

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

QUARTERLY UPDATE

DATE: May 5, 2026
TO: Committee of the Whole
FROM: Melanie Knight, Director of Development Services and Engineering
SUBJECT: Development Services and Engineering Quarterly Report – Q1 2026

DEPARTMENT HIGHLIGHTS:

- Detailed design of Weavers Way Phase 1B has been received and is nearing approval.
- Implementation of Citywide for both the Planning and Building Divisions.

2026 PROJECT UPDATES/PENDING ITEMS:

The Planning Division continues to be busy with the completion of Official Plan Amendment 28 to be finalized in Q2 and then forwarded to Lanark County for approval. Work on the heritage register continues with the evaluations of properties and recommendations to Heritage Committee for designation. As of 2026, Planning applications and inquiries are now being managed and tracked using Citywide. As staff become more familiar with the program, a public-facing version of Citywide will be released, allowing applicants to apply online.

The Building Division had a good start to permit applications and total construction value in Q1, a large portion of which is attributed to Weaver's Way. Occupancy permits have already begun to be issued for dwellings in Weaver's Way. The last few pieces of configuring the legacy data transfer in Citywide are nearing completion. This has delayed the opening of the citizen portal for submitting applications and receiving updates is configured until Q2 of 2026. Staff also spent significant time on preparing a revised permit fee dispute process.

The Engineering Division continued to advance on several ongoing projects. Design work for the County Road 29 watermain extension and intersection improvements has been completed, and the project was tendered in March. Bids have been received, and staff are currently coordinating with the County. The Environmental Assessment for the expansion of the wastewater treatment plant and Gemmill's Bay pump station is ongoing, with a Public Information Center scheduled for June 22, 2026, to review the opportunities identified during the first phase of the project.

Detailed design review of the Hilan Village subdivision continued, with the third submission received from the developer. The Weavers Way subdivision continues to advance. The developer has commissioned the sewage pump station and the stormwater management pond. A second detailed design submission for Phase 1B has been received and is nearing approval, while the developer is also progressing towards entering into a pre-servicing agreement with the Municipality.

Housing Accelerator Fund (HAF) Projects

Staff continue to advance all required reporting to CMHC, with quarterly check-ins maintained throughout the agreement term. Building permit activity is being closely monitored to ensure the Municipality remains on track to meet its committed housing unit targets. In addition to completing all seven HAF initiatives, staff are carrying this work forward through further implementation measures, including the municipally initiated zoning by-law amendment for the Adelaide/McDermott property and ongoing refinement to the Community Improvement Plan to support affordable housing development.

KPIs: Planning Branch

Inquiries	Q1 2026 Complete (in progress)	Total Completed for 2026	Total for 2025
Zoning (Inquiry*/Compliance Letter/Certificate/Pre-consultation)	16(19)	16	134
Consent	10(4)	10	85
Heritage	0	0	5
Other	16(7)	16	33
Total	42(30)	42	257

* 67 inquiries from the previous year were also closed/completed in Q1 of 2026.

Applications	Q1 2026	Q1 2025	Total for 2026	Total for 2025
Minor Variances	5	3	5	10
Zoning By-law Amendment	4	4	4	4
Official Plan Amendment	0	0	1	3

Applications	Q1 2026	Q1 2025	Total for 2026	Total for 2025
Site Plan/Development Agreement*	2	1	2	9
Subdivisions	0	0	0	0
Consents	6	1	6	9
Heritage Permits	3	4	3	12
Total	20	13	21	47

*Development Agreements for infill development

Building Branch

Building Permit Type	# of Building Permits Issued for Q1 – 2026	# of Building Permits Issued for Q1 - 2025
Additions & Renovations	8	14
Accessory Structures	12	10
Demolition	1	3
New Dwellings	67	3
New ARU/SDU	1	0
New ICI building	0	0
Farm Buildings	0	0
All Other Permits	3	2
Total permits issued	92	32

Engineering Branch

Active Projects	Project Type	Status
Environmental Assessment for Gemmill's Bay Sanitary Sewage Pumping Station	Planning	Ministry approval of increased discharge approved. Progressing through design basis and additional studies.
Environmental Assessment for Well 7 & 8 expansion	Planning	Limitations discovered at well site for expansion beyond equipment limit. Expansion to equipment limit being pursued through the Ministry.
County Road 29 Watermain Extension	Tender	Design has concluded, tendering and award of work expected to conclude in April. Construction to begin spring 2026.
Northern watermain crossing of Mississippi River	Planning/ Design	Background studies and surveys of the servicing corridor is being initiated with standing offer consultants.
Paterson Street MUP adjacent to Weavers Way Subdivision	Design	Functional design is almost complete with ongoing coordination with ORPC.

LOOKING AHEAD:

The Planning Division continues to be busy with development applications in Q1 of 2026, completing the Official Plan Amendment 28, submitting the Downtown Secondary Plan (Official Plan Amendment 34) and Official Plan Amendment 35 to the County. Staff have also been engaged with the County on several of their Official Plan Amendments including one to update the County's growth management policies and another for affordable housing policies. Several policy projects including studies to prepare for a five-year review of the Official Plan, developing a Parks Manual to provide standards for park development, continuing work on the Heritage Register and evaluating properties for heritage designation. Staff continue to monitor changes at the provincial level, most notably Bill 198 which is proposing several new amendments to the Planning Act and other related legislation.

The citizen portal for application submissions in the new e-permitting system will be released in Q2 for building permits. An updated Pool Enclosure By-law is nearing completion and will be presented to Committee before the end of Q2 2026 for consideration. Internal processes continue to be refined for staff efficiencies and consistency.

Respectfully submitted by,



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