



Mississippi
Mills

Mississippi Mills 2048

Our Community, Our Future



Downtown Secondary Plan

A framework to guide downtown growth that preserves and enhances its existing unique character

The Municipality has retained a professional consultant for the development of a **Downtown Secondary Plan**. The plan will include the following:

Urban Design Guidelines

Implement building and site design standards that respect and enhance the existing character of Almonte's downtown as a Heritage Conservation District.

Riverwalk Interface Design Guidelines

Create site design standards that strengthen the interface between Riverwalk, private properties and the Mississippi River.

Affordable Housing Bonusing

Implement policies that consider relaxing zoning requirements (height, setbacks, gross floor area) in exchange for the inclusion of affordable housing units.

Conceptual Massing

Develop preliminary building shapes and forms for key vacant lots and underutilized sites within the downtown area to understand and evaluate the redevelopment potential of these sites.

Project Timeline

- 1 Project Award – April 2025
- 2 Public Consultation – June/July 2025
- 3 Draft Plan – August 2025
- 4 Public Consultation and Refinement– September 2025
- 4 Committee of the Whole and Council – October 2025

What is a Secondary Plan?

A Secondary Plan is a detailed planning document that is used to guide land use and development in specific areas within a municipality. It provides more specific policies than the broader policies found in a Community Official Plan.

A Secondary Plan will typically include:

- Land use designations
- General direction for performance standards (height, setbacks, etc.)
- Environmental and heritage considerations
- Overall phasing