THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

COMMITTEE REPORT

Date: September 2, 2026

To: Heritage Advisory Committee

From: Melanie Knight, Director of Development Services and Engineering, and Sally Coutts, Heritage Consultant

Subject: Heritage Designation for 81 83 89 91 Carleton Street Superintendents Houses

---

Recommendation:

THAT the Heritage Advisory Committee recommends Council Issue a Notice of Intention to Designate 81, 83 and 89, 91 Carleton Street under Part IV of the *Ontario Heritage Act* similar in effect to the Statement of Cultural Heritage Value in Attachment A.

Background:

A Heritage Register is a formal listing of properties to be considered for designation under the Ontario Heritage Act (*Act*). Properties that are on the heritage register are formally added to the register by municipal council.

Historically, properties on a heritage register could remain on the register for an unlimited period. There is no limit to the number of properties that can be on a heritage register.

Provincial Changes to the *Act* – Heritage Register

Changes by the Province to the *Act* have imposed a time limit for properties to remain on a heritage register. Before the end of 2026, the properties must be removed from the Municipality's Heritage Register or notice must be provided for an intention to designate the property.

If this process is not followed, the property is automatically removed from the Register (via the provisions of the *Act*) and cannot be added back to the register for five (5) years. For Mississippi Mills, this means that the fifteen (15) properties which were originally on the Municipality's Heritage Register must be evaluated and either be removed from the Register or issued a formal Notice of Intention to Designate.

Heritage Committee and Staff, with the support of Sally Coutts, Heritage Consultant, have been working to evaluate the properties on the Heritage Register. The purpose of the evaluation is to recommend that a property be removed from the Register because it

does not meet the criteria of the *Act* to be designated or that the property meets the criteria of the *Act* and should be designated.

Role of Staff
As noted above, Staff's role in the designation process is to review the properties that are on the Heritage Register by the Heritage Advisory Committee and approved by Council between 2006 and 2011. After the analysis of the property is complete, Staff have a professional responsibility to provide a recommendation report to Heritage Advisory Committee based on the criteria of the *Act.*

Role of Heritage Advisory Committee
The Heritage Advisory Committee's role in the designation process is to review the attributes of the heritage criteria and recommendation(s) provided by Staff and the Heritage Consultant. Once reviewed, the Committee must decide if the property meets the requirements of the *Act* to be designated based on the criteria and evaluation. This decision of the Committee is made by approving, deferring, or defeating Staff's recommendation.

Role of Council
Council's role is to either pass the Heritage Advisory Committee's recommendation or pass their own recommendation at their discretion. The decision to designate a property ultimately lies with Council.

If Committee does not pass Staff's recommendation, this information is provided to Council via the Heritage Advisory Committee meeting minutes and an explanatory memo to Council. As noted above, Council's role is to either pass Heritage Advisory Committee's recommendation or, if there is no recommendation, make their own decision.

DISCUSSION:

The subject property is listed on the Municipality of Mississippi Mills' Heritage Register. The property will be automatically removed from the Municipality's Heritage Register if Council does not issue a Notice of Intention to Designate before the end of this year. In addition, Council will not be able to add this property to the Register for five (5) years after this date.

As noted above, the Municipality has been conducting a review of all properties on its Register and, because of that review, this property is being recommended for designation. The purpose of this report is to provide an overview of the evaluation of the property detailing the reasons for designation.

Tenement Houses
The Superintendents' Houses, also referred to as the Tenement Houses, are two (2) wooden structures built in 1871 on adjacent lots on Coleman Island, a small island northwest of Almonte's commercial core bounded by two channels of the Mississippi River, which was the site of the Rosamond Mills (now converted into condominiums and the Mississippi Valley Textile Museum). Constructed as two (2) single detached dwellings, the Superintendents' Houses were later converted into semi-detached

structures. They have hipped gable roofs with paired eaves brackets and hipped gable dormer windows that break the eaves. Each structure features a one storey entrance porch that was probably added when the houses were divided.

The Superintendents' Houses were built by the Rosamonds so that superintendents could be close to the mill at all times. They were among the earliest houses on the island and remained company-owned until 1978.

The Superintendents' Houses at 81, 83 and 89, 91 Carleton Street meet **four (4)** of the **nine (9)** criteria for designation in Ontario Regulation under Part IV of the *Ontario Heritage Act* as outlined below in the Evaluation Section.

Consultation with Property Owner(s)

The Municipality has informed all owners that have properties on the Heritage Register advising them that the Municipality will be evaluating their property for designation.

Multiple letters and emails have been sent to the property owner of 81, 83 and 89, 91 Carleton Street since the register review process began in 2024, advising them of the Municipality's intention to designate the property. These communications offered a meeting between the owners and staff to discuss the process of designation and to hear any of their concerns. Owners were also advised of the Heritage Advisory Committee meeting date their property would be discussed at.

