

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## STAFF REPORT

**MEETING DATE:** August 12, 2025

**TO:** Committee of the Whole

**FROM:** Hayley McCartney, Policy Planner

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

**APPLICANT:** Municipality of Mississippi Mills

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### **RECOMMENDATIONS:**

**THAT Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend the zoning of the subject lands, as detailed in this report, similar in effect to Attachment B, and**

**THAT Committee of the Whole recommend that Council direct Staff to provide an overview of a Land for Housing First policy with draft proposed amendments to the Land Sale By-law for consideration.**

### **PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT:**

The proposed Zoning By-law Amendment is part of the initiatives that leverage the Housing Accelerator Fund (HAF). The HAF grant will cover the cost of implementing seven (7) planned initiatives, one of which includes making municipally owned lands available for affordable and attainable housing development.

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

Additional information is available in Attachment A – Background Report presented to Council on [May 6, 2025](#).

### **LOCATION OF SUBJECT LANDS:**

Seven (7) municipally owned properties have been identified for this initiative and are all located within the Almonte Ward as illustrated in Figure 1 below.

The Municipality is currently undertaking the development of a new childcare centre at 111 Menzie Street (34 Victoria St.). This facility will accommodate the existing licensed childcare spaces and support the planned expansion of childcare services within the

community. Knowing that the existing daycare at 208 State Street will be vacated once the new childcare centre is constructed, this property has been included in this HAF initiative.

**Figure 1: Subject Lands**



 Subject properties

### **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. At the time of preparation of this report, the following comments were received:

#### **Internal Departments and External Agencies:**

The Municipality's Drainage Superintendent is of the opinion that adjustments can be made to the Almonte Municipal Drain to facilitate development on those lots that are affected by the Municipal Drain without impacting the function of the drain.

Some of the subject properties do not currently have frontage on opened, maintained municipal roads and some do not have access to municipal services. These factors are addressed in the Discussion section below.

The Mississippi Valley Conservation Authority (MVCA) reviewed the application and noted that the Spring Creek is located on, or near, many of the lots that are subject to rezoning. Any alterations to the creek or drain will require written permission from the MVCA and alterations could include, but are not limited to, realignments or relocations through a piped system.

**Public:**

Staff received comments from the public which are summarized in Attachment C with staff's responses.

**EVALUATION:**

**Community Official Plan (COP)**

The seven (7) properties are all designated Residential in the Community Official Plan (COP). Section 3.6 of the COP describes the commitment to support inclusive and diverse options for housing in the Municipality. Diverse housing options are essential to support demographic diversity, affordability, and community sustainability.

Four (4) of the seven (7) properties contain Significant Woodlands (see Figure 2). As per Section 3.1.4.4.1(2) of the COP, development or site alteration within the significant woodlands designation may take place in accordance with the underlying land use designation only when it has been demonstrated through an Environmental Impact Study (EIS) that there shall be no negative impacts on the natural features or ecological functions of the woodland.

As noted above, some of the properties do not front onto open, maintained municipal roads or have available municipal services, or both. For properties 1 to 3, McDermott Street is an opened, maintained road; however, there are no municipal services currently available on McDermott Street or along this portion of Adelaide Street. Anticipating the development of the Hannan Hills and Menzies subdivisions east of these properties which are required to construct water and sewer services along Adelaide Street, servicing will be available in the future. Properties 5 and 6 also do not front onto an open, maintained municipal road or have available municipal services. With the pending development of subdivisions nearby and the available unopened municipal road allowances that directly surround both properties, servicing will be available in the future. Section 5.3.3 of the COP contains policies for the use of holding provisions. Holding provisions are used to prevent any development from taking place until the Municipality is satisfied that certain conditions have been met.

