



NOTICE OF PUBLIC MEETING

Affordable Housing Community Improvement Plan Amendment

Pursuant to Section 28 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Meeting** will be held **in hybrid format via Zoom** on **Tuesday, April 14, 2026, at 6:00 p.m.** to consider proposed amendments to the Municipality’s Affordable Housing Community Improvement Plan under Section 28 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

Affected Lands:	All lands within the Municipality of Mississippi Mills (No map attached)
Background:	<p>A Community Improvement Plan (CIP) is a planning tool that establishes a framework for achieving community improvements to rehabilitate and revitalize project areas. In November 2025, adopted a new Affordable Housing CIP as one of the seven initiatives required through the Municipality’s Housing Accelerator Fund (HAF) Agreement through the Canada Mortgage and Housing Corporation (CMHC), which is a federally funded program aimed to support the building of more housing in municipalities.</p> <p>The Municipality’s CIP is specifically tailored to affordable housing incentives to encourage the development of affordable housing in the Municipality. The following programs are available in the CIP for qualifying, affordable development:</p> <ul style="list-style-type: none"> ▪ Tax Increment Equivalent Relief (TIER) ▪ Development Charge Rebate ▪ Additional Residential Unit Rebate ▪ Required Plans and Studies Rebate ▪ Municipal Incentive Grant <p>Please see our website for the Affordable Housing CIP: https://www.mississippimills.ca/HAF</p>
Purpose and Intent of Proposed Amendment:	The proposed amendment to the CIP is to introduce a new ‘Housing First Land Sale’ program which would allow Council to convey municipally owned lands below fair market value for the purpose of creating affordable housing, in accordance with Section 106 of the <i>Municipal Act</i> . The amendment also seeks to make minor revisions to the existing CIP programs to improve clarity and overall consistency with the <i>Planning Act</i> and <i>Municipal Act</i> .

<p>Public Meeting Details:</p>	<p><u>Tuesday, April 14, 2026, at 6:00 p.m.</u> <u>Hybrid Meeting - Please Contact the Planner Noted Below to Participate</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “Affordable Housing Community Improvement Plan Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE, please follow this link to the Municipality’s web page: https://calendar.mississippimills.ca/council. When the meeting is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link.</p> <ul style="list-style-type: none"> ▪ IF YOU WISH TO VIEW THE MEETING IN-PERSON, you may attend the hybrid Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate.
---------------------------------------	---

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed zoning by-law amendment, **you must make a written request to the Municipality of Mississippi Mills, 14 Bridge Street, Almonte, ON K0A 1A0 or by emailing a written request to the assigned planner noted below.**

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Ontario Land Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Mississippi Mills before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE RESIDENTS, it is requested that you post this notice in a location visible to all of the residents.

ADDITIONAL INFORMATION about this application is available on the Municipality’s web page. For more information about this matter, including information about appeal rights, contact the assigned

planner:

Drew Brennan, Senior Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064
dbrennan@mississippimills.ca



Scan here to see Active Planning Notices Applications and Applicant Submission Documents
mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated March 23, 2026