	13,882	14,364	482 (3.5%)
Cornwall	City	Stormont, Dundas, and Glengarry	46,589	47,845	1,256 (2.7%)
Brockville	City	Leeds and Grenville	21,569	22,116	547 (2.5%)
North Bay	City	Nipissing	51,553	52,662	1,109 (2.2%)
Thunder Bay	City	Thunder Bay	107,909	108,843	934 (0.9%)
Sarnia	City	Lambton	71,594	72,047	453 (0.6%)
Mississauga	City	Peel	721,599	717,961	-3,638 (-0.5%)
Sault Ste. Marie	City	Algoma	73,368	72,051	-1,317 (-1.8%)

OTHER MUNICIPALITIES IN ONTARIO

Municipality	Community Type	County Region	2016 Population	2021 Population	Actual People (% Change)
South Frontenac	Township	Frontenac	18,646	20,188	1,542 (8.3%)
Bracebridge	Town	Muskoka	16,010	17,305	1,295 (8.1%)
Trent Hills	Municipality	Northumberland	12,900	13,861	961 (7.4%)
Ingersoll	Town	Oxford	12,757	13,693	936 (7.3%)
Gravenhurst	Town	Muskoka	12,311	13,157	846 (6.9%)
Huntsville	Town	Muskoka	19,816	21,147	1,331 (6.7%)
Pelham	Town	Niagara	17,110	18,192	1,082 (6.3%)
Greater Napanee	Town	Lennox and Addington	15,892	16,879	987 (6.2%)
Cobourg	Town	Northumberland	19,440	20,519	1,079 (5.6%)
Orangeville	Town	Dufferin	28,900	30,167	1,267 (4.4%)
Scugog	Township	Durham	21,617	21,581	-36 (-0.2%)

**Municipality of
Mississippi Mills**

3131 Old Perth Rd
Box 400
Almonte ON
K0A 1A0



Mississippi
Mills