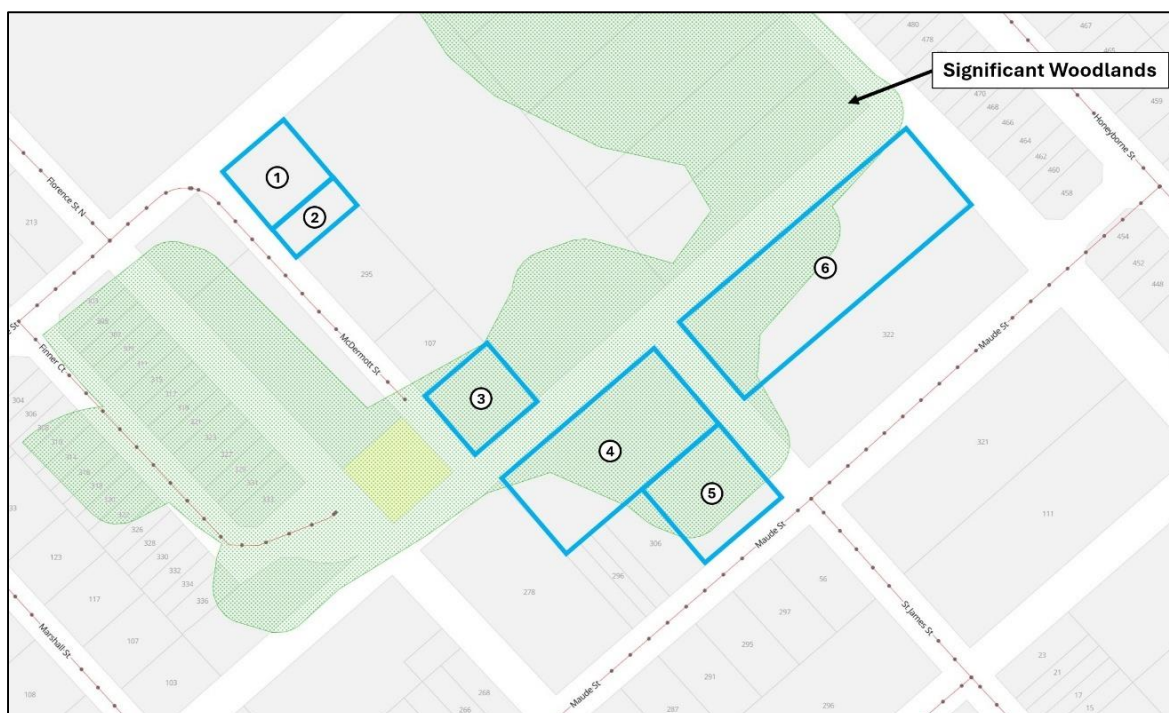


For this Zoning By-law Amendment, holding symbols are proposed for the lots that are currently unserviced and/or do not have frontage on an opened, maintained municipal road. The holding would only be lifted once these requirements are met.

Overall, the proposed rezoning of the (7) properties is consistent with the guiding principles of the COP and supports the key policy goals related to efficient land use and housing objectives. Overall, the rezoning of the seven (7) properties will allow for increased residential development opportunities in Almonte.

Staff are of the opinion that the proposed Zoning By-law Amendment is in conformity with the applicable policies of the COP.

**Figure 2: Significant Woodlands**



 Subject properties

### **Zoning By-law #11-83**

These seven (7) properties were analyzed separately based on the surrounding neighbourhood context, lot size and the availability of or potential for municipal servicing.

Properties 1 to 3 (shown in Figure 3) are proposed to be rezoned to Residential Third Density (R3). The R3 zone permits a mix of medium density residential uses, including four-plexes and townhouses. Properties numbered 4 to 6 (shown in Figure 3) are proposed to be rezoned to Residential Fourth Density (R4-X), with a special exception

to permit semi-detached dwellings. The R4 zone permits the same mixed medium density residential uses as the R3 zone, along with low-rise apartments, residential care facilities, and retirement homes.

Property 7 (shown in Figure 4), municipally known as 208 State Street, is proposed to be rezoned to Residential Fourth Density (R4-Y), with a special exception to permit a daycare, place of assembly, medical clinic, school, commercial school, community centre, personal service business, nursing home, home-based business (professional and domestic/household arts), medical facility, wellness centre, and office. These additional uses are proposed to allow for more flexible development in the future and align with the property's location across from the Almonte General Hospital. By allowing for a variety of health-related and complementary uses, the rezoning encourages a healthy and community focused area.