Staff met with the property owner in July to discuss the implications of heritage designation and the potential financial benefits available. During the meeting, the owner requested a copy of the Statement of Cultural Heritage Value (SCHV) prior to its consideration by the Heritage Advisory Committee. An on-site meeting was subsequently arranged with the owner and Heritage Consult to review the SCHV; however, the owner was unable to attend.

EVALUATION AND PROPOSED DESIGINATION:

Provincial Planning Statement (2024)

Section 4.6 of the Provincial Planning Statement (2024) includes the following policy regarding the conservation of cultural heritage resources:

> 4. Planning authorities are encouraged to develop and implement:
> b. proactive strategies for conserving built heritage resources and cultural heritage landscapes.

Staff are of the opinion that the proposed designation is consistent with the 2024 Provincial Policy Statement.

Official Plan

Section 4.3 of the Official Plan provides the policies for the protection and consideration of heritage resources in the Municipality. The goal of the policy is to:

Recognize the area's heritage as being of central importance to the community's sense of identity.

Protect and enhance cultural heritage resources for their cultural, historic, architectural and/or economic value to the community.

Section 4.2.3 of the Official Plan provides the policy framework for heritage resource conservation enabling Council, in consultation with Heritage Committee and property owners, to designate properties under the *Act*.

Staff are of the opinion that the proposed designation of this property meets the intent of the Official Plan.

Ontario Heritage Act

Part IV of the *Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Act* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the Clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Regulation 9/06 (Attachment B) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *Act* if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that the Superintendents' Houses, 81, 83 and 89, 91 Carleton Street properties **meet four (4) of the nine (9)** criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report contained in Attachment C and a brief analysis of each of the applicable criteria is provided below.

Criteria 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Superintendents' Houses, 81-83 and 89-91 Carleton Street, are representative examples of simple balloon frame structures. Built as two single detached dwellings, they were later converted into semi-detached dwellings.

The buildings are balloon frame buildings, a construction method that spread rapidly across North American after its first appearance in Chicago in 1833, reaching Ontario later in the 1850s. These buildings were built of vertical studs that ran from the foundations up to the roof plate, interrupted by floor joists. They were ideally suited to new communities in Ontario because of the vast quantities of timber, the increasing number of hydraulic sawmills and that unskilled workers could easily and quickly build a balloon frame structure. The widespread availability of nails also made these houses

easy to build. As a cheap housing type that was easy to build quickly when needed, many balloon frame houses were very simple, lacking in exterior decoration. This is the case with the Superintendents' Houses as they have few exterior decorative elements.

Criteria 4: The property has associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The properties have significant historical and associative value because of their association with the Rosamond Woolen Mills, Almonte's most important mills for decades. The mills employed hundreds of people over the decades and gave Almonte its identity as a major Canadian manufacturing centre. The houses are historically linked to the adjacent woollen mill complex.

Criteria 5: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The Superintendents' Houses have historical and associative value because they illustrate the transformation of Almonte from a tiny community in 1819 to one of Canada's largest industries by the end of the century. The rapid growth of the town as a mill town, the arrival of workers to the town, and the increasing success of the surrounding agricultural area made Almonte an important centre in Lanark County. By 1871, when the houses were built, Almonte's mills had grown to the extent that construction of housing for managers at the mill was warranted. By then, the town offered many services including a doctor, dentists, regular rail service to Ottawa and other destinations, as well as churches of many denominations.

It served as a local commercial centre for the surrounding agricultural communities.

Criteria 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Superintendents' Houses were constructed for superintendents of the Rosamond Woolen Mills and have contextual value because of their proximity to the former mill complex. The property is functionally linked to the adjacent Rosamond Mill site and its buildings. From the initial construction of the first mill building on the site through decades of use for milling, the Superintendents' Houses accommodated employees of the mill. The proximity of management to the mill was deliberate, as it enabled superintendents to get to the mill quickly if there was a problem, and to report for their shifts. The company landscaped the island providing amenities such as a croquet court.

The Superintendents' Houses were historically and visually connected to the site as they were visible from different vantage points around the town, establishing their relationship with the complex.

SUMMARY:

Having reviewed and assessed the property based on O.Reg 9/06: Criteria for Determining Cultural Heritage Value or Interest, the Provincial Planning Statement 2024 and Official Plan, Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act.*

Respectfully submitted by,



Drew Brennan
Senior Planner

Reviewed by:



Melanie Knight
Director of Director of Development Services and Engineering

ATTACHMENTS:

1. Statement of Cultural Heritage Value
2. O.Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest
3. Cultural Heritage Evaluation Report