As noted above, Holding zones (-h) will be required for properties numbered 1 to 4 and 6, as these properties either do not have frontage on an opened, maintained municipal road and/or do not have access to full municipal services.

### **Lands for Housing First Policy – Land Sale By-law**

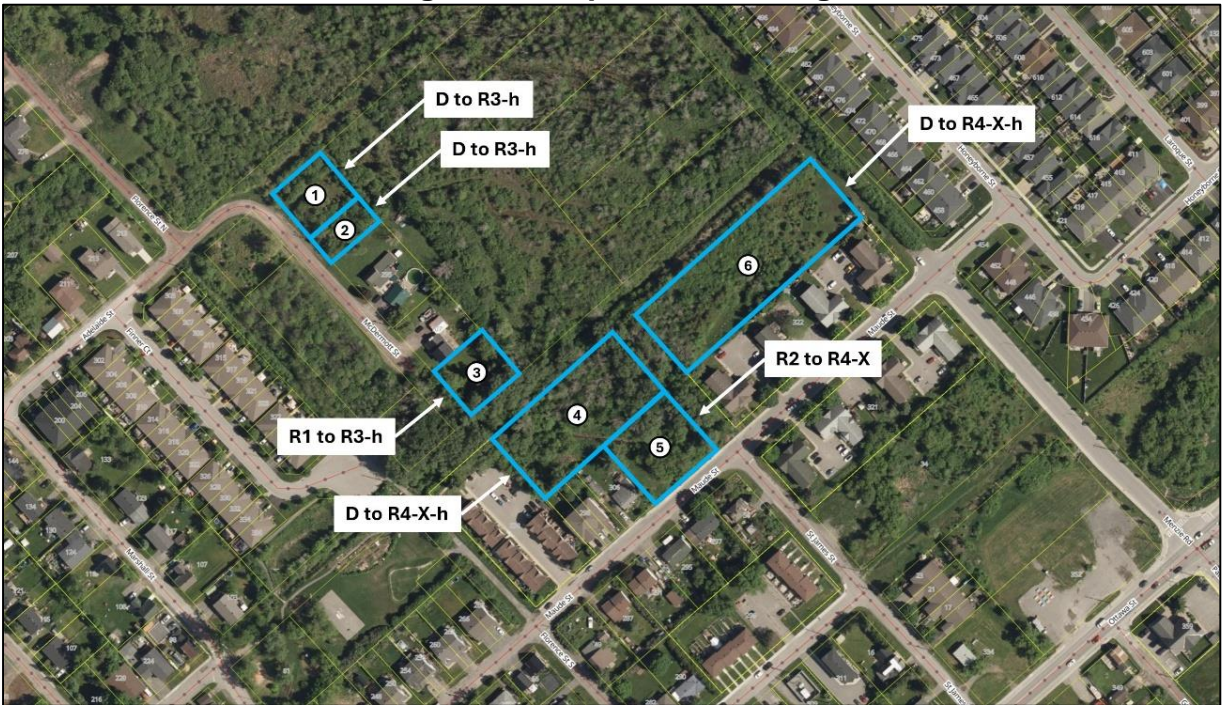
Housing First is an approach that prioritizes providing people with stable housing, followed by providing access to additional supports and services. There have been various municipalities in Ontario to adopt a “land for housing first” policy for their surplus lands. The policy requires the Municipality to prioritize surplus lands to first be offered to affordable housing providers or to developers willing to construct an affordable housing development before the land is offered for sale to the public.


In 2021, Council approved a Housing First Pilot Project to remove barriers for housing development and reduce the upfront costs of affordable housing development by entering into an Memorandum of Understanding with Carebridge to secure the land at 111 Menzie Street (34 Victoria Street) for the development of affordable housing.

There are several different examples of other municipalities taking a similar approach and staff can begin researching these examples to develop a similar approach for Council to consider. Research and consultation with housing providers and the development industry will be completed by Q4 of 2025 and staff anticipate that a policy can be developed for Council's consideration by Q2 of 2026. It should also be noted that research and consultation with housing providers is the next step of this initiative through the HAF program.

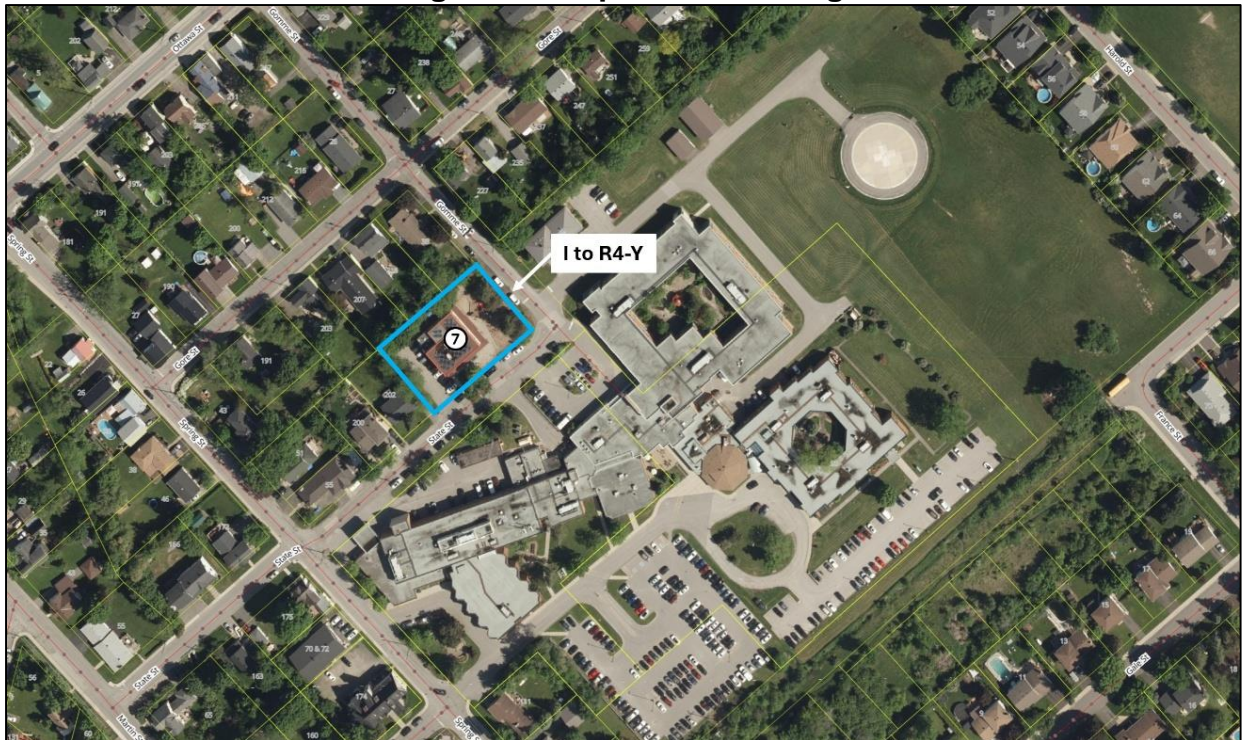



**Figure 3: Proposed Rezoning**



 Areas to be rezoned

**Figure 4: Proposed Rezoning**



 Areas to be rezoned

**SUMMARY:**

Having reviewed and assessed the proposed Zoning By-law Amendment application, Staff are satisfied that the proposal is consistent with the Provincial Planning Statement 2024, conforms to the intent of the Community Official Plan and conforms to the intent of Zoning Bylaw #11-83.

It is the professional opinion of the Planning Department that the proposed Zoning By-law Amendment is appropriate, desirable and represents good planning.

All of which is respectfully submitted by,      Approved by,



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Hayley McCartney  
Policy Planner



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Melanie Knight  
Director of Development Services and  
Engineering

**ATTACHMENTS:**

1. Attachment A – Background Report
2. Attachment B – Proposed Zoning By-laws
3. Attachment C – Public Comments and Staff Responses